



PUBLIC MEETING NOTICE
WISCONSIN RAPIDS COMMON COUNCIL
TUESDAY, APRIL 18, 2023
6:00 P.M.
CITY HALL COUNCIL CHAMBERS

Notice is hereby given of the reorganizational meeting of the Wisconsin Rapids Common Council to be held in the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, on Tuesday, April 18, 2023 at 6:00 p.m. The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. It is possible that members of the Council may appear remotely via video or audioconferencing for this meeting.

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance and Silent Prayer in Lieu of Invocation**
- 4. Oaths of Office for Alderpersons in Districts 1, 3, 5, and 7**
- 5. Election of a Common Council President**
- 6. Mayor Blaser's Appointments to Standing Committees of the Common Council**
- 7. The Newly Appointed Committees will meet to elect Chairpersons and Secretaries**
- 8. Election of an Alderperson to the Planning Commission, to serve a term expiring April 15, 2024. (2/3 vote required)**
- 9. Election of an Alderperson to the Park and Recreation Commission, to serve for the Alderperson's term of office**
- 10. Consider for confirmation Mayor Blaser's Appointments to various Committees, Commissions and Boards (See Attachment #1)**
- 11. Presentation of the Annual Report of the Community Development Department**
- 12. Public hearing and action on a request from Immanuel Lutheran Church and School for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from a Commercial land use classification to a Governmental/Public/Institutional land use classification.**
- 13. Consider for Adoption the Actions of the Planning Commission at its meeting held on April 3, 2023:**
 - 1. Approval of the report from the March 6, 2023, Plan Commission meeting.**
 - 2. 23-000116; Immanuel Lutheran Church and School – request for Certified Survey Map approval for new lot configurations at an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) and to accept dedicated right-of-way on County Highway W**
 - 3. 23-000128; Immanuel Lutheran Church and School – action on a request from Immanuel Lutheran Church and School for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from a Commercial land use classification to a Governmental/Public/Institutional land use classification**
 - 4. 23-000128; Immanuel Lutheran Church and School – public hearing and action on a request for a zoning map amendment to rezone an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District**

5. 23-000127: Immanuel Lutheran Church and School – public hearing and action on a request for a conditional use permit to establish a worship center and a civic use facility at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District
6. 23-000125; City of Wisconsin Rapids – public hearing and action on a request to amend Chapter 11 – Zoning Ordinance, specifically Appendix A Land-Use Matrix, to list single-family dwelling as a permitted or conditional use in the R-3 Multi-Family Medium Density Residential District
7. Adjourn

14. Adjournment.

Jennifer M. Gossick, City Clerk

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at this meeting via audioconference 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.



OFFICE
OF THE
MAYOR

April 18, 2023

Dear Alderpersons,

The following appointments are submitted for your approval:

Board of Review

Alex Hewett, 170 3rd St. N, is reappointed as an alternate member for a term expiring 5/1/2028.

Housing Authority

JoAnn Grode, 271 Lyon St., is reappointed as a regular member for a term expiring 4/30/2028.

Library Board

Ryan Austin, 4387 Condo Dr., is the mayor's alderperson appointment for a term expiring 4/18/2025.

Park and Recreation Commission

Kris Barteck, 3441 15th St. S, is reappointed as a regular member for a term expiring 5/1/2028.

Tom Rayome, 1220 22nd St. N, is the mayor's alderperson appointment for a term expiring 4/15/2024.

Planning Commission

Jeff Marutz, 3111 10th St. S, is appointed as a regular member, to replace Susan Feith, for a term expiring 5/1/2026.

Respectfully submitted,

A handwritten signature in black ink that reads "Shane E. Blaser".

Shane E. Blaser, Mayor

Shane E. Blaser, Mayor

444 West Grand Avenue, Wisconsin Rapids, WI 54495-2780

Phone: (715) 421-8202 | Fax: (715) 421-8278 | sblaser@wirapids.org | www.wirapids.org

REPORT OF THE PLANNING COMMISSION

Date of Meeting: April 3, 2023

Report #1

The Planning Commission met at 4:00 p.m. on April 3, 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 Chairperson Shane Blaser, Lee Thao, Eric Daven, Susan Feith, and Ben Goodreau; Thad Kubisiak attended via Zoom. Ryan Austin was excused. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach as well as others as listed on the sign-in sheet.

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

1. Approval of the report from the March 6, 2023, Plan Commission meeting.

Motion by Goodreau to approve the report from the March 6, 2023, Plan Commission meeting; second by Thao.

Motion carried (6 – 0)

2. **23-000116; Immanuel Lutheran Church and School** – request for Certified Survey Map approval for new lot configurations at an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) and to accept dedicated right-of-way on County Highway W

Kyle Kearns provided a brief synopsis of the item. Staff recommended approval of the request and of the development.

Motion by Feith to approve the request for Certified Survey Map approval for new lot configurations at an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) and to accept dedicated right-of-way on County Highway W; second by Daven.

