

## PLANNING COMMISSION MEETING

December 4, 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, December 4, 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](http://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 the November 6, 2023, Planning Commission meeting
2. **23-001108; Badger Land Survey, LLC.** – request for a Certified Survey Map to create one lot from two lots addressed at 1212 Snyder Street (Parcel ID 3409102) and 1220 Snyder Street (Parcel ID 3409100)
3. **23-001067; John Kastner** – public hearing and action on a request for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a Commercial land use classification to an Industrial land use classification
4. **23-001067; John Kastner** – public hearing and action on a request for a zoning map amendment, specifically to rezone a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a R-2 Mixed Residential District to an M-1 General Industrial District (approx. 9.897 acres)
5. **23-001092; Howald, LLC. – Tweet Garot Mechanical, Inc.** - request for Site

Plan Review to perform site improvements at 2810 Jefferson Street (Parcel ID 3400696)

6. Discussion on Zoning Ordinance changes to simplify the review process for certain requests, developments, and uses – no action
7. Discussion on Zoning Ordinance change for mobile vendors to operate in residential zoning districts – no action
8. Discussion on downtown planning initiatives – no action
9. 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: Friday, November 3, 2023

## NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Common Council will hold a **Public Hearing on Monday, December 4, 2023, at 6:00 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 provide comments prior the hearing by contacting the Community Development Department at 715-421-8228 or [CommunityDevelopment@wirapids.org](mailto:CommunityDevelopment@wirapids.org). The following items will be heard and possibly acted on:

1. Public hearing and action on a request from John Kastner for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a Commercial land use classification to an Industrial Land Use land use classification.

Further details regarding the specific request 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

PUBLISH: November 17 and 24<sup>th</sup>, 2023

## NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Common Council will hold a **Public Hearing on Monday, December 4, 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 provide comments prior to the hearing by contacting the Community Development Department at 715-421-8228 or [CommunityDevelopment@wirapids.org](mailto:CommunityDevelopment@wirapids.org). The following items will be heard and possibly acted on:

1. Public hearing and action on a request from John Kastner for a zoning map amendment, specifically to rezone a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a R-2 Mixed Residential District to an M-1 General Industrial District (approx. 9.897 acres).

Further details regarding the specific request 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: November 6, 2023

Report #1

The Planning Commission met at 4:00 p.m. on November 6, 2023 in the Council Chambers at City Hall. It was also streamed live on the City of Wisconsin Rapids Facebook page and broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. Members present included Chairperson Shane Blaser, Ryan Austin, Jeff Marutz, Lee Thao, Ben Goodreau, Thad Kubisiak and Eric Daven. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach and others as listed on the meeting sign-in sheet.

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

1. Approval of the reports from the October 2, 2023, and October 18, 2023 Planning Commission meetings.

Motion by Austin to approve the reports from the October 2, 2023, and October 18, 2023 Planning Commission meetings; second by Goodreau.

Motion carried (7 – 0)

2. **23-000969; Kwik Trip Inc.** - request for a Site Plan and Architectural Review to construct a façade improvement, commercial building addition and associated site improvements at 2520 West Grand Avenue (Parcel ID 3401290).

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

Ben Goodreau asked questions about the truck flow path and signage, to which Scott Zietlow replied.

Motion by Goodreau to approve the request for a Site Plan and Architectural Review to construct a façade improvement, commercial building addition and associated site improvements at 2520 West Grand Avenue (Parcel ID 3401290), subject to the following conditions:

1. The exterior materials of the building addition shall be consistent with the new principal building façade.
2. A revised landscape plan shall be submitted and approved by Community Development Department staff.
3. Applicable permits through the City shall be obtained, including those applicable for fences, asphalt, and work in the public right-of-way.
4. Per Chapter 6 of the City's Municipal Code/Ordinance, Kwik Trip shall be required to install, or at a minimum investigate the feasibility of installing, new five foot concrete sidewalk (with maximum 2% cross-slope) from the existing sidewalk along West Grand Avenue, north approximately 170 feet to existing sidewalk along 25th Avenue.
5. Community Development Department staff shall have the authority to approve minor modifications to the plans.

Second by Blaser.

Motion carried (7 – 0)

3. **23-001021; Dennis Eron** – request for a Site Plan and Architectural Review to construct a commercial building addition and associated site improvements at 710 Ruby Avenue (Parcel ID 3414178).

Ms. Edmondson provided a review of the request; approval was recommended with the conditions outlined in the staff report.

Motion by Austin to approve the request for a Site Plan and Architectural Review to construct a commercial building addition and associated site improvements at 710 Ruby Avenue (Parcel ID 3414178), subject to the following conditions:

1. The exterior materials of the building addition shall match the design and color of the existing building.
2. Wall mounted lighting must meet the standards as outlined in Chapter – 11 Zoning, Article 18 – Outdoor Lighting.
3. Applicable permits through the City shall be obtained, including those applicable for fences and building construction.
4. The existing gravel drive must be paved, and the applicable Asphalt and Right-of-Way permits must be obtained.
5. A revised landscape plan must be submitted to and approved by the Community Development Department.
6. Community Development Department staff shall have the authority to approve minor modifications to the plans.

Second by Marutz.

Motion carried (7 – 0)

4. **23-001023; Metcalf Lumber** – request for a Site Plan and Architectural Review to construct an accessory building at 750 West Grand Avenue (Parcel ID 3401910).

Carrie Edmondson provided a synopsis of the request and approval was recommended with the conditions in the staff report.

Motion by Daven to approve the request for a Site Plan and Architectural Review to construct an accessory building at 750 West Grand Avenue (Parcel ID 3401910), subject to the following conditions:

1. The exterior materials of the building shall match the design and color of the principal building.
2. Applicable permits through the City shall be obtained.
3. Community Development Department staff shall have the authority to approve minor modifications to the plans.

Second by Austin

Motion carried (7 – 0)

5. Adjourn

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

Motion carried (7 – 0)

Meeting adjourned at 4:14 p.m.

Respectfully Submitted by Erika Esser, Secretary



**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, Community Development Director  
Carrie Edmondson, Associate Planner  
Date: 11/23/2023  
Subject: **23-001108; Badger Land Survey, LLC.** – request for a Certified Survey Map to create one lot from two lots addressed at 1212 Snyder Street (Parcel ID 3409102) and 1220 Snyder Street (Parcel ID 3409100).

The request from Badger Land Survey, LLC. is to create one lot from two under the same ownership at the request of the owner. The lot reconfiguration is reviewed and approved administratively, however there is a public land dedication required. The City's Official Street Map identifies Snyder Street and Daly Avenue both as Minor Collectors, which require a 66-foot right-of-way. Therefore, the Engineering Department has required eight feet of public land dedication along Snyder Street and 3.11 feet of public land dedication along Daly Avenue to bring the parcel to consistency with the Official Street Map. A vicinity map has been provided below showing the location of the existing lots. Staff would recommend approval of the requested CSM, including public land dedication to meet the required 66-foot right-of-way distances.

### Vicinity Map





CSM Review Application  
City of Wisconsin Rapids, Wisconsin

Community Development Department  
444 West Grand Avenue  
Wisconsin Rapids, WI 54495-2780  
Ph: (715) 421-8228

**Overview:** All certified survey maps shall be prepared in accordance with Sections 236.34 and 236.20(5)(a) of the Wisconsin Statutes, and Chapter 12 of the Revised Municipal Code of the City of Wisconsin Rapids. Certified survey maps shall be reviewed by the City Plan Commission within 40 days as described below.

(2) Any division of land other than a subdivision within the city or its extraterritorial plat approval jurisdiction, or which a plat has not been approved and recorded, shall be surveyed and a certified survey map of such division approved and recorded as required by Section 12.09 of this Municipal Code and the Wood County Land Subdivision Ordinance and Chapter 236, Wisconsin Statutes. (MC#1000)

The provisions of this section shall not apply to:

- (a) Transfers of interests in land by will or pursuant to court order.
- (b) Leases for a term not to exceed 10 years, mortgages or easements.
- (c) Combining of two or more adjacent, previously surveyed parcels of land, under the same ownership, placed under one parcel number, for tax assessment purposes only. (MC#1000)

When it is proposed to divide land into two or more parcels, lots, outlots or building sites, or any combination thereof (not requiring a subdivision plat) any of which is five acres or less in size, or when it is proposed to divide a block, lot or outlot into more than two parcels or building sites within a recorded plat, or when it is proposed to combine previously surveyed and recorded parcels with other surveyed or unsurveyed parcels, the subdivider shall utilize a Certified Survey Map prepared in accordance with Section 236.34, Wisconsin Statutes, and this ordinance. In cases where lots are being created from a large tract of land, tracts over twenty acres in size need not be mapped. However, tracts of lands of five acres or less in size shall not be left as unplatted lands. Creation of land-locked parcels shall not be allowed.

**General instructions:** Complete this application and submit one copy along with the proposed Certified Survey Map to the Zoning Administrator for review. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>.

**Application fee:** \$50.00 plus \$10.00 per PC number of lots

**Application submittal deadline:** Applications may be submitted at any time, but are recommended to be submitted two weeks prior to a Plan Commission Meeting. The City Plan Commission meets regularly the first Monday of the month.

**OFFICE USE ONLY**

Application Number: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_ Fee Received By: \_\_\_\_\_ Date Received: \_\_\_\_\_

Parcel Number: 3409162 + 3409100 Property Address: \_\_\_\_\_

Property Owner / Applicant (circle)		Agent, if any
Name	BADGER LAND SURVEY, LLC	
Street address	2610 WEST GRAND AVE	
City, state, zip code	WISCONSIN RAPIDS, WI 54494	
Daytime telephone	715-424-5900	
E-mail address	kevin@badgerlandsurvey.com	

CSM Number (if any): \_\_\_\_\_

Description and reason for the proposed Certified Survey Map:

Combine 2 lots into 1



Zoning information (refer to <https://wisconsinrapids.zoninghub.com/zoningmap.aspx>)

- RR Rural Residential
- R-1 Single family Residential
- R-2 Mixed Residential
- R-3 Multi-family Medium Density Residential
- R-4 Multi-family High Density Residential

- R-8 Manufactured Home Park
- B-1 Downtown Commercial
- B-2 General Commercial
- B-3 Neighborhood Commercial
- B-5 Mixed Use Commercial

- M-1 General Industrial
- M-2 Heavy Industrial
- I-1 Institutional
- P-1 Park and Recreation
- C-1 Conservancy

**Applicant certification**

- 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 and/or Applicant:

Erin Whipple  
Name – print

Erin Whipple  
Name – Signature

1/9/23  
Date

\_\_\_\_\_  
Name – print

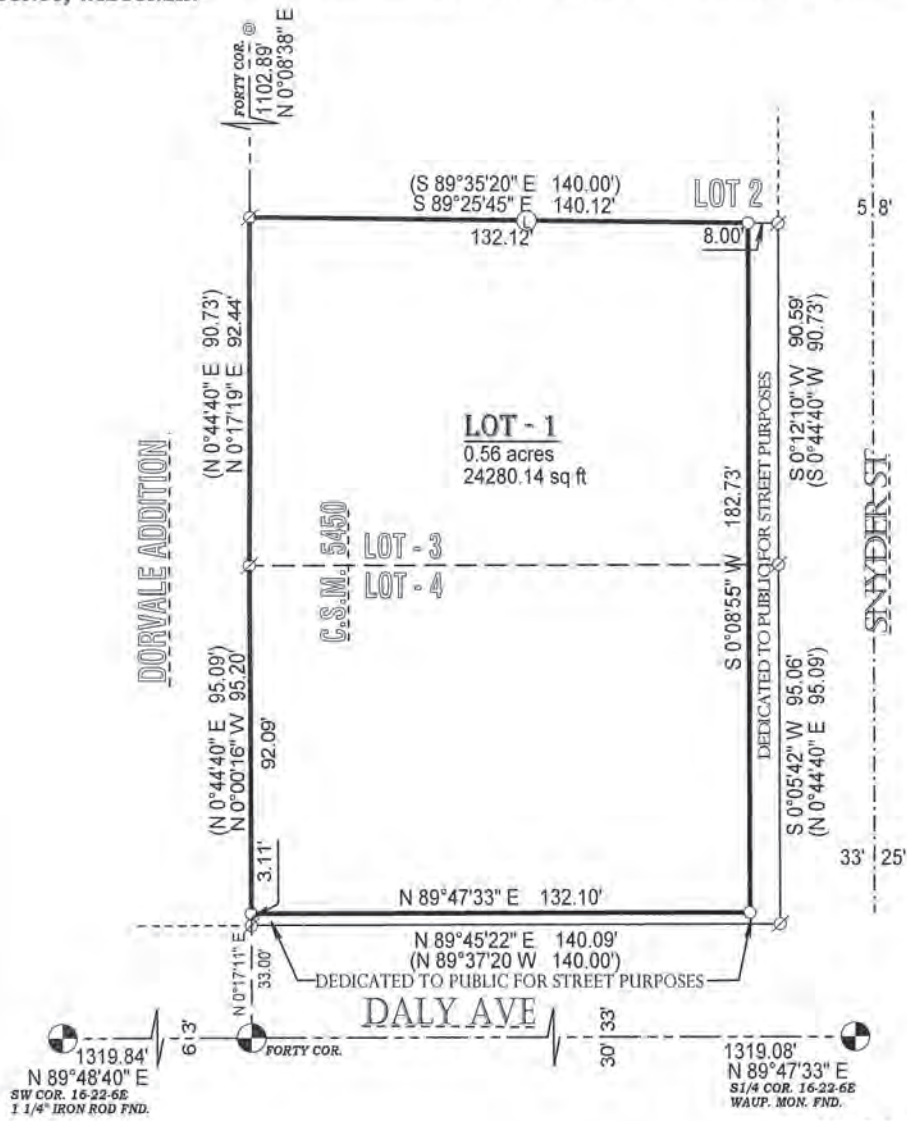
\_\_\_\_\_  
Name – Signature

\_\_\_\_\_  
Date

<p><b>BADGER - LAND SURVEY, LLC</b>                  2610 WEST GRAND AVE.                  WISCONSIN RAPIDS, WI 54495</p>	<p>PHONE: (715) 424 - 5900                  FAX: (715) 424 - 5901                  E-MAIL: bksurvey@wctc.net                  www.badgerlandsurvey.com</p>	<p>PREPARED FOR:  <b>TRAVIS TETZLAFF</b>                  1141 BAKER ST                  WISCONSIN RAPIDS WI 54494</p>
<p>© 2023, BADGER-LAND SURVEY, LLC</p>		<p>DRAWN BY: TV</p>
<p>IF THE SURVEYOR'S SEAL IS NOT REPRODUCED IN COLOR, THIS MAP IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION DOES NOT APPLY TO COPIES.</p>		
<p>JOB#: 60423A</p>		

**WOOD COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**BEING ALL OF LOT 3 AND LOT 4 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 5450, LOCATED IN PART OF THE SE 1/4 SW 1/4 OF SECTION 16, TOWNSHIP 22 NORTH, RANGE 6 EAST, CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN**



**SHEET 1 OF 2**

<p><b>BASIS FOR BEARINGS:</b>                  THE NORTH LINE OF LOT 3 ASSIGNED A BEARING OF S 89°25'45" E FOR THIS MAP.</p>	<p><b>SCALE: 1" = 50'</b></p> <p>0 25 50 100</p>
<p>∅ 1" IRON PIPE FOUND                  ⊙ WOODEN LATH                  ( ) RECORDED AS</p>	<p>SEAL</p> <p style="text-align: center;"><b>NORTH</b></p>
<p>This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.                  RESTRICTION - Soil evaluations have not been submitted, therefore, it is unknown if these lots created by this map meet the requirements of Wood County Private Sewage Systems Ordinance for private on-site waste treatment system.</p>	

# WOOD COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**BEING ALL OF LOT 3 AND LOT 4 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 5450, LOCATED IN PART OF THE SE1/4 SW1/4 OF SECTION 16, TOWNSHIP 22 NORTH, RANGE 6 EAST, CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN**

**SURVEYOR'S CERTIFICATE:**

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify:

That I have surveyed, divided, and mapped this Certified Survey Map being all of Lot 3 and Lot 4 of Wood County Certified Survey Map No. 5450, located in part of the SE1/4 SW1/4 of Section 16, Township 22 North, Range 6 East, City of Wisconsin Rapids, Wood County, Wisconsin, subject to right-of-ways, easements, restrictions, and reservations of record, IF ANY.

That I have made such survey at the direction of **TRAVIS TETZLAFF - OWNER**  
**1141 BAKER ST**  
**WISCONSIN RAPIDS WI 54494**

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the Wood County Subdivision Ordinance to the best of my knowledge and belief.

\_\_\_\_\_  
KEVIN M. WHIPPLE, P.L.S. 2444  
Drafted by: Erin Whipple  
Field Work Completed 6/8/23

**CERTIFICATE OF DEDICATION**

As owner, I hereby certify that I caused the land described on this survey to be surveyed, divided, mapped and dedicated as represented on this survey. I also hereby certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

CITY OF WISCONSIN RAPIDS, COMMON COUNCIL

Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
TRAVIS TETZLAFF (OWNER)

STATE OF WISCONSIN  
(WOOD COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public, WOOD County, Wisconsin  
My Commission expires \_\_\_\_\_

**COMMON COUNCIL RESOLUTION**

Resolved, that this CERTIFIED SURVEY MAP, located in the CITY OF WISCONSIN RAPIDS, is hereby approved by the COMMON COUNCIL of the CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN.

