



**PLANNING COMMISSION
MEETING
April 3, 2023
4:00 PM**

PUBLIC MEETING NOTICE

PLANNING COMMISSION

Mayor Blaser, Chairperson
Ryan Austin, Alderperson
Lee Thao
Eric Daven
Susan Feith
Ben Goodreau
Thaddeus Kubisiak

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, April 3, 2023, at 4:00 PM**. The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. It is possible that members of the Planning Commission may appear remotely via video or audioconferencing for this meeting.

AGENDA

1. Approval of the report from 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

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: March 17th and 24th, 2023

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Planning Commission will hold a **Public Hearing on Monday, April 3, 2023, at 4:00 PM** within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids. Participation at the public hearing is encouraged. The public can also submit comments prior the hearing by contacting the Community Development Department at 715-421-8228 or CommunityDevelopment@wirapids.org. The following items will be heard and possibly acted on:

1. Public hearing and action on a request from the City of Wisconsin Rapids 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 (R-3) District.
2. Public hearing and action on a request from Immanuel Lutheran Church and School 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.
3. Public hearing and action on a request from Immanuel Lutheran Church and School for a conditional use permit to establish a worship center, educational facility, pre-K through 12, 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.

Further details regarding the specific requests can be obtained within the Community Development Department at City Hall, or by calling the department at 715-421-8228.

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk's office at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the Clerk at (715) 421-8200 to request accommodations.

Jennifer Gossick,
Wisconsin Rapids City Clerk

PUBLISH: Friday, March 17th, 2023

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Common Council will hold a **Public Hearing on Tuesday, April 18, 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. The following items will be heard and possibly acted on:

1. 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.

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: March 6, 2023

Report #1

The Planning Commission met at 4:00 p.m. on March 6, 2023 in the Council Chambers at City Hall. Members present included Ryan Austin, Lee Thao, Eric Daven, Susan Feith, Ben Goodreau and Thad Kubisiak; Ryan Austin served as Chairperson. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson as well as several other attendees as listed on the sign-in sheet. Rick Katz attended via Zoom.

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

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

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

Motion carried (6 – 0)

2. **PLAN-22-000177; James Gannigan** – request for a site plan review to construct a Hawaiian Tanning Studio at 620 Airport Avenue (Parcel ID 3413366).

Carrie Edmondson provided a brief synopsis of the request. Approval was recommended with the conditions outlined in the staff report. One person called the Community Development Department stating that they were in support of the project.

Susan Feith inquired about the building location and Eric Daven asked about fencing requirements, to which Ms. Edmondson replied.

Motion by Goodreau to approve PLAN-22-000117, request for a site plan review to construct a Hawaiian Tanning Studio at 620 Airport Avenue (Parcel ID 3413366), subject to the following conditions:

- a. A stormwater management plan that details swales and/or depression locations must be submitted to the Engineering Department prior to obtaining building permits.
- b. Sidewalk shall be installed along the length of Airport Avenue to the specification of the Engineering Department.
- c. Cut-off lighting fixtures or equivalent shall be used for the development, and lighting from the development shall not exceed 0.2 foot-candles at neighboring commercial property lines and 0.1 foot-candles at neighboring residential property lines.
- d. Development has not been permitted in the nearby floodplain and any improvements shall meet floodplain standards within the Zoning Ordinance.
- e. Applicable permits through the City shall be obtained.
- f. Community development department shall have the authority to approve minor modifications to the plans.
- g. A privacy fence shall be installed along the west property line the length of the residential property located directly adjacent to the west.

Second by Daven

Motion carried (6 – 0)

Jane Przychocki representing the applicant presented the Commission with documents referring to Constitutional rights.

3. **23-000081; The Hannah Center, Inc.** – public hearing and action on a request for a conditional use permit to operate a temporary residential shelter at 1320 Pepper Avenue (Parcel ID 3412666).

Kyle Kearns provided background information and a review of the request. Approval was recommended with the conditions outlined in the staff report.

Public hearing opened at 4:14 p.m.

Speaking in favor:

-Brian Spranger, 1730 Bobolink Ct, Town of Grand Rapids

-Christy Nievinski, 3930 Cliff St, Wisconsin Rapids

Speaking against: none

Kyle Kearns noted that Dan Kositzke of 1211 Pepper Avenue called the office to state that he was neither against or in favor of the request at this time but is wary of future expansion.

Public hearing closed at 4:20 p.m.

Susan Feith asked about the hours and staffing of the facility to which Christy Nievinski responded.

Motion by Goodreau to approve the request for a conditional use permit to operate a temporary residential shelter at 1320 Pepper Avenue (Parcel ID 3412666), subject to the following conditions:

- a. Approval of the conditional use permit shall include the marking of ten on-site parking spaces and one ADA-approved parking space.
- b. Any proposed parking lot reconstruction shall include appropriate surfacing, marking, drainage, and landscaping, and stormwater management to be reviewed and approved by the Community Development Department.
- c. The number of residents shall not exceed 15 at one time.
- d. Any trash containers located outside shall be concealed or suitably screened from public view, to be reviewed and approved by the Community Development Department.
- e. Applicable building permits though the City shall be obtained.
- f. Community Development staff shall have the authority to approve minor modifications to the plans.

second by Kubisiak.

Motion carried (6 – 0)

4. **23-000100; TWAS Properties, LLC.** – request for a site plan and architectural review to construct a car wash at 1110 East Riverview Expressway (Parcel ID 341176A).

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

Mr. Kubisiak asked staff about the exit location for the facility and members Feith and Daven inquired about signage; Carrie Edmondson, Kyle Kearns and the applicant replied. Member Kubisiak also inquired about water laterals to which Mr. Kearns responded.

Motion by Goodreau to approve the request for a site plan and architectural review to construct a car wash at 1110 East Riverview Expressway (Parcel ID 341176A), subject to the following conditions:

- a. Directional signage must be installed to identify one-way and two-way drive aisles.
- b. The accessory building and refuse enclosure shall match the design and colors of the primary building.
- c. A final landscaping plan, meeting all applicable requirements, shall be submitted for review and approval by the Community Development Department.
- d. Cut-off lighting fixtures or equivalent shall be used for the development, and lighting from the development shall not exceed 0.2 foot-candles at neighboring commercial property lines.
- e. Applicable permits through the City shall be obtained.
- f. Community development department shall have the authority to approve minor modifications to the plans.

Second by Austin

Motion carried (6 – 0)

5. **23-000083; City of Wisconsin Rapids** – public hearing and action on a request to permanently zone four recently annexed parcels located at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) to B-5 Mixed Use Commercial district.

Mr. Kearns provided a review of the request. Approval was recommended by staff.

Public hearing opened at 4:35 p.m.

Speaking in favor: Bruce King of 1111 20th Place, Wisconsin Rapids

Mr. Kearns indicated that an e-mail was received from Ken and Sara Reeves, 2331 Saratoga Street indicating that they were in favor of the request.

Speaking against: none

Public hearing closed at 4:37 p.m.

Motion by Austin to approve the request to permanently zone four recently annexed parcels located at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) to B-5 Mixed Use Commercial district; second by Daven.

Motion carried (6 – 0)

6. **23-000095; City of Wisconsin Rapids** – request for site plan review to establish a dog park at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) and Parcel ID Numbers 3410668 and 3410669.

Kyle Kearns summarized item 23-000095; staff supports the use and recommended approval.

Commissioners inquired about refuse, park maintenance, fencing, budget, asphalt, and curb and gutter to which Mr. Kearns responded. Bruce King asked about park hours and lighting and Kyle Kearns replied.

Motion by Goodreau to approve the request for site plan review to establish a dog park at 2420 Saratoga Street, 2440 Saratoga Street, 2540 Saratoga Street, and 2620 Saratoga Street (Town Parcel ID Numbers 0700279, 0700279B, 0700279A, and 0700278) and Parcel ID Numbers 3410668 and 3410669; second by Feith.

Motion carried (6 – 0)

7. Adjourn

Motion by Kubisiak to adjourn; second by Thao.

Meeting adjourned at 4:46 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
Date: 03/27/2023
Subject: 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

The request from Immanuel Lutheran Church is to reconfigure lots via certified survey map to accommodate future development. The lot changes are reviewed and approved internally however; a dedication is required. The City's Official Street Map requires County Highway W to be a total of 132 feet wide. Therefore, the engineering department has required additional right-of-way, between 9 and 16 feet, for dedication. A vicinity map has been provided below showing the location of the existing lots. Staff would recommend approval of the requested CSM, including right-of-way dedication.

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 Municipal Code of the City of Wisconsin Rapids. Certified survey maps shall be reviewed by the Zoning Administrator within 40 days as described below. Certified survey maps that contain dedications to the public shall be reviewed by Common Council after recommendation by the Plan Commission.

(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) The sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the lots resulting are not reduced below the minimum sizes required by the Zoning Ordinance or other applicable laws or ordinances. (MC1330)

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. Lots requiring dedication to the public 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: 3409200
3409225 Property Address: 1501 24th St. South

Property Owner / Applicant (circle)

Agent, if any

Name	<u>IMMANUEL LUTHERAN CHURCH</u>	<u>SCOTT DISCHLER, VIERBICHER ASSOC.</u>
Street address	<u>111 11th St. N.</u>	<u>201 E. MAIN ST. SUITE 100</u>
City, state, zip code	<u>WISCONSIN RAPIDS, WI 54494</u>	<u>REEDSBURG, WI 53959</u>
Daytime telephone		<u>608-402-6367</u>
E-mail address		<u>sdis@vierbicher.com</u>

CSM Number (if any): _____

Description and reason for the proposed Certified Survey Map:

TO MOVE THE NORTH LINE OF PARCEL 3409225
FURTHER NORTH TO ALLOW FOR DEVELOPMENT
OF A CHURCH AND SCHOOL SITE.

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

- | | | |
|--|--|--|
| <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 |

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:

SCOTT DISCHLER
Name – print

Scott Dischler
Name – Signature

03/02/23
Date




Name – print

Name – Signature

Date

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



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

0 300

SCALE: 1" = 300'

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:\GROTH Design Group\220207 - Immanuel Lutheran - Wisconsin Rapids\CADD\CSD.dwg By: scfs

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
3 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

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:\GROTH Design Group\220207 - Immanuel Lutheran - Wisconsin Rapids\CADD\CSD.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**

Administrative Staff Report

Immanuel Lutheran Church and School

Comprehensive Plan Amendment and

Zoning Map Amendment

1501 24th Street South

Plan Commission Review

March 17, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> Immanuel Lutheran Church and School <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns, Community Development Director Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3409225 and a portion of 3409200 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 299.99 feet Effective Depth: 372.08 feet Square Footage: 1,155,849 Acreage: 26.535 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-2" Mixed Residential District <p>Council District:</p> <ul style="list-style-type: none"> District 8 - Bemke <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial <p>Current Use:</p> <ul style="list-style-type: none"> Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 - Zoning 	<p>Request</p> <p>Immanuel Lutheran Church and School – 23-000128: request 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.</p> <p>Immanuel Lutheran Church and School – 23-000128: 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.</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Plans <p>Findings of Fact</p> <ol style="list-style-type: none"> The property is currently identified to develop as Commercial in the Comprehensive Plan. A request has been made to change the future land use designation in the Comprehensive Plan to Governmental/Public/Institutional. A request has also been made to rezone the property from R-2 Mixed Residential District to I-1 Institutional District. The Comprehensive Plan must be amended as the future land use map identifies the property to remain commercial which would be inconsistent with the rezoning request. The property is primarily surrounded by large vacant lots and a large commercial retail parcel. The reason for the request is to establish an institutional site to include a church, school, and civic use facility. <p>Staff Recommendation</p> <ol style="list-style-type: none"> Approve the request to amend the City's Comprehensive Plan to reclassify Parcel No. 3409225 and a portion of Parcel No. 3409200, subject to a new Certified Survey Map, to Governmental/Public/Institutional on the future land use map of the Comprehensive Plan.
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| | <p>2. Approve the request to rezone Parcel No. 3409225 and a portion of Parcel No. 3409200, subject to a new Certified Survey Map, to I-1 Institutional District.</p> |
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Vicinity Map



