

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: January 4, 2021

Report #1

The Planning Commission met at 4:00 p.m. on January 4, 2021 in the Council Chambers at City Hall and via remote audioconferencing. In-person participation required the use of masks and social distancing guidelines. Members present included Chairperson Shane Blaser, Tom Brey, Jay Bemke, Susan Feith, Shane Burkart, Daniel Hansen and Lee Thao. Others attending were Alderperson Tom Rayome, Michelle Sweeney, Virginia Schuelke, Susan Hirschberg, Joel Ehrfurth, David Hopfer, and Eric Daven.

The meeting was called to order at 4:01 p.m.

1. Approval of the reports from the December 7, 2020 Plan Commission meeting

Motion by Bemke, second by Feith to approve the reports from the December 7, 2020 Plan Commission meeting. Motion carried (7-0)

2. **PLAN-20-1018; Michelle Sweeney & Virginia Schuelke** – Conditional Use Permit to operate a dog training use at 1020-1022 West Grand Avenue (Parcel ID 3401969).

Speaking against PLAN-20-1018 was Mr. David Hopfer, McKinley Street, who expressed concerns over noise and animal waste on the premises.

Motion by Bemke, second by Burkart to **approve PLAN-20-1018; Michelle Sweeney & Virginia Schuelke**; – Conditional Use Permit to operate a dog training use at 1020-1022 West Grand Avenue (Parcel ID 3401969) subject to the following conditions:

1. The conditional use permit is solely for a dog training use on the property.
2. The outdoor animal bathroom area shall be completely screened from surrounding property with a minimum of a 3-foot-high fence.
3. Outdoor dog training shall occur within a fully fenced area which does not interfere with parking and circulation onsite.
4. The premise shall be kept clean and orderly, including the disposal of animal waste daily.
5. No boarding of animals shall occur on the property.

Motion carried (7-0)

3. **PLAN-20-1020; Wisconsin Rapids Public School District** – Conditional Use Permit to expand the outdoor recreational facilities at 1801 16<sup>th</sup> Street South (Parcel ID 3414751)

Mr. Eric Daven of 21<sup>st</sup> Place South expressed concerns about the future use of the area and the intersection of 21<sup>st</sup> Street and Grove Street.

Motion by Bemke, second by Feith to approve **PLAN-20-1020; Wisconsin Rapids Public School District** – Conditional Use Permit to expand the outdoor recreational facilities at 1801 16<sup>th</sup> Street South (Parcel ID 3414751) subject to the following conditions:

1. The conditional use permit shall only apply to those lands within the City of Wisconsin Rapids. However, if annexation of adjacent property occurs prior to the construction of improvements, this permit shall extend to such annexed lands as shown.
2. Site plan review by the Plan Commission shall occur prior to construction.



Motion carried (7 – 0)

4. **PLAN-20-1034; Bulk Storage Inc.** – Conditional Use Permit to construct a storage building for biosolids on City property located at an unaddressed parcel along 21<sup>st</sup> Avenue North (Parcel ID 3400279).

Motion by Blaser, second by Bemke to approve **PLAN-20-1034; Bulk Storage Inc.** – Conditional Use Permit to construct a storage building for biosolids on City property located at an unaddressed parcel along 21<sup>st</sup> Avenue North (Parcel ID 3400279), subject to the following conditions:

1. Applicable building and stormwater permits shall be obtained.
2. Community Development staff shall have the authority to approve minor modifications to the plan.

Motion carried (7 – 0)

5. **PLAN-20-1033; Alliance Development** – Site Plan review to construct a Starbucks building at 1810-1833 8<sup>th</sup> Street South (Parcel ID 3411723 & 3411724).

Questions were asked regarding building design and traffic flow, with which the applicants responded with further detail.

Motion by Burkart, second by Thao to approve **PLAN-20-1033; Alliance Development** – Site Plan review to construct a Starbucks building at 1810-1833 8<sup>th</sup> Street South (Parcel ID 3411723 & 3411724), subject to the following conditions:

1. Parcels 3411723 and 3411724 shall be combined prior to the development construction.
2. Applicable right-of-way permits shall be obtained, to be reviewed and approved by the Department of Public Works.
3. An exterior lighting plan shall be submitted for review and approval by the Community Development Department
4. All applicable building and stormwater permits through the City of Wisconsin Rapids and other jurisdictions, such as the Wisconsin Department of Natural Resources, shall be obtained.

5. The Community development department shall have the authority to approve minor modifications to the plans.

Motion carried (7 – 0)

6. **PLAN-20-0720 – Community Development Department** – Action on a request to amend the Zoning Code (Chapter 11 of the Municipal Code), to modify the secondary review requirements for uses.

Motion by Blaser to approve **PLAN-20-0720 – Community Development Department** – Action on a request to amend the Zoning Code (Chapter 11 of the Municipal Code), to modify the secondary review requirements for uses. Second by Bemke. Motion failed (1 – 6)

## 7. **Adjourn**

Motion by Bemke, second by Thao to adjourn. Motion carried (7 – 0)

Meeting adjourned at 5:04 p.m.

Respectfully submitted by Erika Esser, Secretary