



**PLANNING COMMISSION
MEETING
October 2, 2023
4:00 PM**

PUBLIC MEETING NOTICE

PLANNING COMMISSION

Mayor Blaser, Chairperson
Ryan Austin, Alderperson
Lee Thao
Eric Daven
Ben Goodreau
Thaddeus Kubisiak
Jeff Marutz

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, October 2, 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 August 31, 2023, Planning Commission meeting.
2. **23-000784; Aspirus Riverview Hospital** - request for a Planned Development District Amendment to modify the existing Planned Development District boundary at 1041 Hill Street (Parcel ID 3408444).
3. Rapids Rediscovered grant requests for 851 Gardner Street (Parcel ID 3402985) and five unaddressed parcels (Parcel ID's 3405230, 3405231, 3405232, 3405233, and 3405234).
4. **23-000907; City of Wisconsin Rapids** – public hearing on a request to amend Chapter 11 – Zoning, specifically Appendix C, Zoning Districts and Dimensional Standards, modifying floor area requirements for residential districts.
5. 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: September 15th and 22nd, 2023

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Planning Commission will hold a **Public Hearing on Monday, October 2, 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 to 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 Aspirus Riverview Hospital for a Planned Development District Amendment to modify the existing Planned Development District boundary at 1041 Hill Street (Parcel ID 3408444).
2. Public hearing and action on a request from the City of Wisconsin Rapids to amend Chapter 11 – Zoning, specifically Appendix C, Zoning Districts and Dimensional Standards, modifying floor area requirements for residential districts.

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: 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

Administrative Staff Report

Planned Development District

Amendment

Aspirus Riverview Hospital

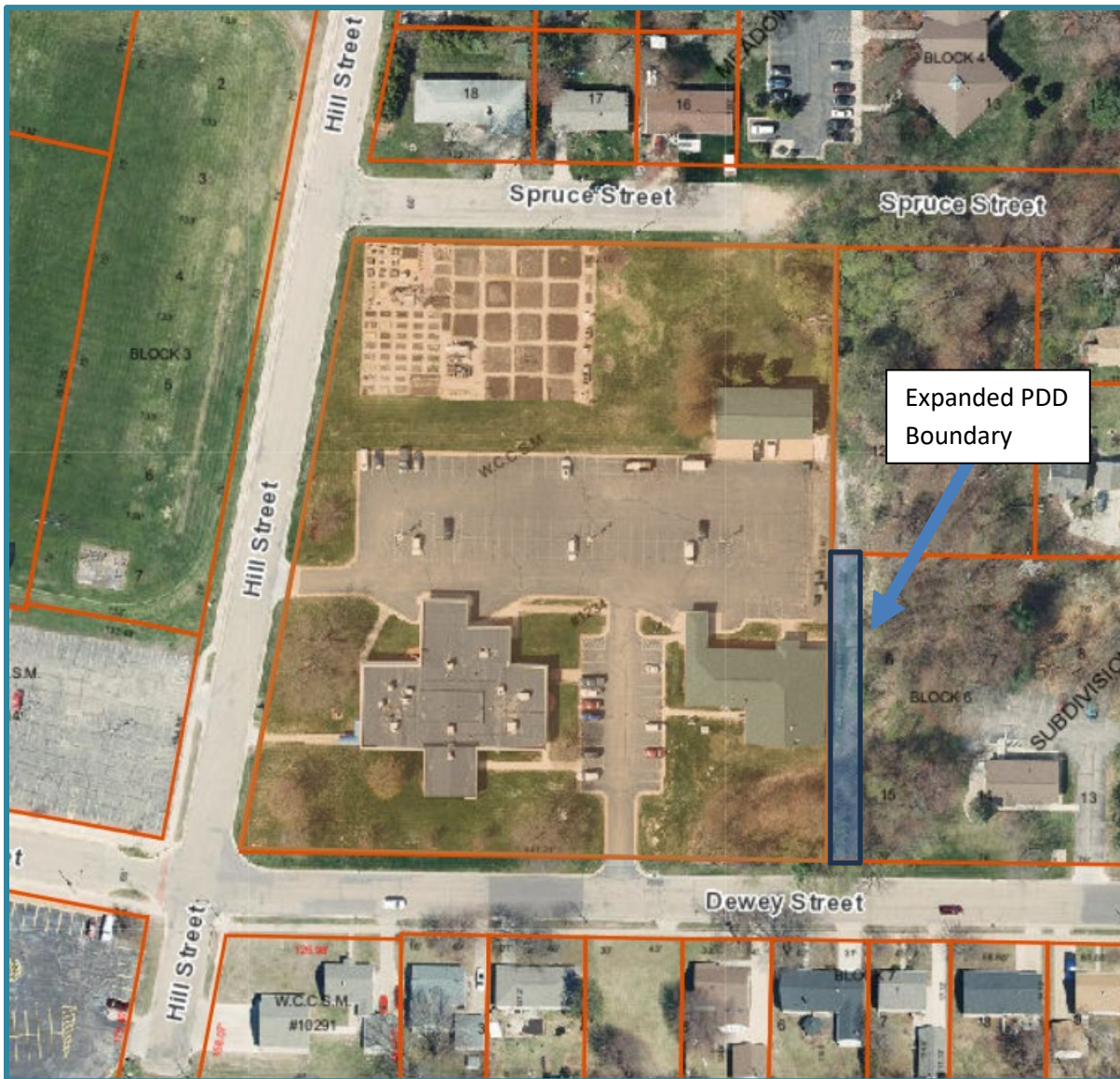
1041 Hill Street

September 25, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> Aspirus Riverview Hospital <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"> 3408444 <p>Lot Information:</p> <ul style="list-style-type: none"> 4.24 acres <p>Zone(s):</p> <ul style="list-style-type: none"> Planned Development District (PDD-01) Riverview <p>Council District:</p> <ul style="list-style-type: none"> District 3 - Zacher <p>Master Plan:</p> <ul style="list-style-type: none"> Governmental/Public/Institutional <p>Current Use:</p> <ul style="list-style-type: none"> Health Care Clinic <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 – Zoning 2002 Riverview Hospital Neighborhood Plan 	<p>Request</p> <p>23-000784; Aspirus Riverview Hospital - request for a Planned Development District Amendment to modify the existing Planned Development District boundary at 1041 Hill Street (Parcel ID 3408444).</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 property includes one parcel at 4.24 acres in size. The property is zoned Planned Development District (PDD) 1 - Riverview. PDD's are unique zoning districts that have flexible land use and development standards. A concurrent request has been submitted for a lot line adjustment to expand the property to the east (internal review). The request is to expand the Planned Development District (PDD) 1 – Riverview map boundary east to correspond to the new lot line boundary. Plan Commission shall make a recommendation on the Planned Development District Amendment request to the Common Council. <p>Staff Recommendation</p> <p>Approve the request for a Planned Development District Amendment to modify the existing Planned Development District boundary at 1041 Hill Street (Parcel ID 3408444).</p> <ol style="list-style-type: none"> Minor or major alterations to the Planned Development District shall be pursuant to Section 11.05.36 of the Zoning Ordinance. This proposal has been determined to be a major alteration and can be approved by the Common Council at a regular meeting. Approval is contingent upon recordation of the associated lot line adjustment.
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Vicinity Map



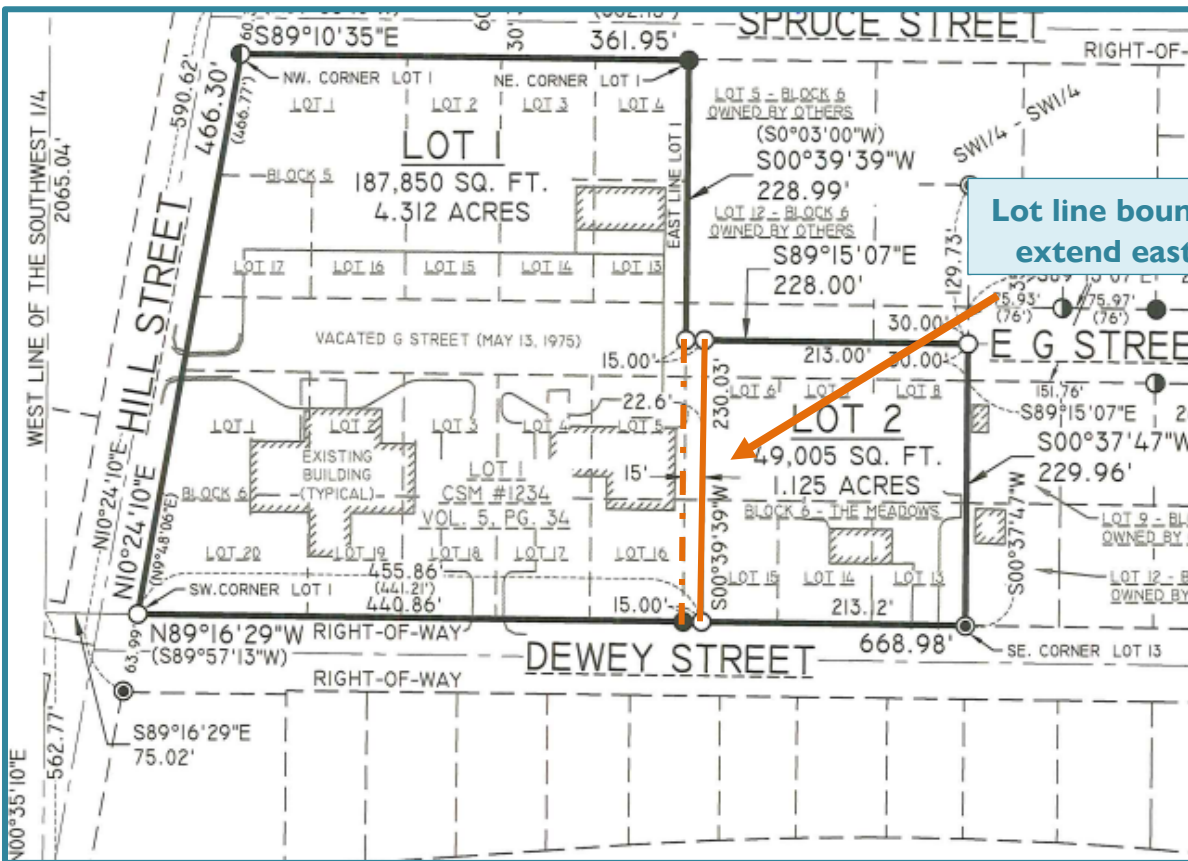
Site Photos





Background and Analysis

Aspirus Riverview Hospital is proposing an amendment to the existing Planned Development District (PDD)-01 Riverview boundary. The new boundary correlates to a proposed lot line adjustment which is being reviewed concurrently and expands the boundary approximately 22.6 feet to the east. The parcel to the east is zoned Mixed Residential "R-2" District, contains a single-family home and is also owned by Aspirus Riverview Hospital.



In 2002 a Riverview Hospital Neighborhood Plan was drafted to address the orderly expansion of the hospital and to protect the integrity of the adjacent neighborhood (primarily those properties north of Sherman Street). The plan specifies that an amendment would be required for any land purchased for additional parking development. The additional land proposed to be added to PDD-01 Riverview is not sufficient for any new development including parking development. Additionally, it brings the existing building into conformity and does not reduce any conformity at the adjacent site.

11.05.36 Amendment of an approved planned development district

If the Common Council approves a planned development district, the Planning Commission and Common Council shall review all proposed changes to the project plan that was approved at the time of approval. If in the opinion of the Common Council, the proposed change constitutes a minor alteration, the Common Council may approve the requested change at a regular or special meeting of the Common Council. If the proposed change constitutes a major alteration, the review procedure in this division shall be followed.

The proposed changes have been determined to a minor in nature but major from a review standpoint, given the boundary adjustment involved. Note that the adjustment is consistent with the original plan and intent of PDD-01 Riverview and meets the overall planning vision of the area, which remains unchanged. The boundary change will have minimum overall impact and will not allow for any additional development. Staff is recommending approval of the proposed boundary change.



Planned Development District
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: A planned development district is a special zoning district that may provide more flexibility in the design of a specific project.

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: \$500.00 for a general development plan; \$300.00 for a final development plan; \$150.00 for an amendment of prior approval

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 8/21/23
Received By CE
Fee \$150.00
Case # 23-000784
Aldermanic District 3-Zacher
Plan Commission Date 10/2/23

1. Applicant information

Applicant name Aspirus Riverview Hospital
Street address 2200 Westwood Drive
City, state, zip code Wausau, Wisconsin 54401
Daytime telephone number 715-847-2116
Email Barbara.Burnette@aspirus.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: Name Josh Prentice, Company REI Engineering, Street address 4080 North 20th Avenue, City, state, zip code Wausau, Wisconsin 54401, Daytime telephone number 715-675-9784, Email JPrentice@reiengineering.com
Agent 2: (blank)

3. Type

- General Development Plan (checked)
Precise Implementation Plan (unchecked)

4. Subject property information

Physical address 1041 Hill Street Wisconsin Rapids, Wisconsin 54494
Parcel number(s) 3408444

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 checked="" 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 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 checked="" 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. Project description Describe the district including allowable land uses, dimensional standards, and the like.

See attached word document.

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

1. Whether development in the proposed project is in keeping with the spirit and intent of this chapter (i.e., the zoning code).

Yes, this keeps with the spirit and intent of the zoning code.

2. Whether development in the proposed project is consistent with the City's comprehensive plan.

Yes, this is consistent with the City's comprehensive plan.

3. The effects of development in the proposed project on traffic safety and efficiency, both within and outside of the district.

There are no additional effect of this development in the proposed project on traffic safety and efficiency, both within and outside of the district.

4. Whether the proposed plan for development in the proposed project is properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding area.

Yes, this development has been properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding areas.

5. The extent to which the natural features, open space, and/or farmland on the site are preserved.

Yes, to the extent to which the natural features, open space, and/or farmland on the site are preserved.

6. Whether development in the proposed project complies with provisions of this chapter and other land development regulations of the City that may apply.

The development in the proposed project complies with the provisions of this chapter and other land development regulations of the City that may apply.

7. The effects of development in the proposed project on public services and facilities.

There are not additional effect of the developement in the proposed project on public services and facilities.

8. Whether adequate water and sanitary sewer facilities can be provided.

Adequate water and sanitary sewer facilities currently serve the project property.

9. The proposed means of maintaining any undeveloped areas of the proposed project for the purpose for which it was set aside.

The owner will be responsible for maintaining any undeveloped area of the proposed project for the purpose for which it was set aside.

10. Effects of the proposed use on surrounding properties, including existing and anticipated uses.

There are no anticipated effects for the proposed use on the surrounding properties, including existing and anticipated uses.

11. 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.

There are no anticipated effects of the proposed use on the normal and orderly development and improvement of the surrounding property fur uses permitted in the zoning district and adjoining districts.

12. Whether the plan for development is clearly superior to development that is permitted based on the design and development standards of the underlying zoning district.

Yes, the plan for development is clearly superior to development that is permitted based on the design and development standards of the underlying zoning district.

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

No.

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

[Empty box for attachments]

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

[Empty box for other information]

10. **Mandatory meeting with staff**

When did you meet with the Community Development Director?

July 11, 2023 via email

Month/year

11. 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:

Aspirus Riverview Hospital Assoc.


Name – print

Name – print

Barbara L Burnette

Name – Signature

Name – Signature

 Digitally signed by Barbara L Burnette
 DN: c=US, E=barbara.burnette@aspirus.org,
 O=Aspirus, Inc., OU=Facility Planning, Maintenance
 and Construction Management, CN=Barbara L
 Burnette
 Date: 2023.08.21 10:13:44-0500'

8/21/2023

Date

Date

Administrative Staff Report

Ruesch Companies LLC
 Rapids Rediscovered Program Grant
 851 Gardner Street
 September 25, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> Ruesch Companies LLC <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3402985 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 132 feet Effective Depth: 53 feet Square Footage: 6,970 Acreage: 0.160 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> Mixed Residential (R-2) <p>Council District:</p> <ul style="list-style-type: none"> District 3 - Zacher <p>Master Plan:</p> <ul style="list-style-type: none"> Residential <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>Ruesch Companies LLC - request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District at 851 Gardner Street (Parcel ID 3402985).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Proof of ownership Plans Materials list, construction timeline Loan pre-approval letter <p>Findings of Fact</p> <ol style="list-style-type: none"> The property is currently vacant. The property is located within the Mixed Residential (R-2) District. The site is being developed as a duplex which is a permitted use in the Mixed Residential (R-2) District. The applicant is requesting a \$5,000 Rapids Rediscovered Program Grant. Plan Commission shall make a recommendation to the Common Council. <p>Staff Recommendation</p> <p>Approve the request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District at 851 Gardner Street (Parcel ID 3402985) subject to the following conditions:</p> <ol style="list-style-type: none"> Revised elevations shall be submitted to include exterior enhancements subject to review and approval of Community Development Department staff. Finished exterior materials must be low maintenance and durable. A minimum of two shade trees shall be installed within the front yard. The project shall be include required grass seeding and tree installation within one year of approval. Zoning district dimensional standards shall be met, along with associated development standards and supplemental use standards.
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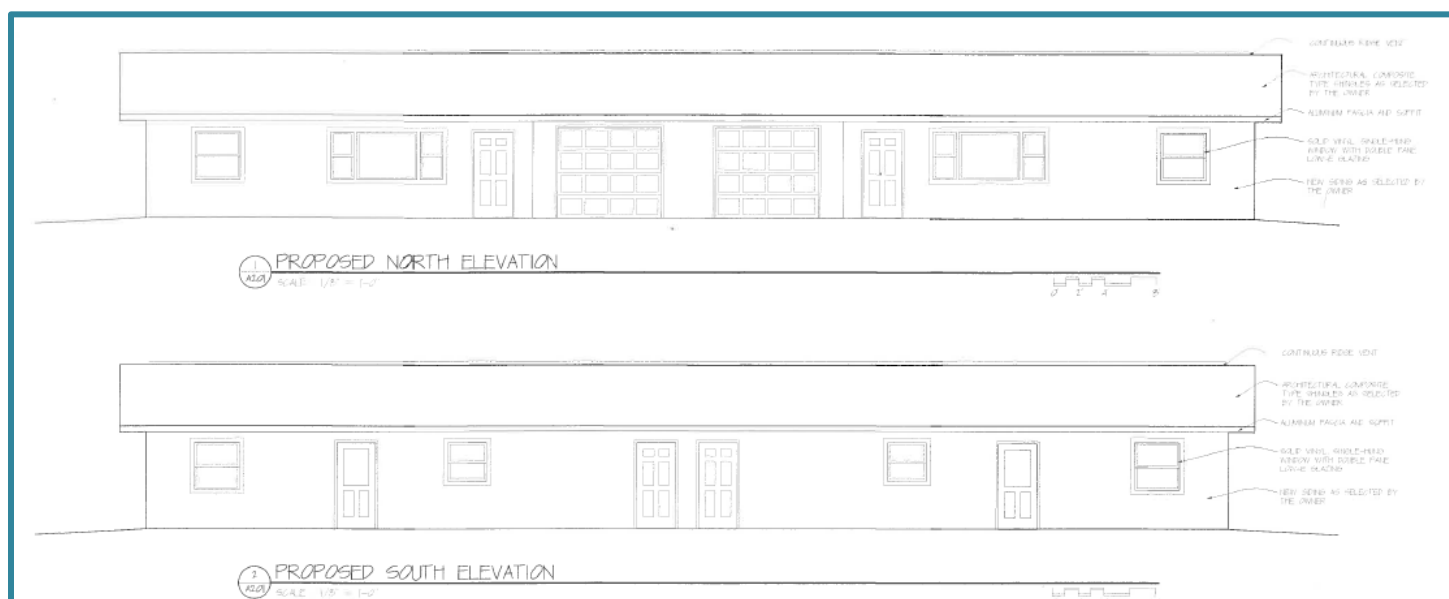
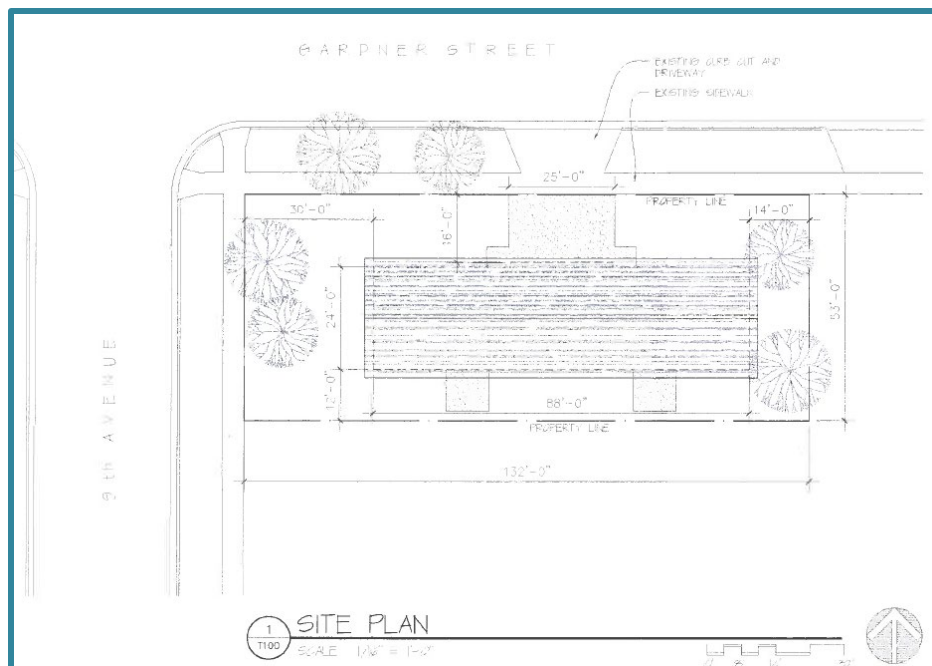
Vicinity Map



Background

The Rapids Rediscovered Grant Program was created to encourage investment and construction of new homes in transitional neighborhoods. The objectives include creating new quality housing stock, removing blight, and strengthening neighborhoods. The applicant is proposing construction a multi-family two-unit duplex (rental) with attached garages. Dimensional standards within the district will be reviewed and approved internally by the Community Development Department and supplemental standards below, as well as others described in Chapter 11.

<p>3.03 Multi-family, 2 units</p>	<p>Description: A building containing 2 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium. The term includes various construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. (Sometimes referred to as duplex.)</p> <p>Vehicle Parking: 1 space for each dwelling unit</p> <p>Supplemental Standards:</p> <p>(a) Number of principal buildings per parcel. No more than one 2-unit multi-family building shall occupy any single parcel of land.</p> <p>(b) Design and construction. A 2-unit multi-family building shall meet the design and construction standards for a single-family dwelling.</p> <p>(c) Garage required. A one-car garage containing at least 200 square feet shall be built for each dwelling unit at the same time the 2-unit multi-family building is being constructed. Such garage may be attached or detached.</p>	<p>© Civic Webware</p>
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The Rapids Rediscovered Program Grant includes the following requirements:

Application and Program Requirements

A complete application shall include the following items:

- *Completed Application Form (no fee). Forms are available from the Community Development Department.*
- *Building Plans Including:*
 - *Blueprints. Floor plan and layouts of all levels including basement and unfinished areas.*
 - *Elevations. Elevations of all 4 sides of the proposed home, including views of the garage.*
 - *Site Plans. Site plan shall include location of the home, garage, accessory buildings, paved areas and landscaped areas.*
 - *Materials. Details of proposed building materials.*
- *Project Timeline. Timeline must show the project being completed within the 12-month timeframe allowed under the program. The Community Development Department can extend the timeline 6 months if under construction.*
- *Builder Contract. Signed copy of the contract between builder and buyer; if the buyer is known at the time of application.*

- *Purchase Agreement. Copy of the proposed purchase agreement for the eligible vacant lot or redevelopment lot, or at a minimum an accepted sale offer agreement.*
- *Financial Capability. A statement from a financial institution indicating willingness to provide the necessary construction capital to complete the project.*

An application and plans have been submitted. The project is expected to be complete in spring of 2024. The builder owns the property, and all financial documentation has been received.

House Design and Site Development Requirements

Design elements of importance include exterior materials, façade presentation and alignment, architectural elements, lot landscaping, and interior functionality. Chosen designs should blend with and enhance the surrounding neighborhood. All projects must meet the minimum standards found within the City's Zoning Code.