Site Photos



Background

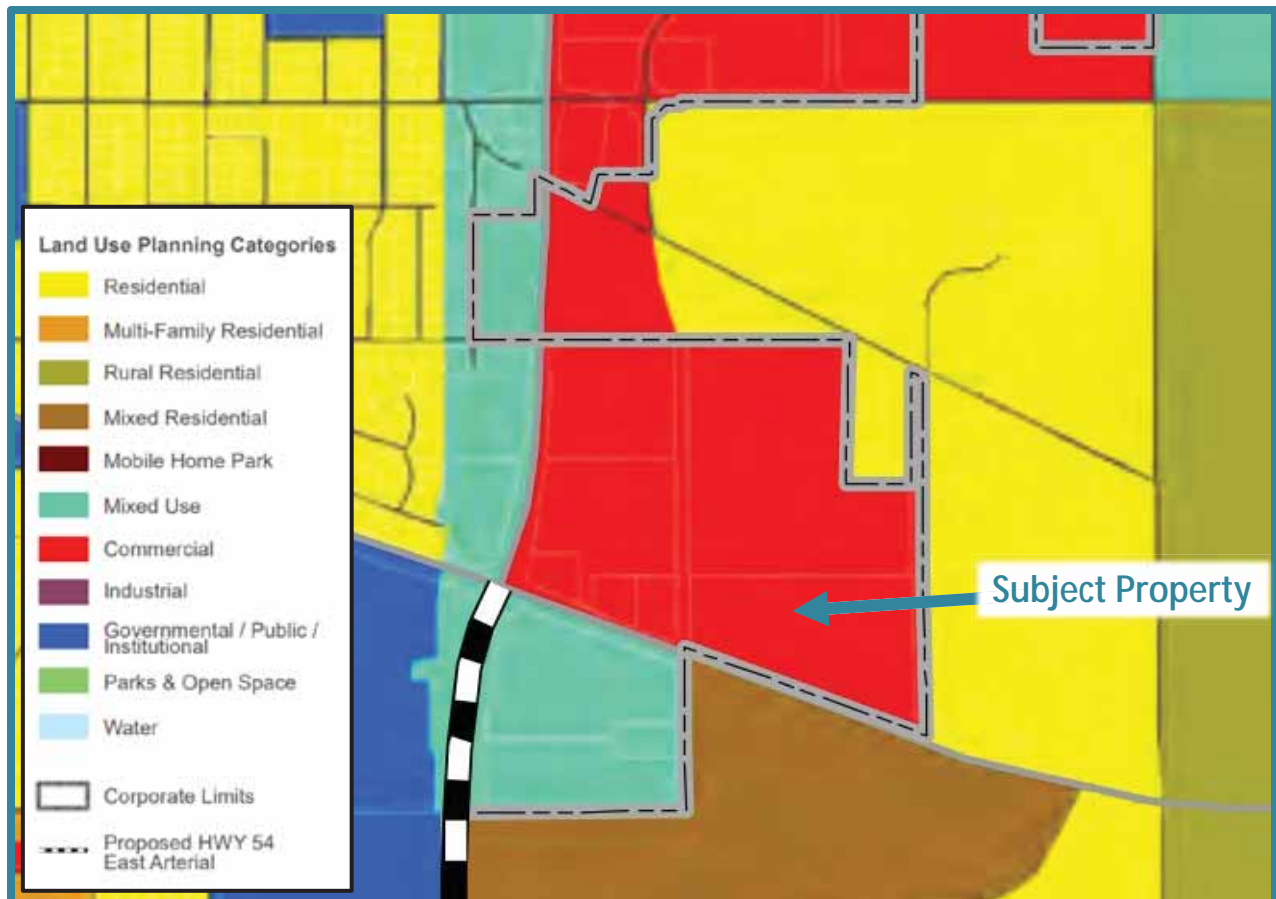
The applicant is requesting to amend the City's Comprehensive Plan Future Land Use Map (Map 7-2) to a Governmental/Public/Institutional land use designation to then rezone the property at the northeast corner of County Highway W and 24th Street South from R-2 Mixed Residential district to I-1 Institutional district. The I-1 Institutional district would be consistent with the intended use of the property which includes a church, school, and civic use facility. These uses are conditionally permitted in the I-1 Institutional district. Additionally, the proposed rezone to I-1 Institutional would be consistent with the future land use designation of Governmental/Public/Institutional as required, if amended.

The conceptual plan for the site includes a large, 20,138 square feet, building of to the south for the church and event center, and a smaller 6,126 square foot building slightly north for the school site. There are a total of 225 parking spaces proposed.



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.



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:

Governmental/Public/Institutional: Areas for a wide range of governmental, public, and institutional uses. These areas may be in public or private ownership. This area may also include lands designated for environmental protection

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	Town of Grand Rapids	Vacant	Mixed Residential
East	Town of Grand Rapids	Vacant	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. However, because it is a large parcel in a primarily undeveloped area along the City's fringe it is practical and suitable that this large parcel would be designated Governmental/Public/Institutional, as these designations require more land area and tend to be consistent with a wide range of land uses.

Findings: Given the surrounding land use designations and uses, the Governmental/Public/Institutional future land use designation is consistent and fitting for this site. These uses are typically considered buffers as they tend to include less intensive uses on large parcels. The land use designation provides a suitable transition between the residential parcels to the south and east and commercial parcels to the north and west. This amendment is consistent with the overarching future land use goals of the City and with the public interest.

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 Governmental/Public/Institutional rather than the previous designation of Commercial.

Findings: The Comprehensive Plan identifies several goals, objectives and policies that would be consistent with the proposed amendment. Chapter 4 Utilities and Community Facilities outlines the following:

Goal: Promote an effective and efficient supply of utilities, facilities, and services that meet the needs and expectations of residents, and contribute to the sustainability of the community.

Objective 1. Coordinate community facilities and utility systems development and use with land use, transportation, and natural resource planning.

Chapter 7 Land Use identifies the following two policies:

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

Policy 13. Discourage high traffic volumes in residential neighborhoods.

This amendment ensures that needed community facilities (church, school, civic use facility) can be appropriately sited on a substantially sized parcel. It also ensures that undeveloped residential neighborhoods are suitably buffered from the sizeable commercial parcels to the west.

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

Institutional “I-1” District: This district is intended to accommodate institutional uses, whether maintained by the City, another governmental body, or a private business, that are deemed to be a permanent use. This district is located in and adjoining residential areas of the City where such uses are consistent with existing and planned residential uses.

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 an institutional 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 including the Comprehensive Plan, 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.

Findings: The amendment is consistent with other planning documents adopted by the Common Council. Typically uses permitted within the I-1 Institutional district would be considered less intensive than those uses permitted within the B-2 General Commercial district and therefore less inclined to conflict with any existing planning documents.

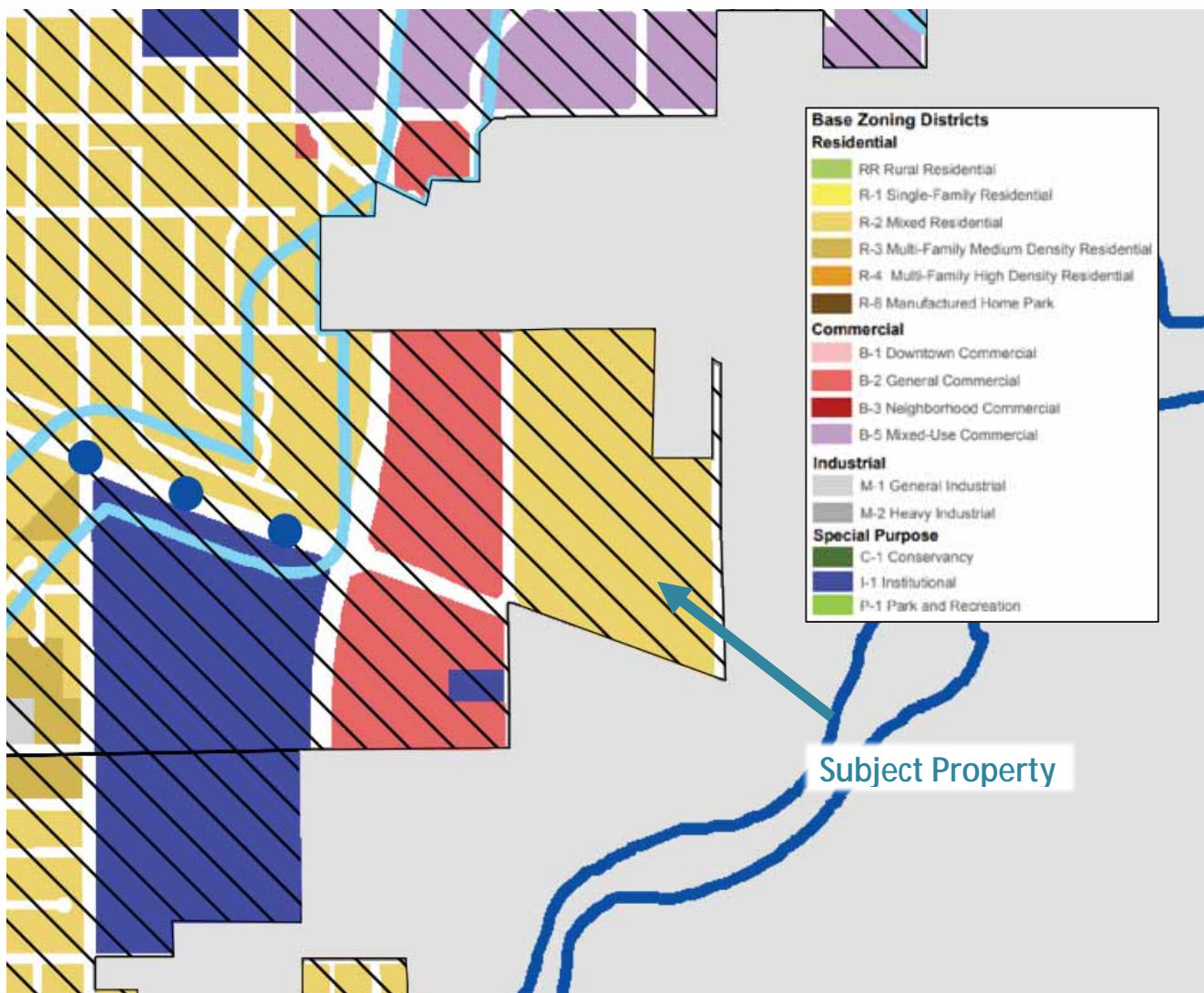
3. the extent to which the amendment will or will likely increase or decrease the number of nonconforming uses and structures; and

Analysis: The property is vacant. The lot is 26.15 acres, and is newly proposed to accommodate the uses.

Findings: No buildings exist on the property, and the lot meets the requirements of the I-1 Institutional District. It is an appropriate site for uses permitted conditionally and by right in the district. Know that a certified survey map is being created to create one lot for the development which will required prior to the rezoning.

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

Analysis: Below is the zoning map showing the property and surrounding properties.



Institutional uses often consist of one single user on a substantially sized parcel. They are spread throughout the City, and it is not uncommon to see I-1 Institutional district sites on the City's outer fringes. The sites often include churches, schools, and public facilities and are well suited to be located adjacent to a variety of uses

including those that are both residential and commercial in nature. Similarly, the nearby High School falls on the City's periphery.

Therefore, staff is recommending approval of the rezone from R-2 Mixed Residential district to I-1 Institutional district contingent upon approval of the Comprehensive Plan Amendment. Note the applicant is creating a certified survey map to create once parcel for the use and rezoning, and the survey is required to be completed and recorded prior to final action by City Council.



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 3/13/23

Received By CE

Fee \$300.00

Case # 23-000128

Aldermanic District 8 Bernke

Plan Commission Date 4/3/23

1. Applicant Information

Applicant name Immanuel Lutheran Church & School

Street address 111 11th St N

City, state, zip code Wisconsin Rapids, WI 54494

Daytime telephone number 715-423-3260

Email jblum@immanuelrapids.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

Name Peter Schneider

Company Groth Design Group

Street address N58 W6181 Columbia Road

City, state, zip code Cedarburg, WI 53012

Daytime telephone number 262-377-8001

Email pschneider@gdg-architects.com

Agent 2

John Kastner

Vierbicher

600 W Virginia St - Ste 601

Milwaukee, WI 53204

262-875-5000

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 1501 24TH ST S

Parcel number(s) 0700339

3409200

34092225

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)

☐

RR Rural Residential

☐

R-8 Manufactured Home Park

☐

M-1 General Industrial

☐

R-1 Single-family Residential

☐

B-1 Downtown Commercial

☐

M-2 Heavy Industrial

☒

R-2 Mixed Residential

☐

B-2 General Commercial

☐

I-1 Institutional

☐

R-3 Multi-family Medium Density Residential

☐

B-3 Neighborhood Commercial

☐

P-1 Park and Recreation

☐

R-4 Multi-family High Density Residential

☐

B-5 Mixed Use Commercial

☐

C-1 Conservancy

The subject property is also located in the following overlay zoning district(s). (check all that apply)

☐

Planned Development (PDD)

☐

Shoreland

☐

Floodplain

☐

Downtown Design

☐

Shoreland-Wetland

☐

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.

☐

A mapping error was made on the official zoning map.



Other

The owner would like to re-zone all of parcel 3409225 & a portion of 3409200 to be I-1 Institutional as indicated on the attached diagram. The owner would like to construct a new church, school, & event center on the southern 27 acres of the combined sites. The owner is working on a CSM to document these changes.

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.

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.

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.

2023-0116 Immanuel Rapids - Site Zoning Diagram; CSM;

2023-0310 Site Plan

2023-0310 Renderings

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

11. Mandatory meeting with staff

When did you meet with the Community Development Director?

01/2023

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



Name -- Signature

01.16.2023

Date

Name -- print

Name -- Signature

Date



Administrative Staff Report

Conditional Use Permit - Worship Facility and Civic Use Facility Plan Commission Review

1501 24th St. S.

March 27, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none">Immanuel Lutheran Church and School <p>Staff:</p> <ul style="list-style-type: none">Kyle Kearns, Director of Community DevelopmentCarrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none">3409225 and a portion of 3409200 <p>Lot Information:</p> <ul style="list-style-type: none">Effective Frontage: 299.99 feetEffective Depth: 372.08 feetSquare Footage: 1,155,849Acreage: 26.535 <p>Zone(s):</p> <ul style="list-style-type: none">"I-1" Institutional District (undergoing concurrent Zoning Map Amendment request) <p>Council District:</p> <ul style="list-style-type: none">District 8 - Bemke <p>Master Plan:</p> <ul style="list-style-type: none">Commercial <p>Current Use:</p> <ul style="list-style-type: none">Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none">Chapter 11 - Zoning	<p>Request</p> <p>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 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.</p> <p>Attachment(s)</p> <ol style="list-style-type: none">ApplicationPlansRenderingsProperty Information <p>Findings of Fact</p> <ol style="list-style-type: none">The property is 26.15 acres and is currently undergoing a concurrent Certified Survey Map to establish the parcel.The property is undergoing a concurrent Comprehensive Plan Amendment to designate the property as Governmental/Public/Institutional and a Zoning Map Amendment to zone the property Institutional "I-1" District.The request is to construct a 20,138 square foot building to include a worship center and a second 6,126 square foot building to be constructed as an event center space.A worship facility and a civic use facility are all conditionally permitted uses in the Institutional "I-1" District. <p>Staff Recommendation</p> <p>Approve the request from the applicant for a conditional use permit to construct structures to establish a worship facility 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), subject to the following conditions:</p> <ol style="list-style-type: none">Conditional use permit approval is contingent upon Certified Survey Map (CSM) approval identifying the newly proposed lot.Conditional use permit approval is contingent upon the concurrent comprehensive plan and zoning map amendments.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.
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4. Event center hours shall be limited to the hours of 7:00 a.m. to 9:00 p.m. on weekdays, and 7:00 a.m. to 11:00 p.m. on weekends and holidays.
5. Proposed lighting shall be modified to reduce intensity levels not to exceed 0.1 foot-candles at the northern residential property line.
6. A revised landscape plan must be submitted for review and approval by the Community Development Department.
7. 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.
8. Applicable building and stormwater permit (state and local) shall be obtained.
9. Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department.

