



**PLAN COMMISSION
MEETING**
April 4, 2022
4:00 PM

PUBLIC MEETING NOTICE

PLANNING COMMISSION

Mayor Blaser, Chairperson
Ryan Austin, Alderperson
Shane Burkart
Lee Thao
Susan Feith
Eric Daven
Ben Goodreau

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 Plan Commission held within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, and via remote audioconferencing on **April 4, 2022, at 4:00 PM. The public can listen to the meeting by calling 1-312-626-6799, Access code: 894 3639 8367.** The meeting will also be streamed LIVE on the City of Wisconsin Rapids Facebook page. 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. If a member of the public wishes to submit comments to the Commission regarding an agenda item, please contact the Community Development Department via email or phone at CommunityDevelopment@wirapids.org or 715-421-8228 before the meeting.

AGENDA

1. Approval of the report from the March 7, 2022, Plan Commission meeting
2. Vandewalle & Associates – Wisconsin Rapids Recovery & Redevelopment Plan Update
3. **Philip 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).
4. **James Walloch; Extraterritorial CSM** – request for Certified Survey 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).
5. **PLAN-22-000184; Chad Wirl** – request for a site plan review to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550)
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 3408144), which falls within the Downtown Design Overlay 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.

REPORT OF THE PLANNING COMMISSION

Date of Meeting: March 7, 2022

Report #1

The Planning Commission met at 4:00 p.m. on March 7, 2022 in the City Hall Council Chambers and via remote audioconferencing. Members present included Chairperson Shane Blaser, Ryan Austin, Lee Thao, Ben Goodreau and Susan Feith. Shane Burkart and Eric Daven were absent. Also at the meeting were Carrie Edmondson, Kyle Kearns, and Todd Bloyd. Chris and Amber Neiman attended remotely.

The meeting was called to order at 4:02 p.m.

1. Approval of the reports from the February 7, 2022 Plan Commission meetings.

Motion by Thao to approve the staff reports from the February 7, 2022 Plan Commission meeting; second by Feith.

Motion carried (5 – 0)

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

Community Development Director Kearns provided information on the continued status and progress of the Wisconsin Rapids Recovery and Redevelopment Plan and referenced a memo provided by Vandewalle & Associates.

3. **PLAN-22-0078; Central State Landscaping Inc.** – Public hearing and action on a request for a conditional use permit to renovate the building into mixed-use housing at 2934 State Highway 73 North (Parcel ID 3400836).

Associate Planner Carrie Edmondson provided an overview of PLAN-22-0078, recommending approval with the conditions outlined in the staff report.

Public hearing opened at 4:07 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:08 p.m.

Commissioner Feith asked Kyle Kearns about Staff condition number 5, the 1-year review requirement on the conditional use, to which Mr. Kearns responded and confirmed it is in relation to agenda item 4.

Motion by Austin, second by Goodreau to approve PLAN-22-0078, a request for a conditional use permit to renovate the building into mixed-use housing at 2934 State Highway 73 North (Parcel ID 3400836), subject to the following conditions:

1. The floor plan shall include a separate dedicated commercial land use, such as a retail or professional office.
2. Trash containers should be limited to two carts and screened from public view. If a larger refuse storage container is utilized, it shall be separately screened with an opaque fence and be placed within the rear yard.
3. Hours of operation and service deliveries for the commercial component shall occur between 7:00 a.m. and 7:00 p.m.

4. Applicable building permits though the City shall be obtained.
5. Community Development staff shall have the authority to approve minor modifications to the plans.

Motion carried (5 – 0)

- 4. PLAN-22-0079; Central State Landscaping Inc.** – Public hearing and action on a request for a conditional use permit to operate a landscaping business at 2934 State Highway 73 North (Parcel ID 3400836).

Carrie Edmondson gave a synopsis of PLAN-22-0079, recommending approval with suggested conditions in the staff report.

Public hearing opened at 4:14 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:14 p.m.

Commissioner Austin asked a question in regards to the business use, to which Todd Bloyd, of Central State Landscaping, responded to Commissioner Austin's question.

Motion by Goodreau, second by Austin, to approve PLAN-22-0079, a request for a conditional use permit to operate a landscaping business at 2934 State Highway 73 North (Parcel ID 3400836, subject to the following conditions:

1. The applicant shall submit a Certified Survey Map to divide the lot into two parcels.
2. A shared driveway or access agreement/easement shall be drafted and recorded for the landscape business use during the creation of the lot.
3. All outdoor storage of vehicles and materials shall be screened from public view.
4. The applicant shall provide a landscape and lighting plan to the Community Development Department for review and approval.
5. The Conditional Use Permit shall be reviewed in one year. Any changes to the use or site may require an amendment of the conditional use permit before or after the one-year review.
6. A driveway and paved parking shall be installed prior to building occupancy.
7. Applicable building permits though the City shall be obtained.
8. Community Development staff shall have the authority to approve minor modifications to the plans.

Motion carried (5 – 0)

- 5. PLAN-22-0063; Nieman's Service Inc.** – Public hearing and action on a request for an amendment to Chapter 11, Zoning Code, of the city's Municipal Code, to define Towing Business and place it within zoning districts.

Carrie Edmondson summarized the analysis of the staff report for PLAN-22-0063, recommending that 'towing' be added to the Vehicle Repair Shop definition in the Zoning Code.

Public hearing opened at 4:20 p.m.

Speaking against: none

Speaking in favor: none

Public hearing closed at 4:21 p.m.

Susan Feith inquired about whether the applicant's (Nieman's) current use of the property was grandfathered in, and if there was a requirement for Nieman's to submit their request to the Commission for the change in status for their business needs. Mr. Kearns replied to Ms. Feith's questions, as well as the applicant. Shane Blaser asked the applicant if they had any questions or concerns with regard to where they would be placed within the Zoning Code or any potential restrictions resulting from it, to which Chris and Amber Neiman indicated that they were in support of the way the proposed code was written.

Motion by Blaser to approve the request for an amendment to Chapter 11, Zoning Code, of the City's Municipal Code, to define Towing Business and place it within zoning districts; second by Feith.

Motion carried (5 – 0)

6. Adjourn

Motion by Thao to adjourn; second by Austin.

Motion carried (5 – 0)

Meeting adjourned at 4:27 p.m.

Respectfully Submitted by Erika Esser, Secretary



Memo

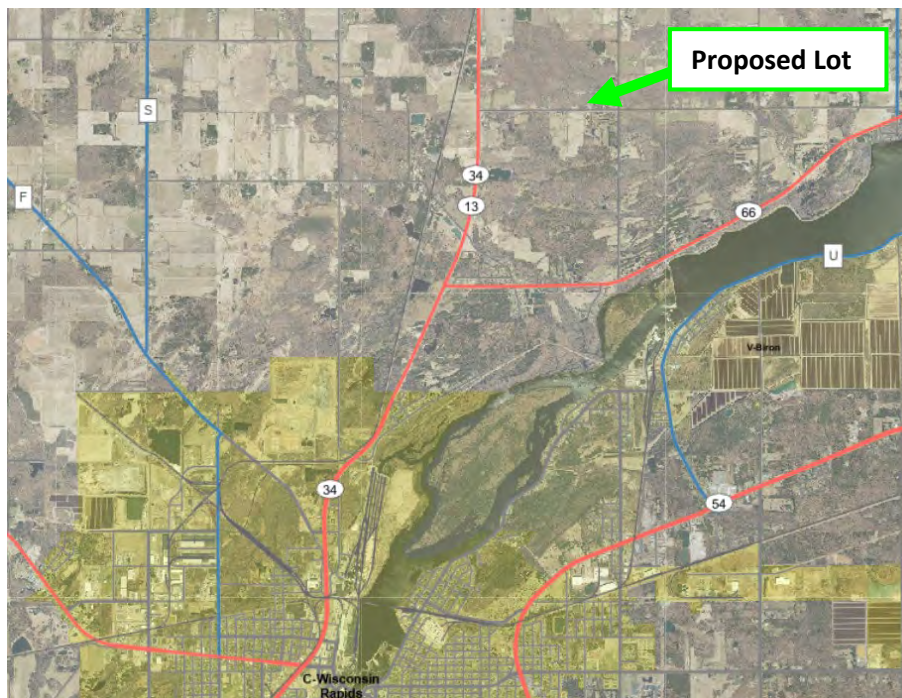
To: Plan Commission
From: Kyle Kearns
Date: 3/30/2022

Subject: 1. **Philip 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).
2. **James Walloch; Extraterritorial CSM** – request for Certified Survey 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).

The first extraterritorial CSM is requested to create a new lot in the Town of Rudolph, which is under 5 acres, which requires Plan Commission review. A vicinity map has been provided below showing the location of the lots. The proposed lots is 4 acres in size, which is compatible to nearby lots in the Town within the vicinity.

The City's Comprehensive Plan future land use map does not specifically identify the area, however the City exercises extra-territorial review. The area in question seems appropriate to develop as single-family residences as homes on similar acreage exists to the east. Furthermore, the area is over 2 miles beyond the City boundary and likely beyond the realistic growth area in the next several decades, if ever. Therefore, staff would recommend approval of the extraterritorial survey.