House Standards

- *Owner occupancy is recommended but not required.*
- *Two-family dwellings can qualify if lot size standards are met.*
- *Include a minimum of 2 bedrooms.*
- *Include a minimum of 1 bathroom.*
- *Include a minimum 1 car garage.*

House standards are met. A condition of approval has been added that architectural enhancements be added and called out and that revised elevations be submitted for approval.

Site Standards

- *At the completion of construction, the site must be fully landscaped, including foundation plantings, grass seed or sodded, and a minimum of two shade trees within the front yard. Existing trees may meet the requirement and to the greatest extent possible, existing trees should be preserved.*
- *Site drainage shall be designed to prevent a detrimental impact on the adjoining properties and neighborhood.*
- *All vehicle use areas shall be hard surfaced in compliance with 11.06.66 of the City Zoning Code.*

Conditions of approval have been added requiring the installation of two shade trees and grass.

General Requirements

- *The value of the home must meet or exceed the minimum value specified in the Contract for Private Development.*
- *Homes constructed through the program shall be stick-built new construction, however a modular home could be proposed if applicable standards are met.*
- *Exterior materials should be low maintenance and durable. Examples include brick, aluminum, vinyl and fiber cement siding.*
- *Size of the home in respect to height and square footage shall be compatible with the scale of the surrounding homes.*
- *Where possible, the dominance of any attached garage should be minimized through placement and architectural design. Garages that face the street shall not be located closer to the front lot line than the front of the principal building façade.*

The proposed home is stick-built new construction. A condition has been added requiring low-maintenance exterior options. The scale of the home is consistent with that of the surrounding area. The garage does not dominate the façade.

In summary, the proposal is consistent with the surrounding neighborhood and community. The proposed home construction adds much needed "missing middle" housing stock, reduces blight, and provides neighborhood enhancement. Again, dimensional standard review for the applicable zoning district, along with any supplemental standards, such as driveways, will occur internally. Staff recommends approval of the grant application, subject to the conditions of approval listed on page one.



Community Development
Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Required Application Materials Checklist

Complete	Incomplete	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of Proposed Purchase Agreement or Proof of Ownership
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plans (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material List
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Timeline
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signed Contract Between Builder and Buyer (if applicable) <i>Builder and Buyer same person.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Financial Capability Statement from Lender



Community Development
Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Project Team Information

Property Purchaser: RC Rapids West. LLC

Name of Builder: Ruesch Companies LLC

Builder Contact Person: Shane Ruesch

Builder Address: 2221 Oak St. Wisconsin Rapids, 54494

Builder Phone & Email: 715-451-0443-Shane@rueschcompanies.com

Name of Lender: Paper City Savings

Lender Contact Person: Matt Edwards

Lender Phone & Email: 715-422-1819 medwards@papercitysavings.com

Project Information

Property Address of Project: 851 Gardner Street

Purchase Price of Property: \$5,000 - vacant land

Type of Home Planned: 1 Story 1½ Story 2 Story Duplex

Number of Finished Bedrooms: Four (2 per side)

Number of Finished Bathrooms: Two (1 per side)

Number of Garage Stalls: Two (1 per side)

Finished Square Footage: 1392 estimated 696/side

Total Square Footage: 1968 includes garage

Estimated Value Upon Completion: \$150,000

Estimated Closing Date: 8/16/2023 Purchased lot.

Estimated Start of Construction: Fall 2023

Estimated Project Completion: Winter 2023

GOWEY Abstract & Title Company, Inc.

Borrower/Buyer's Closing Statement

Settlement Agent: Gowey Abstract & Title Company, Inc.
 101 W Riverview Expy Ste 131
 Wisconsin Rapids, WI 54495
 Phone: 715-424-4790

Seller: Sunar Properties, LLC
Borrower/ Buyer: RC Rapids West, LLC
Property: 851 Gardner Street
 Wisconsin Rapids, WI 54495
File Number: 235956
Closing Date: August 16, 2023
Location: Gowey Abstract & Title Company, Inc

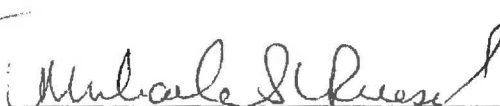


Description	Debit	Credit
Sale Price of Property	\$5,000.00	
Tax Prorations & Adjustments		
County property taxes from 01/01/2023 thru 08/15/2023		\$112.60
Title/ Escrow/ Settlement Charges		
Title - Recording Service Fee to Gowey Title	\$5.00	
Recording and Transfer Charges		
Recording Fee (Deed) to Register of Deeds - eRecording	\$30.00	
	Subtotals	\$112.60
	Due From Buyer	\$4,922.40
	Totals:	\$5,035.00

Undersigned directs Settlement Agent to disburse funds in accordance with this statement. Undersigned holds Settlement Agent harmless for any omissions in said statement and agrees to indemnify Settlement Agent for any loss incurred by virtue of disbursing funds in said manner.

RC Rapids West, LLC


 By: Shane A. Ruesch, Member


 By: Michaela S. Ruesch, Member


 Settlement Agent

8-17-23
 Date

2023R06041

TIFFANY R. RINGER
WOOD COUNTY

REGISTER OF DEEDS
RECORDED ON

08/17/2023 12:57 PM

RECORDING FEES 30.00

TRANSFER FEE 24.00

EXEMPT #:

PAGES: 2

THIS DOCUMENT HAS BEEN
ELECTRONICALLY RECORDED AND RETURNED
TO THE SUBMITTER

WARRANTY DEED

This deed, made between **Sunar Properties, LLC, a Wisconsin Limited Liability Company, Grantor,**

and

RC Rapids West, LLC, a Wisconsin Limited Liability Company, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Wood County, State of Wisconsin:

As Described in Attached Addendum/Exhibit A

Parcel No. 34-02985

By executing this deed, the undersigned certifies that he is the Managing Member of Sunar Properties, LLC, and is duly qualified and authorized to execute this deed on behalf of said LLC.

Return to:

RC Rapids West LLC
2221 Oak Street
Wisconsin Rapids, WI 54494
File No. 235956

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; And the said grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except exceptions, reservations, easements and restrictions of record, and will warrant and defend the same.

Dated this 17 day of August, 2023.

Sunar Properties, LLC

By: Dean L. Ramsden, Managing Member

State of Wisconsin)

) S.S.

Wood County)

Personally came before me this 17 day of August, 2023, the above named **Dean L. Ramsden** to me known to be the person(s) who executed the foregoing instrument and hereby acknowledge the same.

This instrument drafted by:
Michael S. Brandner
Gowey Abstract & Title Company Inc.



* Candi S. Murray
Notary Public, State of Wisconsin
My Commission Expires: 07-31-2026

GOWEY Abstract & Title Company, Inc.
(800) 673-8710 • www.goweytitle.com

File Number: **235956**

ADDENDUM/EXHIBIT A

Lot Six (6), Block Five (5), Gardner & Witter's Addition, City of Wisconsin Rapids, Wood County, Wisconsin.



August 28th, 2023

Shane & Michaela Ruesch

Re: Loan Pre-Approval Letter

Dear Shane & Michaela:

We are pleased to inform you that Paper City Savings Association has pre-approved you for a possible loan request to construct six duplexes in Wisconsin Rapids, WI. Your credit, income, assets, and liabilities as reported on the information you submitted to Paper City Savings Association are within Paper City Savings Association's guidelines for a future loan approval.

This is a pre-approval and not a formal loan approval. Loan approval would have to be granted upon a complete underwriting and final loan approval by the bank. This may then be evidenced by a formal commitment letter and satisfaction of the following conditions:

1. Final verification of the application information which evidences no meaningful change in financial position.
2. Satisfactory appraisal of the property at or above the lower of purchase price or cost.
3. Verification of sufficient funds for down payment, closing costs and reserves using acceptable source of funds.
4. Acceptable title insurance commitment.
5. Acceptable property insurance binder, prior to signing of the final loan documents.
6. Acceptable review of property operating statements, rent rolls, any environmental, structural, and other due diligence items.
7. Customer remaining in good standing with the bank.

This pre-approval letter is valid for sixty (60) days. We thank you for your continued business and look forward to working with you in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Edwards", is written over a horizontal line.

Matt Edwards
Commercial Banker

Project Materials

No basement- slab on grade
Stick build
Vinyl windows
Vinyl siding
Shingled
Insulated garage doors with opener
Drywall
Vinyl plank flooring
Laminate countertops
Fiberglass tub/showers
Concrete driveway

Estimated Construction Schedule

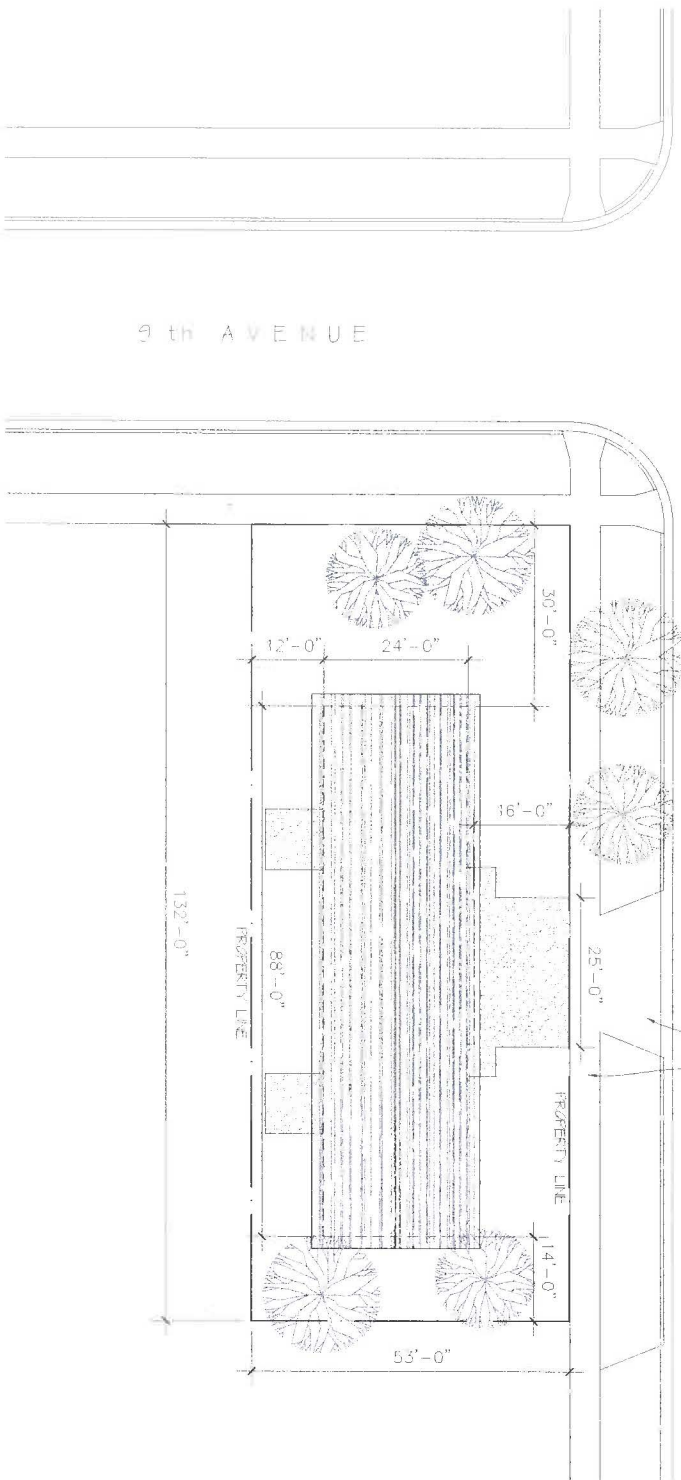
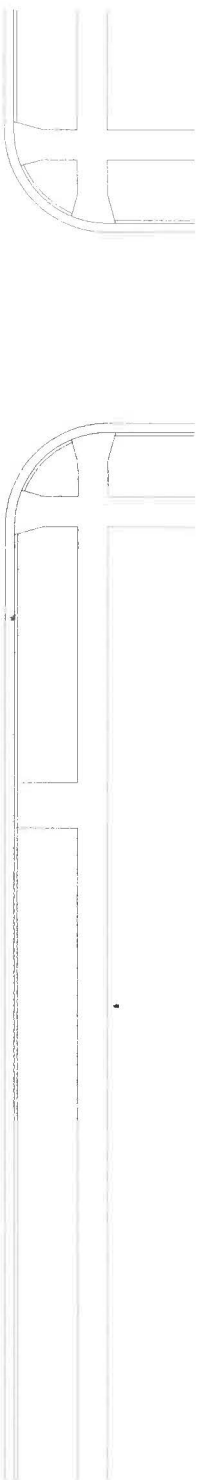
September/October- Excavation and foundations, Driveways
November/December- Stick Frame/Shingle/Windows
January/ February- Subs: Electric, Plumbing, HVAC, Insulation, Drywall
March/April: Finishings- Flooring, Cabinets, Door, Trim, Finish Electric, Plumbing, HVAC
May: Occupancy

Estimated Value

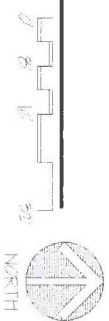
\$150,000/ Building
5 Buildings (3rd st) = \$750,000
1 Building (Gardner)= \$150,000

Proposed New Duplex BD Holdings

2500 48th Street S, Wisconsin Rapids WI 54494



1 SITE PLAN
T100 SCALE 1/8" = 1'-0"



DRAWING INDEX

COVER SHEET
T100 TITLE SHEET and SITE PLAN

ARCHITECTURAL

A101 FIRST FLOOR PLAN
A201 EXTERIOR BUILDING ELEVATIONS
A301 BUILDING SECTIONS
A302 BUILDING SECTIONS

STRUCTURAL

S100 FOUNDATION PLAN & DETAILS
S101 ROOF FRAMING PLAN AND LOAD CALCS
S102 SHEAR WALL & ROOF SHEATHING DETAILS

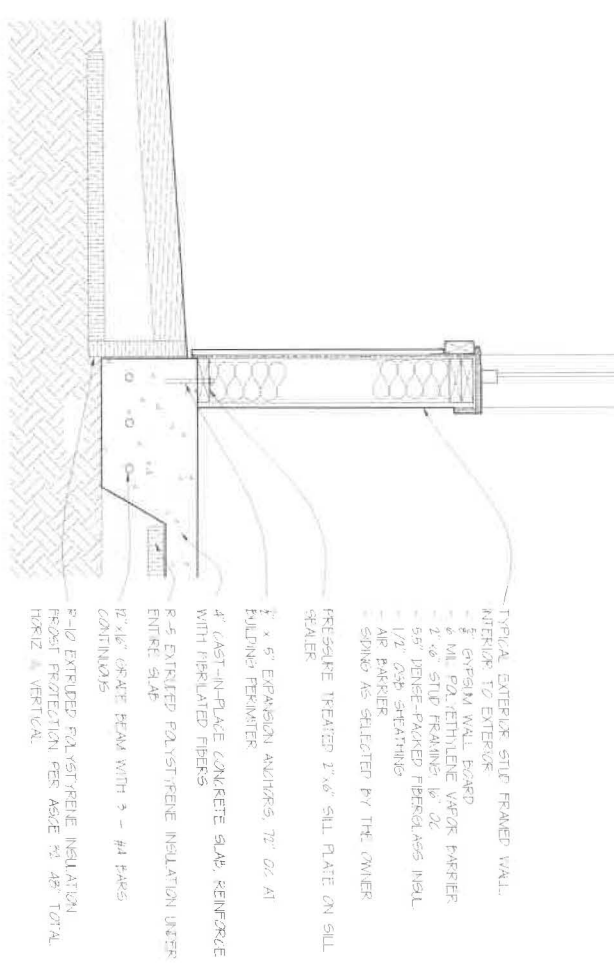
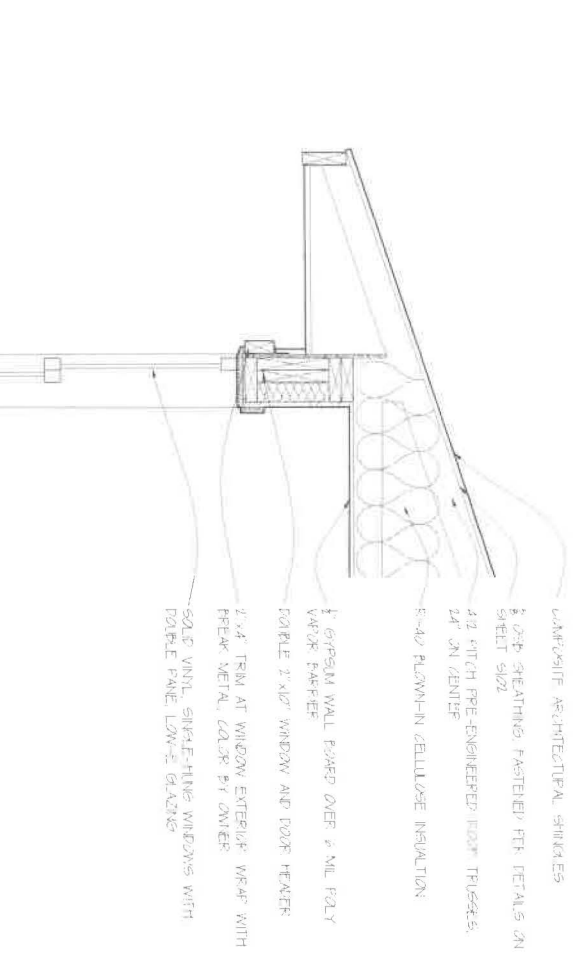
HVAC

H101 NOT USED

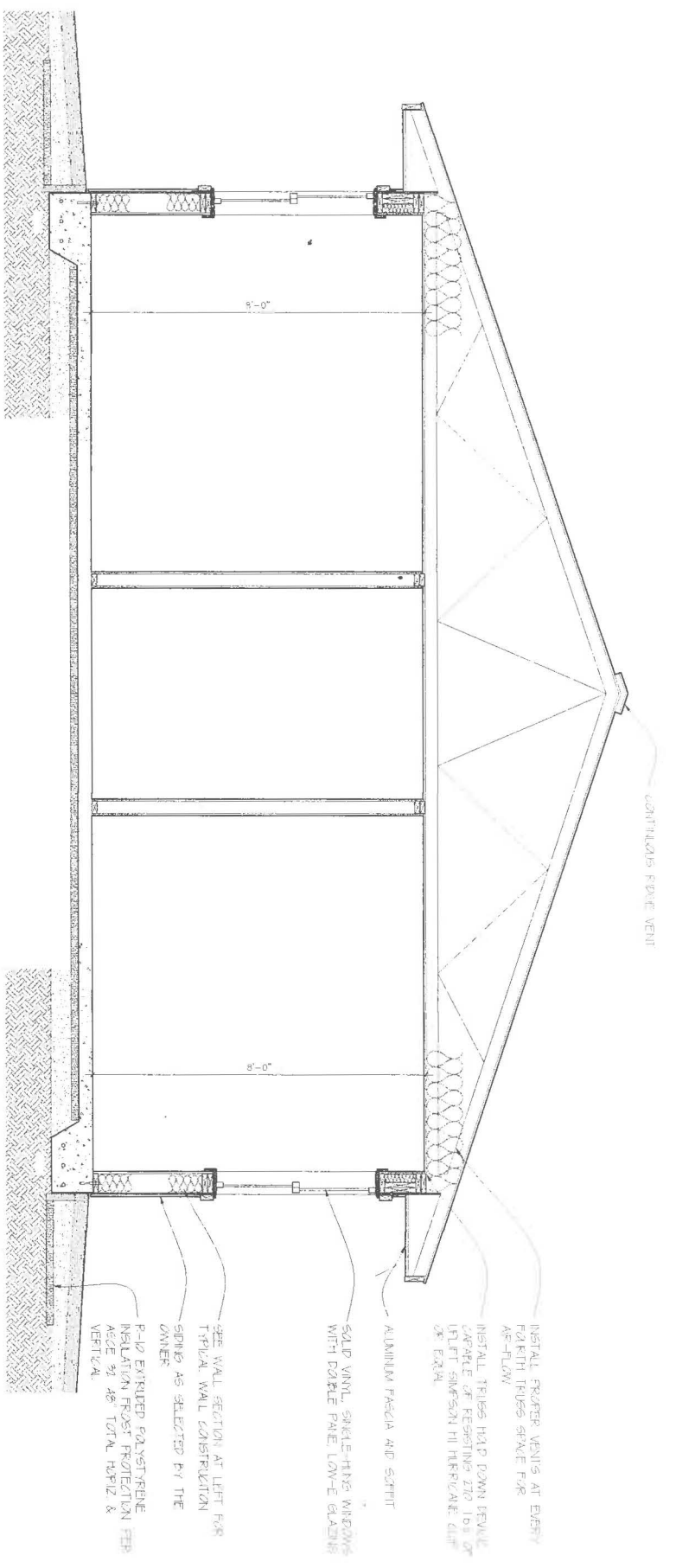
ELECTRICAL

E101 POWER & LIGHTING PLANS

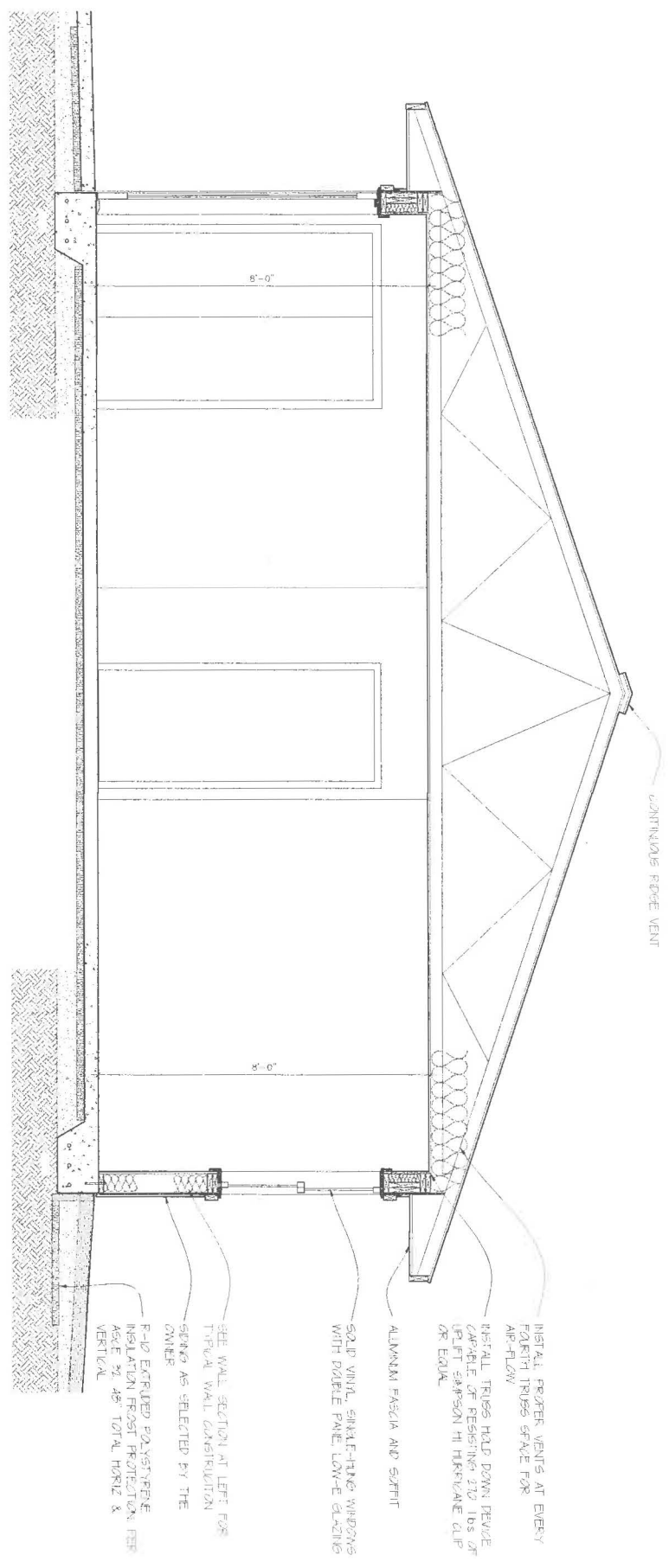




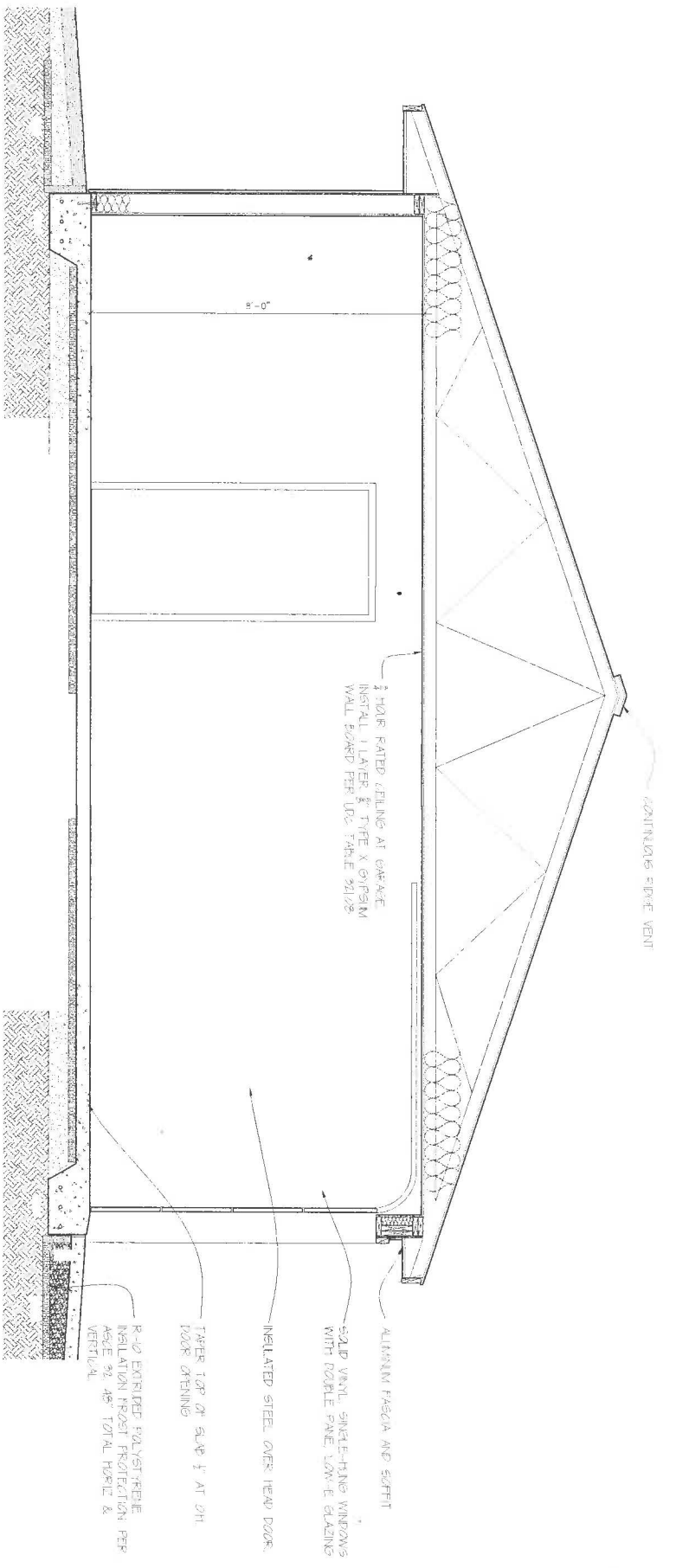
3 TYPICAL WALL SECTION
 A301 SCALE 1/2" = 1'-0"