Motion carried (6 – 0)

3. **23-000128; Immanuel Lutheran Church and School** – action on a request from Immanuel Lutheran Church and School for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from a Commercial land use classification to a Governmental/Public/Institutional land use classification

Carrie Edmondson presented information for agenda items 3 and 4 concurrently. Staff recommended approval for the Future Land Use Map 7-2 and the zoning map amendment as proposed.

Motion by Daven to approve the request from Immanuel Lutheran Church and School for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from a Commercial land use classification to a Governmental/Public/Institutional land use classification; second by Feith.

Motion carried (6 – 0)

4. **23-000128; Immanuel Lutheran Church and School** – public hearing and action on a request for a zoning map amendment to rezone an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District

Public hearing opened at 4:13 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:14 p.m.

Motion by Blaser to approve the request for a zoning map amendment to rezone an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District; second by Feith.

Motion carried (6 – 0)

5. **23-000127; Immanuel Lutheran Church and School** – public hearing and action on a request for a conditional use permit to establish a worship center and a civic use facility at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District

Public hearing opened at 4:15 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:16 p.m.

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

Eric Daven had a question about the business hours and noise ordinances to which Ms. Edmondson and Jonathan Blum responded. Susan Feith asked about sprinklers in the building; architect Pete Schneider and Kyle Kearns replied.

Motion by Daven to approve the request for a conditional use permit to establish a worship center and a civic use facility at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District subject to the following conditions.

1. Conditional use permit approval is contingent upon Certified Survey Map (CSM) approval identifying the newly proposed lot.
2. Conditional use permit approval is contingent upon the concurrent comprehensive plan and zoning map amendments.
3. A fire department access road shall be provided so fire apparatus can drive within 50 ft (15 m) of an exterior door that allows access to the interior of the building. This 50 ft (15 m) distance can be increased to 150 ft for structures that are protected with an automatic sprinkler system.
4. Proposed lighting shall be modified to reduce intensity levels not to exceed 0.1 foot-candles at the

northern residential property line.

5. A revised landscape plan must be submitted for review and approval by the Community Development Department.
6. Façade materials on the event building shall match those on the church. Revised elevations must be submitted for review and approval by the Community Development Department.
7. Applicable building and stormwater permit (state and local) shall be obtained.
8. Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department.

Second by Goodreau.

Motion carried (6 – 0)

6. **23-000125; City of Wisconsin Rapids** – public hearing and action on a request to amend Chapter 11 – Zoning Ordinance, specifically Appendix A Land-Use Matrix, to list single-family dwelling as a permitted or conditional use in the R-3 Multi-Family Medium Density Residential District

Carrie Edmondson provided a review of the request and recommended approval.

Public hearing opened at 4:32 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:33 p.m.

Mr. Goodreau inquired about the building and parking requirements and Eric Daven asked about a potential scenario of a 4-unit or larger building being converted to single family, to which Kyle Kearns responded.

Motion by Feith to approve the request to amend Chapter 11 – Zoning Ordinance, specifically Appendix A Land-Use Matrix, to list single-family dwelling as a permitted or conditional use in the R-3 Multi-Family Medium Density Residential District, without the need for a Conditional Use Permit; second by Goodreau.

7. Adjourn

Motion to Kubisiak to adjourn; second by Goodreau

Motion carried (6 – 0)

Meeting adjourned at 4:38 p.m.