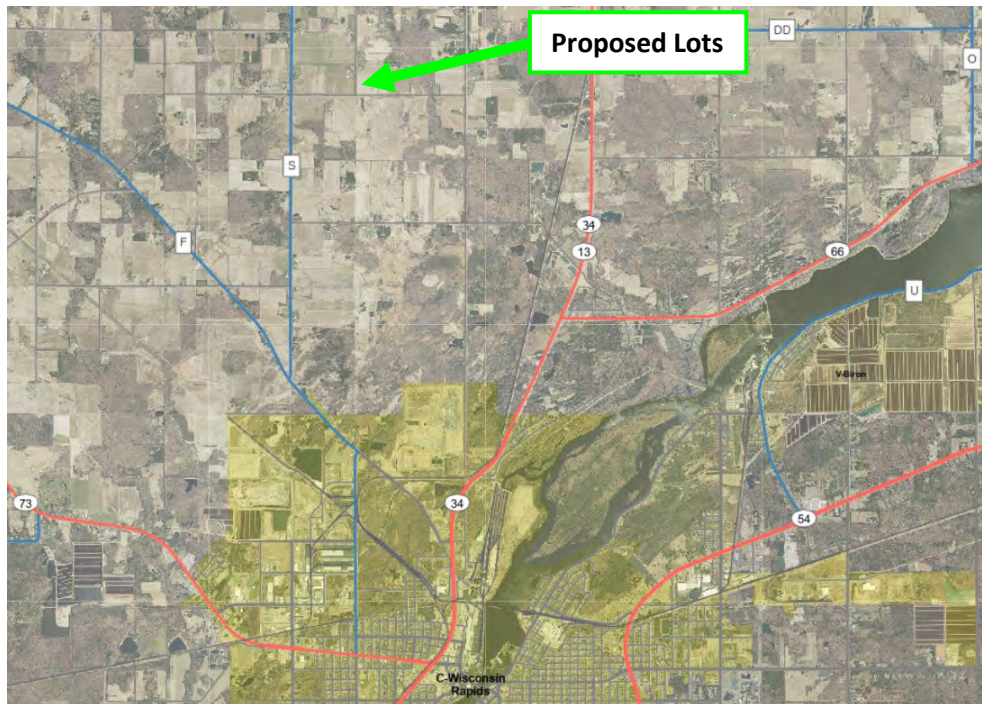
Vicinity Map


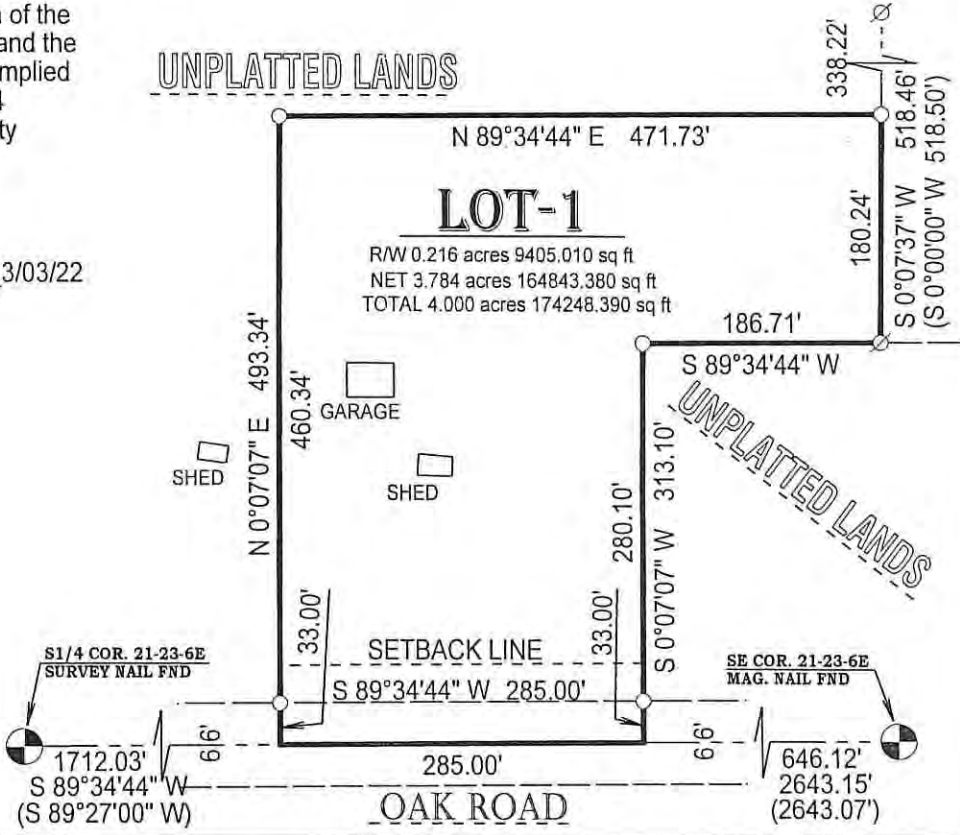






The second extraterritorial CSM is requested to create a two new lots in the Town of Rudolph, one of which is under 5 acres, which requires Plan Commission review. A vicinity map has been provided below showing the location of the lots. The proposed lots are 3.5 and 5.7 acres in size, which is compatible to nearby lots in the Town within the vicinity.

The City's Comprehensive Plan future land use map does not specifically identify the area, however the City exercises extra-territorial review. The area in question seems appropriate to develop as single-family residences as homes on similar acreage exists to the west. Furthermore, the area is over 2 miles beyond the City boundary and likely beyond the realistic growth area in the next several decades, if ever. Therefore, staff would recommend approval of the extraterritorial survey.

Vicinity Map



<div>BADGER - LAND SURVEY, LLC 2610 WEST GRAND AVE. WISCONSIN RAPIDS, WI. 54495</div> <div>(C) 2022, BADGER-LAND SURVEY, LLC</div>	<div>PHONE: (715) 424 - 5900 FAX: (715) 424 - 5901 E-MAIL: blsurvey@wctc.net www.badgerlandsurvey.com</div> <div>IF THE SURVEYOR'S SEAL IS NOT RED IN COLOR, THIS MAP IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION DOES NOT APPLY TO COPIES.</div>	<div>PREPARED FOR: PHILIP M DACHEL - OWNER 1376 OAK RD RUDOLPH WI 54475</div> <div>DRAWN BY: TS</div> <div>JOB#: 211222</div>
	<div>WOOD COUNTY CERTIFIED SURVEY MAP NO.</div> <div>BEING PART OF SE1/4 SE1/4 OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 6 EAST, TOWN OF RUDOLPH, WOOD COUNTY, WISCONSIN.</div> <div>SURVEYOR'S CERTIFICATE: I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify; That I have surveyed, divided and mapped this Certified Survey Map located in part of the SE1/4 SE1/4 of Section 21, Township 23 North, Range 6 East, Town of Rudolph, Wood County, Wisconsin, bounded and described as follows; Commencing at the SE COR. 21-23-6E; Thence along the South Line of the SE1/4 on a bearing of S 89°34'44" W, a distance of 645.81' being the POINT OF BEGINNING; Thence along the South Line of the SE1/4 on a bearing of S 89°34'44" W, a distance of 285.00'; Thence N 0°07'07" E, a distance of 493.34'; Thence parallel to the South Line of the SE1/4 on a bearing of N 89°34'44" E, a distance of 471.73' to a iron monument; Thence along CSM 2672 on a bearing of S 0°07'37" W, a distance of 180.26' to a iron monument; Thence parallel to the South Line of the SE1/4 on a bearing of S 89°34'44" W, a distance of 437.40' to a iron monument; Thence S 0°07'07" W, a distance of 313.10' to the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record, IF ANY. That I have made such survey at the direction of PHILIP M DACHEL - OWNER 1376 OAK RD RUDOLPH WI 54475 That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the WOOD County Subdivision Ordinance to the best of my knowledge and belief.</div>	
<div><p>LOT-1 R/W 0.216 acres 9405.010 sq ft NET 3.784 acres 164843.380 sq ft TOTAL 4.000 acres 174248.390 sq ft</p><p>UNPLATTED LANDS</p><p>UNPLATTED LANDS</p><p>SE1/4 COR. 21-23-6E SURVEY NAIL FND</p><p>SE COR. 21-23-6E MAG. NAIL FND</p><p>OAK ROAD</p></div>		
<div>BASIS FOR BEARINGS: THE SOUTH LINE OF SE1/4 ASSIGNED A BEARING OF S 89°34'44" W FOR THIS MAP.</div> <div>STATE OF WISCONSIN) COUNTY OF WOOD) This map is approved in accordance with the Wood County Land Subdivision Ordinance. Approved this _____ day of _____, 20____</div> <div>WOOD COUNTY PLANNING AGENCY PLAT REVIEW OFFICER RESTRICTION - Soil evaluations have not been submitted, therefore, it is unknown if these lots created by this map meet the requirements of Wood County Private Sewage Systems Ordinance for private on-site waste treatment system. This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.</div> <div>VOL. _____ PAGE _____</div>	<div>SCALE: 1" = 150'</div> <div></div> <div></div> <div></div>	



BADGER - LAND SURVEY, LLC
2610 WEST GRAND AVE.
WISCONSIN RAPIDS, WI. 54495

PHONE: (715) 424 - 5900
FAX: (715) 424 - 5901
E-MAIL: blsurvey@wctc.net
www.badgerlandsurvey.com

IF THE SURVEYORS SEAL IS NOT RED IN COLOR, THIS MAP IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS, THE CERTIFICATION DOES NOT APPLY TO COPIES

PREPARED FOR: **JAMES WALLOCH**
5980 SIXTH AVE.
RUDOLPH, WI 54475

DRAWN BY: TS JOB#: 63011D

© 2021, BADGER-LAND SURVEY, LLC

WOOD COUNTY CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE S1/2 FRAC'L NW 1/4 OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 6 EAST, TOWN OF RUDOLPH, WOOD COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify;

That I have surveyed, divided and mapped this Certified Survey Map located in part of the S1/2 of the Frac'l NW1/4 of Section 19, Township 23 North, Range 6 East, Town of Rudolph, Wood County, Wisconsin, bounded and described as follows;

Commencing at the W1/4 COR. 19-23-6E; being the POINT OF BEGINNING;

Thence along the West Line of the Frac'l NW1/4 on a bearing of N 0°02'37" E, a distance of 1316.12';

Thence along the North Line of the frac'l S1/2 of the Frac'l NW1/4 on a bearing of of the N 89°32'26" E, a distance of 332.53' to a iron monument;

Thence S 5°24'15" W, a distance of 506.58' to a iron monument;

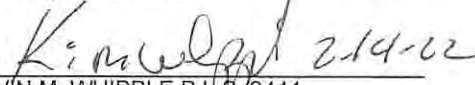
Thence S 3°25'30" E, a distance of 815.25';

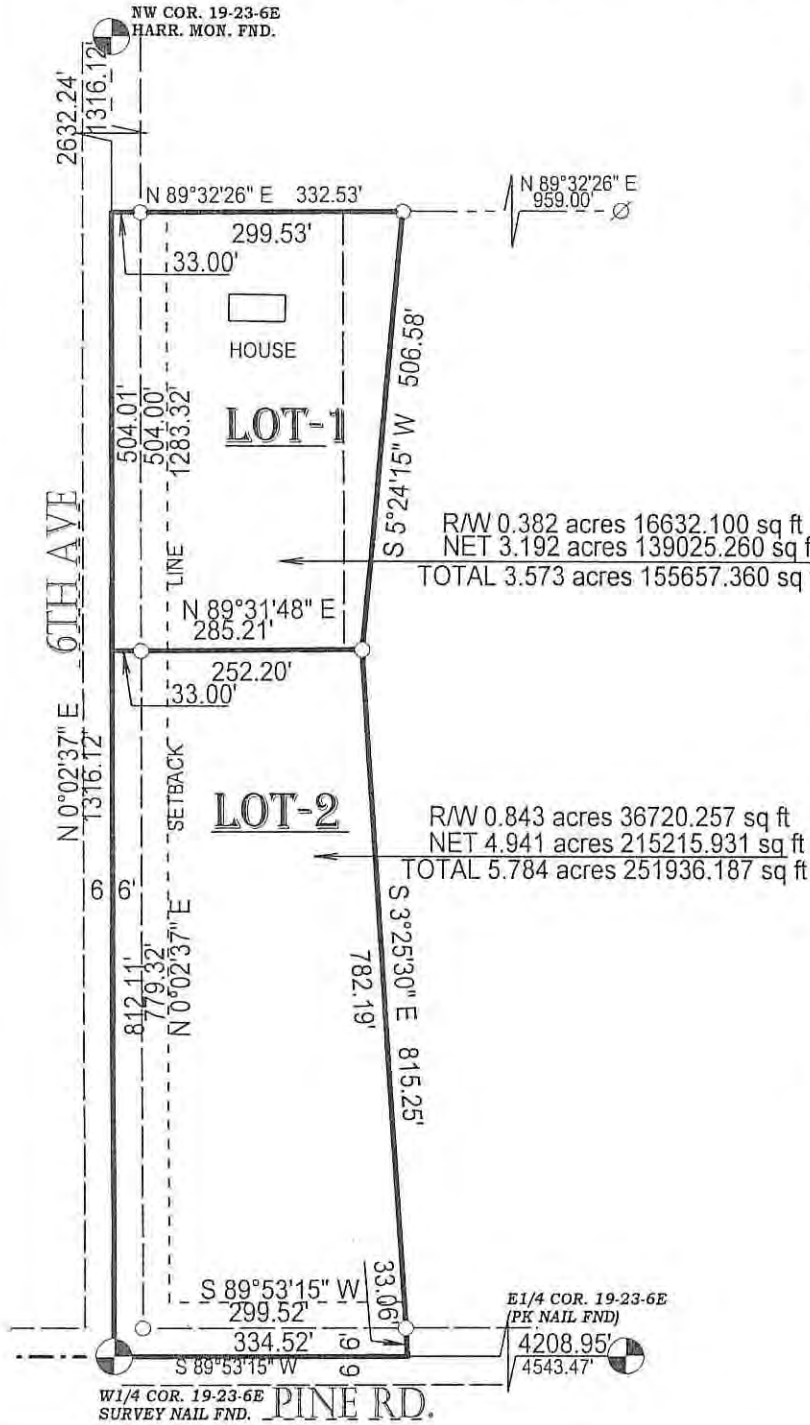
Thence S 0°02'37" W, a distance of 33.00';

Thence along the South Line of the Frac'l NW1/4 on a bearing of S 89°53'15" W, a distance of 334.52' to the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record.