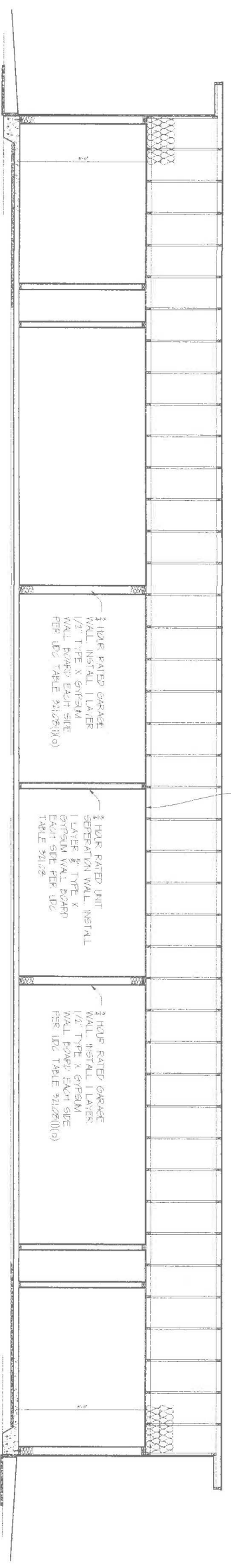
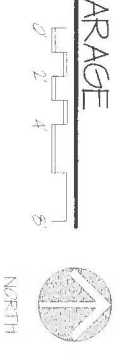
1 BUILDING SECTION AT BEDROOMS
 A301 SCALE 1/4" = 1'-0"



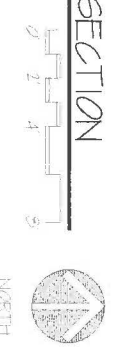
2 BUILDING SECTION AT LIVING RM
 A301 SCALE 1/4" = 1'-0"

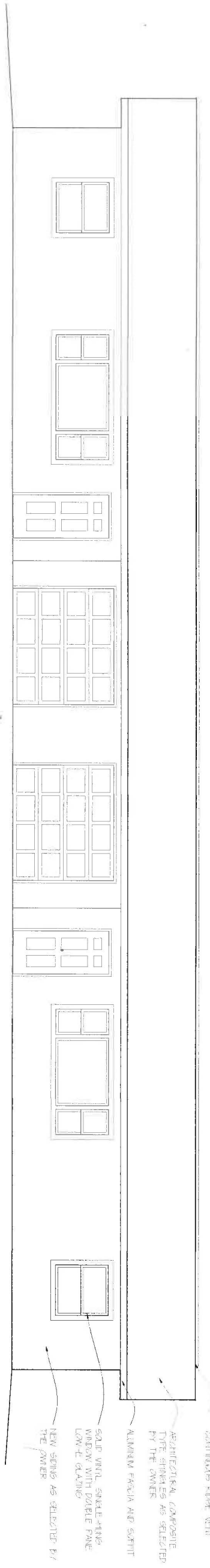


1 BUILDING SECTION AT GARAGE
 A302 SCALE 1/4" = 1'-0"

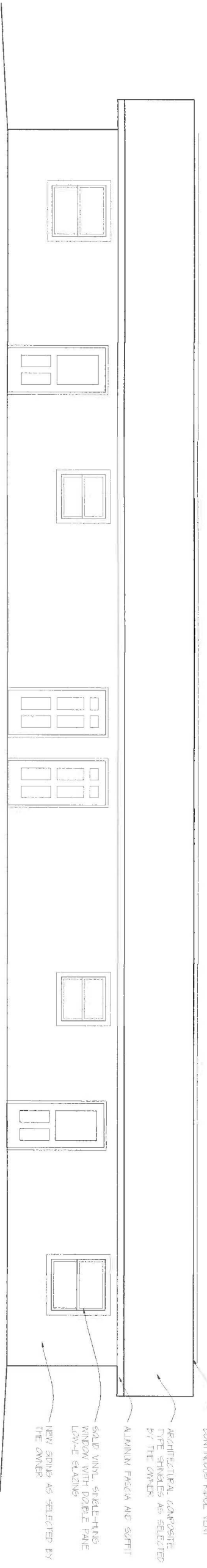


2 LONGITUDINAL BUILDING SECTION
 A302 SCALE 1/4" = 1'-0"

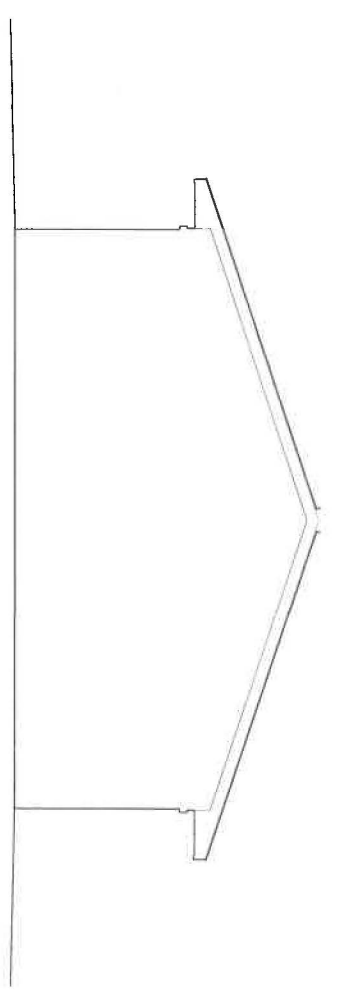
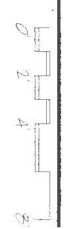




1 PROPOSED NORTH ELEVATION
A201 SCALE 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
A201 SCALE 1/8" = 1'-0"



3 PROPOSED EAST & WEST ELEVATION
A201 SCALE 1/8" = 1'-0"



CONTINUOUS RIDGE VENT
ARCHITECTURAL COMPOSITE
TYPE STRIPES AS SELECTED
BY THE OWNER
ALUMINUM FACIA AND SPLIT
SOLID VINYL SNEE-THINS
WINDOW WITH DOUBLE FRAME
LOW-E GLAZING
NEW SIDING AS SELECTED BY
THE OWNER

CONTINUOUS RIDGE VENT
ARCHITECTURAL COMPOSITE
TYPE STRIPES AS SELECTED
BY THE OWNER
ALUMINUM FACIA AND SPLIT
SOLID VINYL SNEE-THINS
WINDOW WITH DOUBLE FRAME
LOW-E GLAZING
NEW SIDING AS SELECTED BY
THE OWNER

NEW DUPLEX PROJECT
FOR
BD HOLDINGS
851 GARDNER ST
WISCONSIN RAPIDS, WI 54494

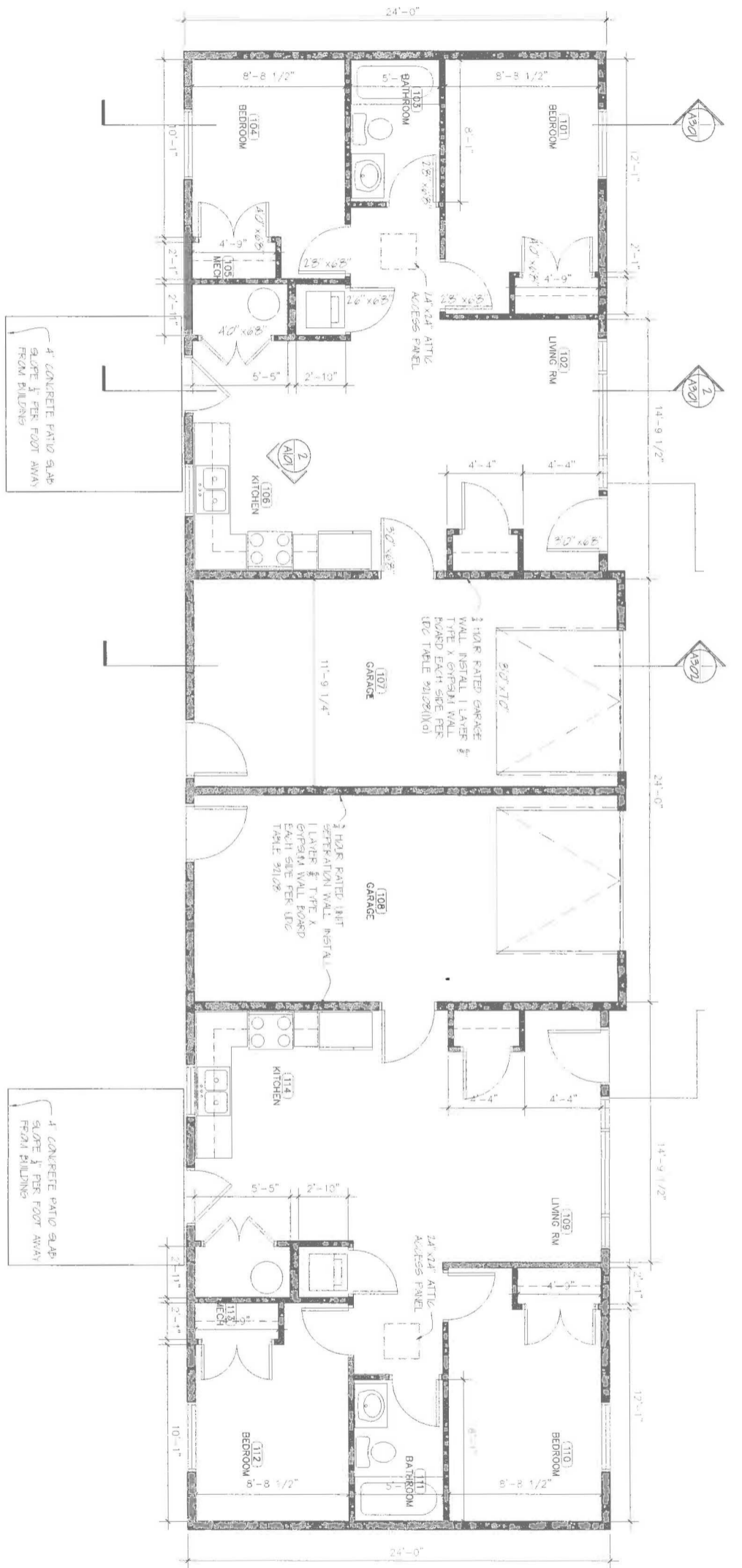
EXTERIOR BUILDING
ELEVATION

arc central llc.
James Lucas
architecture design construction management
1930 1st street north, wisconsin rapids, wi 54494
arccentralinc@outlook.com 715-572-2698

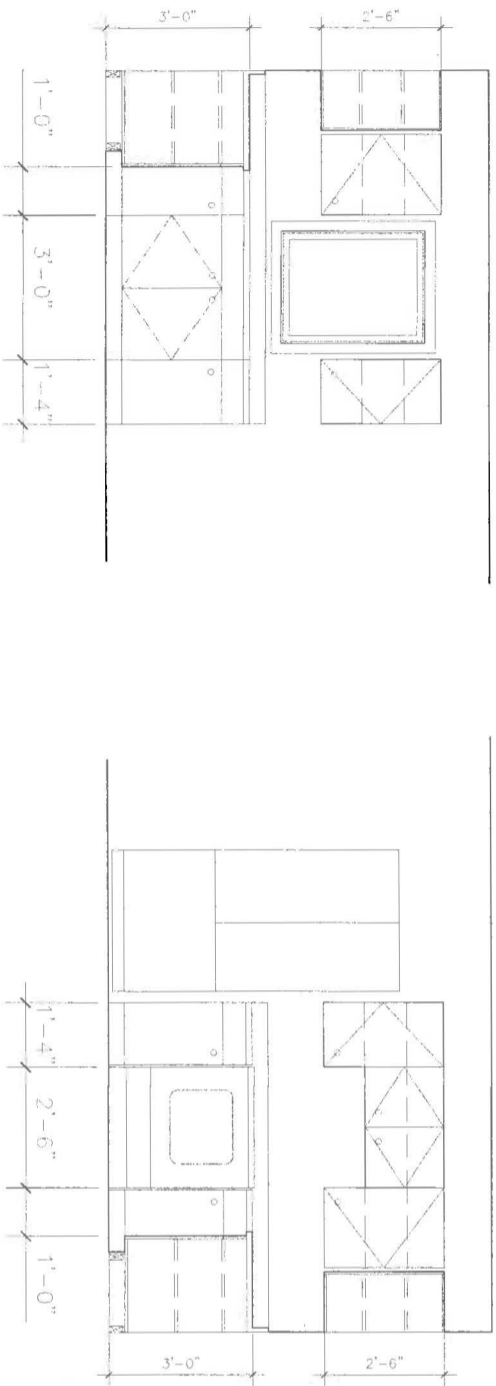
REVISIONS	DATE	BY
5/12/20	date	
5/12/20	date	
5/26/20	date	

FREELIN
CON DOCS
APPROVAL
REV 1
REV
DATE
MAY 3, 2020
PROJECT NO.
20 008

A201

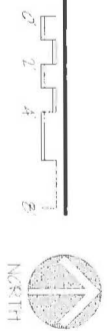


1 PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



2 KITCHEN ELEVATION, south
SCALE 1/4" = 1'-0"

KITCHEN ELEVATION, east



REVISIONS

DATE: May 3, 2020
PROJECT NO: 20 008
FREM DES 51620
STATE APPR. date

NEW DUPLEX PROJECT FOR
BD HOLDINGS
851 GARDNER STREET
WISCONSIN RAPIDS, WI 54494

EXISTING AND PROPOSED
FIRST FLOOR PLAN

arc central llc. James Lucas
architecture construction management interior design
1930 1st Street N Wisconsin Rapids, WI 54494
arccentralinc@outlook.com 715-572-2698

Administrative Staff Report

Ruesch Companies LLC
 Rapids Rediscovered Program Grant
 Parcel No. 3405230
 September 25, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> Ruesch Companies LLC <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3405230 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 84 feet Effective Depth: 120 feet Square Footage: 10,080 Acreage: 0.231 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> Mixed Residential (R-2) <p>Council District:</p> <ul style="list-style-type: none"> District 4 - Rayome <p>Master Plan:</p> <ul style="list-style-type: none"> Residential <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>Ruesch Companies LLC - request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District (Parcel ID 3405230).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Proof of ownership Plans Materials list, construction timeline Loan pre-approval letter <p>Findings of Fact</p> <ol style="list-style-type: none"> The property is currently vacant. The property is located within the Mixed Residential (R-2) District. The site is being developed as a duplex which is a permitted use in the Mixed Residential (R-2) District. The applicant is requesting a \$5,000 Rapids Rediscovered Program Grant. Plan Commission shall make a recommendation to the Common Council. <p>Staff Recommendation</p> <p>Approve the request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District (Parcel ID 3405230) subject to the following conditions:</p> <ol style="list-style-type: none"> Revised elevations shall be submitted to include exterior enhancements subject to review and approval of Community Development Department staff. Finished exterior materials must be low maintenance and durable. A minimum of two shade trees shall be installed within the front yard. The project shall be included including required grass seeding and tree installation within one year of approval. Zoning district dimensional standards shall be met, along with associated development standards and supplemental use standards.
--	---

Vicinity Map



Background

The Rapids Rediscovered Grant Program was created to encourage investment and construction of new homes in transitional neighborhoods. The objectives include creating new quality housing stock, removing blight, and strengthening neighborhoods. The applicant is proposing construction a multi-family two-unit duplex (rental) with attached garages. Dimensional standards within the district will be reviewed and approved internally by the Community Development Department and supplemental standards below, as well as others described in Chapter 11.

3.03 Multi-family, 2 units

Description: A building containing 2 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium. The term includes various construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. (Sometimes referred to as duplex.)

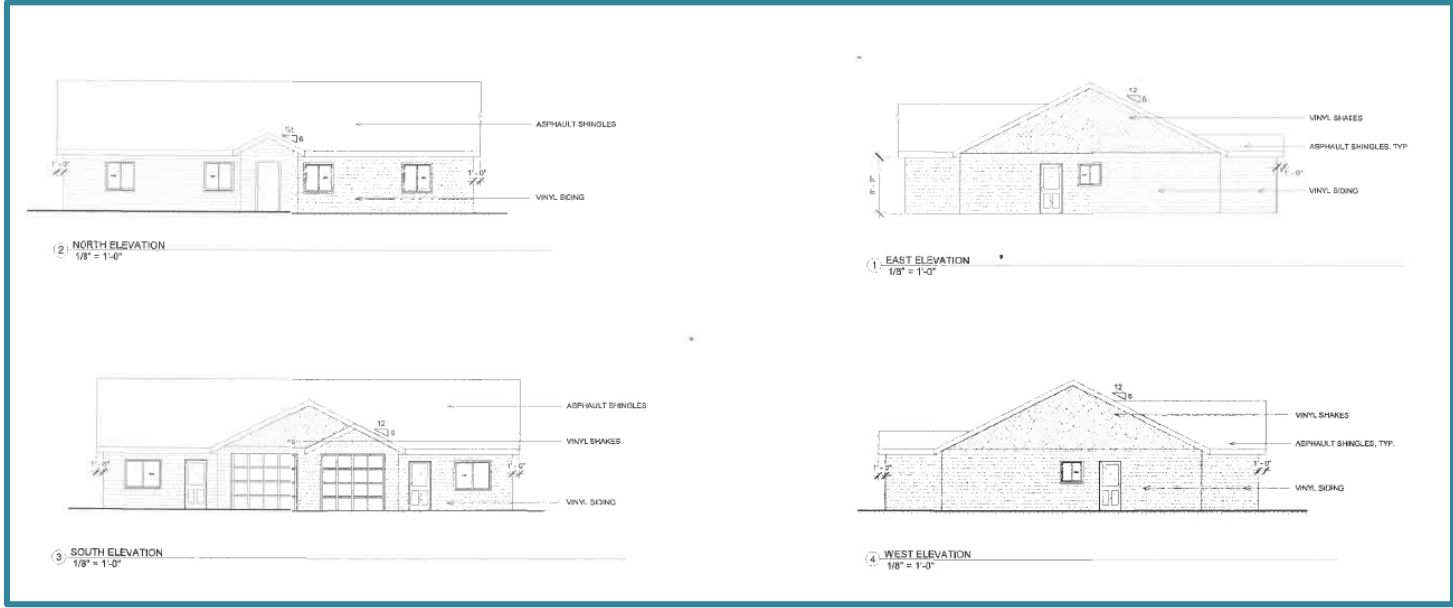
Vehicle Parking: 1 space for each dwelling unit

Supplemental Standards:

- (a) **Number of principal buildings per parcel.** No more than one 2-unit multi-family building shall occupy any single parcel of land.
- (b) **Design and construction.** A 2-unit multi-family building shall meet the design and construction standards for a single-family dwelling.
- (c) **Garage required.** A one-car garage containing at least 200 square feet shall be built for each dwelling unit at the same time the 2-unit multi-family building is being constructed. Such garage may be attached or detached.



© Civic Webware



The Rapids Rediscovered Program Grant includes the following requirements:

Application and Program Requirements

A complete application shall include the following items:

- Completed Application Form (no fee). Forms are available from the Community Development Department.
- Building Plans Including:
 - Blueprints. Floor plan and layouts of all levels including basement and unfinished areas.

- *Elevations. Elevations of all 4 sides of the proposed home, including views of the garage.*
- *Site Plans. Site plan shall include location of the home, garage, accessory buildings, paved areas and landscaped areas.*
- *Materials. Details of proposed building materials.*
- *Project Timeline. Timeline must show the project being completed within the 12-month timeframe allowed under the program. The Community Development Department can extend the timeline 6 months if under construction.*
- *Builder Contract. Signed copy of the contract between builder and buyer; if the buyer is known at the time of application.*
- *Purchase Agreement. Copy of the proposed purchase agreement for the eligible vacant lot or redevelopment lot, or at a minimum an accepted sale offer agreement.*
- *Financial Capability. A statement from a financial institution indicating willingness to provide the necessary construction capital to complete the project.*

An application and plans have been submitted. The project is expected to be complete in spring of 2024. The builder owns the property, and all financial documentation has been received.

House Design and Site Development Requirements

Design elements of importance include exterior materials, façade presentation and alignment, architectural elements, lot landscaping, and interior functionality. Chosen designs should blend with and enhance the surrounding neighborhood. All projects must meet the minimum standards found within the City's Zoning Code.

House Standards

- *Owner occupancy is recommended but not required.*
- *Two-family dwellings can qualify if lot size standards are met.*
- *Include a minimum of 2 bedrooms.*
- *Include a minimum of 1 bathroom.*
- *Include a minimum 1 car garage.*

House standards are met. A condition has been added requiring that architectural enhancements be added and that revised elevations be submitted for approval.

Site Standards

- *At the completion of construction, the site must be fully landscaped, including foundation plantings, grass seed or sodded, and a minimum of two shade trees within the front yard. Existing trees may meet the requirement and to the greatest extent possible, existing trees should be preserved.*
- *Site drainage shall be designed to prevent a detrimental impact on the adjoining properties and neighborhood.*
- *All vehicle use areas shall be hard surfaced in compliance with 11.06.66 of the City Zoning Code.*

Conditions of approval have been added requiring the installation of two shade trees and grass.