DATED \_\_\_\_\_ SIGNED \_\_\_\_\_  
(MAYOR)

I, hereby certify that the foregoing resolution was adopted by the COMMON COUNCIL of the CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN.

DATED \_\_\_\_\_ SIGNED \_\_\_\_\_  
(CITY CLERK)

There are no objections to this plat with respect to Chapter 12, Municipal Code, and amendments thereto.

Certified this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
PLANNING COMMISSION CITY OF WISCONSIN RAPIDS

\_\_\_\_\_  
Secretary \* City Engineer

# Administrative Staff Report

Matt Burow

Comprehensive Plan Amendment and  
Zoning Map Amendment

1501 24<sup>th</sup> Street South Lot 4

Plan Commission Review

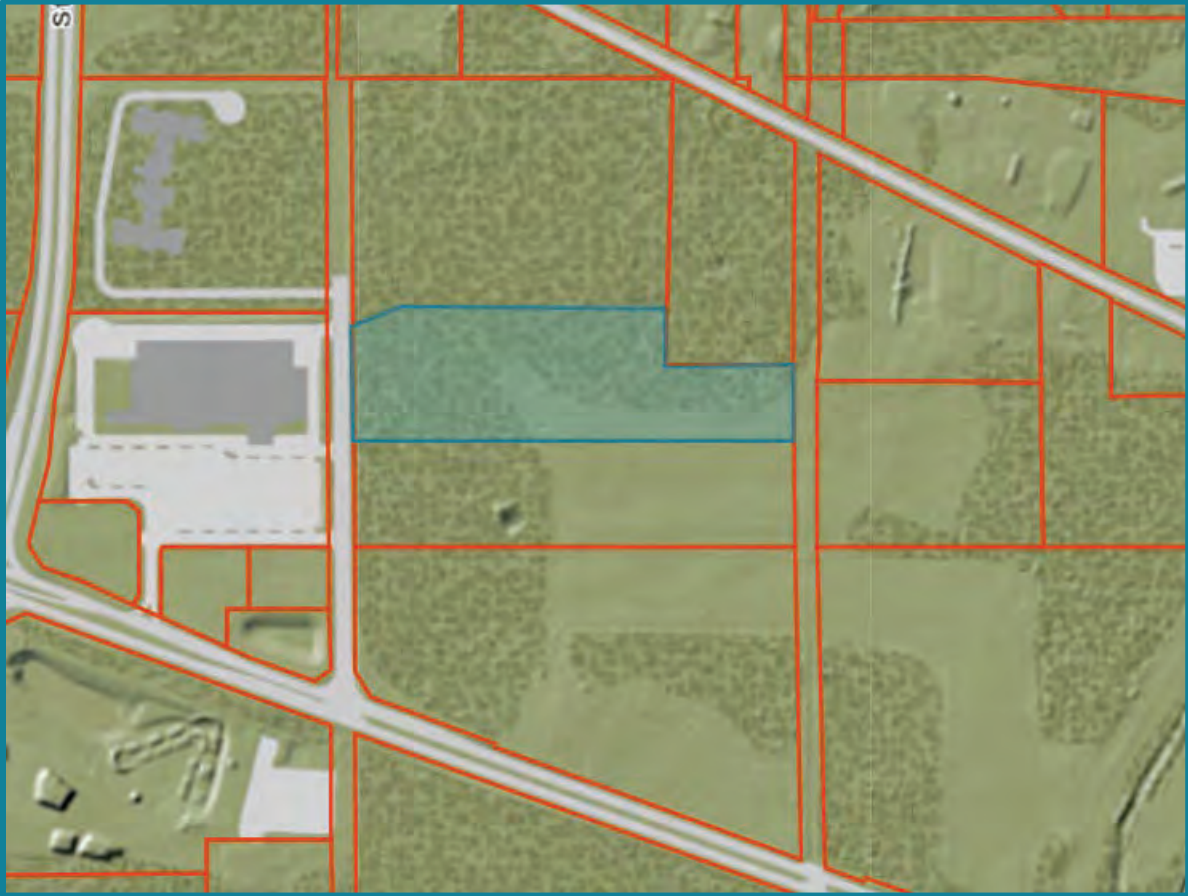
November 22, 2023



<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"> <li>• Matt Burow</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>• Kyle Kearns, Community Development Director</li> <li>• Carrie Edmondson, Associate Planner</li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>• 3409200 (a portion)</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>• Effective Frontage: 646.75 feet</li> <li>• Effective Depth: 890.60 feet</li> <li>• Square Footage: 541,266</li> <li>• Acreage: 12.43</li> </ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"> <li>• "R-2" Mixed Residential District</li> </ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"> <li>• District 8 - Bemke</li> </ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"> <li>• Commercial</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>• Vacant</li> </ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"> <li>• Chapter 11 - Zoning</li> </ul>	<p><b>Request</b></p> <p><b>23-001067; Matt Burow</b> – public hearing and action on a request for an amendment to the City’s Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a Commercial land use classification to an Industrial land use classification.</p> <p><b>23-001067; Matt Burow</b> - public hearing and action on a request for a zoning map amendment to rezone a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from Mixed Residential (R-2) District to General Industrial (M-1) District.</p> <p><b>Attachment(s)</b></p> <ol style="list-style-type: none"> <li>1. Application</li> <li>2. Plans</li> </ol> <p><b>Findings of Fact</b></p> <ol style="list-style-type: none"> <li>1. The property is currently identified to develop as Commercial in the Comprehensive Plan.</li> <li>2. A request has been made to change the future land use designation in the Comprehensive Plan to Industrial.</li> <li>3. A request has also been made to rezone the property from Mixed Residential (R-2) District to General Industrial (M-1) District.</li> <li>4. The Comprehensive Plan must be amended as the proposed Zoning Map Amendment would result in a conflict with the current future land use designation.</li> <li>5. The property is primarily surrounded by commercial and institutional uses.</li> </ol> <p><b>Staff Recommendation</b></p> <ol style="list-style-type: none"> <li>1. Deny the request to amend the City’s Comprehensive Plan to reclassify a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a Commercial land use classification to an Industrial land use classification on the future land use map of the Comprehensive Plan, subject to a new Certified Survey Map.</li> <li>2. Deny the request to rezone a portion 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from Mixed Residential (R-2) District to General Industrial (M-1) District, subject to a new Certified Survey Map.</li> </ol>
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### Vicinity Map

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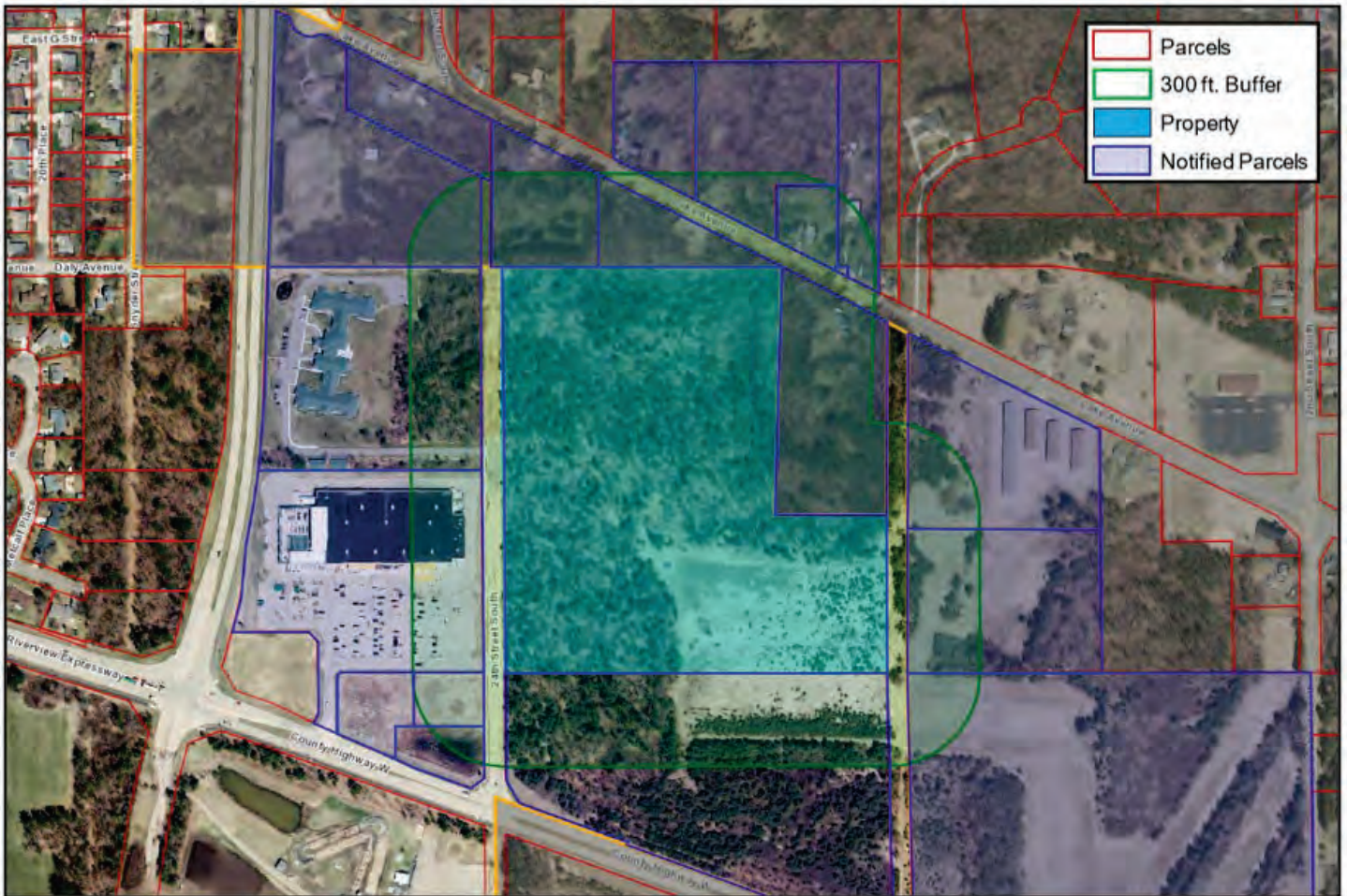


### Site Photos

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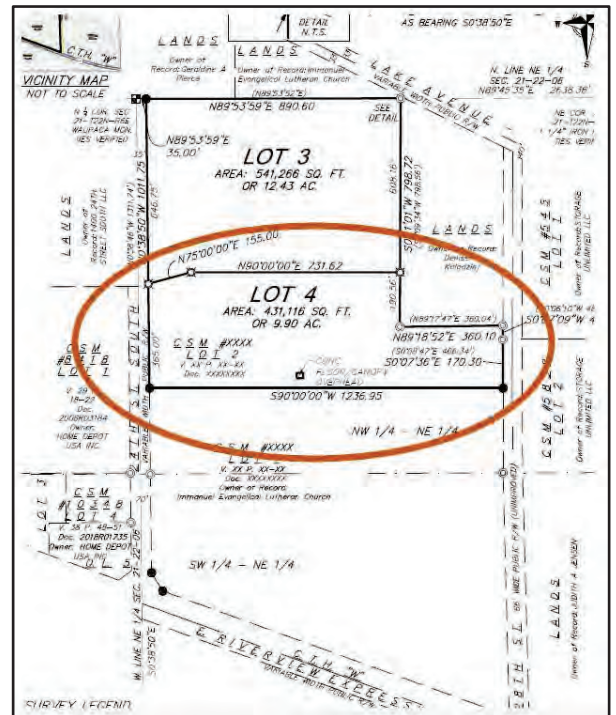


## Exhibit Map



## Background

The applicant is requesting to amend the City’s Comprehensive Plan Future Land Use Map (Map 7-2) to an Industrial land use designation and then rezone to the General Industrial (M-1) District for a portion of the parcel located at 1501 24<sup>th</sup> Street South. The City’s intent for this property has been generally identified as commercial for some time, likely due to the adjacency of a large retail location. However, the site has remained undeveloped until early 2023, when the Plan Commission and Common Council approved a Future Land Use Map Amendment to Government/Public/Institutional and Zoning Map Amendment to Institutional (I-1) District for the southern part of the property. This enabled construction to start on a worship facility and event center on the southern portion of this parcel. The portion to the north retained a Commercial land use designation on the Comprehensive Plan future land use map and Mixed-Use Residential (R-2) District zoning.



The subject lot is approximately 9.90 acres or 431,116 square feet. The site is adjacent to no other industrially zoned property. Standards of review are analyzed in greater detail below.

## Comprehensive Plan Amendment Review Standards

Staff has reviewed the request based on two criteria: (1) consistency with the Comprehensive Plan, and (2) whether the amendment is in the public interest. Below is an analysis of each criterion along with findings of fact relating to the property. Furthermore, Section 8.6 of the Comprehensive Plan, describing future land use categories is below.



### Comprehensive Plan – Chapter 7.2 (F)

#### F. Future Land Use

*A future land use plan displays the desired patterns of development and establishes the future intent of growth in the community. These areas are not intended as zoning but indicate the type of zoning that should prevail. Land use and zoning are similar, but they are not the same. Land use categories are more general, while zoning is much more detailed. Zoning is the legal tool to regulate specific land uses. Since the land use categories are generalized, it is possible that more than one zoning district would correspond to each of the categories. The city has a zoning code and related map that details the current zoning and requirements. As described in Table 9, ten basic future land use-planning categories were established for the future land use plan map. The single largest land area is designated for residential uses.*

#### Existing Designation:

**Commercial:** Areas for a wide range of commercial development, including retail sales, personal and professional services, and offices. This area may also include lands designated for environmental protection and compatible civic uses.

#### Proposed Designation:

**Industrial:** Areas for industrial development. This would include manufacturing, processing, and assembly facilities. This area may also include lands designated for environmental protection and compatible civic uses.

The table below outlines the surrounding zoning and existing land uses.

Direction	Zoning	Uses	Future Land Use Designation
North	R-2 Mixed Residential	Vacant	Commercial
South	Institutional (I-1) District	Worship Facility/Event Center (under construction)	Governmental/Public/Institutional
East	Town of Grand Rapids	Vacant/Personal Storage	Residential
West	B-2 General Commercial	Commercial Retail	Commercial

### 1. Is the proposed amendment in the public interest?

**Analysis:** The property exists within a largely undeveloped area on the eastern boundary of the City. There is a substantial commercial development directly west and it is reasonable to understand why in the past it was designated Commercial for future land use planning purposes. The property to the south of the parcel has recently been reclassified, rezoned, and is being developed as an institutional use to include a worship facility and event center.

**Findings:** Given the surrounding land use designations and uses, the Industrial future land use designation is inconsistent and may or may not be incompatible with surrounding uses depending upon how the property is developed. Industrial areas typically include larger sections of property that enable development to be adequately buffered from surrounding uses, such as those found within industrial parks. There are residential and commercial uses within relatively close proximity to this property. Additionally, the proposed Comprehensive Land Use Amendment would leave an approximate 12.43 acre parcel to the north to be a future land use designation of Commercial. Splitting these lots into two different land use designations may limit the ability of a desirable commercial or mixed-use development to occur on the remaining lot. If industrial use occurs, the public interest could be harmed especially to those adjacent properties within the vicinity, given the nature of the use related to noise, traffic, pollutants, etc. The way in which this parcel is developed will determine the level of impact to surrounding properties. Therefore, Industrial may not be the best classification.

### 2. Is the proposed amendment consistent with the remainder of the plan?

**Analysis:** The proposed amendment creates a land use designation for this parcel of Industrial rather than the previous designation of Commercial.

