



**PLAN COMMISSION  
MEETING**  
April 18, 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 18, 2022, at 4:00 PM. The public can listen to the meeting by calling 1-312-626-6799, Access code: 853 5939 6443.** 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](http://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](mailto:CommunityDevelopment@wirapids.org) or 715-421-8228 before the meeting.

**AGENDA**

1. Approval of the report from the April 4, 2022, Plan Commission meeting
2. **PLAN-22-000223; 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 2<sup>nd</sup> Street North (Parcel ID 3408144 & 3408147).
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)
4. 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: April 4<sup>th</sup> & April 11<sup>th</sup>, 2022

## **NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Planning Commission will hold a **Public Hearing on Monday, April 18, 2022 at 4:00 PM** within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids. Participation at the public hearing can be in-person or via remote audioconferencing. **The public can also participate in the hearing by calling 1-312-626-6799, Access code: 853 5939 6443.** The meeting will also be streamed LIVE on the City of Wisconsin Rapids Facebook page. The following items will be heard and possibly acted on:

1. Public hearing and action on a request from C & C Steckbauer LLC. for a conditional use permit to operate an outdoor food and beverage service as an accessory use at the vacant lot adjacent to 150 2<sup>nd</sup> Street North (Parcel ID 3408144 & 3408147).

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

**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 10<sup>th</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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

# Administrative Staff Report

## Conditional Use: Outdoor Food and Beverage Service

### Plan Commission Review

### Second Street North

### April 12, 2022

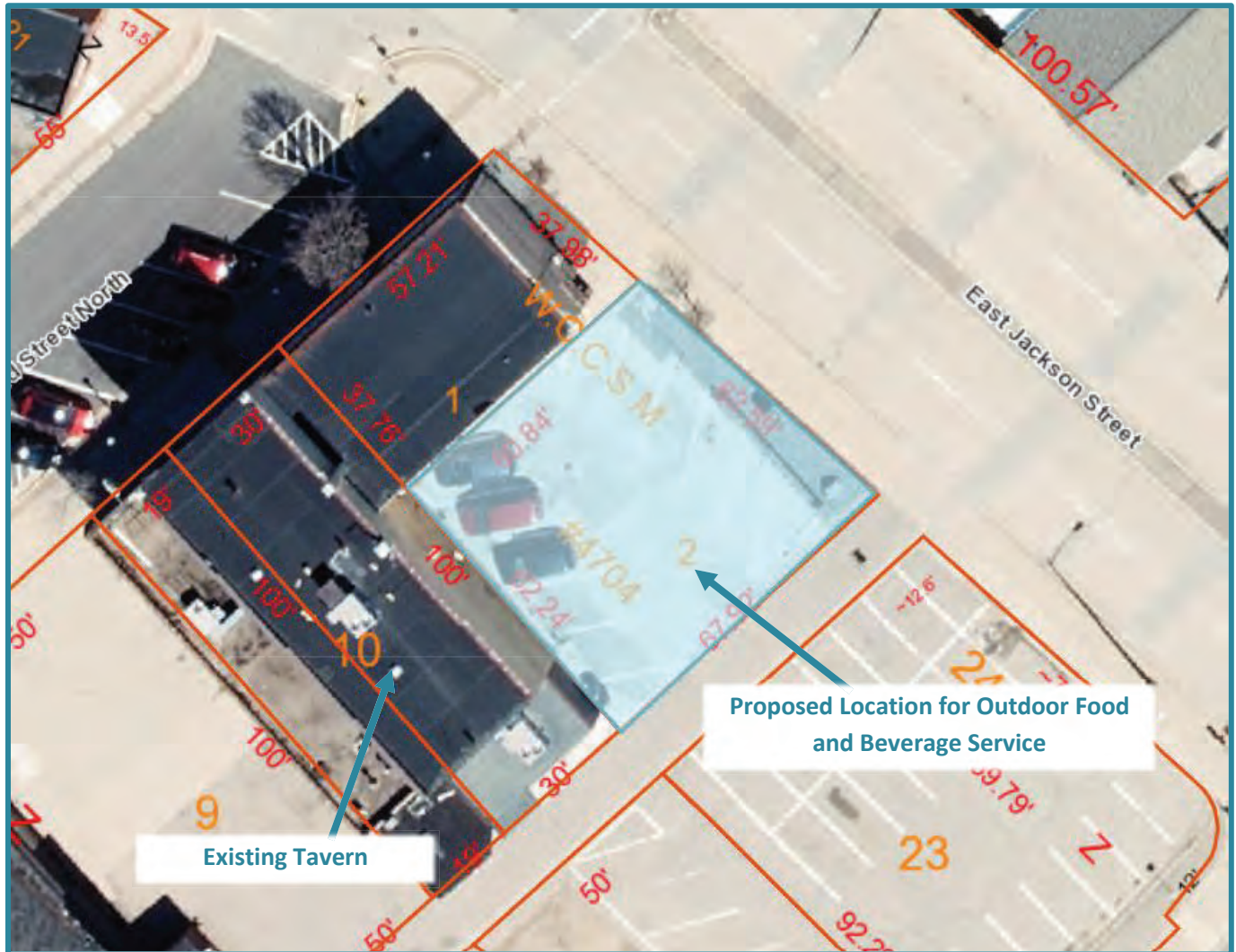


<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"> <li>• C &amp; C Steckbauer LLC.</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>• Kyle Kearns, Director of Community Development</li> <li>• Carrie Edmondson, Associate Planner</li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>• 3408144</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>• Acreage: 0.09 Acres</li> </ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"> <li>• "B-1" Downtown Commercial District</li> </ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"> <li>• District 3 - Zacher</li> </ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"> <li>• Commercial</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>• Vacant lot abutting tavern</li> </ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"> <li>• Chapter 11 – Zoning</li> <li>• Downtown Design Overlay District</li> </ul>	<p><b>Request</b></p> <p><b>PLAN-22-000223; C &amp; C Steckbauer LLC.</b> – 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 2<sup>nd</sup> Street North (Parcel ID 3408144 &amp; 3408147).</p> <p><b>Attachment(s)</b></p> <ol style="list-style-type: none"> <li>1. Application</li> <li>2. Plans</li> </ol> <p><b>Findings of Fact</b></p> <ol style="list-style-type: none"> <li>1. The property is 0.09 and is owned by tavern owner adjacent to this property.</li> <li>2. The request is to operate an accessory use of outdoor food and beverage service to the primary tavern use.</li> <li>3. The lot is zoned "B-1" Downtown Commercial.</li> <li>4. Outdoor food and beverage service is an accessory use that is conditionally permitted in the "B-1" Downtown Commercial District.</li> </ol> <p><b>Staff Recommendation</b></p> <p>Approve the request from the applicant for a conditional use permit to operate an outdoor food and beverage service as an accessory use at the vacant lot adjacent to 150 2<sup>nd</sup> Street North (Parcel ID 3408144 &amp; 3408147), subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The tavern lot and proposed patio lot shall be combined into one parcel.</li> <li>2. Outdoor food and beverage use shall be limited to the outdoor patio area.</li> <li>3. Access to patio area shall only occur through the tavern entrances and exits when in use.</li> <li>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.</li> <li>5. A lighting plan or fixtures specifications shall be submitted, meeting applicable standards, to be reviewed and approved by the Community Development Department.</li> <li>6. Applicable building and stormwater permits, state and local, shall be obtained.</li> </ol>
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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.

## Vicinity Map



## Background

The applicant has been the owner and operator of the Whiskey Rapids Saloon for several years. In 2021, they purchased the adjacent lot from the City of Wisconsin Rapids with the intention of creating an outdoor patio area that is accessible from the tavern. The patio would serve to operate as a space that would provide outdoor beverage service. The Zoning Code defines outdoor food and beverage service as:

*“An outdoor area with tables and chairs located on the same lot as a brewpub, restaurant, or tavern where customers can consume food and drink.”*

In addition, the following supplemental standards are outlined:

*(a) Maximum size of service area. The size of the outdoor service area shall not be more than 50 percent of the floor area of the brewpub, restaurant, or tavern.*

(b) *Location of service area.* The outdoor service area shall be located on the same parcel of land as the brewpub, restaurant, or tavern or on an adjoining parcel. The outdoor service area shall not be located in a public right-of way, a required landscape area, or the setback of a front yard, side yard, shore yard, or rear yard.

(c) *Consistency with state liquor license.* No alcohol beverages shall be served or consumed within the outdoor service area unless the liquor, beer, or wine license, whichever is applicable, as issued by the City, explicitly states that consumption is permitted within the outdoor service area.

(d) *Entrance to service area if alcohol beverages are served.* If alcohol beverages are served, the entrance or entrances to the outdoor service area shall be exclusively through the brewpub, restaurant, or tavern, and a barrier such as a rope or fence shall be erected to prevent entry to the outdoor service area by any other means.

(e) *Restroom requirements.* The restroom facilities in the brewpub, restaurant, or tavern shall be of sufficient capacity to serve both the indoor and outdoor patrons. Temporary toilet facilities are not permitted.

Outdoor food and beverage service is listed as an accessory use and is conditionally permitted in the Downtown Commercial (B-1) District. An accessory use is defined in the Zoning Code as:

*“A land use that is subordinate to and customarily incidental to the permitted principal use of the property or buildings and located upon the same lot as the principal use.”*

Staff has included a condition requiring the owner to combine lots. The conditional use permit standards of review are analyzed below, and more information can be found within the attached application and plans.

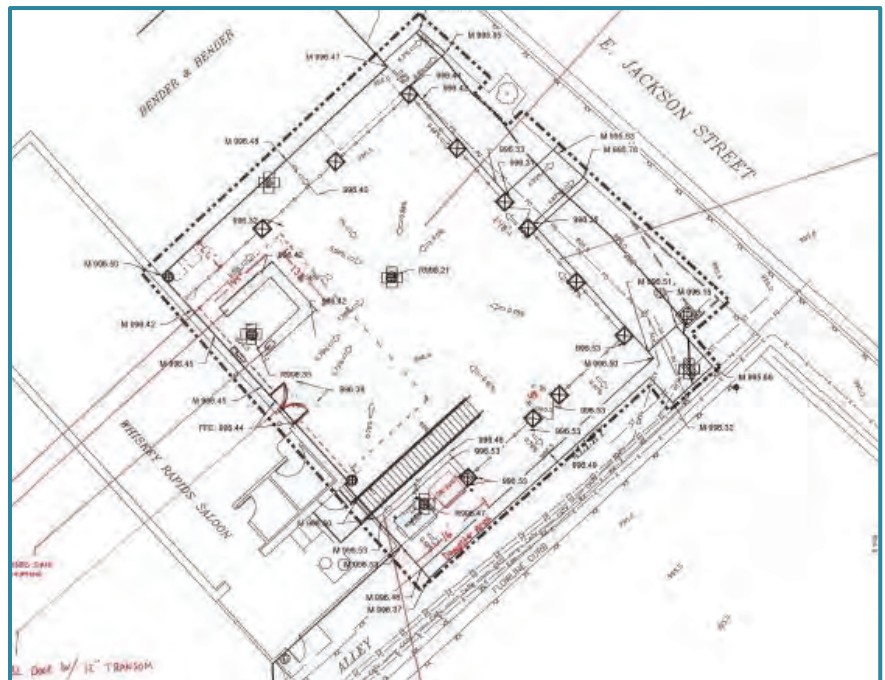
## Conditional Use Permit Standards of Review

### 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 currently vacant and is approximately 3,920 square feet. It is consistent in size with the surrounding downtown properties. Supplemental standards state that the outdoor food and beverage area cannot exceed 50 percent of the tavern space.



**Analysis:** The site is vacant and there are no other uses on the subject property.

**Findings:** The proposed improvements will activate the space and will create more pedestrian use, vehicle traffic, and parking demand. However, the use is consistent with uses that contribute to a vibrant downtown business district, where parking is not required.

**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:** See the above analysis and findings. The proposed improvements will encompass most of the lot. The outdoor food and beverage use will be the primary use of the patio area and accessory and connected to the adjacent tavern use. Access to the patio will be through the tavern.

**Findings:** Creation of outdoor space and utilization for food and beverage service creates enhanced activation of the downtown area. Staff has included conditions that restrict use of outdoor food and beverage service to the patio area. Staff would recommend that tavern patrons be required to use the main tavern entrance to access the patio area.

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

**Analysis:** See analysis and findings above regarding the patio location and adjacent tavern location. Patrons will access the patio area through the tavern. A staircase is proposed to lead from the second story. There is on-street parking available along 2<sup>nd</sup> Street North and in the parking lot located southeast of the patio area.

**Findings:** Traffic could increase from April through October during times of fair weather. However, it is possible that patrons who would normally patronize the tavern will now utilize the outdoor area. While parking is not required for the use downtown, there is adequate parking in the area immediately surrounding the property. Pedestrian circulation will function similarly to how it functions within the existing tavern.

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

**Analysis:** The subject property is vacant. It is surrounded by a law office to the northwest, East Jackson Street to the north, a parking area to the southeast, and the connected tavern to the west.

**Findings:** The outdoor area for outdoor food and beverage service is a suitable use that will contribute to a vibrant downtown. It will help to activate this area and provide a needed outdoor use for downtown.

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

**Analysis:** At present, the site is fully permeable. However, prior to this the site functioned for decades as a parking lot and was wholly impervious.

**Findings:** The site will return to impervious status. However, the applicant has submitted a stormwater management plan with details about site utilities and the storm sewer system. There are drains that presently are not functioning properly and not allowing water to drain through to the storm sewer. The applicant is taking a holistic approach and will ensure that stormwater is managed properly. Additionally, as a condition of approval staff is asking that all applicable stormwater permits be obtained.

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

**Analysis:** It is likely that there will be increased noise during the fair-weather months.



**Findings:** Again, the use provides some needed space activation for downtown. However, with this comes risk for increasing noise levels during the evening hours. Staff has added a condition limiting outdoor music to no later than 10:00 p.m. Sunday through Thursday and no later than 12:00 a.m. on Friday and Saturday. In addition, the applicant is required to comply with the City Noise Ordinance (Section 25.18).

**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 surrounding area comprises the downtown district and is nearly fully developed.

**Findings:** This site was previously a parking lot and will be developed as an outdoor food and beverage service area. At present, there is a lack of activated outdoor space downtown. This use will activate underutilized downtown space and provide an outdoor venue that is desirable for downtown. It could also act as a catalyst for other businesses to activate space and for similar development on the adjacent vacant lots.

**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. As of the date of this memo, no communication from neighbors or members of the public have been received.

## **Site Plan & Architectural Standards of Review**

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**1) Use**

**Analysis:** Outdoor food and beverage service is defined as an accessory use under Chapter 11 – Zoning. Outdoor food and beverage service is a conditional use within the B-1 Downtown Commercial District.

**Findings:** See the Conditional Use Permit standards above. Note that site plan review (SP), plan of operation (PO), and zoning permit (ZP) are required for an outdoor food and beverage service use. In addition, the improvements shall meet the applicable downtown design district requirements.

**2) Dimensional Standards**

**Analysis:** The B-1 district has no lot area minimums or setbacks. The build to line minimum is four feet and eight feet in cases where outdoor seating, public art or other such design element is approved by the Plan Commission.

**Findings:** Because this project does not include building construction and only a perimeter fence, the applicable dimensional standards appear to be met.

**3) Ingress/Egress**

**Analysis:** All existing vehicular ingress and egress will remain unchanged. Pedestrian ingress and egress will be required through the existing tavern entrances/exits.

