

REPORT OF THE PLANNING COMMISSION

Date of Meeting: April 5, 2021

The Planning Commission met at 4:00 p.m. on April 5, 2021 within the Council Chambers at City Hall and via remote audioconferencing. Due to the pandemic, social distancing guidelines and masks were required for in-person participation. Commissioners present were Shane Blaser, Dan Hanson, Lee Thao, Tom Brey, Shane Burkart, and Susan Feith. Excused was Jay Bemke. Others partaking in the meeting included: Dan Drexler, Bill Glendening, Shawn Johnston, Dean Veneman, Jerry Feith, Susan Schill and Kyle Kearns.

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

1. Approval of the report from the March 1, 2021 Plan Commission meeting

Motion by Thao, second by Brey, to approve the reports from the March 1, 2021 Plan Commission meeting.

Motion carried (6 – 0)

2. **WE Energies** – request for an approximate 6-foot by 6-foot easement for utilities in the parking lot at 130 Second Street north (Parcel ID 3408140)

Motion by Brey, second by Blaser, to approve the request by WE Energies for a 6-foot by 6-foot easement for utilities in the parking lot at 130 Second Street north (Parcel ID 3408140).

Motion carried (6 – 0)

3. **PLAN-21-0191; Theresa Cashman**, request for a site plan amendment review to expand parking and outdoor seating at 3820 8th Street South (Parcel ID 3413806)

Motion by Feith, second by Thao, to approve the request for PLAN-21-0191; Theresa Cashman, request for a site plan amendment review to expand parking and outdoor seating at 3820 8th Street South (Parcel ID 3413806), subject to the following conditions:

- a) An updated site/landscaping plan shall be submitted for review and approval by the Community Development Department, including identified species.
- b) A lighting plan shall be submitted for review and approval by the Community Development Department.
- c) The parking lot setback from the north property line shall be at least 5 feet.
- d) Parking stall and aisle dimensional standards shall be met and identified on an updated site plan submitted for review and approval by the Community Development Department.
- e) All applicable permits through the City of Wisconsin Rapids and other jurisdictions, such as the Wisconsin Department of Natural Resources, shall be obtained.
- f) Necessary plans for erosion control and stormwater requirements per the City of Wisconsin Rapids Municipal Code shall be submitted and approved by the Public Works Department.
- g) Community development staff shall have the authority to approve minor modifications to the plans.

Motion carried (6 – 0)

4. **PLAN-21-0165; Stratford Sign Company, LLC**, request for a sign exception to reface an existing nonconforming freestanding sign at 2100 7th Street South (Parcel ID 3412128)

Motion by Blaser, second by Feith, to approve PLAN-21-0165; Stratford Sign Company, LLC, request for a sign exception to reface an existing nonconforming freestanding sign at 2100 7th Street South (Parcel ID 3412128), subject to the following conditions:

- a) The proposed freestanding sign cabinet or base shall not be altered beyond the face change.
- b) The applicant shall obtain all necessary sign and building permits through the Community Development Department.

c) All applicable building and zoning standards shall be met regarding the proposed signage.
Motion carried (6 – 0)

5. **PLAN-21-0168; Mead Witter Foundation, Inc.** request for a site plan review to construct park-like improvements at 111 West Grand Avenue (Parcel ID 3402490)

Commissioner Feith recused.

Motion by Blaser, second by Hanson, to approve PLAN-21-0168; Mead Witter Foundation, Inc. request for a site plan review to construct park-like improvements at 111 West Grand Avenue (Parcel ID 3402490), subject to the following conditions:

- a) A lighting site plan showing intensity at the property line shall be submitted, to be reviewed and approved by the Community Development Department.
- b) Applicable permits through the City shall be obtained.
- c) Community development staff shall have the authority to approve minor modifications to the plans.

Motion carried (5 – 0)

6. **PLAN-21-0169; Community Development Department** - Public hearing and action on a request to amend Chapter 11, Zoning Code, of the City's Municipal Code, to clarify vision triangle requirements for alleys, driveway, and streets

Public Hearing Opened at 4:17 PM

Speaking in Favor: none

Speaking Against: none

Public Hearing Closed at 4:18 PM

Motion by Thao, second by Feith, to approve PLAN-21-0169; Community Development Department - Public hearing and action on a request to amend Chapter 11, Zoning Code, of the City's Municipal Code, to clarify vision triangle requirements for alleys, driveway, and streets

Motion carried (6 – 0)

7. **Adjourn**

Motion by Blaser to adjourn, second by Thao.

Motion carried (6 – 0)

Meeting adjourned at 4:20 PM