**Findings:** The Comprehensive Plan identifies several goals, objectives and policies that encourage economic development but discourage incompatible land uses:

*Chapter 6 Economic Development outlines the following:*

*Goal: 1. Maintain, diversity, and expand the economy*

*Objective: 2. Encourage the creation of new businesses*

*Policy: 12. Plan for an adequate supply of land for commercial and industrial needs.*

*14. Direct industrial development to areas with the infrastructure and services to support the development.*

*Chapter 7 Land Use outlines the following:*

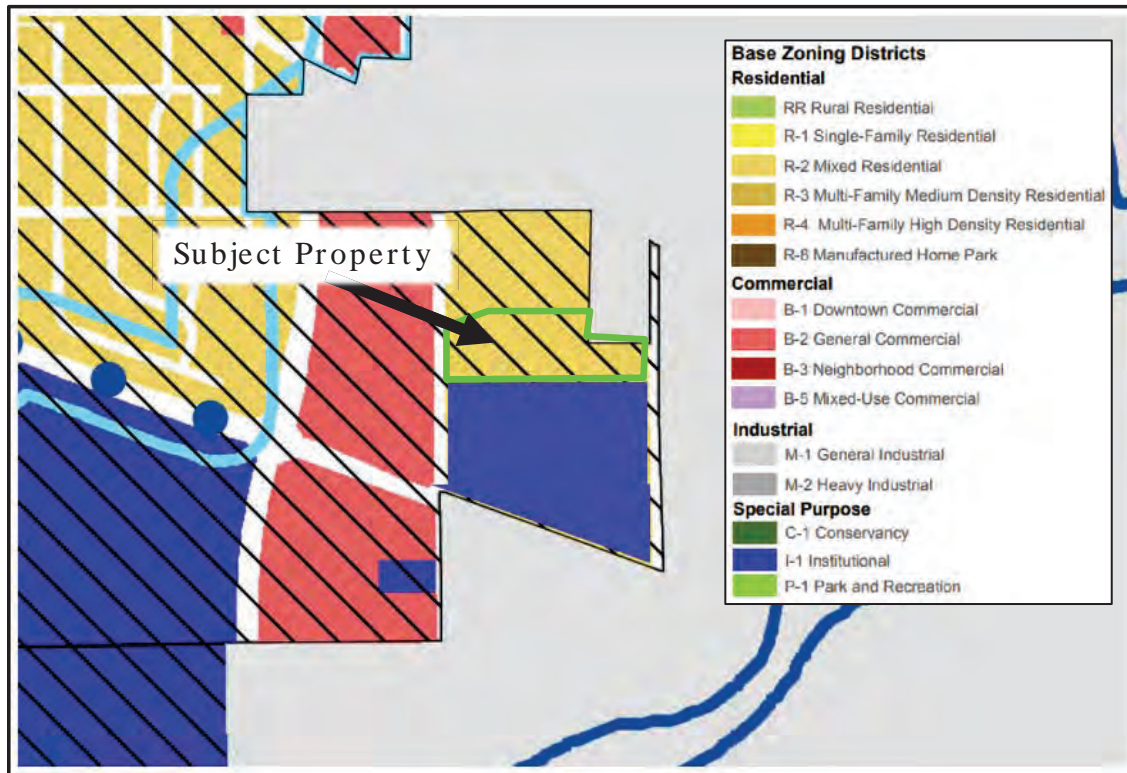
*Policy: 12. Prohibit incompatible land uses (e.g. high traffic generators, noisy or unaesthetic uses) from locating next to residential neighborhoods.*

As stated in the Comprehensive Plan, the proposed amendment to an industrial land use classification allows for manufacturing, processing, and assembly. Depending on the density and intensity of the proposed use the



proposed change in land use classification may not align with the remainder of the plan, as it would result in a small pocket of industrial between commercial, residential, and institutional which is uncommon for land use.

## Zoning Map Amendment Standards of Review



The existing and proposed zoning districts are described in greater detail below:

### Existing Zoning

**Mixed Residential “R-2” District:** This district is intended to accommodate single-family dwellings and duplex units along with compatible community and civic uses.

### Proposed Zoning

**General Industrial “M-1” District:** This district is intended to accommodate industrial, manufacturing, and storage where most of the activities are conducted within an enclosed building. Compatible community and civic uses are also allowed.

**Zoning map amendment.** If a proposed amendment would revise the zoning map, the Planning Commission in making its recommendation and the Common Council in making its decision shall consider the following factors:

- 1. whether the amendment is consistent with the City’s comprehensive plan, including future land use maps or similar maps;**

**Analysis:** The Comprehensive Plan future land use map is proposed to be amended as well. Currently the Comprehensive Plan indicates a future land use category of Commercial.

**Findings:** See the previous standards above regarding the proposed Comprehensive Plan amendment. A rezoning request to a General Manufacturing (M-1) District zoning classification would not be consistent with the current Comprehensive Plan unless the Comprehensive Plan is amended.

- 2. whether the amendment is consistent with other planning documents adopted by the Common Council;**

**Analysis:** The rezone is consistent with other planning documents adopted by the Common Council, relevant Municipal Code Chapters including Chapter 11 – Zoning, Comprehensive Outdoor Recreation Plan and the Sewer Service Area Plan. In addition, the property does not fall within any other pertinent overlay districts or planning area. It would meet the M-1 district dimensional requirements.

**Findings:** The amendment is consistent with other planning documents adopted by the Common Council. However, spot zoning occurs when a relatively small area is zoned for uses significantly different than those allowed in the surrounding area. However, if the zoning change is in the public interest, it is not considered spot zoning. History shows that we have strategically zoned our industrial parks (east and west), which consist of hundreds of acres of industrial property, as well as, the papermill area north of downtown. Moreover, these areas tend to exist on the periphery of the City, bounded by arterial streets which lessen the potential for incompatible uses.

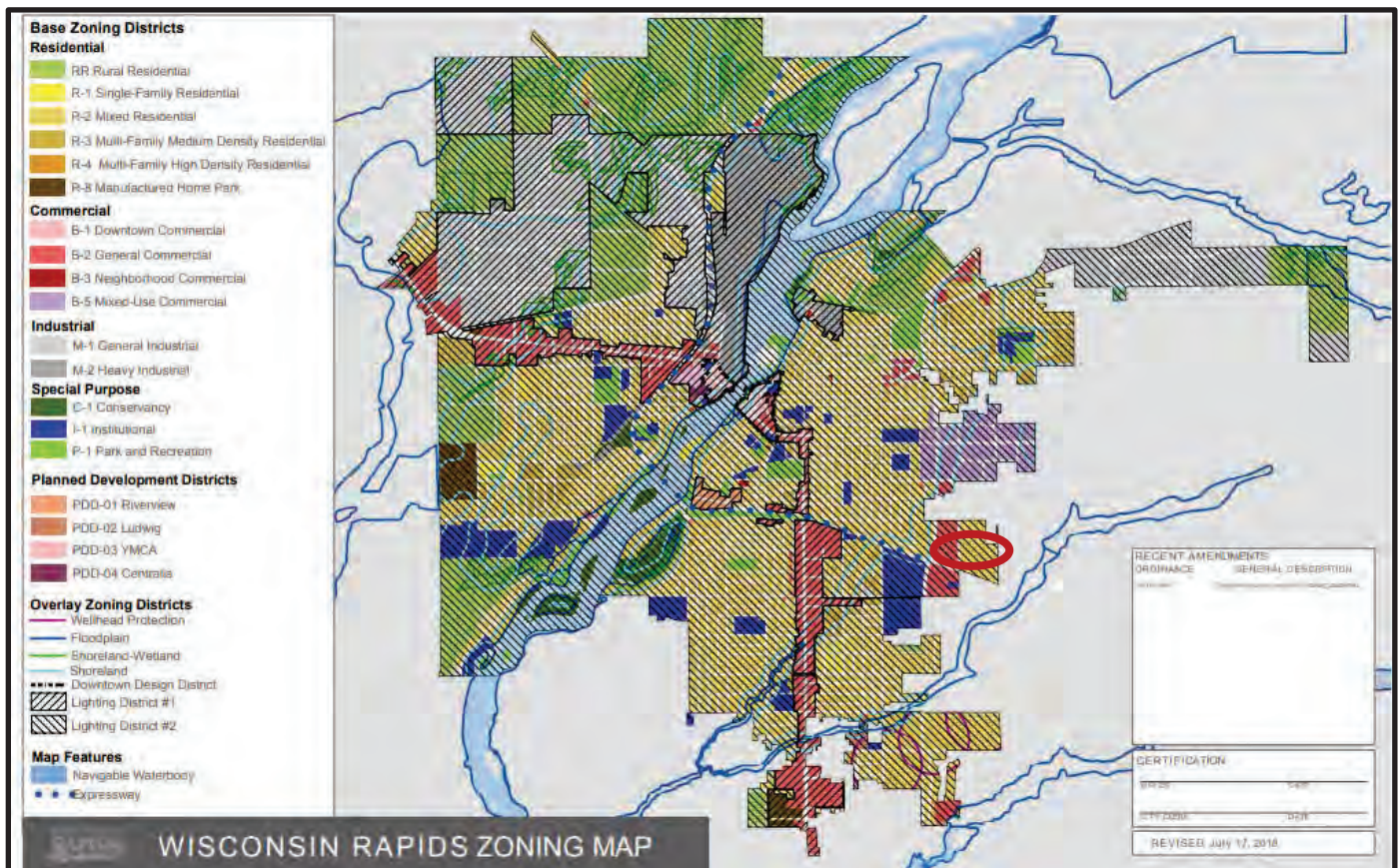
**3. the extent to which the amendment will or will likely increase or decrease the number of nonconforming uses and structures; and**

**Analysis:** The 9.9 acre parcel is vacant.

**Findings:** No buildings exist on the property, and the lot meets the requirements of the General Industrial (M-1) District. A certified survey map is being created concurrently to create the parcel and finalization will be required prior to the rezoning approval. No nonconformity exists.

**4. any other factor not specifically or generally listed, but deemed appropriate by the Planning Commission or Common Council given the particular circumstances.**

**Analysis:** The zoning map below shows zoning allocation throughout the City.



Industrial uses are usually concentrated within large tracts of land on the outer edges of the City. They are typically not scattered throughout the City. The sites often include manufacturing, warehouse, storage, and assembly businesses. They are not always well suited within close proximity of residential neighborhoods, institutional uses, and parks. For this reason, they are often located together on the outer City limits on large tracts of land that can accommodate buffers in the form of distance, landscaping, and screening. There are an abundance of industrially zoned sites available for development elsewhere in the City.

Therefore, staff is recommending denial of the Zoning Map Amendment from Mixed Residential (R-2) District to General Industrial (M-1) District and denial of the Comprehensive Plan Future Land Use Plan Amendment from a Commercial land use designation to an Industrial land use designation due to the analysis summarized above.



**Code Amendment**  
**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:** The Common Council adopted the City's zoning code, which consists of text and a zoning map. Both of these can be amended.

**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:** \$300.00 for zoning map (rezoning); \$300 for text amendment

**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 \_\_\_\_\_

Received By \_\_\_\_\_

Fee \_\_\_\_\_

Case # \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Plan Commission Date \_\_\_\_\_

**1. Applicant information**

Applicant name Matt Burow

Street address 833 E Michigan St, Ste 1000

City, state, zip code Milwaukee, Wisconsin, 53202

Daytime telephone number \_\_\_\_\_

Email matt@catalystbuilds.com

**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**

**Agent 2**

Name John Kastner

Company Vierbicher

Street address 600 W. Virginia St., Suite 601

City, state, zip code Milwaukee, WI, 53204

Daytime telephone number 262-408-5708

Email jkas@vierbicher.com

**3. Type of proposed amendment (check one or both)**

Map amendment Complete Part A and C

Text amendment Complete Part B and C

**Part A. Questions Related to Map Amendment**

**4. Subject property information**

Physical address Was 1501 24th St N, Lot 2 of CSM approved by City Council that is in process of being recorded

Parcel number(s) Was 3409200 before approved CSM

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 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. Proposed map amendment.** Select the general reason(s) why you believe the zoning classification should be changed and provide additional details.

- The zoning designation should be brought into conformity with the City's comprehensive plan.

With the understanding that the City Comprehensive Plan gets amended to reclassify the subject parcel from a commercial land to an industrial land use, a request for a zoning map amendment to rezone the subject parcel from R-2 to M-1 to match the amended Comprehensive Plan land use

- A mapping error was made on the official zoning map.

Other

Request for an amendment to the City's Comprehensive Plan, to reclassify the subject parcel from a commercial land use to an industrial land use

7. Consistency with zoning requirements

Are there any buildings on the subject property?

No

Yes

If yes, please describe each and state whether it is consistent with the proposed zoning classification.

- 1. ~430 SF concrete slab with wood overhead canopy - consistent w/ proposed zoning
- 2.
- 3.
- 4.

Are there any existing land uses on the subject property?

No – Land is vacant / undeveloped

Yes

If yes, please describe each, including conditional uses, and state whether it is consistent with the proposed zoning classification.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Does the size of the subject property comply with the minimum lot size of the proposed zoning district?

No

Yes

If no, describe why you believe the map amendment should be made in spite of this.

[Empty text box for response]

Has the City approved a variance or special exception for the subject property?

No  
 Yes

If yes, provide the year of issuance and a short description of each one.

1.  
2.  
3.  
4.

**Part B. Questions Related to Text Amendment**

8. **Proposed text amendment.** For each proposed text amendment, identify the section number (e.g., 7-444) to be revised and describe the proposed change and the reason(s) why you believe the change should be made.

Section number	Proposed change	Justification
1.		
2.		
3.		
4.		

**Part C.**

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

EXISTING VS PROPOSED LOT DIVISION EXHIBIT

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

At the Plan Commission meeting, we are looking to address a few items concurrently, such as the Comprehensive Plan Amendment and Rezoning items as this application covers. The third item would be the Certified Survey Map approval for the new lot configuration that would define the areas of the Comprehensive Plan Amendment and Rezoning.

11. Mandatory meeting with staff

When did you meet with the Community Development Director?

9/20/2023

Month/year

12. 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:

Jonathan Blum  
 Name - print *Facility Administrator  
Immanuel*

*J. Blum*  
 Name - Signature

10/30/23  
 Date

\_\_\_\_\_  
Name - print

\_\_\_\_\_  
Name - Signature

\_\_\_\_\_  
Date

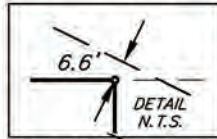


# WOOD COUNTY CERTIFIED SURVEY MAP No.

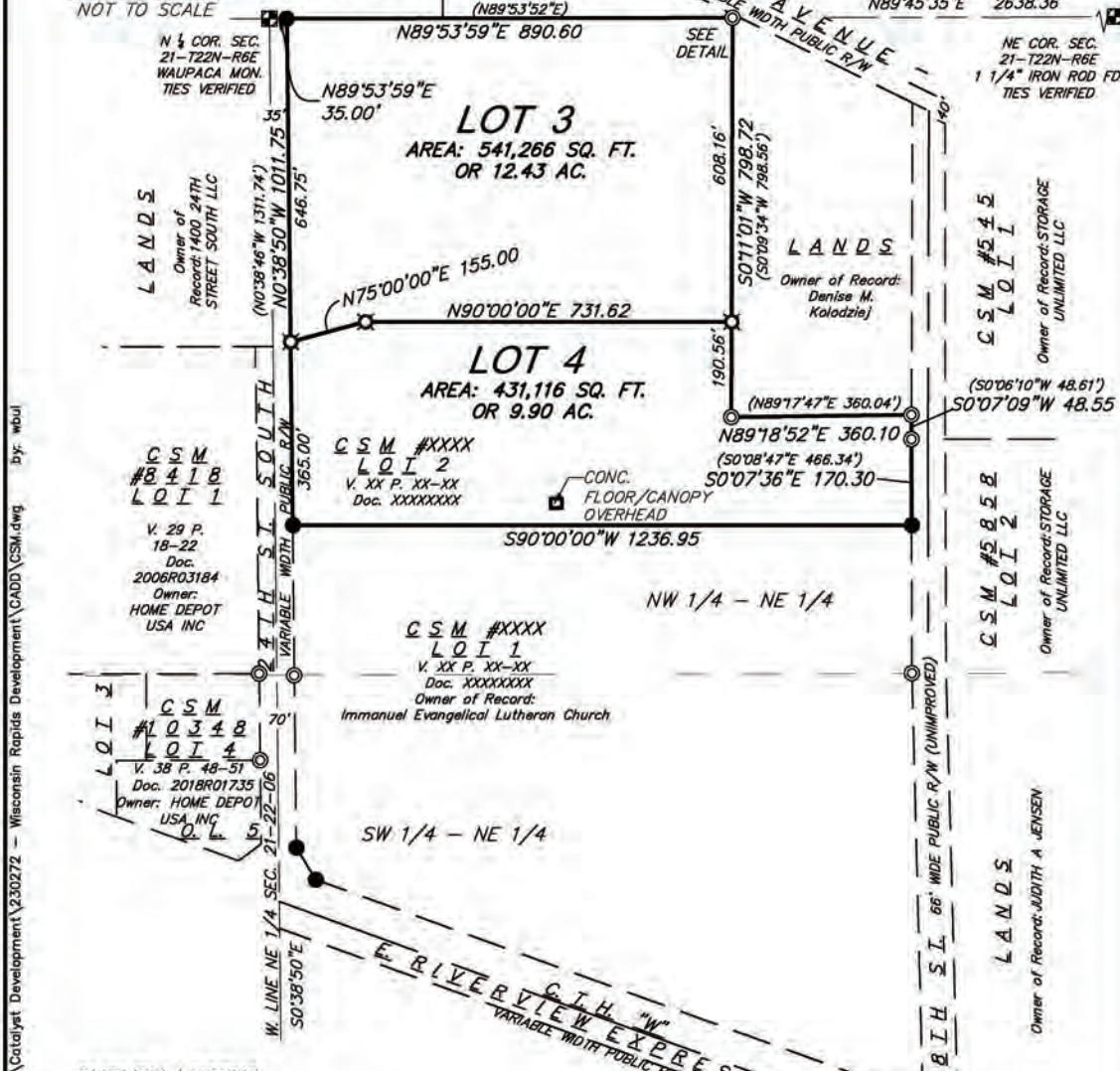
PART OF LOT 2, WOOD COUNTY CERTIFIED SURVEY MAP NO. XXXX, RECORDED IN VOLUME XX OF CERTIFIED SURVEY MAPS, ON PAGE XX, AS DOCUMENT NO. XXXXXXXX, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 6 EAST, IN THE CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN