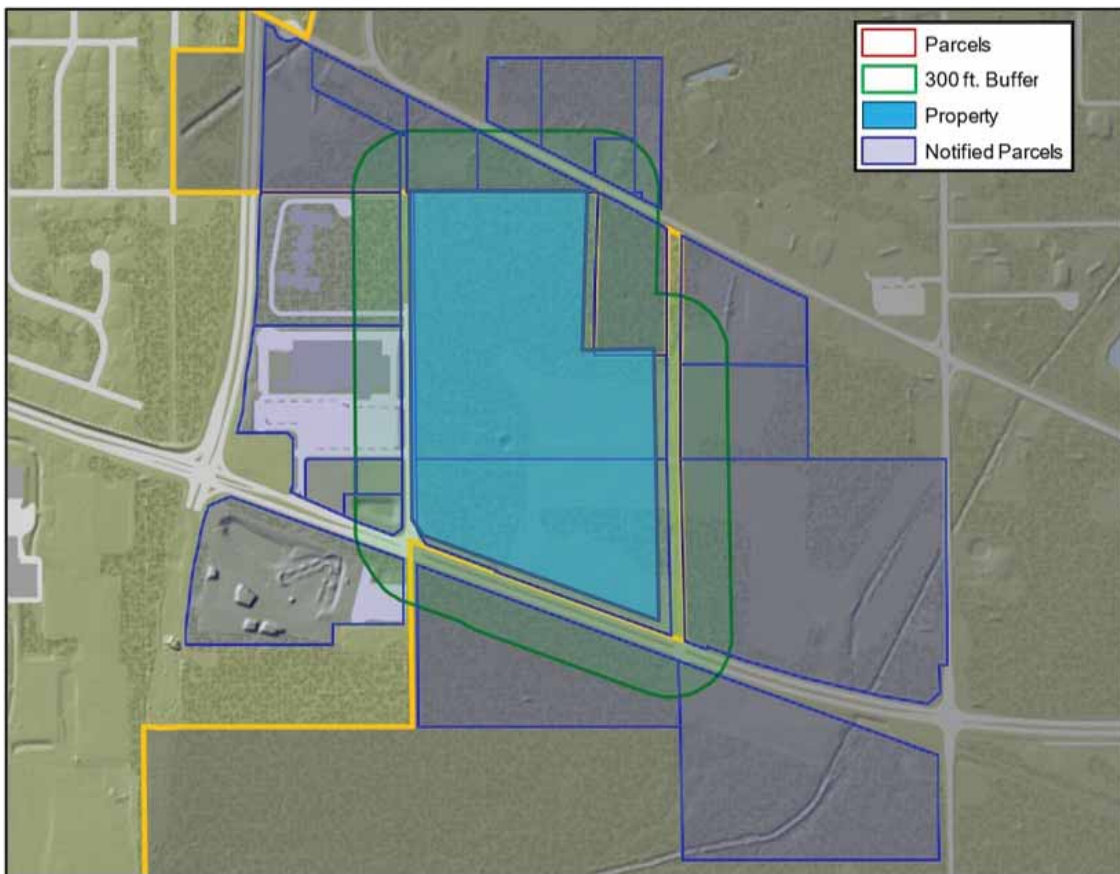
Vicinity Map



Site Photos



Exhibit Map



Background

Immanuel Lutheran Church and School are the owners of the two adjacent subject parcels within the City. The properties are undergoing a concurrent CSM to adjust the lot line north. The resulting southern parcel is proposed to be developed as a 20,138 square foot church (worship facility) and 6,126 square foot event center (civic use facility). The southern parcel is undergoing a current zoning map amendment to be rezoned Institutional "I-1" District and is the site of this conditional use permit request. The northern parcel will remain Mixed Residential "R-2" District, and there are no development plans for the northern parcel at this time. A survey has been created to change the boundary of the lots, making the southern lot larger to accommodate the proposed use.

A church (worship facility) and event center (civic use facility) are described further in Chapter 11 – Zoning as follows:

11.14 Worship Facility

Description: *A place where people can regularly assemble for religious worship and facility associated activities and which is operated by an entity with tax-exempt status. The term includes sanctuaries, chapels, cathedrals, churches, synagogues, and temples and other onsite accessory buildings such as parsonages, friaries, convents, fellowship halls, and rectories. The term does not include day care centers, community recreation facilities, dormitories, private educational facilities, emergency shelters, and health care facilities.*

Vehicle Parking: *1 space for each 4 patrons at design capacity; plus 1 space for each employee on the largest work shift*

Supplemental Standards:

(a) Required green space. *If a worship facility is located in a residential zoning district, at least 30 percent of the parcel shall remain undeveloped (i.e., landscaped).*

(b) Access requirements. *If a worship facility has 600 seats or more, the primary access shall be off of a street classified as a major arterial or a higher classification as depicted on the official map adopted in ch. 13 of the municipal code.*

(c) Limitations on events and functions. *No event or function shall be conducted that creates a demand for parking spaces that is greater than the number provided on site, unless parking is allowed on the public road fronting on the site.*

11.04 Civic Use Facility

Description: A place where large gatherings of people may assemble for public purposes. The term includes zoos, arenas, stadiums, facility and fairgrounds.

Vehicle Parking: 1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift

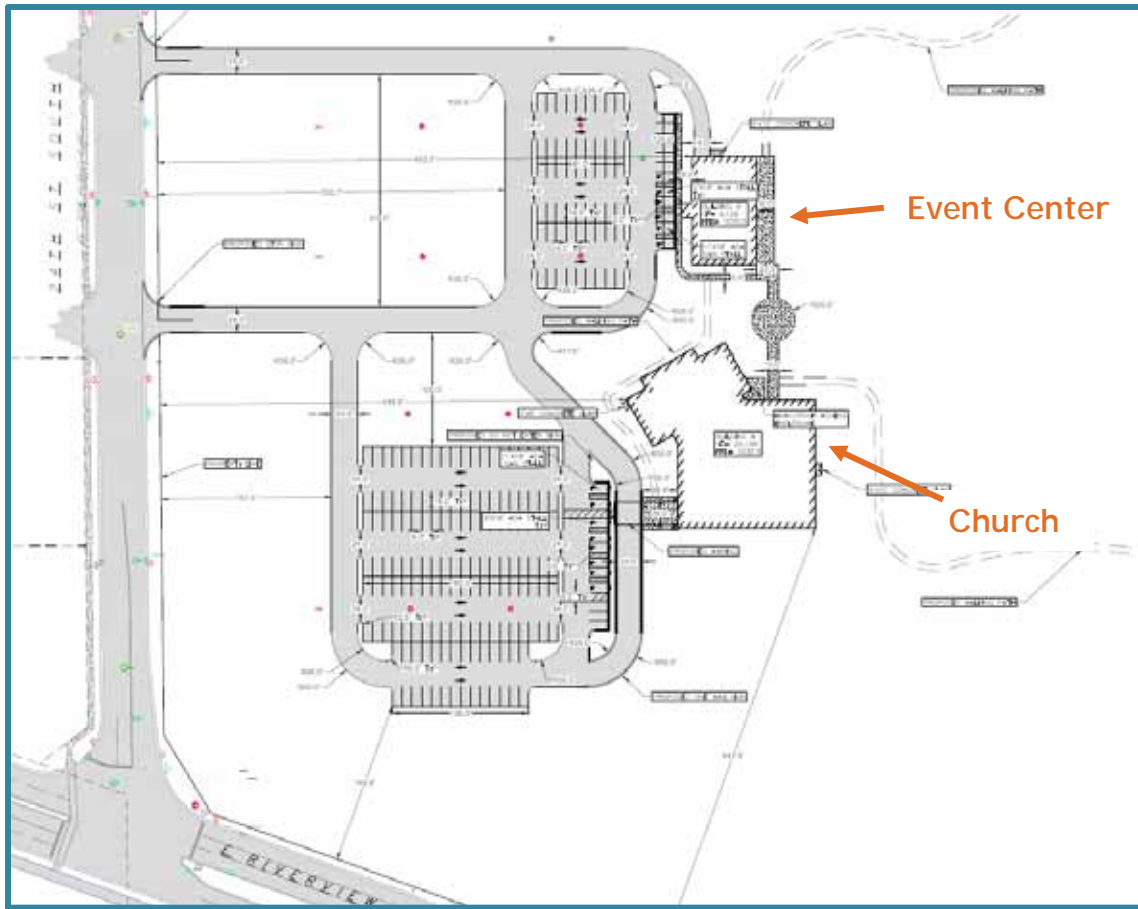
Supplemental Standards: The primary access to a civic use facility with 600 seats or more shall be off of a street classified as a major arterial or a higher classification as depicted on the official map adopted in ch. 13 of the municipal code.

The subject site is favorable for the church and event center request. It is a generously sized parcel that will provide substantial space for the structures and for circulation within the site (pedestrian and vehicular). Two-way ingress/egress for the site is proposed with two points of access from 24th Street South. The southern point would serve the church and the northern point would serve the event center. There is ample space for vehicle stacking within the site perimeter. There are a total of 225 parking spaces proposed, 14 of which are accessible parking spaces. Interior amenities are proposed including walking paths. The church will be designed for a maximum capacity of 420 patrons and the event center for a maximum capacity of 280 patrons.

Chapter 11 – Zoning states that generally only one principal building is allowed on a lot. However, it does note that:

d) Exception for commercial and manufacturing buildings. *The Planning Commission may allow more than one commercial or manufacturing building, when such building is needed for the operation of an existing use that is allowed by right or has been approved as a conditional use.*

In this case, staff has determined that although the proposed buildings are institutional in nature, they are consistent with the intent and spirit of this section. Therefore, we are recommending that the Plan Commission make an allowance for two principal buildings.



The conditional use permit standards of review are analyzed below, and more information can be found within the attached application and plans.

Conditional Use Permit Standards of Review 11.05.55 Basis of decision

Generally, When reviewing conditional uses other than nonconforming conditional uses, the review authority shall consider the following factors:

- 1) the size of the parcel on which the proposed use will occur;

Analysis: The property is 26.535 acres.

Findings: The property is over 26 acres in size and is sufficient to accommodate the 20,138 square foot church building and the 6,126 square foot event center building. Additionally, the site readily accommodates parking and access demands and interior amenities. All dimensional requirements are met.

- 2) the presence of and compatibility with other uses on the subject property, if any;

Analysis: The church and event center uses are compatible.

Findings: The proposed uses will be complimentary in nature. It is likely that the event center will hold events attended by church members as well as the general community. Therefore, events at the event center likely will complement rather than conflict with times the church is in use and vice versa.

- 3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);

Analysis: There are long-range plans for a school to be located on the subject property. The school would likely be connected to the church. However, this is not under consideration with this application.

Findings: If the school were constructed at a future date, the use would be complementary to the church and event center uses and not in conflict. Additionally, there is sufficient space on site to accommodate all three uses.

4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;

Analysis: Access to the site from 24th Street South is sufficient. There are two points of access that lead to two separate parking areas, one for the church and one for the event center. There are 225 total parking spaces proposed, including 14 ADA-approved accessible parking spaces. All circulation is two-way, except for the one-way north to south access that allows for drop off in front of the church entrance. There are two marked pedestrian crosswalks connecting the parking area to the church. One leads to a covered awning in front of the main entrance. There is a walking path that connects the two buildings.

Findings: The circulation pattern provides adequate space for vehicle queuing and sufficient spacing between the two uses. Pedestrian facilities are adequate and provide a delineated route for people to enter the building and travel between the two buildings. There is also adequate space to add parking as needed with any future development.

5) the suitability of the subject property for the proposed use;

Analysis: The site is generously sized, is adequately served by transportation infrastructure, and near a variety of residential, commercial, and institutional uses. The lot size and proposed development configuration, which includes the preservation of numerous existing trees and natural features, will provide an adequate buffer.

Findings: The size, scale, and orientation of the site provide a suitable space for a multi-use institutional project. The site is conveniently located near developed properties, transportation infrastructure, and utilities. The proposed scale of development will allow for retention of plantings and open space that will buffer the surrounding properties.

6) effects of the proposed use on the natural environment;

Analysis: Impervious development of 3.48 acres total is proposed, for approximately 13.1 percent. There will be removal of established plantings. However, a fairly substantial amount of existing green space is proposed to be set aside for preservation.

Findings: The proposed project will include 13.1 percent impervious area. This is well below the maximum allowed of 65 percent. There will be sizeable greenspace adjacent to both 24th Street South to the west and East Riverview Expressway to the south. Additionally, a significant number of trees are proposed to be retained. Therefore, the project as proposed creates a healthy balance of proposed development, while retaining many natural features. Staff would recommend all stormwater requirements, state and local, be met.

