

REPORT OF THE PLANNING COMMISSION

Date of Meeting: April 18, 2022

Report #1

The Planning Commission met at 4:00 p.m. on April 18, 2022 in the City of Wisconsin Rapids Council Chambers, 444 West Grand Avenue, and via remote audioconferencing. Members present included Ryan Austin (acting chairperson), Susan Feith, Lee Thao, Eric Daven, and Ben Goodreau attended via Zoom. Shane Burkart was absent, and Shane Blaser was excused. Also in attendance were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Chris Steckbauer, and Jane Przychocki.

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

1. Approval of the reports from the April 4, 2022 Plan Commission meeting

Motion by Thao to approve the reports from the April 4 Plan Commission meeting; second by Daven.

Motion carried (5 – 0)

2. PLAN-23-000223; C & C Steckbauer LLC – public hearing and action on a request for a conditional use permit to operate an outdoor food and beverage service as an accessory use at the vacant lot adjacent to 150 2nd Street North (Parcel ID 3408144 & 3408147).

Carrie Edmondson provided an analysis on the conditional use and a site plan review. Staff recommended approval with the conditions in the staff report.

Mr. Kearns addressed concerns about fencing, the liquor license, and the ratio of the outdoor food and beverage area to the floor space of the tavern. Susan Feith requested clarification regarding the property line that extends the length of the Bender building and abuts Whisky Rapids and about access to the rescue platform and HVAC units, to which Chris Steckbauer responded. Ms. Edmondson also indicated that she had confirmed with the Fire Department that the platform meets all Fire Department requirements and standards. Member Daven inquired about condition number three, regarding the entry gate and Mr. Steckbauer replied. Daven also asked about the music and Carrie Edmondson and Kyle Kearns provided additional information pertaining to the music hours and outdoor use standards. Mr. Daven additionally asked about the dumpsters and Mr. Kearns provided a brief summary of the design of the enclosure. Commissioner Feith expressed concern about the access for passing beverages, particularly on the alley and Jackson Street side. Mr. Steckbauer replied to Mr. Feith's questions and included information about security cameras and fencing.

Public hearing opened at 4:18 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:19 p.m.

Motion by Daven to approve the request for a conditional use permit to operate an outdoor food and beverage service as an accessory use at the vacant lot adjacent to 150 2nd Street North (Parcel ID 3408144 & 3408147), subject to the following conditions:

1. The tavern lot and proposed patio lot shall be combined into one parcel.
2. Outdoor food and beverage use shall be limited to the outdoor patio area.

3. Access to patio area shall only occur through the tavern entrances and exits when in use
4. Live music shall occur no later than 10:00 p.m. Sunday through Thursday and no later than 12:00 a.m. on Friday and Saturday.
5. A lighting plan or fixtures specifications shall be submitted, meeting applicable standards, to be reviewed by the Community Development Department.
6. Applicable building and stormwater permits, state and local, shall be obtained.
7. The conditional use permit shall be reviewed within 1 year, upon which the Community Development Department shall have the authority to extend the conditional use permit for successive years.
8. Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department.

Second by Thao

Motion carried (5 – 0)

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

An analysis of the request was provided by Carrie Edmondson, noting that an updated landscaping plan meeting requirements would be needed. Staff recommended approval with the conditions indicated in staff report.

Susan Feith commented on concerns about re-zoning the property in earlier Plan Commission discussions and emphasized the importance of adhering to proper landscaping and parking plans. Eric Daven had questions about the proposed windows on the property to which Carrie Edmondson and Jane Przychocki responded. Ms. Przychocki also provided supplemental documentation regarding proposed building architecture and landscaping on the west side of the property and handed out copies to Staff and Commissioners (attached). Carrie Edmondson noted that the addition of a second overhead door would require asphalt paving to be changed. Eric Daven asked if approval of the plan would still allow for the placement of two garage doors. Mr. Kearns added that action could be made by Commissioner with conditions regarding the second garage door and the asphalt area. Parking requirements and the need for an updated landscape plan were also discussed.

Mr. Daven suggested that the item be revisited at the May meeting once all plans are complete and finalized and included in the Plan Commission packet. Mr. Kearns added that updated site and landscaping plans would be needed before any building permits were issued. Additionally, the Plan Commission would not be able to approve the plan as presented due to the parking standard, requiring no more than 50% of the parking in front of the principal building, unless conditions for parking were included as part of the approval. Chairperson Austin agreed with Commissioner Daven that it would be best to have more completed plans before action is taken.

Chairperson Austin recommended that action be postponed until the next Plan Commission meeting, or when further detail is provided, to which the other Commissioners agreed.

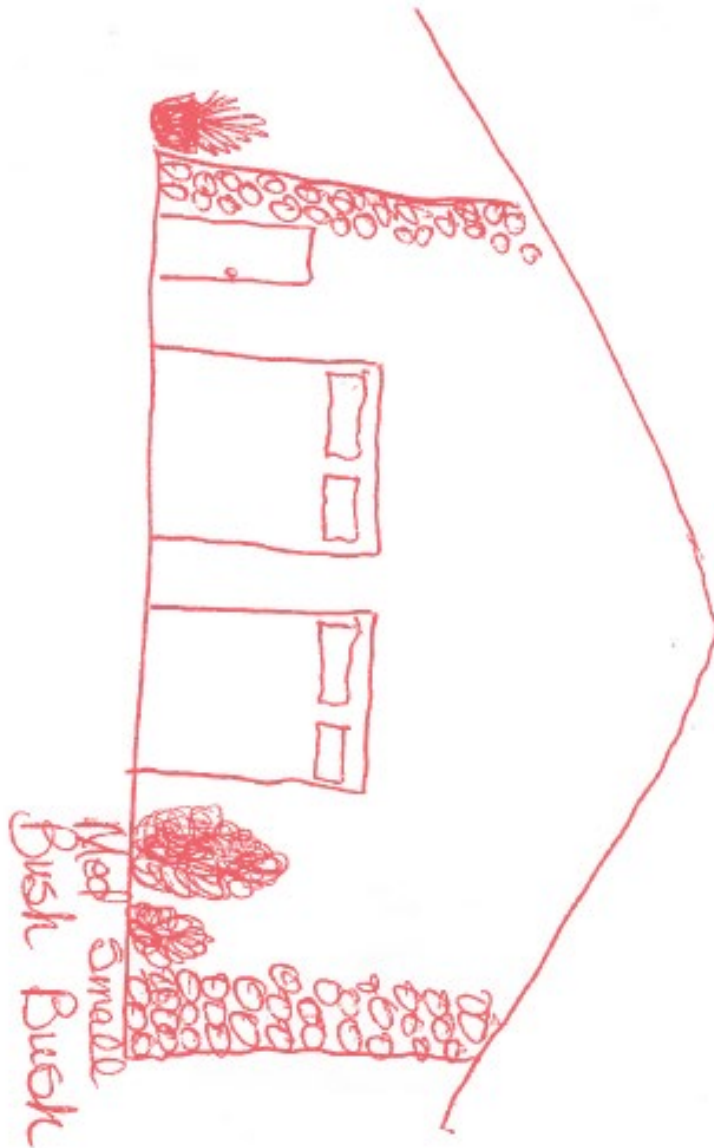
4. Adjourn

Motion by Thao to adjourn; second by Daven

Motion carried (5 – 0)

Meeting adjourned at 4:32 p.m.

Attachment 1: West Side Building Rendering Handout



Respectfully submitted by Erika Esser, Secretary