VICINITY MAP  
NOT TO SCALE



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, WOOD COUNTY, THE WEST LINE OF THE NE 1/4 OF SECTION 21-22-06 MEASURED AS BEARING S0°38'50"E

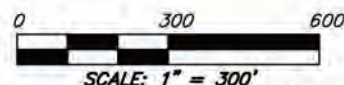


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**SURVEY LEGEND**

- PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND 1" ∅ IRON PIPE
- ⊗ SET 3/4" ∅ IRON ROD X 18" LONG MIN. WT. 1.5 LBS./LIN. FT.
- FOUND 3/4" ∅ IRON ROD

(S1°27'43"E, 868.82') RECORDED-AS DATA



**vierbicher**  
planners | engineers | advisors  
Phone: (800) 261-3898

FN: 220207  
DATE:  
REV:  
Drafted By: WBUL  
Checked By: SDJS

SURVEYED FOR:  
IMMANUEL EVANGELICAL  
LUTHERAN CHURCH  
111 11th STREET N  
WISCONSIN RAPIDS, WI  
54494

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 3**

**WOOD COUNTY CERTIFIED SURVEY MAP No.** \_\_\_\_\_

*PART OF LOT 2, WOOD COUNTY CERTIFIED SURVEY MAP NO. XXXX, RECORDED IN VOLUME XX OF CERTIFIED SURVEY MAPS, ON PAGE XX, AS DOCUMENT NO. XXXXXXXX, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 6 EAST, IN THE CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN*

**SURVEYOR'S CERTIFICATE**

*I, Scott Dischler, a professional land surveyor, certify that I have surveyed, divided, and mapped, all of Lot 2, Wood County Certified Survey Map No. XXXX, recorded in Volume XX of Certified Survey Maps, on Page XX, as Document No. XXXXXXXX, in the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 22 North, Range 6 East, in the City of Wisconsin Rapids, Wood County, Wisconsin, which is bounded and described as follows:*

*Commencing at the North 1/4 corner of said Section 21; thence N89°53'59"E, 35.00 feet to the east line of 24th Street South, and the northwest corner of said Lot 2 and to the Point of Beginning of this description; continue thence N89°53'59"E, along the north line of said Lot 2, 890.60 feet to the northeast corner of said Lot 2; thence S0°11'01"W, along the east line of said Lot 2, 798.72 feet; thence N89°18'52"E, along the easterly line of said Lot 2, 360.10 feet to the west line of 28th Street, and the easterly line of said Lot 2; thence S0°07'09"W, 48.55 feet along said west line of 28th Street, and the easterly line of said Lot 2; thence S0°07'36"E, 170.30 feet continuing along said west line of 28th Street, and the easterly line of said Lot 2, to the southeast corner of said Lot 2; thence S90°00'00"W, along the south line of said Lot 2, 1236.95 feet to the east line of aforesaid 24th Street South, and the southwest corner of said Lot 2; thence N0°38'50"W, along said east line 24th Street South, and the west line of said Lot 2, 1011.75 feet to the Point of Beginning. Said parcel contains 972,382 square feet or 22.33 acres of land, more or less.*



*That I have made the survey, land division, and map by the direction of **IMMANUEL EVANGELICAL LUTHERAN CHURCH**. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have complied with Chapter 236 of the Wisconsin Statutes and Chapter 12 of the City of Wisconsin Code of Ordinances in surveying, dividing and mapping the same.*

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

*Scott Dischler, PLS #2605  
Vierbicher Associates, Inc.  
201 E. Main St., Suite 100  
Reedsburg, WI 53959*

08 Nov 2023 - 9:21a M:\Catalyst Development\230272 - Wisconsin Rapids Development\CADD\C5M.dwg by: wbul

 planners   engineers   advisors Phone: (800) 261-3898		FN: _____ DATE: _____ REV: _____ Drafted By: <b>WBUL</b> Checked By: <b>SDIS</b>	SURVEYED FOR: <b>IMMANUEL EVANGELICAL          LUTHERAN CHURCH</b> 111 11th STREET N WISCONSIN RAPIDS, WI 54494	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<b>SHEET 2 OF 3</b>

**WOOD COUNTY CERTIFIED SURVEY MAP No. \_\_\_\_\_**

PART OF LOT 2, WOOD COUNTY CERTIFIED SURVEY MAP NO. XXXX, RECORDED IN VOLUME XX OF CERTIFIED SURVEY MAPS, ON PAGE XX, AS DOCUMENT NO. XXXXXXXX, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 6 EAST, IN THE CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN

**OWNER'S CERTIFICATE**

IMMANUEL EVANGELICAL LUTHERAN CHURCH, as owner, certifies that said IMMANUEL EVANGELICAL LUTHERAN CHURCH caused the land described on this map to be surveyed, divided, and mapped as represented on this certified survey map. IMMANUEL EVANGELICAL LUTHERAN CHURCH does further certify that this map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:  
**COMMON COUNCIL, CITY OF WISCONSIN RAPIDS**

In witness whereof, the said IMMANUEL EVANGELICAL LUTHERAN CHURCH has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ and countersigned by \_\_\_\_\_ its Secretary, at Wisconsin Rapids, Wisconsin and its seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:  
**IMMANUEL EVANGELICAL LUTHERAN CHURCH**

\_\_\_\_\_  
Title: Secretary

State of Wisconsin )  
County of \_\_\_\_\_ )ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ (name), the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, of the above named IMMANUEL EVANGELICAL LUTHERAN CHURCH, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such President and Secretary of IMMANUEL EVANGELICAL LUTHERAN CHURCH, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
\_\_\_\_\_  
Print Notary Name  
My Commission expires: \_\_\_\_\_

**CITY OF WISCONSIN RAPIDS COMMON COUNCIL RESOLUTION**

**COMMON COUNCIL RESOLUTION**

Resolved that this certified survey map, located in the City of Wisconsin Rapids, is hereby approved by the Common Council of the City of Wisconsin Rapids, Wood County, Wisconsin.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Shane E. Blaser, Mayor of the City Wisconsin Rapids

I hereby certify that the foregoing resolution was adopted by the Common Council of the City of Wisconsin Rapids, Wood County, Wisconsin.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Jennifer M. Gossick, Clerk of the City Wisconsin Rapids

08 Nov 2023 - 9:22a M:\Catalyst Development\230272 - Wisconsin Rapids Development\CADD\CSM.dwg by: wbul

**Administrative Staff Report**  
**Howald, LLC. - Tweet Garot Mechanical, Inc.**  
**Site Plan Review**  
**2810 Jefferson Street**  
**November 22, 2023**



<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"> <li>• Howald, LLC. – Tweet Garot Mechanical, Inc.</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>• Kyle Kearns, Community Development Director</li> <li>• Carrie Edmondson, Associate Planner</li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>• 3400696</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>• Effective Frontage: 300 feet</li> <li>• Effective Depth: 580.80 feet</li> <li>• Square Footage: 173,804</li> <li>• Acreage: 3.99 Acre</li> </ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"> <li>• General Industrial (M-1) District</li> </ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"> <li>• District 1 – Ryan Austin</li> </ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"> <li>• Industrial</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>• Manufacturing</li> </ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"> <li>• Chapter 11 - Zoning</li> </ul>	<p><b>Request</b></p> <p><b>23-001092; Howald, LLC. – Tweet Garot Mechanical, Inc. – request for a Site Plan Review to perform site improvements at 2810 Jefferson Street (Parcel ID 3400696)</b></p> <p><b>Attachment(s)</b></p> <ol style="list-style-type: none"> <li>1. Application</li> <li>2. Plans</li> </ol> <p><b>Findings of Fact</b></p> <ol style="list-style-type: none"> <li>1. The applicant is requesting construction of a new parking lot at the subject location.</li> <li>2. The proposed parking lot is approximately 5,103 square feet.</li> <li>3. The property is zoned General Industrial (M-1) District.</li> <li>4. Manufacturing is a permitted use in the General Industrial (M-1) District and an increase in parking is not considered an expansion of the use.</li> <li>5. A building plan – site plan (SP), plan of operation (PO), and zoning permit (ZP) are required.</li> </ol> <p><b>Staff Recommendation</b></p> <p>Approve the request for a Site Plan Review to perform site improvements at 2810 Jefferson Street (Parcel ID 3400696), subject to the following condition(s):</p> <ol style="list-style-type: none"> <li>1. A revised landscape plan must be submitted to Community Development Department staff for review and approval.</li> <li>2. Light from the parking area shall not exceed 0.2 foot-candles at neighboring property lines.</li> <li>3. The drainage swale located above the storm sewer within the public right-of-way along Jefferson Street shall be maintained.</li> <li>4. All applicable right-of-way and stormwater permits must be obtained through the Engineering Department.</li> <li>5. All applicable permits through the City shall be obtained.</li> <li>6. Community Development Department staff shall have the authority to approve minor modifications to the plans.</li> </ol>
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## Vicinity Map



## Site Photos





## Background

Tweet/Garot Mechanical, Inc. is headquartered in De Pere, Wisconsin and has four additional locations, one of which is in Wisconsin Rapids. They provide mechanical design, engineering, and construction services for clients. The Wisconsin Rapids location continues to expand which has created a need for additional parking at the subject location. The existing business falls within the Manufacturing definition of the Zoning Code:

### **15.06 Manufacturing**

**Description:** A place where products or parts are manufactured, including processing, fabrication, assembly, treatment, packaging, incidental storage, and administrative offices. The term includes a tool and die maker, furniture production, metal fabrication, apparel manufacturing, printing, and publishing.

**Vehicle Parking:** 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site

#### **Supplemental Standards:**

**(a) Restriction on location of manufacturing processes.** All manufacturing processes shall be conducted entirely within the confines of a building.

**(b) Location of outdoor activity areas.** Outdoor activity areas shall be located at least 100 feet from a property in a residential zoning district or a planned development district that allows residential uses.

The existing building is approximately 17,500 square feet and was built in 1995. A total of 46,335 square feet of impervious surface exists onsite. The new 5,103 square foot parking area will provide employee and customer parking near the front building entrance. The business operates from 7:00 a.m. to 4:00 p.m. Monday through Friday.

The standards of review are analyzed in greater detail below:

## Standards of Review

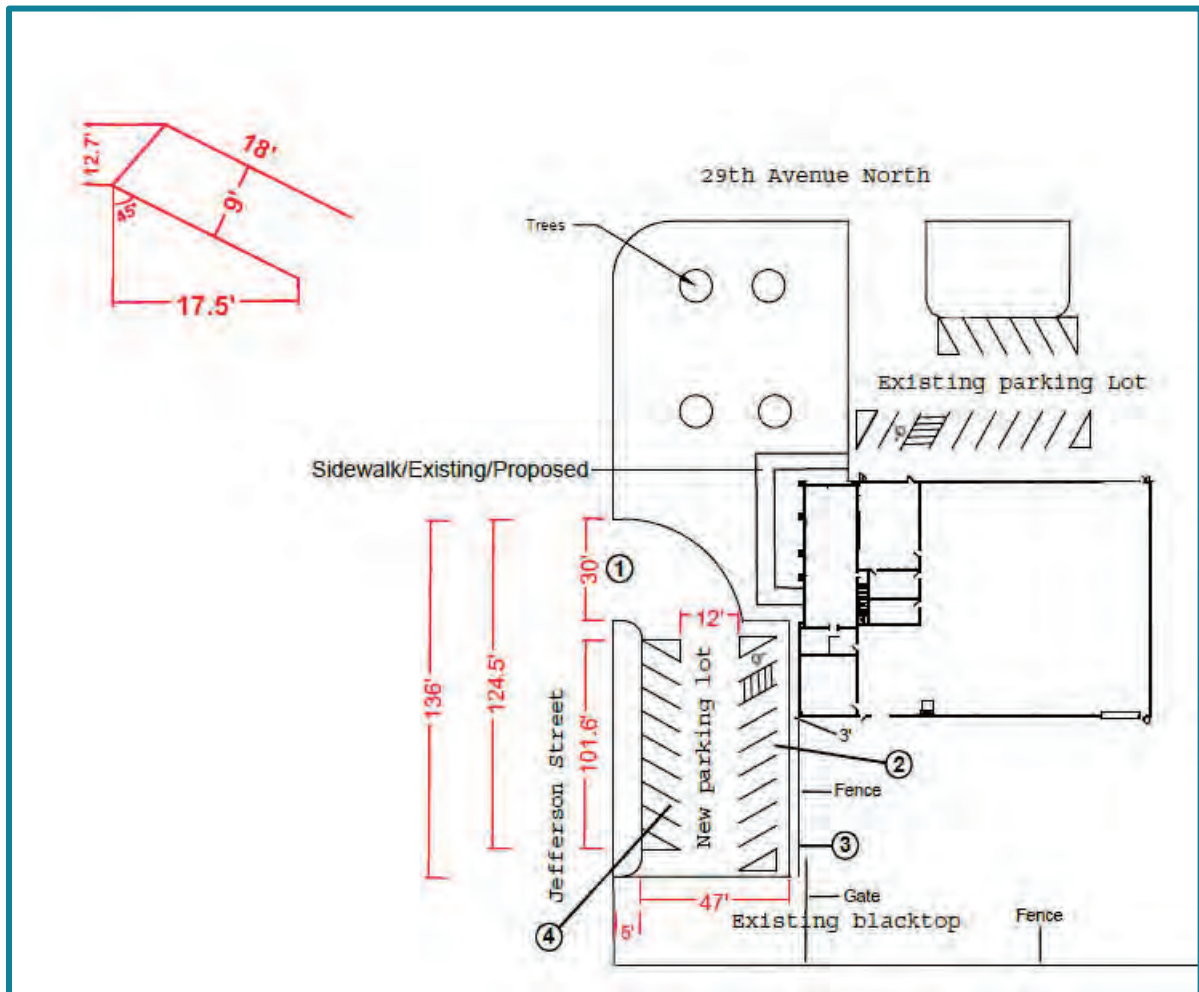
### 1) Use

**Analysis:** Manufacturing is permitted within the General Industrial (M-1) Zoning District. The use currently exists and an additional parking lot is proposed.

**Findings:** Note that a building plan – site plan review (SP), plan of operation (PO), and zoning permit (ZP) are required.

## 2) Dimensional Standards

**Analysis:** The 5,103 square foot proposed parking lot meets setbacks, dimensional standards for 45-degree angled parking, and will bring the impervious surface coverage ratio to 30 percent.



**Findings:** All dimensional standards for the parking lot itself and within the lot are met. The 45-degree angled parking dimensions of 9 feet by 18 feet and 12 foot one-way drive aisle width meet the required standards. The total impervious surface ratio of 30 percent is well under the 90 percent permitted maximum.

## 3) Ingress/Egress

**Analysis:** The site is accessed from Jefferson Street. This existing curb cut will serve as a point of ingress and a second new curb cut is proposed for egress. One way circulation will exist through the parking lot.

**Findings:** The proposed points of ingress and egress and circulation pattern will function adequately throughout the site. The proposed curb cut meets the maximum width requirement and right-of-way permits will be required to be obtained through the Engineering Department.

## 4) Parking

**Analysis:** The use requires 1 space per employee on the largest work shift plus 1 space for each feet vehicle parked on site. There are 12 parking spaces and 1 ADA approved accessible parking space existing on site. The newly proposed parking lot will add 15 parking spaces and 1 additional ADA approved accessible parking space, for a total of 27 parking spaces and 2 ADA accessible parking spaces.

**Findings:** The existing business has 25 employees and no fleet vehicles stored on site. Therefore, the total of 27 parking spaces and 2 ADA accessible spaces proposed sufficiently meets the parking requirement.

**5) Landscaping**

**Analysis:** The proposed parking lot requires that street frontage and parking lot plantings be provided. A minimum of 60 street frontage points shall be provided on a prorated basis for every 100 feet of street frontage. For the total of 300 feet of frontage along Jefferson Street, 180 points are required. In addition, parking lot points must be provided at a rate of 100 per 10,000 square feet of paved area, for a total of 52 for the 5,103 square foot parking area. A total of 169 square feet of landscaping must be located within the parking lot perimeter.

**NEW:**

- ① Maple Tree (3)
- ② Large Existing Maple Tree (1)
- ③ Small Birch Tree (2)
- ④ Small Choke Cherry Tree (2)
- ⑤ Evergreen (2)
- ⑥ Dogwoods (3)
- ⑦ Barberry (3)
- ⑧ Yew (3)
- ⑨ Existing Plant

**Findings:** The applicant is proposing the following:

Landscpe Type	Required Points	Provided Points	Allocation
<b>Parking Lot Points</b>	52	70	0% tall trees (min. 60%) 169 square feet required within parking lot perimeter
<b>Frontage Points</b>	180	120	50% tall trees (min. 50%) 17% medium trees (min. 30%)



The applicant is proposing a variety of plantings, but some do not meet the required points and/or allocations. Therefore, a condition of approval has been added requiring that a revised landscape plan be submitted to Community Development Department staff for approval.

#### 6) Architectural Review

**Analysis:** Architectural standards do not apply for parking areas.

**Findings:** Not applicable

#### 7) Lighting & Photometric Plan

**Analysis:** Regulations for onsite lighting are related to light trespass (foot-candles) beyond the property line and total lighting levels (lumens). Lighting from the business use should not exceed 0.1 foot-candles at a neighboring residential property line and 0.2 foot-candles at a neighboring commercial or industrial property line. The property is wholly surrounded by General Industrial "M-1" District properties.