That I have made such survey at the direction of
JAMES WALLOCH - OWNER
5980 SIXTH AVE.
RUDOLPH, WI 54475

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the WOOD County Subdivision Ordinance to the best of my knowledge and belief.


KEVIN M. WHIPPLE P.L.S. 2444
Drafted By: KEVIN WHIPPLE
Field work completed on 1/31/22.



○3/4" O.D. X 18" IRON ROD SET (1.5#/FT)
● GOV'T CORNER OF RECORD

BASIS FOR BEARINGS:
THE WEST LINE OF THE NW1/4 ASSIGNED A BEARING OF S 0°02'37" W FOR THIS MAP


STATE OF WISCONSIN)
COUNTY OF WOOD)
This map is approved in accordance with the Wood County Land Subdivision Ordinance.
Approved this _____ day of _____, 20____

WOOD COUNTY PLANNING AGENCY
PLAT REVIEW OFFICER
RESTRICTION - Soil evaluations have not been submitted, therefore, it is unknown if these lots created by this map meet the requirements of Wood County Private Sewage Systems Ordinance for private on-site waste treatment system.
This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.

SCALE: 1" = 220'

0' 110' 220' 440'

SEAL



NORTH

VOL. _____ PAGE _____

Administrative Staff Report

Chad Wirl

Site Plan & Architectural Review

850 Rosecrans Street

March 30, 2022



<p>Applicant(s):</p> <ul style="list-style-type: none"> Chad Wirl <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"> 3401550 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 70 feet Effective Depth: 165 feet Square Footage: 10,019 Acreage: 0.23 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "M-1" General Industrial District <p>Council District:</p> <ul style="list-style-type: none"> District 1 – Ryan Austin <p>Master Plan:</p> <ul style="list-style-type: none"> Industrial <p>Current Use:</p> <ul style="list-style-type: none"> Manufacturing <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 - Zoning 	<p>Request</p> <p>PLAN-22-000184; Chad Wirl – request for a site plan review to construct an accessory structure at 850 Rosecrans Street (Parcel ID 3401550)</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Site Plan Building Renderings <p>Findings of Fact</p> <ol style="list-style-type: none"> The applicant is requesting to construct an accessory building east of the principal building. The new structure is approximately 1,568 square feet (approx. 22'x65'). The property is zoned "M-1" General Industrial District. Manufacturing is permitted in the "M-1" General Industrial District. A nonresidential accessory building is permitted in the "M-1" General Industrial District. A building plan – architectural review (AR), site plan (SP), and zoning permit (ZP) are required. <p>Staff Recommendation</p> <p>Approve the request from the applicant for a site plan review to construct an accessory building at 850 Rosecrans Street (Parcel ID 3401550), subject to the following condition(s):</p> <ol style="list-style-type: none"> The exterior materials of the building shall match the design and color of the principal building. The applicant would be required to install a paved driveway to access the accessory structure. Light from the business shall not exceed 0.1 foot-candles at neighboring property lines to the north and west and 0.2 foot-candles at properties to the south. Applicable permits through the City shall be obtained, including those applicable for fences and asphalt. This approval is contingent upon a Zoning Board of Appeals variance(s) approval. A building permit may be obtained only for a structure that matches the dimensions as specified on the plans submitted with this application. Community development staff shall have the authority to approve minor modifications to the plans.
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Vicinity Map



Site Photos



Background

The applicant has been operating a successful custom welding and fabricating shop for several years. The business has outgrown the existing space to the extent that the applicant is requesting site plan review to construct a detached accessory structure to the east of the existing building. The existing business falls within the Manufacturing definition of the Zoning Code:

Manufacturing Description: A place where products or parts are manufactured, including processing, fabrication, assembly, treatment, packaging, incidental storage, and administrative offices. The term

includes a tool and die maker, furniture production, metal fabrication, apparel manufacturing, printing, and publishing.

Parking Requirements: 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site

Supplemental Standards:

(a) *Restriction on location of manufacturing processes. All manufacturing processes shall be conducted entirely within the confines of a building.*

(b) *Location of outdoor activity areas. Outdoor activity areas shall be located at least 100 feet from a property in a residential zoning district or a planned development district that allows residential uses*

The applicant recently received Zoning Board of Appeals approval to encroach within the front, side, and rear yard setback requirements. The applicant is seeking a second Zoning Board of Appeals approval later this month to further encroach into the required side yard setback with a larger building, which is what is proposed for site plan review. The accessory structure is proposed to be one foot from the front, side, and rear lot lines and to be 22 feet in width and range from 54 to 65 feet in length. The proposed structure would be a high bay stall with a height of 27 feet.

Standards of Review

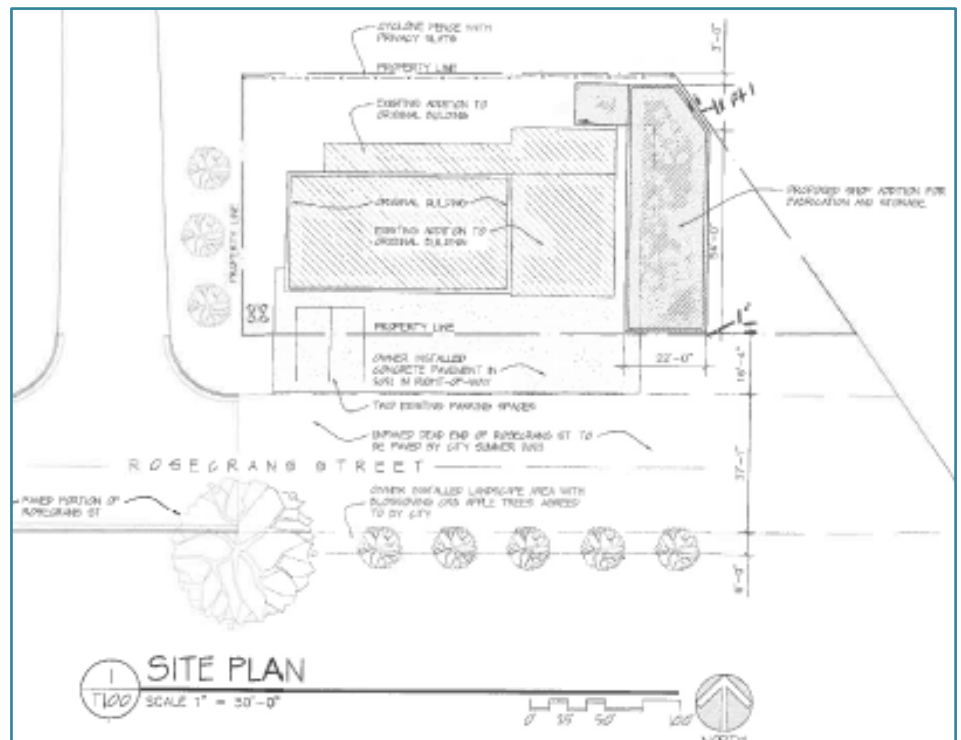
1) Use

Analysis: Manufacturing is permitted within the General Industrial M-1 Zoning District. The use currently exists and is proposed to be expanded, with the constructed of the proposed accessory building.

Findings: Note that a building plan – architectural review (AR), plan of operation (PO), site plan review (SP), and zoning permit (ZP) are required.

2) Dimensional Standards

Analysis: The M-1 district requires 40,000 square feet, and the lot is 10,019 square feet. The proposed accessory building is proposed within a permeable area east of the existing building and meets setbacks that were approved as a result of the prior Zoning Board of Appeals (ZBA) decision. An second variance application for additional encroachment will be considered by the Zoning Board of Appeals later this month. The building coverage ratio is 29 percent (70 percent maximum allowed), and the existing impervious surface ratio is approximately 54% (90 percent maximum allowed).



Findings: The building coverage ratio would be approximately 50%, with impervious surface ratio at approximately 68%. The proposed accessory structure meets all required dimensional requirements except for setbacks. The setback encroachment was approved by the prior ZBA decision.

3) Ingress/Egress

Analysis: The site is accessed from Rosecrans Street, where the pavement grade tapers to street level. No changes are proposed to the ingress/egress to the site.

Findings: The applicant would be required to install a paved driveway to provide ingress and egress to the accessory structure. In addition, any additional installed hardscape would need to be reviewed administratively to ensure that impervious surface requirements are met and that parking is shown accordingly. The engineering department may also require review for another driveway.

4) Parking

Analysis: The use requires 1 space per employee on the largest work shift plus 1 space for each feet vehicle parked on site.

Findings: The existing business has only one employee. There are two parking spaces on site, therefore the required parking is met.

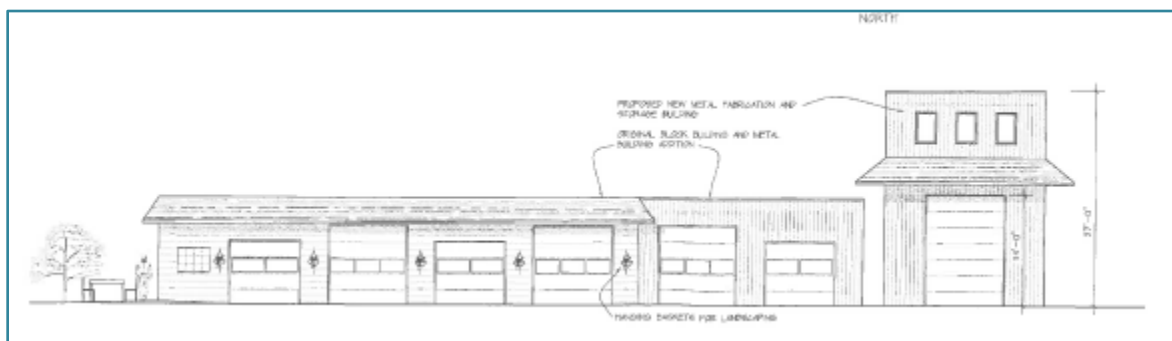
5) Landscaping

Analysis: The proposed building would trigger building foundation landscaping to be required: A minimum of 40 landscape points shall be provided on a prorated basis for every 100 feet of building foundation perimeter. The building has approximately 194 lineal feet of foundation, meaning 78 perimeter landscape points could be required.

Findings: Upon review, staff have determined that the proposed stand-alone building is accessory to the principal structure and would not require landscaping under section 11.16.41, which pertains to principal buildings.

6) Architectural Review

Analysis: Elevations have been submitted, showing the building façade. The original building consists of a concrete block building, that has a metal building addition. The new accessory structure would have metal siding to match the addition portion. In addition, it includes an overhanging eave with a roof line to mimic the principal structure. There are three windows above the eave and a garage door below.



Findings: The accessory structure is consistent with the principal structure in style and materials. Additionally, staff would recommend the exterior colors and finishings compliment the principal structure.

7) Lighting & Photometric Plan

Analysis: Regulations for onsite lighting are related to light trespass (foot-candles) beyond the property line and total lighting levels (lumens). Lighting from the business use should not exceed 0.1 foot-candles at a neighboring residential property line and 0.2 foot-candles at a neighboring commercial or industrial property line. Any lighting on the exterior of the building is likely to be minimal.

Findings: The building will likely not create a large amount of light. However, staff is still recommending that lighting from this use be no more than 0.1 foot-candles at the neighboring residentially zoned properties to the west and at the industrially zoned residential property to the north. The lighting shall not exceed 0.2 foot-candles at the neighboring industrial property to the south. The business is located more than 200 feet from the industrial property to the east.

