

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: February 5, 2024

### Report #1

The Planning Commission met at 4:00 p.m. on February 5, 2024 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 in the Chambers included Chairperson Shane Blaser, Eric Daven and Thaddeus Kubisiak. Ben Goodreau, Ryan Austin and Lee Thao attended via Zoom. Jeff Marutz was excused. Also present were Community Development Director Kyle Kearns and others noted on the meeting sign-in sheet.

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

1. Approval of the report from January 8, 2024, Planning Commission meeting.

Motion by Kubisiak to approve the report from the January 8, 2024 Planning Commission meeting; second by Daven.

Motion carried (6 – 0)

2. **24-00028; Matt Burow** – public hearing and action on a request for a Zoning Map Amendment to rezone a portion of the parcel located at 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from Mixed Residential (R-2) District to General Commercial (B-2) District.

Kyle Kearns provided a synopsis of the request, recommending approval of the rezoning.

Public hearing opened at 4:09 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:10 p.m.

Thaddeus Kubisiak asked about the process for the subdivision of a property to which Kyle Kearns responded.

Motion by Daven to approve the request for a Zoning Map Amendment to rezone a portion of the parcel located at 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from Mixed Residential (R-2) District to General Commercial (B-2) District; second by Blaser.

Motion carried (6 – 0)

3. **24-00029; Matt Burow** – public hearing and action on a request for a Conditional Use Permit to establish a personal storage facility on a portion of the parcel located at 1501 24<sup>th</sup> Street South (Parcel ID 3409200).

Mr. Kearns provided details about the request, recommending approval with the conditions outlined in the staff report.

Public hearing opened at 4:16 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:16 p.m.

Motion by Blaser to approve the request for a Conditional Use Permit to establish a personal storage facility on a portion of the parcel located at 1501 24<sup>th</sup> Street South (Parcel ID 3409200), subject to the following conditions:

1. A natural vegetation buffer shall remain on the north side of the site meeting the B-Type Bufferyard requirement.
2. All required stormwater requirements and permits shall be met and obtained by the applicant.
3. Conditional Use Permit approval is contingent upon Certified Survey Map (CSM) approval identifying the newly proposed lot.
4. Conditional Use Permit approval is contingent upon the concurrent Zoning Map Amendment to B-2 Commercial District.
5. This Conditional Use Permit does not constitute Site Plan Review, which shall occur separately.

second by Thao.

Motion carried (6 – 0)

4. Request from Ramsden Construction for a Rapids Rediscovered grant to construct a duplex at 4250 14<sup>th</sup> Place South (Parcel ID 3414482).

Kyle Kearns provided background information for the Rapids Rediscovered Grant and a review of the request from the applicant. Denial was recommended since the construction of the new duplex does not coincide with the intentions of this grant program.

Mr. Kubisiak requested more information regarding the requirements for the Rapids Rediscovered Grant and about sewer lateral connections in new versus older neighborhoods, to which Kyle Kearns responded. Mr. Kearns also answered Shane Blaser's question about remaining funds in the grant program.

Motion by Kubisiak to approve the request for a Rapids Rediscovered Grant to construct a duplex at 4250 14<sup>th</sup> Place South (Parcel ID 3414482); second by Blaser.

Motion failed (0 – 6: Daven, Thao, Goodreau and Austin voted against)

5. Adjourn

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

Motion carried (6 – 0)

Meeting adjourned at 4:29 p.m.

Respectfully Submitted by Erika Esser, Secretary