**Findings:** Standards are met, and the addition does not change ingress/egress to the site.

**4) Parking**

**Analysis:** The proposed development will have a minimal parking impact. It is likely that patrons who normally visit the tavern will now utilize the outdoor space. There may be some increased parking demand during the fair-weather months.

**Findings:** Downtown parking is accommodated through the shared parking lots and on-street parking that is available downtown. Parking is not required in the B-1 district, but there is sufficient downtown parking available to accommodate the proposed use.

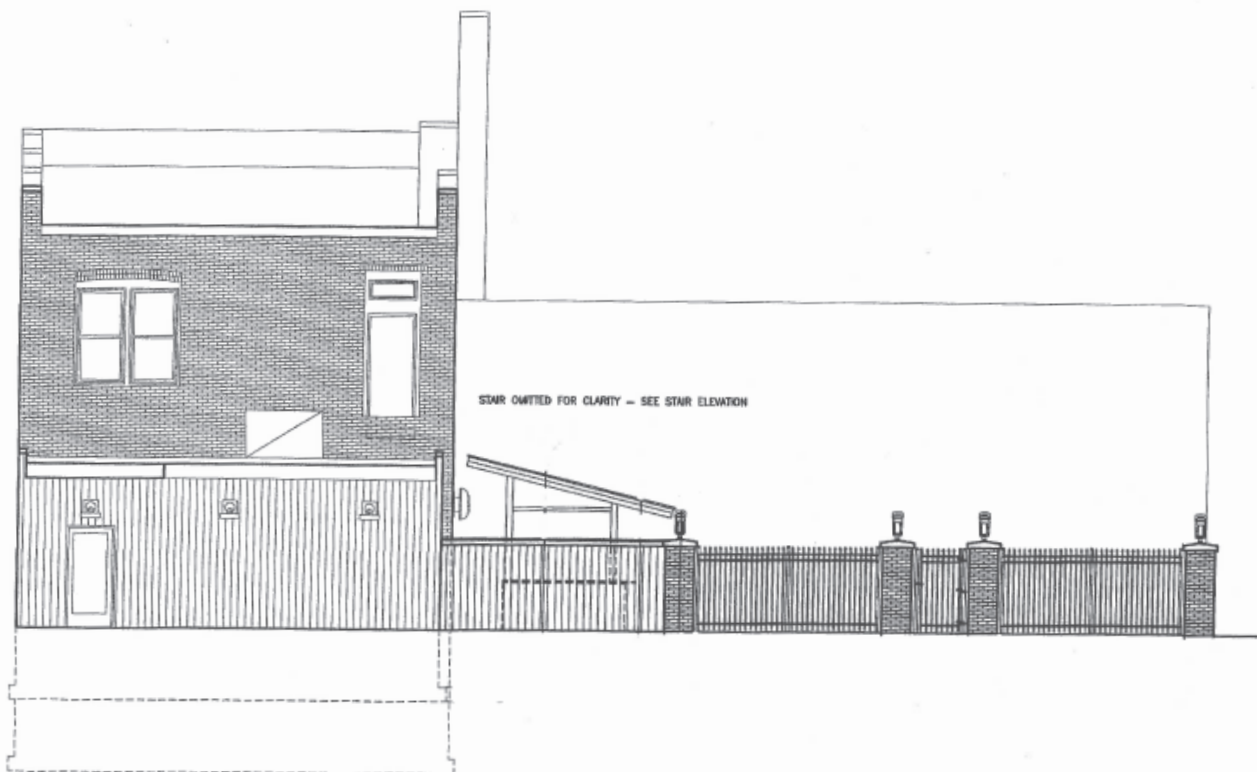
## 5) Landscaping

**Analysis:** The proposed use is accessory to the principal use.

**Findings:** Upon review, staff has determined that because this use is accessory to the principal use, it would not require landscaping under Section 11.16.41, which pertains to principal buildings. Furthermore, landscaping in the downtown design district is not required.

## 6) Architectural Review

**Analysis:** The proposed patio has a great deal of architectural features and façade materials. The proposed fencing consists of black ornamental 1" inch steel posts and 1 ¾" steel rails. Posts will be set into concrete with 2 foot (d) by 2 foot (w) 6 foot (h) red brick columns spaced approximately every 15 feet. Brick columns will have light fixtures set on top. The staircase will also be black and will consist of open grate treads and landings. The bar area will include corrugated metal panels, steel columns, and a hard-surfaced canopy. The floor will be tinted concrete with an additional layer of stain to give the floor variability or a patina. Lastly, the outdoor refuse storage will be constructed of concrete block with metal cap and red brick veneer to match the fence columns.



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

**Findings:** The applicant has invested in the patio to create an appearance consistent with standards in the Downtown Design Overlay District. The black steel, red brick, and classic lighting are all consistent with elements found in a traditional downtown district. In addition, the elements are aesthetically pleasing and will hold up well to the elements over time. The patio area will be consistent with the existing tavern and will add to the character and vitality of the downtown.

## **7) Lighting & Photometric Plan**

**Analysis:** A lighting and photometric plan must be submitted prior to issuance of building permits.

**Findings:** Staff would recommend a lighting plan or specifications on exterior light fixtures to be submitted, meeting applicable standards, to be reviewed and approved by the Community Development Department.

In summary, the proposed use is consistent with the tavern, surrounding uses, and downtown district. The use will provide vitality and activation within the downtown district. It will be a venue that allows people to utilize outdoor space. Construction is being done in a way that it befitting to downtown and will add to the aesthetic element downtown. Conditions of approval will assist with containing the outdoor beverage service use to the patio itself and reducing noise concerns. In addition, the owners and operators are required to comply with the City's Noise Ordinance. In summary, staff has determined that this use is desirable for the downtown district. Upon review, staff would recommend approving the conditional use permit to allow the accessory use of outdoor food and beverage service to the principal Whiskey Rapids use.

## **Photos**

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# 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 4/7/22  
Received By CE  
Fee 250.00  
Case # 22-000223  
Aldermanic District 3-Zacher  
Plan Commission Date 4/18/22

### 1. Applicant information

Applicant name C & C Steckbauer LLC  
Street address 565 River Rd W.  
City, state, zip code Rudolph, WI 54475  
Daytime telephone number 414-241-6993  
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	Agent 2
Name	<u>Chris Steckbauer</u>	<u>Bert Steckbauer</u>
Company	<u>Whiskey Rapids Saloon</u>	<u>Steckbauer Builders</u>
Street address	<u>150 2nd St N.</u>	<u>1109 Natures Way</u>
City, state, zip code	<u>Wis. Rapids, WI 54494</u>	<u>Wis. Rapids, WI 54494</u>
Daytime telephone number	<u>414-241-6993</u>	<u>715-421-6417</u>
Email	_____	_____

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 \_\_\_\_\_

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 |



6. **Current use** Describe the current use of the subject property.

Vacant

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

outdoor bar patio to extend from existing  
Whiskey Rapids Saloon. Will occasionally include  
music

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.

0.09 acres

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

No other uses exist on the property.

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 entire parcel

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

None

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

Very well suited

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

~~There~~ The water run-off will now be properly managed.

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

We recognize the need for outdoor space downtown, but we understand the potential for issues such as noise. However, we will comply with the existing noise ordinances.

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.

this use is consistent with what is desirable in a downtown district.

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.

None

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.

Full plan set.

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?

5/21; 6/21; 3/22; 4/22  
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:

Chris Steckbauer  
Name – print

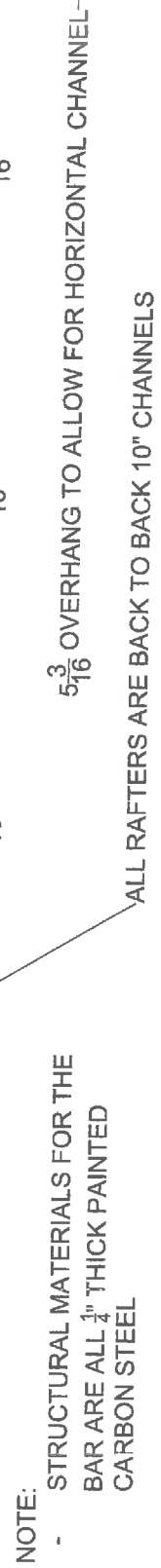
Carl Steckbauer  
Name – print

  
Name – Signature

  
Name – Signature

4/7/22  
Date

4-7-22  
Date



<b>Invoice #</b>	<b>Quantity</b>	<b>Total Value</b>	<b>Description, material, quantity etc.</b>	<b>Article No./Particulars</b>
<b>Dispatched by JAF</b>	<b>Accepted by</b>	<b>Dated</b>	<b>Approved by - date</b>	<b>Scale</b>
	XOX - 06/09/86	17/7/82		1/1

## BAR ROOF OVERHEAD VIEW

<b>Fulter Mechanical</b>	<b>Edition</b>	<b>Sheet</b>
	a	5/1





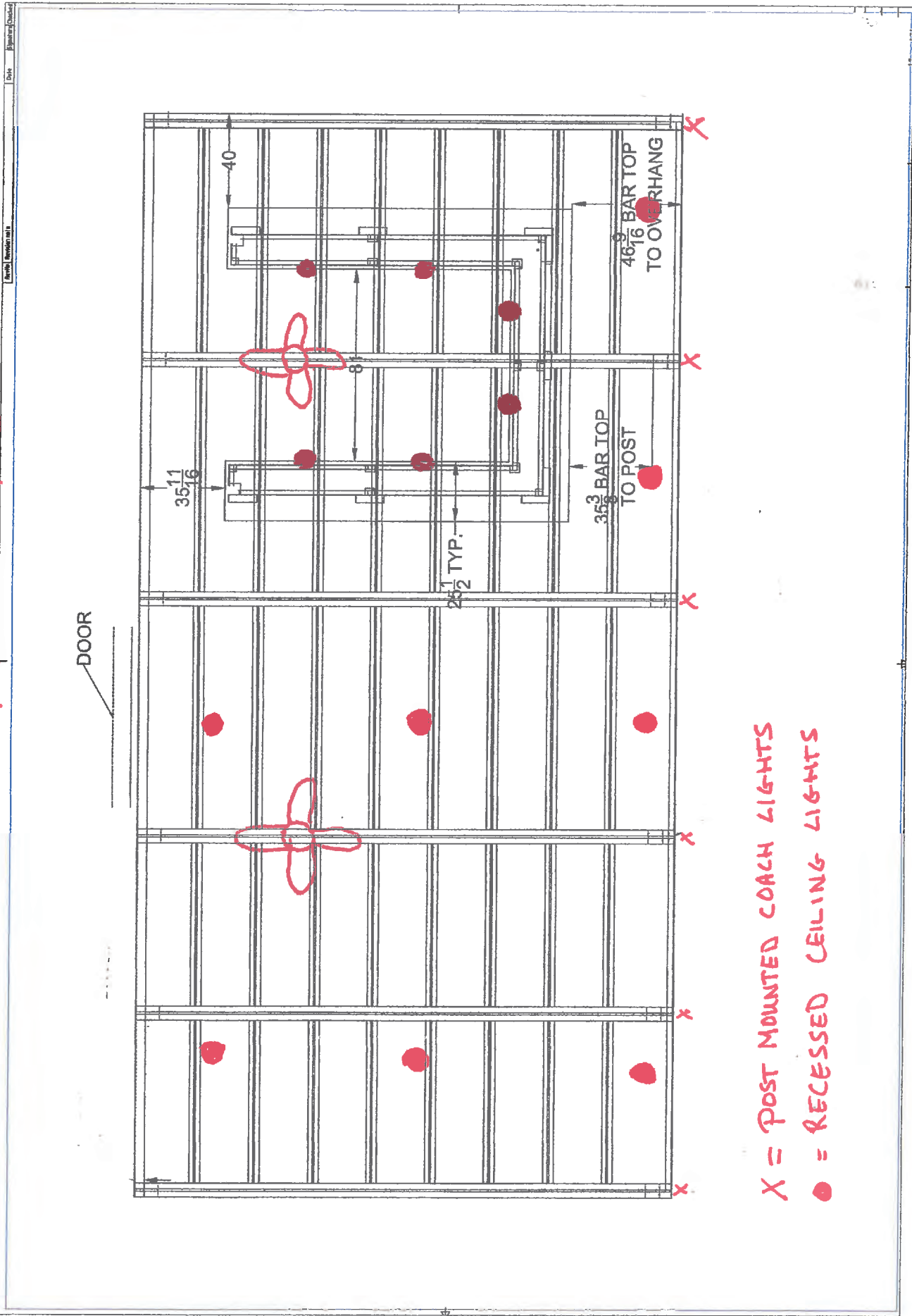
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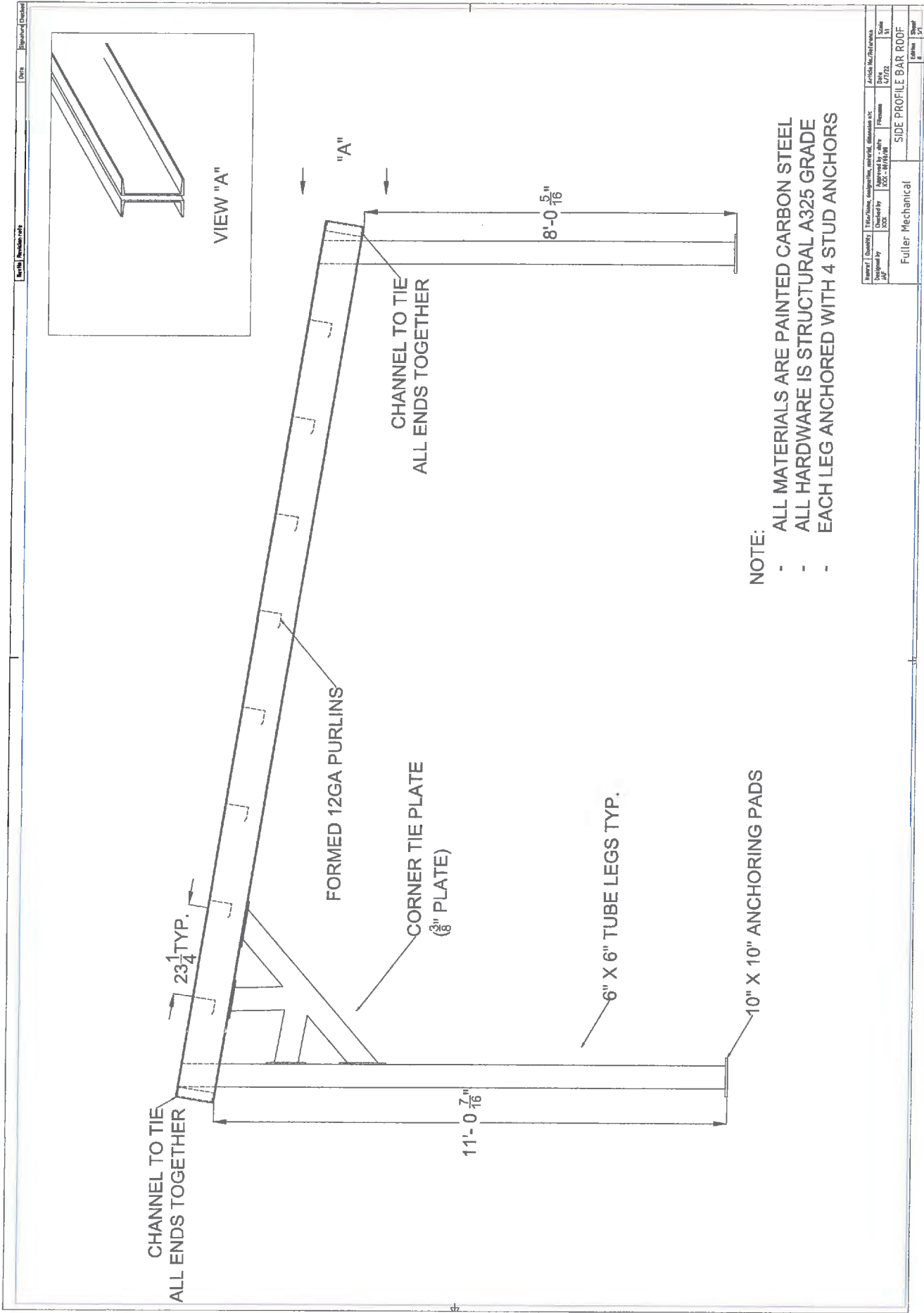
See More by [Red Barrel Studio®](#)