General Requirements

- *The value of the home must meet or exceed the minimum value specified in the Contract for Private Development.*
- *Homes constructed through the program shall be stick-built new construction, however a modular home could be proposed if applicable standards are met.*
- *Exterior materials should be low maintenance and durable. Examples include brick, aluminum, vinyl and fiber cement siding.*
- *Size of the home in respect to height and square footage shall be compatible with the scale of the surrounding homes.*
- *Where possible, the dominance of any attached garage should be minimized through placement and architectural design. Garages that face the street shall not be located closer to the front lot line than the front of the principal building façade.*

The proposed home is stick-built new construction. Low maintenance vinyl siding, shakes, and asphalt roof is proposed. The scale of the home is consistent with that of the surrounding area. Although the garage is located closer to the front line than the front of the principal building façade, in staff's opinion the garage does not dominate the front façade any more than a typical single-family home. Some minor architectural elements have been added including vinyl shakes, that help to emphasize the façade, however, staff would recommend additional elements, such as shutters.

In summary, the proposal is consistent with the surrounding neighborhood and community. The proposed home construction adds much needed "missing middle" housing stock, reduces blight, and provides neighborhood enhancement. Again, dimensional standard review for the applicable zoning district, along with any supplemental standards, such as driveways, will occur internally. Staff recommends approval of the grant application, subject to the conditions of approval listed on page one.



Community Development
Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Project Team Information

Property Purchaser: RC Rapids Central LLC

Name of Builder: Ruesch Companies LLC

Builder Contact Person: Shane Ruesch

Builder Address: 2221 Oak St. Wisconsin Rapids, 54494

Builder Phone & Email: 715-451-0443-Shane@rueschcompanies.com

Name of Lender: Paper City Savings

Lender Contact Person: Matt Edwards

Lender Phone & Email: 715-422-1819 medwards@papercitysavings.com

Project Information

Property Address of Project: Parcel 3405230

Purchase Price of Property: \$1666.67 (Vacant lot - 9 lots for \$15,000)

Type of Home Planned: 1 Story 1 1/2 Story 2 Story Duplex

Number of Finished Bedrooms: Four (2 per side)

Number of Finished Bathrooms: Two (1 per side)

Number of Garage Stalls: Two (1 per side)

Finished Square Footage: 1634 (Estimated 817/per side)

Total Square Footage: 2050 (Estimated 1025/pr side)

Estimated Value Upon Completion: \$150,000

Estimated Closing Date: Purchase lots on 6/27/2023

Estimated Start of Construction: Fall 2023

Estimated Project Completion: Spring 2024



Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Required Application Materials Checklist

Complete	Incomplete	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of Proposed Purchase Agreement or Proof of Ownership
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plans (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material List
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Timeline
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signed Contract Between Builder and Buyer (if applicable) <i>Builder + Buyer same person.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Financial Capability Statement from Lender

All 5 Buildings

Project Materials

No basement- slab on grade

Stick build

Vinyl windows

Vinyl siding

Shingled

Insulated garage doors with opener

Drywall

Vinyl plank flooring

Laminate countertops

Fiberglass tub/showers

Concrete driveway

Estimated Construction Schedule

September/October- Excavation and foundations, Driveways

November/December- Stick Frame/Shingle/Windows

January/ February- Subs: Electric, Plumbing, HVAC, Insulation, Drywall

March/April: Finishings- Flooring, Cabinets, Door, Trim, Finish Electric, Plumbing, HVAC

May: Occupancy

Estimated Value

\$150,000/ Building

5 Buildings (3rd st) = \$750,000

1 Building (Gardner)= \$150,000

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
 Adopted 05-01-2015

File No./Escrow No.: 17066
Print Date & Time: 06/26/2023 09:49 AM
Officer/Escrow Officer:

Wood County Title LLC
ALTA ID: 1136018
2811 8th St. S. Suite 30
Wisconsin Rapids, WI 54494

Settlement Location:
 2811 8th St. S. Suite 30, Wisconsin Rapids, WI 54494

Property Address: 1610 3rd St N, Wisconsin Rapids, WI 54494
Buyer: RC Rapids Central LLC
Seller: Michael T. Flick
Lender:

Settlement Date: 6/27/2023
Disbursement Date: 6/27/2023
Additional dates per state requirements:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$15,000.00	
Prorations/Adjustments		
City/Town Taxes from 1/1/2023 to 6/27/2023		\$210.85
Government Recording and Transfer Charges		
Recording Fees (Deed) to Wood County Register of Deeds	\$30.00	
Miscellaneous		
eRecording Fee to WOOD COUNTY TITLE, LLC	\$5.00	

	Debit	Credit
Subtotals	\$15,035.00	\$210.85
Due From Borrower		\$14,824.15
Due To Seller		
Totals	\$15,035.00	\$15,035.00

TIFFANY R. RINGER

WOOD COUNTY

REGISTER OF DEEDS

RECORDED ON

06/29/2023 10:08 AM

RECORDING FEES 30.00

TRANSFER FEE 45.00

EXEMPT #:

PAGES: 2

THIS DOCUMENT HAS BEEN ELECTRONICALLY RECORDED AND RETURNED TO THE SUBMITTER

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-2003 WARRANTY DEED

Document Name

THIS DEED made between Michael T. Flick ("Grantor," whether one or more) and RC Rapids Central LLC, a Wisconsin Limited Liability Company ("Grantee," whether one or more),

Grantor, for valuable consideration conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Wood County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Legal Description

RETURN TO

Wood County Title, LLC

2811 8th St S Ste 30

Wisconsin Rapids, WI 54494

17066

Tax Parcel No: 3405230; 3405231; 3405232; 3405233; 3405234; 3405235; 3405236; 3405237; 3405238

This is not homestead property. (is)(is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing and will warrant and defend the same.

Dated this 27 day of June, 2023.

____ (SEAL) * _____

M.T. Flick (SEAL) *Michael T. Flick

____ (SEAL) * _____

____ (SEAL) * _____

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this _____ day of _____

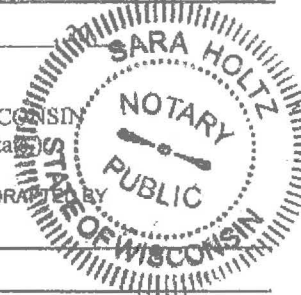
Wood County

ss.

* TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by § 706.06, Wis. Stats.)

Personally came before me this 27 day of June, 2023 the above named Michael T. Flick to be the person() who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY



*Sara Holtz

Notary Public State of Wisconsin.

My Commission (is permanent) expires: 2/26/25

Paul E. Duerst Attorney at Law

*Type name below signature.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM, ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

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Wood County Land Information Office

Author: Wood County Land Information Office

Date Printed: 8/28/2023 1:08 PM

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.



August 28th, 2023

Shane & Michaela Ruesch

Re: Loan Pre-Approval Letter

Dear Shane & Michaela:

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1. Final verification of the application information which evidences no meaningful change in financial position.
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5. Acceptable property insurance binder, prior to signing of the final loan documents.
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7. Customer remaining in good standing with the bank.

This pre-approval letter is valid for sixty (60) days. We thank you for your continued business and look forward to working with you in the future.

Sincerely,

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Matt Edwards
Commercial Banker



SHEET INDEX:
 A001 - FOUNDATION PLAN
 A101 - FLOOR PLAN AND SCHEDULES
 A102 - ROOF PLAN
 A103 - EXTERIOR ELEVATIONS AND SECTIONS

www.ruesch.com/ncd/

NICOLETTE BREHM DESIGN
 MENOMONIE, WI
 612-325-3241
 NRMORGAN8@GMAIL.COM

No.	Description	Date

**RUESCH
 COMPANIES**
NARROW DUPLEX
COVER SHEET

Project Number _____
 Date 1/4/22
 Drawn By NRB
 Checked By NRB

Scale
A000

www.aaltdesk.com/hvtll

NICOLETTE BREHM DESIGN
 MEMONONIE, WI
 612-325-3241
 NRMORGAN8@GMAIL.COM

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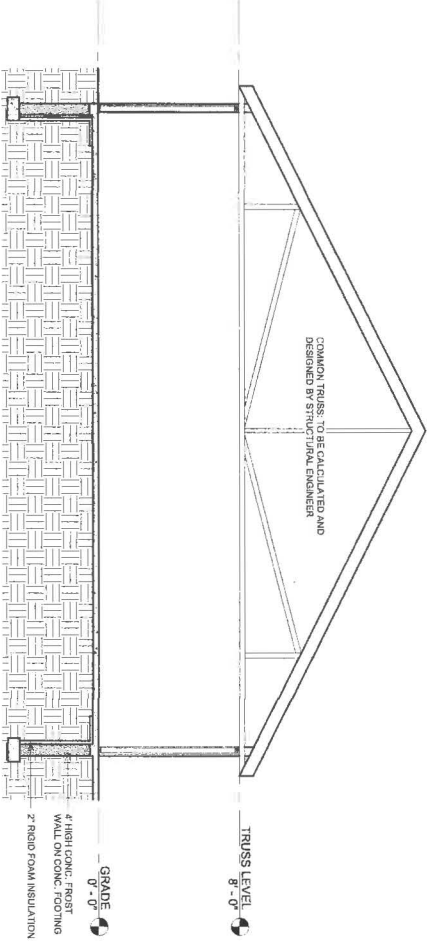
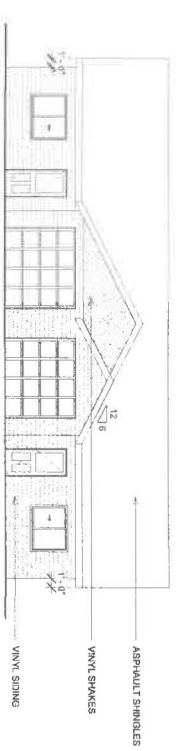
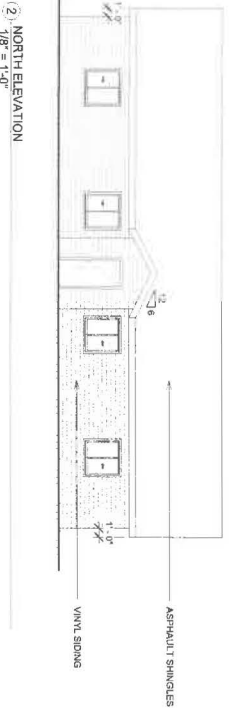
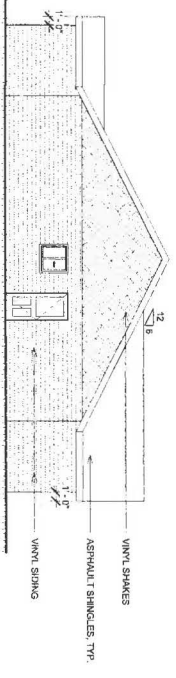
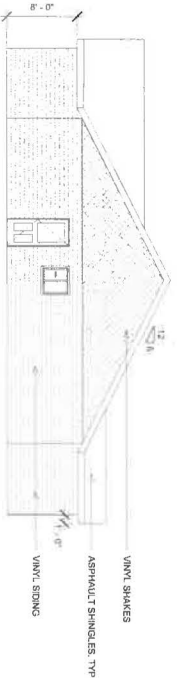
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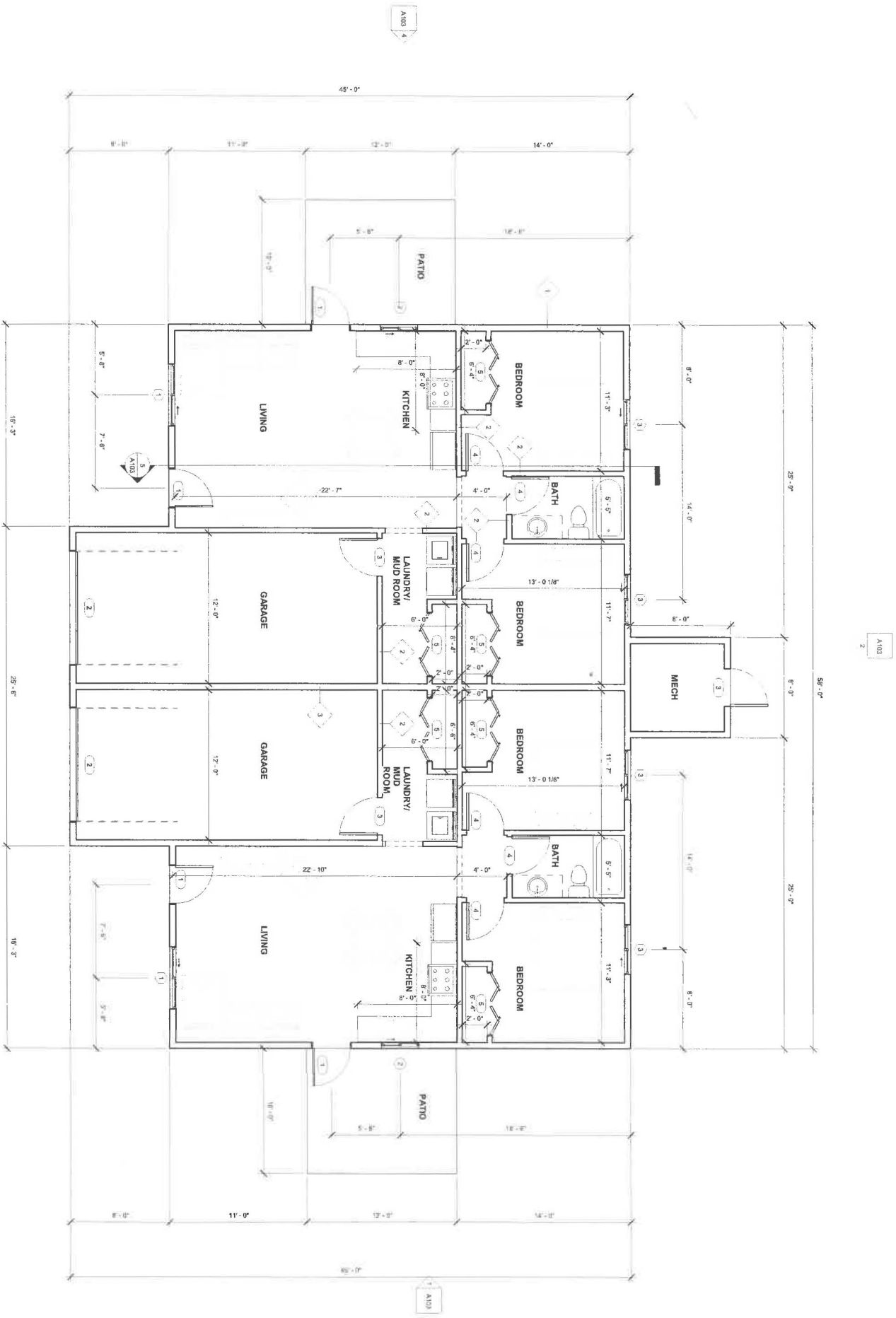
EXTERIOR
 ELEVATIONS AND
 SECTIONS

Project Number
 1/4/22
 Date
 1/4/22
 Drawn By
 Author
 Checked By
 Checker

A103

Scale
 As indicated





WALL TYPES

- 1 TYPICAL EXTERIOR WALL - 2X4 STUDS HORIZONTAL, PLYWOOD GYP BOARD ON INTERIOR SIDE, STEEL ON EXTERIOR
- 2 TYPICAL INTERIOR WALL - 2X4 FRAMING WITH GYP BOARD ON BOTH SIDES
- 3 UNIT SEPARATION WALL - DOUBLE 2X4 WALL WITH GYP BOARD ON BOTH SIDES EXTEND TO UNDERSIDE OF ROOF

Door Schedule			
Mark	Description	Width	Height
1	EXTERIOR ENTRY DOOR	3'-0"	7'-0"
2	OVERHEAD GARAGE DOOR	9'-0"	8'-0"
3	EXTERIOR DOOR	3'-0"	7'-0"
4	INTERIOR DOOR	3'-0"	7'-0"
5	BIFOLD DOOR	5'-0"	7'-0"

Window Schedule			
Type Mark	Description	Width	Height
1	SLIDER	5'-0"	4'-0"
2	SLIDER	3'-0"	3'-0"
3	SLIDER	4'-0"	4'-0"

www.address.com/revit
NICOLETTE BREHM DESIGN
 MEMMONIE, WI
 612-325-3241
 NRMORGAN8@GMAIL.COM

No.	Description	Date

RUESCH COMPANIES
NARROW DUPLEX
FLOOR PLAN & SCHEDULES

Project Number: _____
 Date: 1/4/22
 Drawn By: _____
 Checked By: _____
 Project Number: _____
 Author: _____
 Checker: _____

A101

Scale: 1/4" = 1'-0"

Administrative Staff Report

Ruesch Companies LLC
 Rapids Rediscovered Program Grant
 Parcel No. 3405231
 September 25, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> Ruesch Companies LLC <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3405231 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 84 feet Effective Depth: 120 feet Square Footage: 10,080 Acreage: 0.231 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> Mixed Residential (R-2) <p>Council District:</p> <ul style="list-style-type: none"> District 4 - Rayome <p>Master Plan:</p> <ul style="list-style-type: none"> Residential <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>Ruesch Companies LLC - request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District (Parcel ID 3405231).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Proof of ownership Plans Materials list, construction timeline Loan pre-approval letter <p>Findings of Fact</p> <ol style="list-style-type: none"> The property is currently vacant. The property is located within the Mixed Residential (R-2) District. The site is being developed as a duplex which is a permitted use in the Mixed Residential (R-2) District. The applicant is requesting a \$5,000 Rapids Rediscovered Program Grant. Plan Commission shall make a recommendation to the Common Council. <p>Staff Recommendation</p> <p>Approve the request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District (Parcel ID 3405231) subject to the following conditions:</p> <ol style="list-style-type: none"> Revised elevations shall be submitted to include exterior enhancements subject to review and approval of Community Development Department staff. Finished exterior materials must be low maintenance and durable. A minimum of two shade trees shall be installed within the front yard. The project shall be included including required grass seeding and tree installation within one year of approval. Zoning district dimensional standards shall be met, along with associated development standards and supplemental use standards.
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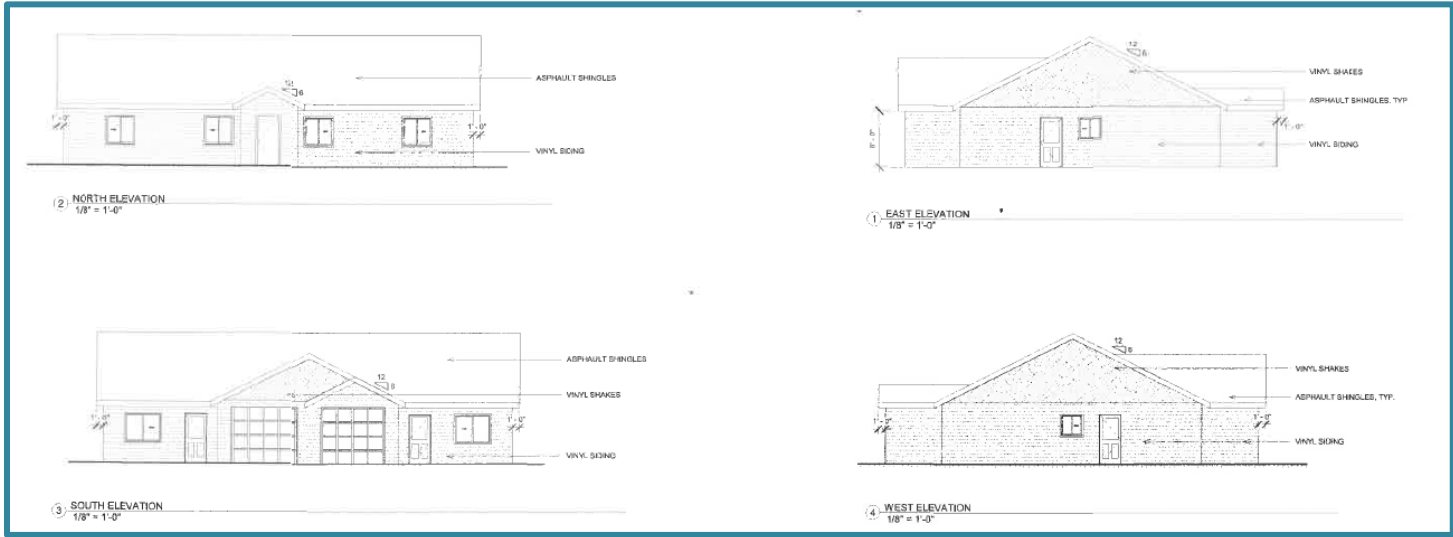
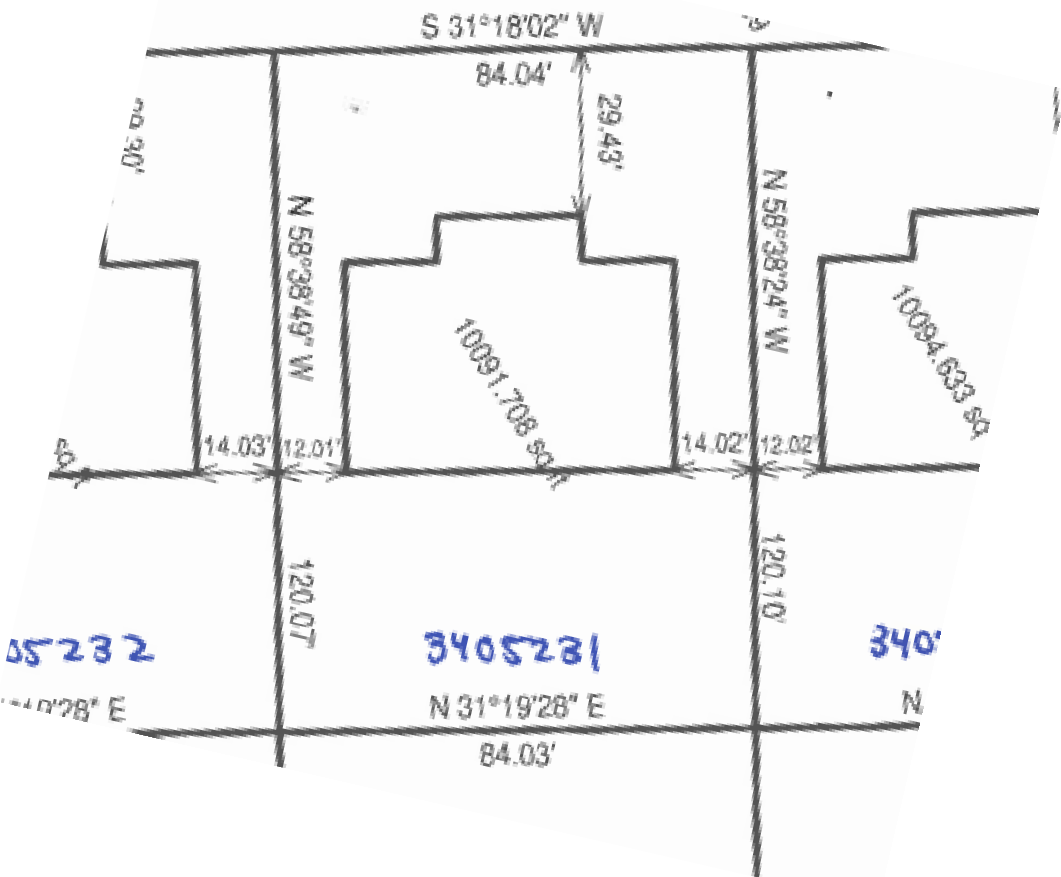
Vicinity Map



Background

The Rapids Rediscovered Grant Program was created to encourage investment and construction of new homes in transitional neighborhoods. The objectives include creating new quality housing stock, removing blight, and strengthening neighborhoods. The applicant is proposing construction a multi-family two-unit duplex (rental) with attached garages. Dimensional standards within the district will be reviewed and approved internally by the Community Development Department and supplemental standards below, as well as others described in Chapter 11.

