



**PLANNING COMMISSION
MEETING
May 1, 2023
4:00 PM**

PUBLIC MEETING NOTICE

PLANNING COMMISSION

Mayor Blaser, Chairperson
Ryan Austin, Alderperson
Lee Thao
Eric Daven
Ben Goodreau
Thaddeus Kubisiak
Jeff Marutz

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 Planning Commission to be held in the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, on **Monday, May 1, 2023, at 4:00 PM**. The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. 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. It is possible that members of the Planning Commission may appear remotely via video or audioconferencing for this meeting.

AGENDA

1. Approval of the report from the April 3, 2023, Plan Commission meeting.
2. **23-000224; David Zielke** – public hearing and action on a request for a conditional use permit amendment for site reconfiguration to a previously approved conditional use permit to establish an auto repair facility at 2240 8th Street South (Parcel ID 3412139).
3. **23-000251; Meehan Development** – request for site plan and architectural review for an industrial building addition at 2211 Industrial Street (Parcel ID 3400912).
4. **23-000259; Jonathan Ruder** – request for a sign exception for an off-premise sign at 2730 8th Street South (Parcel ID 3412599).
5. **23-000234; City of Wisconsin Rapids** – public hearing and action on a request to amend Chapter 11 – Zoning Ordinance, specifically Section 11.06.67(c), Parking of a commercial vehicle as an ancillary residential use, to allow for greater flexibility in standards for commercial vehicles.
6. 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 16th and 23rd, 2023

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Planning Commission will hold a **Public Hearing on Monday, May 1, 2023, at 4:00 PM** within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids. Participation at the public hearing is encouraged. The public can also submit comments prior the hearing by contacting the Community Development Department at 715-421-8228 or CommunityDevelopment@wirapids.org. The following items will be heard and possibly acted on:

1. Public hearing and action on a request from the City of Wisconsin Rapids to amend Chapter 11-Zoning Ordinance, specifically Section 11.06.67(c), Parking of a commercial vehicle as an ancillary residential use, to allow for greater flexibility in standards for commercial vehicles.
2. Public hearing and action on a request from David Zielke for a conditional use permit amendment for site reconfiguration to a previously approved conditional use permit to establish an auto repair facility at 2240 8th Street South (Parcel ID 3412139).

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 3, 2023

Report #1

The Planning Commission met at 4:00 p.m. on April 3, 2023 in the Council Chambers at City Hall. It was also streamed live on the City of Wisconsin Rapids Facebook page and broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. Members present Chairperson Shane Blaser, Lee Thao, Eric Daven, Susan Feith, and Ben Goodreau; Thad Kubisiak attended via Zoom. Ryan Austin was excused. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach as well as others as listed on the sign-in sheet.

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

1. Approval of the report from the March 6, 2023, Plan Commission meeting.

Motion by Goodreau to approve the report from the March 6, 2023, Plan Commission meeting; second by Thao.

Motion carried (6 – 0)

2. **23-000116; Immanuel Lutheran Church and School** – request for Certified Survey Map approval for new lot configurations at an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) and to accept dedicated right-of-way on County Highway W

Kyle Kearns provided a brief synopsis of the item. Staff recommended approval of the request and of the development.

Motion by Feith to approve the request for Certified Survey Map approval for new lot configurations at an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) and to accept dedicated right-of-way on County Highway W; second by Daven.

Motion carried (6 – 0)

3. **23-000128; Immanuel Lutheran Church and School** – action on a request from Immanuel Lutheran Church and School for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from a Commercial land use classification to a Governmental/Public/Institutional land use classification

Carrie Edmondson presented information for agenda items 3 and 4 concurrently. Staff recommended approval for the Future Land Use Map 7-2 and the zoning map amendment as proposed.

Motion by Daven to approve the request from Immanuel Lutheran Church and School for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from a Commercial land use classification to a Governmental/Public/Institutional land use classification; second by Feith.

Motion carried (6 – 0)

4. **23-000128; Immanuel Lutheran Church and School** – public hearing and action on a request for a zoning map amendment to rezone an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District

Public hearing opened at 4:13 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:14 p.m.

Motion by Blaser to approve the request for a zoning map amendment to rezone an unaddressed parcel at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District; second by Feith.

Motion carried (6 – 0)

5. **23-000127; Immanuel Lutheran Church and School** – public hearing and action on a request for a conditional use permit to establish a worship center and a civic use facility at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District

Public hearing opened at 4:15 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:16 p.m.

Carrie Edmondson provided a review of the request. Approval of the request was recommended with the conditions outlined in the staff report.

Eric Daven had a question about the business hours and noise ordinances to which Ms. Edmondson and Jonathan Blum responded. Susan Feith asked about sprinklers in the building; architect Pete Schneider and Kyle Kearns replied.

Motion by Daven to approve the request for a conditional use permit to establish a worship center and a civic use facility at the northeast intersection of 24th Street South and County Highway W (Parcel ID 3409225) and a portion of 1501 24th Street South (Parcel ID 3409200) from R-2 Mixed Residential District to I-1 Institutional District subject to the following conditions.

1. Conditional use permit approval is contingent upon Certified Survey Map (CSM) approval identifying the newly proposed lot.
2. Conditional use permit approval is contingent upon the concurrent comprehensive plan and zoning map amendments.
3. A fire department access road shall be provided so fire apparatus can drive within 50 ft (15 m) of an exterior door that allows access to the interior of the building. This 50 ft (15 m) distance can be increased to 150 ft for structures that are protected with an automatic sprinkler system.
4. Proposed lighting shall be modified to reduce intensity levels not to exceed 0.1 foot-candles at the

northern residential property line.

5. A revised landscape plan must be submitted for review and approval by the Community Development Department.
6. Façade materials on the event building shall match those on the church. Revised elevations must be submitted for review and approval by the Community Development Department.
7. Applicable building and stormwater permit (state and local) shall be obtained.
8. Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department.

Second by Goodreau.

Motion carried (6 – 0)

6. **23-000125; City of Wisconsin Rapids** – public hearing and action on a request to amend Chapter 11 – Zoning Ordinance, specifically Appendix A Land-Use Matrix, to list single-family dwelling as a permitted or conditional use in the R-3 Multi-Family Medium Density Residential District

Carrie Edmondson provided a review of the request and recommended approval.

Public hearing opened at 4:32 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:33 p.m.

Mr. Goodreau inquired about the building and parking requirements and Eric Daven asked about a potential scenario of a 4-unit or larger building being converted to single family, to which Kyle Kearns responded.

Motion by Feith to approve the request to amend Chapter 11 – Zoning Ordinance, specifically Appendix A Land-Use Matrix, to list single-family dwelling as a permitted or conditional use in the R-3 Multi-Family Medium Density Residential District, without the need for a Conditional Use Permit; second by Goodreau.

7. Adjourn

Motion to Kubisiak to adjourn; second by Goodreau

Motion carried (6 – 0)

Meeting adjourned at 4:38 p.m.

Respectfully Submitted by Erika Esser, Secretary

Administrative Staff Report

Conditional Use Amendment: Site

Reconfiguration

Plan Commission Review

2240 8th Street South

April 24, 2023



| | |
|--|---|
| <p>Applicant(s):</p> <ul style="list-style-type: none">• David Zielke <p>Staff:</p> <ul style="list-style-type: none">• Kyle Kearns, Director of Community Development• Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 3412139 <p>Lot Information:</p> <ul style="list-style-type: none">• Acreage: 1.510• Square Footage: 65,790 <p>Zone(s):</p> <ul style="list-style-type: none">• "B-2" General Commercial district <p>Council District:</p> <ul style="list-style-type: none">• District 7 - Delaney <p>Master Plan:</p> <ul style="list-style-type: none">• Commercial <p>Current Use:</p> <ul style="list-style-type: none">• Commercial - varied <p>Applicable Regulations:</p> <ul style="list-style-type: none">• Chapter 11 - Zoning | <p>Request</p> <p>23-000224; David Zielke – public hearing and action on a request for a conditional use permit amendment for site reconfiguration to a previously approved conditional use permit to establish an auto repair facility at 2240 8th Street South (Parcel ID 3412139).</p> <p>Attachment(s)</p> <ol style="list-style-type: none">1. Application2. Plans3. Property Information <p>Findings of Fact</p> <ol style="list-style-type: none">4. The property is 65,790 square feet with two existing principal structures including one that is 6,150 square feet and one that is 3,640 square feet.5. The property is zoned "B-2" General Commercial District.6. A vehicle repair shop is a conditional use within the "B-2" District. <p>Staff Recommendation</p> <p>Approve the request from the applicant for a conditional use permit amendment for site reconfiguration to a previously approved conditional use permit to establish an auto repair facility at 2240 8th Street South (Parcel ID 3412139), subject to the following conditions:</p> <ol style="list-style-type: none">1. No more than 15 vehicles shall be stored out-of-doors overnight.2. Parts and equipment associated with the use shall be stored in-doors or within a fully screened area.3. Overnight vehicles must be screened from public view from 8th Street South with fencing to be approved by the Community Development Department.4. Motor vehicles shall not be serviced or repaired outside of the principal structure.5. All designated parking must be striped to meet current dimensional standards.6. Applicable building permits though the City shall be obtained.7. The Community Development Department shall have the authority to approve minor modifications to the plans. |
|--|---|