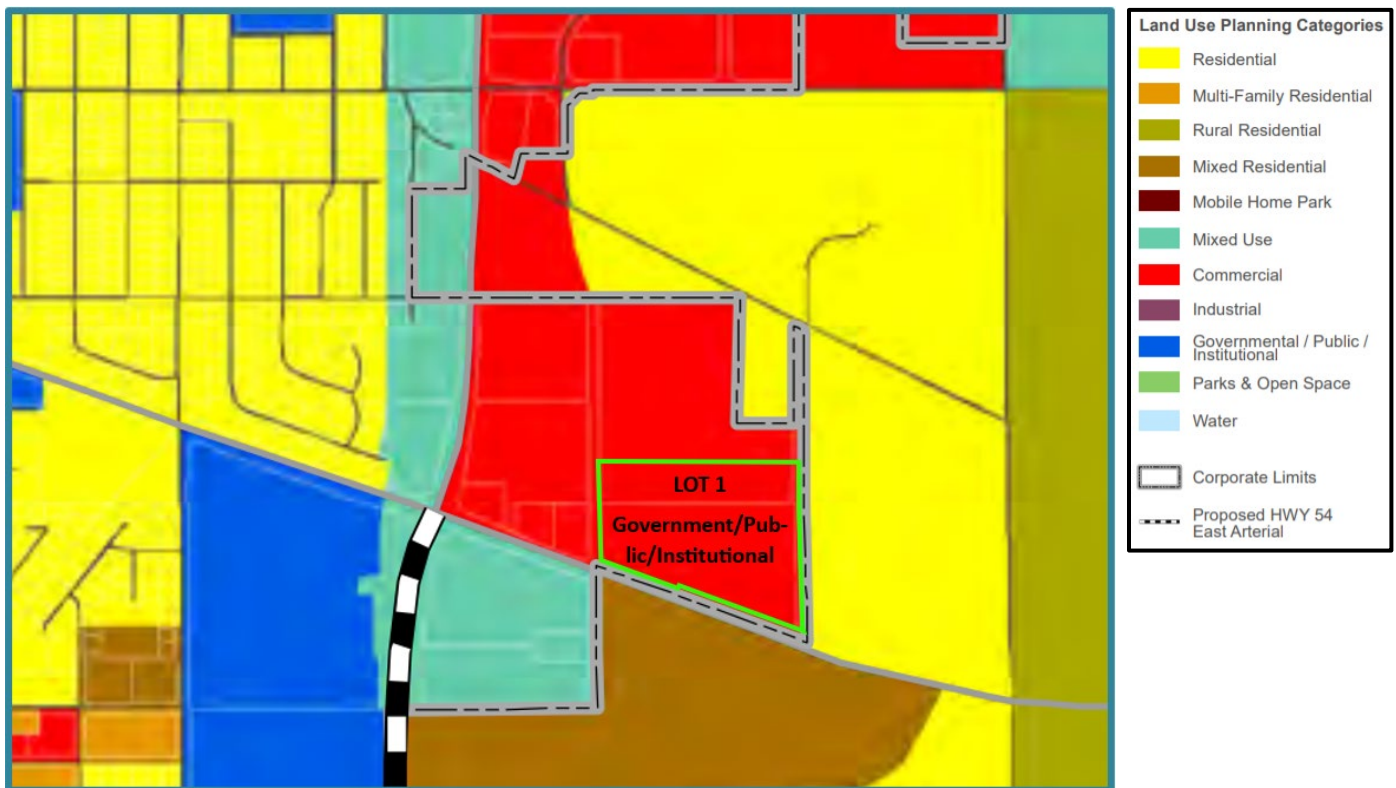
Respectfully Submitted by Erika Esser, Secretary

ORDINANCE NO. MC_____
CITY OF WISCONSIN RAPIDS

A GENERAL ORDINANCE OF THE CITY OF WISCONSIN RAPIDS AMENDING THE FUTURE LAND USE MAP – MAP 7.2 OF THE CITY OF WISCONSIN RAPIDS COMPREHENSIVE PLAN – FROM A COMMERCIAL TO A GOVERNMENTAL/PUBLIC/INSTITUTIONAL LAND USE CLASSIFICATION FOR LOT 1 ON THE ATTACHED CERTIFIED SURVEY MAP AND ADDRESSED AS 1501 24TH STREET SOUTH (PARCEL # 3409200 AND PART OF PARCEL #3409225), TOTALING 26.15 ACRES.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF WISCONSIN RAPIDS DOES ORDAIN AS FOLLOWS:

SECTION I Map 7.2, Future Land Use Map, of the City of Wisconsin Rapids Comprehensive Plan is hereby amended to reflect a change of land use planning category from Commercial to Governmental/Public/Institutional for Lot 1 on the attached Certified Survey Map and addressed as 1501 24th Street South (Parcel # 3409200 and part of parcel #3409225), totaling 26.15 acres.



SECTION II The Community Development Director is hereby directed to document the Map change of the City of Wisconsin Rapids Comprehensive Plan to conform to the provisions of this Ordinance, and said Map is declared amended accordingly.

SECTION III This ordinance shall take effect upon passage and publication.

Shane E. Blaser, Mayor

Jennifer M. Gossick, City Clerk

ADOPTED: April 18, 2023

APPROVED: April 18, 2023

PUBLISHED:

WOOD COUNTY CERTIFIED SURVEY MAP No.

PART OF LOT 1, WOOD COUNTY CERTIFIED SURVEY MAP NO. 7868, RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS, ON PAGE 68, AS DOCUMENT NO. 2003R16552, IN THE NORTHWEST 1/4 AND THE SOUTHWEST 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

STATE OF WISCONSIN
SAUK COUNTY

I, Scott Dischler, a professional land surveyor, certify that I have surveyed, divided, mapped and dedicated part of Lot 1, Wood County Certified Survey Map No. 7868, recorded in Volume 27 of Certified Survey Maps, on Page 68, as Document No. 2003R16552, in the Northwest 1/4 and the Southwest 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 North 89°53'59" East, 35.00 feet to the east line of 24th Street South and to the Point of Beginning of this description; continue thence North 89°53'59" East, 890.60 feet; thence South 0°11'01" West, 798.72 feet; thence North 89°18'52" East, 360.10 feet to the west line of 28th Street; thence South 0°07'09" West, 48.55 feet along said west line; thence South 0°07'36" East, 466.21 feet along said west line; thence South 1°27'52" East, 868.89 feet along said west line to the northeasterly line of East Riverview Expressway (C.T.H. "W"); thence North 70°08'23" West, 916.46 feet along said northeasterly line; thence North 19°51'37" East, 10.00 feet along said northeasterly line; thence North 70°08'23" West, 372.08 feet along said northeasterly line; thence North 31°15'46" West, 84.55 feet along said northeasterly line to the east line of aforesaid 24th Street South; thence North 0°40'09" West, 345.14 feet along said east line; thence North 0°38'50" West, 1311.74 feet along said east line to the Point of Beginning. Said parcel contains 2,128,232 square feet or 48.857 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