<p>3.03 Multi-family, 2 units</p>	<p>Description: A building containing 2 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium. The term includes various construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. (Sometimes referred to as duplex.)</p> <p>Vehicle Parking: 1 space for each dwelling unit</p> <p>Supplemental Standards:</p> <p>(a) Number of principal buildings per parcel. No more than one 2-unit multi-family building shall occupy any single parcel of land.</p> <p>(b) Design and construction. A 2-unit multi-family building shall meet the design and construction standards for a single-family dwelling.</p> <p>(c) Garage required. A one-car garage containing at least 200 square feet shall be built for each dwelling unit at the same time the 2-unit multi-family building is being constructed. Such garage may be attached or detached.</p>	<p>© Civic Webware</p>
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The Rapids Rediscovered Program Grant includes the following requirements:

Application and Program Requirements

A complete application shall include the following items:

- Completed Application Form (no fee). Forms are available from the Community Development Department.
- Building Plans Including:
 - Blueprints. Floor plan and layouts of all levels including basement and unfinished areas.

- *Elevations. Elevations of all 4 sides of the proposed home, including views of the garage.*
- *Site Plans. Site plan shall include location of the home, garage, accessory buildings, paved areas and landscaped areas.*
- *Materials. Details of proposed building materials.*
- *Project Timeline. Timeline must show the project being completed within the 12-month timeframe allowed under the program. The Community Development Department can extend the timeline 6 months if under construction.*
- *Builder Contract. Signed copy of the contract between builder and buyer; if the buyer is known at the time of application.*
- *Purchase Agreement. Copy of the proposed purchase agreement for the eligible vacant lot or redevelopment lot, or at a minimum an accepted sale offer agreement.*
- *Financial Capability. A statement from a financial institution indicating willingness to provide the necessary construction capital to complete the project.*

An application and plans have been submitted. The project is expected to be complete in spring of 2024. The builder owns the property, and all financial documentation has been received.

House Design and Site Development Requirements

Design elements of importance include exterior materials, façade presentation and alignment, architectural elements, lot landscaping, and interior functionality. Chosen designs should blend with and enhance the surrounding neighborhood. All projects must meet the minimum standards found within the City's Zoning Code.

House Standards

- *Owner occupancy is recommended but not required.*
- *Two-family dwellings can qualify if lot size standards are met.*
- *Include a minimum of 2 bedrooms.*
- *Include a minimum of 1 bathroom.*
- *Include a minimum 1 car garage.*

House standards are met. A condition has been added requiring that architectural enhancements be added and that revised elevations be submitted for approval.

Site Standards

- *At the completion of construction, the site must be fully landscaped, including foundation plantings, grass seed or sodded, and a minimum of two shade trees within the front yard. Existing trees may meet the requirement and to the greatest extent possible, existing trees should be preserved.*
- *Site drainage shall be designed to prevent a detrimental impact on the adjoining properties and neighborhood.*
- *All vehicle use areas shall be hard surfaced in compliance with 11.06.66 of the City Zoning Code.*

Conditions of approval have been added requiring the installation of two shade trees and grass.

General Requirements

- *The value of the home must meet or exceed the minimum value specified in the Contract for Private Development.*
- *Homes constructed through the program shall be stick-built new construction, however a modular home could be proposed if applicable standards are met.*
- *Exterior materials should be low maintenance and durable. Examples include brick, aluminum, vinyl and fiber cement siding.*
- *Size of the home in respect to height and square footage shall be compatible with the scale of the surrounding homes.*
- *Where possible, the dominance of any attached garage should be minimized through placement and architectural design. Garages that face the street shall not be located closer to the front lot line than the front of the principal building façade.*

The proposed home is stick-built new construction. Low maintenance vinyl siding, shakes, and asphalt roof is proposed. The scale of the home is consistent with that of the surrounding area. Although the garage is located closer to the front line than the front of the principal building façade, in staff's opinion the garage does not dominate the front façade any more than a typical single-family home. Some minor architectural elements have been added including vinyl shakes, that help to emphasize the façade, however, staff would recommend additional elements, such as shutters.

In summary, the proposal is consistent with the surrounding neighborhood and community. The proposed home construction adds much needed "missing middle" housing stock, reduces blight, and provides neighborhood enhancement. Again, dimensional standard review for the applicable zoning district, along with any supplemental standards, such as driveways, will occur internally. Staff recommends approval of the grant application, subject to the conditions of approval listed on page one.



Community Development
Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Project Team Information

Property Purchaser:

RC Rapids Central LLC

Name of Builder:

Ruesch Companies

Builder Contact Person:

Shane Ruesch

Builder Address:

2221 Oak St. Wisconsin Rapids, 54494

Builder Phone & Email:

715-451-0443-Shane@rueschcompanies.com

Name of Lender:

Paper City Savings

Lender Contact Person:

Matt Edwards

Lender Phone & Email:

715-422-1819 medwards@papercitysavings.com

Project Information

Property Address of Project:

Parcel 3405231

Purchase Price of Property:

\$1666.67

(Vacant lot - 9 lots for \$15,000)

Type of Home Planned:

1 Story 1½ Story 2 Story Duplex

Number of Finished Bedrooms:

Four (2 per side)

Number of Finished Bathrooms:

Two (1 per side)

Number of Garage Stalls:

Two (1 per side)

Finished Square Footage:

1634 (est. 817/pr side)

Total Square Footage:

2050 (est. 1025/per side)

Estimated Value Upon Completion:

\$150,000

Estimated Closing Date:

Purchased lots on 6/27/23

Estimated Start of Construction:

Fall 2023

Estimated Project Completion:

Spring 2024



Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Required Application Materials Checklist

Complete	Incomplete	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of Proposed Purchase Agreement or Proof of Ownership
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plans (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material List
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Timeline
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signed Contract Between Builder and Buyer (if applicable) <i>Builder + Buyer same person.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Financial Capability Statement from Lender

All 5 Buildings

Project Materials

No basement- slab on grade

Stick build

Vinyl windows

Vinyl siding

Shingled

Insulated garage doors with opener

Drywall

Vinyl plank flooring

Laminate countertops

Fiberglass tub/showers

Concrete driveway

Estimated Construction Schedule

September/October- Excavation and foundations, Driveways

November/December- Stick Frame/Shingle/Windows

January/ February- Subs: Electric, Plumbing, HVAC, Insulation, Drywall

March/April: Finishings- Flooring, Cabinets, Door, Trim, Finish Electric, Plumbing, HVAC

May: Occupancy

Estimated Value

\$150,000/ Building

5 Buildings (3rd st) = \$750,000

1 Building (Gardner)= \$150,000

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
 Adopted 05-01-2015

File No./Escrow No.: 17066
Print Date & Time: 06/26/2023 09:49 AM
Officer/Escrow Officer:

Wood County Title LLC
ALTA ID: 1136018
2811 8th St. S. Suite 30
Wisconsin Rapids, WI 54494

Settlement Location:
 2811 8th St. S. Suite 30, Wisconsin Rapids, WI 54494

Property Address: 1610 3rd St N, Wisconsin Rapids, WI 54494
Buyer: RC Rapids Central LLC
Seller: Michael T. Flick
Lender:

Settlement Date: 6/27/2023
Disbursement Date: 6/27/2023
Additional dates per state requirements:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$15,000.00	
Prorations/Adjustments		
City/Town Taxes from 1/1/2023 to 6/27/2023		\$210.85
Government Recording and Transfer Charges		
Recording Fees (Deed) to Wood County Register of Deeds	\$30.00	
Miscellaneous		
eRecording Fee to WOOD COUNTY TITLE, LLC	\$5.00	

	Debit	Credit
Subtotals	\$15,035.00	\$210.85
Due From Borrower		\$14,824.15
Due To Seller		
Totals	\$15,035.00	\$15,035.00

TIFFANY R. RINGER

WOOD COUNTY

REGISTER OF DEEDS

RECORDED ON

06/29/2023 10:08 AM

RECORDING FEES 30.00

TRANSFER FEE 45.00

EXEMPT #:

PAGES: 2

THIS DOCUMENT HAS BEEN ELECTRONICALLY RECORDED AND RETURNED TO THE SUBMITTER

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-2003
WARRANTY DEED

Document Name

THIS DEED made between Michael T. Flick ("Grantor," whether one or more) and RC Rapids Central LLC, a Wisconsin Limited Liability Company ("Grantee," whether one or more),

Grantor, for valuable consideration conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Wood County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Legal Description

RETURN TO

Wood County Title, LLC

2811 8th St S Ste 30

Wisconsin Rapids, WI 54494

17066

Tax Parcel No: 3405230;3405231; 3405232;
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Dated this 27 day of June, 2023.

(SEAL)
*

Michael T. Flick
(SEAL)
*

(SEAL)
*

(SEAL)
*

AUTHENTICATION

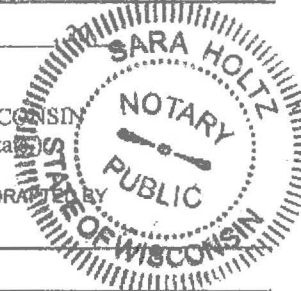
Signature(s)

authenticated this _____ day of _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Paul E. Duerst
Attorney at Law



ACKNOWLEDGMENT

STATE OF WISCONSIN

Wood County

ss.

Personally came before me this 27 day of June, 2023 the above named Michael T. Flick to be the person() who executed the foregoing instrument and acknowledge the same.

Sara Holtz
*Sara Holtz
Notary Public State of Wisconsin,
My Commission (is permanent) expires: 2/26/25

*Type name below signature.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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August 28th, 2023

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3. Verification of sufficient funds for down payment, closing costs and reserves using acceptable source of funds.
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Sincerely,

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Matt Edwards
Commercial Banker



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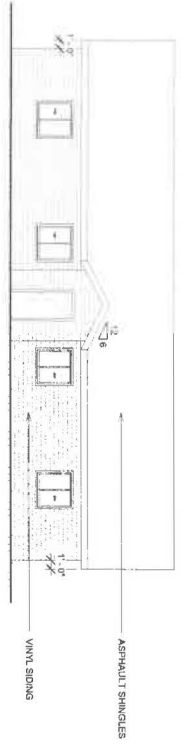
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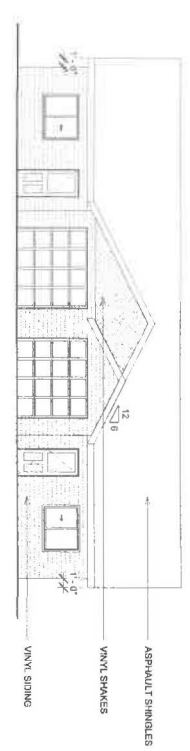
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www.ruesch.com/ncd
NICOLETTE BREHM DESIGN
MENOMONIE, WI
612-325-3241
NRMORGAN8@GMAIL.COM

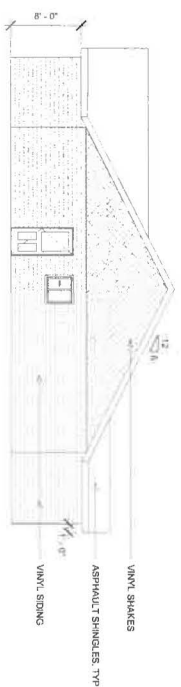
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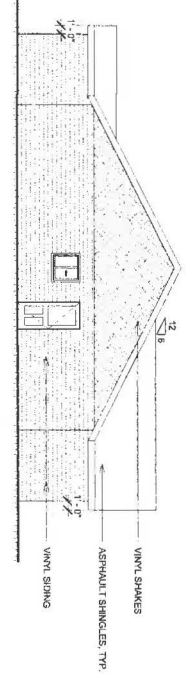
2. NORTH ELEVATION
1/8" = 1'-0"



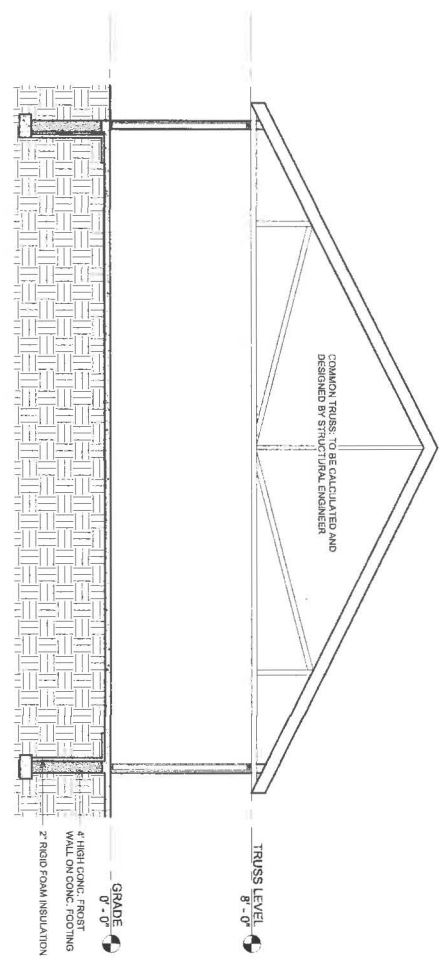
3. SOUTH ELEVATION
1/8" = 1'-0"



1. EAST ELEVATION
1/8" = 1'-0"



4. WEST ELEVATION
1/8" = 1'-0"



5. TYPICAL BUILDING SECTION
1/4" = 1'-0"

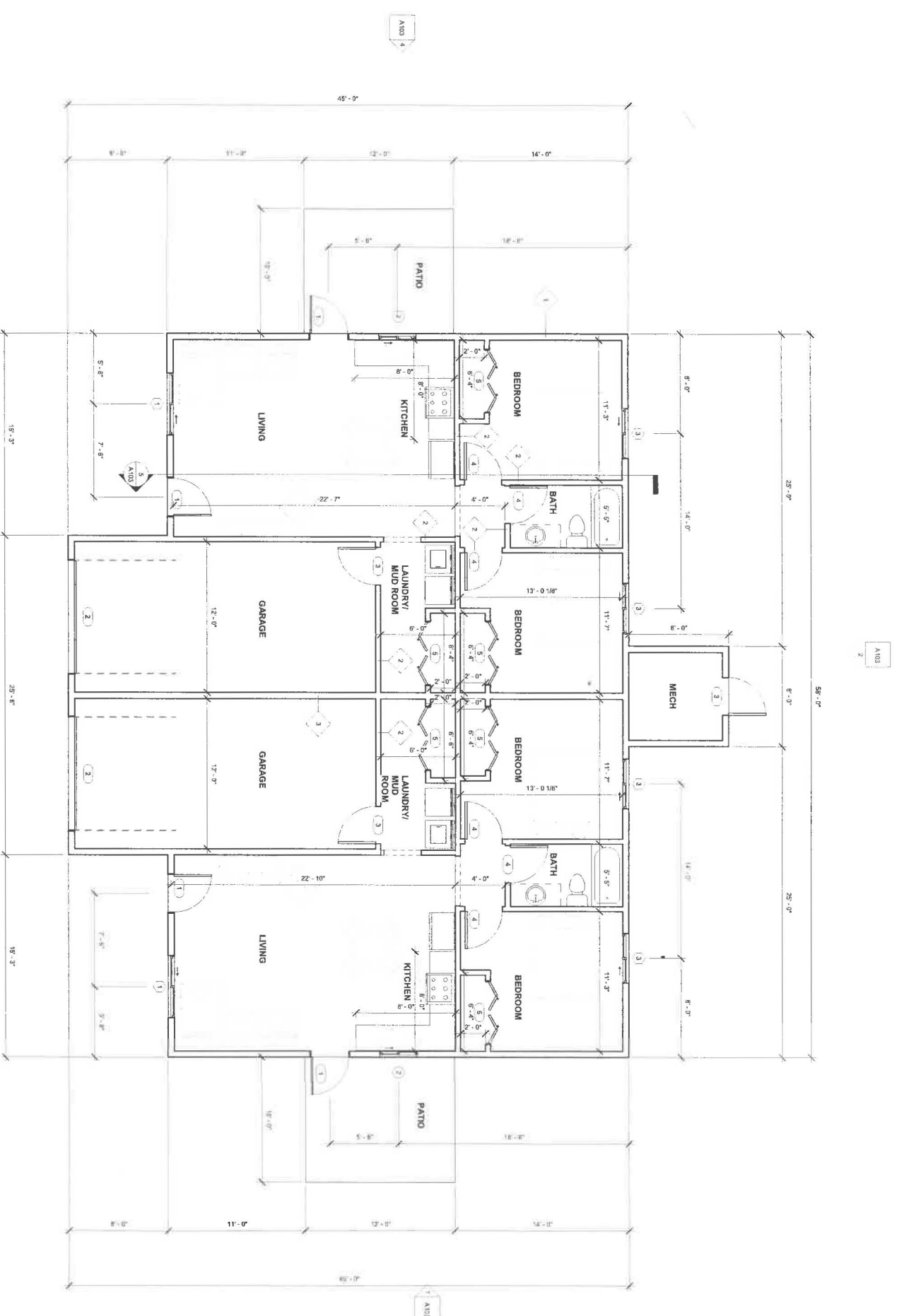
www.audetek.com/hvill

NICOLETTE BREHM DESIGN
 MENOMONIE, WI
 612-325-3241
 NRMORGAN8@GMAIL.COM

No.	Description	Date

RUESCH
 COMPANIES
 NARROW DUPLEX

EXTERIOR
 ELEVATIONS AND
 SECTIONS
 Project Number
 1/4/22
 Author
 Checker
A103
 Scale As Indicated



1 Level 1
1/4" = 1'-0"

WALL TYPES

- 1 TYPICAL EXTERIOR WALL - 2X4 STUDS HORIZONTAL, PLYSUN GYP BOARD ON INTERIOR SIDE, STEEL ON EXTERIOR
- 2 TYPICAL INTERIOR WALL - 2X4 FRAMING WITH GYP BOARD ON BOTH SIDES
- 3 UNIT SEPARATION WALL - DOUBLE 2X4 WALL WITH GYP BOARD ON BOTH SIDES EXTEND TO JUNCTION OF ROOF

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3	SLIDER	4'-0"	4'-0"	4

RUESCH COMPANIES
NARROW DUPLEX

FLOOR PLAN & SCHEDULES

Project Number: 1/4/22

Date: 1/4/22

Drawn By: Author

Checked By: Checker

A101

Scale: 1/4" = 1'-0"

www.address.com/veid

NICOLETTE BREHM DESIGN
MENOMONIE, WI
612-325-3241
NRMORGAN8@GMAIL.COM

No.	Description	Date

Administrative Staff Report

Ruesch Companies LLC

Rapids Rediscovered Program Grant

Parcel No. 3405232

September 25, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> Ruesch Companies LLC <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3405232 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 84 feet Effective Depth: 120 feet Square Footage: 10,080 Acreage: 0.231 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> Mixed Residential (R-2) <p>Council District:</p> <ul style="list-style-type: none"> District 4 - Rayome <p>Master Plan:</p> <ul style="list-style-type: none"> Residential <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>Ruesch Companies LLC - request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District (Parcel ID 3405232).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Proof of ownership Plans Materials list, construction timeline Loan pre-approval letter <p>Findings of Fact</p> <ol style="list-style-type: none"> The property is currently vacant. The property is located within the Mixed Residential (R-2) District. The site is being developed as a duplex which is a permitted use in the Mixed Residential (R-2) District. The applicant is requesting a \$5,000 Rapids Rediscovered Program Grant. Plan Commission shall make a recommendation to the Common Council. <p>Staff Recommendation</p> <p>Approve the request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District (Parcel ID 3405232) subject to the following conditions:</p> <ol style="list-style-type: none"> Revised elevations shall be submitted to include exterior enhancements subject to review and approval of Community Development Department staff. Finished exterior materials must be low maintenance and durable. A minimum of two shade trees shall be installed within the front yard. The project shall be included including required grass seeding and tree installation within one year of approval. Zoning district dimensional standards shall be met, along with associated development standards and supplemental use standards.
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Vicinity Map



Background

The Rapids Rediscovered Grant Program was created to encourage investment and construction of new homes in transitional neighborhoods. The objectives include creating new quality housing stock, removing blight, and strengthening neighborhoods. The applicant is proposing construction a multi-family two-unit duplex (rental) with attached garages. Dimensional standards within the district will be reviewed and approved internally by the Community Development Department and supplemental standards below, as well as others described in Chapter 11.

3.03 Multi-family, 2 units

Description: A building containing 2 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium. The term includes various construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. (Sometimes referred to as duplex.)

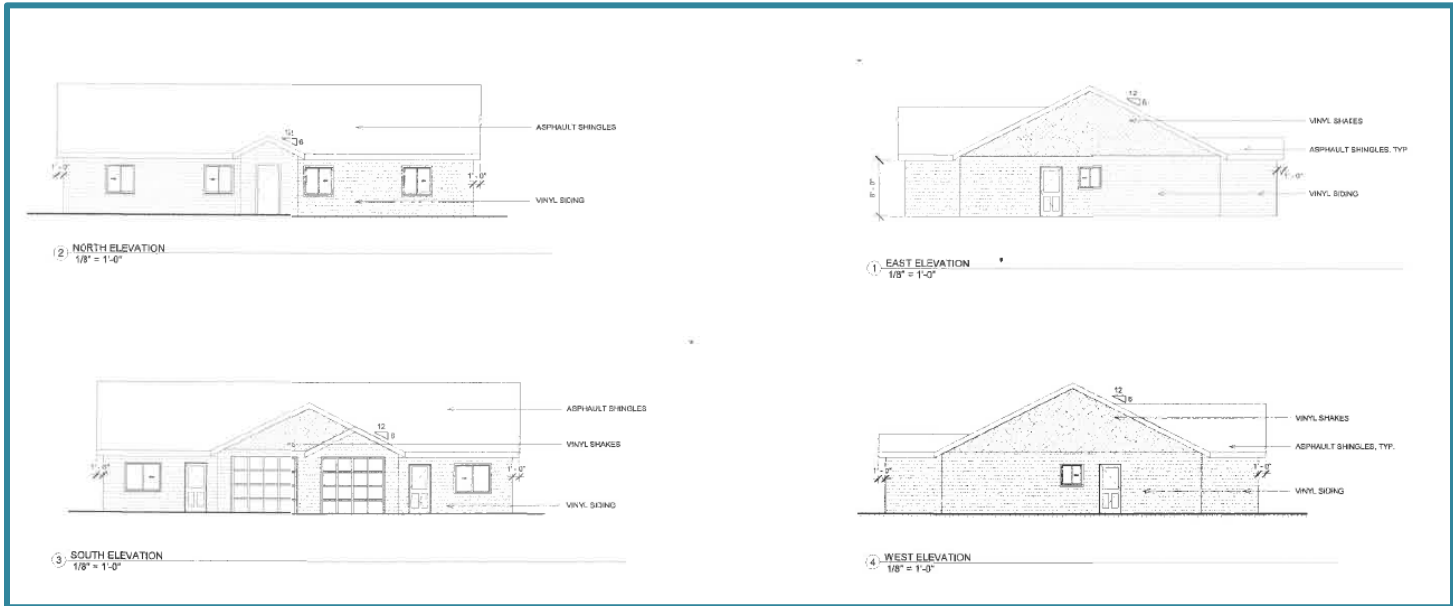
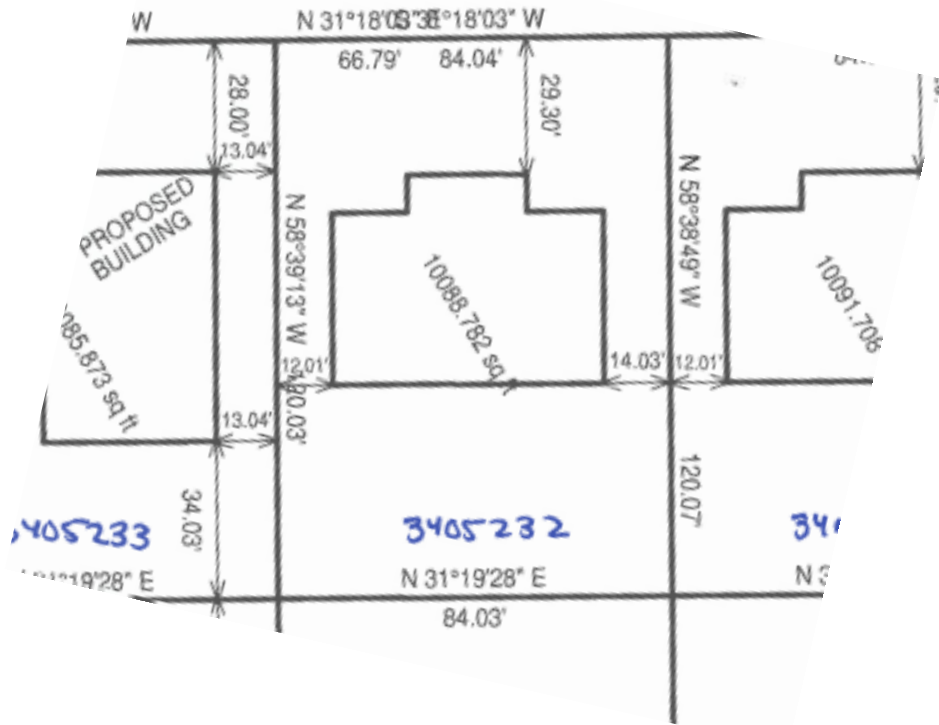
Vehicle Parking: 1 space for each dwelling unit

Supplemental Standards:

- (a) **Number of principal buildings per parcel.** No more than one 2-unit multi-family building shall occupy any single parcel of land.
- (b) **Design and construction.** A 2-unit multi-family building shall meet the design and construction standards for a single-family dwelling.
- (c) **Garage required.** A one-car garage containing at least 200 square feet shall be built for each dwelling unit at the same time the 2-unit multi-family building is being constructed. Such garage may be attached or detached.