7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;

Analysis: Operational considerations would be consistent with traditional church and event space hours.

Findings: The use would include operational hours, shipment and delivery patterns, and traffic that would be consistent with the surrounding commercial and institutional uses.

- 8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and

Analysis: The proposed development is consistent with what would be expected on a large vacant parcel. The use would be consistent with many types of development that could be sited on surrounding properties.

Findings: The proposal will not create any limitation on the development of surrounding properties. The proposed use would be complementary with surrounding residential, commercial, and institutional uses.

- 9) any other factor that relates to the purposes of this chapter set forth in s. 11.01.05 or as allowed by state law.

Analysis: Notices regarding the request were sent to neighbors within a 300-foot boundary of the property.

Findings: Concerned citizens can attend the meeting and provide input at the public hearing. One citizen called to obtain further details about the project.

Site Plan & Architectural Standards of Review

1) Use

Analysis: The proposed worship facility and civic use facility are conditionally permitted uses in the "I-1" Institutional District.

Findings: See the conditional use permit standards above. Note that a building plan – architectural review (AR), site plan review (SP), plan of operation (PO), and zoning permit (ZP) are required for a worship facility and for a civic use facility.

2) Dimensional Standards

Analysis: The I-1 district requires 30,000 square feet, and the lot is over 206 acres. Building setbacks and lot coverage requirements are easily met. The sanctuary height is 40 feet 8 inches and the spire is 77 feet in height. Although the spire exceeds the maximum permitted height of 45 feet, the Plan Commission can grant Special Exceptions for spires, steeples, copulas, and chimneys for institutional buildings. Impervious surface coverage of 13.1 percent is well under the 65 percent maximum allowed.

Findings: The applicable dimensional standards appear to be met. The spire is consistent with typical church developments and adds architectural character to the building. Staff would recommend that Plan Commission grant the Special Exception for the spire to exceed the maximum permitted height.

3) Ingress/Egress

Analysis: Vehicles will enter and exit the site via two points of access from 24th Street South. They will circulate with two-way access except for a one-way drive aisle for pick-up and drop-off in front of the church. Pedestrian ingress and egress will be from two crosswalks provided in front of the church and through a pedestrian walkway between two buildings.

Findings: Vehicles ingress and egress as outlined will provide adequate access and sufficient space for vehicle queueing. Vehicles will have sufficient space to circulate through the site and the one-way aisle in front of the church will allow for safety for those that have difficulty walking through the parking lot. Pedestrian access as proposed is sufficient.

4) Parking

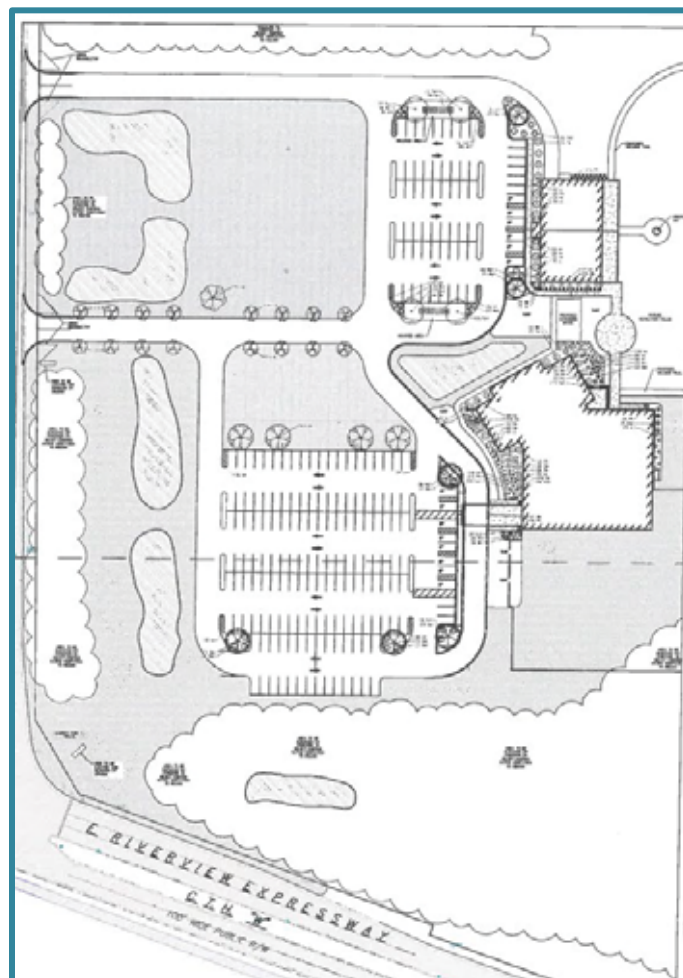
Analysis: Worship facilities require 1 parking space per 4 patrons at design capacity plus 1 space for each employee on the largest work shift. The proposed church capacity is 420 patrons plus 5 employees requiring 110 parking spaces. Civic use facilities require 1 parking space for each 250 square feet of gross floor area or 1 space per 4 patrons at maximum capacity (whichever is greater) plus 1 per employee on the largest work shift. The proposed event center capacity is 280 plus 10 employees requiring 80 parking spaces. A total of 190 parking spaces are required for the project. A minimum of 6 ADA accessible parking spaces are required in front of the church and 4 are required in front of the event center.

Findings: There are a total of 225 parking spaces proposed including 14 ADA approved accessible parking spaces. This meets the 190 parking space requirement. In addition, the total of 8 ADA accessible parking spaces in front of the church and 6 in front of the event center meet the accessibility requirements.

5) Landscaping

Analysis: Landscape point required and provided are detailed as follows:

Points Type	Required	Provided
Street Frontage	673	
Building Foundation	410	424 (Met)
Parking Lot	670	652 (Not Met)
Bufferyard	Not required for the I-1 District	N/A



Findings: The foundation planting requirements are met. Parking lot distribution requirements are met, but a marginal amount of additional planting must be included to meet the points requirements. The lot is heavily

wooded and the applicant is proposing to retain many of the existing trees. However, these trees must be called out to conduct an accurate analysis of frontage plantings. No bufferyard is required in the Institutional "I-1" District.

6) Architectural Review

Analysis: The proposed church building includes lower horizontal fiber cement siding in cobblestone and upper horizontal and vertical fiber cement siding in taupe. Red brick spans the base of the structure. The roof will be shingles or metal depending on cost estimates. The event center is proposed to be constructed of metal which does not meet architectural requirements outlined in Chapter 11 – Zoning.



Findings: The design and architecture of the church building are complementary and meet the architectural standards outlined in Chapter 11 – Zoning. Staff has recommended that materials similar to those being utilized for the church building be used for the event center. A condition of approval has been added requesting revised elevations, to ensure that architectural standards are met.

7) Lighting & Photometric Plan

Analysis: A lighting and photometric plan has been submitted.

Findings: Lighting levels as shown exceed the maximum allowed levels along the property line to the north. Therefore, a condition has been added requiring a revised plan showing light levels below the accepted standards.

In summary, the proposed church and event center development is suitable for the proposed site and consistent with surrounding development. The development will meet the growing needs of the church and provide community amenities. Upon review, staff would recommend approving the conditional use permit amendment to construct a church and event center as proposed, subject to the conditions outlined on page one.



Conditional Use 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 City's zoning regulations identify land uses that may be allowed in each of the zoning districts either by right or as a conditional use. By definition, a conditional use is a land use that may or may not be appropriate on a given parcel depending on a wide range of factors that relate to the proposed use and the particular circumstances relating to the parcel and surrounding properties. Conditional uses are therefore considered on a case-by-case basis. As part of the review process, the Planning Commission and Common Council conduct a joint public hearing to solicit input from the general public and other interested parties. When reviewing conditional use applications, the Planning Commission serves in an advisory capacity to the Common Council, which makes the final decision. The recommendation of the Planning Commission and the decision of the Village Board are based on the evidence and testimony received as part of the application and through the public hearing process.

If you submit an application, do not contact any member on the Planning Commission or the Common Council until after a final decision has been made.

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: \$250.00 for principal and accessory uses; \$100.00 for temporary uses and \$50.00 for administrative renewals

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.

Aldersperson notification Before you submit your application, you will need to send a letter to the Aldersperson of the district of where the request is taking place, explaining the request. Please attach the notification letter with your application materials.

Office Use Only

Date Received 3/13/23

Received By CE

Fee \$250.00

Case # 23-000127

Aldermanic District 8 Bernke

Plan Commission Date 4/3/23

1. Applicant information

Applicant name Immanuel Lutheran Church & School

Street address 111 11th St N

City, state, zip code Wisconsin Rapids, WI 54494

Daytime telephone number 715-423-3260

Email jblum@immanuelrapids.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

Name Peter Schneider

Company Groth Design Group

Street address N58 W6181 Columbia Road

City, state, zip code Cedarburg, WI 53012

Daytime telephone number 262-377-8001

Email pschneider@gdg-architects.com

Agent 2

Name John Kastner

Company Vierbicher

Street address 600 W Virginia St - Ste 601

City, state, zip code Milwaukee, WI 53204

Daytime telephone number 262-875-5000

Email jkas@vierbicher.com

3. Type of application (select one)

☒ New conditional use

☐ Yes ☒ No Are there any other current conditional use approvals for the property?

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

☐ An amendment of a previously approved conditional use

4. Subject property information

Physical address 1501 24TH ST S

Parcel number(s) 0700339

3409200

34092225

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"/> R-2 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 type="checkbox"/> R-2 Mixed Residential | <input type="checkbox"/> B-2 General Commercial | <input checked="" 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. Current use Describe the current use of the subject property.

Site is vacant

7. Proposed use Describe the proposed conditional use or the proposed amendment.

The owner would like to construct a new church, school, & event center on the southern 27 acres of the combined sites.

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

1. The size of the parcel on which the proposed use will occur.

26.535 Acres (Lot 1 of CSM#7868)

2. The presence of and compatibility with other uses on the subject property if any.

3. The location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses).

The location was driven by the existing roadway connections and natural features of the site

4. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site.

Site will incur traffic surges at certain periods of the day. All site traffic will enter and exit onto 24th Street.
The site is designed to allow for any "stacking" load at pick-up and drop-off times to be handled internal to the site.
The site has two buildings and allows for pick-up and drop-off at the door. Ample parking is design to optimize pedestrian circulation to the buildings

5. The suitability of the subject property for the proposed use.

The property is well-suited to the use. It provide ample room for buildings, parking and outdoor recreation areas.
It is isolated from impacting other neighbors with any of the proposed uses.

6. *Effects of the proposed use on the natural environment.*

The site will be designed to meet all environmental requirements. Impervious surface will increase due to the proposed structures and parking, but effects on the natural environment will be offset with the proposed native landscaping design, new stormwater management and the desire of the owner to preserve as much of the wooded nature of the site as possible

7. *Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances.*

Only potential impact on surrounding properties would be related to traffic. Drop-off and pick-up times for proposed future school, church services on Sunday, and other events hosted on the site could increase traffic on 24th Street. The site is designed to handle the potential traffic internally and slowly release street traffic at the designated outlets that align with existing neighboring infrastructure

8. *Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts.*

None

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

9. **Supplemental materials** Attach the following to this application form.

1. A project map with the information listed in Appendix F of the zoning code.
2. Proposed construction plans (if applicable)
3. The letter you sent to the Alderperson for the district in which the project is located.

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

2023-0116 Immanuel Rapids - Site Zoning Diagram; CSM;
2023-0310 Site Plan
2023-0310 Renderings

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

12. **Mandatory meeting with staff**

When did you meet with the Community Development Director?

01/2023

Month/year

13. 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



Name -- Signature

3/9/23

Date

Name -- print

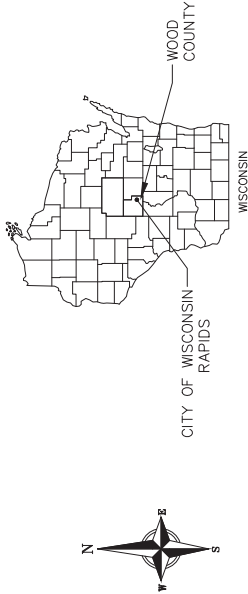
Name -- Signature

Date

IMMANUEL LUTHERAN CHURCH AND SCHOOL

CITY OF WISCONSIN RAPIDS

WOOD COUNTY, WISCONSIN



PROJECT LOCATION



GROTH
Design
Group

1400 24TH ST.
WISCONSIN
RAPIDS, WI 54494

PH: (262) 777-8000
FX: (262) 777-8003



vierbicher
ARCHITECTS

1400 24TH ST.
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RAPIDS, WI 54494

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FX: (262) 777-8003

PROJECT

IMMANUEL
LUTHERAN
CHURCH &
SCHOOL

**1400 24TH ST.
WISCONSIN
RAPIDS, WI 54494**

ISSUE

NO. 001-001-001-001

**PROGRESS
DOCUMENTS**

1400 24TH ST.
WISCONSIN
RAPIDS, WI 54494

PROJECT INFO

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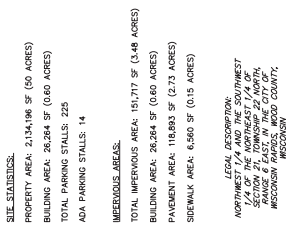
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THE LOCATION OF ANY UTILITIES, SUCH AS WATER, GAS, ELECTRICITY, AND TELEPHONE, ARE APPROXIMATE ONLY AND MAY VARY FROM THE ACTUAL LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES AND STRUCTURES ON THE SITE.