In summary, the proposed building is permitted and appropriate for the existing use and site. Furthermore, the building and additional site improvements should not be detrimental to the use and operations at the site, nor within the vicinity. Therefore, staff would recommend approval of the site plan and architectural review, subject to the items mentioned above and summarized on page one of the staff report.



Site Plan & Plan of Operation 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 Planning Commission reviews site plans and plans of operation for those land uses specifically requiring such review as listed in the land-use matrix (Appendix A of the zoning code).

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: \$175.00 for new; \$125.00 for amendment of prior approval

Note: Site plan/plan of operation review and architectural review can be combined into one application fee.

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 _____

Received By _____

Fee _____

Case # _____

Aldermanic District _____

Plan Commission Date _____

1. Applicant information

Applicant name

CHAD WIRL

Street address

631 12TH AVE N

City, state, zip code

WISCONSIN RAPIDS, WI 54495

Daytime telephone number

715-213-3352

Email

CWSHOPMASTER@YAHOO.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

Agent 2

Name

Company

Street address

City, state, zip code

Daytime telephone number

Email

3. Type of application (check all that apply)

☒ Site plan Complete Part A, B and D

☐ Plan of operation Complete Part A, C and D

☒ New project

☐ Amendment of prior approval (if any)

If an amendment, the date of last approval (if any): _____

Site Plan & Plan of Operation Application
City of Wisconsin Rapids, Wisconsin
Page 2

Part A. About the Property

4. Subject property information

Physical address 850 ROSECRANS ST. WISCONSIN RAPIDS, WI 54495
Parcel number(s) 3401550

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"/> RR Rural Residential | <input type="checkbox"/> R-8 Manufactured Home Park | <input checked="" 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 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 |

Part B. Site Plan (See the standards and requirements in Division 6 of Article 6.)

6. Building type. Which of the following building types best describes the building?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Industrial |
| <input type="checkbox"/> Multi-family | <input type="checkbox"/> Work/live | <input type="checkbox"/> Parking structure |
| <input type="checkbox"/> Institutional | | |

Please refer to Appendix D for any design requirements that may apply.

7. Encroachments.

Aside from driveways connecting to the street, will any part of the proposed project encroach into a public right-of-way?

- ☒ No
☐ Yes

If yes, please explain.

8. Site parameters (area in square feet or acres)

Subject property

10,019 SQFT

Building coverage

EXISTING - 3,520 sq ft PROPOSED - 1,528 sq ft

Outdoor storage

Stormwater facilities

Impervious surfaces

5,751 sq ft

Impervious surfaces include buildings, parking areas and driveways, sidewalks, decks, patios, and other types of 'hard' surfaces.

Landscaping and other undeveloped areas

2,518 sq ft

Wetlands

Attach appropriate documentation if there are any wetlands.

100-year floodplain

9. Street access

Name	New Access	Change to Existing Access	No Change to Existing Access
ROSECRANS ST.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Traffic generation

Will the proposed project create 500 trips per day or more?

- ☒ No
☐ Yes Attach a traffic impact report to this application. See s. 11.06.151 of the zoning code for additional details.

Will the proposed project create 300 trips per day or more, but less than 500?

- ☒ No
☐ Yes The city may require a traffic impact report as described in s. 11.06.151 of the zoning code. Please contact the Community Development Department for further guidance.

11. Parking (See the standards and requirements in Article 17 of the zoning code.)

Minimum number of required spaces

1

See Appendix B of the zoning code for parking requirements for the proposed land use(s).

Proposed number of spaces

1

If the number of proposed spaces exceeds what is required by more than 15 percent, the Planning Commission may grant a special exception to allow oversized parking areas. (See s. 11.17.03(r) of the zoning code.)

ADA van accessible spaces

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Other ADA accessible spaces

Number of electric charging stations (if any)

Charging stations are not required, but are recommended.

Bicycle parking spaces

4

Bike parking is not required, but is recommended. (See s. 11.17.06 of the zoning code.)

Number of spaces in front of the building

2

The number of spaces in front of the building may be limited depending on the zoning district. (See Appendix C of the zoning code.)

Number of spaces on the side(s) of the building

0

Number of spaces to the rear of the building

0

12. Outdoor lighting (See the standards and requirements in Article 18 of the zoning code.)

	Number of Fixtures	Lumens
Building 1		
Building 2		
Building 3		
Parking lot 1		
Parking lot 2		
Parking lot 3		
Other		
Other		
Total		

Maximum lighting levels at each property boundary line (in footcandles):

Attach a photometric plan to this application along with manufacturer's cut sheets for the different kinds of light fixtures.

Height of parking lot lights above grade (if any):

13. Fencing. Will the proposed project include fencing?

☐ No

☒ Yes (See Article 15 of the zoning code for the standards and requirements that apply.)

If yes, please describe and/or attach a fencing plan.

6' BLACK CHAIN LINK FENCE WITH PRIVACY SLATS
INSTALLED ON NORTH PROPERTY LINE - SEE ATT. F

14. Stormwater. Describe how stormwater generated on the site will be handled.

SITE WILL USE EXISTING STORM WATER DRAINAGE -
LOT AND STREET DRAINS TO THE SOUTH INTO DITCH
WHICH RUNS TO STORM DRAIN ON DURA BEAUTY LANE.

15. Site plan. Attach a site plan drawn to scale with the following information to the extent it applies to the proposed project. The items with an asterisk are required. Check those elements that are included.

Background Project Information	Buildings and Outdoor Storage/Activity Areas	Transportation Facilities (existing and proposed)
<input checked="" type="checkbox"/> Project name*	<input checked="" type="checkbox"/> Existing and proposed	<input checked="" type="checkbox"/> Streets
<input checked="" type="checkbox"/> Applicant name*	<input type="checkbox"/> Existing within 50 feet of subject property	<input checked="" type="checkbox"/> Driveways and road access onto public and private roads
<input checked="" type="checkbox"/> Preparation date/revision*	Required Setbacks	<input type="checkbox"/> Sidewalks and trails
<input checked="" type="checkbox"/> Name of preparer*	<input type="checkbox"/> Yard setbacks (front, side, rear and shore)	<input type="checkbox"/> Fire lanes (i.e., fire apparatus access)
	<input type="checkbox"/> On-site septic systems	<input type="checkbox"/> Clear visibility triangles (location and dimensions)
Survey Information	<input type="checkbox"/> On-site wells and off-site wells within 10 feet of the perimeter of the subject property	On-Site Parking (existing and proposed)
<input checked="" type="checkbox"/> North arrow and graphic scale*		<input type="checkbox"/> Access aisles and parking spaces by size
<input type="checkbox"/> Address of subject property or legal description*	Landscaping Features (existing and proposed)	<input checked="" type="checkbox"/> Location of accessible parking spaces
<input type="checkbox"/> Property boundaries *	<input checked="" type="checkbox"/> Fences, buffers, and berms	<input type="checkbox"/> Location and specifications/dimensions for accessibility ramps
<input type="checkbox"/> Acreage of subject property*	<input type="checkbox"/> Pervious and impervious surfaces by type	<input type="checkbox"/> Type and location of on-site parking signs and traffic control signs
	<input checked="" type="checkbox"/> Site amenities (benches, fountains, etc.)	<input type="checkbox"/> Surface materials for parking lot (e.g., concrete, bituminous concrete, pavers)
Project Development Information	<input checked="" type="checkbox"/> Existing trees and other prominent vegetation	<input type="checkbox"/> Snow storage areas
<input type="checkbox"/> Land use summary table by density/intensity and acreage*	<input type="checkbox"/> Trees / shrubs to be planted, including a plant list and specs.	<input type="checkbox"/> Areas designated for queuing of vehicles for drive-through facilities (e.g., car washes, drive-up service windows, etc.)
<input type="checkbox"/> Easements/rights-of-ways (location, width, purpose, ownership)	Trees / shrubs to be retained	<input type="checkbox"/> Pedestrian walks between the parking lot and the building
<input type="checkbox"/> Common areas/conservancy areas (location, purpose, ownership)		<input type="checkbox"/> Designated areas of a parking area for pedestrian walks
<input type="checkbox"/> Land to be dedicated to the public (boundaries, area, purpose)	Outdoor Lighting (existing and proposed)	<input type="checkbox"/> Loading lanes and loading docks
	<input checked="" type="checkbox"/> Location	<input type="checkbox"/> Stormwater drainage
Setting	<input type="checkbox"/> Fixture specifications	<input type="checkbox"/> Distance between parking areas and adjoining properties if less than 20 feet
<input type="checkbox"/> Property boundaries within 50 feet of the subject property	Stormwater Facilities (existing and proposed)	<input type="checkbox"/> Areas designated for bicycle parking
<input type="checkbox"/> Land uses within 50 feet of the subject property	<input type="checkbox"/> Location	
<input type="checkbox"/> Zoning district boundaries within 50 feet of the subject property	<input type="checkbox"/> Specifications for each facility	
<input type="checkbox"/> Municipal boundaries within 50 feet of the subject property		
Site Features (existing and proposed)	Utilities (existing and proposed)	Signs (existing and proposed)
<input type="checkbox"/> Ground contours when slopes exceed 8 percent	<input type="checkbox"/> Location	<input type="checkbox"/> Location
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Type (sewer, telephone, etc.) (buried or overhead, if applicable)	<input type="checkbox"/> Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the review process
<input type="checkbox"/> Woodlands	<input type="checkbox"/> Size/capacity, if applicable	
<input type="checkbox"/> Wildlife habitat, including critical wildlife habitat		
<input type="checkbox"/> Environmentally sensitive features		
<input type="checkbox"/> Water resources (rivers, ponds, etc.) and ordinary high-water mark for navigable waters		
<input type="checkbox"/> Floodplain boundaries and elevations of the same		

Part C. Plan of Operation

16. Operating conditions

Hours of operation:	DAY Shift	
Estimated number of full-time employees	1	
Estimated number of part-time employees	0	
Maximum number of employees onsite at peak hours	0	
Will the proposed business operation create any noise outside of the building?	NO	Refer to s. 11.06.147 of the zoning code.
Will the proposed business operation create any emissions (e.g., fumes, smoke, steam, vapor, dust,) to the atmosphere?	NO	Refer to s. 11.06.148 of the zoning code.
Will the proposed business operation create any vibrations outside of the building?	NO	Refer to s. 11.06.149 of the zoning code.
Will the proposed business operation involve any explosives or other flammable materials?	typical welding gas - cutting torch	Refer to s. 11.06.150 of the zoning code.
Will the proposed business operation involve any radioactive materials?	NO	
Will the proposed business operation create special needs for wastewater disposal?	NO	
Will the proposed business operation require unusually high levels of public water?	NO	

17. Licensing. What kind of federal, state, county or city licenses will be required to operate the proposed business?

NONE

Part D. Other

18. Attachments List any attachments included with your application.

ATTACHMENT
 A. View of PROPOSED BUILDING #1
 B. View #2
 C. Aerial Neighborhood view
 D. INDUSTRIAL VIEW
 E. LANDSCAPE/PATIO
 F. FENCE
 G. EXISTING LIGHTING

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

- ZONING SETBACK APPROVED
 - Neighbors all approve
 - NO UTILITIES ON DEAD END
 - NO ISSUES WITH public works
 - city Engineering approval all concrete in RIGHT OF WAY!
 - NOTHING will obstruct snow removal
 Kyle Kearns - EMAIL - 3-1-22

20. Mandatory meeting with staff

When did you meet with the Community Development Director?