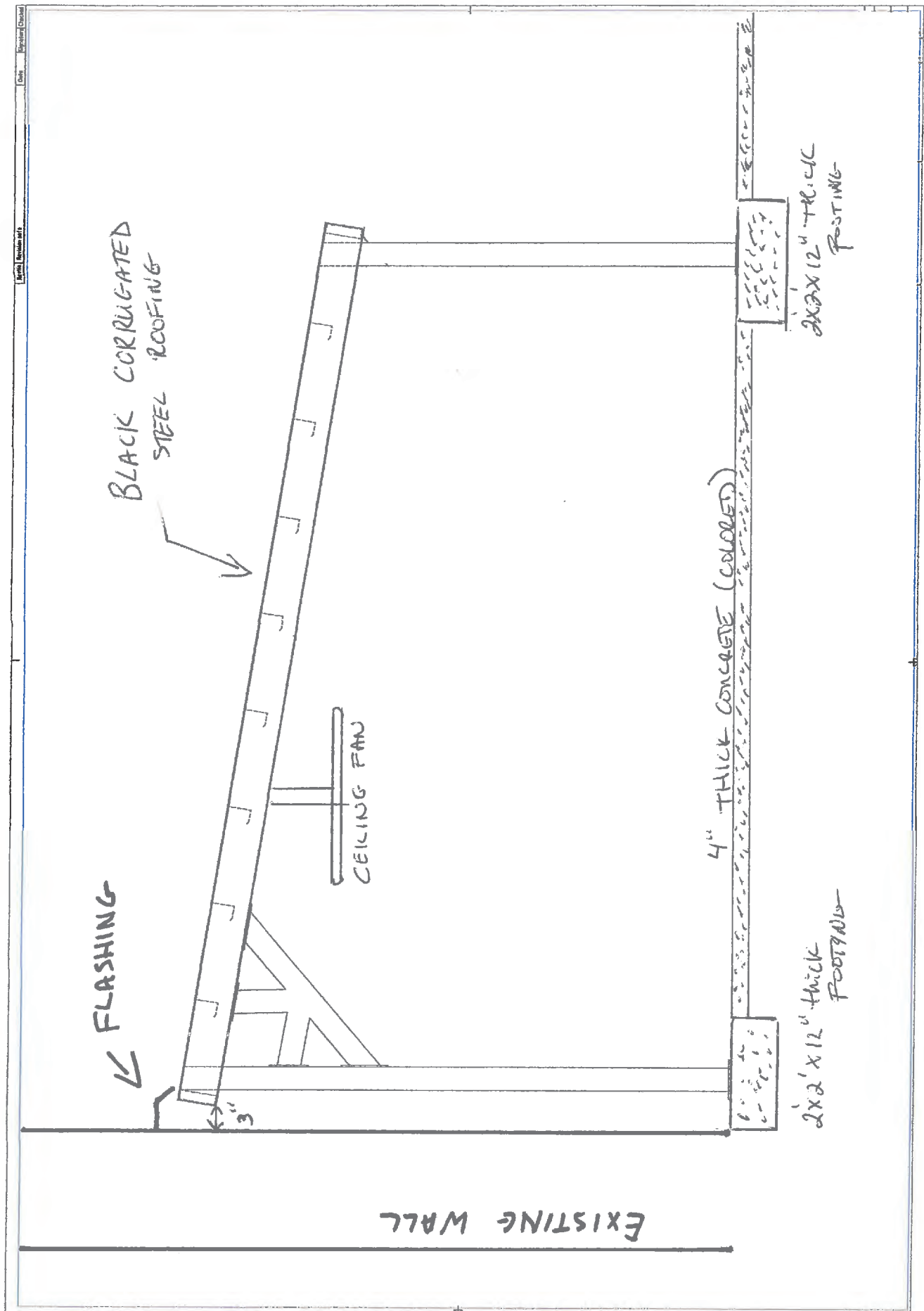
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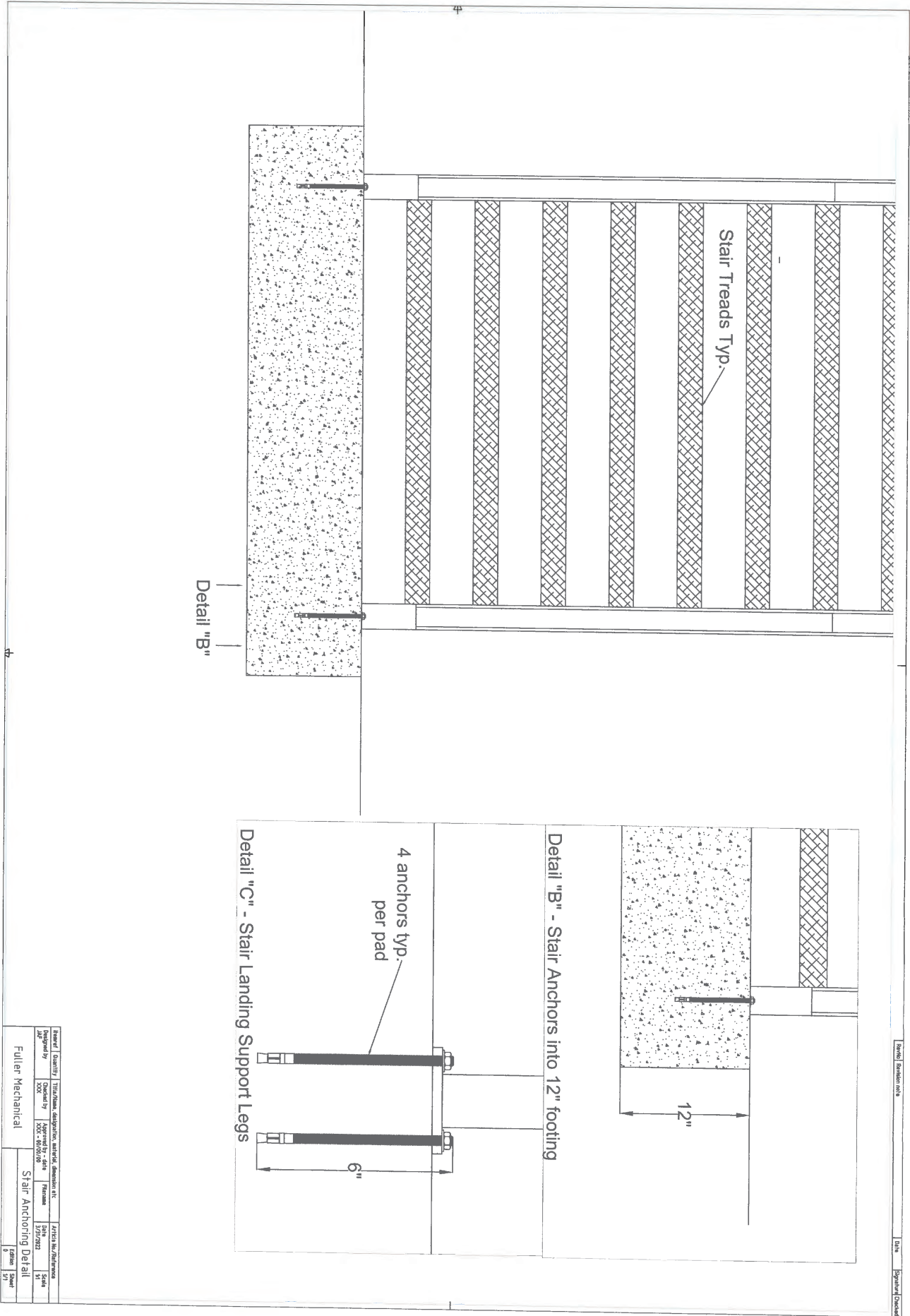