CALL DIGGER'S HOTLINE
1-800-345-8811





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May 2023 - 11:18a M\GROTH Design Group\20207 - Emanuel Lutheran - Wisconsin Rapids\CADD\Grading.dwg by jgu



1400 24TH ST.
WISCONSIN
RAPIDS, WI 54494

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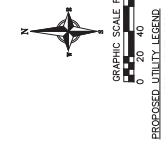
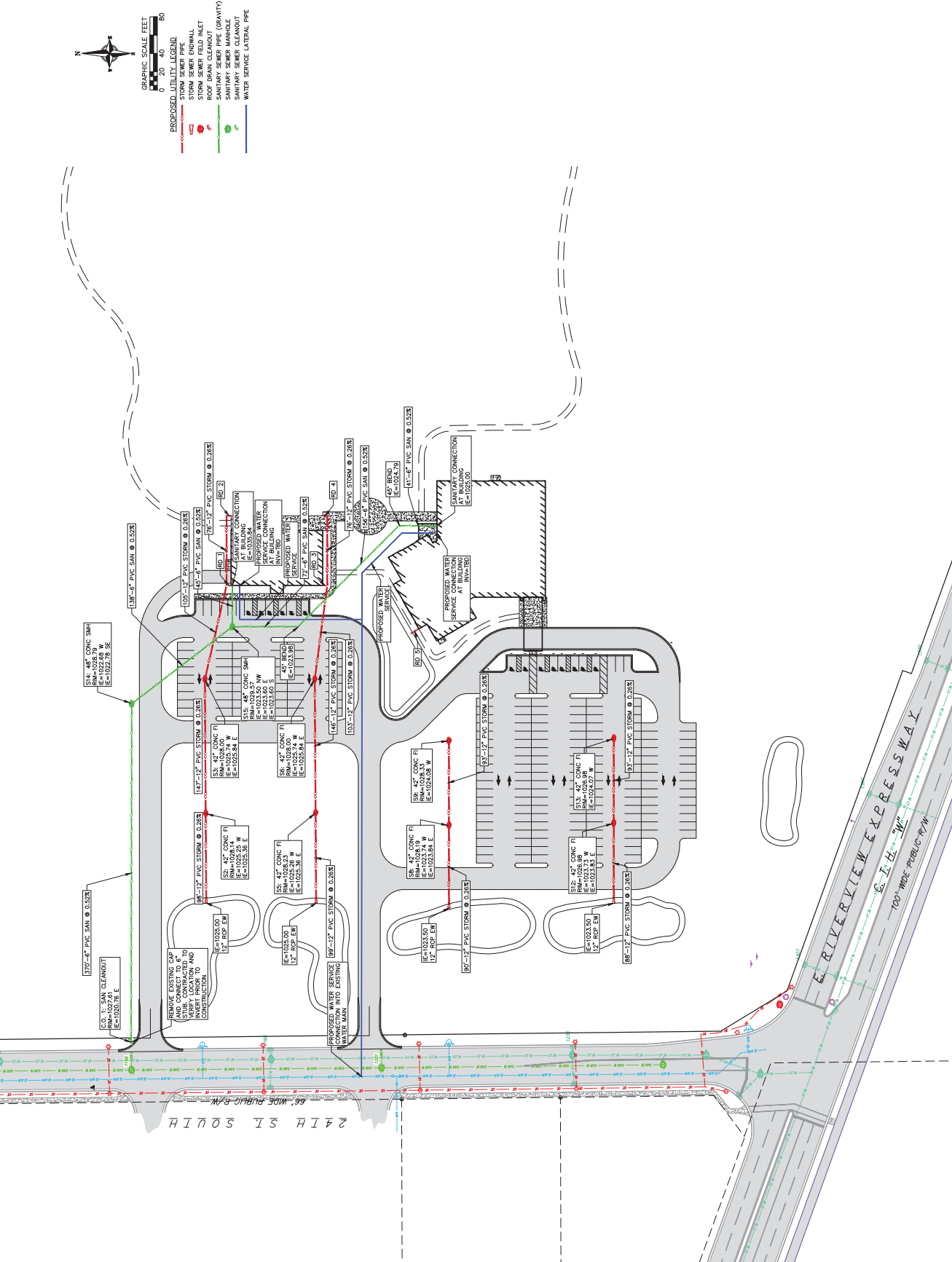
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- PROPOSED UTILITY LEGEND
- STORM SEWER PIPE
 - STORM SEWER ENDWALL
 - STORM SEWER FIELD INLET
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER MANHOLE
 - WATER SERVICE LATERAL PIPE

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PROGRESS DOCUMENTS

PROJECT INFO

PROJECT NO.

PROJECT NAME

PROJECT LOCATION

PROJECT DATE

PROJECT STATUS

PROJECT DESCRIPTION

PROJECT CONTACT

PROJECT PHONE

PROJECT EMAIL

SCHEMATIC DESIGN DRAWINGS

SHEET TITLE

UTILITY PLAN



1400 24TH ST.
WISCONSIN
RAPIDS, WI 54494

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FX: (262) 777-8003

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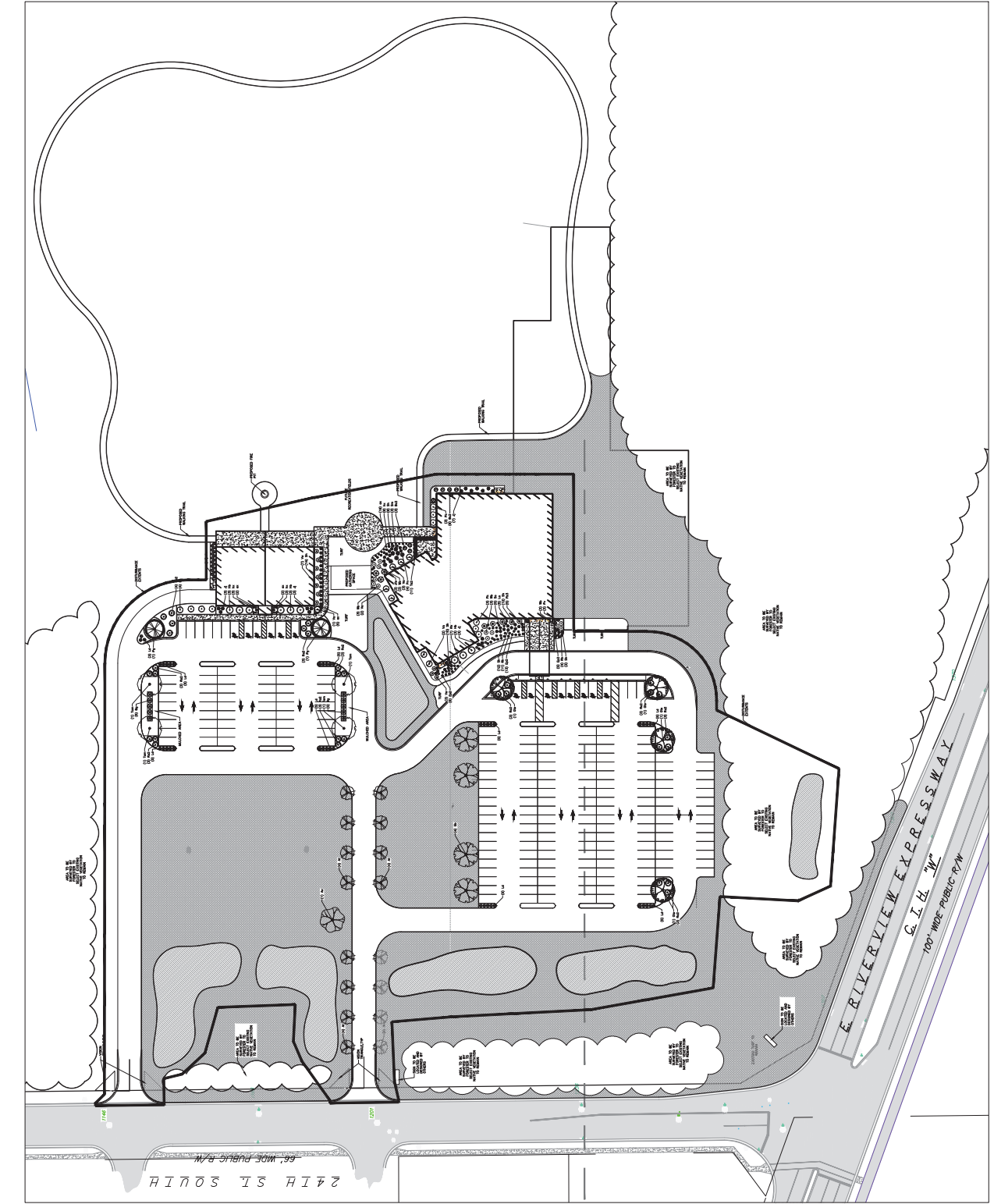
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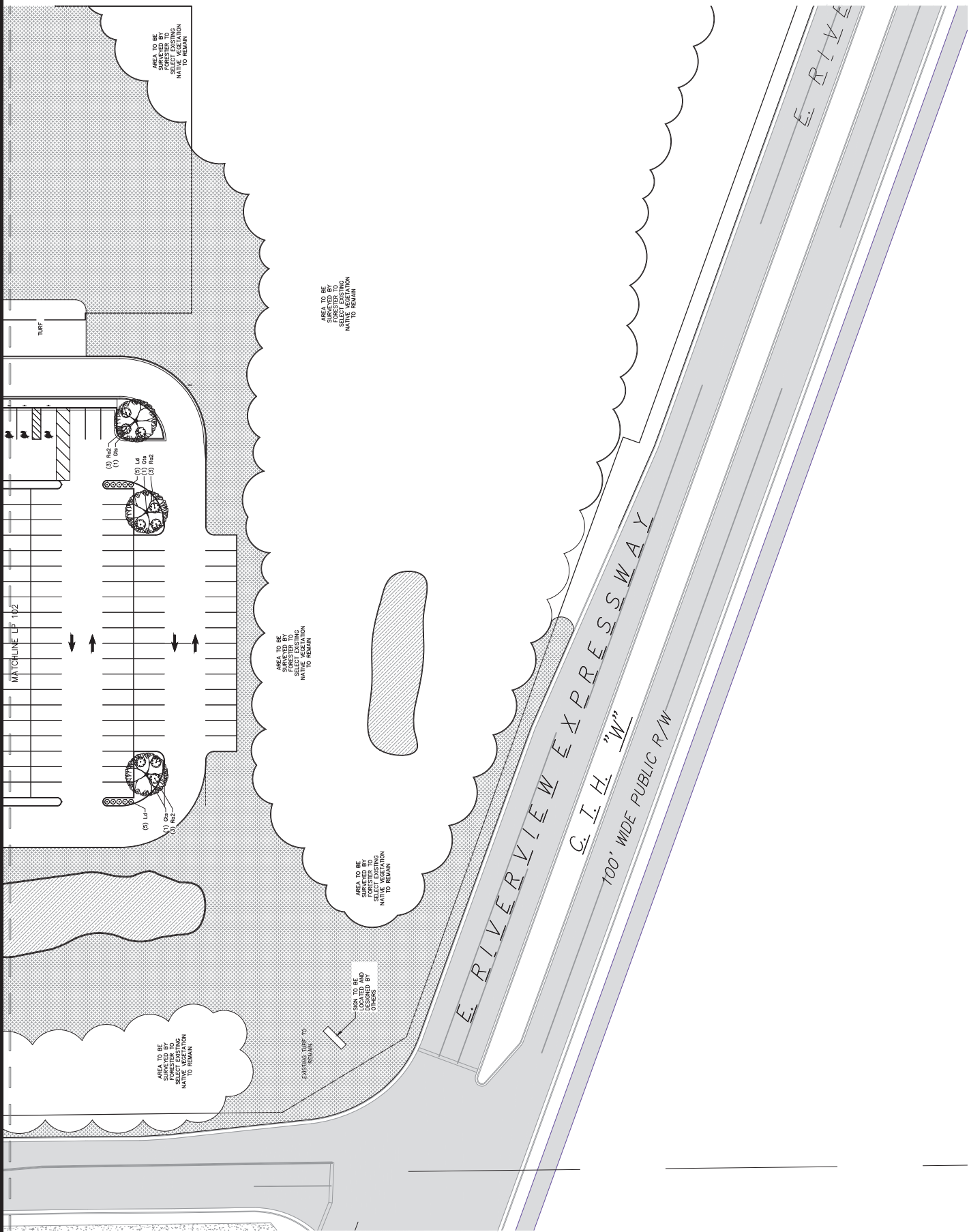
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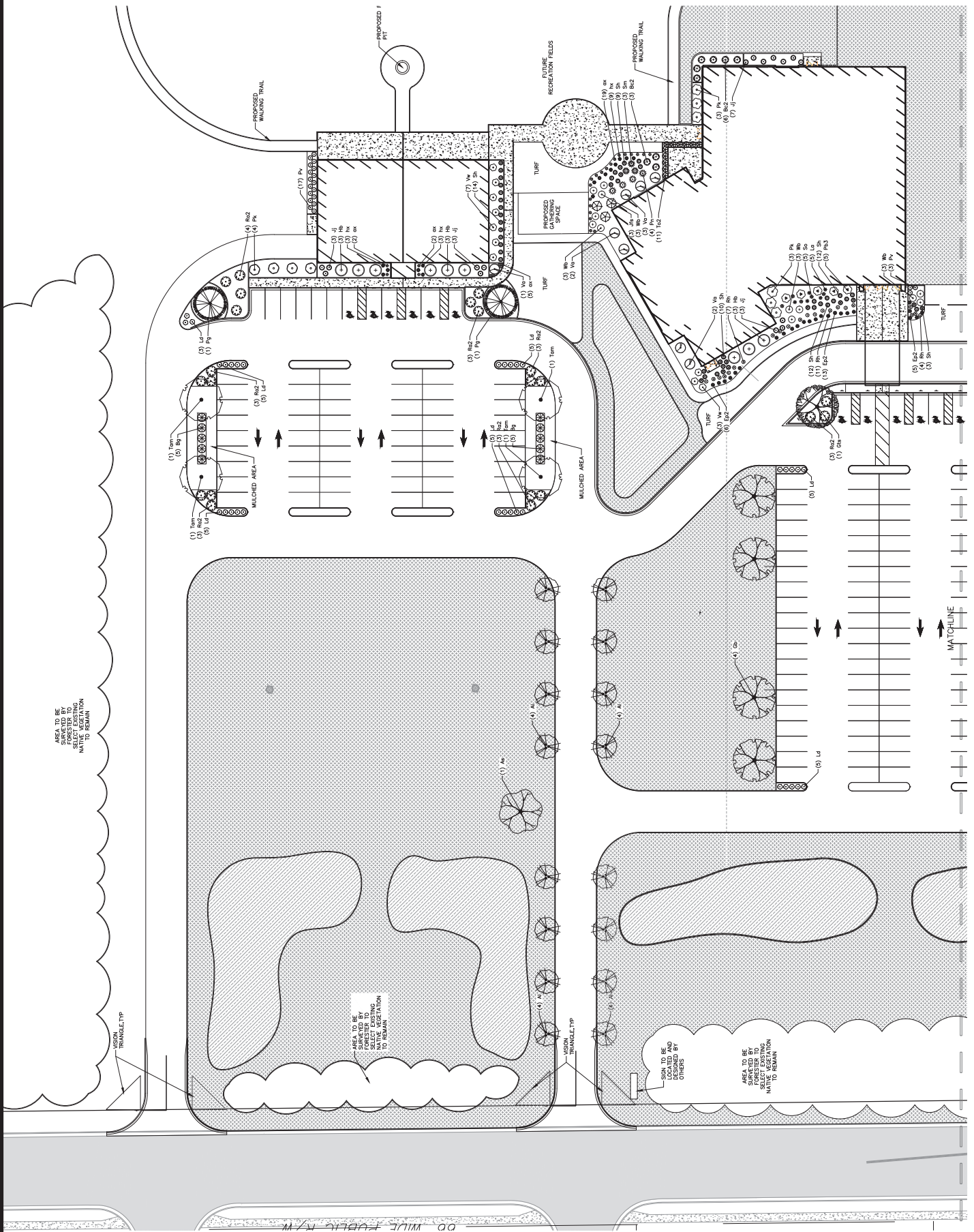
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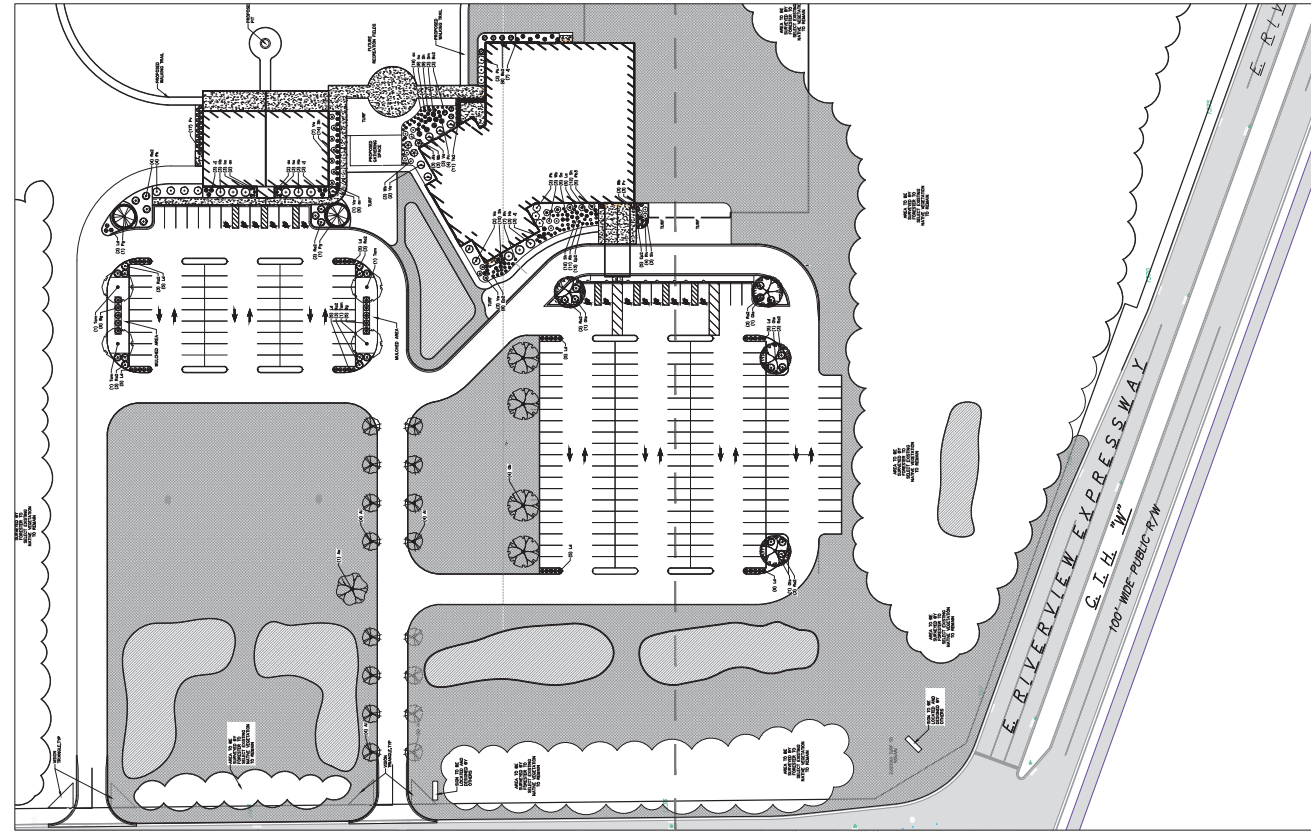
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FX: (262) 777-8003