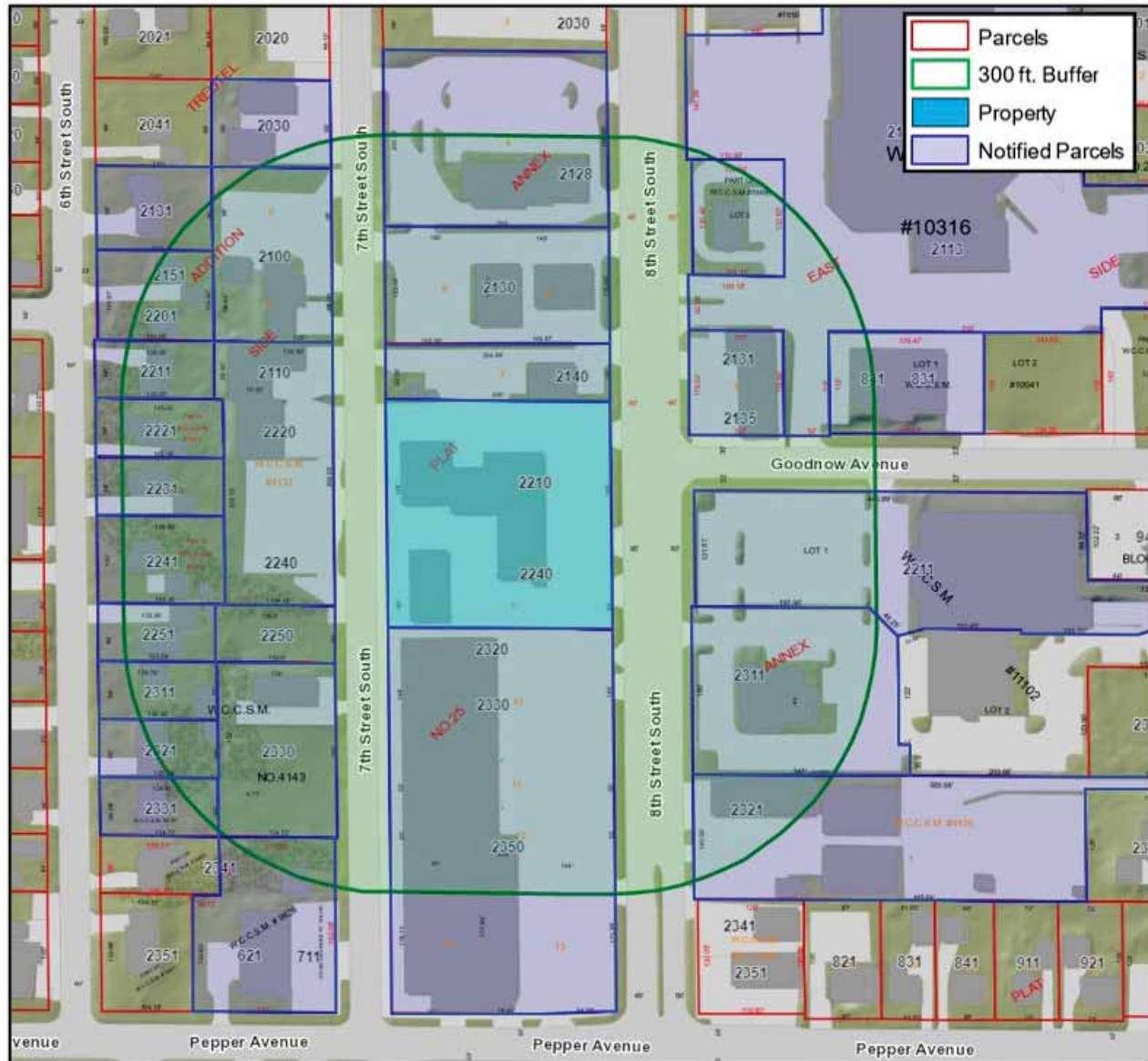
Vicinity Map



Site Photos



Exhibit Map



Background

The applicant was before the Plan Commission in June of 2022 with a conditional use permit request for a vehicle repair shop (body shop) at the subject location. Auto collision repair, or body work are included under the vehicle repair shop description in Chapter 11 – Zoning. The use is conditionally permitted in the General Commercial “B-2” District and is described as follows:

Description: A place where motor vehicles, such as cars, motorcycles, and light trucks, are typically left overnight for maintenance, service, or repair. Typical services include transmission repair, body work and painting, vehicle upholstery, engine repair and overhauls, and similar activities.

Parking Requirements: 2.5 spaces for each service bay; plus 1 for each employee on the largest work shift

Supplemental Standards:

(a) Work area. Motor vehicles shall not be serviced or repaired outside of the principal structure intended for such use, except when this use is located in an industrial zoning district, if otherwise allowed.

(b) Vehicle storage. When a vehicle repair shop is located in a commercial zoning district, no more than 15 motor vehicles shall be stored out-of-doors overnight. When located in an industrial zoning district, if otherwise allowed, there is no limitation on the number of motor vehicles that can be stored overnight. Storage of unlicensed vehicles is strictly prohibited.

The original configuration included existing businesses and the newly proposed vehicle repair shop. The review, including the parking analysis was based upon the details of the request below:



At present, the applicant has chosen to modify the request slightly. They are still proposing the auto collision repair shop. However, they are now proposing to use the majority of the building (9,300 square feet) for the auto collision shop. They have one other known tenant which will be a 1,500 square foot vehicle rental business, and two delineated spaces that will be available for new tenants, both vacant at this time.



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 1.51 acres. Attached is a site plan which delineates the spaces that are proposed to be used for the vehicle repair shop.

Findings: The lot is sufficient to accommodate the proposed building, parking area, and three driveways for ingress and egress.

- 2) the presence of and compatibility with other uses on the subject property, if any;

Analysis: The vehicle repair shop is consistent with the vehicle rental business.

Findings: The proposed uses are compatible as they both consist of appointment-based automotive businesses. The two vacant available tenant suites could host a range of uses that would also be consistent with these uses.

- 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: The subject property is adjacent to commercially zoned property on all sides, except a small R-2 Mixed Residential vacant parcel that is adjacent on the far southwest corner. It is situated along the busy 8th Street South corridor.

Findings: The vehicle repair shop business is consistent with other uses in the area. The proposed use would be situated along the busy 8th Street South corridor which would be appropriate for this customer based business. In addition, the site is adequate in size to accommodate outdoor storage of vehicles when properly screened.

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

Analysis: The proposed business would require 2.5 parking spaces per service bay and 1 space per employee and 1 space per employee on the largest work shift. Ingress and egress would occur from 8th Street South.

| Use | Standard | Number of Required Spaces |
|---|---|---------------------------|
| Vehicle Repair Shop (proposed) | 2.5 spaces per service bay plus 1 space per employee | 16 spaces |
| Vehicle Rental | 1 space per 300 square feet plus 1 space per employee | 7 spaces |
| Vacant tenant spaces (professional or general services) | 1 space per 300 square feet | 10 spaces |
| Total Required | | 33 spaces |

Findings: The reconfiguration creates less of a need for required parking than the previous proposal because of the distribution of uses throughout the building. The total number of required parking spaces is 33 spaces. The site can accommodate 56 parking spaces not including the proposed area to be screened for outdoor vehicle storage. The site meets the project needs for both parking and ingress and egress. In addition, the space for overnight storage of no more than 15 vehicles will be located separately toward the rear of the site and screened adequately with privacy fencing. Staff would recommend all designated parking be striped to meet current dimensional standards.

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

Analysis: The subject property is suitable for the proposed use. Vehicles are only permitted to be repaired within the service bay areas and no more than 15 vehicles would be allowed to be stored outside overnight.

Findings: The site is sufficient and suitable to accommodate the proposed use. No new building or site work are proposed, except for fencing.

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

Analysis: The site is fully developed.

Findings: There would be minimal impact to the natural environment, as the proposed site is fully developed.

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

Analysis: The surrounding properties are almost wholly commercial in nature, with the exception of a small residential parcel to the southwest.

Findings: Eighth Street South is a heavily travelled commercial corridor. The applicant would be required to abide by the City's Noise Ordinance. They would also be required to screen stored vehicles as a condition of approval.

- 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 is substantially developed.

Findings: The use should not impede the normal development and improvement of the surrounding area.

- 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 neighbors have inquired about the project.

In summary, the proposed use is in keeping with the larger planning vision for the 8th Street South corridor. The vehicle repair business would be consistent with the array of commercial uses in the area. Additionally, this site is situated along a transportation corridor which is well suited to commercial uses. In conclusion, staff feels that with the above interpretation, analysis, findings, and conditions below, the use would be fitting for the property and therefore would recommend approval, subject to conditions.



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 4/10/23
Received By CE
Fee \$250.00
Case # 23-000224
Aldermanic District 7-Delaney
Plan Commission Date 5/1/23

1. Applicant information

Applicant name David Zielke
Street address 410 Meadow Crest Trail
City, state, zip code Cottage Grove, WI 53527
Daytime telephone number 608-332-9391
Email david.zielke@badgerred.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 (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 2210-2240 8th St South Wisconsin Rapids, WI

Parcel number(s) 34-12139

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 checked="" 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 |

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

Napa retail store. Property was formerly occupied by a hair salon and an auto dealership.

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

Napa retail store, automotive collision repair facility, and rental car agency.

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.

1.510 acres

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

none

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).

See the attached floor plan.

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

The traffic and pedestrian circulation will maintain in a similar manner as the current uses.

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

The subject property is perfectly suited for the proposed use. The garage space and existing overhead doors are ideal.

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

The collision company will follow all state and federal guidelines with respect to waste disposal.

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

Monday through Friday from 7:30am to 5:30pm.