PROPOSED LIGHTING & FAN LOCATIONS

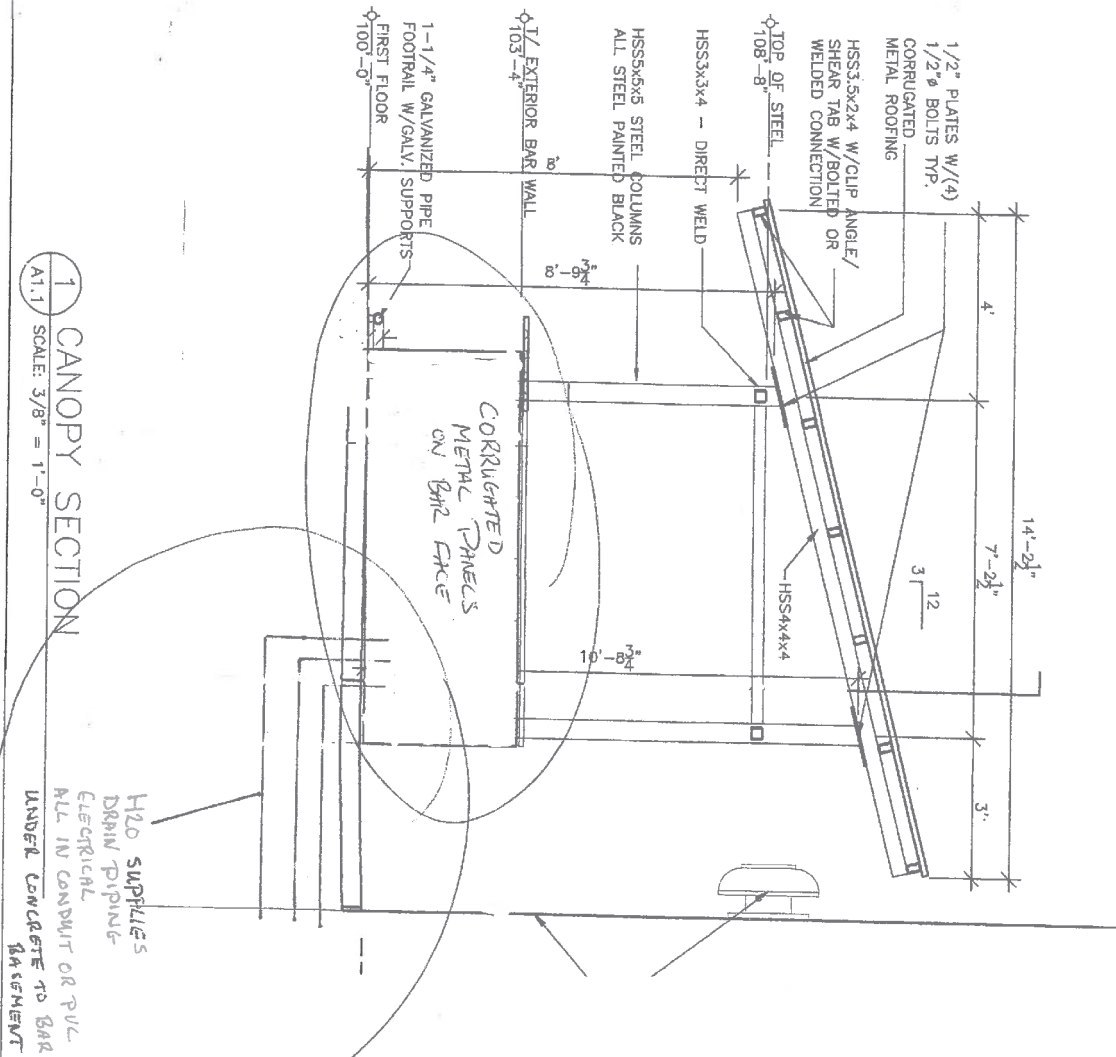






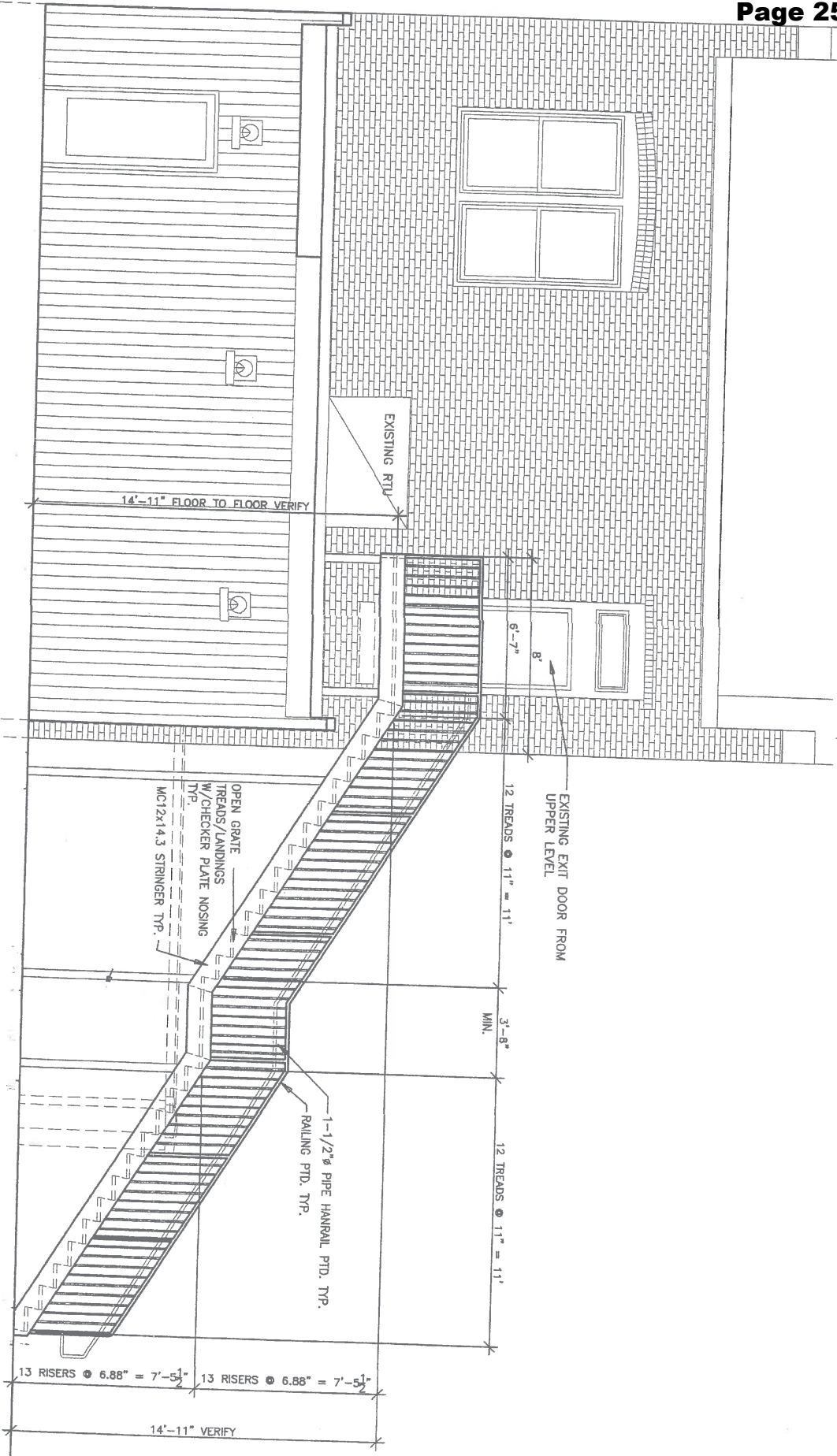




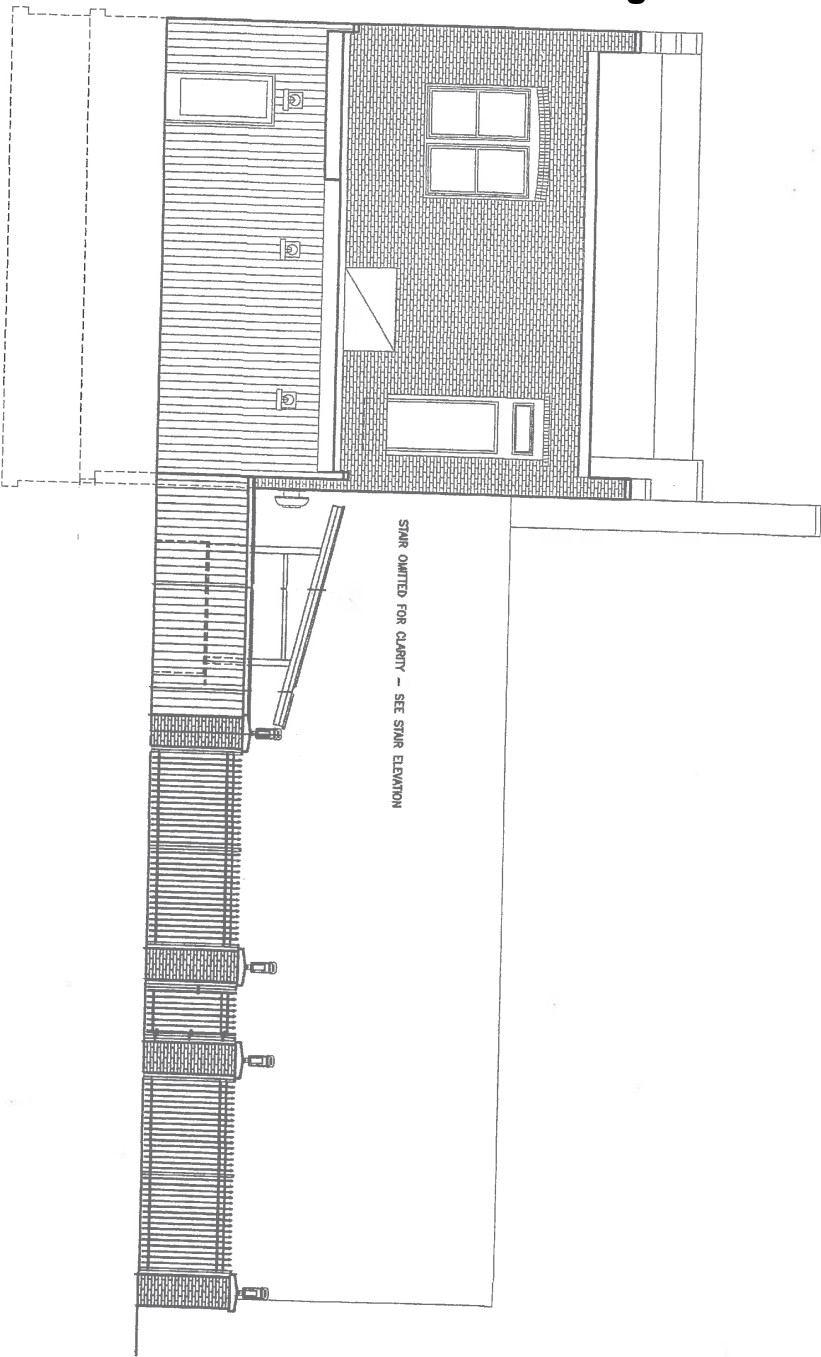


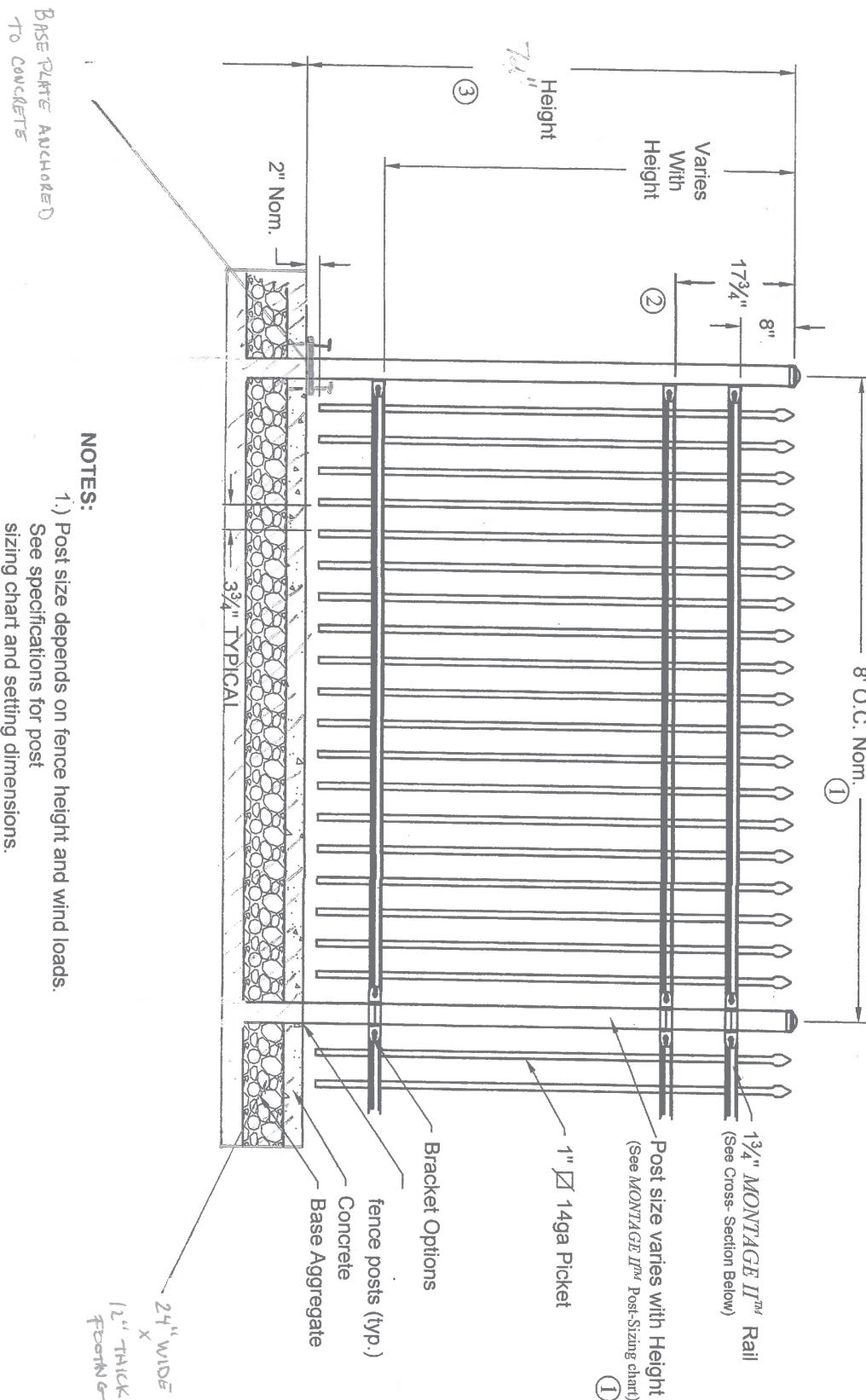
STAIR ELEVATION

SCALE: 1/4" = 1'-0"

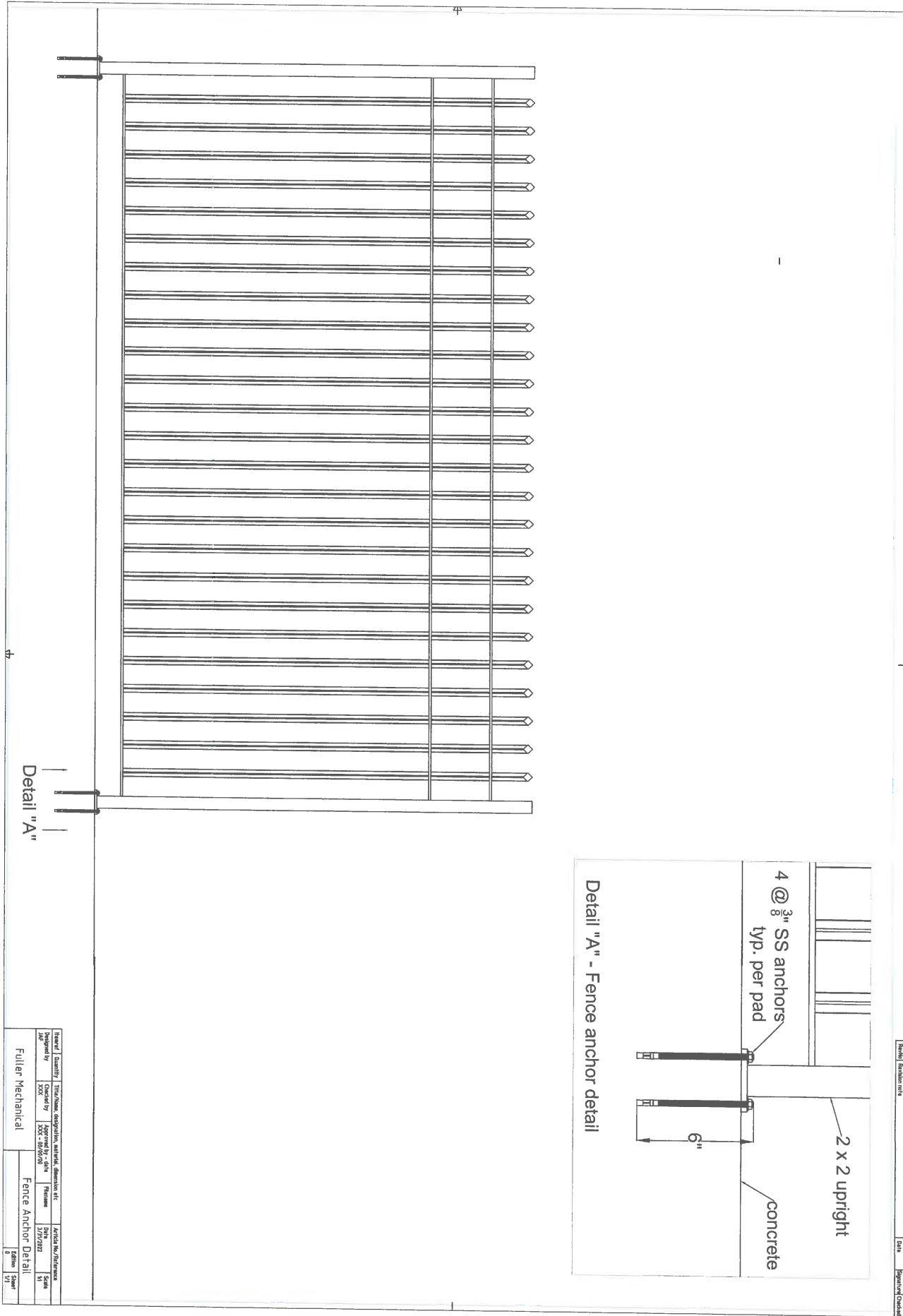


REAR ELEVATION  
SCALE: 1/8"=1'-0"