© Civic Webware



The Rapids Rediscovered Program Grant includes the following requirements:

Application and Program Requirements

A complete application shall include the following items:

- Completed Application Form (no fee). Forms are available from the Community Development Department.
- Building Plans Including:
 - Blueprints. Floor plan and layouts of all levels including basement and unfinished areas.
 - Elevations. Elevations of all 4 sides of the proposed home, including views of the garage.

- *Site Plans. Site plan shall include location of the home, garage, accessory buildings, paved areas and landscaped areas.*
- *Materials. Details of proposed building materials.*
- *Project Timeline. Timeline must show the project being completed within the 12-month timeframe allowed under the program. The Community Development Department can extend the timeline 6 months if under construction.*
- *Builder Contract. Signed copy of the contract between builder and buyer; if the buyer is known at the time of application.*
- *Purchase Agreement. Copy of the proposed purchase agreement for the eligible vacant lot or redevelopment lot, or at a minimum an accepted sale offer agreement.*
- *Financial Capability. A statement from a financial institution indicating willingness to provide the necessary construction capital to complete the project.*

An application and plans have been submitted. The project is expected to be complete in spring of 2024. The builder owns the property, and all financial documentation has been received.

House Design and Site Development Requirements

Design elements of importance include exterior materials, façade presentation and alignment, architectural elements, lot landscaping, and interior functionality. Chosen designs should blend with and enhance the surrounding neighborhood. All projects must meet the minimum standards found within the City's Zoning Code.

House Standards

- *Owner occupancy is recommended but not required.*
- *Two-family dwellings can qualify if lot size standards are met.*
- *Include a minimum of 2 bedrooms.*
- *Include a minimum of 1 bathroom.*
- *Include a minimum 1 car garage.*

House standards are met. A condition has been added requiring that architectural enhancements be added and that revised elevations be submitted for approval.

Site Standards

- *At the completion of construction, the site must be fully landscaped, including foundation plantings, grass seed or sodded, and a minimum of two shade trees within the front yard. Existing trees may meet the requirement and to the greatest extent possible, existing trees should be preserved.*
- *Site drainage shall be designed to prevent a detrimental impact on the adjoining properties and neighborhood.*
- *All vehicle use areas shall be hard surfaced in compliance with 11.06.66 of the City Zoning Code.*

Conditions of approval have been added requiring the installation of two shade trees and grass.

General Requirements

- *The value of the home must meet or exceed the minimum value specified in the Contract for Private Development.*
- *Homes constructed through the program shall be stick-built new construction, however a modular home could be proposed if applicable standards are met.*
- *Exterior materials should be low maintenance and durable. Examples include brick, aluminum, vinyl and fiber cement siding.*
- *Size of the home in respect to height and square footage shall be compatible with the scale of the surrounding homes.*
- *Where possible, the dominance of any attached garage should be minimized through placement and architectural design. Garages that face the street shall not be located closer to the front lot line than the front of the principal building façade.*

The proposed home is stick-built new construction. Low maintenance vinyl siding, shakes, and asphalt roof is proposed. The scale of the home is consistent with that of the surrounding area. Although the garage is located closer to the front line than the front of the principal building façade, in staff's opinion the garage does not dominate the front façade any more than a typical single-family home. Some minor architectural elements have been added including vinyl shakes, that help to emphasize the façade, however, staff would recommend additional elements, such as shutters.

In summary, the proposal is consistent with the surrounding neighborhood and community. The proposed home construction adds much needed "missing middle" housing stock, reduces blight, and provides neighborhood enhancement. Again, dimensional standard review for the applicable zoning district, along with any supplemental standards, such as driveways, will occur internally. Staff recommends approval of the grant application, subject to the conditions of approval listed on page one.



Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Project Team Information

Property Purchaser: RC Rapids Central LLC

Name of Builder: Ruesch Companies

Builder Contact Person: Shane Ruesch

Builder Address: 2221 Oak St. Wisconsin Rapids, 54494

Builder Phone & Email: 715-451-0443-Shane@rueschcompanies.com

Name of Lender: Paper City Savings

Lender Contact Person: Mat Edwards

Lender Phone & Email: 715-422-1819 medwards@papercitysavings.com

Project Information

Property Address of Project: Parcel 3405232

Purchase Price of Property: \$1666.67 (vacant lot - 9 lots for \$15,000)

Type of Home Planned: 1 Story 1 1/2 Story 2 Story Duplex

Number of Finished Bedrooms: Four (2 per side)

Number of Finished Bathrooms: Two (1 per side)

Number of Garage Stalls: Two (1 per side)

Finished Square Footage: 1634 (est. 817/side)

Total Square Footage: 2050 (est. 1025/side)

Estimated Value Upon Completion: \$150,000

Estimated Closing Date: Purchased lots on 6/27/23

Estimated Start of Construction: Fall 2023

Estimated Project Completion: Spring 2024



Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Required Application Materials Checklist

Complete	Incomplete	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of Proposed Purchase Agreement or Proof of Ownership
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plans (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material List
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Timeline
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signed Contract Between Builder and Buyer (if applicable) <i>Builder + Buyer same person.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Financial Capability Statement from Lender

All 5 Buildings

Project Materials

No basement- slab on grade

Stick build

Vinyl windows

Vinyl siding

Shingled

Insulated garage doors with opener

Drywall

Vinyl plank flooring

Laminate countertops

Fiberglass tub/showers

Concrete driveway

Estimated Construction Schedule

September/October- Excavation and foundations, Driveways

November/December- Stick Frame/Shingle/Windows

January/ February- Subs: Electric, Plumbing, HVAC, Insulation, Drywall

March/April: Finishings- Flooring, Cabinets, Door, Trim, Finish Electric, Plumbing, HVAC

May: Occupancy

Estimated Value

\$150,000/ Building

5 Buildings (3rd st) = \$750,000

1 Building (Gardner)= \$150,000

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
 Adopted 05-01-2015

File No./Escrow No.: 17066
Print Date & Time: 06/26/2023 09:49 AM
Officer/Escrow Officer:

Wood County Title LLC
ALTA ID: 1136018
2811 8th St. S. Suite 30
Wisconsin Rapids, WI 54494

Settlement Location:
 2811 8th St. S. Suite 30, Wisconsin Rapids, WI 54494

Property Address: 1610 3rd St N, Wisconsin Rapids, WI 54494
Buyer: RC Rapids Central LLC
Seller: Michael T. Flick
Lender:

Settlement Date: 6/27/2023
Disbursement Date: 6/27/2023
Additional dates per state requirements:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$15,000.00	
Prorations/Adjustments		
City/Town Taxes from 1/1/2023 to 6/27/2023		\$210.85
Government Recording and Transfer Charges		
Recording Fees (Deed) to Wood County Register of Deeds	\$30.00	
Miscellaneous		
eRecording Fee to WOOD COUNTY TITLE, LLC	\$5.00	

	Debit	Credit
Subtotals	\$15,035.00	\$210.85
Due From Borrower		\$14,824.15
Due To Seller		
Totals	\$15,035.00	\$15,035.00

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-2003
WARRANTY DEED

Document Name

THIS DEED made between Michael T. Flick ("Grantor," whether one or more) and RC Rapids Central LLC, a Wisconsin Limited Liability Company ("Grantee," whether one or more),

Grantor, for valuable consideration conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Wood County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Legal Description

RETURN TO

Wood County Title, LLC
2811 8th St S Ste 30
Wisconsin Rapids, WI 54494

17066

Tax Parcel No: 3405230; 3405231; 3405232;
3405233; 3405234; 3405235; 3405236;
3405237; 3405238

This is not homestead property.
(is)(is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing and will warrant and defend the same.

Dated this 27 day of June, 2023.

(SEAL)
*

Michael T. Flick
(SEAL)
*

(SEAL)
*

(SEAL)
*

AUTHENTICATION

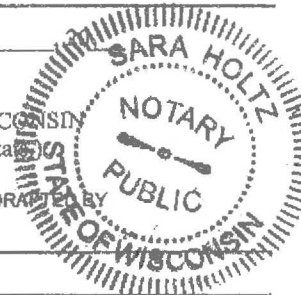
Signature(s)

authenticated this _____ day of _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Paul E. Duerst
Attorney at Law



ACKNOWLEDGMENT

STATE OF WISCONSIN

Wood County

ss.

Personally came before me this 27 day of June, 2023 the above named Michael T. Flick to be the person() who executed the foregoing instrument and acknowledge the same.

Sara Holtz
*Sara Holtz
Notary Public State of Wisconsin,
My Commission (is permanent) expires: 2/26/25

*Type name below signature.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM, ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

Legal Description

Parcel 1:

Lot seven (7) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 2:

Lot eight (8) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 3:

Lot nine (9) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 4:

Lot ten (10) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 5:

Lot eleven (11) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 6:

Lot twelve (12) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 7:

Lot thirteen (13) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 8:

Lot fourteen (14) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 9:

Lot fifteen (15) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.



Wood County Land Information Office

Author: Wood County Land Information Office

Date Printed: 8/28/2023 1:08 PM

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.



August 28th, 2023

Shane & Michaela Ruesch

Re: Loan Pre-Approval Letter

Dear Shane & Michaela:

We are pleased to inform you that Paper City Savings Association has pre-approved you for a possible loan request to construct six duplexes in Wisconsin Rapids, WI. Your credit, income, assets, and liabilities as reported on the information you submitted to Paper City Savings Association are within Paper City Savings Association's guidelines for a future loan approval.

This is a pre-approval and not a formal loan approval. Loan approval would have to be granted upon a complete underwriting and final loan approval by the bank. This may then be evidenced by a formal commitment letter and satisfaction of the following conditions:

1. Final verification of the application information which evidences no meaningful change in financial position.
2. Satisfactory appraisal of the property at or above the lower of purchase price or cost.
3. Verification of sufficient funds for down payment, closing costs and reserves using acceptable source of funds.
4. Acceptable title insurance commitment.
5. Acceptable property insurance binder, prior to signing of the final loan documents.
6. Acceptable review of property operating statements, rent rolls, any environmental, structural, and other due diligence items.
7. Customer remaining in good standing with the bank.

This pre-approval letter is valid for sixty (60) days. We thank you for your continued business and look forward to working with you in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Edwards", is written over a thin horizontal line.

Matt Edwards
Commercial Banker



SHEET INDEX:
 A001 - FOUNDATION PLAN
 A101 - FLOOR PLAN AND SCHEDULES
 A102 - ROOF PLAN
 A103 - EXTERIOR ELEVATIONS AND SECTIONS

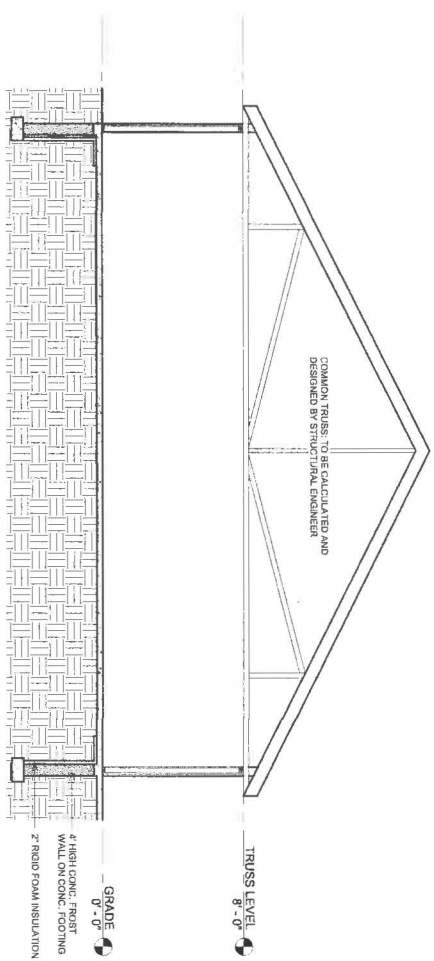
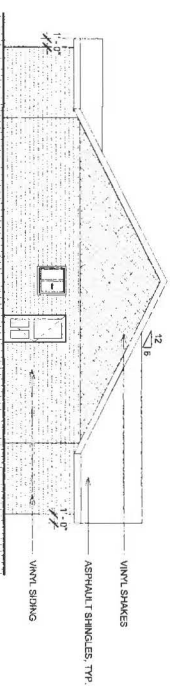
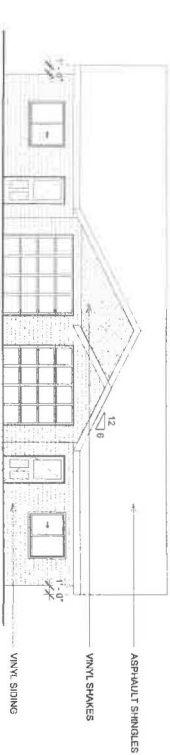
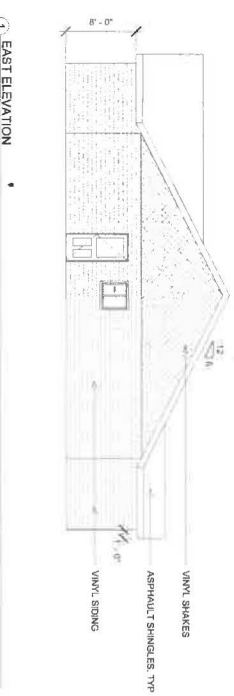
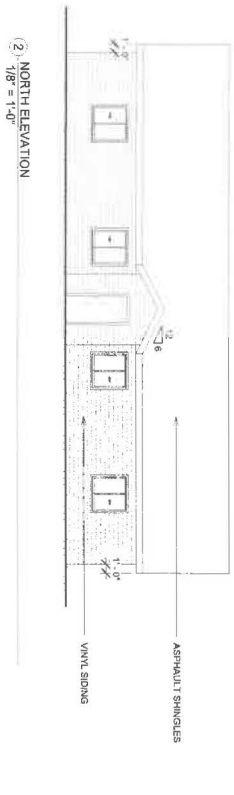
www.ruesch.com/ncd

NICOLETTE BREHM DESIGN
 MEMOMONIE, WI
 612-325-3241
 NRMORGAN8@GMAIL.COM

No.	Description	Date

RUESCH COMPANIES
NARROW DUPLEX
COVER SHEET

Project Number Project Number
 Date 1/4/22
 Drawn By NRB
 Checked By NRB
A000
 Scale

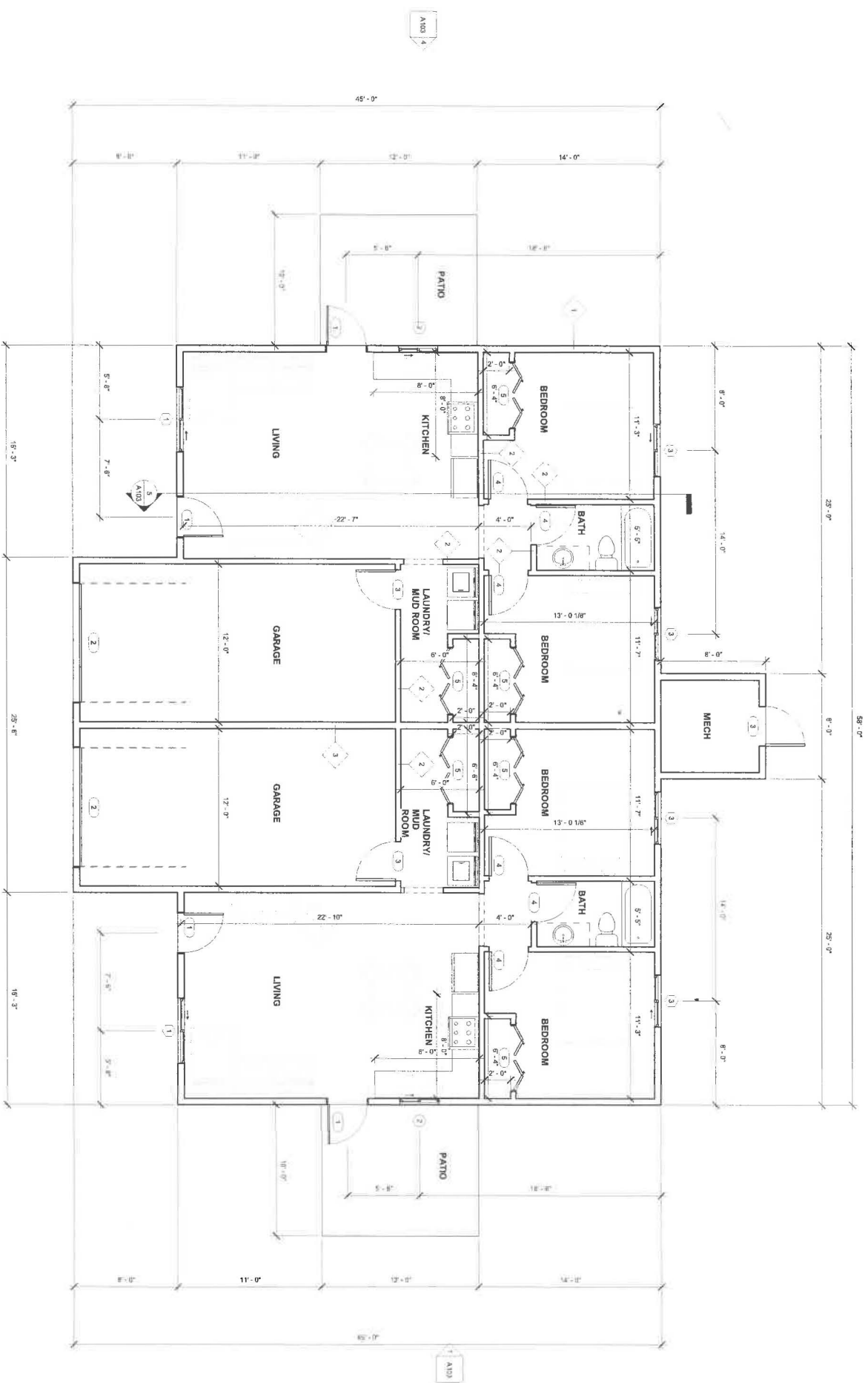


www.altdesk.com/hvll
 NICOLETTE BREHM DESIGN
 MENOMONIE, WI
 612-325-3241
 NRMORGAN8@GMAIL.COM

No.	Description	Date

RUESCH
COMPANIES
 NARROW DUPLEX
 EXTERIOR
 ELEVATIONS AND
 SECTIONS

Project Number
 Date 1/4/22
 Drawn By Author
 Checked By Checker
A103
 Scale As Indicated



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www.a101usa.com/revit
 NICOLETTE BREHM DESIGN
 MENOMONIE, WI
 612-325-3241
 NRMORGAN8@GMAIL.COM

No.	Description	Date

RUESCH COMPANIES
NARROW DUPLEX
FLOOR PLAN & SCHEDULES

Project Number: 1/4/22
 Date: 1/4/22
 Drawn By: Author
 Checked By: Checker
A101
 Scale: 1/4" = 1'-0"

Administrative Staff Report

Ruesch Companies LLC
 Rapids Rediscovered Program Grant
 1610 Third Street North
 September 25, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> Ruesch Companies LLC <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3405233 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 84 feet Effective Depth: 120 feet Square Footage: 10,080 Acreage: 0.231 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> Mixed Residential (R-2) <p>Council District:</p> <ul style="list-style-type: none"> District 4 - Rayome <p>Master Plan:</p> <ul style="list-style-type: none"> Residential <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>Ruesch Companies LLC - request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District at 1610 Third Street North (Parcel ID 3405233).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Proof of ownership Plans Materials list, construction timeline Loan pre-approval letter <p>Findings of Fact</p> <ol style="list-style-type: none"> The property is currently vacant. The property is located within the Mixed Residential (R-2) District. The site is being developed as a duplex which is a permitted use in the Mixed Residential (R-2) District. The applicant is requesting a \$5,000 Rapids Rediscovered Program Grant. Plan Commission shall make a recommendation to the Common Council. <p>Staff Recommendation</p> <p>Approve the request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District at 1610 Third Street North (Parcel ID 3405233) subject to the following conditions:</p> <ol style="list-style-type: none"> Revised elevations shall be submitted to include exterior enhancements subject to review and approval of Community Development Department staff. Finished exterior materials must be low maintenance and durable. A minimum of two shade trees shall be installed within the front yard. The project shall be included including required grass seeding and tree installation within one year of approval. Zoning district dimensional standards shall be met, along with associated development standards and supplemental use standards.
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3.03 Multi-family, 2 units

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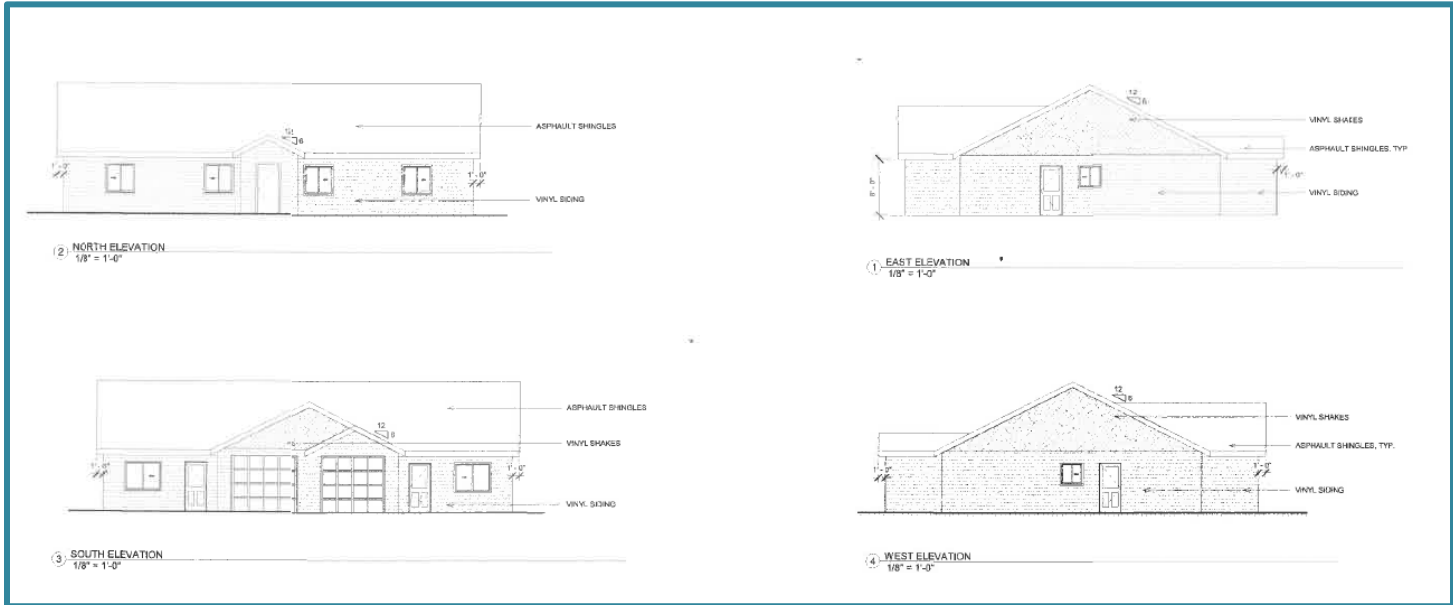
Vehicle Parking: 1 space for each dwelling unit

Supplemental Standards:

- (a) **Number of principal buildings per parcel.** No more than one 2-unit multi-family building shall occupy any single parcel of land.
- (b) **Design and construction.** A 2-unit multi-family building shall meet the design and construction standards for a single-family dwelling.
- (c) **Garage required.** A one-car garage containing at least 200 square feet shall be built for each dwelling unit at the same time the 2-unit multi-family building is being constructed. Such garage may be attached or detached.