Month/year

CARRIE EDMONDSON - PHONE 3-15-22


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City of Wisconsin Rapids, Wisconsin
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21. 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:

CHAD WIRL
Name – print

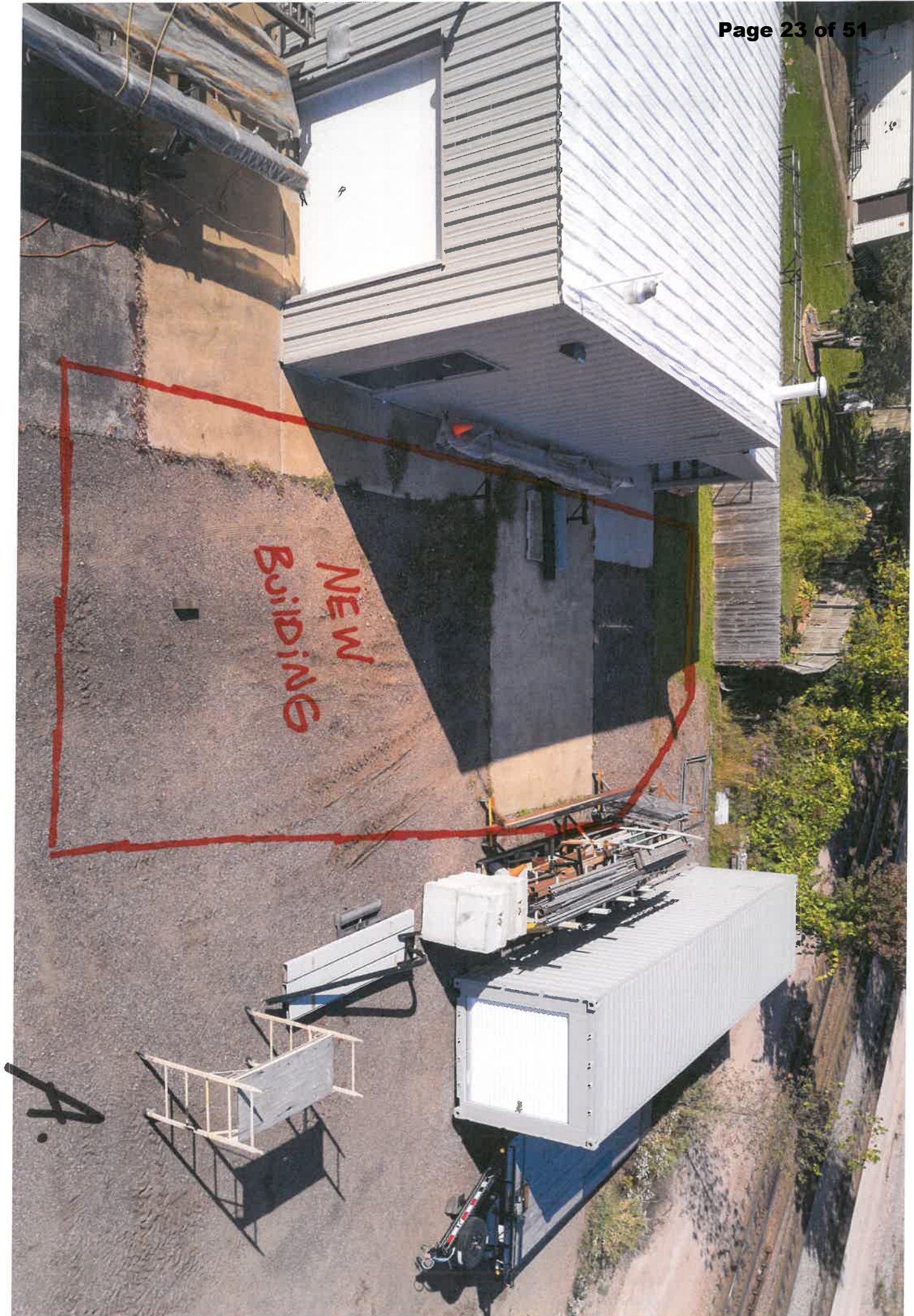

Name – Signature

3-13-2022
Date

Name – print

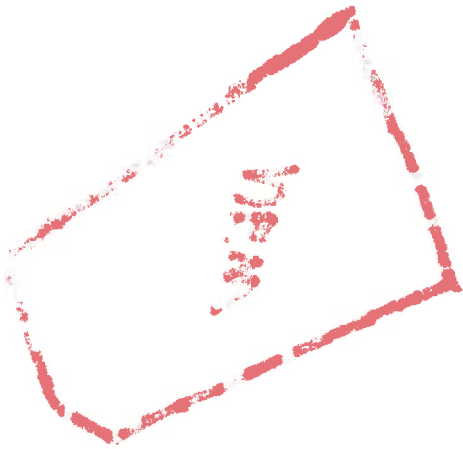
Name – Signature

Date









26

AERIAL VIEW NEIGHBORHOOD



АЛЕКСИЙ НИКОЛАЕВИЧ

С

INDUSTRIAL AERIAL VIEW

D.



Industrial
Versus
WELU

D.

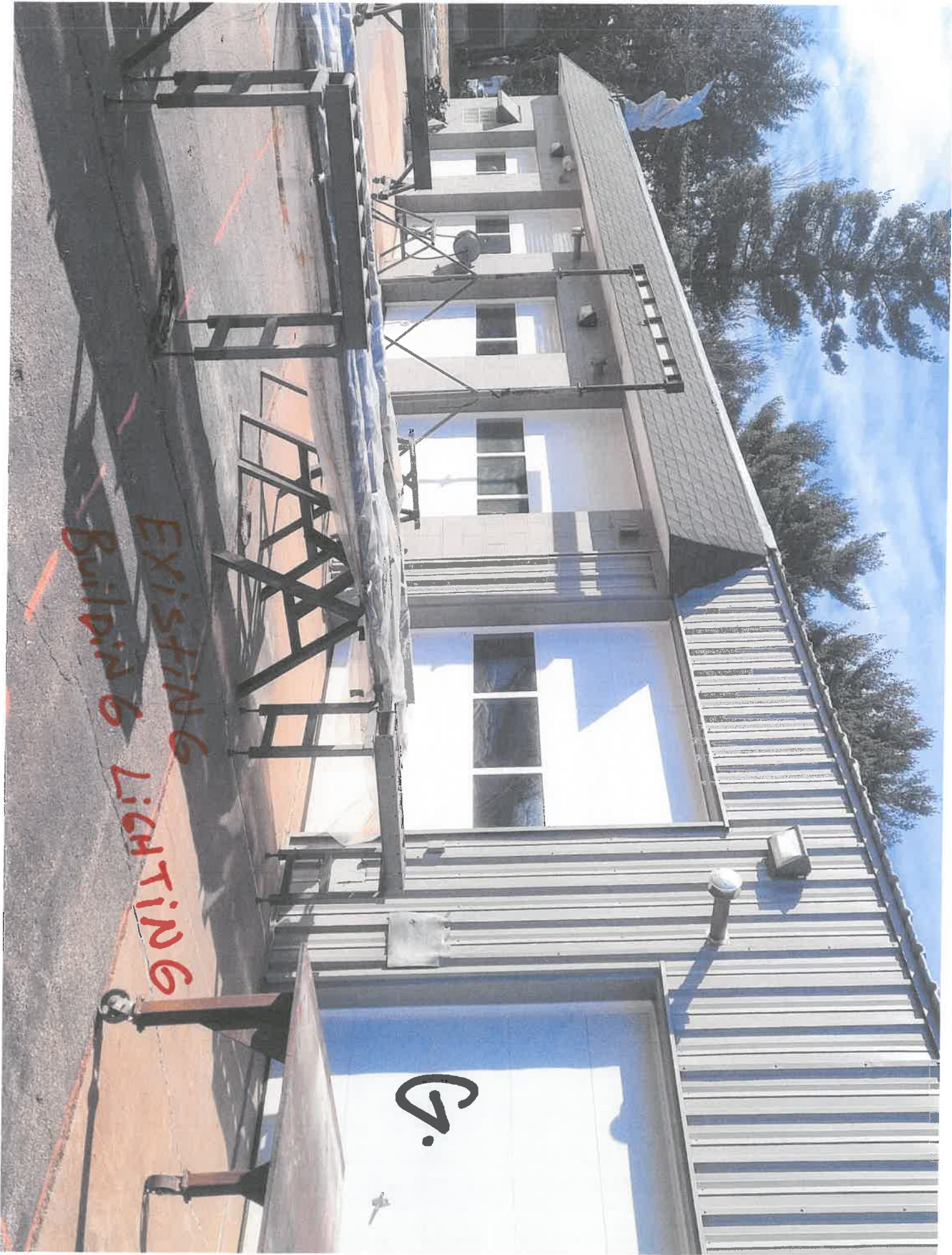




1

2

11.



Existing
Building Lighting

G.

Building Tichline
Exizine

2.