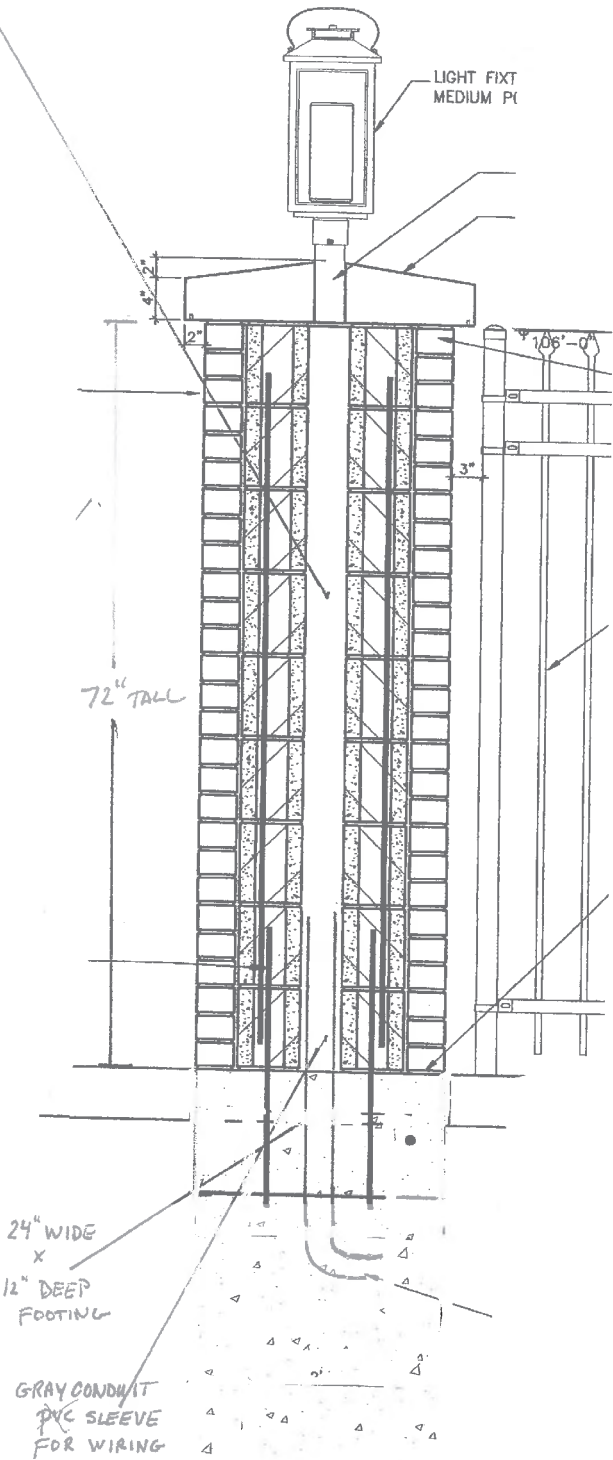


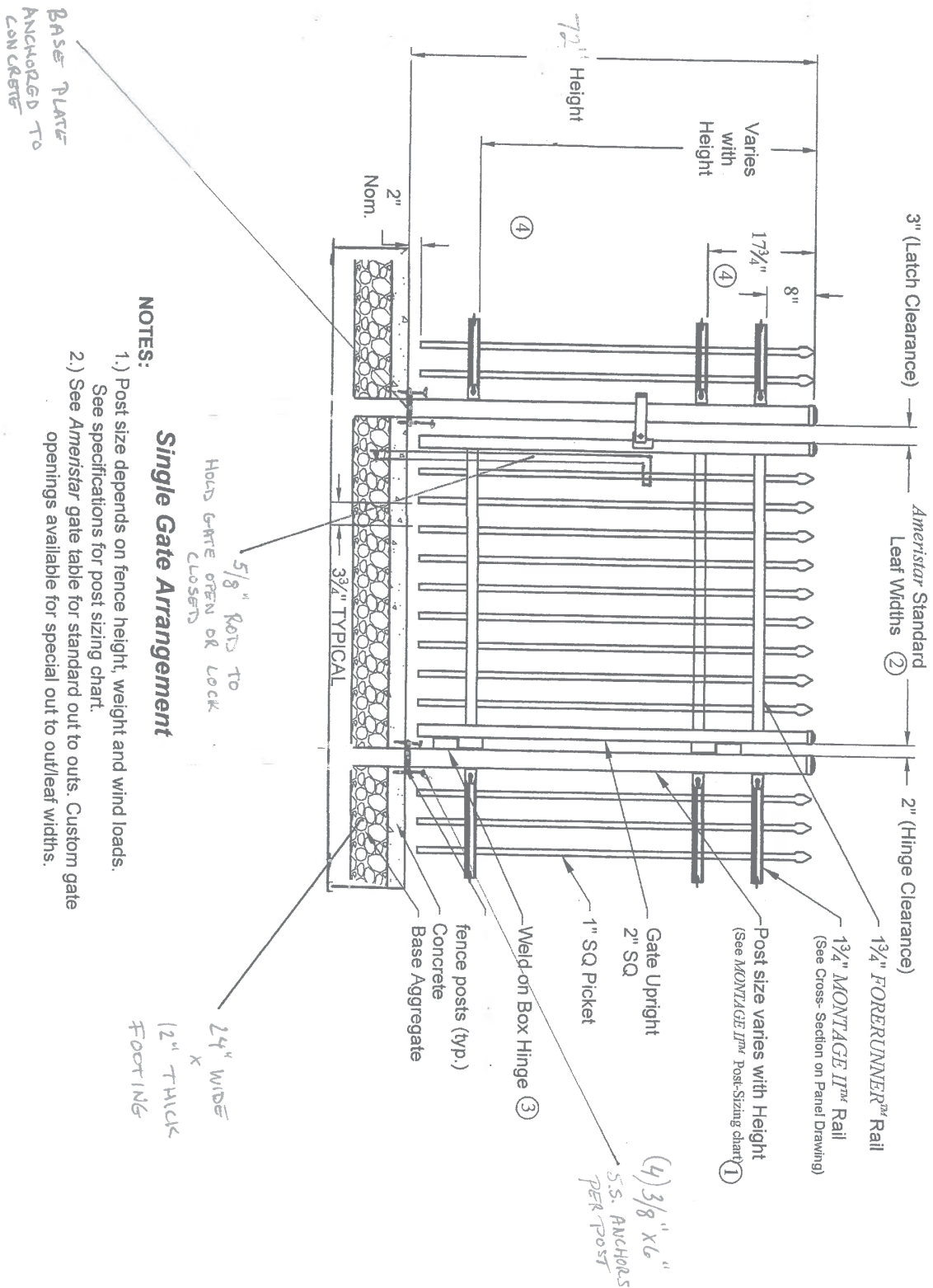
3. ORNAMENTAL FENCE PANEL (TYPICAL)

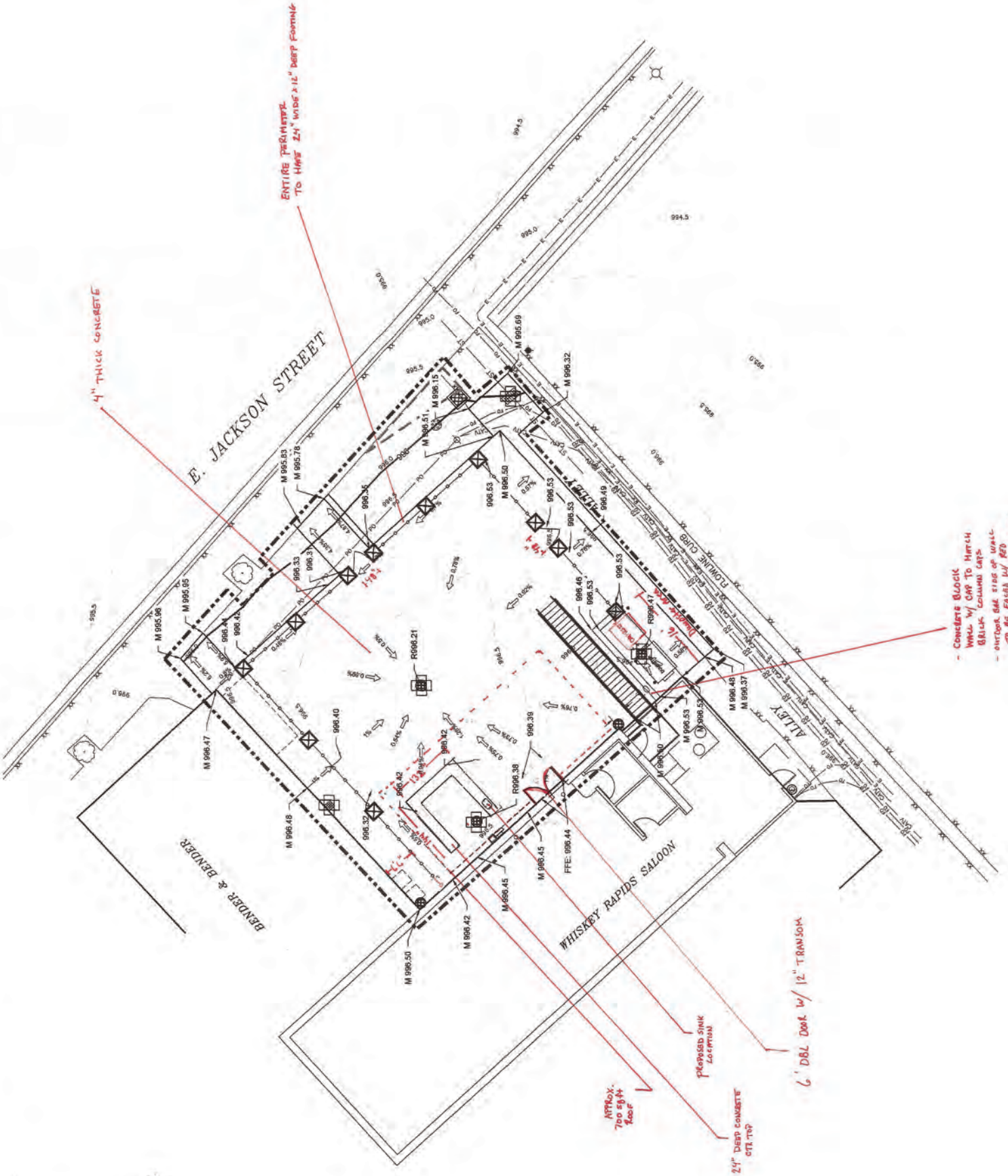




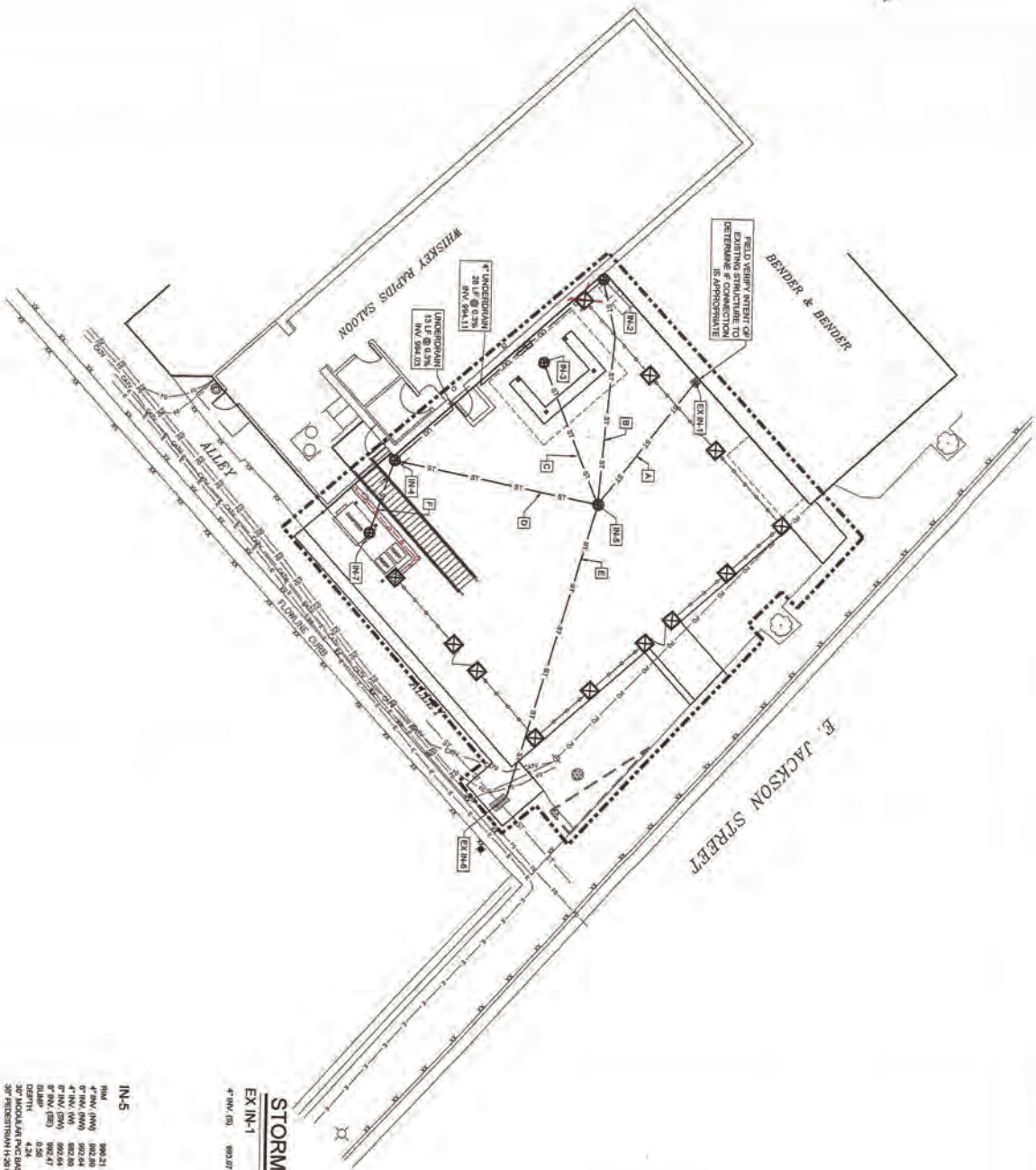
20" x 20"  
COLUMN











SITE UTILITY - GENERAL NOTES

1. ANY EXISTING UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ANY EXISTING UTILITIES THAT ARE TO REMAIN BUT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INVERT ELEVATIONS WHERE THE PROPOSED SANITARY SEWER IS DESIGNED TO CROSS EXISTING SANITARY SEWERS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INVERT ELEVATIONS WHERE THE PROPOSED SANITARY SEWER IS DESIGNED TO CROSS EXISTING SANITARY SEWERS PRIOR TO CONSTRUCTION.
5. ALL PAVEMENT AND SITE FEATURES DISTURBED BY PROPOSED UTILITIES SHALL BE RESTORED TO ORIGINAL CONDITION AND SHALL BE INCLUDED AS PART OF THE CONTRACT.
6. PROVIDE A COMPLETE TRACER WIRE SYSTEM ON ALL NON-METALLIC UTILITY PIPING SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN PLUMBING AND MECHANICAL CODE. THE TRACER WIRE SHALL BE INSTALLED IN ALL SANITARY AND WATER CONSTRUCTION IN WISCONSIN. LATEST EDITION. THE TRACER WIRE SHALL BE INSTALLED IN ALL MANHOLES, INLETS, BRACE TRACER WIRE AS NECESSARY.
7. PIPES LOCATING INCLUDE THE ENDS OF THE STRUCTURE.

SITE UTILITY - LEGEND



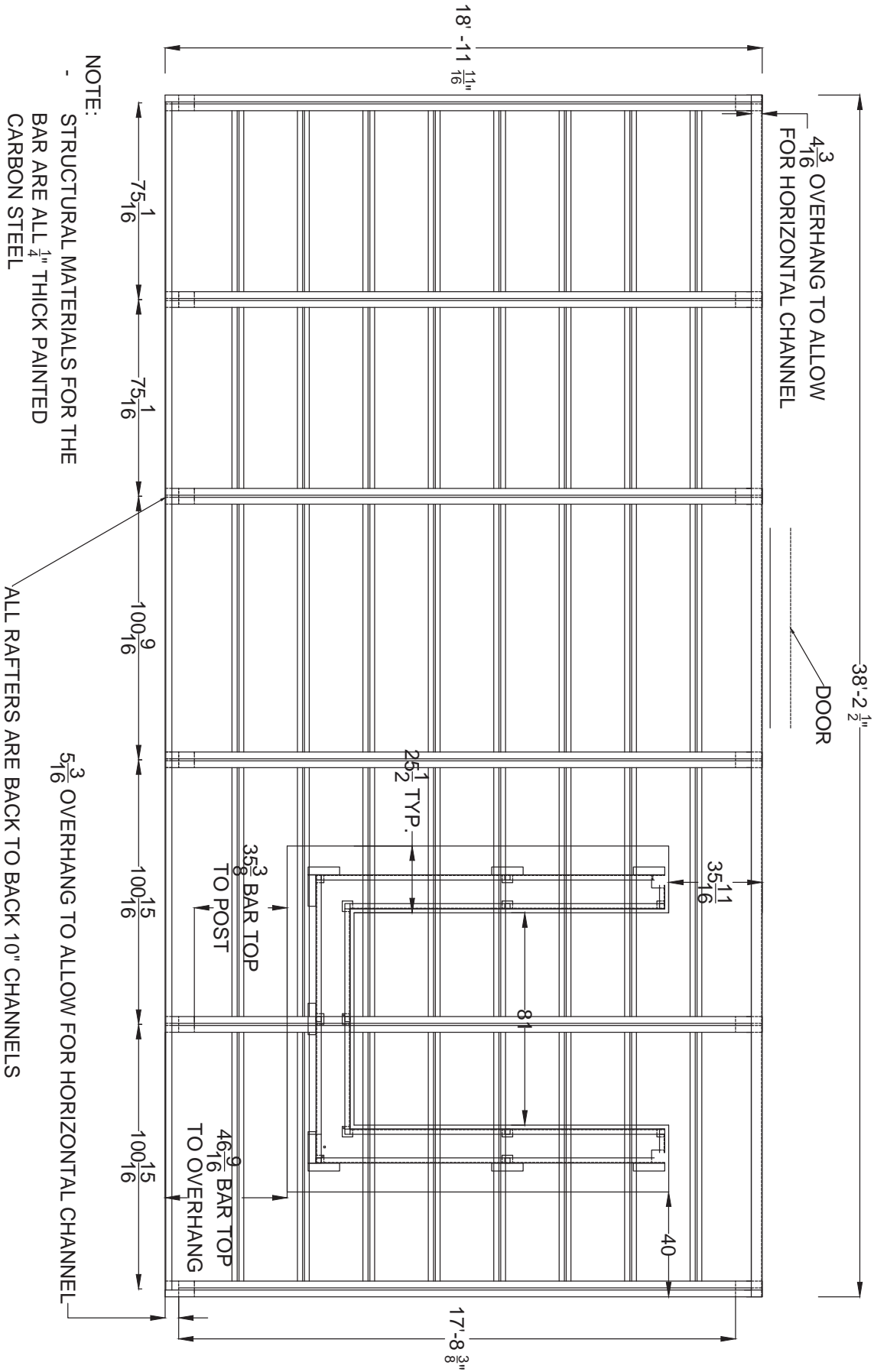
STORM SEWER PIPE SCHEDULE

FROM		TO		PIPE	
STRUCTURE		STRUCTURE		LENGTH	
A		B		SLOPE	
IN-1		IN-2		MTL	
1	2	3	4	5	6
IN-1	IN-2	IN-3	IN-4	IN-5	IN-6
IN-2	IN-3	IN-4	IN-5	IN-6	IN-7
IN-3	IN-4	IN-5	IN-6	IN-7	
IN-4	IN-5	IN-6	IN-7		
IN-5	IN-6	IN-7			
IN-6	IN-7				
IN-7					