**Findings:** Only wall mounted downcast fixtures are proposed. No new parking lot lighting is proposed with the project. After review, staff has no concerns with the proposed lighting.

In summary, the proposed parking lot meets dimensional requirements and will help to meet the needs of the existing business. Therefore, staff would recommend approval of the site plan review, subject to the items mentioned above and summarized on page one of the staff report.



**Site Plan & Plan of Operation Application**  
 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:** The Planning Commission reviews site plans and plans of operation for those land uses specifically requiring such review as listed in the land-use matrix (Appendix A of the zoning code).

**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:** \$175.00 for new, \$125.00 for amendment of prior approval

Note: Site plan/plan of operation review and architectural review can be combined into one application fee.

**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 \_\_\_\_\_

Received By \_\_\_\_\_

Fee \_\_\_\_\_

Case # \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Plan Commission Date \_\_\_\_\_

**1. Applicant information**

Applicant name Howard LLC - Tweet Garot Mechanical, Inc.

Street address 2810 Jefferson Street

City, state, zip code Wisconsin Rapids, WI 54495

Daytime telephone number 715-451-8988

Email greg.weinfurter@tweetgarot.com

**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	Agent 2
---------	---------

Name \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City, state, zip code \_\_\_\_\_

Daytime telephone number \_\_\_\_\_

Email \_\_\_\_\_

**3. Type of application (check all that apply)**

Site plan Complete Part A, B and D

Plan of operation Complete Part A, C and D

New project

Amendment of prior approval (if any)

If an amendment, the date of last approval (if any): \_\_\_\_\_

Site Plan & Plan of Operation Application  
 City of Wisconsin Rapids, Wisconsin  
 Page 2

**Part A. About the Property**

**4. Subject property information**

Physical address 2810 Jefferson Street

Parcel number(s) CSM 5865

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 checked="" 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 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 type="checkbox"/> Planned Development (PDD) | <input type="checkbox"/> Shoreland         | <input type="checkbox"/> Floodplain          |
| <input type="checkbox"/> Downtown Design           | <input type="checkbox"/> Shoreland-Welland | <input type="checkbox"/> Wellhead Protection |

**Part B. Site Plan (See the standards and requirements in Division 6 of Article 6.)**

**6. Building type. Which of the following building types best describes the building?**

- |                                        |                                     |                                                |
|----------------------------------------|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Townhouse     | <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Industrial |
| <input type="checkbox"/> Multi-family  | <input type="checkbox"/> Work/live  | <input type="checkbox"/> Parking structure     |
| <input type="checkbox"/> Institutional |                                     |                                                |

Please refer to Appendix D for any design requirements that may apply.

Site Plan & Plan of Operation Application  
 City of Wisconsin Rapids, Wisconsin  
 Page 3

7. Encroachments.

Aside from driveways connecting to the street, will any part of the proposed project encroach into a public right-of-way?

- No
- Yes

If yes, please explain.

8. Site parameters (area in square feet or acres)

Subject property

136' x 47'

Building coverage

100' x 150'

Outdoor storage

18' x 24'

Stormwater facilities

SEE ATTACHED

Impervious surfaces

SEE ATTACHED

Impervious surfaces include buildings, parking areas and driveways, sidewalks, decks, patios, and other types of 'hard' surfaces.

Landscaping and other undeveloped areas

Wetlands

n/a

Attach appropriate documentation if there are any wetlands.

100-year floodplain

9. Street access

Name	New Access	Change to Existing Access	No Change to Existing Access
<u>2810 Jefferson Street</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Traffic generation

Will the proposed project create 500 trips per day or more?

No

Yes Attach a traffic impact report to this application. See s. 11.06.151 of the zoning code for additional details.

Will the proposed project create 300 trips per day or more, but less than 500?

No

Yes The city may require a traffic impact report as described in s. 11.06.151 of the zoning code. Please contact the Community Development Department for further guidance.

11. Parking (See the standards and requirements in Article 17 of the zoning code.)

Minimum number of required spaces

See Appendix B of the zoning code for parking requirements for the proposed land use(s).

Proposed number of spaces

17

If the number of proposed spaces exceeds what is required by more than 15 percent, the Planning Commission may grant a special exception to allow oversized parking areas. (See s. 11.17.03(r) of the zoning code.)

ADA van accessible spaces

Other ADA accessible spaces \_\_\_\_\_

Number of electric charging stations (if any) \_\_\_\_\_

Charging stations are not required, but are recommended.

Bicycle parking spaces \_\_\_\_\_

Bike parking is not required, but is recommended. (See s. 11.17.06 of the zoning code.)

Number of spaces in front of the building \_\_\_\_\_

12

The number of spaces in front of the building may be limited depending on the zoning district. (See Appendix C of the zoning code.)

Number of spaces on the side(s) of the building \_\_\_\_\_

Number of spaces to the rear of the building \_\_\_\_\_

12. Outdoor lighting (See the standards and requirements in Article 18 of the zoning code.)

	Number of Fixtures	Lumens
Building 1	_____	_____
Building 2	_____	_____
Building 3	_____	_____
Parking lot 1	_____	_____
Parking lot 2	_____	_____
Parking lot 3	_____	_____
Other	_____	_____
Other	_____	_____
Total	_____	_____

Will copy existing lot

Maximum lighting levels at each property boundary line (in footcandles): \_\_\_\_\_

Attach a photometric plan to this application along with manufacturer's cut sheets for the different kinds of light fixtures.

Height of parking lot lights above grade (if any): \_\_\_\_\_

13. Fencing. Will the proposed project include fencing?

No

Yes (See Article 15 of the zoning code for the standards and requirements that apply.)

If yes, please describe and/or attach a fencing plan.

14. Stormwater. Describe how stormwater generated on the site will be handled.

Stormwater will flow to the right away and then flow to an existing stormwater drain.

15. Site plan. Attach a site plan drawn to scale with the following information to the extent it applies to the proposed project. The items with an asterisk are required. Check those elements that are included.

Background Project Information	Buildings and Outdoor Storage/Activity Areas	Transportation Facilities (existing and proposed)
<input checked="" type="checkbox"/> Project name*	<input checked="" type="checkbox"/> Existing and proposed	<input checked="" type="checkbox"/> Streets
<input checked="" type="checkbox"/> Applicant name*	<input type="checkbox"/> Existing within 50 feet of subject property	<input checked="" type="checkbox"/> Driveways and road access onto public and private roads
<input checked="" type="checkbox"/> Preparation date/revision*	<b>Required Setbacks</b>	
<input checked="" type="checkbox"/> Name of preparer*	<input type="checkbox"/> Yard setbacks (front, side, rear and shore)	<input type="checkbox"/> Sidewalks and trails
	<input type="checkbox"/> On-site septic systems	<input type="checkbox"/> Fire lanes (i.e., fire apparatus access)
	<input type="checkbox"/> On-site wells and off-site wells within 10 feet of the perimeter of the subject property	<input type="checkbox"/> Clear visibility triangles (location and dimensions)
<b>Survey Information</b>		
<input checked="" type="checkbox"/> North arrow and graphic scale*		<b>On-Site Parking (existing and proposed)</b>
<input checked="" type="checkbox"/> Address of subject property or legal description*	<input type="checkbox"/> Access aisles and parking spaces by size	
<input type="checkbox"/> Property boundaries*	<input type="checkbox"/> Location of accessible parking spaces	
<input type="checkbox"/> Acreage of subject property*	<input type="checkbox"/> Location and specifications/dimensions for accessibility ramps	
	<input type="checkbox"/> Type and location of on-site parking signs and traffic control signs	
	<input type="checkbox"/> Surface materials for parking lot (e.g., concrete, bituminous concrete, pavers)	
	<input type="checkbox"/> Snow storage areas	
	<input type="checkbox"/> Areas designated for queuing of vehicles for drive-through facilities (e.g., car washes, drive-up service windows, etc.)	
	<input type="checkbox"/> Pedestrian walks between the parking lot and the building	
	<input type="checkbox"/> Designated areas of a parking area for pedestrian walks	
	<input type="checkbox"/> Loading lanes and loading docks	
	<input type="checkbox"/> Stormwater drainage	
	<input type="checkbox"/> Distance between parking areas and adjoining properties if less than 20 feet	
	<input type="checkbox"/> Areas designated for bicycle parking	
<b>Project Development Information</b>		
<input type="checkbox"/> Land use summary table by density/intensity and acreage*	<input type="checkbox"/> Existing trees and other prominent vegetation	
<input type="checkbox"/> Easements/rights-of-ways (location, width, purpose, ownership)	<input type="checkbox"/> Trees / shrubs to be planted, including a plant list and specs.	
<input type="checkbox"/> Common areas/conservancy areas (location, purpose, ownership)	Trees / shrubs to be retained	
<input type="checkbox"/> Land to be dedicated to the public (boundaries, area, purpose)		
	<b>Outdoor Lighting (existing and proposed)</b>	
	<input checked="" type="checkbox"/> Location	
	<input checked="" type="checkbox"/> Fixture specifications	
	<b>Stormwater Facilities (existing and proposed)</b>	
	<input type="checkbox"/> Location	
	<input type="checkbox"/> Specifications for each facility	
	<b>Utilities (existing and proposed)</b>	
	<input type="checkbox"/> Location	
	<input type="checkbox"/> Type (sewer, telephone, etc.) (buried or overhead, if applicable)	
	<input type="checkbox"/> Size/capacity, if applicable	
	<b>Signs (existing and proposed)</b>	
	<input checked="" type="checkbox"/> Location <del>EXISTING</del> <del>NO LIGHTING</del>	
	<input type="checkbox"/> Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the review process	
<b>Site Features (existing and proposed)</b>		
<input type="checkbox"/> Ground contours when slopes exceed 8 percent		
<input type="checkbox"/> Wetlands		
<input type="checkbox"/> Woodlands		
<input type="checkbox"/> Wildlife habitat, including critical wildlife habitat		
<input type="checkbox"/> Environmentally sensitive features		
<input type="checkbox"/> Water resources (rivers, ponds, etc.) and ordinary high-water mark for navigable waters		
<input type="checkbox"/> Floodplain boundaries and elevations of the same		

Part C. Plan of Operation

16. Operating conditions

Hours of operation:

7:00 am to 4:00 PM Mon - Fri

Estimated number of full-time employees

Estimated number of part-time employees

Maximum number of employees onsite at peak hours

Will the proposed business operation create any noise outside of the building?

Refer to s. 11.06.147 of the zoning code.

Will the proposed business operation create any emissions (e.g., fumes, smoke, steam, vapor, dust,) to the atmosphere?

Refer to s. 11.06.148 of the zoning code.

Will the proposed business operation create any vibrations outside of the building?

Refer to s. 11.06.149 of the zoning code.

Will the proposed business operation involve any explosives or other flammable materials?

Refer to s. 11.06.150 of the zoning code.

Will the proposed business operation involve any radioactive materials?

Will the proposed business operation create special needs for wastewater disposal?

Will the proposed business operation require unusually high levels of public water?

17. Licensing. What kind of federal, state, county or city licenses will be required to operate the proposed business?

[Empty box for licensing information]

Part D. Other

18. Attachments List any attachments included with your application.

Site map, CSM SBAS, Satellite view

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

[Empty box for other information]

20. Mandatory meeting with staff

When did you meet with the Community Development Director?

Month/year

21. Applicant certification

- 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: *Manager*

*Greg Weinstucker*  
Name - print

*Greg Weinstucker*  
Name - Signature

*11/08/2020*  
Date

\_\_\_\_\_  
Name - print

\_\_\_\_\_  
Name - Signature

\_\_\_\_\_  
Date



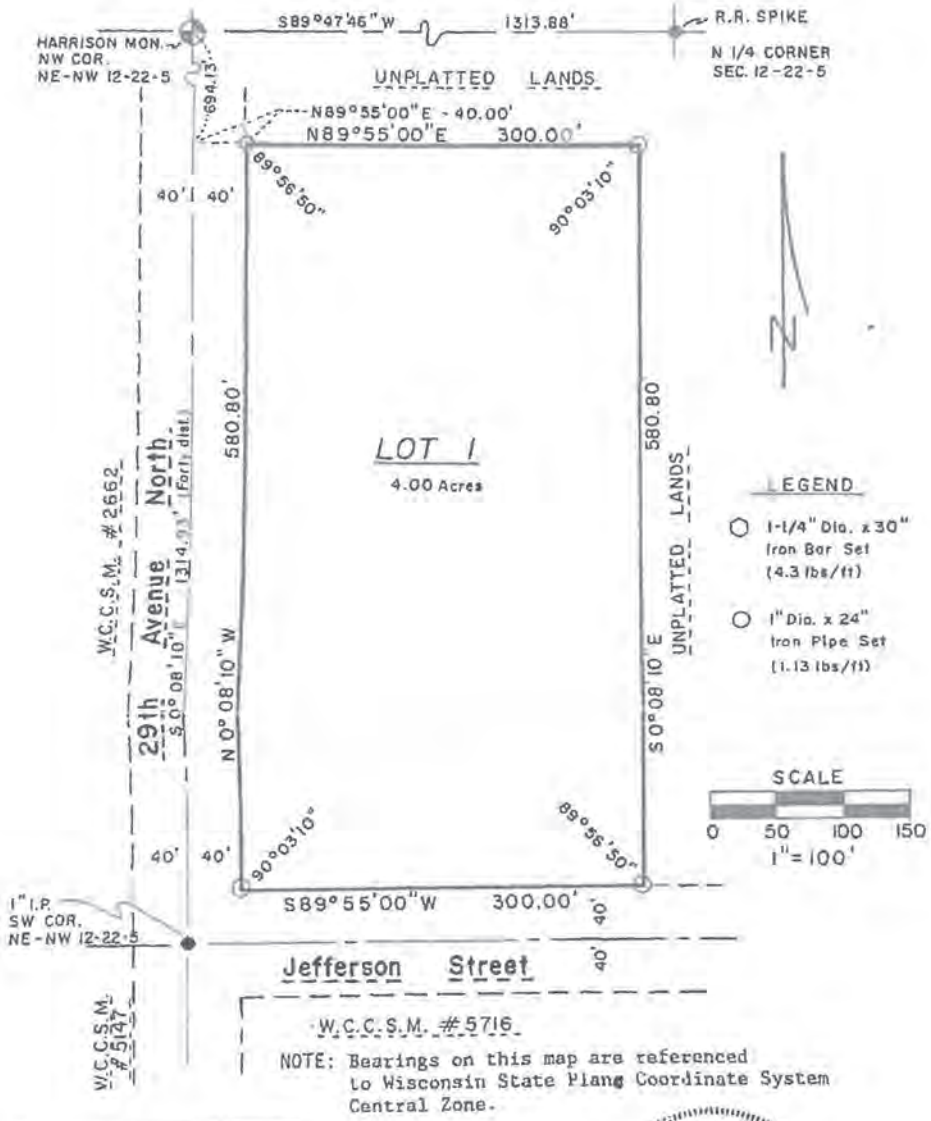
FORM NO. 985-A



Stock No. 26273

# WOOD COUNTY CERTIFIED SURVEY MAP NO. 5865

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 5 EAST, LOCATED IN THE CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN

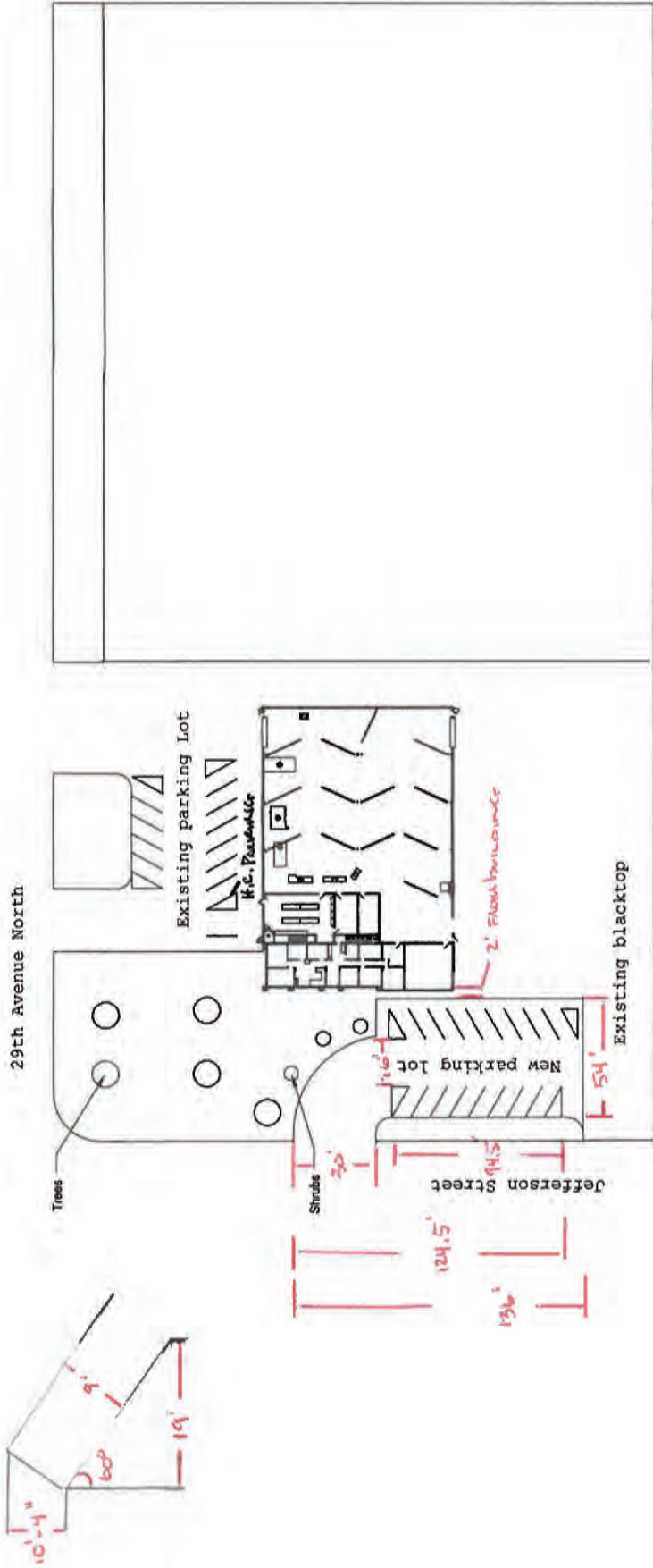


Drawn by Thomas A. Schneider on this day with  
 presence of the undersigned, the undersigned, the undersigned,  
 and the undersigned.  
 Certified this 15th day of  
 September 1995  
 PLANNING COMMISSION  
 City of Wisconsin Rapids, Wisconsin  
*Ray Lindhart*