1400 24TH ST.
WISCONSIN
RAPIDS, WI 54494









PLANT SCHEDULE

SCEDULE TREES	
Ac	Acer saccharum / Sugar Maple
B	Betula papyrifera / Paper Birch
Ch	Castanea Indiana / Sweet Chestnut
Fr	Fraxinus americana / White Ash
Gr	Gleditsia Inconspicua / Black Locust
La	Liquidambar styraciflua / Sweetgum
Ma	Malus domestica / Domestic Apple
Pr	Prunella americana / Black Cherry
Py	Pyracantha coccinea / Firethorn
Qu	Quercus macrocarpa / Bur Oak
Rh	Rhus glabra / Smooth Sumac
Sa	Saxifraga oppositifolia / Moss
Sh	Shorea robusta / Shorea
Sp	Sparganium angustifolium / Broadleaf Taro
St	Staphylea trifolia / Blackhaw
Tr	Thuja occidentalis / American Arborvitae
Ua	Ulmus americana / American Elm
Vi	Viburnum acerifolium / Blackhaw
Wb	Witchamander / American Elm
Yr	Yucca filamentosa / Spider Plant
UNDERSTORY TREES	
Al	Alnus incana / Alder
DECIDUOUS SHRUBS	
Ch	Chamaecyparis thyoides / White Cedar
Co	Cornus alternifolia / Spicebush
Cr	Cornus canadensis / Spicebush
Fr	Fraxinus americana / White Ash
Hy	Hydrangea paniculata / Panicle Hydrangea
La	Liquidambar styraciflua / Sweetgum
Ma	Malus domestica / Domestic Apple
Pr	Prunella americana / Black Cherry
Py	Pyracantha coccinea / Firethorn
Qu	Quercus macrocarpa / Bur Oak
Rh	Rhus glabra / Smooth Sumac
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Vi	Viburnum acerifolium / Blackhaw
Wb	Witchamander / American Elm
Yr	Yucca filamentosa / Spider Plant
PERENNIALS	
Al	Alnus incana / Alder
Co	Cornus alternifolia / Spicebush
Cr	Cornus canadensis / Spicebush
Fr	Fraxinus americana / White Ash
Hy	Hydrangea paniculata / Panicle Hydrangea
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Vi	Viburnum acerifolium / Blackhaw
Wb	Witchamander / American Elm
Yr	Yucca filamentosa / Spider Plant

CONCEPT PLANT SCHEDULE

BIG BROTHER PLANTS (PER PLANT)	
Ac	Acer saccharum / Sugar Maple
B	Betula papyrifera / Paper Birch
Ch	Castanea Indiana / Sweet Chestnut
Fr	Fraxinus americana / White Ash
Gr	Gleditsia Inconspicua / Black Locust
La	Liquidambar styraciflua / Sweetgum
Ma	Malus domestica / Domestic Apple
Pr	Prunella americana / Black Cherry
Py	Pyracantha coccinea / Firethorn
Qu	Quercus macrocarpa / Bur Oak
Rh	Rhus glabra / Smooth Sumac
Sa	Saxifraga oppositifolia / Moss
Sh	Shorea robusta / Shorea
Sp	Sparganium angustifolium / Broadleaf Taro
St	Staphylea trifolia / Blackhaw
Tr	Thuja occidentalis / American Arborvitae
Ua	Ulmus americana / American Elm
Vi	Viburnum acerifolium / Blackhaw
Wb	Witchamander / American Elm
Yr	Yucca filamentosa / Spider Plant
SMALLER PLANTS (PER PLANT)	
Al	Alnus incana / Alder
Co	Cornus alternifolia / Spicebush
Cr	Cornus canadensis / Spicebush
Fr	Fraxinus americana / White Ash
Hy	Hydrangea paniculata / Panicle Hydrangea
La	Liquidambar styraciflua / Sweetgum
Ma	Malus domestica / Domestic Apple
Pr	Prunella americana / Black Cherry
Py	Pyracantha coccinea / Firethorn
Qu	Quercus macrocarpa / Bur Oak
Rh	Rhus glabra / Smooth Sumac
Sa	Saxifraga oppositifolia / Moss
Sh	Shorea robusta / Shorea
Sp	Sparganium angustifolium / Broadleaf Taro
St	Staphylea trifolia / Blackhaw
Tr	Thuja occidentalis / American Arborvitae
Ua	Ulmus americana / American Elm
Vi	Viburnum acerifolium / Blackhaw
Wb	Witchamander / American Elm
Yr	Yucca filamentosa / Spider Plant

NATIVE WET SEED MIX	
Ac	Acer saccharum / Sugar Maple
B	Betula papyrifera / Paper Birch
Ch	Castanea Indiana / Sweet Chestnut
Fr	Fraxinus americana / White Ash
Gr	Gleditsia Inconspicua / Black Locust
La	Liquidambar styraciflua / Sweetgum
Ma	Malus domestica / Domestic Apple
Pr	Prunella americana / Black Cherry
Py	Pyracantha coccinea / Firethorn
Qu	Quercus macrocarpa / Bur Oak
Rh	Rhus glabra / Smooth Sumac
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Yr	Yucca filamentosa / Spider Plant
NATIVE PLANTING	
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Wb	Witchamander / American Elm
Yr	Yucca filamentosa / Spider Plant

780



PROJECT

IMMANUEL LUTHERAN CHURCH & SCHOOL

1400 24TH ST. WISCONSIN RAPIDS, WI 54494

ISSUE

NO. 001-001-001

GRAPHIC SCALE FEET

0 20 40 80

PROGRESS DOCUMENTS

PROJECT INFO

01/13/2023

202307

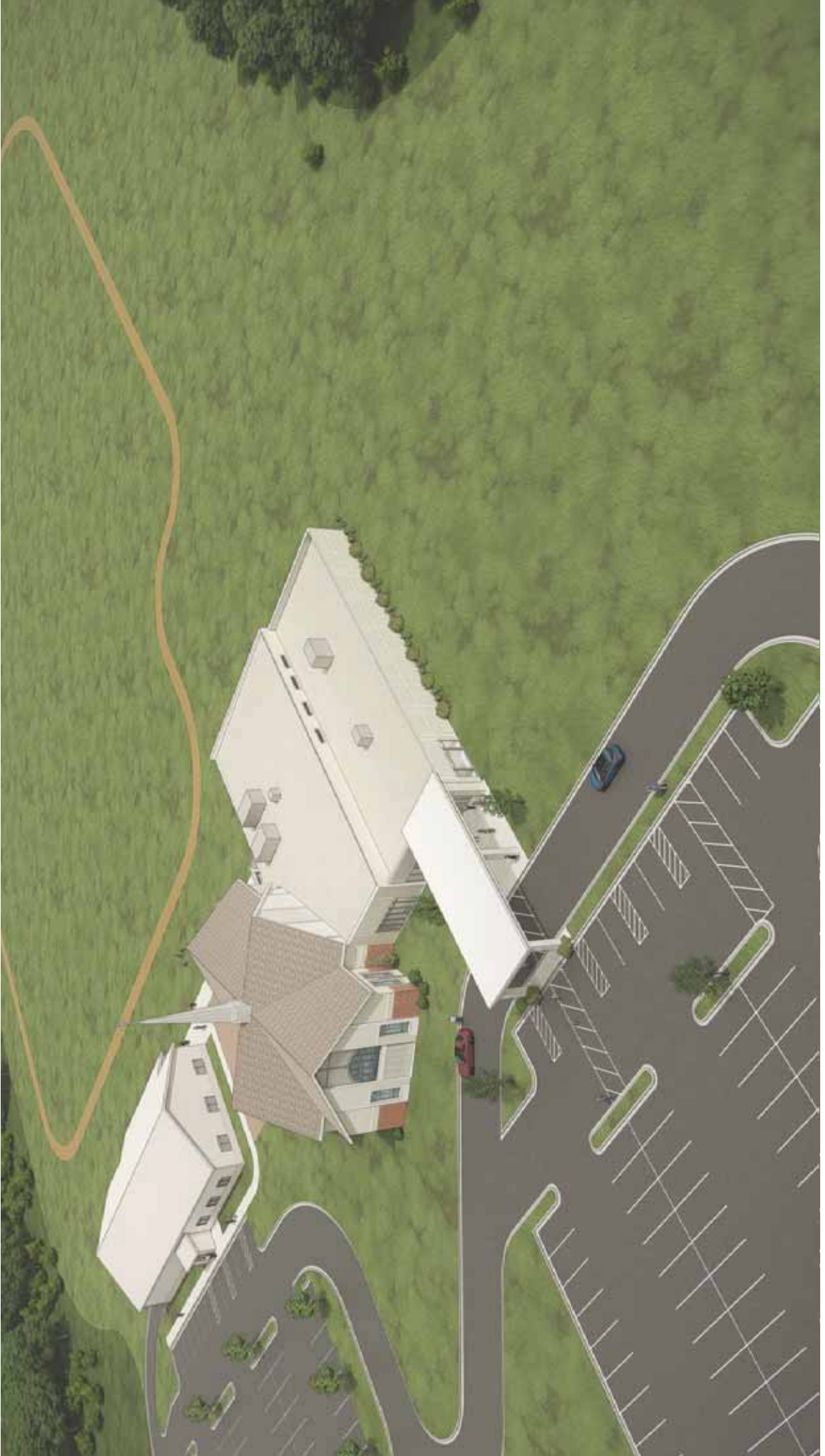
LANDSCAPE SCHEDULE

OVERALL PLAN

LP103

© Groth Design Group, Inc.