27 Mar 2023 - 4:38p M:\GEO\H Design Group\220207 - Immanuel Lutheran - Wisconsin Rapids\CA\DW\CSX.dwg by: sds

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN:
DATE:
REV:
Drafted By: BROZ
Checked By: SDIS

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

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

**SHEET
2 OF 3**

WOOD COUNTY CERTIFIED SURVEY MAP No.

PART OF LOT 1, WOOD COUNTY CERTIFIED SURVEY MAP NO. 7868, RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS, ON PAGE 68, AS DOCUMENT NO. 2003R16552, IN THE NORTHWEST 1/4 AND THE SOUTHWEST 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 President 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

President

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

27 Mar 2023 - 4:38p M:\GEO\H Design Group\202027 - Immanuel Lutheran - Wisconsin Rapids\CA\DD\CSM.dwg By: sds

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN:
DATE:
REV:
Drafted By: BROZ
Checked By: SDIS

SURVEYED FOR:
IMMANUEL EVANGELICAL
LUTHERAN CHURCH
111 11th STREET N
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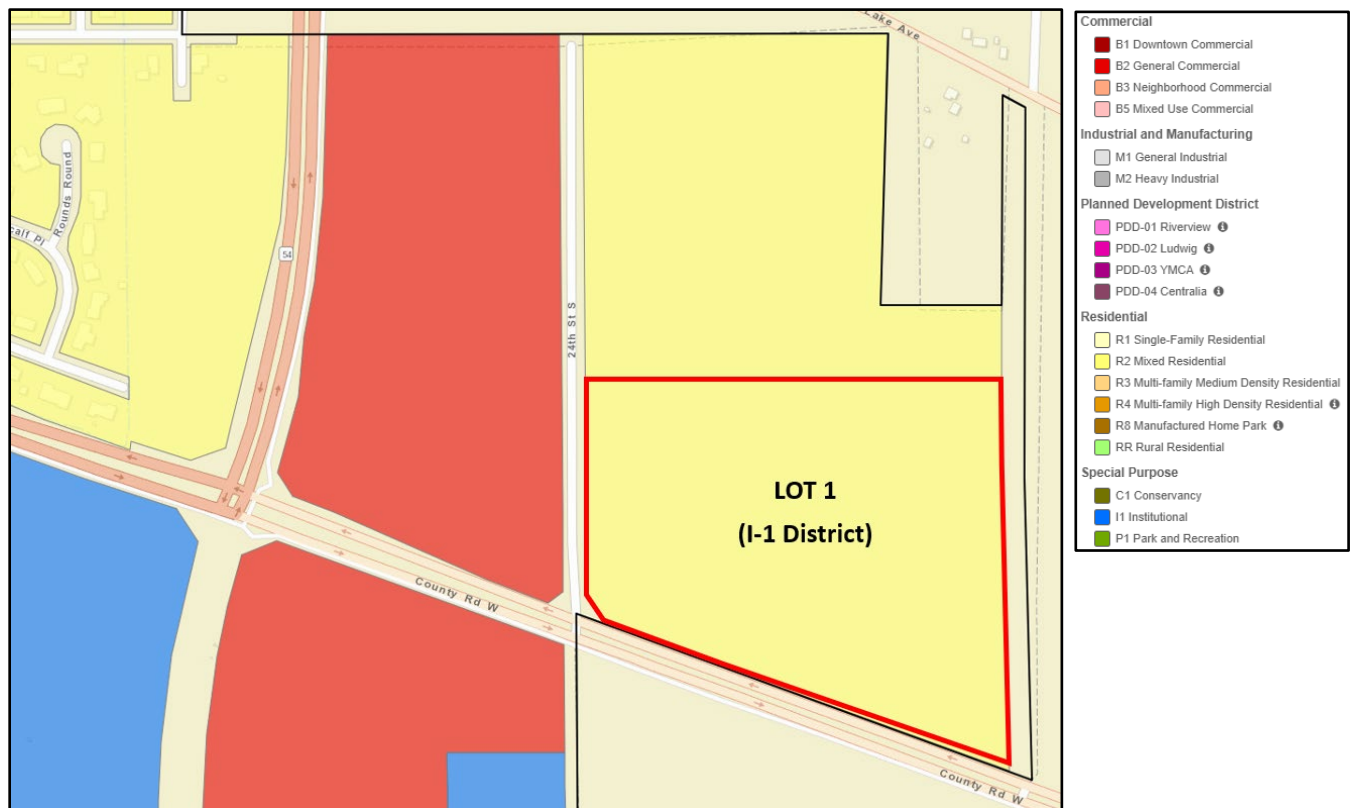
**SHEET
3 OF 3**