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.**

The proposed use will closely resemble the existing use.

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 to our knowledge.

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.

I've attached the project map with information and the letter that was sent to Alderperson Delaney.

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?

04/06/2023

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:

David Zielke

Name – print



Name – Signature

4/10/2023

Date

Name – print

Name – Signature

Date

Project Name: Wisconsin Rapids Collision

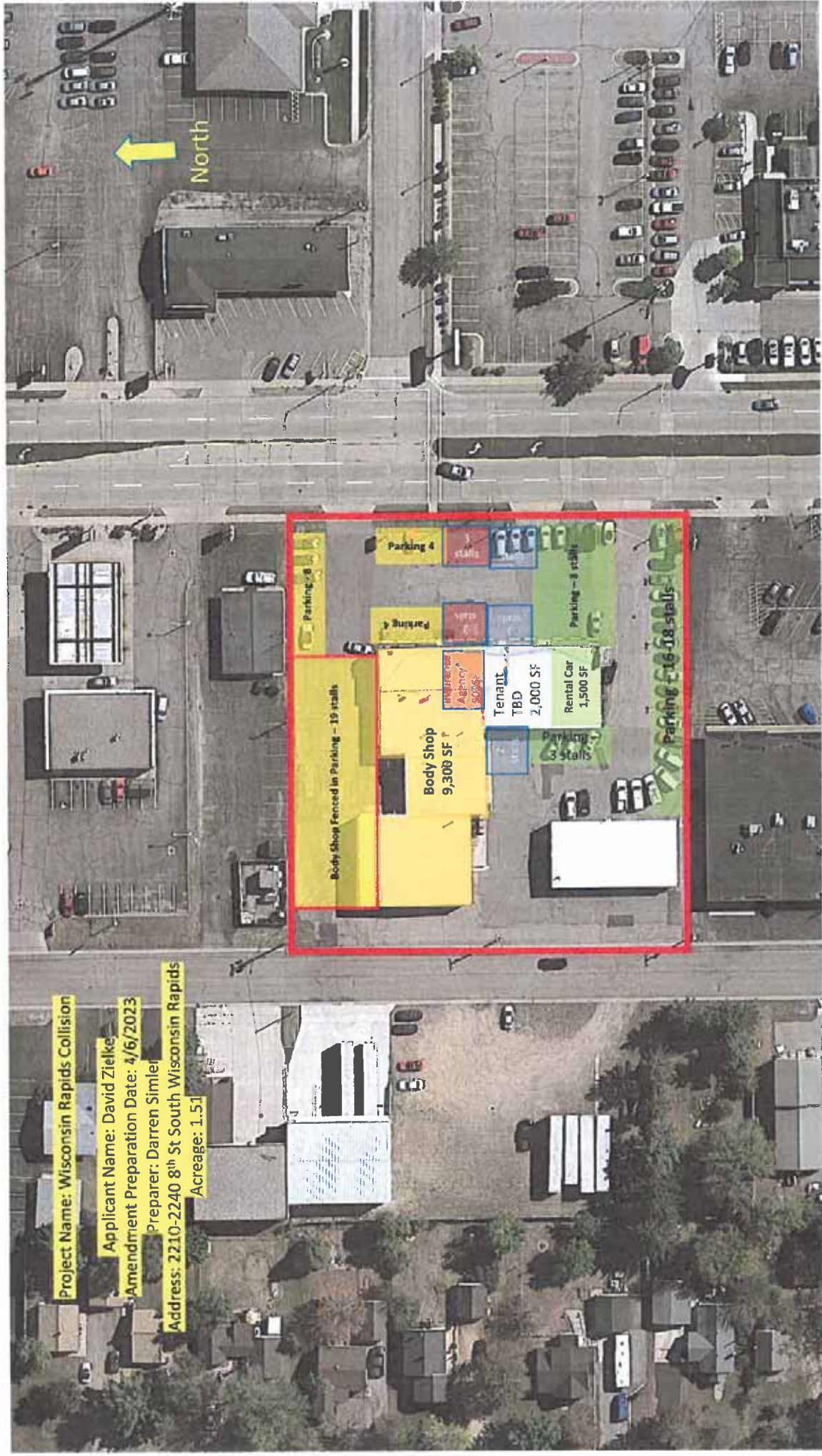
Applicant Name: David Zielke

Amendment Preparation Date: 4/6/2023

Preparer: Darren Simler

Address: 2210-2240 8th St South Wisconsin Rapids

Acreage: 1.51



From: [Darren Simler](#)
To: pdelaney@wirapids.org
Subject: 2210-2240 8th St South - Development Update
Date: Monday, April 10, 2023 10:10:00 AM

Alderman Delaney,

Good morning. I am the Operations Manager for the property management company that owns the multi-tenant property located at 2210-2240 8th St South Wisconsin Rapids. I am reaching out as we received a Conditional Use Permit approval in late 2022 allowing automotive collision repair at this location. We are pleased to report that our two prospective tenants are both industry leading national companies. One is a collision repair company and the other is a rental car company. This will be the first time either national brand opens a location in Wisconsin Rapids.

Our initial CUP application was submitted with the collision company occupying the southern part of the building. We are now submitting an amendment to the initial application with the collision company occupying the northern section of the building and the rental car company occupying the southern end. I wanted to keep you aware of the development at the property. We look forward to bringing these valuable employers to 8th St South. Please let me know if you have any questions.

Darren Simler
Operations Manager

C: 608.287.9025

A: 2702 Agriculture Dr, Madison WI 53718 #102



Administrative Staff Report

Meehan Development
Site Plan & Architectural Review
2211 Industrial Street
April 25, 2023



| | |
|---|---|
| <p>Applicant(s):</p> <ul style="list-style-type: none">• Meehan Development <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">• 3400912 <p>Lot Information:</p> <ul style="list-style-type: none">• Effective Frontage: 156 feet• Effective Depth: 279 feet• Square Footage: 43,560• Acreage: 1 Acre <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">• Warehouse <p>Applicable Regulations:</p> <ul style="list-style-type: none">• Chapter 11 - Zoning | <p>Request</p> <p>23-000251; Meehan Development – request for a site plan and architectural review for an industrial building addition at 2211 Industrial Street (Parcel ID 3400912).</p> <p>Attachment(s)</p> <ol style="list-style-type: none">1. Application2. Site Plan3. Building Renderings <p>Findings of Fact</p> <ol style="list-style-type: none">1. The applicant is requesting construction of a building addition extending the principal building.2. The proposed addition is approximately 3,000 square feet.3. The property is zoned "M-1" General Industrial District.4. Warehouse use is permitted in the "M-1" General Industrial District.5. 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 for an industrial building addition at 2211 Industrial Street (Parcel ID 3400912), subject to the following condition(s):</p> <ol style="list-style-type: none">1. The exterior materials of the building shall match the design and color of the principal building.2. 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.3. Applicable permits through the City shall be obtained, including those applicable for fences and asphalt.4. A landscape plan is required to be submitted and approved by the Community Development Department.5. The refuse storage shall be screened with an enclosure made of brick, textured concrete masonry units, wood, and/or chain-link with slats, to be reviewed and approved by the Community Development Department.6. Community development staff shall have the authority to approve minor modifications to the plans. |
|---|---|

Vicinity Map



Site Photos



Background

The applicant operates a successful electronics distribution facility. The business has outgrown the existing space and is proposing a building expansion. The facility is primarily used as an electronics distribution facility, with some minor assembly occurring onsite. The existing business falls within the Warehouse definition of the Zoning Code:

14.06 Warehouse

Description: A place where goods, merchandise, and other materials are temporarily stored for eventual shipment. The term includes moving and storage facilities. The term does not include bulk fuel storage.

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

Supplemental Standards:

(a) Setback of outdoor storage area. Outdoor storage areas and other 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.

(b) Control of fugitive dust. As part of the site plan/operation plan review process, the control of fugitive dust generated by this use, if any, shall be addressed.

(c) Access. A warehouse shall have legal and physical access to a street designated by the City as a truck route.

The existing building is 6,000 square feet and a 3,000 square foot building addition is proposed. No other modifications to the site including parking are proposed. The standards of review are analyzed in greater detail below:

Standards of Review

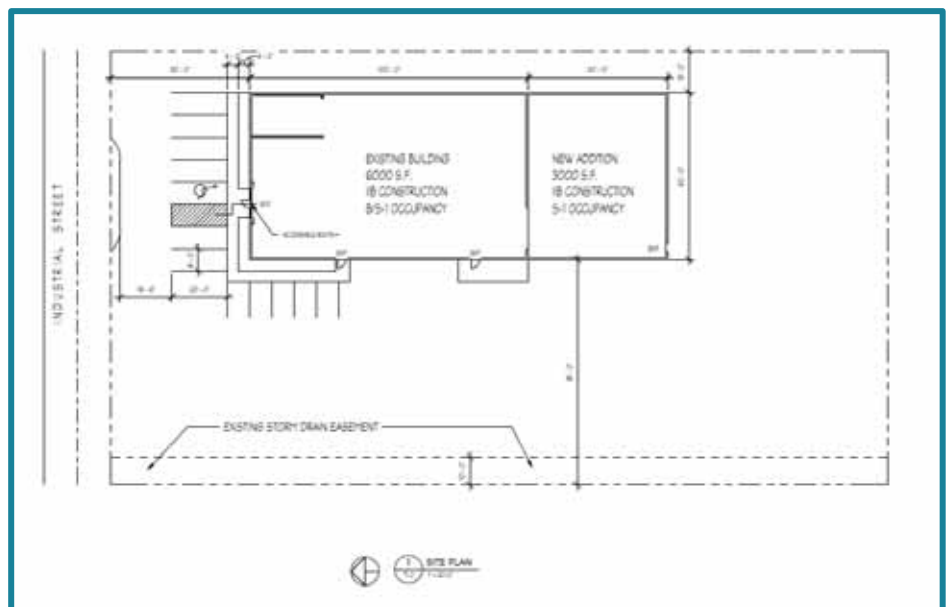
1) Use

Analysis: Warehousing (including distribution) is permitted within the General Industrial M-1 Zoning District. The use currently exists and is proposed to be expanded, with the construction of the proposed building addition.