This instrument drafted and drawn by Thomas A. Schneider

Vol. 20, pg. 165



Main lot 5,103 sqft.  
 Approach 1,050 sqft.  
 Total 6,153 sqft. New lot

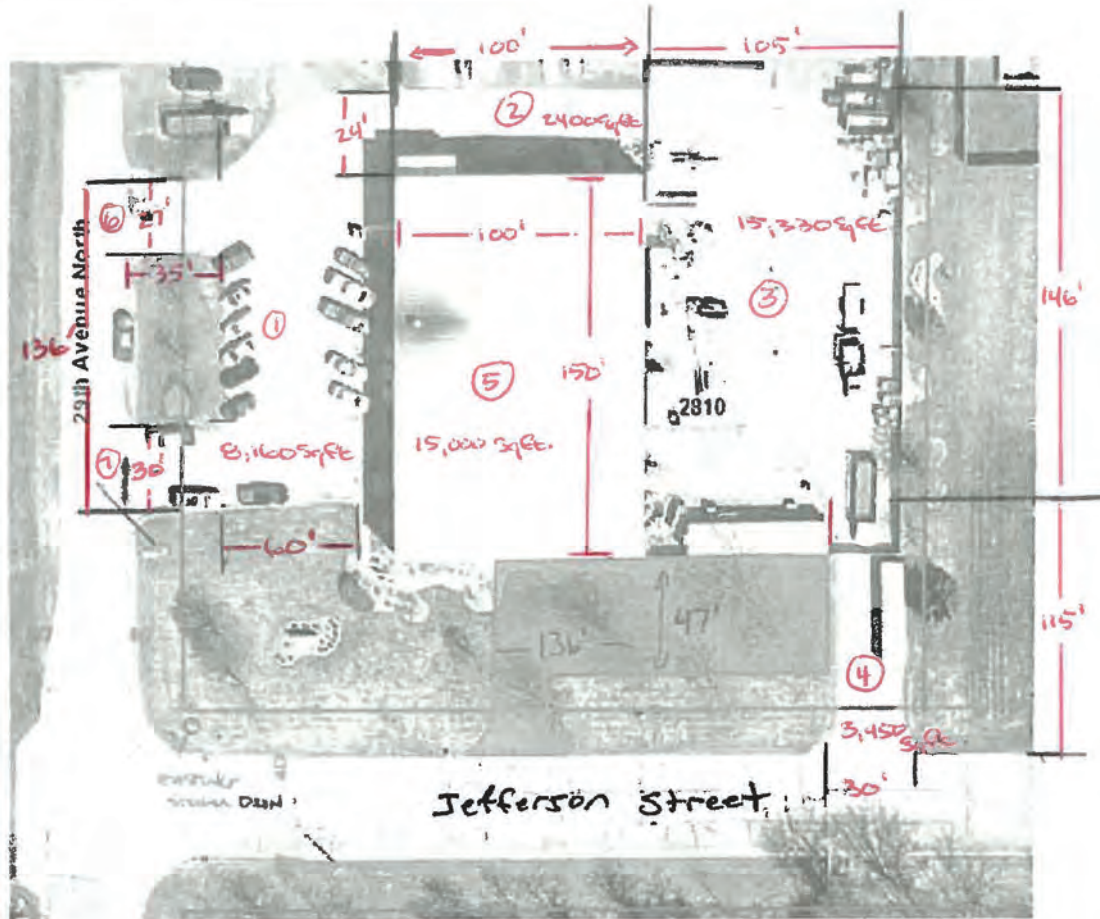
REVISION HISTORY	
△	
△	

DATE: 11/8/2023	TITLE
JOB#:	
PHASE CODE:	JLV
DRAWN BY:	
CHECKED BY:	
SCALE:	AS SHOWN

# Wisconsin Rapids Parking Lot





IMPERVIOUS SURFACE

$$1 - 60' \times 136' = 8,160 \text{ sq ft.}$$

$$2 - 100' \times 24' = 2,400 \text{ sq ft.}$$

$$3 - 105' \times 146' = 15,330 \text{ sq ft.}$$

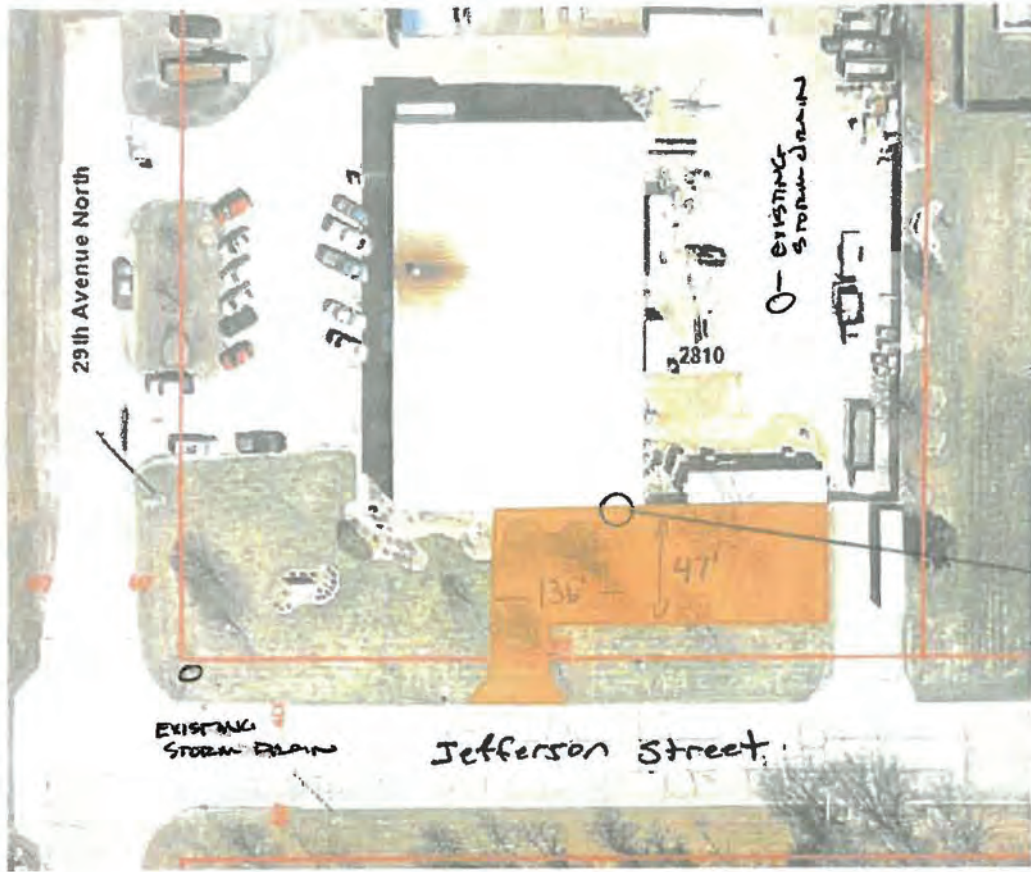
$$4 - 30' \times 115' = 3,450 \text{ sq ft.}$$

$$5 = 100' \times 150' = 15,000 \text{ sq ft. (building)}$$

$$6 = 27' \times 35' = 945 \text{ sq ft.}$$

$$7 - 30' \times 35' = 1,050 \text{ sq ft.}$$

TOTAL 46,335 sq ft.



Delivering to Wisconsin... 54494  
Update location

Tools & Home Improvement Search Amazon

EN Hello, sign in Account & Lists Returns & Orders 0

All Holiday Deals Medical Care Best Sellers Amazon Basics Prime New Releases Registry Today's Deals Black Friday is now an NFL game day

Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home Shop by Room



Battery Powered Motion Sensor Outdoor Lights, 1500LM Dimmable Wireless Flood Lights Outdoor, 5000K, IP65 Waterproof, 3-Headed Motion Detection...

★★★★★ 2,426 \$42.99 prime Save 10% with coupon

Sponsored

### Consider these available items



RAB Lighting FFLED18N Future Flood 18-watt Neutral Led 120-volt To 277-volt, Bronze

\$208.52



RAB Lighting FFLED26 LED Floodlight, NEMA 7H x 6V Beam Spread, Arm Mounted, Standard Type, 5000 K (Cool)

\$219.99



RAB Lighting FFLED39W Future Flood 39W Cool LED, 120V/277V, White

\$299.78

Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Flood & Security Lights

## RAB Lighting FFLED39 Future Flood 39-watt Cool Led 120-volt To 277-volt, Bronze, Hardwired

Brand: RAB Lighting

4.6

95 ratings | 35 answered questions

Currently unavailable.

We don't know when or if this item will be back in stock.

Delivering to Wisconsin Rapids 54494 - Update location

Add to List

Currently unavailable.

We don't know when or if this item will be back in stock.

Brand	RAB Lighting
Color	Multicolor
Material	Plastic
Light fixture form	Floodlight
Product Dimensions	11"L x 7.5"W x 10"H

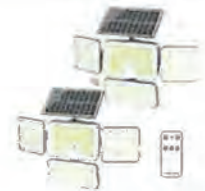
#### About this item

- 39 watt 5100K Cool color temp lamp with 100,000 hour life based on LM-80 tests
- Three multi chip 13 watt high performance LEDs included
- NEMA type - 7H x 6V with Air-flow technology heatsink
- Semi-specular anodized aluminum reflector and High-temperature silicone gaskets
- Bronze Chip and fade resistant polyester powder coat finish, installation required

See more product details



Roll over image to zoom in



JACKYLED Solar Lights for Outside...

★★★★★ 41

\$35.99 prime

Save \$10 with coupon

Sponsored

LEDMO



LEDMO 1500W Equivalent LE...

★★★★★ 1,098

\$129.99 prime

Save \$8 with coupon

Sponsored

4 stars and above

Sponsored

Page 1 of 18



Lightdot 70W LED Flood Light Outdoor, 2-Pack 9000LM (600W Halogen Eqv.) 5000K, IP65... 784

**\$79.99** (\$40.00/Count)

Save \$8.00 with coupon



bulbeats LED Flood Light Outdoor, 50W Integrated LED Security Wall Pack Flood Light... 103

**\$44.99**

List: \$49.99 (10% off)



RAB Lighting H101A 150-watt Max. Par38 Landscape Lighting Flood Fixture 120-volt,... 62

**\$32.16**



GKOLED 30W LED Flood Light, Outdoor Security Lighting Fixtures, 100W PSMH Replaceme... 217

**\$72.99**



DAKASON 2 Pack 100W LED Flood Light Outdoor, Dusk-to-Dawn Photocell Adjustable... 107

**\$109.99**

(\$55.00/Count)

**Products related to this item**

Sponsored



Lightdot 70W LED Flood Light Outdoor, 2-Pack 9000LM (600W Halogen Eqv.) 5000K, IP65... 784

**\$79.99** (\$40.00/Count)

Save \$8.00 with coupon



bulbeats LED Flood Light Outdoor, 50W Integrated LED Security Wall Pack Flood Light... 103

**\$44.99**

List: \$49.99 (10% off)



NUWATT LED Flood Light Outdoor 90W, Waterproof LED Flood Light with 1/2"... 61

**\$89.99**



LEDMO LED Gym Stadium Flood Lights Outdoor 500W 65684 Lumen(1500-2500W... 1,098

**\$499.99**

Save \$25.00 with coupon



HYPERLITE 100W LED Flood Light with Dusk to Dawn Photocell, 11000LM LED Security... 18

**\$79.99**

**Product information**

**Technical Details**

Brand	RAB Lighting
Color	Multicolor
Material	Plastic
Light fixture form	Floodlight
Product Dimensions	11"L x 7.5"W x 10"H
Specific Uses For Product	Lamp
Indoor/Outdoor Usage	Outdoor
Special Feature	Bronze Finish
Light Source Type	LED
Finish Type	Bronze
Shade Material	Aluminum
Voltage	120 Volts
Included Components	Light Fixture
Item Weight	10.23 Pounds
Number of Items	1
Wattage	39 watts
Unit Count	1 Count

**Additional Information**

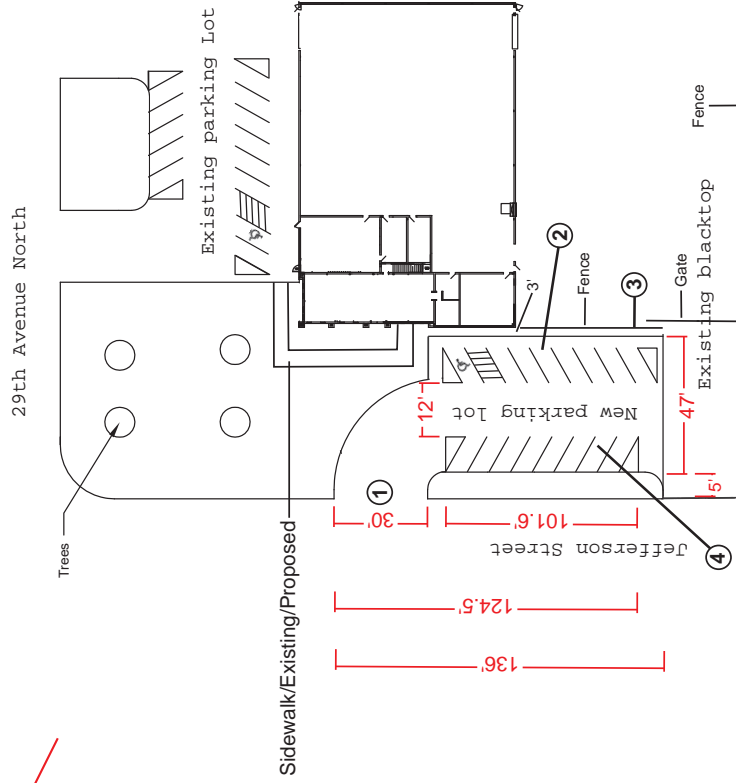
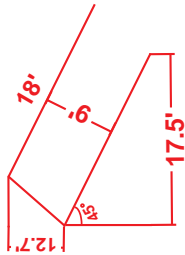
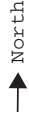
ASIN	B008MYKSG2
Customer Reviews	4.6 <span style="float: right;">95 ratings</span> 4.6 out of 5 stars
Best Sellers Rank	#539,939 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement) #2,563 in Flood Lights
Date First Available	November 3, 2011

**Warranty & Support**

Amazon.com Return Policy: **Amazon.com Voluntary 30-Day Return Guarantee:** You can return many items you have purchased within 30 days following delivery of the item to you. Our Voluntary 30-Day Return Guarantee does not affect your legal right of withdrawal in any way. You can find out more about the exceptions and conditions [here](#).