New Commercial Addition for Shopmaster LLC

850 Rosecrans Street Wisconsin Rapids, WI 54495

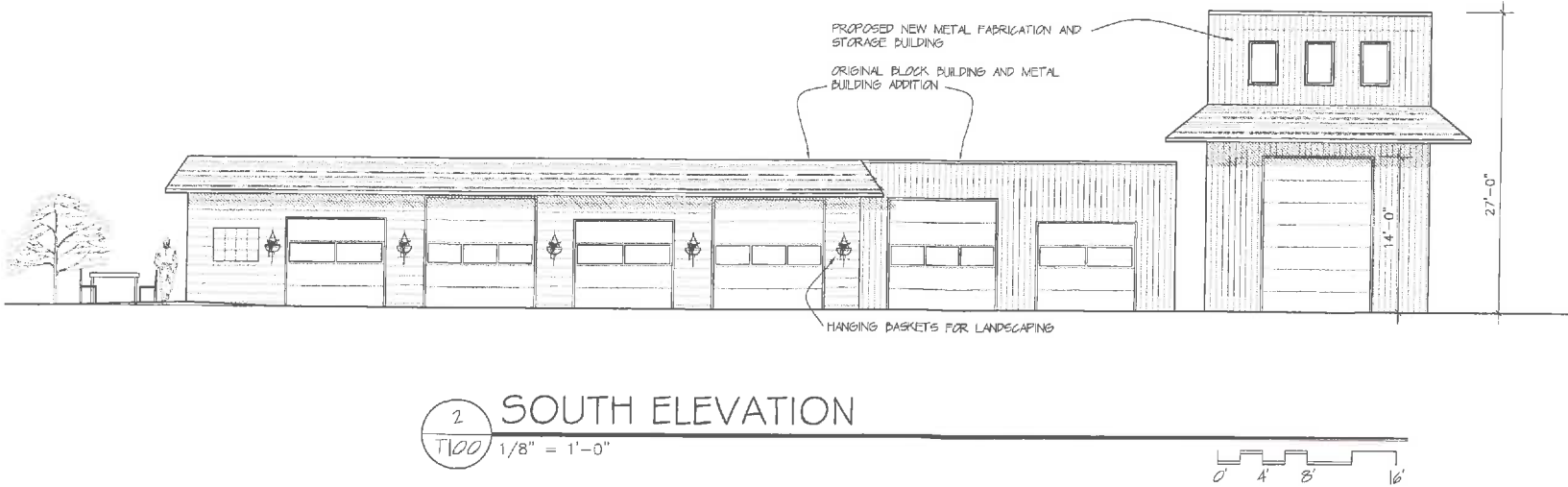
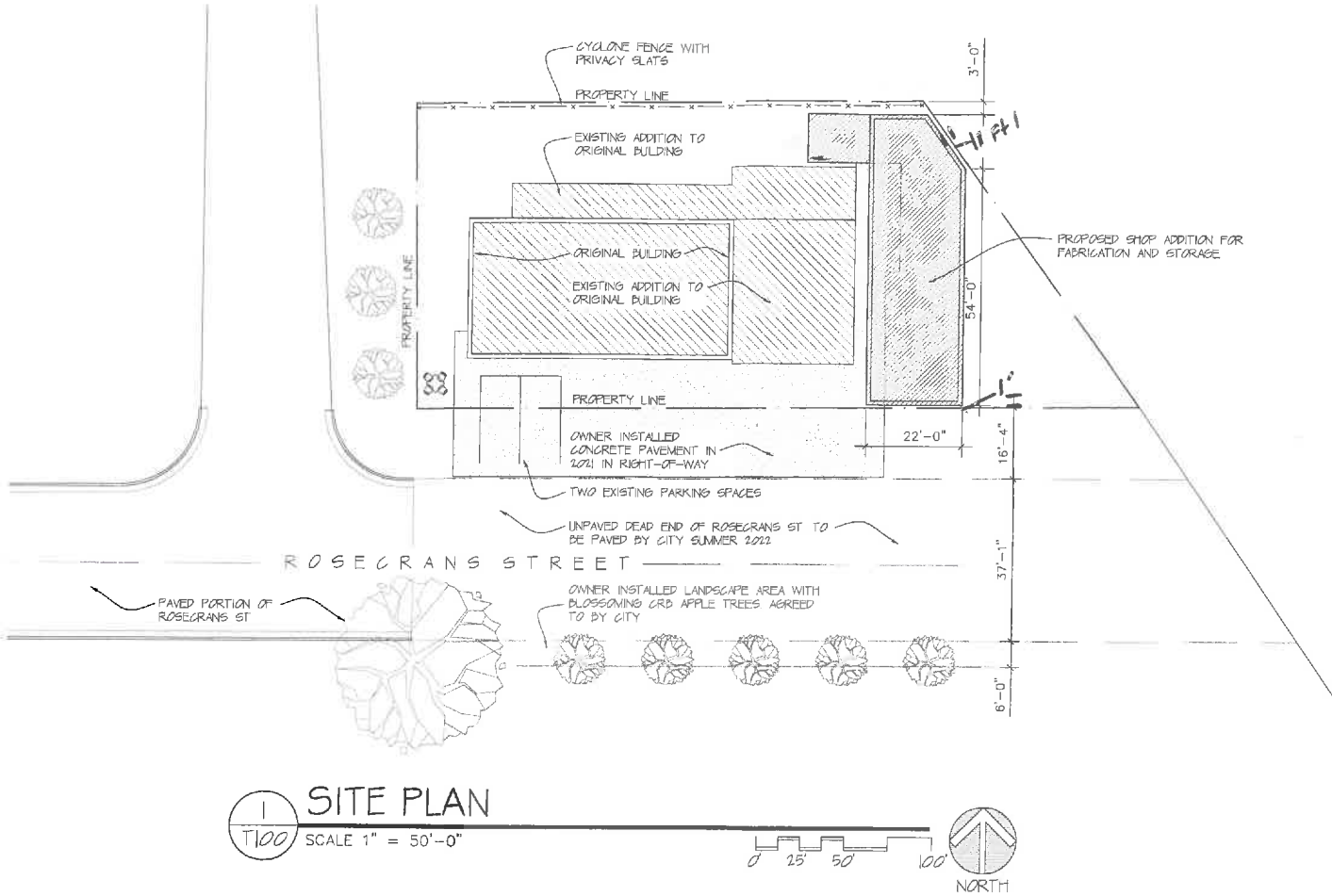


ARC CENTRAL LLC
ARCHITECTURE CONSTRUCTION
MANAGEMENT INTERIOR DESIGN
715.572.2698
arcentralinc@outlook.com

TITLE SHEET
SITE PLAN &
CODE INFORMATION

PROPOSED ADDITION
FOR
SHOPMASTER LLC
850 ROSECRANS STREET
WISCONSIN RAPIDS, WI 54495

REVISIONS			
DATE	DATE	DATE	DATE
9/16/22			
Prelim	Con Doc's	Approval	Rev 1
DATE	July 21, 21		
PROJECT NO.	22 001		



DRAWING INDEX

COVER SHEET

T100 TITLE SHEET & SITE PLAN

James P. Lucas



ARC CENTRAL LLC
ARCHITECTURE CONSTRUCTION
MANAGEMENT INTERIOR DESIGN
715.572.2698
arccentralinc@outlook.com

TITLE SHEET

SITE PLAN & CODE INFORMATION

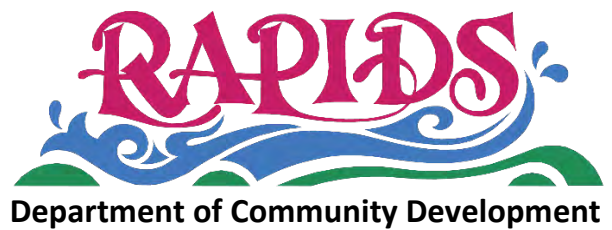
PROPOSED ADDITION
FOR
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DATE		REVISIONS	
Prelim	3/6/22	DATE	
Con Doc's		DATE	
Approval		DATE	
Rev. 1		DATE	

PRELIMINARY
NOT FOR CONSTRUCTION

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Administrative Staff Report

Architectural Review
Plan Commission Review
150 2nd Street North
March 31, 2022

<p>Applicant(s):</p> <ul style="list-style-type: none"> C & C Steckbauer LLC – Whiskey Rapids Saloon <p>Staff:</p> <ul style="list-style-type: none"> Kyle Kearns Carrie Edmondson <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 3408114 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 30 feet Effective Depth: 100 feet Square Footage: 3,000 Acreage: 0.068 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> "B-1" Central Commercial District Downtown Design District <p>Council District:</p> <ul style="list-style-type: none"> District 3 <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial <p>Current Use:</p> <ul style="list-style-type: none"> Tavern <p>Year Built:</p> <ul style="list-style-type: none"> 1906 <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 - Zoning 	<p>Request</p> <p>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 3408144), which falls within the Downtown Design Overlay 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 building is approximately 5,220 square feet (2 stories). The applicant is requesting architectural review to perform façade improvements to the building, specifically a new door opening. The property is zoned "B-1" Central Commercial District. The property is as a tavern which is permitted in the B-1 District A building plan – architectural review is required within the Downtown Design Overlay District. <p>Staff Recommendation</p> <p>Approve the request from the applicant to perform façade improvements as proposed at 150 2nd Street North, subject to the following condition(s):</p> <ol style="list-style-type: none"> Minor modifications to the façade improvement can be approved by the Community Development Department.
---	---



Due to the building being on a separate parcel from the outdoor space and the availability of materials and contractors, this request has been separated from the outdoor space project. Furthermore, the pursuit of another door to the adjacent lot is of benefit regardless of the improvements on the lot. Therefore, as the building is existing and no exterior site work review is being reviewed, many zoning requirements do not apply, except those primarily relating to Architecture. Further details regarding the façade improvements are described below and on the attached plan/bid documents. Know that if approved, a building permit would be required.

- Saw cut brick to create a new door opening.
- Install framing and door lintel within opening
- Install double commercial door with transom above (black)

Standards of Review – Architectural Review

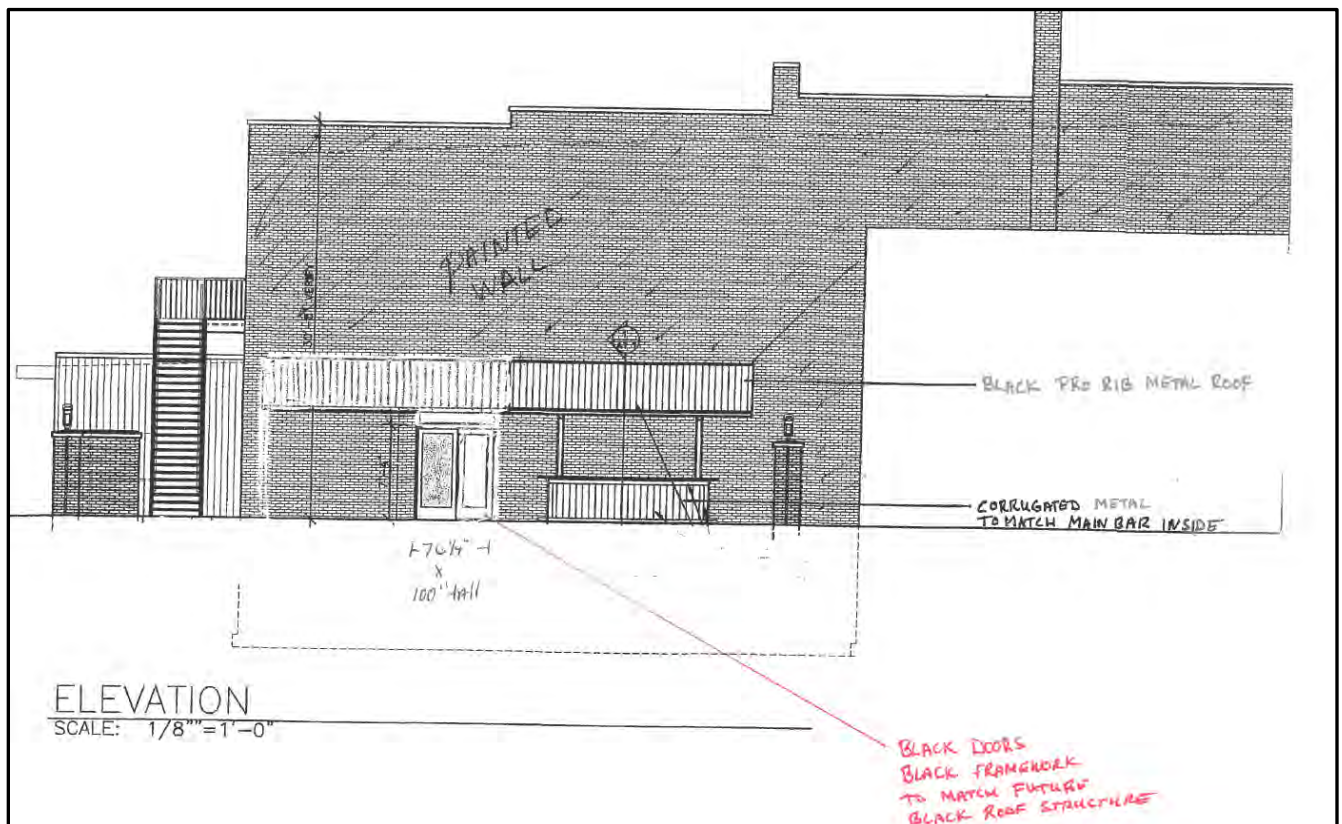
The Downtown Design Overlay District exists due to the proximity of buildings in the downtown. The Common Council has determined that special rules and regulations are needed to protect and perpetuate the existing character of the area. The standards in this article are not intended to discourage development but to encourage development that is functional, attractive, and context sensitive.

- 1) **Building materials.** Selected building materials shall be compatible with those of existing buildings in the immediate area which generally consist of natural materials such as stone, brick, and wood. Concrete masonry units (CMUs), corrugated metal, half-log siding, and vinyl siding are prohibited.

Analysis: The proposed door is a commercial door design with full glass lites and transom and is black in color.

Findings: Several other similar style commercial doors have been installed within the design review district for storefronts. The proposed door design and materials are appropriate.

- 2) **Entrances.** Entries must be clearly defined, accessible, and located to express visual interest along a street front. Primary entrances must be oriented to the primary street frontage.



3)

Analysis: The proposed door will lead to an outdoor area for the tavern. It will not serve as a primary entrance for the tavern but rather a secondary exit and accessway to the patio area. Furthermore, the façade faces East Jackson Street and will be visible from the right-of-way.

Findings: The proposed door will add character to the northeast façade of the building and as shown in the attached rendering, which is part of an overall improvement project for the adjacent lot.