ORDINANCE NO. MC_____
CITY OF WISCONSIN RAPIDS

A GENERAL ORDINANCE OF THE CITY OF WISCONSIN RAPIDS AMENDING THE OFFICIAL ZONING MAP - CHAPTER 11 OF THE ZONING CODE - FROM R-2 MIXED RESIDENTIAL DISTRICT TO I-1 INSTITUTIONAL DISTRICT FOR LOT 1 ON THE ATTACHED CERTIFIED SURVEY MAP AND ADDRESSED AS 1501 24TH STREET SOUTH (PARCEL # 3409200 AND PART OF PARCEL #3409225), TOTALING 26.15 ACRES.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF WISCONSIN RAPIDS DOES ORDAIN AS FOLLOWS:

SECTION I The Official Zoning Map of the City of Wisconsin Rapids is hereby amended to reflect a change of zoning from R-2 Mixed Residential District to I-1 Institutional District for Lot 1 on the attached Certified Survey Map and addressed as 1501 24th Street South (Parcel # 3409200 and part of parcel #3409225), totaling 26.15 acres.



SECTION II The Community Development Director is hereby directed to change the Official Zoning Map of the City of Wisconsin Rapids to conform to the provisions of this Ordinance, and said Map is declared amended accordingly.

SECTION III This ordinance shall take effect upon passage and publication.

Shane E. Blaser, Mayor

Jennifer M. Gossick, City Clerk

ADOPTED: April 18, 2023

APPROVED: April 18, 2023

PUBLISHED:

Page 3 of 5

WOOD COUNTY CERTIFIED SURVEY MAP No.

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN
SAUK COUNTY

I, Scott Dischler, a professional land surveyor, certify that I have surveyed, divided, mapped and dedicated part of Lot 1, Wood County Certified Survey Map No. 7868, recorded in Volume 27 of Certified Survey Maps, on Page 68, as Document No. 2003R16552, in the Northwest 1/4 and the Southwest 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 North 89°53'59" East, 35.00 feet to the east line of 24th Street South and to the Point of Beginning of this description; continue thence North 89°53'59" East, 890.60 feet; thence South 0°11'01" West, 798.72 feet; thence North 89°18'52" East, 360.10 feet to the west line of 28th Street; thence South 0°07'09" West, 48.55 feet along said west line; thence South 0°07'36" East, 466.21 feet along said west line; thence South 1°27'52" East, 868.89 feet along said west line to the northeasterly line of East Riverview Expressway (C.T.H. "W"); thence North 70°08'23" West, 916.46 feet along said northeasterly line; thence North 19°51'37" East, 10.00 feet along said northeasterly line; thence North 70°08'23" West, 372.08 feet along said northeasterly line; thence North 31°15'46" West, 84.55 feet along said northeasterly line to the east line of aforesaid 24th Street South; thence North 0°40'09" West, 345.14 feet along said east line; thence North 0°38'50" West, 1311.74 feet along said east line to the Point of Beginning. Said parcel contains 2,128,232 square feet or 48.857 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

27 Mar 2023 - 4:38p M:\GEO\H Design Group\220207 - Immanuel Lutheran - Wisconsin Rapids\CA\DW\CSX.dwg by: sds

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN:
DATE:
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C.S.M. No. _____

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Vol. _____ Page _____

**SHEET
2 OF 3**

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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 President 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

President

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

27 Mar 2023 - 4:38p M:\GEO\H Design Group\202027 - Immanuel Lutheran - Wisconsin Rapids\CA\DD\CSM.dwg By: sds

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



FN:
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111 11th STREET N
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54494

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

**SHEET
3 OF 3**

Resolution # _____
CITY OF WISCONSIN RAPIDS

[CONDITIONAL USE PERMIT – UNADDRESSED PARCEL AT THE NORTHEAST INTERSECTION OF 24TH STREET SOUTH AND COUNTY HIGHWAY W (PARCEL ID 3409225) AND A PORTION OF 1501 24TH STREET SOUTH (PARCEL ID 3409200)) – WORSHIP FACILITY & CIVIC USE FACILITY]

BE IT RESOLVED by the Common Council of the City of Wisconsin Rapids, Wood County, Wisconsin, that based upon the application and after reviewing the Planning Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, for Lot 1 on the attached Certified Survey Map and addressed as 1501 24th Street South (Parcel # 3409200 and part of parcel #3409225), totaling 26.15 acres, City of Wisconsin Rapids, Wood County, Wisconsin, and is hereby granted a Conditional Use Permit to operate a worship facility and civic use facility, subject to the attached plans and the following conditions:

1. Conditional use permit approval is contingent upon Certified Survey Map (CSM) approval identifying the newly proposed lot.
2. Conditional use permit approval is contingent upon the concurrent comprehensive plan and zoning map amendments.
3. A fire department access road shall be provided so fire apparatus can drive within 50 ft (15 m) of an exterior door that allows access to the interior of the building. This 50 ft (15 m) distance can be increased to 150 ft for structures that are protected with an automatic sprinkler system.
4. Proposed lighting shall be modified to reduce intensity levels not to exceed 0.1 foot-candles at the northern residential property line.
5. A revised landscape plan must be submitted for review and approval by the Community Development Department.
6. Façade materials on the event building shall match those on the church. Revised elevations must be submitted for review and approval by the Community Development Department.
7. Applicable building and stormwater permit (state and local) shall be obtained.
8. Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department.

