

REPORT OF THE PLANNING COMMISSION

Date of Meeting: April 4, 2022

Report #1

The Planning Commission met at 4:00 p.m. on April 4, 2022 in the City of Wisconsin Rapids Council Chambers, 444 West Grand Avenue, and via remote audioconferencing. Members present included Lee Thao, Eric Daven, Ryan Austin (acting chair), and Ben Goodreau; Susan Feith and Shane Burkart attended remotely. Shane Blaser was excused. Also present were Kyle Kearns, Carrie Edmondson, Chris Steckbauer, Bert Steckbauer, and Chad Wirl.

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

1. Approval of the reports from the March 7, 2022 Plan Commission meeting

Motion by Feith to approve the reports from the March 7 Plan Commission meeting; second Thao.

Motion carried (5 – 0)

2. Vandewalle & Associates – Wisconsin Rapids Recovery & Redevelopment Plan Update

Community Development Director Kyle Kearns provided the most recent update regarding the special Common Council and Plan Commission meeting on May 10th at 5:00 p.m. at the Aquatic Center. A public meeting is also tentatively scheduled for a date later in May.

Shane Burkart joined the meeting

3. Phillip M Dachel; Extraterritorial CSM – request for Certified Survey Map approval for the creation of 1 lot, which is under 5 acres, within the Town of Rudolph. The subject property is west of 3rd Avenue, and north of Oak Road (Parcel ID 1700425).

Kyle Kearns provided an overview of Agenda items 3 and 4, recommending approvals.

Motion by Daven to accept the request for Certified Survey Map for the creation of 1 lot, which is under 5 acres, within the Town of Rudolph, subject property being west of 3rd Avenue, and north of Oak Road (Parcel ID 1700425); second by Thao.

Motion carried (6 – 0)

4. James Walloch; Extraterritorial CSM – request for Certified Map approval for the creation of 2 lots, one of which is under 5 acres, within the Town of Rudolph. The subject property is east of 6th Avenue, and north of Pine Road (Parcel ID 1700375).

Motion by Goodreau to accept the request for Certified Map approval for the creation of 2 lots, one of which is under 5 acres, within the Town of Rudolph, the subject property being east of 6th Avenue, and north of Pine Road (Parcel ID 1700375); second by Austin.

Motion carried (6 – 0)

5. PLAN-22-000184; Chad Wirl – request for a site plan review to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550)

Associate Planner Carrie Edmondson provided a review of PLAN-22-000184, recommending approval with the conditions outlined in the staff report.

Commissioner Goodreau asked the Mr. Wirl about the fence line to which the applicant responded. Chad Wirl requested that the conditions c, f and g be removed from staff report. Eric Daven inquired about lighting on the property, to which both Mr. Wirl and Kyle Kearns responded. Mr. Kearns and Commissioner Thao also addressed the applicant's concerns regarding the conditions of approval.

Motion by Austin to approve the PLAN-22-000184; Chad Wirl – request for a site plan review to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550), subject to the following conditions:

- a) The exterior materials of the building shall match the design and color of the principal building.
- b) The applicant would be required to install a paved driveway to access the accessory structure.
- c) Light from the business shall not exceed 0.1 foot-candles at neighboring property lines to the north and west and 0.2 footcandles at properties to the south.
- d) Applicable permits through the City shall be obtained, including those applicable for fences and asphalt.
- e) This approval is contingent upon a Zoning Board of Appeals variance(s) approval.
- f) A building permit may be obtained only for a structure that matches the dimensions as specified on the plans submitted with this application.
- g) Community development staff shall have the authority to approve minor modifications to the plans.

Second by Goodreau

Motion carried (6 – 0)

6. PLAN-22-000198; C & C Steckbauer LLC. – request for an architectural review to perform façade improvements to the building at 150 2nd Street North (Parcel ID 3408114), which falls within the Downtown Design Overlay District.

Kyle Kearns provided a synopsis of the request, recommending approval with the condition outlined in the staff report.

Commissioner Goodreau inquired about painting of the brick on the property and Mr. Steckbauer responded. Susan Feith asked about a viable jump exit platform to which and Mr. Kearns responded, noting that the jump platform is not part of this approval. Chris Steckbauer also provided comment.

Motion by Goodreau to approve PLAN-22-000198; C & C Steckbauer LLC. – request for an architectural review to perform façade improvements to the building at 150 2nd Street North (Parcel ID 3408114), which falls within the Downtown Design Overlay, subject to the following condition:

- a) Minor modifications to the façade improvement can be approved by the Community Development Department.

Second by Thao

Motion carried (6 – 0)

7. Adjourn

Motion to adjourn by Austin, second by Goodreau

Motion carried (6 – 0)

Meeting adjourned at 4:32 p.m.

Respectfully submitted by Erika Esser, Secretary