STORM SEWER STRUCTURE SCHEDULE

IN-1		IN-2		IN-3		IN-4	
4" W/ (S)	903.07	4" W/ (S)	906.48	4" W/ (S)	906.34	4" W/ (S)	905.39
4" W/ (S)		4" W/ (S)	909.03	4" W/ (S)	905.08	4" W/ (S)	905.89
		4" W/ (S)	910.53	4" W/ (S)	902.49	4" W/ (S)	902.49
		4" W/ (S)	911.03	4" W/ (S)	902.19	4" W/ (S)	902.19
		4" W/ (S)	911.53	4" W/ (S)	901.89	4" W/ (S)	901.89
		4" W/ (S)	912.03	4" W/ (S)	901.59	4" W/ (S)	901.59
		4" W/ (S)	912.53	4" W/ (S)	901.29	4" W/ (S)	901.29
		4" W/ (S)	913.03	4" W/ (S)	900.99	4" W/ (S)	900.99
		4" W/ (S)	913.53	4" W/ (S)	900.69	4" W/ (S)	900.69
		4" W/ (S)	914.03	4" W/ (S)	900.39	4" W/ (S)	900.39
		4" W/ (S)	914.53	4" W/ (S)	900.09	4" W/ (S)	900.09
		4" W/ (S)	915.03	4" W/ (S)	899.79	4" W/ (S)	899.79
		4" W/ (S)	915.53	4" W/ (S)	899.49	4" W/ (S)	899.49
		4" W/ (S)	916.03	4" W/ (S)	899.19	4" W/ (S)	899.19
		4" W/ (S)	916.53	4" W/ (S)	898.89	4" W/ (S)	898.89
		4" W/ (S)	917.03	4" W/ (S)	898.59	4" W/ (S)	898.59
		4" W/ (S)	917.53	4" W/ (S)	898.29	4" W/ (S)	898.29
		4" W/ (S)	918.03	4" W/ (S)	897.99	4" W/ (S)	897.99
		4" W/ (S)	918.53	4" W/ (S)	897.69	4" W/ (S)	897.69
		4" W/ (S)	919.03	4" W/ (S)	897.39	4" W/ (S)	897.39
		4" W/ (S)	919.53	4" W/ (S)	897.09	4" W/ (S)	897.09
		4" W/ (S)	920.03	4" W/ (S)	896.79	4" W/ (S)	896.79
		4" W/ (S)	920.53	4" W/ (S)	896.49	4" W/ (S)	896.49
		4" W/ (S)	921.03	4" W/ (S)	896.19	4" W/ (S)	896.19
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		4" W/ (S)	923.53	4" W/ (S)	894.69	4" W/ (S)	894.69
		4" W/ (S)	924.03	4" W/ (S)	894.39	4" W/ (S)	894.39
		4" W/ (S)	924.53	4" W/ (S)	894.09	4" W/ (S)	894.09
		4" W/ (S)	925.03	4" W/ (S)	893.79	4" W/ (S)	893.79
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		4" W/ (S)	927.53	4" W/ (S)	892.29	4" W/ (S)	892.29
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		4" W/ (S)	928.53	4" W/ (S)	891.69	4" W/ (S)	891.69
		4" W/ (S)	929.03	4" W/ (S)	891.39	4" W/ (S)	891.39
		4" W/ (S)	929.53	4" W/ (S)	891.09	4" W/ (S)	891.09
		4" W/ (S)	930.03	4" W/ (S)	890.79	4" W/ (S)	890.79
		4" W/ (S)	930.53	4" W/ (S)	890.49	4" W/ (S)	890.49
		4" W/ (S)	931.03	4" W/ (S)	890.19	4" W/ (S)	890.19
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		4" W/ (S)	932.03	4" W/ (S)	889.59	4" W/ (S)	889.59
		4" W/ (S)	932.53	4" W/ (S)	889.29	4" W/ (S)	889.29
		4" W/ (S)	933.03	4" W/ (S)	888.99	4" W/ (S)	888.99
		4" W/ (S)	933.53	4" W/ (S)	888.69	4" W/ (S)	888.69
		4" W/ (S)	934.03	4" W/ (S)	888.39	4" W/ (S)	888.39
		4" W/ (S)	934.53	4" W/ (S)	888.09	4" W/ (S)	888.09
		4" W/ (S)	935.03	4" W/ (S)	887.79	4" W/ (S)	887.79
		4" W/ (S)	935.53	4" W/ (S)	887.49	4" W/ (S)	887.49
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		4" W/ (S)	936.53	4" W/ (S)	886.89	4" W/ (S)	886.89
		4" W/ (S)	937.03	4" W/ (S)	886.59	4" W/ (S)	886.59
		4" W/ (S)	937.53	4" W/ (S)	886.29	4" W/ (S)	886.29
		4" W/ (S)	938.03	4" W/ (S)	885.99	4" W/ (S)	885.99
		4" W/ (S)	938.53	4" W/ (S)	885.69	4" W/ (S)	885.69
		4" W/ (S)	939.03	4" W/ (S)	885.39	4" W/ (S)	885.39
		4" W/ (S)	939.53	4" W/ (S)	885.09	4" W/ (S)	885.09
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		4" W/ (S)	941.03	4" W/ (S)	884.19	4" W/ (S)	884.19
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		4" W/ (S)	942.53	4" W/ (S)	883.29	4" W/ (S)	883.29
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		4" W/ (S)	951.53	4" W/ (S)	877.89	4" W/ (S)	877.89
		4" W/ (S)	952.03	4" W/ (S)	877.59	4" W/ (S)	877.59
		4" W/ (S)	952.53	4" W/ (S)	877.29	4" W/ (S)	877.29
		4" W/ (S)	953.03	4" W/ (S)	876.99	4" W/ (S)	876.99
		4" W/ (S)	953.53	4" W/ (S)	876.69	4" W/ (S)	876.69
		4" W/ (S)	954.03	4" W/ (S)	876.39	4" W/ (S)	876.39
		4" W/ (S)	954.53	4" W/ (S)	876.09	4" W/ (S)	876.09
		4" W/ (S)	955.03	4" W/ (S)	875.79	4" W/ (S)	875.79
		4" W/ (S)	955.53	4" W/ (S)	875.49	4" W/ (S)	875.49
		4" W/ (S)	956.03	4" W/ (S)	875.19	4" W/ (S)	875.19
		4" W/ (S)	956.53	4" W/ (S)	874.89	4" W/ (S)	874.89
		4" W/ (S)	957.03	4" W/ (S)	874.59	4" W/ (S)	874.59
		4" W/ (S)	957.53	4" W/ (S)	874.29	4" W/ (S)	874.29
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		4" W/ (S)	959.03	4" W/ (S)	873.39	4" W/ (S)	873.39
		4" W/ (S)	959.53	4" W/ (S)	873.09	4" W/ (S)	873.09
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		4" W/ (S)	960.53	4" W/ (S)	872.49	4" W/ (S)	872.49
		4" W/ (S)	961.03	4" W/ (S)	872.19	4" W/ (S)	872.19
		4" W/ (S)	961.53	4" W/ (S)	871.89	4" W/ (S)	871.89
		4" W/ (S)	962.03	4" W/ (S)	871.59	4" W/ (S)	871.59
		4" W/ (S)	962.53	4" W/ (S)	871.29	4" W/ (S)	871.29
		4" W/ (S)	963.03	4" W/ (S)	870.99	4" W/ (S)	870.99
		4" W/ (S)	963.53	4" W/ (S)	870.69	4" W/ (S)	870.69
		4" W/ (S)	964.03	4" W/ (S)	870.39	4" W/ (S)	870.39
		4" W/ (S)	964.53	4" W/ (S)	870.09	4" W/ (S)	870.09
		4" W/ (S)	965.03	4" W/ (S)	869.79	4" W/ (S)	869.79
		4" W/ (S)	965.53	4" W/ (S)	869.49	4" W/ (S)	869.49
		4" W/ (S)	966.03	4" W/ (S)	869.19	4" W/ (S)	869.19
		4" W/ (S)	966.53	4" W/ (S)	868.89	4" W/ (S)	868.89
		4" W/ (S)	967.03	4" W/ (S)	868.59	4" W/ (S)	868.59
		4" W/ (S)	967.53	4" W/ (S)	868.29	4" W/ (S)	868.29
		4" W/ (S)	968.03	4" W/ (S)	867.99	4" W/ (S)	867.99
		4" W/ (S)	968.53	4" W/ (S)	867.69	4" W/ (S)	867.69
		4" W/ (S)	969.03	4" W/ (S)	867.39	4" W/ (S)	867.39
		4" W/ (S)	969.53	4" W/ (S)	867.09	4" W/ (S)	867.09
		4" W/ (S)	970.03	4" W/ (S)	866.79	4" W/ (S)	866.79
		4" W/ (S)	970.53	4" W/ (S)	866.49	4" W/ (S)	866.49
		4" W/ (S)	971.03	4" W/ (S)	866.19	4" W/ (S)	866.19
		4" W/ (S)	971.53	4" W/ (S)	865.89	4" W/ (S)	865.89
		4" W/ (S)	972.03	4" W/ (S)	865.59	4" W/ (S)	865.59
		4" W/ (S)	972.53	4" W/ (S)	865.29	4" W/ (S)	865.29
		4" W/ (S)	973.03	4" W/ (S)	864.99	4" W/ (S)	864.99
		4" W/ (S)	973.53	4" W/ (S)	864.69	4" W/ (S)	864.69
		4" W/ (S)	974.03	4" W/ (S)	864.39	4" W/ (S)	864.39
		4" W/ (S)	974.53	4" W/ (S)	864.09	4" W/ (S)	864.09
		4" W/ (S)	975.03	4" W/ (S)	863.79	4" W/ (S)	863.79
		4" W/ (S)	975.53	4" W/ (S)	863.49	4" W/ (S)	863.49
		4" W/ (S)	976.03	4" W/ (S)	863.19	4" W/ (S)	863.19
		4" W/ (S)	976.53	4" W/ (S)	862.89	4" W/ (S)	862.89
		4" W/ (S)	977.03	4" W/ (S)	862.59	4" W/ (S)	862.59
		4" W/ (S)	977.53	4" W/ (S)	862.29	4" W/ (S)	862.29
		4" W/ (S)	978.03	4" W/ (S)	861.99	4" W/ (S)	861.99
		4" W/ (S)	978.53	4" W/ (S)	861.69	4" W/ (S)	861.69
		4" W/ (S)	979.03	4" W/ (S)	861.39	4" W/ (S)	861.39
		4" W/ (S)	979.53	4" W/ (S)	861.09	4" W/ (S)	861.09
		4" W/ (S)	980.03	4" W/ (S)	860.79	4" W/ (S)	860.79
		4" W/ (S)	980.53	4" W/ (S)	860.49	4" W/ (S)	860.49
		4" W/ (S)	981.03	4" W/ (S)	860.19	4" W/ (S)	860.19
		4" W/ (S)	981.53	4" W/ (S)	859.89	4" W/ (S)	859.89
		4" W/ (S)	982.03	4" W/ (S)	859.59	4" W/ (S)	859.59
		4" W/ (S)	982.53	4" W/ (S)	859.29	4" W/ (S)	859.29
		4" W/ (S)	983.03	4" W/ (S)	858.99	4" W/ (S)	858.99
		4" W/ (S)	983.53	4" W/ (S)	858.69	4" W/ (S)	858.69
		4" W/ (S)	984.03	4" W/ (S)	858.39	4" W/ (S)	858.39
		4" W/ (S)	984.53	4" W/ (S)	858.09	4" W/ (S)	858.09
		4" W/ (S)	985.03	4" W/ (S)	857.79	4" W/ (S)	857.79
		4" W/ (S)	985.53	4" W/ (S)	857.49	4" W/ (S)	857.49
		4" W/ (S)	986.03	4" W/ (S)	857.19	4" W/ (S)	857.19
		4" W/ (S)	986.53	4" W/ (S)	856.89	4" W/ (S)	856.89
		4" W/ (S)	987.03	4" W/ (S)	856.59	4" W/ (S)	856.59
		4" W/ (S)	987.53	4" W/ (S)	856.29	4" W/ (S)	856.29
		4" W/ (S)	988.03	4" W/ (S)	855.99	4" W/ (S)	





Revised	Revision note	Date	Signature	Checked
Designed by	Checked by	Approved by	date	Finalize
10/22	10/22	10/22	10/22	10/22
Fuller Mechanical	BAR ROOF OVERHEAD VIEW	Article No./Reference	Scale	Sheet
			1/8"	1/8"