Such approval constitutes a Conditional Use under the City's ordinances.

Shane E. Blaser, Mayor

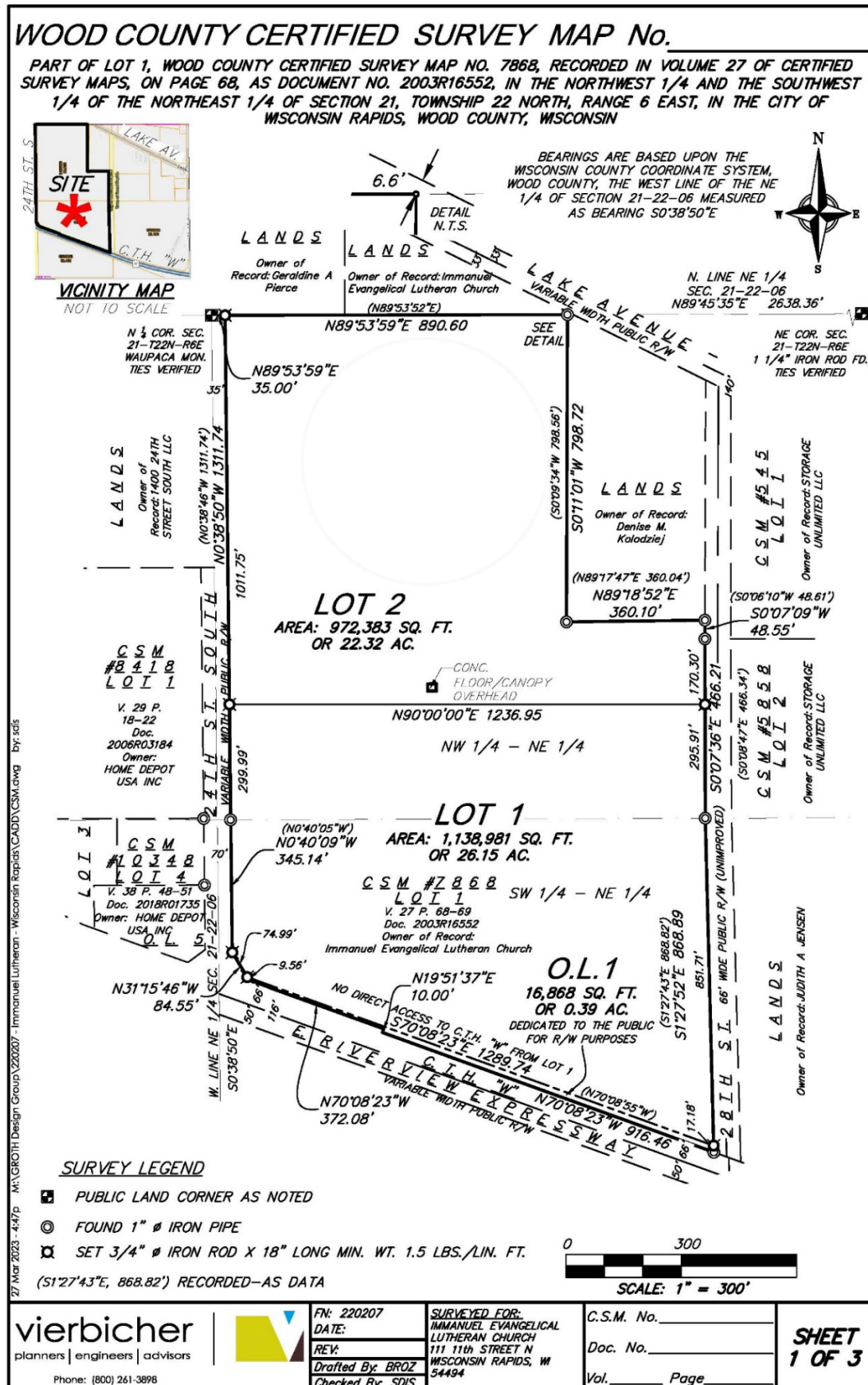
Jennifer M. Gossick, City Clerk

ADOPTED: April 18, 2023

APPROVED: April 18, 2023

PUBLISHED:

Attachment 1: Certified Survey Map



WOOD COUNTY CERTIFIED SURVEY MAP No.