**Feedback**

Would you like to [tell us about a lower price?](#)



**New Parking Area**

Main Lot: 5,103 Sq Ft

Approach: 1,050 Sq Ft  
6,153 Sq Ft

Lot: 580.80 Sq Ft x 300.00 Ft  
174,240 Sq Ft

Impervious Surface: 46,335 Sf Ft

- ① Demo - Cut curb, concrete contractor demo & repair as required
- ② Excavation contractor grub / Install base as required
- ③ Paving contractor 3" of asphalt as required
- ④ Parking lot to be stripped and signed as required

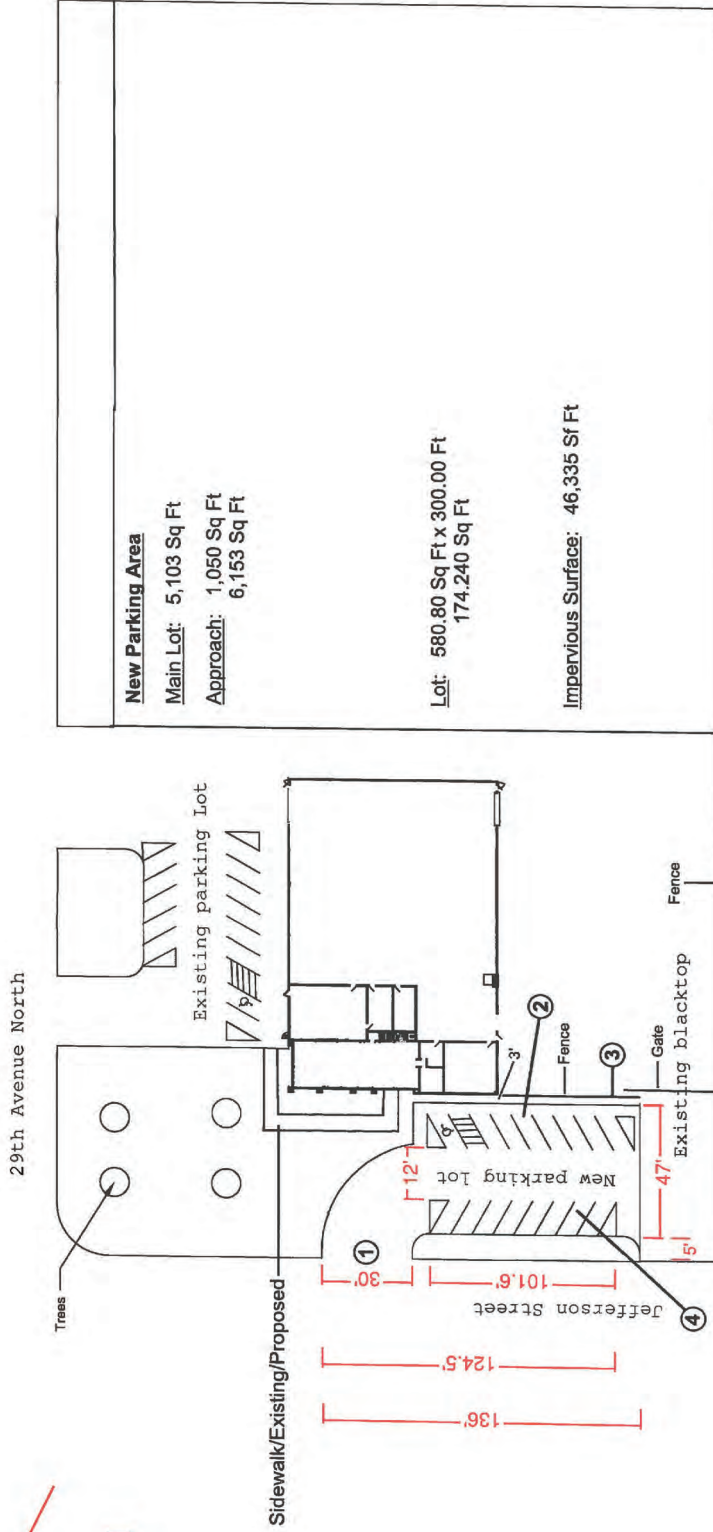
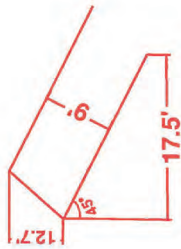
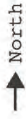
REVISION HISTORY

△	Page 47 of 64
△	TITLE
	DATE: 11/8/2023
	JOB#:
	PHASE CODE:
	DRAWN BY: JLJ
	CHECKED BY:
	SCALE: AS SHOWN
	Sheet # 1 of 1
	100



Wisconsin Rapids Parking Lot

**Preliminary Plan  
Not for Construction**



**New Parking Area**  
Main Lot: 5,103 Sq Ft  
Approach: 1,050 Sq Ft  
6,153 Sq Ft

Lot: 580.80 Sq Ft x 300.00 Ft  
174,240 Sq Ft

Impervious Surface: 46,335 Sf Ft

- ① Demo - Cut curb, concrete contractor demo & repair as required
- ② Excavation contractor grub / Install base as required
- ③ Paving contractor 3" of asphalt as required
- ④ Parking lot to be stripped and signed as required

REVISION HISTORY	
△	
△	

DATE: 11/8/2023  
JOB#: \_\_\_\_\_  
PHASE CODE: \_\_\_\_\_  
DRAWN BY: JLW  
CHECKED BY: \_\_\_\_\_  
SCALE: AS SHOWN



# Wisconsin Rapids Parking Lot

Sheet # 1 of 1 100





Proposed lighting to match existing on building.

Right of Way

Plants

Existing Tree

Trees

Plants

29th Ave N  
29th Ave N  
29th Ave N  
29th Ave N

Jefferson St  
Jefferson St  
Jefferson St  
Jefferson St

40'

40'

40'



**REMOVE:**

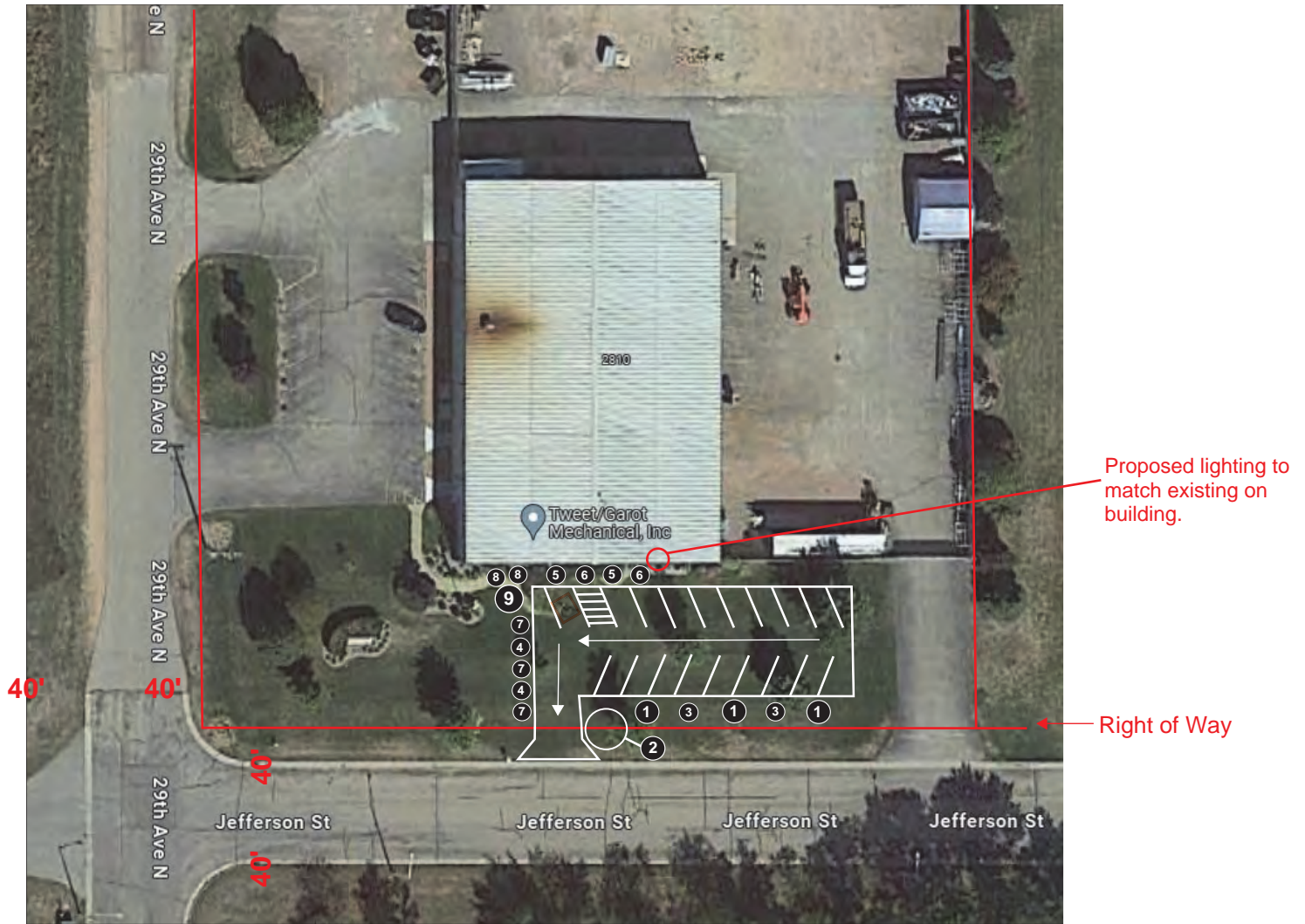
- ① Maple
- ② Rock
- ③ Evergreen/shrubs/plants

**NEW:**

- ①A Evergreen/shrubs/plants

**EXISTING:**

- ① Evergreen
- ② Oak
- ③ Maple
- ④ Black Walnut
- ⑤ Evergreen shrubs large
- ⑥ Evergreen/shrubs/plants
- ⑦ Rock
- ⑧ Grass



**NEW:**

- ① Maple Tree (3)
- ② Large Existing Maple Tree (1)
- ③ Small Birch Tree (2)
- ④ Small Choke Cherry Tree (2)
- ⑤ Evergreen (2)
- ⑥ Dogwoods (3)
- ⑦ Barberry (3)
- ⑧ Yew (3)
- ⑨ Existing Plant



**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  
Date: November 27, 2023  
RE: 6. Discussion on Zoning Ordinance changes to simplify the review process for certain requests, developments, and uses – no action  
7. Discussion on Zoning Ordinance change for mobile vendors to operate in residential zoning districts – no action

### Item 6:

The City's Zoning Ordinance was adopted in 2018 and requires detailed review for new commercial building construction, commercial building additions, and parking lot construction and expansion. The review is described as a Site Plan Review, Plan of Operations, and Architectural Review and occurs by the City's Planning Commission. This process has been critiqued in the past, which led to a previous memo (2020) to recommend changes to the process for many uses in the use table of the Zoning Ordinance (attached). Ultimately changes were not made previously. This discussion item and memo is to review the process for developments and obtain input and feedback before making an ordinance amendment. Should staff be directed to make changes to simplify the review process, it is suggested to do so incrementally. For example, staff could begin by amending sections of the ordinance to permit new parking lots and expansions to be reviewed internally, unless they are included within an overall site plan for new building construction. It is common for existing businesses to expand parking or change the configuration due to business demands or change of use. If the proposed amendment results in an improved level of service, additional items in the ordinance can be discussed, such as the review process for building additions or low intensity uses. Further details and presentation regarding the review process will occur at the meeting.

### Item 7:

Mobile vending was added to the Zoning Ordinance a few years ago, to create consistency with Chapter 6, Streets and Sidewalks, which already defined the use. The zoning definition for the use is similar to Chapter 6, however clarifies the zoning districts with which allows operation. Moreover, it clearly prohibits the use within the residential districts, as identified below in the Land-Use Matrix.



**Community Development  
Department**

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

6 Food and Beverage Sales																	
6.01	Brewpub	AR,SP,PO,ZP	-	-	-	-	-	-	-	P	P	-	C	-	-	-	-
6.02	Food Pantry	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	P	-	P	-	-	P	-
6.03	Mobile Vending	ZP	-	-	-	-	-	-	-	P	P	P	P	P	P*	P	P
6.04	Restaurant	AR,SP,PO,ZP	-	-	-	-	-	-	-	P	P	-	C	-	-	-	-
6.05	Tavern	AR,SP,PO,ZP	-	-	-	-	-	-	-	P	P	-	C	-	-	-	-

*"P\*"* indicates that the use is permitted with a special event permit under Section 20.08 of the Municipal Code.

This prohibition within residential districts was intended to prevent a mobile vendor, such as a food truck, from operating in in a residential district, thereby changing the characteristics of the district. Staff continues to recommend the prohibition of a mobile vendor (i.e., food truck and vegetable stand) from operating in residential districts, however, an ice cream truck, also falls under the definition of mobile vendor and is currently prohibited from operating in neighborhoods. While an ice cream truck is a mobile vendor and shall meet the requirements of the required permit, they typically operate significantly differently than the other examples above. They tend to always be on the move, transecting slowly throughout residential neighborhoods, only stopping when patrons show interest and for very short periods of time. They also tend to offer prepacked frozen or similar foods. An ice cream truck, in the traditional form (below), can add character to the community and bolster the residential sense of place within neighborhoods. This discussion item and memo is to review the process for mobile vendors (application attached) and to obtain input and feedback before making an ordinance amendment specifically related to the mobile vendor definition and the operation within residential districts. When reviewing the item, keep in mind what, if any, mobile vendors should operate in residential districts, in what capacity, and what vending unit.



### Appendix A Land-Use Matrix

Series / Land Use	Secondary Review	RR	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	B-5	I-I	P-1	M-1	M-2	C-1
<b>1 Agriculture</b>																
1.01 Agriculture, crop	-	P	-	-	-	-	-	-	-	-	-	-	-	-	C	-
1.02 Agriculture, general	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.03 Aquaculture	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C
1.04 Greenhouse	SP,PO,ZP	C	-	-	-	-	-	-	C	-	-	-	-	C	C	-
<b>2 Resource-Based Uses</b>																
2.01 Dam	SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	C	C	C	C
2.02 Forestry	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>3 Residential</b>																
3.01 Manufactured home park	SP,ZP	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-
3.02 Mixed-use housing	AR,SP,ZP	-	-	-	-	-	-	P	C	C	-	-	-	-	-	-
3.03 Multi-family, 2 units	ZP	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
3.04 Multi-family, 3 to 8 units	AR,SP,ZP	-	-	-	P	C	-	-	-	-	-	-	-	-	-	-
3.05 Multi-family, 9 to 15 units	AR,SP,ZP	-	-	-	C	P	-	-	-	-	-	-	-	-	-	-
3.06 Multi-family, more than 15 units	AR,SP,ZP	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
3.07 Single-family dwelling	ZP	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-
3.08 Townhouse, 3 to 8 units	AR,SP,ZP	-	-	-	P	C	-	-	-	-	-	-	-	-	-	-
3.09 Townhouse, 9 to 15 units	AR,SP,ZP	-	-	-	C	P	-	-	-	-	-	-	-	-	-	-
3.10 Townhouse, more than 15 units	AR,SP,ZP	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
3.11 Twin home	ZP	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
<b>4 Special Care Facilities</b>																
4.01 Adult family home	ZP	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-
4.02 Community living arrangement, 8 or fewer residents	ZP	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-
4.03 Community living arrangement, 9 to 15 residents	AR,SP,ZP	-	-	C	P	P	-	-	-	C	-	-	-	-	-	-
4.04 Community living arrangement, more than 15 residents	AR,SP,ZP	-	-	-	C	C	-	-	-	C	-	-	-	-	-	-
4.05 Foster home and treatment foster home	ZP	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-
4.06 Group day care center	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	C	P	C	-	-	-	-
4.07 Group day care center (company)	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	P	-	-	C	C	-
4.08 Hospice care center	AR,SP,ZP	-	-	-	-	-	-	C	C	C	-	C	-	-	-	-
4.09 Nursing home	AR,SP,ZP	-	-	-	-	-	-	C	P	C	-	C	-	-	-	-
4.10 Retirement home (assisted living)	AR,SP,ZP	-	-	-	C	C	-	C	C	-	-	C	-	-	-	-
4.11 Temporary residential shelter	AR,SP,ZP	-	-	-	C	-	-	C	C	-	-	C	-	-	-	-
<b>5 Group Accommodations</b>																

Series / Land Use	Secondary Review	RR	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	B-5	I-I	P-1	M-1	M-2	C-1
5.01 Boarding house	AR,SP,ZP	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-
5.02 Campground	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-
5.03 Group recreation camp	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-
5.04 Overnight lodging	AR,SP,ZP	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-
5.05 Resort	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C
5.06 Tourist rooming house	AR,SP,ZP	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
<b>6 Food and Beverage Sales</b>																
6.01 Brewpub	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	C	-	-	-	-	-
6.02 Food Pantry	AR,SP,PO,ZP	-	-	-	-	-	-	-	P	-	P	-	-	P	-	-
6.03 Mobile Vending	ZP	-	-	-	-	-	-	P	P	P	P	P	P*	P	P	P*
6.04 Restaurant	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	C	-	-	-	-	-
6.05 Tavern	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	C	-	-	-	-	-
<b>7 Vehicle Rental, Sales, and Service</b>																
7.01 Heavy vehicle sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
7.02 Truck Stop	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	--	-	-	-	P	P	-
7.03 Truck-trailer rental establishment	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	-	-	-	-	P	-	-
7.04 Vehicle fuel station	AR,SP,PO,ZP	-	-	-	-	-	-	-	P	-	-	-	-	C	-	-
7.05 Vehicle repair shop	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	-	-	-	-	P	-	-
7.06 Vehicle sales and rental	AR,SP,PO,ZP	-	-	-	-	-	-	-	P	-	-	-	-	C	-	-
7.07 Vehicle service shop	AR,SP,PO,ZP	-	-	-	-	-	-	-	P	-	-	-	-	P	-	-
7.08 Vehicle storage yard	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
<b>8 General Sales</b>																
8.01 Outdoor sales	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	-	-	-	-	C	C	-
8.02 Retail sales, 10,000 sq ft or less	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	C	C	-	-	-	-	-
8.03 Retail sales, 10,001 to 40,000 sq ft	AR,SP,PO,ZP	-	-	-	-	-	-	C	P	-	C	-	-	-	-	-
8.04 Retail sales, more than 40,000 sq ft	AR,SP,PO,ZP	-	-	-	-	-	-	C	C	-	C	-	-	-	-	-
<b>9 General Services</b>																
9.01 Administrative services	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-
9.02 Adult-oriented establishment	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
9.03 Body-piercing establishment	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
9.04 Commercial kennel	AR,SP,PO,ZP	C	-	-	-	-	-	-	C	-	-	-	-	C	C	-
9.05 Commercial stable	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C
9.06 Equipment rental, large	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
9.07 Equipment rental, small	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	-	-	-	C	-	-
9.08 Financial services	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-
9.09 Funeral home	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-
9.10 General repair	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	-	-	-	C	-	-
9.11 General services	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	P	C	-	-	-	-	-