# Administrative Staff Report

James Gannigan

Site Plan & Architectural Review

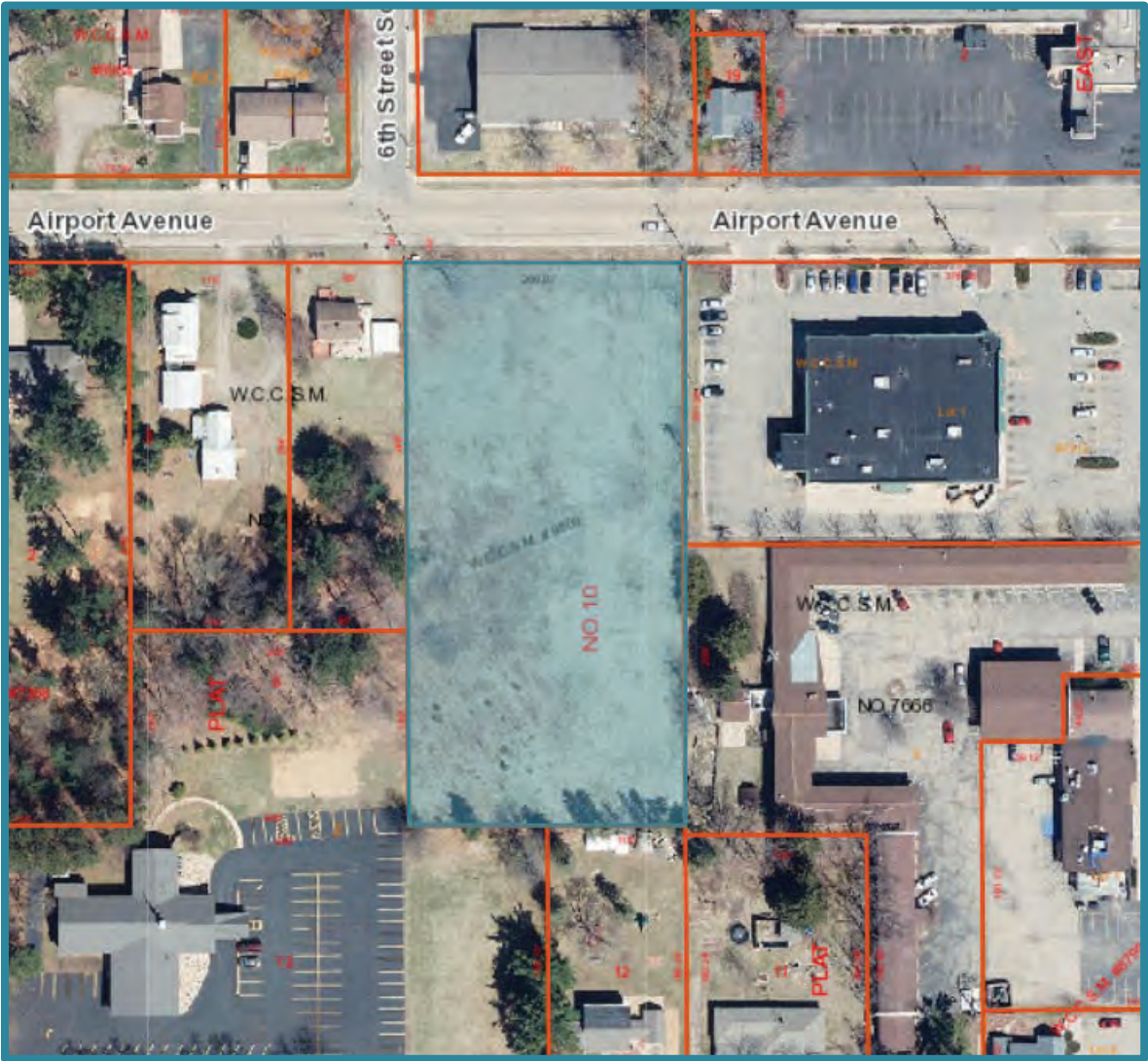
610-620 Airport Avenue

April 12, 2022



<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"> <li>James Gannigan</li> </ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"> <li>Kyle Kearns, Community Development Director</li> <li>Carrie Edmondson, Associate Planner</li> </ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"> <li>3413366</li> </ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"> <li>Effective Frontage: 200 feet</li> <li>Effective Depth: 403 feet</li> <li>Square Footage: 80,604</li> <li>Acreage: 1.85 Acres</li> </ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"> <li>"B-3" Neighborhood Commercial District</li> </ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"> <li>District 7 - Delaney</li> </ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"> <li>Mixed Use</li> </ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"> <li>Vacant</li> </ul> <p><b>Applicable Regulations:</b></p> <ul style="list-style-type: none"> <li>Chapter 11 - Zoning</li> </ul>	<p><b>Request</b></p> <p><b>PLAN-22-000177; James Gannigan</b> – request for a site plan review to construct a Hawaiian Tanning Studio at 620 Airport Avenue (Parcel ID 3413366)</p> <p><b>Attachment(s)</b></p> <ol style="list-style-type: none"> <li>Application</li> <li>Site Plan</li> <li>Building Renderings</li> </ol> <p><b>Findings of Fact</b></p> <ol style="list-style-type: none"> <li>The proposed project is to construct a commercial building to house a tanning studio.</li> <li>Access is from Airport Avenue.</li> <li>The property is zoned "B-3" Neighborhood Commercial District.</li> <li>A tanning studio falls under general services and is a permitted use in the B-3 District</li> <li>A building plan – architectural review (AR), plan of operation (PO), site plan (SP), and zoning permit (ZP) are required.</li> </ol> <p><b>Staff Recommendation</b></p> <p>Approve the request from the applicant for site plan review and architectural review to construct a tanning studio at 620 Airport Avenue (Parcel ID 3413366), subject to the following condition(s):</p> <ol style="list-style-type: none"> <li>A detailed landscaping plan shall be provided meeting all applicable landscape requirements for the development, to be reviewed and approved by the Community Development Department.</li> <li>A stormwater management plan that details swales and/or depression locations must be submitted to the Engineering Department prior to obtaining building permits.</li> <li>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.</li> <li>Applicable permits through the City shall be obtained.</li> <li>Community development department shall have the authority to approve minor modifications to the plans.</li> </ol>
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Vicinity Map



Site Photos







## Background

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The applicant, James Gannigan, is proposing to construct a 6,120 square foot building to relocate their existing Hawaiian Tanning Studios business. The subject site is currently vacant and the applicant is proposing construction of a building and parking area on the north side of the lot. The building will include space for 20 tanning booths, lobby, sales and retail area, and storage space. The use falls under the general services definition in the Zoning Code. General services are a permitted use in the Neighborhood Commercial (B-3) District. Construction of a new commercial building requires Site Plan and Architectural review and approval by the Plan Commission. The submitted plans and renderings are attached and have been reviewed further below.

## Standards of Review

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### 1) Use

**Analysis:** A general services use is permitted in the B-3 District. The property is currently vacant and construction of a new commercial building is proposed.

**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 B-3 district requires 10,000 square feet, and the lot is 80,604 square feet. The building footprint is approximately 6,120 square feet. The building coverage ratio is about 7.6 percent meeting the 60 percent maximum requirement and impervious surface is approximately 22 percent which is well below the 80 percent maximum requirement.

**Findings:** The site is adequate in size to accommodate the proposed building and parking area.

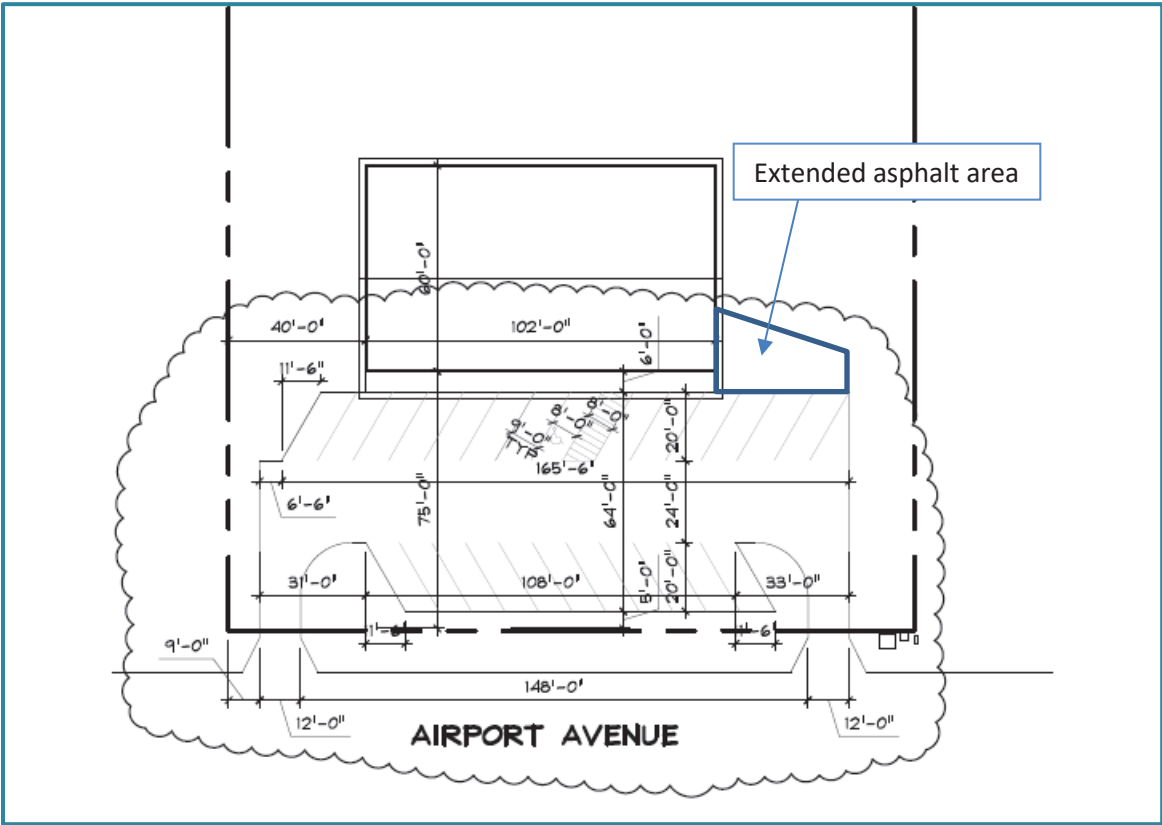
### 3) Ingress/Egress

**Analysis:** Access to the site is proposed via Airport Avenue, with one way ingress occurring with an east entrance and one way egress occurring with a west exit. Traffic would travel in a one-way pattern from east to west.

**Findings:** Driveway standards are met, regarding width and location.

### 4) Parking

**Analysis:** The use requires one space for each 300 square feet gross floor area.




**Findings:** The development meets the parking requirements with a total of 25 stalls, one of which meets ADA standards for accessibility. An updated site plan has been included which show asphalt extended to the side-loaded garage door.

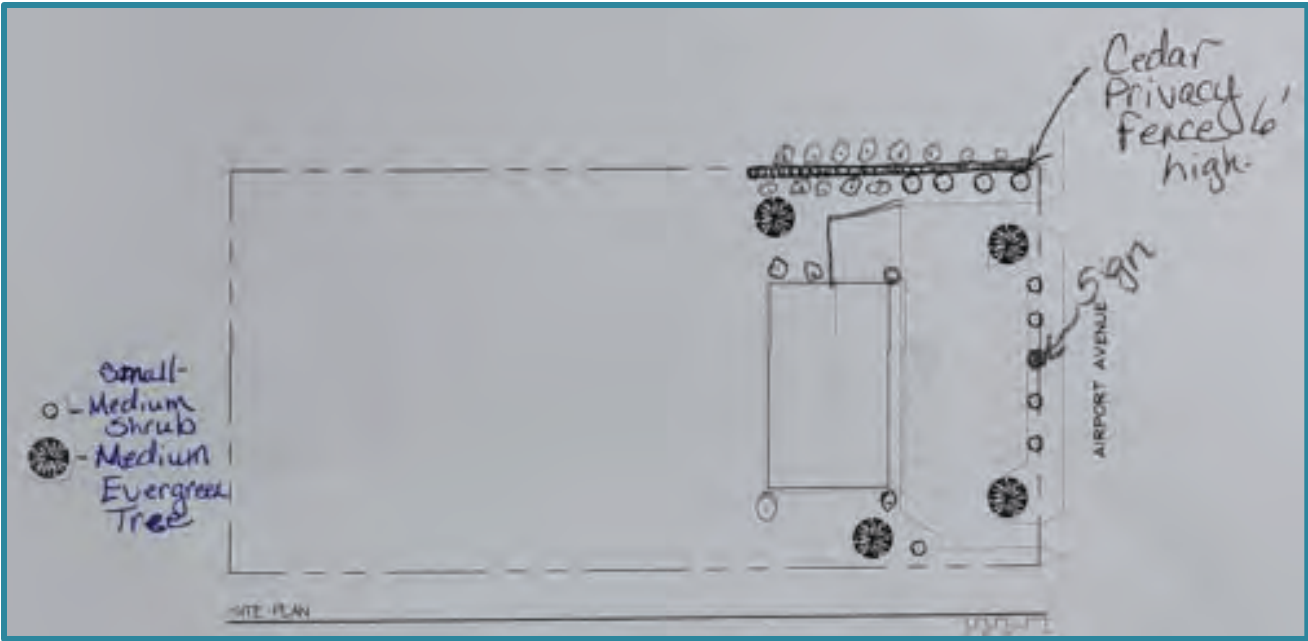
5) Landscaping

**Analysis:** A total of 60 landscape points shall be provided along the frontage, prorated for every 100 linear feet, meaning 120 points are required. A total of 40 landscape points shall be provided on a prorated basis for every 100 feet of building foundation perimeter, meaning 130 points are required. Lastly the parking lot landscaping requires a minimum of 100 landscape points for every 10,000 square feet paved area; meaning 110 points are required. The applicant has identified landscape areas but did not include specific types or species.

Because this property was rezoned after August 1, 2018 and abuts a residential district to the west, a bufferyard along the western property line is required. The applicant will be constructing privacy fence parallel to the western property line, with 50 percent of the plant materials located on the exterior side and 50 percent on the interior side per the Zoning Code.

B				B-3	
B-1	15'	100	Fence [3,4,5]		
B-2	15'	300	-		
B-3	20'	200	-		
B-4	25'	150	-		
B-5	30'	125	-		

**Findings:** The site plan shows landscape and materials. However, the amount and type of plantings are not sufficient to meet the requirements.



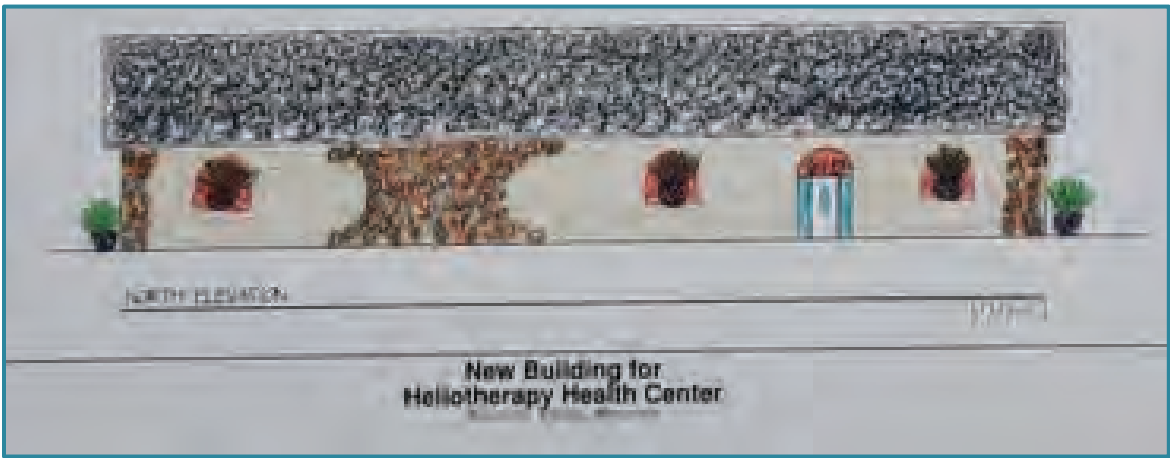
Based on the landscaping section of the Zoning Code the following requirements apply:

Landscape Type	Amount Required	Amount Proposed
Frontage Plantings	120 Points (at least 50% tall)	60 Points (no tall)
Foundation Plantings	130 Points	25 Points
Parking Lot Plantings	110 Points (at least 60% tall)	25 Points (no tall)
Bufferyard Plantings	265 Points	105 Points

Staff is recommending a detailed landscaping plan be provided meeting all applicable landscape requirements for the development, to be reviewed and approved by the Community Development Department.

6) Architectural Review

**Analysis:** A rendering of the front of the building has been submitted and the other elevations will be distributed at the Plan Commission meeting. Finishings will include stucco siding in a neutral tone. The front elevation will include contrasting stucco bump outs with hanging baskets. There will be tumbled stone accents on the corners and in the center, with shingles for the roof.





**Findings:** From an architectural standpoint, the building incorporates a variety of finishing materials, and blends well with the surrounding residences. The front elevation meets the architectural standards in the Zoning Code, including the requirement for 50 percent of materials on the street face to consist of brick, decorative masonry, glass panel, or other appropriate finished materials. The refuse container will be maintained inside the building. Overall, the building will incorporate a variety of materials and will provide a suitable transition between the surrounding commercial buildings and residences.

## **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 0.2 foot-candles at a neighboring commercial property line and 0.1 foot-candles at a neighboring residential property line.

**Findings:** Staff is recommending cut-off lighting fixtures or equivalent be used for the development, and that lighting from the business not exceed 0.2 foot-candles at neighboring commercial property lines and 0.1 foot-candles at neighboring residential property lines.