© Civic Webware



The Rapids Rediscovered Program Grant includes the following requirements:

Application and Program Requirements

A complete application shall include the following items:

- Completed Application Form (no fee). Forms are available from the Community Development Department.
- Building Plans Including:

- *Blueprints. Floor plan and layouts of all levels including basement and unfinished areas.*
- *Elevations. Elevations of all 4 sides of the proposed home, including views of the garage.*
- *Site Plans. Site plan shall include location of the home, garage, accessory buildings, paved areas and landscaped areas.*
- *Materials. Details of proposed building materials.*
- *Project Timeline. Timeline must show the project being completed within the 12-month timeframe allowed under the program. The Community Development Department can extend the timeline 6 months if under construction.*
- *Builder Contract. Signed copy of the contract between builder and buyer; if the buyer is known at the time of application.*
- *Purchase Agreement. Copy of the proposed purchase agreement for the eligible vacant lot or redevelopment lot, or at a minimum an accepted sale offer agreement.*
- *Financial Capability. A statement from a financial institution indicating willingness to provide the necessary construction capital to complete the project.*

An application and plans have been submitted. The project is expected to be complete in spring of 2024. The builder owns the property, and all financial documentation has been received.

House Design and Site Development Requirements

Design elements of importance include exterior materials, façade presentation and alignment, architectural elements, lot landscaping, and interior functionality. Chosen designs should blend with and enhance the surrounding neighborhood. All projects must meet the minimum standards found within the City's Zoning Code.

House Standards

- *Owner occupancy is recommended but not required.*
- *Two-family dwellings can qualify if lot size standards are met.*
- *Include a minimum of 2 bedrooms.*
- *Include a minimum of 1 bathroom.*
- *Include a minimum 1 car garage.*

House standards are met. A condition has been added requiring that architectural enhancements be added and that revised elevations be submitted for approval.

Site Standards

- *At the completion of construction, the site must be fully landscaped, including foundation plantings, grass seed or sodded, and a minimum of two shade trees within the front yard. Existing trees may meet the requirement and to the greatest extent possible, existing trees should be preserved.*
- *Site drainage shall be designed to prevent a detrimental impact on the adjoining properties and neighborhood.*
- *All vehicle use areas shall be hard surfaced in compliance with 11.06.66 of the City Zoning Code.*

Conditions of approval have been added requiring the installation of two shade trees and grass.

General Requirements

- *The value of the home must meet or exceed the minimum value specified in the Contract for Private Development.*
- *Homes constructed through the program shall be stick-built new construction, however a modular home could be proposed if applicable standards are met.*
- *Exterior materials should be low maintenance and durable. Examples include brick, aluminum, vinyl and fiber cement siding.*
- *Size of the home in respect to height and square footage shall be compatible with the scale of the surrounding homes.*
- *Where possible, the dominance of any attached garage should be minimized through placement and architectural design. Garages that face the street shall not be located closer to the front lot line than the front of the principal building façade.*

The proposed home is stick-built new construction. Low maintenance vinyl siding, shakes, and asphalt roof is proposed. The scale of the home is consistent with that of the surrounding area. Although the garage is located closer to the front line than the front of the principal building façade, in staff's opinion the garage does not dominate the front façade any more than a typical single-family home. Some minor architectural elements have been added including vinyl shakes, that help to emphasize the façade, however, staff would recommend additional elements, such as shutters.

In summary, the proposal is consistent with the surrounding neighborhood and community. The proposed home construction adds much needed "missing middle" housing stock, reduces blight, and provides neighborhood enhancement. Again, dimensional standard review for the applicable zoning district, along with any supplemental standards, such as driveways, will occur internally. Staff recommends approval of the grant application, subject to the conditions of approval listed on page one.



Community Development
Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Project Team Information

Property Purchaser:

RC Rapids Central

Name of Builder:

Ruesch Companies

Builder Contact Person:

Shane Ruesch

Builder Address:

2221 Oak St. Wisconsin Rapids, 54494

Builder Phone & Email:

715-451-0443-Shane@rueschcompanies.com

Name of Lender:

Paper City Savings

Lender Contact Person:

MaH Edwards

Lender Phone & Email:

715-422-1819 medwards@papercitysavings.com

Project Information

Property Address of Project:

Parcel 3405233

Purchase Price of Property:

\$1666.67 (vacant lot - 9 lots for \$15,000)

Type of Home Planned:

1 Story 1½ Story 2 Story Duplex

Number of Finished Bedrooms:

Four (2/side)

Number of Finished Bathrooms:

Two (1/side)

Number of Garage Stalls:

Two (1/side)

Finished Square Footage:

1634 (est. 817/side)

Total Square Footage:

2050 (est 7025/side)

Estimated Value Upon Completion:

\$150,000

Estimated Closing Date:

Purchased lots on 6/27/23

Estimated Start of Construction:

Fall 2023

Estimated Project Completion:

Spring 2024



Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Required Application Materials Checklist

Complete	Incomplete	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of Proposed Purchase Agreement or Proof of Ownership
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plans (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material List
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Timeline
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signed Contract Between Builder and Buyer (if applicable) <i>Builder + Buyer same person.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Financial Capability Statement from Lender

All 5 Buildings

Project Materials

No basement- slab on grade
Stick build
Vinyl windows
Vinyl siding
Shingled
Insulated garage doors with opener
Drywall
Vinyl plank flooring
Laminate countertops
Fiberglass tub/showers
Concrete driveway

Estimated Construction Schedule

September/October- Excavation and foundations, Driveways
November/December- Stick Frame/Shingle/Windows
January/ February- Subs: Electric, Plumbing, HVAC, Insulation, Drywall
March/April: Finishings- Flooring, Cabinets, Door, Trim, Finish Electric, Plumbing, HVAC
May: Occupancy

Estimated Value

\$150,000/ Building
5 Buildings (3rd st) = \$750,000
1 Building (Gardner)= \$150,000

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
 Adopted 05-01-2015

File No./Escrow No.: 17066
Print Date & Time: 06/26/2023 09:49 AM
Officer/Escrow Officer:

Wood County Title LLC
ALTA ID: 1136018
2811 8th St. S. Suite 30
Wisconsin Rapids, WI 54494

Settlement Location:
 2811 8th St. S. Suite 30, Wisconsin Rapids, WI 54494

Property Address: 1610 3rd St N, Wisconsin Rapids, WI 54494
Buyer: RC Rapids Central LLC
Seller: Michael T. Flick
Lender:

Settlement Date: 6/27/2023
Disbursement Date: 6/27/2023
Additional dates per state requirements:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$15,000.00	
Prorations/Adjustments		
City/Town Taxes from 1/1/2023 to 6/27/2023		\$210.85
Government Recording and Transfer Charges		
Recording Fees (Deed) to Wood County Register of Deeds	\$30.00	
Miscellaneous		
eRecording Fee to WOOD COUNTY TITLE, LLC	\$5.00	

	Debit	Credit
Subtotals	\$15,035.00	\$210.85
Due From Borrower		\$14,824.15
Due To Seller		
Totals	\$15,035.00	\$15,035.00

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-2003
WARRANTY DEED

Document Name

THIS DEED made between Michael T. Flick ("Grantor," whether one or more) and RC Rapids Central LLC, a Wisconsin Limited Liability Company ("Grantee," whether one or more),

Grantor, for valuable consideration conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Wood County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Legal Description

RETURN TO

Wood County Title, LLC
2811 8th St S Ste 30
Wisconsin Rapids, WI 54494

17066

Tax Parcel No: 3405230;3405231; 3405232;
3405233; 3405234; 3405235; 3405236;
3405237; 3405238

This is not homestead property.
(is)(is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing and will warrant and defend the same.

Dated this 27 day of June, 2023.

(SEAL)
*

Michael T. Flick
(SEAL)
*

(SEAL)
*

(SEAL)
*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

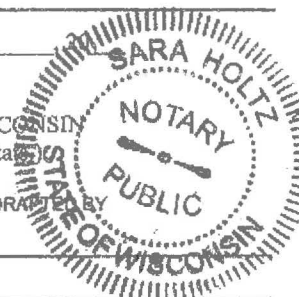
authenticated this _____ day of _____

Wood County

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

Personally came before me this 27 day of June, 2023
the above named Michael T. Flick to be the person() who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY



Sara Holtz
*Sara Holtz
Notary Public State of Wisconsin,
My Commission (is permanent) expires: 2/26/25

Paul E. Duerst
Attorney at Law

*Type name below signature.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM, ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

Legal Description

Parcel 1:

Lot seven (7) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 2:

Lot eight (8) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 3:

Lot nine (9) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 4:

Lot ten (10) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 5:

Lot eleven (11) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 6:

Lot twelve (12) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 7:

Lot thirteen (13) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 8:

Lot fourteen (14) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 9:

Lot fifteen (15) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.



Wood County Land Information Office

Author: Wood County Land Information Office

Date Printed: 8/28/2023 1:08 PM

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.



August 28th, 2023

Shane & Michaela Ruesch

Re: Loan Pre-Approval Letter

Dear Shane & Michaela:

We are pleased to inform you that Paper City Savings Association has pre-approved you for a possible loan request to construct six duplexes in Wisconsin Rapids, WI. Your credit, income, assets, and liabilities as reported on the information you submitted to Paper City Savings Association are within Paper City Savings Association's guidelines for a future loan approval.

This is a pre-approval and not a formal loan approval. Loan approval would have to be granted upon a complete underwriting and final loan approval by the bank. This may then be evidenced by a formal commitment letter and satisfaction of the following conditions:

1. Final verification of the application information which evidences no meaningful change in financial position.
2. Satisfactory appraisal of the property at or above the lower of purchase price or cost.
3. Verification of sufficient funds for down payment, closing costs and reserves using acceptable source of funds.
4. Acceptable title insurance commitment.
5. Acceptable property insurance binder, prior to signing of the final loan documents.
6. Acceptable review of property operating statements, rent rolls, any environmental, structural, and other due diligence items.
7. Customer remaining in good standing with the bank.

This pre-approval letter is valid for sixty (60) days. We thank you for your continued business and look forward to working with you in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Edwards", is written over a horizontal line.

Matt Edwards
Commercial Banker



SHEET INDEX:
A001 - FOUNDATION PLAN
A101 - FLOOR PLAN AND SCHEDULES
A102 - ROOF PLAN
A103 - EXTERIOR ELEVATIONS AND SECTIONS

www.ruesch.com/ncd

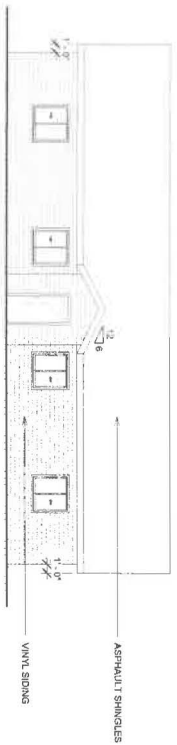
NICOLETTE BREHM DESIGN
MENOMONIE, WI
612-325-3241
NRMORGAN8@GMAIL.COM

No.	Description	Date

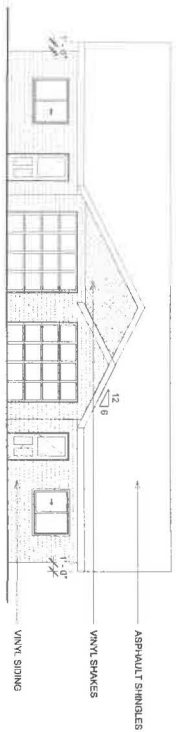
RUESCH
COMPANIES
NARROW DUPLEX
COVER SHEET

Project Number	Project Number
Date	1/4/22
Drawn By	NRB
Checked By	NRB

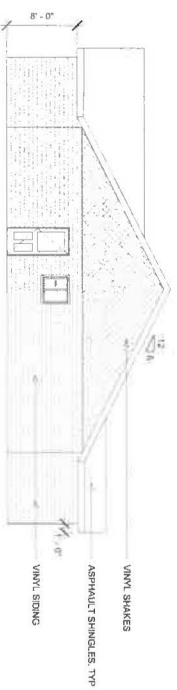
Scale
A000



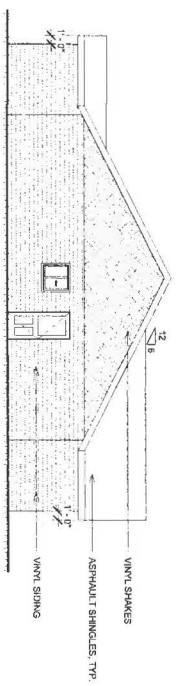
② NORTH ELEVATION
1/8" = 1'-0"



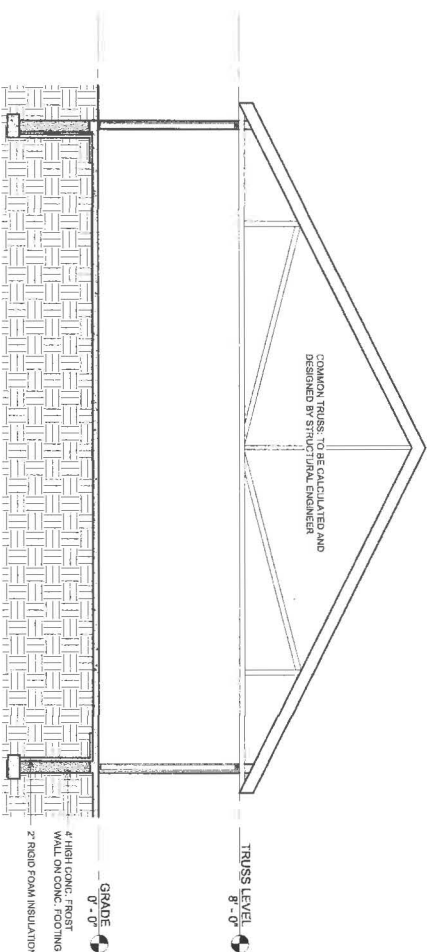
③ SOUTH ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"



⑤ TYPICAL BUILDING SECTION
1/4" = 1'-0"

www.aaltdesk.com/revit

NICOLETTE BREHM DESIGN
MEMONONIE, WI
612-325-3241
NRMORGAN8@GMAIL.COM

No.	Description	Date

RUESCH
COMPANIES

NARROW DUPLEX

EXTERIOR
ELEVATIONS AND
SECTIONS

Project Number

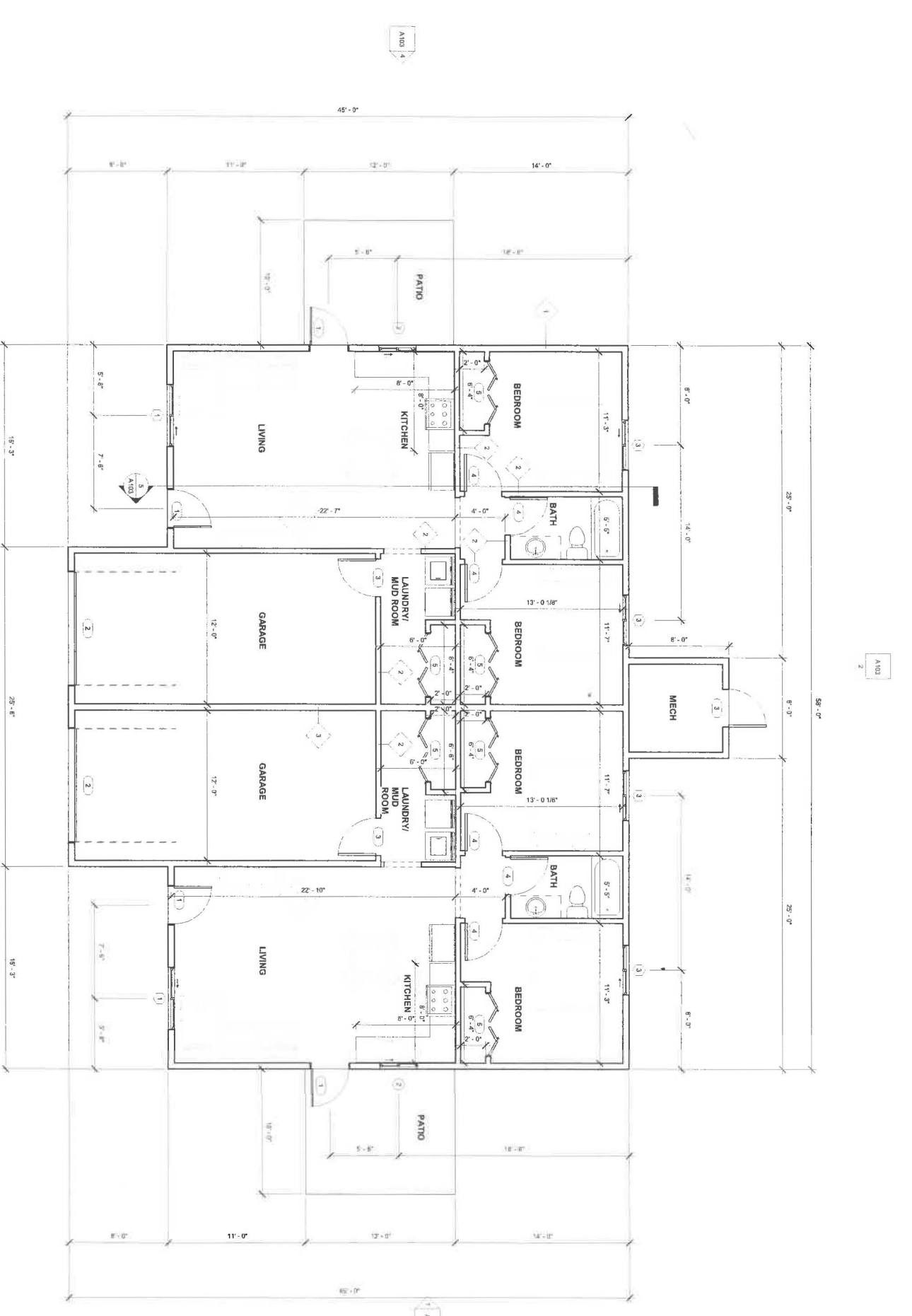
Date 1/4/22

Drawn By Author

Checked By Checker

A103

Scale As indicated



Level 1
1/4" = 1'-0"

WALL TYPES

- 1 TYPICAL EXTERIOR WALL - 2X4 STUD HORIZONTAL, PINKINS GYP BOARD ON INTERIOR SIDE, STEEL ON EXTERIOR
- 2 TYPICAL INTERIOR WALL - 2X4 FRAMING WITH GYP BOARD ON BOTH SIDES
- 3 UNIT SEPARATION WALL - DOUBLE 2X4 WALL WITH GYP BOARD ON BOTH SIDES EXTEND TO JUNCTION OF ROOF

Door Schedule

Mark	Description	Width	Height	Count
1	EXTERIOR ENTRY DOOR	3'-0"	7'-0"	4
2	OVERHEAD GARAGE DOOR	9'-0"	8'-0"	2
3	EXTERIOR DOOR	3'-0"	7'-0"	3
4	INTERIOR DOOR	3'-0"	7'-0"	6
5	BIFOLD DOOR	5'-0"	7'-0"	6

Window Schedule

Type Mark	Description	Width	Height	Count
1	SLIDER	5'-0"	4'-0"	2
2	SLIDER	3'-0"	3'-0"	2
3	SLIDER	4'-0"	4'-0"	4

www.aaddress.com/revit

NICOLETTE BREHM DESIGN
 MENOMONIE, WI
 612-325-3241
 NRMORGAN8@GMAIL.COM

No.	Description	Date

RUESCH COMPANIES
NARROW DUPLEX

FLOOR PLAN & SCHEDULES

Project Number: 1/4/22
 Date: 1/4/22
 Drawn By: Author
 Checked By: Checker

A101
 Scale: 1/4" = 1'-0"

Administrative Staff Report

Ruesch Companies LLC

Rapids Rediscovered Program Grant

Parcel No. 3405234

September 25, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> Ruesch Companies LLC <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3405234 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 84 feet Effective Depth: 120 feet Square Footage: 10,080 Acreage: 0.231 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> Mixed Residential (R-2) <p>Council District:</p> <ul style="list-style-type: none"> District 4 - Rayome <p>Master Plan:</p> <ul style="list-style-type: none"> Residential <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>Ruesch Companies LLC - request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District (Parcel ID 3405234).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Proof of ownership Plans Materials list, construction timeline Loan pre-approval letter <p>Findings of Fact</p> <ol style="list-style-type: none"> The property is currently vacant. The property is located within the Mixed Residential (R-2) District. The site is being developed as a duplex which is a permitted use in the Mixed Residential (R-2) District. The applicant is requesting a \$5,000 Rapids Rediscovered Program Grant. Plan Commission shall make a recommendation to the Common Council. <p>Staff Recommendation</p> <p>Approve the request for a \$5,000 Rapids Rediscovered Program Grant to construct a duplex in the Mixed Residential (R-2) District (Parcel ID 3405234) subject to the following conditions:</p> <ol style="list-style-type: none"> Revised elevations shall be submitted to include exterior enhancements subject to review and approval of Community Development Department staff. Finished exterior materials must be low maintenance and durable. A minimum of two shade trees shall be installed within the front yard. The project shall be included including required grass seeding and tree installation within one year of approval. Zoning district dimensional standards shall be met, along with associated development standards and supplemental use standards.
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Vicinity Map

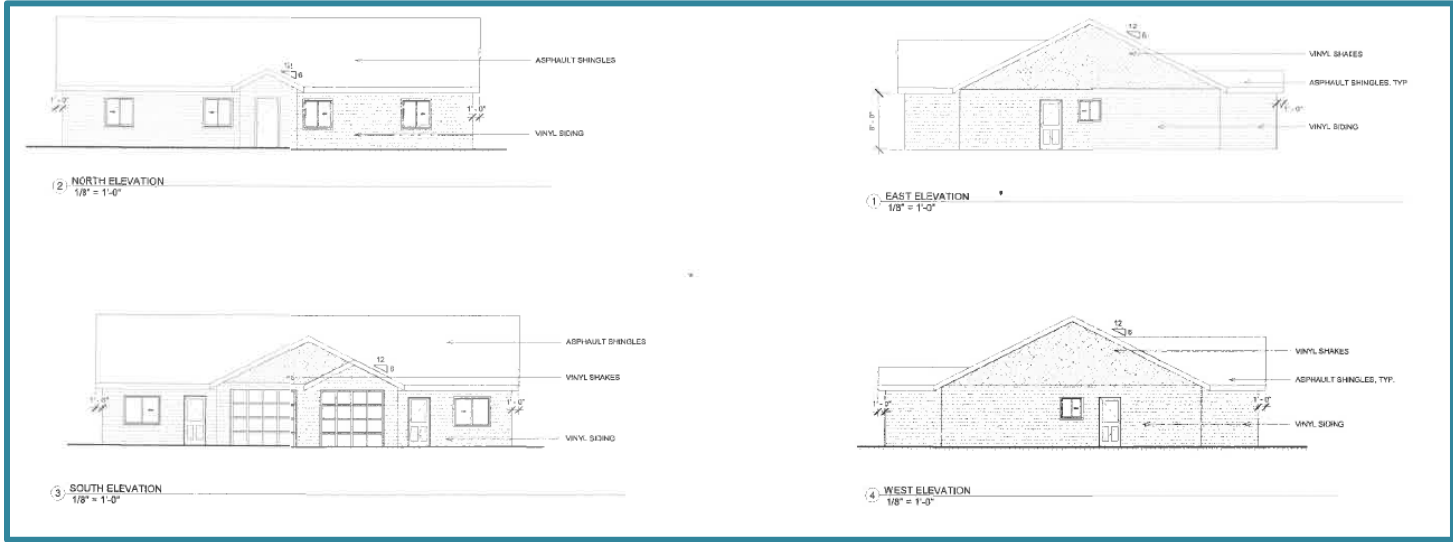
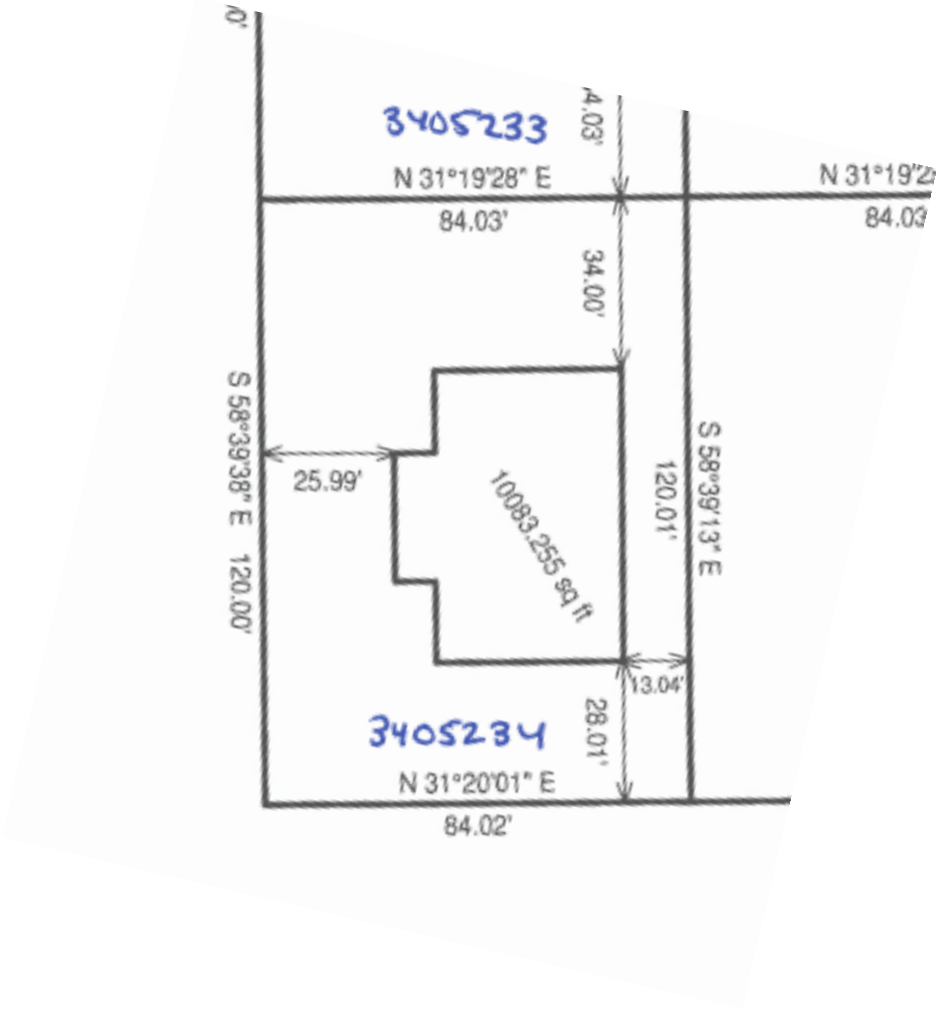