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 43,560 square feet. The proposed building addition is proposed within a permeable area east of the existing building and meets setbacks. The existing building coverage ratio is 13.8 percent (70 percent maximum allowed), and the existing impervious surface ratio is approximately 45% (90 percent maximum allowed).



Findings: The building coverage ratio would be approximately 21 percent, with impervious surface ratio at approximately 51 percent, both well under the maximum allowed. The proposed building addition meets all required dimensional requirements and is well suited in scale to the existing lot and surrounding development.

3) Ingress/Egress

Analysis: The site is accessed from Industrial Street, with two points of two-way access. No changes are proposed to the ingress/egress to the site.

Findings: The existing access is sufficient, and no modifications are proposed. No parking or circulation modifications are proposed with this project.

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. There are 11 parking spaces and one ADA approved accessible parking space on site.

Findings: The existing business has five employees and no fleet vehicles. There are no anticipated changes to the number of employees associated with the proposed addition. Therefore, the required number of parking spaces remains 5 spaces plus 1 ADA approved accessible space, and there is no additional parking required. Therefore, the existing 11 parking spaces and 1 ADA approved accessible parking spaces are sufficient to meet the parking requirement.

5) Landscaping

Analysis: The proposed building addition requires that foundation landscaping be provided: A minimum of 40 landscape points shall be provided on a prorated basis for every 100 feet of building foundation perimeter. The building addition includes approximately 160 lineal feet of foundation, meaning 64 perimeter landscape points are required.

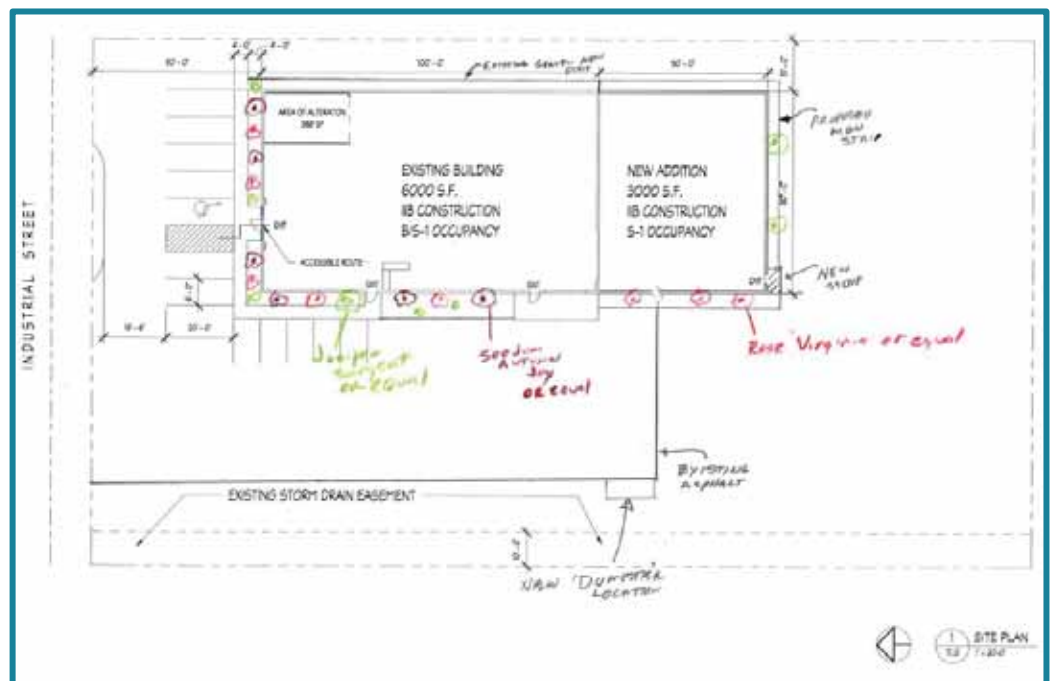
Findings: The 64 required landscape points are proposed in the form of:

- Medium evergreen shrubs (8 x 5 points = 40 points)
- Medium deciduous shrubs (8 x 3 points = 24 points)
- Low deciduous shrubs (6 x 1 point = 6 points)

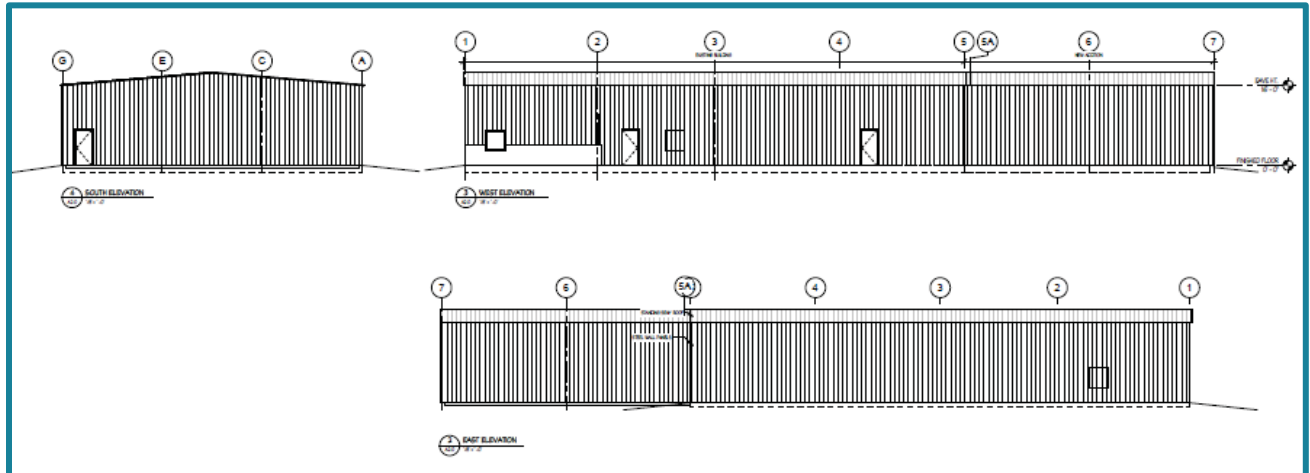
The 72 proposed landscape points meet the points requirement.

6) Architectural Review

Analysis: Elevations have been submitted, showing the building façade. The original building consists of corrugated steel wall panels. The proposed building addition is proposed to also be constructed with corrugated



steel wall panels to match the existing building. These materials are typical of industrial buildings. The roofline is also consistent with the existing building.



Findings: The proposed building addition is consistent with the principal structure in style and materials. Additionally, staff would recommend the exterior colors and finishings compliment the principal structure. The dumpster is proposed to be relocated as specified to include a chain link fence enclosure with slats.

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. The property is wholly surrounded by General Industrial “M-1” District properties. One new wall mounted light is proposed near the exterior service door.

Findings: The building will likely not create a large amount of light. However, proposed lighting is still required not to exceed light level maximums as specified in Chapter 11 – Zoning as described above. This requirement should be relatively easy to meet with a wall-mounted light.

In summary, the proposed building addition is permitted and appropriate for the existing use and site. Furthermore, the building addition will match the existing building and will be consistent with other industrial properties in the immediate 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 4/17/23
Received By CE
Fee \$175.00
Case # 23-000251
Aldermanic District 1-Austin
Plan Commission Date 5/1/23

1. Applicant information

Applicant name Meehan Development
Street address 932 Woodland Circle
City, state, zip code Plover, WI 54467
Daytime telephone number 715-421-2550
Email tom@altmannconstruction.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>Tom Altmann</u> | |
| Company | <u>Altmann Construction Company</u> | |
| Street address | <u>P.O. Box 65</u> | |
| City, state, zip code | <u>Wisconsin Rapids, WI 54495-0065</u> | |
| Daytime telephone number | <u>715-421-2550</u> | |
| Email | <u>Tom@altmannconstruction.com</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):

2015

Part A. About the Property

4. Subject property information

Physical address 2211 Industrial Street

Parcel number(s) 34-00912

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)

☐ RR Rural Residential

☐ R-8 Manufactured Home Park

☒ M-1 General Industrial

☐ R-1 Single-family Residential

☐ B-1 Downtown Commercial

☐ M-2 Heavy Industrial

☐ R-2 Mixed Residential

☐ B-2 General Commercial

☐ I-1 Institutional

☐ R-3 Multi-family Medium Density Residential

☐ B-3 Neighborhood Commercial

☐ P-1 Park and Recreation

☐ R-4 Multi-family High Density Residential

☐ B-5 Mixed Use Commercial

☐ C-1 Conservancy

The subject property is also located in the following overlay zoning district(s). (check all that apply)

☐ Planned Development (PDD)

☐ Shoreland

☐ Floodplain

☐ Downtown Design

☐ Shoreland-Wetland

☐ 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?