In summary, the proposed building and development plan provides a suitable transition between the residences and business located within this area. The scale of the building is consistent with residential development. Therefore, staff would recommend approval of the site plan and architectural review, subject to the conditions 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 James Gannigan  
Street address 101 Division St N #1  
City, state, zip code Stevens Point, WI 54481  
Daytime telephone number 715-343-1986  
Email jim.gannigan@gmail.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	<u>Jane Przychocki</u>	<u>John Dolan</u>
Company		<u>JAD Architecture</u>
Street address	<u>101 Division St. N #1</u>	<u>318 Washington Ave</u>
City, state, zip code	<u>Stevens Point, WI 54481</u>	<u>Stevens Point, WI 54481</u>
Daytime telephone number	<u>715-544-2007</u>	<u>715 498-9907</u>
Email	<u>janepr41@gmail.com</u>	<u>arccentral@att.net</u>

### 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 610-620 Airport Ave, Wis Rapids  
 Parcel number(s) \_\_\_\_\_

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 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 checked="" 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 checked="" 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 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

200' x 400'

Building coverage

102' x 60'

Outdoor storage

Stormwater facilities

Impervious surfaces

14,000 sq ft

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

Landscaping and other undeveloped areas

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
<u>Airport Ave</u>	<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"/>	<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

25

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	<u>0</u>	
Number of electric charging stations (if any)	<u>0</u>	Charging stations are not required, but are recommended.
Bicycle parking spaces	<u>0</u>	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	<u>25</u>	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	<u>0</u>	
Number of spaces to the rear of the building	<u>0</u>	

**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		
<b>Total</b>		

Not chosen yet,  
will chose  
according to  
city requirement.

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.

Along the West side of property, a privacy fence will be installed.

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

Parking lot will be tapered to West side, then tapered to South so runoff will flow towards the natural flood plain.



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 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 type="checkbox"/> Preparation date/revision*	<b>Required Setbacks</b>	<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)
<b>Survey Information</b>	<input type="checkbox"/> On-site wells and off-site wells within 10 feet of the perimeter of the subject property	<b>On-Site Parking (existing and proposed)</b>
<input checked="" type="checkbox"/> North arrow and graphic scale*	<b>Landscaping Features (existing and proposed)</b>	<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
<b>Project Development Information</b>	<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)	<b>Outdoor Lighting (existing and proposed)</b>	<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
<b>Setting</b>	<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	<b>Stormwater Facilities (existing and proposed)</b>	<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	<b>Utilities (existing and proposed)</b>	<b>Signs (existing and proposed)</b>
<b>Site Features (existing and proposed)</b>	<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 checked="" 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.

Along with the building plans, attached you will find the elevation map and plan for landscaping and fencing.

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

We are looking to keep a more natural setting, only using the minimum amount of land as possible as to keep the remaining for plants, trees, and wildlife.

**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:

James Gannigan  
Name – print

[Signature]  
Name – Signature

3-21-22  
Date

\_\_\_\_\_  
Name – print

\_\_\_\_\_  
Name – Signature

\_\_\_\_\_  
Date





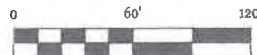
# ELEVATION SURVEY MAP

BEING LOT 1 & LOT 2 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 8471,  
LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 29, T22N-R6E, WISCONSIN RAPIDS, WOOD COUNTY, WI

AIRPORT AVE.



SCALE 1" = 60'



## LEGEND

○ IRON PIPE FOUND

## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WISCONSIN  
COUNTY COORDINATE SYSTEM (WOOD COUNTY)

## BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON NAVD 88

This section  
Removed From  
Flood Plain By  
FEMA

N 00°22'43" W 403.03'

N 00°22'43" W 403.03'

N 89°46'53" E 199.87'

## SURVEYOR'S CERTIFICATE

I, Kelly D. Callaway, Registered Land Surveyor, Do hereby certify:  
That I have surveyed and mapped those lands located in the NE1/4 of the NW1/4 Section 29, T22N-R6E, City of  
Wisconsin Rapids, Wood County, Wisconsin. Described as follows:

Lot 1 & Lot 2 of Wood County Certified Survey Map Number 8471.

Kelly D. Callaway RLS # 2357

## CALLAWAY LAND SURVEYING

340 SECOND ST. NORTH

STEVENS POINT, WI 54481

OFFICE 715-345-6962 MOBILE 715-347-LAND

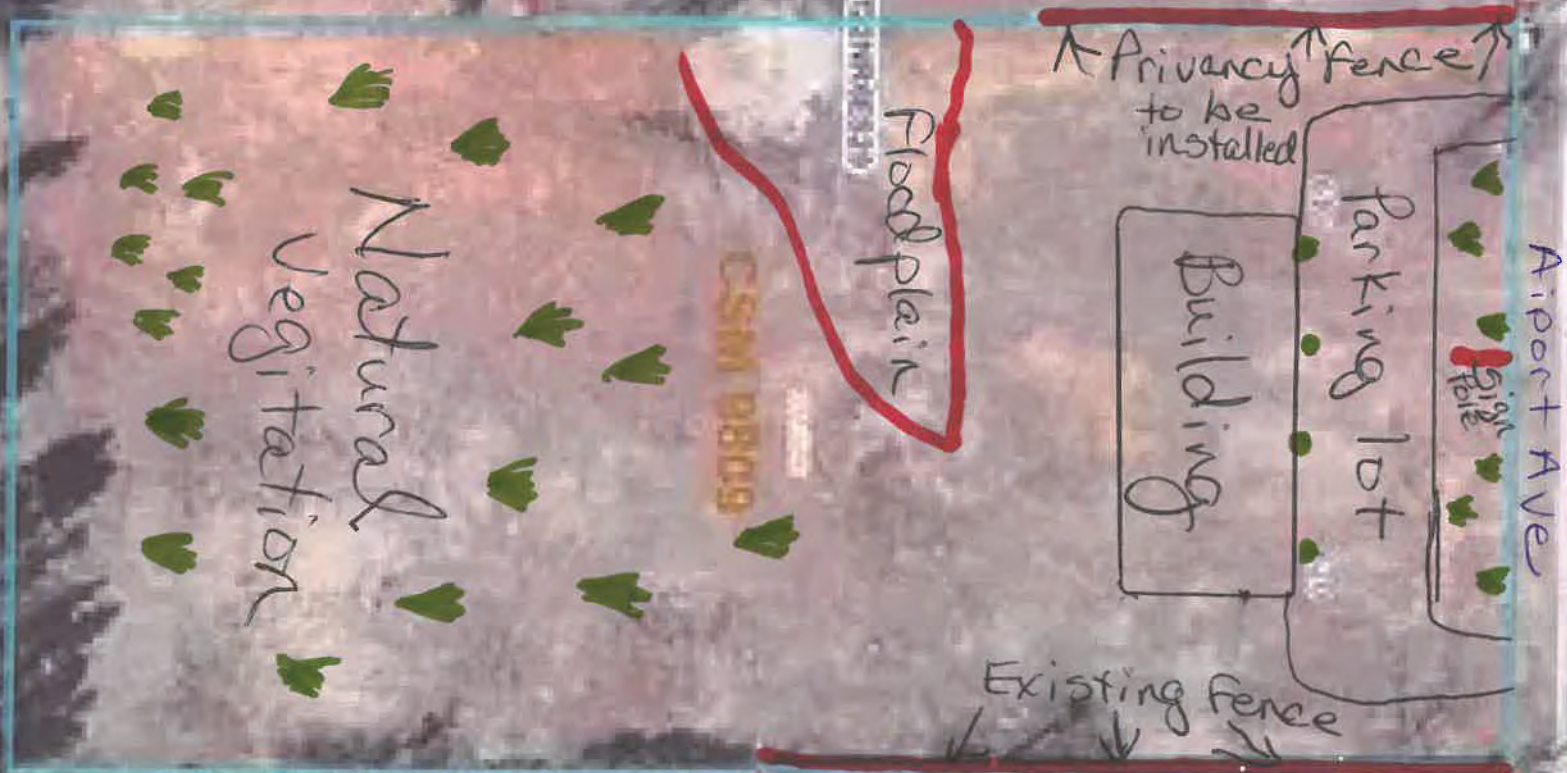
EMAIL kelly@callawaylandsurveying.com

CLIENT: Gerry Gieshart

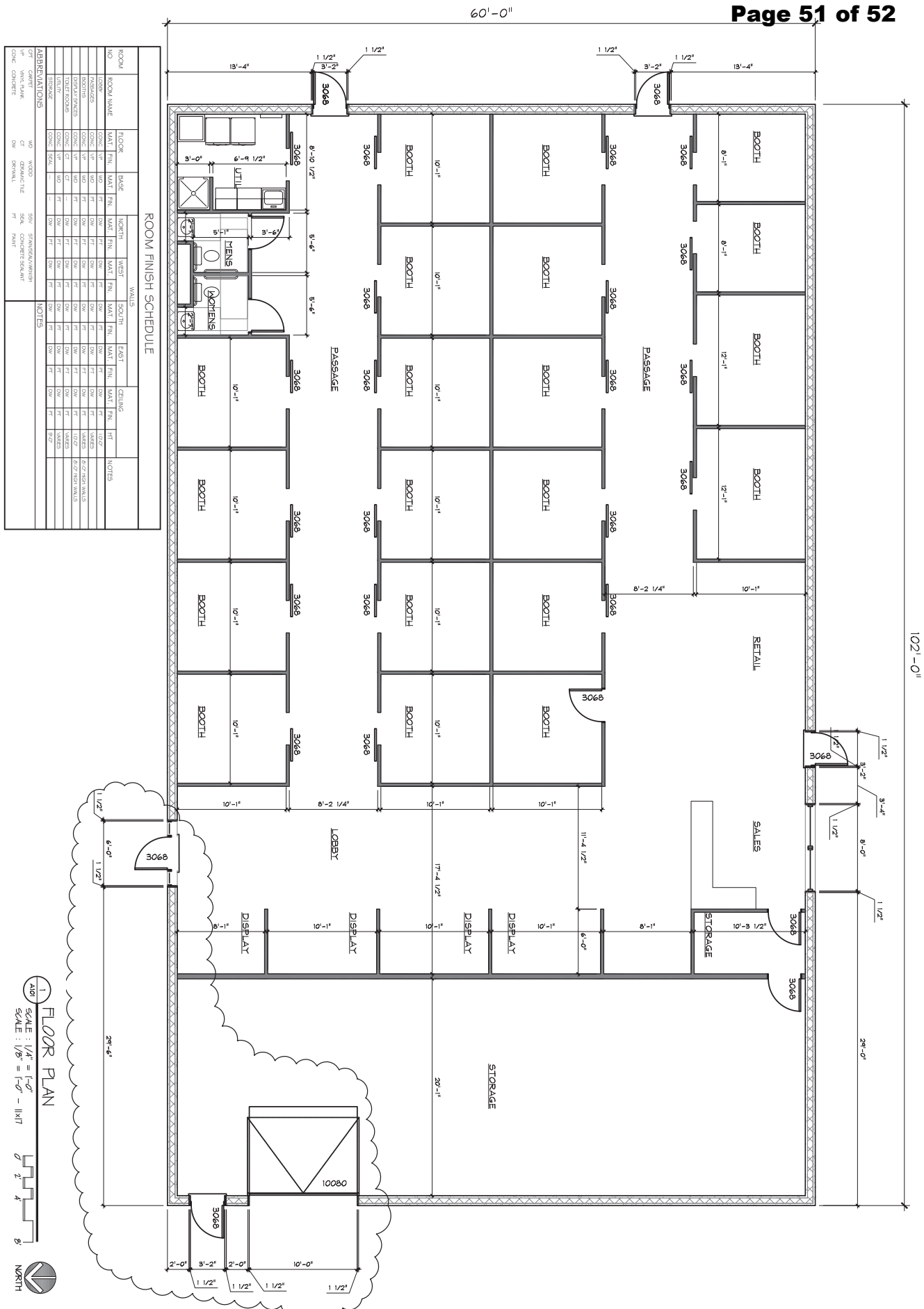
JOB NO.: 12-094

SHEET 1 OF 1



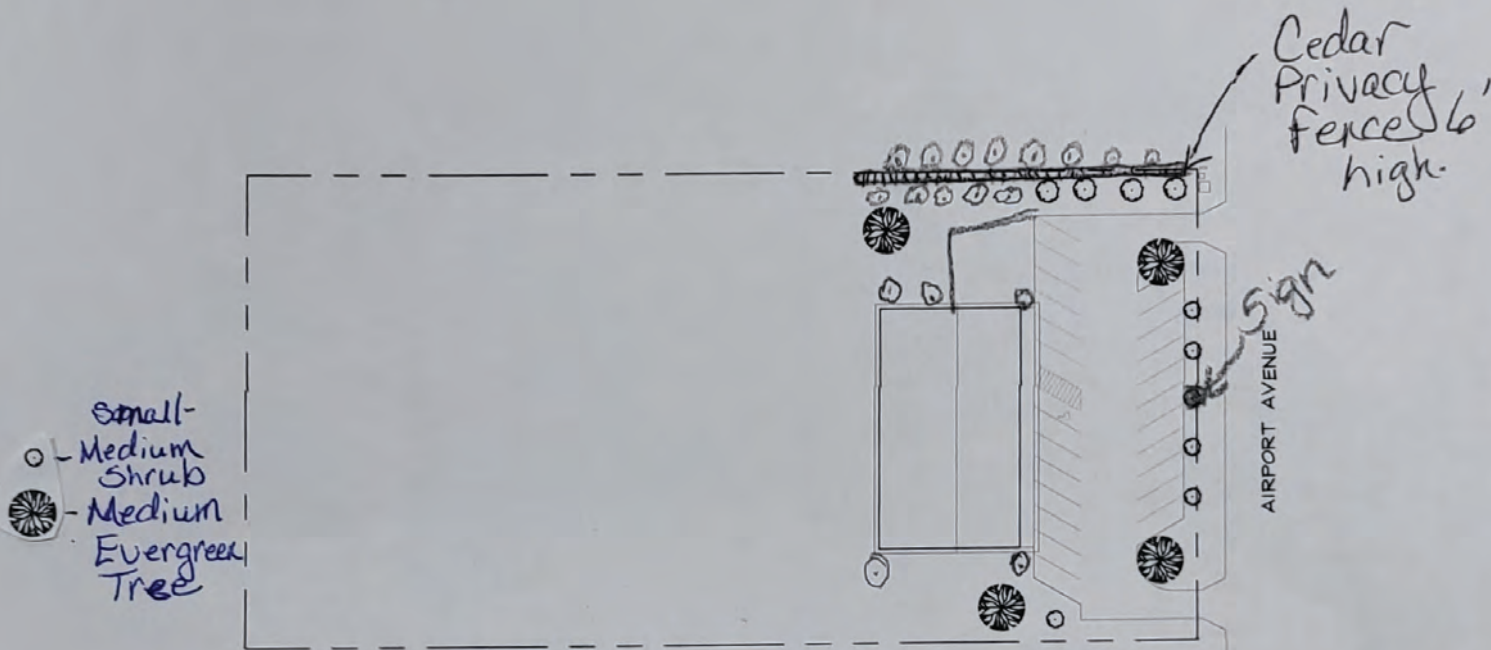






**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
SCALE: 1/8" = 1'-0" - 11'x17'  
NORTH





SITE PLAN



NORTH ELEVATION

**New Building for  
Heliotherapy Health Center**  
Wisconsin, Roplyga, Wisconsin

**JAD Architecture**  
Architect Construction Manager  
1111 Wisconsin Ave, Suite 100, Madison, WI 53706  
608.261.1111