Background

The Rapids Rediscovered Grant Program was created to encourage investment and construction of new homes in transitional neighborhoods. The objectives include creating new quality housing stock, removing blight, and strengthening neighborhoods. The applicant is proposing construction a multi-family two-unit duplex with attached garages, dimensional standards to be approved by the Community Development Department and described in Chapter 11 – Zoning here:

<p>3.03 Multi-family, 2 units</p>	<p>Description: A building containing 2 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium. The term includes various construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. (Sometimes referred to as duplex.)</p> <p>Vehicle Parking: 1 space for each dwelling unit</p> <p>Supplemental Standards:</p> <p>(a) Number of principal buildings per parcel. No more than one 2-unit multi-family building shall occupy any single parcel of land.</p> <p>(b) Design and construction. A 2-unit multi-family building shall meet the design and construction standards for a single-family dwelling.</p> <p>(c) Garage required. A one-car garage containing at least 200 square feet shall be built for each dwelling unit at the same time the 2-unit multi-family building is being constructed. Such garage may be attached or detached.</p>	
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© Civic Webware



The Rapids Rediscovered Program Grant includes the following requirements:

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A complete application shall include the following items:

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An application and plans have been submitted. The project is expected to be complete in spring of 2024. The builder owns the property, and all financial documentation has been received.

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Design elements of importance include exterior materials, façade presentation and alignment, architectural elements, lot landscaping, and interior functionality. Chosen designs should blend with and enhance the surrounding neighborhood. All projects must meet the minimum standards found within the City's Zoning Code.

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Community Development
Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Project Team Information

Property Purchaser: Rc Rapids Central LLC

Name of Builder: Ruesch Companies

Builder Contact Person: Shane Ruesch

Builder Address: 2221 Oak St. Wisconsin Rapids, 54494

Builder Phone & Email: 715-451-0443-Shane@rueschcompanies.com

Name of Lender: Paper City Savings

Lender Contact Person: Matt Edwards

Lender Phone & Email: 715-422-1819 medwards@papercitysavings.com

Project Information

Property Address of Project: Parcel 3405234

Purchase Price of Property: \$1666.67 (vacant lot 9 lots for \$15,000)

Type of Home Planned: 1 Story 1½ Story 2 Story Duplex

Number of Finished Bedrooms: Four (2/side)

Number of Finished Bathrooms: Two (1/side)

Number of Garage Stalls: Two (1/side)

Finished Square Footage: 1634 (est. 817/side)

Total Square Footage: 2050 (est 1025/side)

Estimated Value Upon Completion: \$150,000

Estimated Closing Date: Purchased lots on 6/27/23

Estimated Start of Construction: Fall 2023

Estimated Project Completion: Spring 2024



Community Development
 Department
 444 West Grand Avenue
 Wisconsin Rapids, WI 54495

RAPIDS REDISCOVERED – A NEW HOUSING INVESTMENT PROGRAM

Required Application Materials Checklist

Complete	Incomplete	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of Proposed Purchase Agreement or Proof of Ownership
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plans (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan (one copy, to scale 11" x 17" and digital version)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material List
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Timeline
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signed Contract Between Builder and Buyer (if applicable) <i>Builder + Buyer same person.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Financial Capability Statement from Lender

All 5 Buildings

Project Materials

No basement- slab on grade

Stick build

Vinyl windows

Vinyl siding

Shingled

Insulated garage doors with opener

Drywall

Vinyl plank flooring

Laminate countertops

Fiberglass tub/showers

Concrete driveway

Estimated Construction Schedule

September/October- Excavation and foundations, Driveways

November/December- Stick Frame/Shingle/Windows

January/ February- Subs: Electric, Plumbing, HVAC, Insulation, Drywall

March/April: Finishings- Flooring, Cabinets, Door, Trim, Finish Electric, Plumbing, HVAC

May: Occupancy

Estimated Value

\$150,000/ Building

5 Buildings (3rd st) = \$750,000

1 Building (Gardner)= \$150,000

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
 Adopted 05-01-2015

File No./Escrow No.: 17066
Print Date & Time: 06/26/2023 09:49 AM
Officer/Escrow Officer:

Wood County Title LLC
ALTA ID: 1136018
2811 8th St. S. Suite 30
Wisconsin Rapids, WI 54494

Settlement Location:
 2811 8th St. S. Suite 30, Wisconsin Rapids, WI 54494

Property Address: 1610 3rd St N, Wisconsin Rapids, WI 54494
Buyer: RC Rapids Central LLC
Seller: Michael T. Flick
Lender:

Settlement Date: 6/27/2023
Disbursement Date: 6/27/2023
Additional dates per state requirements:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$15,000.00	
Prorations/Adjustments		
City/Town Taxes from 1/1/2023 to 6/27/2023		\$210.85
Government Recording and Transfer Charges		
Recording Fees (Deed) to Wood County Register of Deeds	\$30.00	
Miscellaneous		
eRecording Fee to WOOD COUNTY TITLE, LLC	\$5.00	

	Debit	Credit
Subtotals	\$15,035.00	\$210.85
Due From Borrower		\$14,824.15
Due To Seller		
Totals	\$15,035.00	\$15,035.00

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-2003
WARRANTY DEED

Document Name

THIS DEED made between Michael T. Flick ("Grantor," whether one or more) and RC Rapids Central LLC, a Wisconsin Limited Liability Company ("Grantee," whether one or more),

Grantor, for valuable consideration conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Wood County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Legal Description

RETURN TO

Wood County Title, LLC
2811 8th St S Ste 30
Wisconsin Rapids, WI 54494

17066

Tax Parcel No: 3405230;3405231; 3405232;
3405233; 3405234; 3405235; 3405236;
3405237; 3405238

This is not homestead property.
(is)(is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing and will warrant and defend the same.

Dated this 27 day of June, 2023.

(SEAL)
*

M.T. Flick

(SEAL)
*

(SEAL)
*

(SEAL)
*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

authenticated this _____ day of _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Paul E. Duerst
Attorney at Law

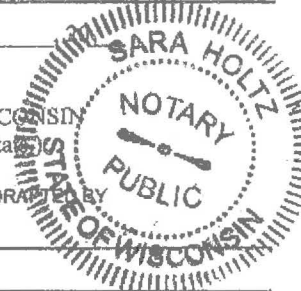
STATE OF WISCONSIN

Wood County

ss.

Personally came before me this 27 day of June, 2023 the above named Michael T. Flick to be the person() who executed the foregoing instrument and acknowledge the same.

Sara Holtz
*Sara Holtz
Notary Public State of Wisconsin,
My Commission (is permanent) expires: 2/26/25



*Type name below signature.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM, ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

Legal Description

Parcel 1:

Lot seven (7) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 2:

Lot eight (8) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 3:

Lot nine (9) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 4:

Lot ten (10) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 5:

Lot eleven (11) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 6:

Lot twelve (12) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 7:

Lot thirteen (13) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 8:

Lot fourteen (14) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Parcel 9:

Lot fifteen (15) of Block six (6) of Ranch Acres, Parmeter's Third Addition, City of Wisconsin Rapids, Wood County, Wisconsin.



Wood County Land Information Office

Author: Wood County Land Information Office

Date Printed: 8/28/2023 1:08 PM

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.



August 28th, 2023

Shane & Michaela Ruesch

Re: Loan Pre-Approval Letter

Dear Shane & Michaela:

We are pleased to inform you that Paper City Savings Association has pre-approved you for a possible loan request to construct six duplexes in Wisconsin Rapids, WI. Your credit, income, assets, and liabilities as reported on the information you submitted to Paper City Savings Association are within Paper City Savings Association's guidelines for a future loan approval.

This is a pre-approval and not a formal loan approval. Loan approval would have to be granted upon a complete underwriting and final loan approval by the bank. This may then be evidenced by a formal commitment letter and satisfaction of the following conditions:

1. Final verification of the application information which evidences no meaningful change in financial position.
2. Satisfactory appraisal of the property at or above the lower of purchase price or cost.
3. Verification of sufficient funds for down payment, closing costs and reserves using acceptable source of funds.
4. Acceptable title insurance commitment.
5. Acceptable property insurance binder, prior to signing of the final loan documents.
6. Acceptable review of property operating statements, rent rolls, any environmental, structural, and other due diligence items.
7. Customer remaining in good standing with the bank.

This pre-approval letter is valid for sixty (60) days. We thank you for your continued business and look forward to working with you in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Edwards", is written over a thin horizontal line.

Matt Edwards
Commercial Banker



- SHEET INDEX:**
- A001 - FOUNDATION PLAN
 - A101 - FLOOR PLAN AND SCHEDULES
 - A102 - ROOF PLAN
 - A103 - EXTERIOR ELEVATIONS AND SECTIONS

www.ruesch.com/ncvll

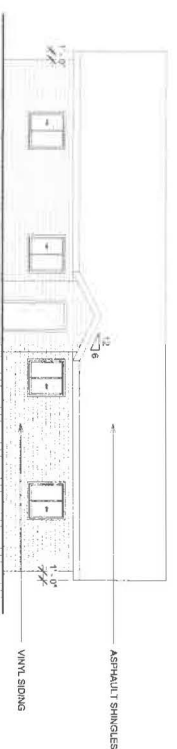
NICOLETTE BREHM DESIGN
MENOMONIE, WI
 612-325-3241
 NRMORGAN8@GMAIL.COM

No.	Description	Date

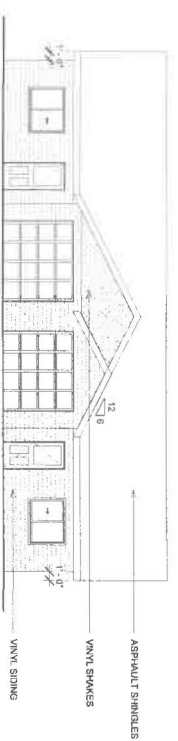
RUESCH COMPANIES
NARROW DUPLEX
COVER SHEET

Project Number _____ Project Number _____
 Date 1/4/22
 Drawn By NRB
 Checked By NRB

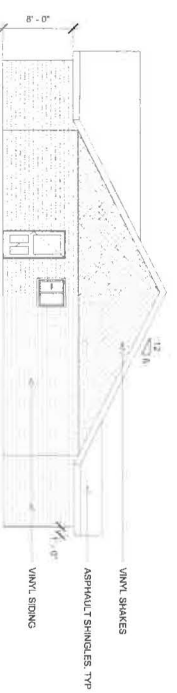
Scale
A000



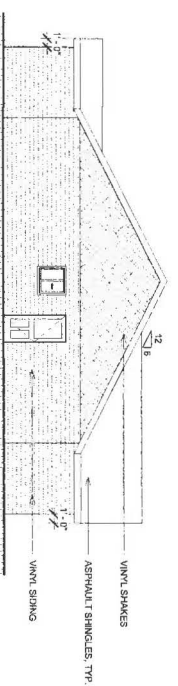
2. NORTH ELEVATION
1/8" = 1'-0"



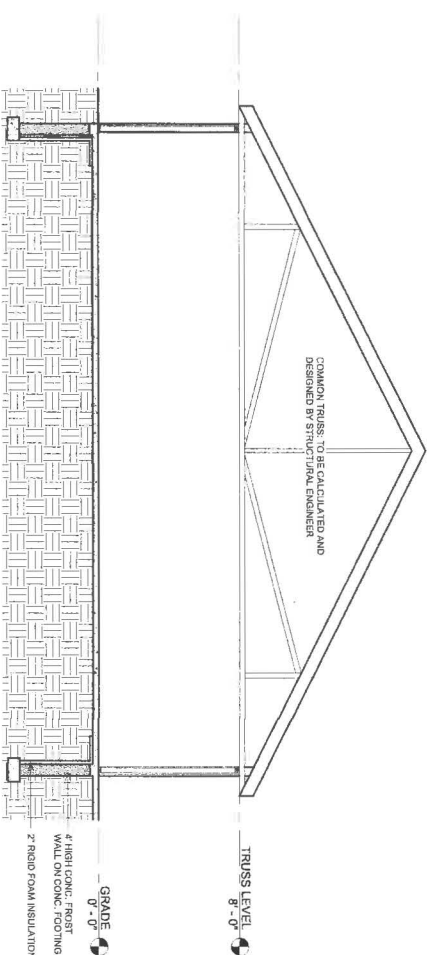
3. SOUTH ELEVATION
1/8" = 1'-0"



1. EAST ELEVATION
1/8" = 1'-0"



4. WEST ELEVATION
1/8" = 1'-0"



5. TYPICAL BUILDING SECTION
1/4" = 1'-0"

www.aibidsak.com/hvll

NICOLETTE BREHM DESIGN
MEMONONIE, WI
612-325-3241
NRMORGAN8@GMAIL.COM

No.	Description	Date

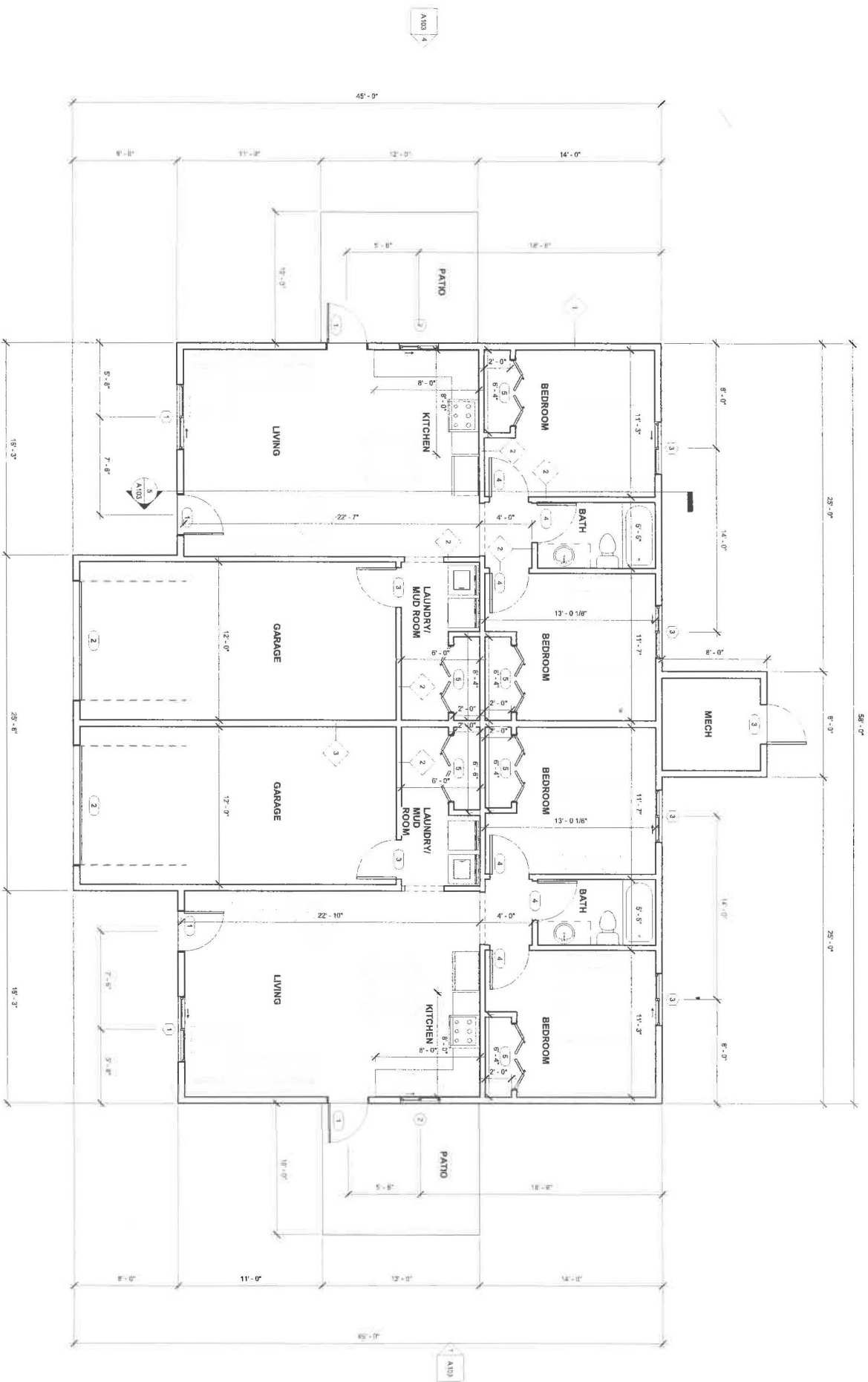
RUESCH
COMPANIES
NARROW DUPLEX

EXTERIOR
ELEVATIONS AND
SECTIONS

Project Number
1/4/22
Date
1/4/22
Author
Checked By
Checker

A103

Scale
As indicated



WALL TYPES

- 1 TYPICAL EXTERIOR WALL - 2X4 STUD HORIZONTAL, PLYWOOD GYP BOARD ON INTERIOR SIDE, STEEL ON EXTERIOR
- 2 TYPICAL INTERIOR WALL - 2X4 FRAMING WITH GYP BOARD ON BOTH SIDES
- 3 UNIT SEPARATION WALL - DOUBLE 2X4 WALL WITH GYP BOARD ON BOTH SIDES EXTEND TO UNDERSIDE OF ROOF

Door Schedule			
Mark	Description	Width	Height / Count
1	EXTERIOR ENTRY DOOR	3'-0"	7'-0" / 4
2	OVERHEAD GARAGE DOOR	9'-0"	8'-0" / 2
3	EXTERIOR DOOR	3'-0"	7'-0" / 3
4	INTERIOR DOOR	3'-0"	7'-0" / 6
5	BIFOLD DOOR	5'-0"	7'-0" / 6

Window Schedule			
Type Mark	Description	Width	Height / Count
1	SLIDER	5'-0"	4'-0" / 2
2	SLIDER	3'-0"	3'-0" / 2
3	SLIDER	4'-0"	4'-0" / 4

www.address.com/veid

 NICOLETTE BREHM DESIGN
 MENOMONIE, WI
 612-325-3241
 NRMORGAN8@GMAIL.COM

No.	Description	Date

RUESCH COMPANIES
NARROW DUPLEX
FLOOR PLAN & SCHEDULES

Project Number: 1/4/22
 Date: 1/4/22
 Drawn By: Author
 Checked By: Checker

A101
 Scale: 1/4" = 1'-0"



**Community Development
Department**

City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495
Ph: (715) 421-8228

MEMO

To: Plan Commission

From: Kyle Kearns, Director of Community Development
Carrie Edmondson, Associate Planner

Date: September 25, 2023

RE: **23-000907; City of Wisconsin Rapids** – public hearing on a request to amend Chapter 11 – Zoning, specifically Appendix C, Zoning Districts and Dimensional Standards, modifying floor area requirements for residential districts.

Appendix C of the City's Zoning Ordinance (Chapter 11), regulates minimum dwelling size for homes and apartments. The table below summarizes the requirements for the residential districts.

Districts	Residential Floor Area, Minimum
Rural Residential (RR)	900 square feet on ground floor and total floor area as follows: one bedroom, 1,000 square feet; two bedrooms, 1,100 square feet; three bedrooms, 1,200 square feet, four or more bedrooms, 1,400 square feet
Single-Family Residential (R-1)	900 square feet on ground floor and total floor area as follows: one bedroom, 1,000 square feet; two bedrooms, 1,100 square feet; three bedrooms, 1,200 square feet, four or more bedrooms, 1,400 square feet
Mixed Residential (R-2)	900 square feet on ground floor and total floor area as follows: one bedroom, 1,000 square feet; two bedrooms, 1,100 square feet; three bedrooms, 1,200 square feet, four or more bedrooms, 1,400 square feet
Multi-Family Medium Density Residential (R-3)	800 square feet for each dwelling unit
Multi-Family High Density Residential (R-4)	800 square feet for each dwelling unit

These minimum home/dwellings sizes are primarily to ensure that cohesive development occurs within existing and new neighborhoods and to encourage added value due to the required sizes. On the contrary, the minimums do not allow for tiny homes, reduced sizes for duplexes, or efficiency apartments. For example, single and two family homes are permitted in the R-2 District, which is the majority of residential property in the community, and the code requires a duplex double the size of new single-family home. With multiple garages, the duplex

would be noticeably different within the neighborhood. Moreover, with much of our construction opportunity existing within infill areas of the City, or on existing small lots, meeting the above standards can prove to be difficult. If a 1,200 square foot home (plus garage), is required on an infill lot in an existing neighborhood predominately constructed of foursquare architectural homes, it may not blend well given its size.

Many communities have reduced or removed dwelling size standards to accommodate the shift to construct smaller homes and apartments. Below is a list of example communities in Wisconsin.

Municipality	Minimum Residential Floor Area
City of Stevens Point	900 square feet per unit (all R districts)
City of Waupaca	450 square feet both 1 and 2 family dwellings (all R districts)
City of Wausau	800 square feet (all R districts)
City of Beloit	1000 square feet (all R districts)
City of Janesville	800 square feet (all R districts)
City of Sheboygan	960 square feet 24 feet x 40 feet minimum dwelling core dimensions)
City of Delevan	1,200 square feet SFR 1,000 square feet duplex
Village of Jackson	1,200 square feet 1 story 1,800 square feet 2 story 1,000 square feet must be on first floor

While the above numbers differ significantly, know that some communities also do not regulate minimum dwelling size at all. To accommodate the change in the housing market and desire for smaller units, staff is recommending the following changes to the residential districts.

Districts	Residential Floor Area, Minimum
Rural Residential (RR)	1000 square feet, minimum
Single-Family Residential (R-1)	900 square feet, minimum
Mixed Residential (R-2)	900 square feet, minimum; 800 square feet for duplex per unit
Multi-Family Medium Density Residential (R-3)	700 square feet for each dwelling unit; 600 for efficiency
Multi-Family High Density Residential (R-4)	700 square feet for each dwelling unit; 600 for efficiency