☐ Townhouse

☒ Commercial

☐ Industrial

☐ Multi-family

☐ Work/live

☐ Parking structure

☐ 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 1 acre
Building coverage 9000
Outdoor storage _____
Stormwater facilities _____
Impervious surfaces Existing
Landscaping and other undeveloped areas _____
Wetlands _____
100-year floodplain _____

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 |
|------------|--------------------------|---------------------------|-------------------------------------|
| Industrial | <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

no additional

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) _____

Charging stations are not required, but are recommended.

Bicycle parking spaces _____

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 _____

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 _____

Number of spaces to the rear of the building _____

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.

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

Retained on site

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 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* | | <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 type="checkbox"/> Location of accessible parking spaces |
| <input type="checkbox"/> Property boundaries * | <input 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 |
| Project Development Information | <input type="checkbox"/> Site amenities (benches, fountains, etc.) | <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"/> Existing trees and other prominent vegetation | <input type="checkbox"/> Snow storage areas |
| <input type="checkbox"/> Easements/rights-of-ways (location, width, purpose, ownership) | <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"/> Common areas/conservancy areas (location, purpose, ownership) | <input type="checkbox"/> Trees / shrubs to be retained | <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) | Outdoor Lighting (existing and proposed) | <input type="checkbox"/> Designated areas of a parking area for pedestrian walks |
| Setting | <input type="checkbox"/> Location | <input type="checkbox"/> Loading lanes and loading docks |
| <input type="checkbox"/> Property boundaries within 50 feet of the subject property | <input type="checkbox"/> Fixture specifications | <input type="checkbox"/> Stormwater drainage |
| <input type="checkbox"/> Land uses within 50 feet of the subject property | Stormwater Facilities (existing and proposed) | <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"/> Location | <input type="checkbox"/> Areas designated for bicycle parking |
| <input type="checkbox"/> Municipal boundaries within 50 feet of the subject property | <input type="checkbox"/> Specifications for each facility | |
| 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: | <u>7:00 AM to 5:00 PM</u> | |
| Estimated number of full-time employees | <u>5</u> | |
| Estimated number of part-time employees | | |
| Maximum number of employees onsite at peak hours | <u>5</u> | |
| Will the proposed business operation create any noise outside of the building? | <u>No</u> | 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? | <u>No</u> | Refer to s. 11.06.148 of the zoning code. |
| Will the proposed business operation create any vibrations outside of the building? | <u>No</u> | Refer to s. 11.06.149 of the zoning code. |
| Will the proposed business operation involve any explosives or other flammable materials? | <u>No</u> | Refer to s. 11.06.150 of the zoning code. |
| Will the proposed business operation involve any radioactive materials? | <u>No</u> | |
| Will the proposed business operation create special needs for wastewater disposal? | <u>No</u> | |
| Will the proposed business operation require unusually high levels of public water? | <u>No</u> | |

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

None

Part D. Other

18. Attachments List any attachments included with your application.

Building Plans

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

The building addition is for material storage.

20. Mandatory meeting with staff

When did you meet with the Community Development Director?

April/2023

Month/year

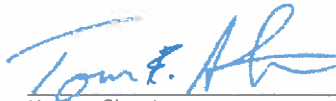
21. Applicant certification

- 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:

Meehan Development

Name – print



Name – Signature



Date

Name – print

Name – Signature

Date

| REVISIONS | BY |
|-----------|----|
| A | |

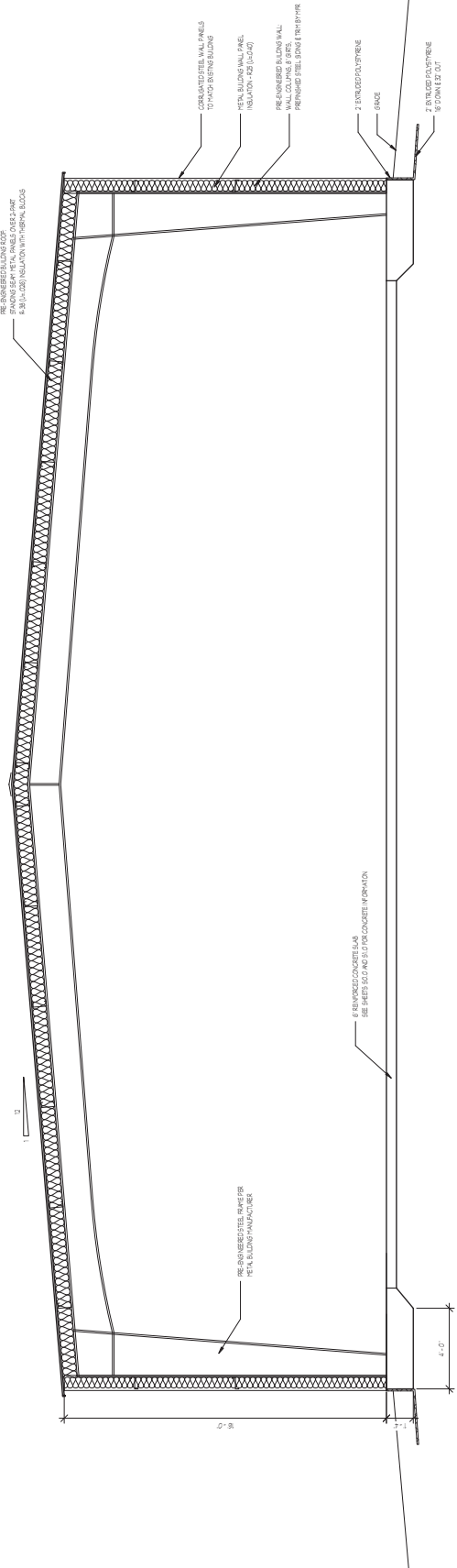
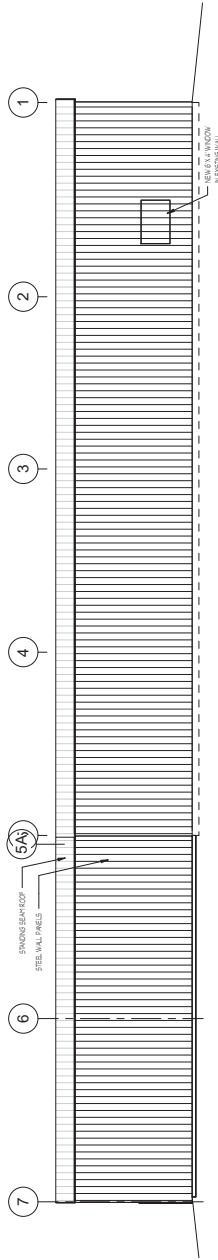
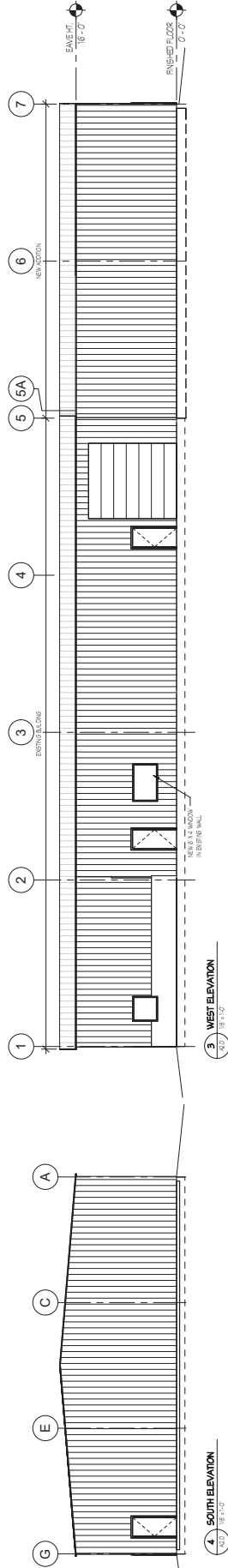
BUILDING SECTION
EXTERIOR ELEVATIONS

ADDITIONAL TREATMENTS TO APPLIED INDUSTRIAL TECHNOLOGIES
2211 INDUSTRIAL STREET, WISCONSIN RAPIDS, WI 54484
PEERMAN DEVELOPMENT
PLANS WISCONSIN

GH
GRUNWALDT & HALVERSON
Architects | Engineers
17 Appleton Court, Suite 200 Madison, Wisconsin 53713
Phone (608) 305.8890 www.grunwaldthalverson.com