PART OF LOT 1, WOOD COUNTY CERTIFIED SURVEY MAP NO. 7868, RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS, ON PAGE 68, AS DOCUMENT NO. 2003R16552, IN THE NORTHWEST 1/4 AND THE SOUTHWEST 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

STATE OF WISCONSIN
SAUK COUNTY

I, Scott Dischler, a professional land surveyor, certify that I have surveyed, divided, mapped and dedicated part of Lot 1, Wood County Certified Survey Map No. 7868, recorded in Volume 27 of Certified Survey Maps, on Page 68, as Document No. 2003R16552, in the Northwest 1/4 and the Southwest 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 North 89°53'59" East, 35.00 feet to the east line of 24th Street South and to the Point of Beginning of this description; continue thence North 89°53'59" East, 890.60 feet; thence South 0°11'01" West, 798.72 feet; thence North 89°18'52" East, 360.10 feet to the west line of 28th Street; thence South 0°07'09" West, 48.55 feet along said west line; thence South 0°07'36" East, 466.21 feet along said west line; thence South 1°27'52" East, 868.89 feet along said west line to the northeasterly line of East Riverview Expressway (C.T.H. "W"); thence North 70°08'23" West, 916.46 feet along said northeasterly line; thence North 19°51'37" East, 10.00 feet along said northeasterly line; thence North 70°08'23" West, 372.08 feet along said northeasterly line; thence North 31°15'46" West, 84.55 feet along said northeasterly line to the east line of aforesaid 24th Street South; thence North 0°40'09" West, 345.14 feet along said east line; thence North 0°38'50" West, 1,311.74 feet along said east line to the Point of Beginning. Said parcel contains 2,128,232 square feet or 48.857 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
Verbicher Associates, Inc.
201 E. Main St., Suite 100
Reedsburg, WI

27 Mar 2023 - 4:38p M:\GROTH Design Group\202007 - Immanuel Lutheran - Wisconsin Rapids\CADD\CSDM.dwg by: sds

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



FN:
DATE:
REV:
Drafted By: BROZ
Checked By: SDIS

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

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
2 OF 3**

WOOD COUNTY CERTIFIED SURVEY MAP No. _____

PART OF LOT 1, WOOD COUNTY CERTIFIED SURVEY MAP NO. 7868, RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS, ON PAGE 68, AS DOCUMENT NO. 2003R16552, IN THE NORTHWEST 1/4 AND THE SOUTHWEST 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 President 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

President

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

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



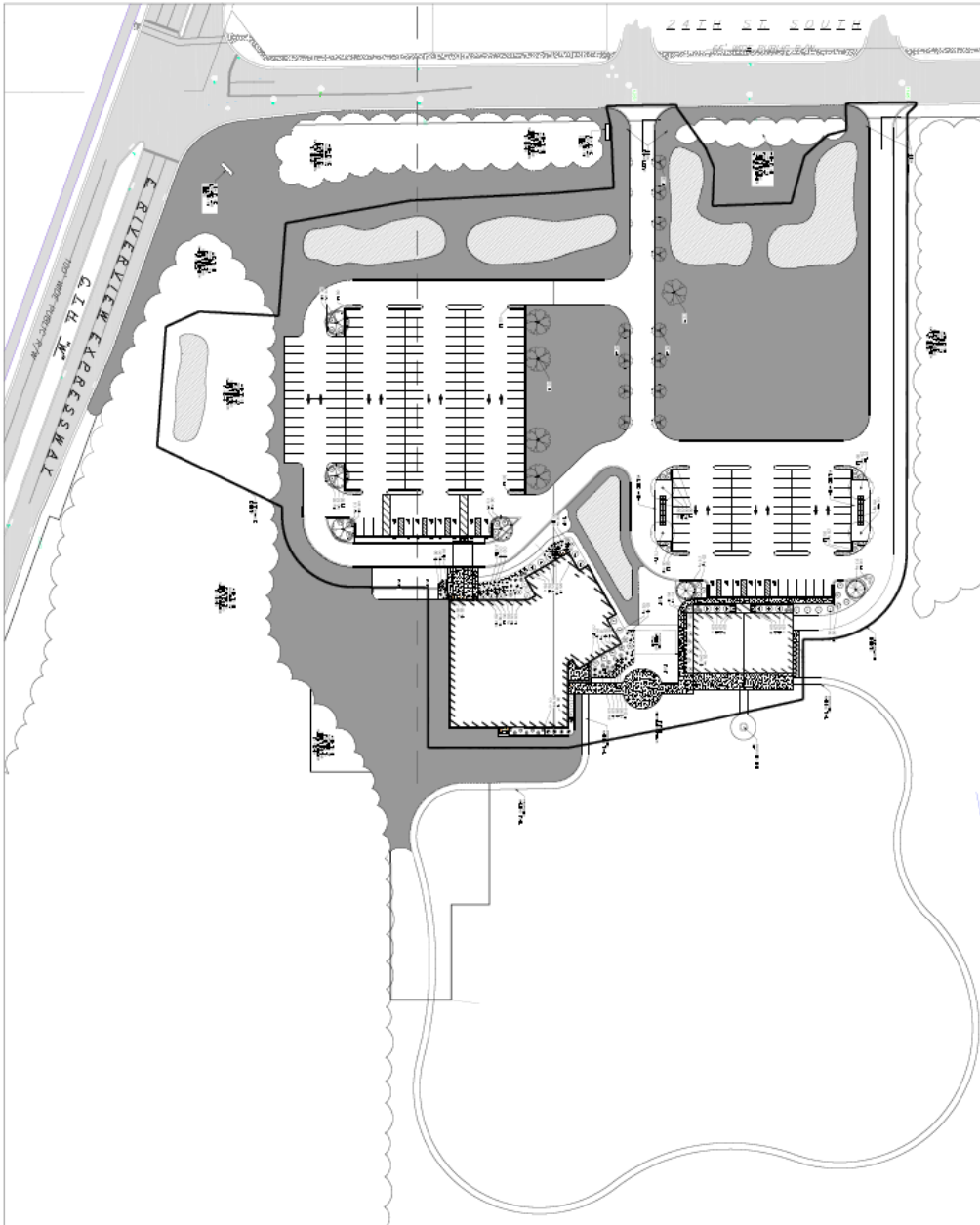
FN: _____
DATE: _____
REV: _____
Drafted By: BROZ
Checked By: SDIS