- 4) **Street edge.** Unique building elements and architectural details used at the street level are encouraged to create a direct impact on the quality of the pedestrian experience resulting in an active and interesting street front.

N/A – The northeast building façade does not directly abut a Street.

- 5) **Transparency requirements.** Windows and exterior doors must occupy at least 50 percent of the ground floor façade. Dark, frosted, or tinted glass in ground floor windows facing a street is prohibited.



Analysis: The building façade is existing and faces an existing vacant lot. The door is not proposed to be tinted.

Findings: The proposed door opening will add to the character and aesthetics of the building. Furthermore, it also directly relates to additional future improvements to the adjacent lot.

Based upon the review above, staff would recommend approving the architectural review for the proposed door at 150 2nd Street North, subject to the conditions below.

1. Minor modifications to the façade improvement can be approved by the Community Development Department.



Site Plan & Plan of Operation 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 Planning Commission reviews site plans and plans of operation for those land uses specifically requiring such review as listed in the land-use matrix (Appendix A of the zoning code).

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: \$175.00 for new; \$125.00 for amendment of prior approval

Note: Site plan/plan of operation review and architectural review can be combined into one application fee.

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 _____

Received By _____

Fee _____

Case # _____

Aldermanic District _____

Plan Commission Date _____

1. Applicant information

Applicant name C & C Steckbauer LLC

Street address 150 2nd St N

City, state, zip code Wis. Rapids, WI 54494

Daytime telephone number 715-421-2880

Email _____

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 Chris Steckbauer

Company C & C Steckbauer LLC

Street address 565 River Rd W.

City, state, zip code Rudolph, WI 54475

Daytime telephone number 414-241-6993

Email chris Steckbauer@yahoo.com

Agent 2

Cali Steckbauer

Bert Steckbauer

715-421-6417

3. Type of application (check all that apply)

☒ Site plan Complete Part A, B and D

☐ Plan of operation Complete Part A, C and D

☒ New project

☐ Amendment of prior approval (if any)

If an amendment, the date of last approval (if any): _____

Part A. About the Property

4. Subject property information

Physical address _____

Parcel number(s) 3408147 _____

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"/> 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 checked="" 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 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 checked="" type="checkbox"/> Downtown Design | <input type="checkbox"/> Shoreland-Wetland | <input type="checkbox"/> Wellhead Protection |

Part B. Site Plan (See the standards and requirements in Division 6 of Article 6.)

6. Building type. Which of the following building types best describes the building?

- | | | |
|--|--|--|
| <input type="checkbox"/> Townhouse | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Multi-family | <input type="checkbox"/> Work/live | <input type="checkbox"/> Parking structure |
| <input type="checkbox"/> Institutional | | |

Please refer to Appendix D for any design requirements that may apply.

7. Encroachments.

Aside from driveways connecting to the street, will any part of the proposed project encroach into a public right-of-way?

☒ No

☐ Yes

If yes, please explain.

8. Site parameters (area in square feet or acres)

Subject property

Building coverage

Outdoor storage

Stormwater facilities

Impervious surfaces

Landscaping and other undeveloped areas

Wetlands

100-year floodplain

.09 acres

→ Roof 700 ft²

Ø

Ø

.09 acres

Ø

Ø

Ø

Impervious surfaces include buildings, parking areas and driveways, sidewalks, decks, patios, and other types of 'hard' surfaces.

Attach appropriate documentation if there are any wetlands.

9. Street access

Name	New Access	Change to Existing Access	No Change to Existing Access
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Traffic generation

Will the proposed project create 500 trips per day or more?

☒ No

☐ Yes

Attach a traffic impact report to this application. See s. 11.06.151 of the zoning code for additional details.

Will the proposed project create 300 trips per day or more, but less than 500?

☒ No

☐ Yes

The city may require a traffic impact report as described in s. 11.06.151 of the zoning code. Please contact the Community Development Department for further guidance.

11. Parking (See the standards and requirements in Article 17 of the zoning code.)

Minimum number of required spaces

See Appendix B of the zoning code for parking requirements for the proposed land use(s).

Proposed number of spaces

If the number of proposed spaces exceeds what is required by more than 15 percent, the Planning Commission may grant a special exception to allow oversized parking areas. (See s. 11.17.03(r) of the zoning code.)

ADA van accessible spaces

Other ADA accessible spaces _____

Number of electric charging stations (if any) _____

Bicycle parking spaces _____

Number of spaces in front of the building _____

Number of spaces on the side(s) of the building _____

Number of spaces to the rear of the building _____

Charging stations are not required, but are recommended.

Bike parking is not required, but is recommended. (See s. 11.17.06 of the zoning code.)

The number of spaces in front of the building may be limited depending on the zoning district. (See Appendix C of the zoning code.)

12. Outdoor lighting (See the standards and requirements in Article 18 of the zoning code.)

	Number of Fixtures	Lumens
Building 1	_____	_____
Building 2	_____	_____
Building 3	_____	_____
Parking lot 1	_____	_____
Parking lot 2	_____	_____
Parking lot 3	_____	_____
Other	20	16,000
Other	_____	_____
Total	20	16,000

Maximum lighting levels at each property boundary line (in footcandles): _____

Height of parking lot lights above grade (if any): _____

Attach a photometric plan to this application along with manufacturer's cut sheets for the different kinds of light fixtures.

13. Fencing. Will the proposed project include fencing?

☐ No

☒ Yes (See Article 15 of the zoning code for the standards and requirements that apply.)

If yes, please describe and/or attach a fencing plan.

attached

14. Stormwater. Describe how stormwater generated on the site will be handled.

see attachment

Background Project Information	Buildings and Outdoor Storage/Activity Areas	Transportation Facilities (existing and proposed)
<input type="checkbox"/> Project name*	<input type="checkbox"/> Existing and proposed	<input type="checkbox"/> Streets
<input type="checkbox"/> Applicant name*	<input type="checkbox"/> Existing within 50 feet of subject property	<input type="checkbox"/> Driveways and road access onto public and private roads
<input type="checkbox"/> Preparation date/revision*	Required Setbacks	<input type="checkbox"/> Sidewalks and trails
<input type="checkbox"/> Name of preparer*	<input type="checkbox"/> Yard setbacks (front, side, rear and shore)	<input type="checkbox"/> Fire lanes (i.e., fire apparatus access)
	<input type="checkbox"/> On-site septic systems	<input type="checkbox"/> Clear visibility triangles (location and dimensions)
Survey Information	<input type="checkbox"/> On-site wells and off-site wells within 10 feet of the perimeter of the subject property	On-Site Parking (existing and proposed)
<input type="checkbox"/> North arrow and graphic scale*	Landscaping Features (existing and proposed)	<input type="checkbox"/> Access aisles and parking spaces by size
<input type="checkbox"/> Address of subject property or legal description*	<input type="checkbox"/> Fences, buffers, and berms	<input type="checkbox"/> Location of accessible parking spaces
<input type="checkbox"/> Property boundaries *	<input type="checkbox"/> Pervious and impervious surfaces by type	<input type="checkbox"/> Location and specifications/dimensions for accessibility ramps
<input type="checkbox"/> Acreage of subject property*	<input type="checkbox"/> Site amenities (benches, fountains, etc.)	<input type="checkbox"/> Type and location of on-site parking signs and traffic control signs
Project Development Information	<input type="checkbox"/> Existing trees and other prominent vegetation	<input type="checkbox"/> Surface materials for parking lot (e.g., concrete, bituminous concrete, pavers)
<input type="checkbox"/> Land use summary table by density/intensity and acreage*	<input type="checkbox"/> Trees / shrubs to be planted, including a plant list and specs.	<input type="checkbox"/> Snow storage areas
<input type="checkbox"/> Easements/rights-of-ways (location, width, purpose, ownership)	Trees / shrubs to be retained	<input type="checkbox"/> Areas designated for queuing of vehicles for drive-through facilities (e.g., car washes, drive-up service windows, etc.)
<input type="checkbox"/> Common areas/conservancy areas (location, purpose, ownership)	Outdoor Lighting (existing and proposed)	<input type="checkbox"/> Pedestrian walks between the parking lot and the building
<input type="checkbox"/> Land to be dedicated to the public (boundaries, area, purpose)	<input type="checkbox"/> Location	<input type="checkbox"/> Designated areas of a parking area for pedestrian walks
Setting	<input type="checkbox"/> Fixture specifications	<input type="checkbox"/> Loading lanes and loading docks
<input type="checkbox"/> Property boundaries within 50 feet of the subject property	Stormwater Facilities (existing and proposed)	<input type="checkbox"/> Stormwater drainage
<input type="checkbox"/> Land uses within 50 feet of the subject property	<input type="checkbox"/> Location	<input type="checkbox"/> Distance between parking areas and adjoining properties if less than 20 feet
<input type="checkbox"/> Zoning district boundaries within 50 feet of the subject property	<input type="checkbox"/> Specifications for each facility	<input type="checkbox"/> Areas designated for bicycle parking
<input type="checkbox"/> Municipal boundaries within 50 feet of the subject property	Utilities (existing and proposed)	Signs (existing and proposed)
Site Features (existing and proposed)	<input type="checkbox"/> Location	<input type="checkbox"/> Location
<input type="checkbox"/> Ground contours when slopes exceed 8 percent	<input type="checkbox"/> Type (sewer, telephone, etc.) (buried or overhead, if applicable)	<input type="checkbox"/> Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the review process
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Size/capacity, if applicable	
<input type="checkbox"/> Woodlands		
<input type="checkbox"/> Wildlife habitat, including critical wildlife habitat		
<input type="checkbox"/> Environmentally sensitive features		
<input type="checkbox"/> Water resources (rivers, ponds, etc.) and ordinary high-water mark for navigable waters		
<input type="checkbox"/> Floodplain boundaries and elevations of the same		

Part C. Plan of Operation

16. Operating conditions

Hours of operation:

Estimated number of full-time employees

Estimated number of part-time employees

Maximum number of employees onsite at peak hours

Will the proposed business operation create any noise outside of the building?

Refer to s. 11.06.147 of the zoning code.

Will the proposed business operation create any emissions (e.g., fumes, smoke, steam, vapor, dust,) to the atmosphere?

Refer to s. 11.06.148 of the zoning code.

Will the proposed business operation create any vibrations outside of the building?

Refer to s. 11.06.149 of the zoning code.

Will the proposed business operation involve any explosives or other flammable materials?

Refer to s. 11.06.150 of the zoning code.

Will the proposed business operation involve any radioactive materials?

Will the proposed business operation create special needs for wastewater disposal?

Will the proposed business operation require unusually high levels of public water?

17. Licensing. What kind of federal, state, county or city licensees will be required to operate the proposed business?

Part D. Other

18. Attachments List any attachments included with your application.

Site Plans, fencing + outdoor bar details

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

20. Mandatory meeting with staff

When did you meet with the Community Development Director?