Series / Land Use	Secondary Review	RR	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	B-5	I-I	P-1	M-1	M-2	C-1
9.12 Health care center	AR,SP,PO,ZP	-	-	-	-	-	-	C	C	-	P	-	-	-	-	-
9.13 Health care clinic	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-
9.14 Instructional services	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	C	C	-	-	C	-	-
9.15 Landscape business	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	-	-	-	-	P	C	-
9.16 Professional services	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	P	P	-	-	C	-	-
9.17 Tattoo establishment	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
9.18 Veterinary clinic, general	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	-	-	-	-	C	C	-
9.19 Veterinary clinic, small animal	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	C	-	-	-	C	C	-
<b>10 Recreation &amp; Entertainment</b>																
10.01 Driving range	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C
10.02 Golf course	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C
10.03 Indoor entertainment	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
10.04 Indoor recreation	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
10.05 Indoor shooting range	AR,SP,PO,ZP	-	-	-	-	-	-	C	C	-	-	-	-	C	-	-
10.06 Outdoor entertainment	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-
10.07 Outdoor recreation	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	-	-	-	C	C	C	C
<b>11 Government &amp; Community Services</b>																
11.01 Administrative government center	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	P	C	-	C	-	-
11.02 Animal shelter	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	C	-	P	C	-
11.03 Cemetery	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-
11.04 Civic use facility	AR,SP,PO,ZP	-	-	-	-	-	-	C	P	-	C	C	C	C	-	-
11.05 Community center	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	C	C	C	-	-	-
11.06 Community cultural facility	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	-	C	C	C	-	-	-
11.07 Community garden	SP,ZP	-	-	-	-	-	-	C	C	C	C	C	C	P	P	P
11.08 Educational facility, post-secondary	AR,SP,PO,ZP	-	-	-	-	-	-	C	C	-	C	C	-	C	-	-
11.09 Educational facility, pre-K through 12	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-
11.10 Maintenance garage	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	-	-	C	-	P	C	-
11.11 Park	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	P	P	C	P	P	P	P
11.12 Public safety facility	AR,SP,PO,ZP	-	-	-	-	-	-	C	P	-	C	C	-	P	C	-
11.13 Recreation trail	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11.14 Worship facility	AR,SP,PO,ZP	-	-	-	-	-	-	C	P	-	C	C	-	-	-	-
<b>12 Telecommunications and Utilities</b>																
12.01 Radio broadcast facility	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-	C	C	-
12.02 Solar power plant	SP,ZP	-	-	-	-	-	-	-	-	-	C	-	-	C	P	C
12.03 Stormwater management facility	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12.04 Telecommunication collocation (class 1)	ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT
12.05 Telecommunication collocation (class 2)	ZP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P



Series / Land Use	Secondary Review	RR	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	B-5	I-I	P-1	M-1	M-2	C-1
12.06 Telecommunication tower	SP,PO,ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT
12.07 Utility installation, major	SP,PO,ZP	-	-	-	-	-	-	-	C	0	C	C	C	C	C	C
12.08 Utility installation, minor	ZP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12.09 Utility maintenance yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
<b>13 Transportation</b>																
13.01 Airport	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	C	-	C	C	-
13.02 Bus storage facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	C	-	-	-	-	C	C	-
13.03 Mass transit terminal	AR,SP,PO,ZP	-	-	-	-	-	-	C	P	-	C	C	-	C	-	-
13.04 Off-site parking lot	SP,ZP	-	-	-	-	-	-	C	P	C	C	C	-	C	-	-
13.05 Park-and-ride lot	SP,PO,ZP	-	-	-	-	-	-	C	P	-	C	C	C	C	C	-
13.06 Railroad	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>14 General Storage</b>																
14.01 Boat and RV yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
14.02 Bulk fuel storage	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
14.03 Indoor boat storage	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-
14.04 Personal storage facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-
14.05 Truck terminal	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
14.06 Warehouse	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
<b>15 Industrial and Manufacturing</b>																
15.01 Artisan shop	AR,SP,PO,ZP	-	-	-	-	-	-	P	P	C	-	-	-	C	-	-
15.02 Construction equipment repair	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
15.03 Construction equipment sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
15.04 Contractor yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
15.05 Light Manufacturing	AR, SP, PO, ZP	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-
15.06 Manufacturing	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
15.07 Salvage yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
<b>16 Solid Waste</b>																
16.01 Composting facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-
16.02 Recycling center	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
16.03 Solid waste transfer station	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
<b>17 Accessory Uses</b>																
17.01 Accessory building, nonresidential	AR,SP,ZP	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-
17.02 Accessory building, residential	ZP	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-
17.03 Accessory dwelling unit (ADU)	SP,ZP	C	C	C	-	-	-	-	-	C	-	-	-	-	-	-
17.04 Adult family home	ZP	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-
17.05 Amateur radio and/or citizens band antenna	ZP	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-
17.06 Bed and breakfast	SP,PO,ZP	C	C	C	-	-	-	-	-	C	-	-	-	-	-	-
17.07 Boat dock	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Series / Land Use	Secondary Review	RR	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	B-5	I-I	P-1	M-1	M-2	C-1
17.08 Boathouse	ZP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.09 Exterior communication device	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.10 Family day care home	ZP	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-
17.11 Fence	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.12 Firewood storage	-	P	P	P	-	-	-	-	-	P	-	-	-	P	P	-
17.13 Foster home and treatment foster home	ZP	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-
17.14 Home occupation	ZP	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-
17.15 Household livestock	ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C
17.16 In-law dwelling unit	ZP	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-
17.17 Kennel, hobby	SP,PO,ZP	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-
17.18 Light industrial use incidental to sales/service	SP,PO,ZP	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-
17.19 Outdoor food and beverage service	SP,PO,ZP	-	-	-	-	-	-	C	C	-	C	-	-	-	-	-
17.20 Play structure	-	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-
17.21 Pond	SP,ZP	P	P	P	P	-	-	-	-	-	P	P	P	P	P	P
17.22 Retaining wall	ZP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.23 Sales incidental to industrial use	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
17.24 Service window, drive-up	SP,PO,ZP	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-
17.25 Service window, walk-up	SP,PO,ZP	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-
17.26 Solar energy system, building-mounted	ZP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.27 Solar energy system, ground-mounted	SP,ZP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.28 Storage container	SP	-	-	-	-	-	-	-	C	-	C	-	-	C	C	-
17.29 Swimming pool	ZP	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-
17.30 Utility cabinet	ZP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.31 Work/live dwelling unit	SP,ZP	-	-	-	-	-	-	P	C	P	-	-	-	-	-	-
<b>18 Temporary Uses</b>																
18.01 Contractor's office	SP,ZP	P	P	P	P	P	P	P	P	-	P	P	P	P	P	-
18.02 Earth materials stockpile	SP,PO,ZP	P	P	P	P	P	P	P	P	-	P	P	P	P	P	-
18.03 Farmers market [1]	SP,PO,ZP	-	-	-	-	-	-	P	P	-	C	P	P	-	-	-
18.04 Farm stand, off-site	ZP	-	-	-	-	-	-	C	P	-	C	-	C	C	-	-
18.05 Farm stand, on-site	ZP	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
18.06 Model home	PO,ZP	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-
18.07 Nonmetallic mine	SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	C	C	C	-
18.08 Off-site construction yard	SP,PO,ZP	-	-	-	-	-	-	-	C	-	C	-	C	C	C	-
18.09 Party tent	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P
18.10 Portable storage container	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.11 Seasonal product sales	ZP	-	-	-	-	-	-	-	P	-	C	-	C	C	-	-
18.12 Sidewalk café	ZP	-	-	-	-	-	-	P	C	-	-	-	-	-	-	-
18.13 Wind test tower	ZP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Series / Land Use	Secondary Review	RR	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	B-5	I-1	P-1	M-1	M-2	C-1
18.14 Yard sale	-	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-

**Zoning Districts**

RR Rural Residential; R-1 Single-Family Residential; R-2 Mixed Residential; R-3 Multi-Family Medium Density Residential; R-4 Multi-Family High Density Residential; R-8 Manufactured Home Park; B-1 Downtown Commercial; B-2 General Commercial; B-3 Neighborhood Commercial; B-5 Mixed Use Commercial; I-1 Institutional; P-1 Park and Recreation; M-1 General Industrial; M-2 Heavy Industrial; C-1 Conservancy

**Key for Land Uses**

"-" indicates that the use is not permitted in the zoning district.

"C" indicates that the use is permitted in the zoning district as a conditional use. In addition, secondary review procedures may apply as indicated in the matrix. When a use is allowed as a conditional use, the reviewing authority may require submission and approval of a building plan, site plan, and/or plan of operation even when not otherwise required.

"P" indicates that the use is permitted in the zoning district by right subject to secondary review procedures as indicated in the matrix. Any commercial or industrial land use that is shown as permitted that emits air contaminants, fugitive dust, or potentially offensive odors outside of the building; incinerates any substance; or handles radioactive materials, hazardous substances, hazardous waste, or regulated substances is considered a conditional use.

"P\*" indicates that the use is permitted with a special event permit under Section 20.08 of the Municipal Code.

"WT" indicates that the use is subject to the special review standards and procedures for Wireless Telecommunication Facilities.

**Key for Secondary Review**

"AR" indicates a building plan is required.

"PO" indicates a plan of operation is required.

"SP" indicates a site plan is required.

"ZP" indicates a zoning permit is required.

**Notes:**

1. In addition to the zoning districts listed, this use may occur with a governmental or institutional use (e.g., school or church) as a permitted use).



**Community Development  
Department**

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

## Mobile Vending Fact Sheet

(PERMIT REQUIRED – SEE ATTACHED)

### DEFINITION:

6.02 Mobile Vendor **Mobile Vendor/Vending Unit:** Mobile vendor means a person who peddles, vends, sells, serves, displays, offers to sell or give away food, beverages, and related items from a mobile vending unit. Mobile Vending Unit means any motorized or non-motorized vehicle, trailer, kiosk, push, or pedal cart, stand, display, carried container, blanket, ground covering, or other devices, designed to be portable and not permanently attached to the ground from which food, beverages, or related items are being peddled, vended, sold, serviced, displayed, offered for sale or given away. Mobile vending does not include a mobile wholesale delivery unit, a vehicle which is used solely to transport or deliver food, or a common carrier regulated by the state or federal government.

**Parking Requirements:** Exempt. If a permanent or regular location has been identified a site plan shall accompany a Zoning permit application.

**Supplemental Standards:**

- (a) **Local permit.** A local permit is required to operate, in addition to Zoning review procedures as identified in Appendix A.
- (b) **Health Department Permit.** A local health department permit may be required, dependent upon the use.
- (c) **Liquor license.** Not permitted
- (d) **Location.** See the land use matrix table (Appendix A).

[1] Commentary: See ch. DHS 196, Wis. Admin. Code

**LOCATION:** Mobile vending is NOT PERMITTED WITHIN RESIDENTIAL ZONING DISTRICTS. Mobile vending is permitted within the following Zoning Districts:

- B-1 – B-5 Commercial Districts
- I-1 Institutional District
- P-1 Park and Recreation District
- M-1 & M-2 Manufacturing/Industrial Districts
- C-1 Conservancy Districts

\*\*\*NOTE: *The use within the Park district and Conservancy district is only permitted via a special event permit issued through the City. Contact the Clerks office for more information.*

For more information on Zoning Districts [view the Zoning Map](#) or contact the Community Development Department.

The complete Mobile Vending Ordinance within Chapter 6 of the City Municipal Code can be provided upon request or viewed at the link below: Mobile Vending (pages 21-23):

<https://www.wirapids.org/municipal-code.html>



## City Clerk

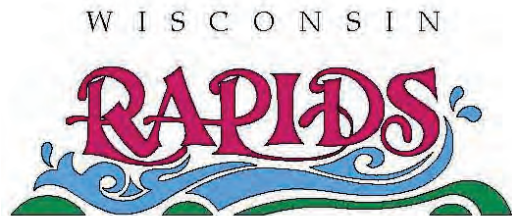
444 West Grand Avenue  
Wisconsin Rapids, WI54495-2780  
Ph: (715) 421-8200 • Fax: (715) 421-8280

## Permit Application Packet for Obtaining a Mobile Vending Permit

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The following items must be completed and submitted as a packet:

- Mobile Vending Permit Application.
- A drawing or photograph, with dimensions, of the mobile vending unit.
- Copy of a current Wood County Health Department license for the vending of any food items.
- Proof of required insurance.
- Copy of a current State of Wisconsin Seller's Permit.
- Required Mobile Vending Application fee.
- Signed Indemnification Agreement.



## Community Development

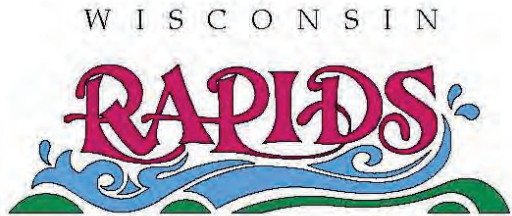
444 West Grand Avenue  
 Wisconsin Rapids, WI54495-2780  
 Ph: (715) 421-8228

### Mobile Vending Permit Application

For Office Use Only	
Date Received:	Date Permit Issued:
<b>APPLICANT INFORMATION:</b>	
Applicant Name:	Applicant Date of Birth:
Applicant Address, City, State, and Zip:	
Applicant Phone Number:	Applicant Email Address:
Have you been arrested or convicted of any crime or ordinance violation:    Yes <input type="checkbox"/> No: <input type="checkbox"/>	
If Yes, what was the nature of the offense and the place of conviction:	
<b>BUSINESS INFORMATION:</b>	
Business Name:	
Business Address, City, State, and Zip:	
Business Phone Number:	Business Email Address:
Type of Business:	<input type="checkbox"/> Individual <input type="checkbox"/> Corporation (Attach Agent Name, Address, and Date of Birth and Corporation Registration) <input type="checkbox"/> Partnership (Attach Names and Addresses of the Partners)
<b>PROJECT INFORMATION:</b>	
Driver's License Number:	
Vehicle Identification Number:	
Description of Items to be Sold:	
Description of the Location or Route:	

I certify that I have read this application and state that the above information is correct and that I am the owner or the duly authorized agent of the owner of the mobile vending operation. I understand that I am subject to all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the municipality. I expressly grant the City of Wisconsin Rapids the authority to run a police background check.

**Applicant (Print):** \_\_\_\_\_ **Sign:** \_\_\_\_\_ **Date:** \_\_\_\_\_



## Community Development

444 West Grand Avenue  
Wisconsin Rapids, WI54495-2780  
Ph: (715) 421-8228

*Conditions, Other Requirements and Approval*

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**Conditions**

This permit is issued pursuant to Section 6.27 of the Municipal Code and the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

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**Other Requirements**

- A drawing or photograph, with dimensions, of the mobile vending unit.
- Copy of a current Wood County Health Department license for the vending of any food items.
- Proof of required insurance.
- Copy of a current State of Wisconsin Seller’s Permit.
- Required Mobile Vending Application Fee.
- Signed Indemnification Agreement
- Copy of Corporation or Partnership Information

**Approvals**

Approved by the City Clerk on: \_\_\_\_\_

**CITY OF WISCONSIN RAPIDS  
HOLD HARMLESS AND INDEMNIFICATION AGREEMENT  
MOBILE VENDING**

\_\_\_\_\_ (legal business name) has requested permission to operate as a Mobile Vendor in the City of Wisconsin Rapids.

For consideration of such permission and permit, the undersigned, on behalf of said business, fully releases and discharges the City of Wisconsin Rapids, its officers, elected officials, agents and employees from any and all causes of actions, claims, and demands for injuries, including death, damages, or loss which may arise or which may allege to have arisen out of, or in the course of, his or her business or the granting of a permit for same.

The undersigned further agrees to indemnify and hold harmless and defend the City of Wisconsin Rapids, its officers, elected officials, agents, and employees from any and all claims resulting from injuries, including death, damages or losses, including, but not limited to the general public, which may arise or which may be alleged to have arisen out of, or in the course of, his or her business or the granting of a permit for same.

The undersigned certifies that he or she is a duly authorized agent of \_\_\_\_\_, and is duly empowered and authorized to execute this hold harmless and indemnification agreement on behalf of the above referenced business.

The undersigned agrees that as a condition of the City approving a mobile vending permit, it will abide by all rules, ordinances, and regulations regarding mobile vending,

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_

Title: \_\_\_\_\_