13 MAR 2023 - 11:20A M:\GROTH Design Group\2023\Immanuel Lutheran - Wisconsin Rapids\CD\2023\landscape\Planting By 199







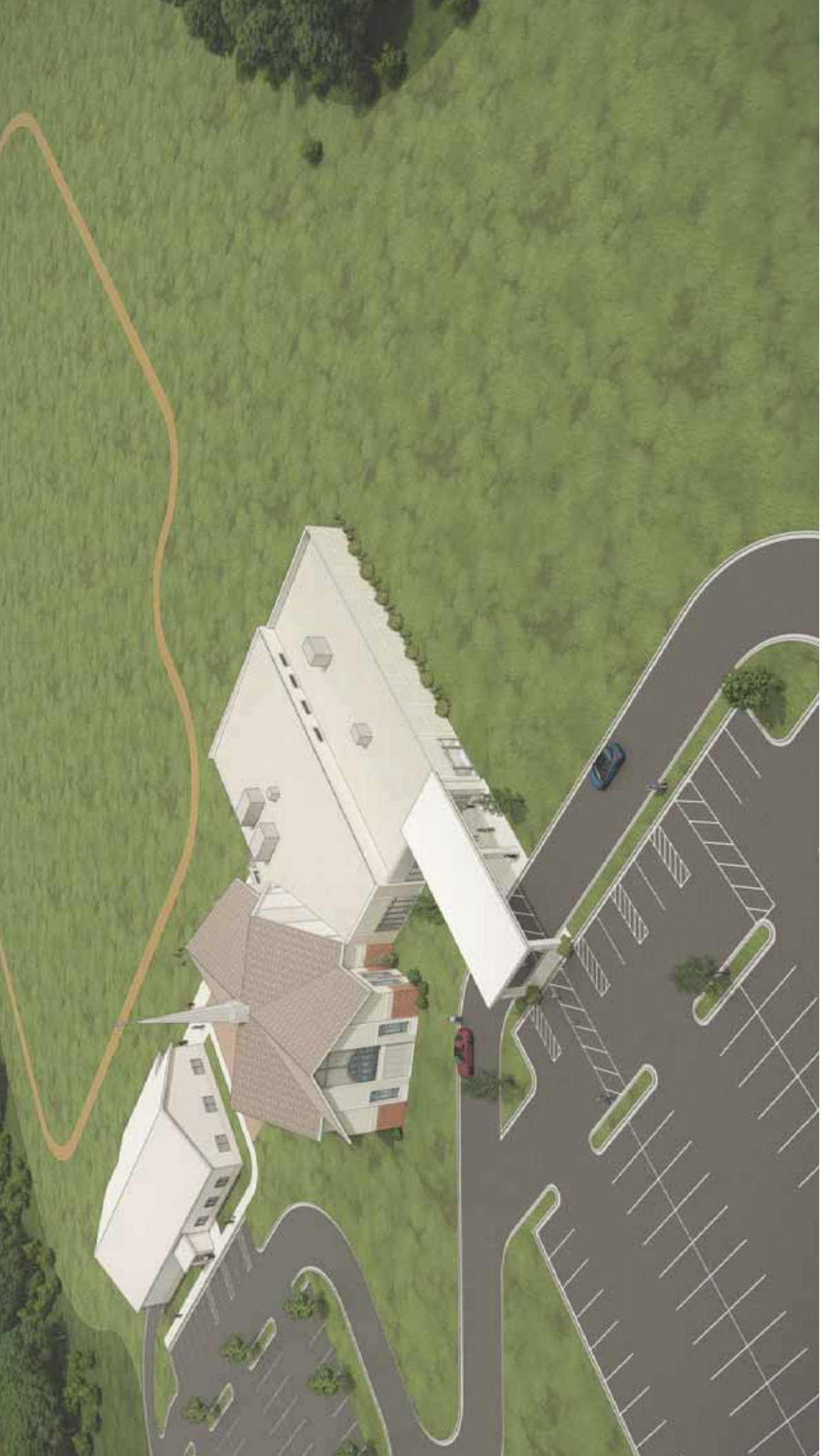
















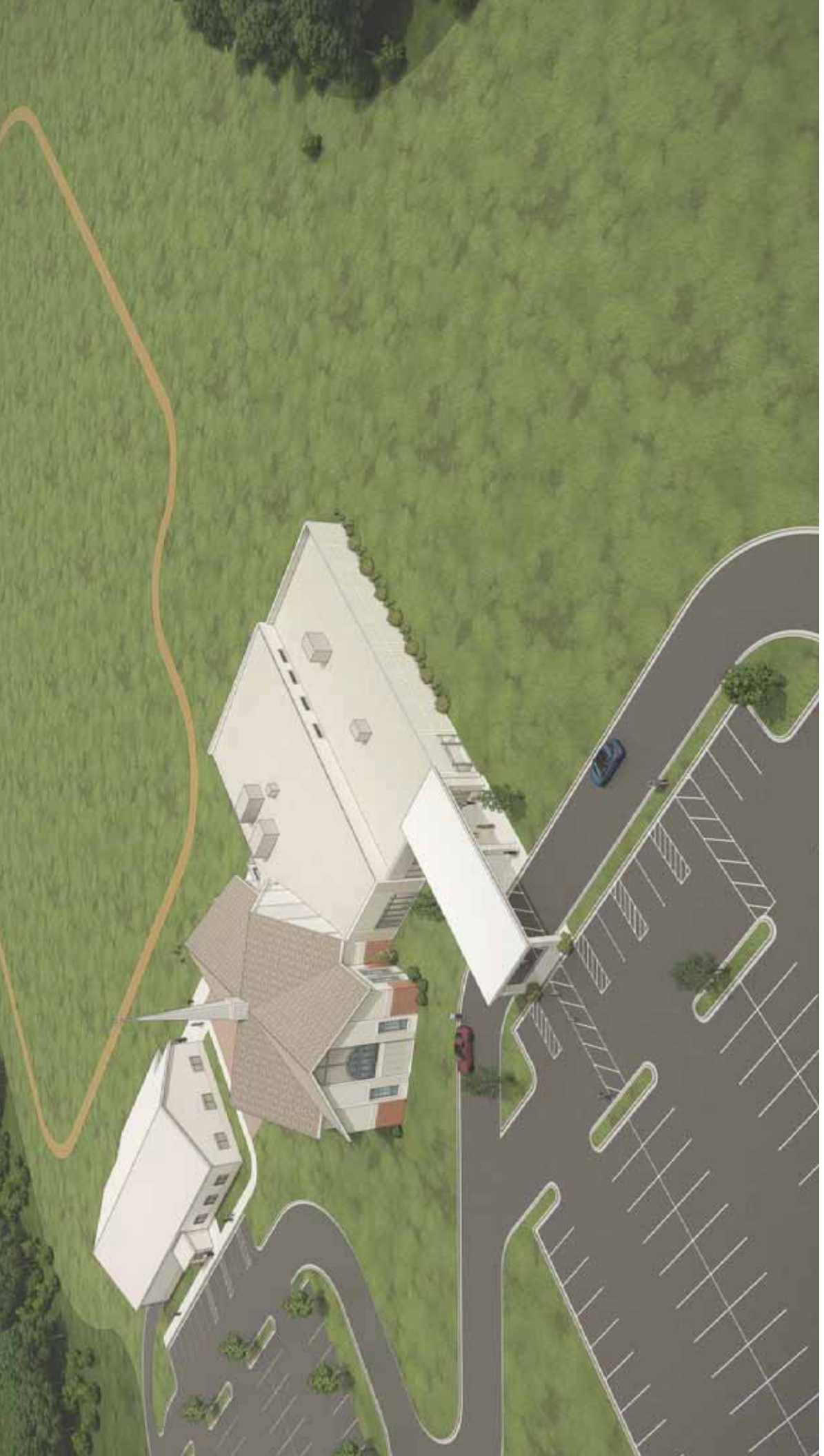










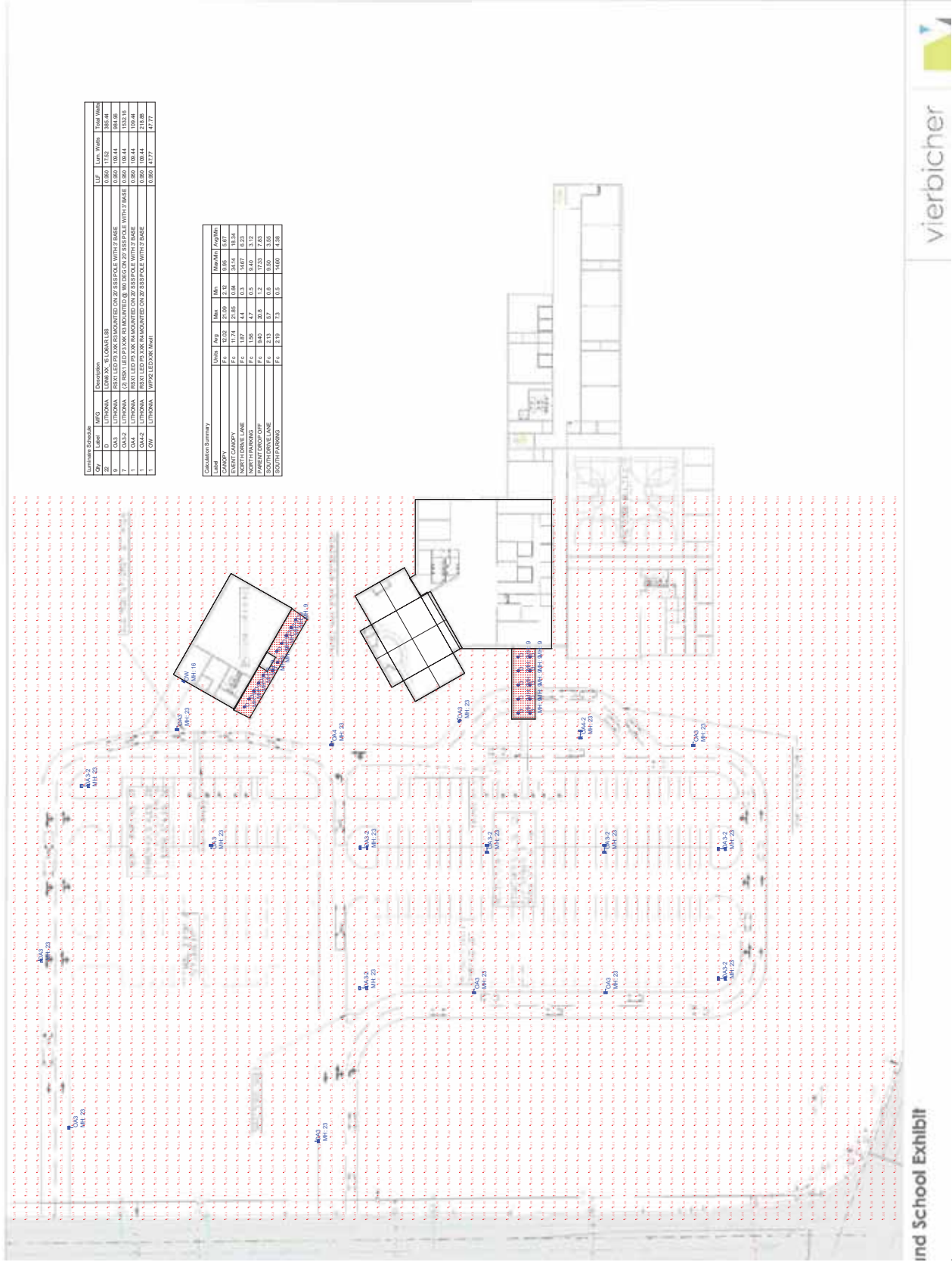




#	Date	Comments

Scale: 1" = 40'
Date: 11/23/2022
Drawn By: LB

IMMANUEL LUTHERAN CHURCH & SCHOOL
WISCONSIN RAPIDS, WI
EXTERIOR LIGHTING LAYOUT



Qty	Item	Description	LF	Lin. Wt.	Total Wt.
2	UT-23	UT-23 100W LED Pole Mount	0.000	17.52	35.04
7	UT-21	UT-21 100W LED Pole Mount	0.000	17.52	122.64
1	UT-18	UT-18 100W LED Pole Mount	0.000	17.52	17.52
1	UT-19	UT-19 100W LED Pole Mount	0.000	17.52	17.52
1	UT-20	UT-20 100W LED Pole Mount	0.000	17.52	17.52
1	UT-22	UT-22 100W LED Pole Mount	0.000	17.52	17.52
1	UT-24	UT-24 100W LED Pole Mount	0.000	17.52	17.52
1	UT-25	UT-25 100W LED Pole Mount	0.000	17.52	17.52
1	UT-26	UT-26 100W LED Pole Mount	0.000	17.52	17.52
1	UT-27	UT-27 100W LED Pole Mount	0.000	17.52	17.52
1	UT-28	UT-28 100W LED Pole Mount	0.000	17.52	17.52
1	UT-29	UT-29 100W LED Pole Mount	0.000	17.52	17.52
1	UT-30	UT-30 100W LED Pole Mount	0.000	17.52	17.52
1	UT-31	UT-31 100W LED Pole Mount	0.000	17.52	17.52
1	UT-32	UT-32 100W LED Pole Mount	0.000	17.52	17.52
1	UT-33	UT-33 100W LED Pole Mount	0.000	17.52	17.52
1	UT-34	UT-34 100W LED Pole Mount	0.000	17.52	17.52
1	UT-35	UT-35 100W LED Pole Mount	0.000	17.52	17.52
1	UT-36	UT-36 100W LED Pole Mount	0.000	17.52	17.52
1	UT-37	UT-37 100W LED Pole Mount	0.000	17.52	17.52
1	UT-38	UT-38 100W LED Pole Mount	0.000	17.52	17.52
1	UT-39	UT-39 100W LED Pole Mount	0.000	17.52	17.52
1	UT-40	UT-40 100W LED Pole Mount	0.000	17.52	17.52
1	UT-41	UT-41 100W LED Pole Mount	0.000	17.52	17.52
1	UT-42	UT-42 100W LED Pole Mount	0.000	17.52	17.52
1	UT-43	UT-43 100W LED Pole Mount	0.000	17.52	17.52
1	UT-44	UT-44 100W LED Pole Mount	0.000	17.52	17.52
1	UT-45	UT-45 100W LED Pole Mount	0.000	17.52	17.52
1	UT-46	UT-46 100W LED Pole Mount	0.000	17.52	17.52
1	UT-47	UT-47 100W LED Pole Mount	0.000	17.52	17.52
1	UT-48	UT-48 100W LED Pole Mount	0.000	17.52	17.52
1	UT-49	UT-49 100W LED Pole Mount	0.000	17.52	17.52
1	UT-50	UT-50 100W LED Pole Mount	0.000	17.52	17.52
1	UT-51	UT-51 100W LED Pole Mount	0.000	17.52	17.52
1	UT-52	UT-52 100W LED Pole Mount	0.000	17.52	17.52
1	UT-53	UT-53 100W LED Pole Mount	0.000	17.52	17.52
1	UT-54	UT-54 100W LED Pole Mount	0.000	17.52	17.52
1	UT-55	UT-55 100W LED Pole Mount	0.000	17.52	17.52
1	UT-56	UT-56 100W LED Pole Mount	0.000	17.52	17.52
1	UT-57	UT-57 100W LED Pole Mount	0.000	17.52	17.52
1	UT-58	UT-58 100W LED Pole Mount	0.000	17.52	17.52
1	UT-59	UT-59 100W LED Pole Mount	0.000	17.52	17.52
1	UT-60	UT-60 100W LED Pole Mount	0.000	17.52	17.52
1	UT-61	UT-61 100W LED Pole Mount	0.000	17.52	17.52
1	UT-62	UT-62 100W LED Pole Mount	0.000	17.52	17.52
1	UT-63	UT-63 100W LED Pole Mount	0.000	17.52	17.52
1	UT-64	UT-64 100W LED Pole Mount	0.000	17.52	17.52
1	UT-65	UT-65 100W LED Pole Mount	0.000	17.52	17.52
1	UT-66	UT-66 100W LED Pole Mount	0.000	17.52	17.52
1	UT-67	UT-67 100W LED Pole Mount	0.000	17.52	17.52
1	UT-68	UT-68 100W LED Pole Mount	0.000	17.52	17.52
1	UT-69	UT-69 100W LED Pole Mount	0.000	17.52	17.52
1	UT-70	UT-70 100W LED Pole Mount	0.000	17.52	17.52
1	UT-71	UT-71 100W LED Pole Mount	0.000	17.52	17.52
1	UT-72	UT-72 100W LED Pole Mount	0.000	17.52	17.52
1	UT-73	UT-73 100W LED Pole Mount	0.000	17.52	17.52
1	UT-74	UT-74 100W LED Pole Mount	0.000	17.52	17.52
1	UT-75	UT-75 100W LED Pole Mount	0.000	17.52	17.52
1	UT-76	UT-76 100W LED Pole Mount	0.000	17.52	17.52
1	UT-77	UT-77 100W LED Pole Mount	0.000	17.52	17.52
1	UT-78	UT-78 100W LED Pole Mount	0.000	17.52	17.52
1	UT-79	UT-79 100W LED Pole Mount	0.000	17.52	17.52
1	UT-80	UT-80 100W LED Pole Mount	0.000	17.52	17.52
1	UT-81	UT-81 100W LED Pole Mount	0.000	17.52	17.52
1	UT-82	UT-82 100W LED Pole Mount	0.000	17.52	17.52
1	UT-83	UT-83 100W LED Pole Mount	0.000	17.52	17.52
1	UT-84	UT-84 100W LED Pole Mount	0.000	17.52	17.52
1	UT-85	UT-85 100W LED Pole Mount	0.000	17.52	17.52
1	UT-86	UT-86 100W LED Pole Mount	0.000	17.52	17.52
1	UT-87	UT-87 100W LED Pole Mount	0.000	17.52	17.52
1	UT-88	UT-88 100W LED Pole Mount	0.000	17.52	17.52
1	UT-89	UT-89 100W LED Pole Mount	0.000	17.52	17.52
1	UT-90	UT-90 100W LED Pole Mount	0.000	17.52	17.52
1	UT-91	UT-91 100W LED Pole Mount	0.000	17.52	17.52
1	UT-92	UT-92 100W LED Pole Mount	0.000	17.52	17.52
1	UT-93	UT-93 100W LED Pole Mount	0.000	17.52	17.52
1	UT-94	UT-94 100W LED Pole Mount	0.000	17.52	17.52
1	UT-95	UT-95 100W LED Pole Mount	0.000	17.52	17.52
1	UT-96	UT-96 100W LED Pole Mount	0.000	17.52	17.52
1	UT-97	UT-97 100W LED Pole Mount	0.000	17.52	17.52
1	UT-98	UT-98 100W LED Pole Mount	0.000	17.52	17.52
1	UT-99	UT-99 100W LED Pole Mount	0.000	17.52	17.52
1	UT-100	UT-100 100W LED Pole Mount	0.000	17.52	17.52

Location	Summary	Units	Area	Min	Max	Min/Max	Angle/In
CHURCH	CHURCH	10	10.00	10.00	10.00	10.00	10.00
SCHOOL	SCHOOL	10	10.00	10.00	10.00	10.00	10.00
PARKING	PARKING	10	10.00	10.00	10.00	10.00	10.00
DRIVEWAY	DRIVEWAY	10	10.00	10.00	10.00	10.00	10.00
WALKWAY	WALKWAY	10	10.00	10.00	10.00	10.00	10.00
LANDSCAPE	LANDSCAPE	10	10.00	10.00	10.00	10.00	10.00
WATER	WATER	10	10.00	10.00	10.00	10.00	10.00
WALL	WALL	10	10.00	10.00	10.00	10.00	10.00
ROOF	ROOF	10	10.00	10.00	10.00	10.00	10.00
UNDERGROUND	UNDERGROUND	10	10.00	10.00	10.00	10.00	10.00
ADJACENT	ADJACENT	10	10.00	10.00	10.00	10.00	10.00
OBSTACLE	OBSTACLE	10	10.00	10.00	10.00	10.00	10.00
VEGETATION	VEGETATION	10	10.00	10.00	10.00	10.00	10.00
WIND	WIND	10	10.00	10.00	10.00	10.00	10.00
TEMPERATURE	TEMPERATURE	10	10.00	10.00	10.00	10.00	10.00
MOISTURE	MOISTURE	10	10.00	10.00	10.00	10.00	10.00
SOUND	SOUND	10	10.00	10.00	10.00	10.00	10.00
SMELL	SMELL	10	10.00	10.00	10.00	10.00	10.00
TOUCH	TOUCH	10	10.00	10.00	10.00	10.00	10.00
HEARING	HEARING	10	10.00	10.00	10.00	10.00	10.00
VISION	VISION	10	10.00	10.00	10.00	10.00	10.00