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

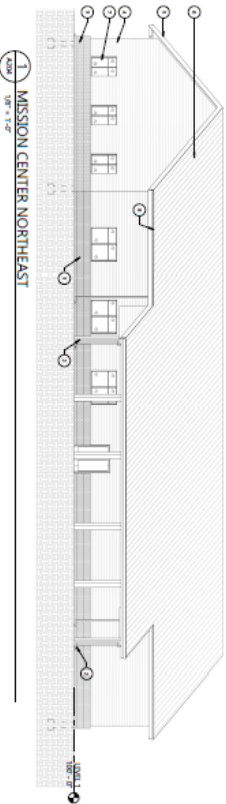
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Doc. No. _____
Vol. _____ Page _____

**SHEET
3 OF 3**

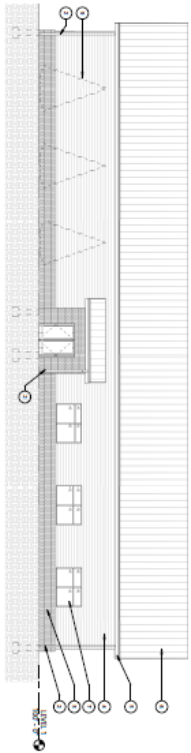
Attachment 2: Plans



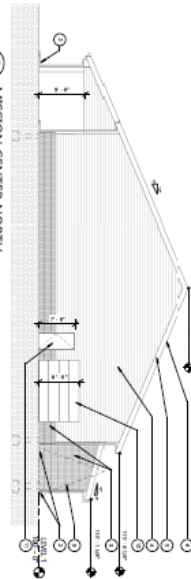
- ROOF:**
- McElroy Concealed Fastener Standing Seam Panel; color Dark Bronze
- WALLS:**
- McElroy Concealed Fastener Wave Panel; color Sandstone
 - Endicott Red Blend Modular Brick, Veneer



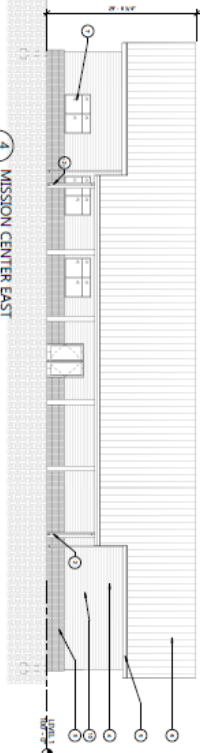
1 MISSION CENTER NORTHEAST
1/8" = 1'-0"



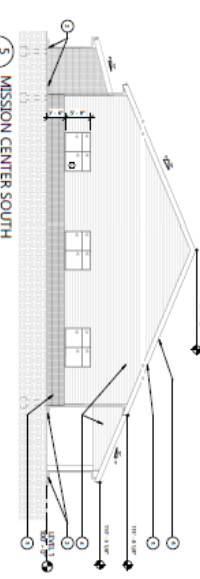
2 MISSION CENTER WEST
1/8" = 1'-0"



3 MISSION CENTER NORTH
1/8" = 1'-0"



4 MISSION CENTER EAST
1/8" = 1'-0"



5 MISSION CENTER SOUTH
1/8" = 1'-0"

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
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7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
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10	ISSUED FOR PERMIT
11	ISSUED FOR PERMIT



GROT
Design
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KATON, WI 53444

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WWW.GROTDG.COM

IMMANUEL
LUTHERAN
CHURCH &
SCHOOL

1400 JANE ST. S.
WISCONSIN
KATON, WI 53444

PROGRESS
DOCUMENTS

1. SITE PLAN
2. FLOOR PLAN
3. ELEVATION
4. SECTION
5. DETAIL