| DATE | SCALE | JOB NO. |
|----------|----------|---------|
| 04/03/23 | AS NOTED | 2023 |

SHEET
A2.0



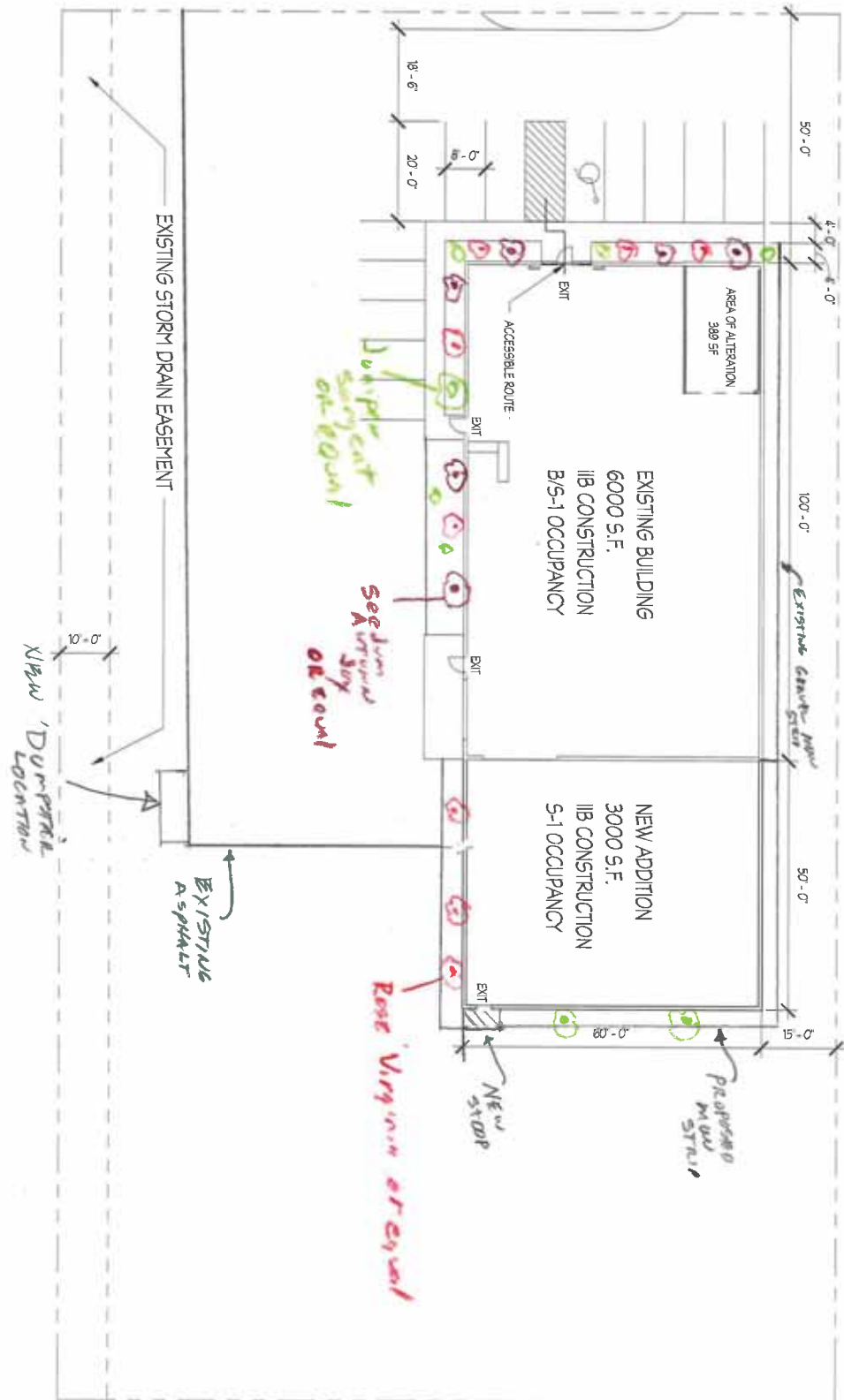
1 BUILDING SECTION
(10' x 38')

2 EAST ELEVATION
(10' x 18')

3 WEST ELEVATION
(10' x 18')

4 SOUTH ELEVATION
(10' x 18')

INDUSTRIAL STREET



1 SITE PLAN
1/8" = 20'-0"

Administrative Staff Report

Jonathan Ruder
Sign Exception
2730 8th Street South
April 25, 2023



| | |
|---|---|
| <p>Applicant(s):</p> <ul style="list-style-type: none">Jonathan Ruder <p>Staff:</p> <ul style="list-style-type: none">Kyle Kearns, DirectorCarrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none">3412599 <p>Lot Information:</p> <ul style="list-style-type: none">Effective Frontage: 272 feetEffective Depth: 206 feetSquare Footage: 53,174Acreage: 1.221 Acres <p>Zone(s):</p> <ul style="list-style-type: none">General Commercial (B-2) <p>Council District:</p> <ul style="list-style-type: none">District 7 - Delaney <p>Master Plan:</p> <ul style="list-style-type: none">Commercial <p>Current Use:</p> <ul style="list-style-type: none">Vehicle Sales <p>Applicable Regulations:</p> <ul style="list-style-type: none">Chapter 11 – ZoningChapter 46 – Sign Regulations | <p>Request</p> <p>23-000259; Jonathan Ruder - request for a sign exception for an off-premise sign at 2730 8th Street South (Parcel ID 3412599).</p> <p>Attachment(s)</p> <ol style="list-style-type: none">Special Exception Application <p>Findings of Fact</p> <ol style="list-style-type: none">The property is currently being utilized for vehicle sales.The property is located within the B-2 General Commercial district.The request includes an exception to allow a multi-tenant ground sign to advertise for businesses located upon the adjacent property in the B-2 General Commercial district.Plan Commission can approve sign exceptions. <p>Staff Recommendation</p> <p>Approve the request for a sign exception for an off-premise sign at 2730 8th Street South (Parcel ID 3412599) with conditions:</p> <ol style="list-style-type: none">The off-premise sign shall include signage for tenants at 2660 8th Street South (Parcel # 3412598) and at 2730 8th Street South (Parcel # 3412599). |
|---|---|

Vicinity Map



Photos



Background

The applicant is requesting an off-premise sign at 2730 8th Street South. The proposed sign includes space for seven separate tenants, six of which are located on the adjacent lot at 2660 8th Street South, Unit 101.

The City Sign Code permits the following:

Section 46-25 Sign Exception. *(a) Sign Exceptions are appropriate for proposed signage that is not completely described by the terms of this Code or not fully in compliance with the specific provisions of the Code. Exceptions shall be reviewed and approved by the City Plan Commission. The Plan Commission shall use the following to determine whether to approve the exception, in addition to the requirements outlined in section 11.05 – Division 7 of the Municipal Code.*

- (1) If the sign is not in full compliance with the definition or the type of sign is not permitted within a given district, the Plan Commission may make considerations for unique signs that match or have similar architectural styles or materials as the principal building(s).*
- (2) Site difficulties. If there are unusual site factors, which preclude an allowed sign from being visible to the street immediately in front of the site, an adjustment may be granted to achieve visibility standards. This adjustment is not intended to be used to make signs visible to other streets, but to address site difficulties of visibility to the street on which the sign has direct frontage. Site difficulties may include the sign face being blocked due to topography of the site, elevation of street, setback of the existing development, or landscaping on the site, or from abutting development or landscaping. This set of adjustment criteria is generally intended to allow greater flexibility in placement and dimension requirements of the sign. The adjustment may be approved if the following criteria are found to be met:*
 - a. There is no reasonable place on the site for an allowed sign without an adjustment to achieve visibility standards to the street immediately in front of the site. This may include consideration of an off-premise sign where appropriate.*
 - b. If the proposed sign extends into the five-foot setback requirement, the sign will not create a traffic or safety hazard.*
 - c. Of potential adjustments to meet the visibility standard, the request is the most consistent with the surrounding development and sign patterns.*
 - d. The adjustment is the minimum needed for a sign to meet the visibility standards.*
 - e. Additional signage may not constitute an over proliferation of signs on a property or cause needless repetition or redundancy of signage.*
 - f. The sign would not be located so as to have a negative impact on adjacent property.*
 - g. The size and height adjustment is the minimal to adhere visibility standards.*
- (3) If a proposed sign structure, including required landscaped areas would take up required parking spaces and is unable to be suitably placed where setbacks can be met and required parking is not removed, the Plan Commission may reduce or waive the setbacks and landscaping requirement.*
- (4) Signs where a Sign Exception is specifically required elsewhere in this chapter such as a mural, may not need to meet all of the above criteria for approval. These are unique signs, and the Plan Commission may grant approval on a case by case basis.*
- (5) The Zoning Administrator may require a Sign Exception review when provisions of the sign code are unclear or contradicting.*

In addition, the Plan Commission shall consider **Zoning Ordinance section 11.05-division 7:**

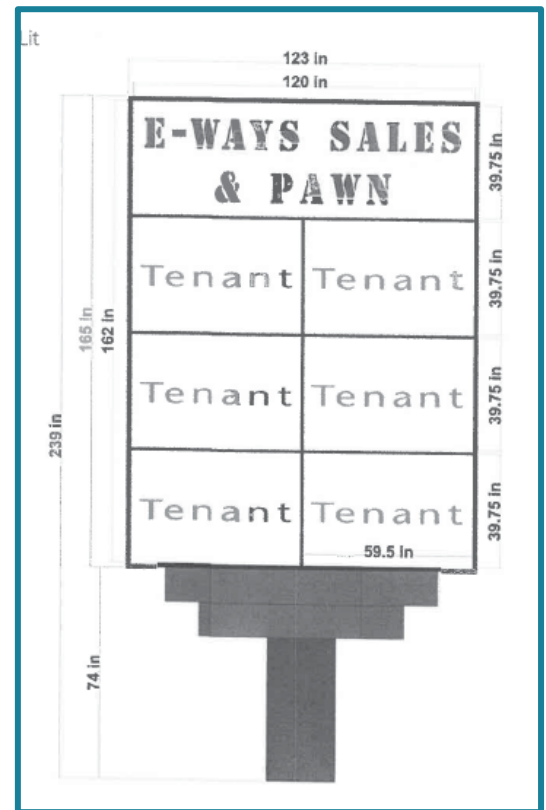
- (1) the size of the property in comparison to other properties in the area.*

- (2) *the extent to which the issuance of the special exception would be in keeping with the overall intent of this chapter;*
- (3) *whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception;*
- (4) *the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted;*
- (5) *the nature and extent of anticipated positive and negative effects on properties in the area;*
- (6) *actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;*
- (7) *a factor specifically listed under a section of this chapter authorizing the issuance of a special exception; and*
- (8) *any other factor that relates to the purposes of this chapter set forth in s. 11.01.05 or as allowed by state law.*

Standards of Review

The proposed signage will include sign spaces for businesses located on the adjacent parcel at 2660 8th Street South, Unit 101. There is an existing ground sign located at the 2660 8th Street South, Unit 101 location that advertises for one tenant. The applicant does have the option to reconstruct or modify this sign to add additional tenants. However, they would not achieve visibility once the sign is brought into conformity because of the location of the existing sign. Additionally, if the sign were removed, they would have the ability to locate a multi-tenant sign at various places throughout the site. However, this is a very large 25,421 square foot commercial building located upon a 50,094 square foot lot. Additionally, all areas directly in front of the building are delineated for parking and there is not a concentrated landscaped space or yard area in front of the building where a ground sign would typically be located. Therefore, no reasonable place exists on the site for an allowed sign without an adjustment as stated in Chapter 46 – Sign Code below:

a. There is no reasonable place on the site for an allowed sign without an adjustment to achieve visibility standards to the street immediately in front of the site. This may include consideration of an off-premise sign where appropriate.