SMELL	SMELL	10	10.00	10.00	10.00	10.00	10.00
TOUCH	TOUCH	10	10.00	10.00	10.00	10.00	10.00
HEARING	HEARING	10	10.00	10.00	10.00	10.00	10.00
VISION	VISION	10	10.00	10.00	10.00	10.00	10.00



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

MEMO

To: Plan Commission

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

Date: March 17, 2023

RE: **City of Wisconsin Rapids – 23-000125:** 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 (R-3) District.

Chapter 11 - Zoning contains six residential base zoning districts and are described as follows:

District	Description
Rural Residential (RR) District	This district is intended to accommodate single-family dwellings on larger lots, limited agricultural uses, and other compatible land uses.
Single-Family Residential (R-1) District	This district is intended to accommodate single-family dwellings along with compatible community and civic uses.
Mixed-Residential (R-2) District	This district is intended to accommodate single-family dwellings and duplex units along with compatible community and civic uses.
Multi-Family Medium Density Residential (R-3) District	This district is intended to accommodate medium density housing consisting of multi-family buildings, and townhomes, with 3 to 15 dwelling units in any given project. Compatible community and civic uses may also be located in the district.
Multi-family density residential (R-4) District	This district is intended to accommodate high density housing consisting of multi-family buildings and townhomes with more than 15 dwelling units in any given project. Compatible community and civic uses may also be located in the district.
Manufactured Home Park (R-8) District	This district is intended to accommodate mobile homes and/or manufactured homes and part of a unified project, which may also include compatible community and civic uses.



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Allowable residential land uses are detailed in Appendix A:

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
3 Residential																	
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	-	-	-	-	-	-	-	-	-	-	-

The previous Zoning Code carried forward uses permitted in the R-2 District as permitted uses in the R-3 District as well. However, in Chapter 11 – Zoning, single-family dwelling is the only residential use that is permitted in RR, R-1, R-2, B-3, but not in the R-3 District. A single-family dwelling is defined in Appendix B as follows:

***Description:** A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes and other construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. The term does not include mobile homes.*

***Vehicle Parking:** 2 spaces*

Supplemental Standards:

***(a) Number of principal dwellings per parcel.** No more than one principal residential building shall occupy any single parcel of land.*

***(b) Design and construction.** A single-family dwelling shall meet the following standards:*

***(1)** The roof shall have a minimum pitch of 4 to 12, except when a flat roof is integral to the architectural style of the dwelling.*

***(2)** Suitable roof coverings include slate, concrete, clay, or ceramic tiles; wood shingles or shakes; or metal, fiberglass, or asphalt shingles; or standing seam panels.*



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- (3) Exterior wall surfaces shall be covered with stucco, wood siding, cement-fiber siding, vinyl siding, metal horizontal lap siding, wood shingles, or a masonry veneer.
- (4) An overhang shall extend at least 12 inches beyond the face of the exterior wall, except when integral to the architectural style of the dwelling (e.g., saltbox).
- (5) The building shall be set on and anchored to a continuous permanent foundation that extends around its perimeter.

Consistent with the requirements in Article 5, the Planning Commission may approve a special exception authorizing the use of an exterior material not specifically allowed in this subsection.

(c) Garage required. A two-car garage containing at least 400 square feet shall be built at the same time the single-family dwelling is being constructed. Such garage may be attached or detached.

Many R-3 Districts contain a predominance, or at least a proportionately high number of single-family residences. This is especially true in the older, more developed parts of the City, given the zoning districts existence within transitional areas between uses. Single-family dwellings in the R-3 District are permitted to exist as legal non-conforming structures. However, if they are vacant for a period of more than one year, the status is lost and they must be reestablished as a listed permitted use, i.e. duplex or multi-family. If properties have been converted to multi-family units, and the owner desires to revert to single-family (which it often was at the time of original construction), this is not permitted.

Because single-family uses are viewed as one of the least dense and intense types of physical development, staff is proposing that single-family dwellings be considered as permitted or conditionally permitted in the Multi-Family Medium Density Residential (R-3) District as they were in the previous Zoning Ordinance. It is a great benefit that the current Zoning Ordinance allows for a broad range of housing styles and types to accommodate residents. However, prohibiting single-family dwellings in the R-3 District seems to be only a limiting factor and provides no great benefit. Furthermore, any detriment to neighborhood should be minimal as the uses already occur in many instances and are adjacent to single family residences.

Therefore, staff is proposing the following amendment to 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-1	P-1	M-1	M-2	C-1
3.07 Single-family dwelling	ZP	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-