Month/year

21. 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:

Chris Steckbauer
Name – print

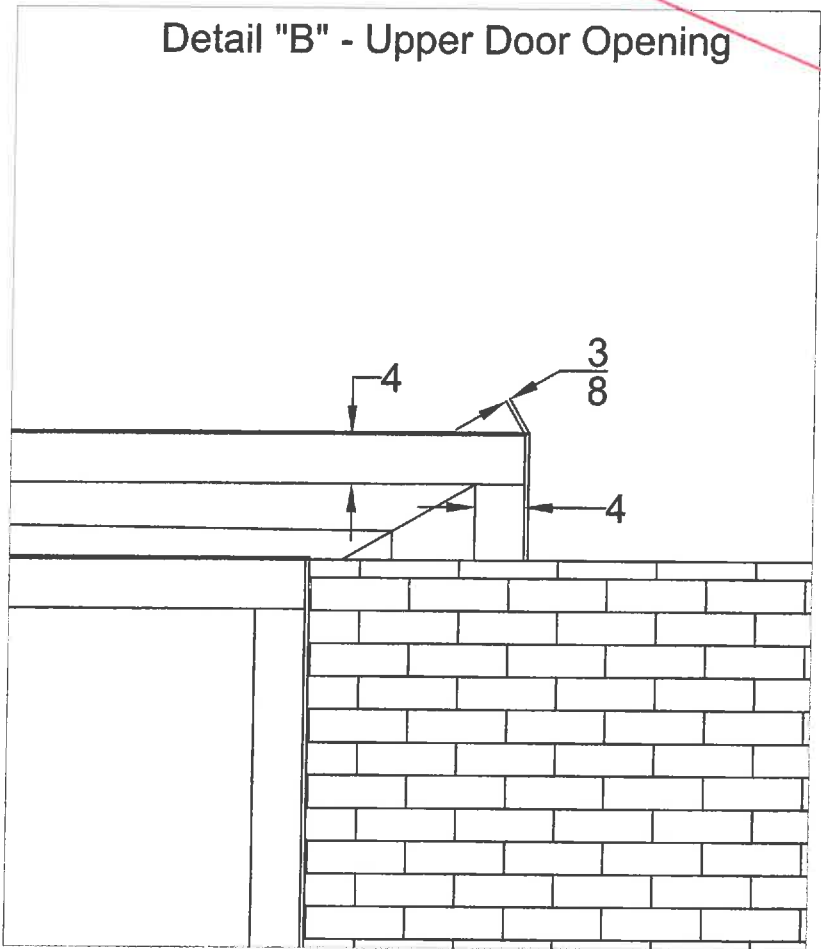
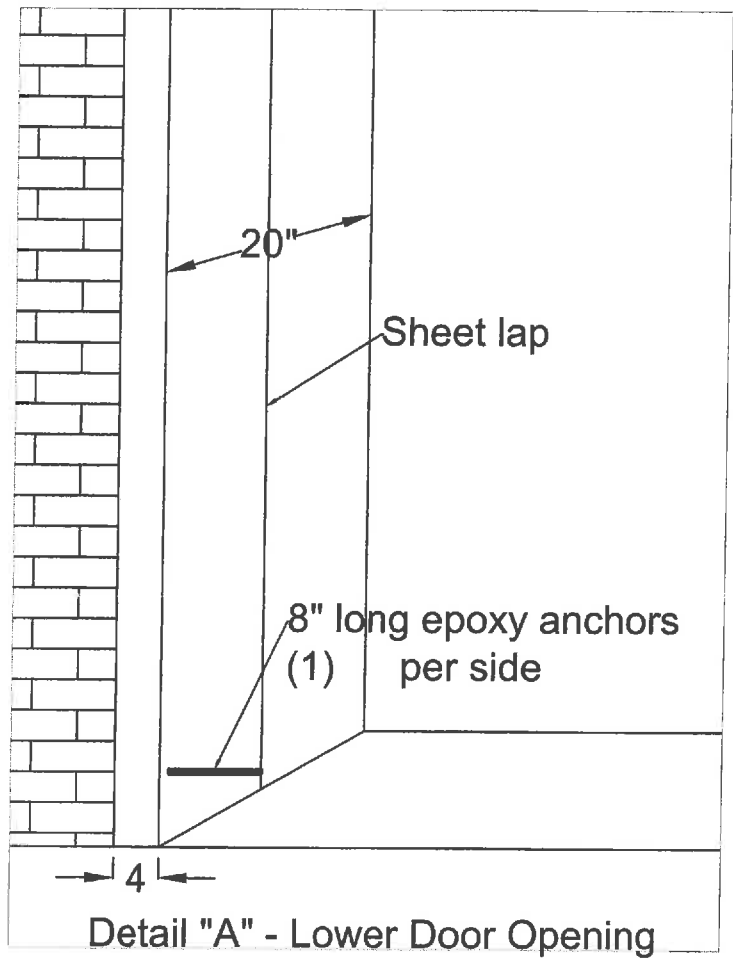
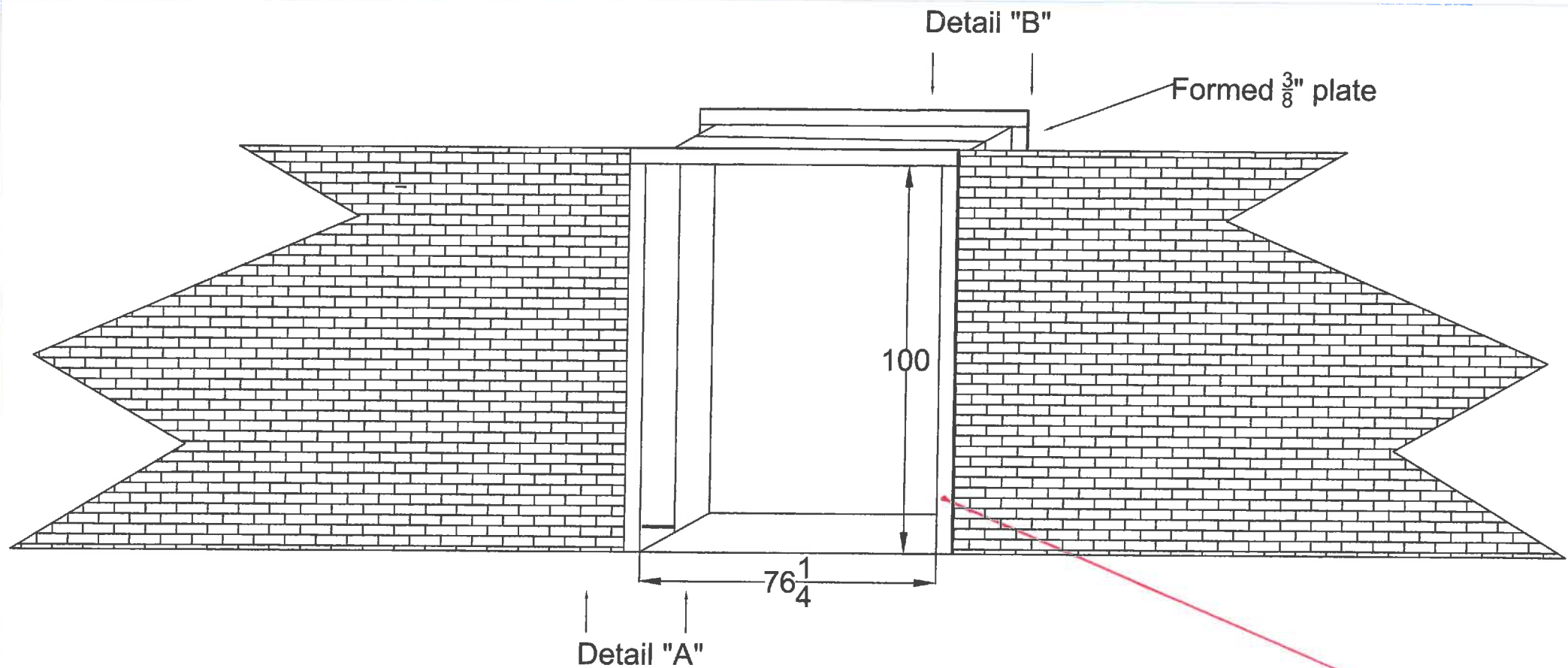
Chris Steckbauer
Name – print


Name – Signature


Name – Signature

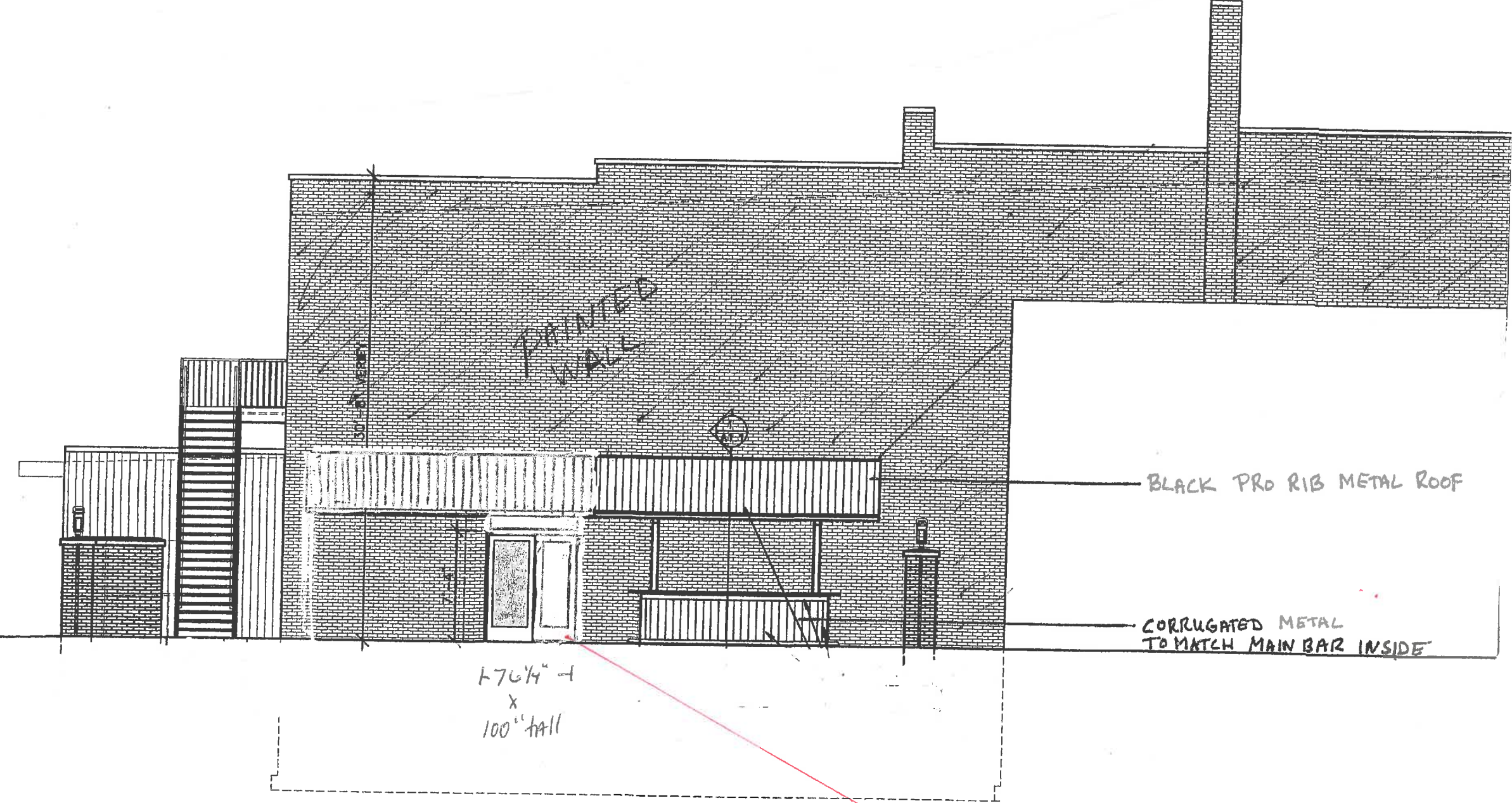
3/29/22
Date

3/29/22
Date



BLACK METAL FRAMEWORK
TO MATCH BLACK DOORS
AND BLACK WINDOW FRAME

Item	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by JAF	Checked by XXX	Approved by - date XXX - 00/00/00	Filename	Date 3/31/2022	Scale 1/1	
Fuller Mechanical					Door Opening Detail	
					Edition 0	Sheet 1/1



ELEVATION

SCALE: 1/8" = 1'-0"

BLACK DOORS
BLACK FRAMEWORK
TO MATCH FUTURE
BLACK ROOF STRUCTURE