One goal of the City's Sign Code is to bring signs into conformity and improve the 8th Street South aesthetic. Exceptions are made when signs are unique, site difficulties are present, the sign would encroach into parking areas, the sign is required elsewhere by code, or when the code is unclear or contradictory. This is an example of no reasonable place on the site for a multi-tenant ground sign due to site difficulties at the 2660 8th Street South, Unit 101 location. The adjacent parcel to the south provides a suitable location for an off-premise sign to advertise for these businesses. Staff has added a condition that the proposed off-premise sign at 2730 8th Street South be required to include tenants from both locations.

Based on the above review and findings, staff is recommending approval of the request for a sign exception for an off-premise ground sign, with the following condition:

2. The off-premise sign shall include signage for tenants at 2660 8th Street South (Parcel # 3412598) and at 2730 8th Street South (Parcel # 3412599).



Sign Exception Application City of Wisconsin Rapids, Wisconsin

Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780
Ph: (715) 421-8228

Overview: The Planning Commission reviews sign exception requests where compliance with Chapter 46 (Sign Code) is not met. Standards of review are outlined in section 46.25 of the Sign 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: \$150.00

Application submittal deadline: Applications must be submitted 3 weeks prior to the Plan Commission meeting. Please consult the annual Planning Commission Schedule for specific dates.

Recommended meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant should meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

OFFICE USE ONLY

Application Number: _____ Fee Paid: \$ _____ Fee Received By: _____ Date Received: _____

Parcel Number: 3412598 Property Address: 2660 8th St. S. Wisc. Rapids, WI 54494

| Property Owner / Applicant (circle) | | Agent, if any |
|-------------------------------------|-------------------------------------|---------------|
| Name | <u>Jonathan Ruder</u> | |
| Street address | <u>845 Akron Dr.</u> | |
| City, state, zip code | <u>Nekoosa, WI 54457</u> | |
| Daytime telephone | <u>715-459-6651 or 715-213-8873</u> | |
| E-mail address | <u>jon@ewayspawn.com</u> | |

General Description of the proposed sign project:

Multi-Tenant Monument or Pole Sign. We would like to use our property next to us as the location. Parcel # 3412599

Reason for the sign exception request:

We have insufficient space between our building and the road to safely put up a sign without having people backing up into it when leaving.

Section and detail of Sign Code requesting relief or exception from:

46.13 Prohibited Signs, Section B, # 3.
Off-Premises Signs

Zoning information (refer to <https://wisconsinrapids.zoninghub.com/zoningmap.aspx>)

- | | | |
|--|--|--|
| <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 checked="" 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 |

Contact
Kyrea Hamilton
Kitty @ewayspawn.com
715-213-8873

Standards of Review: The Plan Commission shall use the following to determine whether to approve the exception, in addition to the requirements outlined in section 11.05 – Division 7 of the Municipal Code.

- 1) If the sign is not in full compliance with the definition or the type of sign is not permitted within a given district, the Plan Commission may make considerations for unique signs that match or have similar architectural styles or materials as the principal building(s).
- 2) Site difficulties. If there are unusual site factors, which preclude an allowed sign from being visible to the street immediately in front of the site, an adjustment may be granted to achieve visibility standards. This adjustment is not intended to be used to make signs visible to other streets, but to address site difficulties of visibility to the street on which the sign has direct frontage. Site difficulties may include the sign face being blocked due to topography of the site, elevation of street, setback of the existing development, or landscaping on the site, or from abutting development or landscaping. This set of adjustment criteria is generally intended to allow greater flexibility in placement and dimension requirements of the sign. The adjustment may be approved if the following criteria are found to be met:
 - a. There is no reasonable place on the site for an allowed sign without an adjustment to achieve visibility standards to the street immediately in front of the site. This may include consideration of an off-premise sign where appropriate.
 - b. If the proposed sign extends into the five-foot setback requirement, the sign will not create a traffic or safety hazard.
 - c. Of potential adjustments to meet the visibility standard, the request is the most consistent with the surrounding development and sign patterns.
 - d. The adjustment is the minimum needed for a sign to meet the visibility standards.
 - e. Additional signage may not constitute an over proliferation of signs on a property or cause needless repetition or redundancy of signage.
 - f. The sign would not be located so as to have a negative impact on adjacent property.
 - g. The size and height adjustment is the minimal to adhere visibility standards.
- 3) If a proposed sign structure, including required landscaped areas would take up required parking spaces and is unable to be suitably placed where setbacks can be met and required parking is not removed, the Plan Commission may reduce or waive the setbacks and landscaping requirement.
- 4) Signs where a Sign Exception is specifically required elsewhere in this chapter such as a mural, may not need to meet all of the above criteria for approval. These are unique signs, and the Plan Commission may grant approval on a case by case basis.
- 5) The Zoning Administrator may require a Sign Exception review when provisions of the sign code are unclear or contradicting.

Provide further details regarding the request in relation to the above standards:

We believe a sign on our current property would create a safety hazard. Our building is closer to the road than most and we are afraid customers will back up into the sign while leaving.

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 and/or Applicant:

Jonathan Rucker

Name – print

Jonathan Rucker

Name – Signature

3/25/2023

Date

Name – print

Name – Signature

Date

Sign Exception Application

Ward 21

Parcels #3412599 (2730 8th St. S Wisconsin Rapids, WI 54494) and #3412598 (2660 8th St. S. Wisconsin Rapids, WI 54494)

Owned by: I'm Good LLC

Good afternoon, we are reaching out to you in regards to permitting us to have an off-premise sign for our multi-tenant building. As it currently stands we do not have sufficient room in front of our building for a sign. We believe it would make things unsafe for people backing out of parking spaces. We would like to refer to the *Wisconsin Rapids Municipal Code, 46.25 Sign Exception, Section A, Subsection 2 Site difficulties, Letter B.*

"If the proposed sign extends into the five-foot setback requirement, the sign will not create a traffic or safety hazard."

We would like to have the sign placed on Parcel #3412599 (2730 8th St. S Wisconsin Rapids, WI 54494) instead of Parcel #3412598 (2660 8th St. S Wisconsin Rapids, WI 54494) due to a possible safety hazard. (Both Parcels are owned by I'm Good LLC and are both B-2 General Commercial.) This would make sure the sign we have is 15ft from an access drive and well over 5ft from any parking spaces. I have attached a general overview of the area along with the approximate measurements that we would be working with. We would like to have the sign be 20ft tall and since we have 272ft of frontage we are requesting 136sqft of signage. I have also attached a preview of a possible sign design from Stratford Sign.

Monument Sign
Double Sided | Internally Lit
QTY: 1



211205 Conroy Ave | PO Box 134 | Stratford, WI 54484
Tel 715.687.3250 | Free 888.261.4459
Fax 715.687.4657 | www.stratfordsign.com

ART PROOF

SHEET 1 of 1

Order ID: <<Order Number>>

PO #: <<PO Number>>

Client: E-Ways Sales & Pawn

Project: Monument/Pylon

Contact: Kyrea Hamilton

Phone: 715.213.8873

Email: kyrea@eways.com

Project Mgr: Chris

Drawn By: Harvey H

PROOF DATES

P1: 12.02.22 P2: 12.15.22

P3: 12.19.22 P4: 00.00.00

P5: 00.00.00 P6: 00.00.00

File Name: E:E Ways Sales & Pawn.rls

Notes:

<<Notes>>

☐ APPROVED

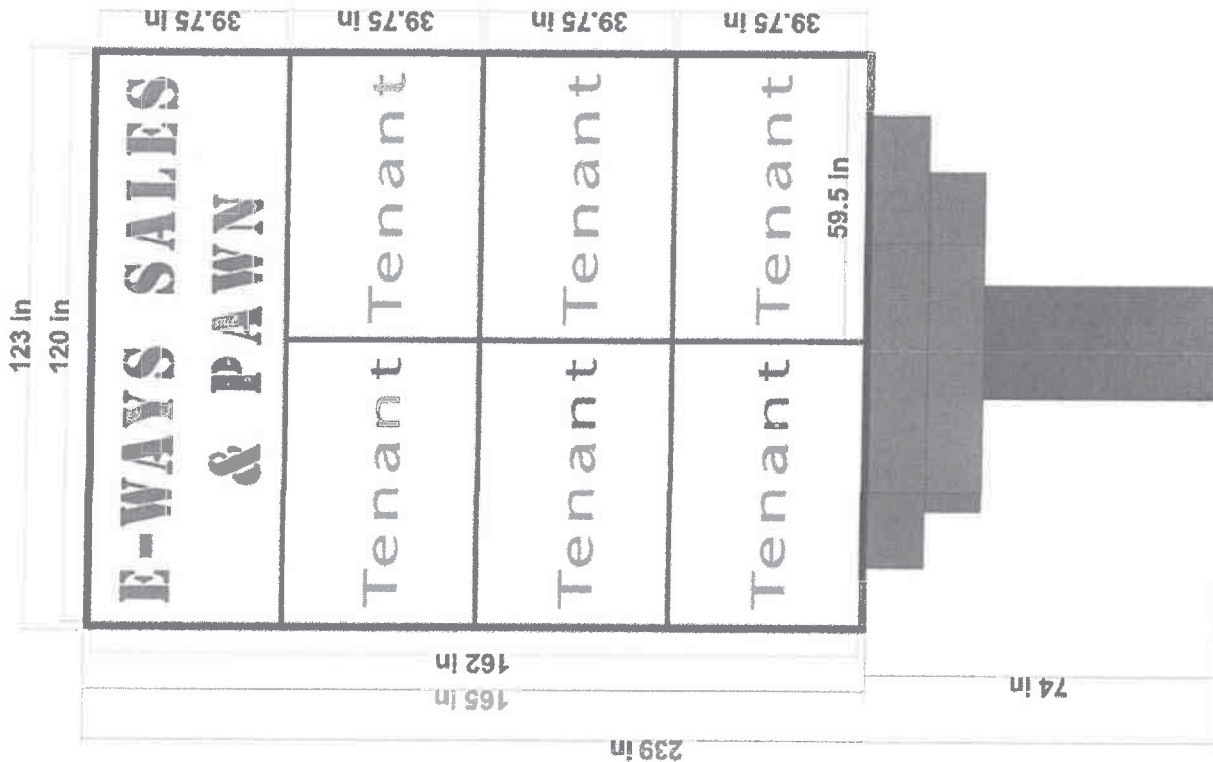
☐ Approved w/ noted revisions

☐ Revise and submit new proof

Signature

Date

These drawings will be reviewed in production and signed. SSC is not responsible for errors. Please check for misspellings, correct phone numbers & addresses, details regarding materials, shop draw quantities, color, etc. Colors shown are for representation only. PMS colors must be requested at time of order to ensure accuracy and may not be guaranteed. Addressed for all apply if PMS sample is required. Any detail or dimensional change may delay completion and may incur additional fee. All artwork is property of SSC and cannot be reproduced without a permission. Fee may apply & reproduced by others.



Sign Graphics
Printed 3M HP Vinyl
with Gloss Lamination

Sign Graphics
Diecut 3M HP Opaque Vinyl
Black 7125 12



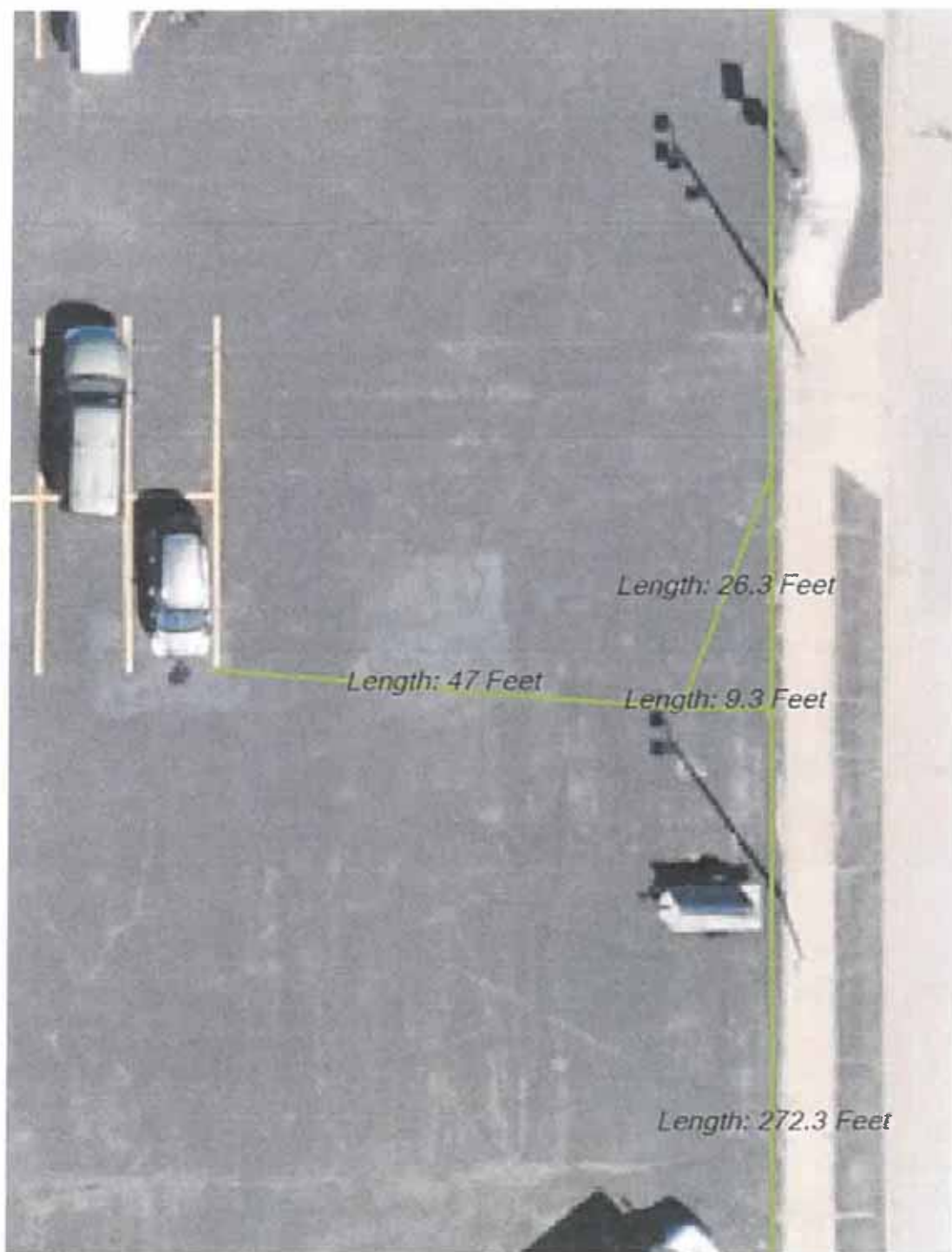
Search



Length: 237 F

Length: 272.3

Grove Avenue





**Community Development
Department**
City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495
Ph: (715) 421-8228

MEMO

To: Plan Commission

From: Kyle Kearns, Director of Community Development
Carrie Edmondson, Associate Planner

Date: April 18, 2023

RE: **23-000234; City of Wisconsin Rapids** - public hearing and action on a request to amend Chapter 11 – Zoning Ordinance, specifically Section 11.06.67(c), Parking of a commercial vehicle as an ancillary residential use, to allow for greater flexibility in standards for commercial vehicles.

Chapter 11 – Zoning Division 3 General Standards, Section 11.06.67 Storage of motor vehicles and trailers outlines the following regarding the parking of commercial vehicles on residential property:

“(c) Parking of a commercial vehicle as an ancillary residential use. One panel truck or one pickup truck that is used for business purposes and/or personal use may be parked on a driveway or an auxiliary parking bay on a residential property. Larger trucks may be allowed as a conditional use (See Appendix A).”

However, there is no additional language or guidance regarding a provision for a conditional use permit process in Appendix A.

Additionally, Municipal Code Chapter 27 Parking Section 27.13 Parking Regulations (4) Miscellaneous Parking Restrictions, states the following:

(f) Overnight Truck Parking. No trucks or trailers in excess of five tons capacity shall be parked within 175 feet of a residential zone between the hours of 10:00 p.m. and 6:00 a.m., except as follows:

- (1) One semi-tractor, stake truck, or van, excluding semi-trailers, may be parked at the residence of the operator. On-street parking is prohibited. (MC#823)
- (2) No motors are left idling, including those necessary for air-conditioning and refrigeration units.
- (3) Trucks and trailers are parked in authorized areas and are not actively engaged in hook-up or loading activities during the hours of 10:00 p.m. and 6:00 a.m.
- (4) Operators of commercial trucks in excess of five tons capacity who must keep refrigeration units or other motors in operation will be directed to take the truck to the industrial park. (MC#389)

Historically, parking of commercial vehicles has been a generally accepted practice throughout the City. Additionally, there is a shortage of available commercial vehicle parking within close proximity of the City. It enhances safety and convenience when those using commercial vehicles for business purposes can begin and end their work day at their home. Additionally, for self-employed drivers, without the ability to park their commercial vehicle at their residence, they are required to secure off-site parking.

To create clear, consistent language for residents, staff is suggesting the following amendment to the code language in Chapter – 11 Zoning.

“(c) Parking of a commercial vehicle as an ancillary residential use. One panel truck ~~or~~, ~~one~~ pickup truck, semi-tractor, stake truck, or van (excluding semi-trailers) that is used for business purposes and/or personal use may be parked on a driveway or an auxiliary parking bay on a residential property. ~~Larger trucks may be allowed as a conditional use (See Appendix A).~~”

This language would limit residents to one commercial vehicle on site, and that vehicle would be required to be parked upon a paved surface. Additionally, it creates consistency throughout the Municipal Code.