

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: July 1, 2024

Report #1

The Planning Commission met at 4:00 p.m. on July 1, 2024 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 in the Chambers consisted of Chairperson Matt Zacher, Eric Daven, Lee Thao, and Madalyn Palmquist. Ben Goodreau attended via Zoom. Members absent included Thaddeus Kubisiak and Jeff Marutz. Also attending the meeting were Community Development Director Kyle Kearns, Associate Planner Lizabeth Edwardsen, and Alderpersons Dennis Polach and Jeff Penzkover.

The meeting was called to order at 4:05 p.m.

1. Approval of the report from May 6, 2024, Planning Commission meeting.

Motion by Palmquist to approve the report from May 6, 2024, Planning Commission meeting; second by Daven.

Motion carried (5 – 0)

2. **24-000678; Hannah Center** – request for a Site Plan Review to construct a nonresidential accessory building at 1320 Pepper Ave (Parcel ID 3412666).

A synopsis of the request was provided by Lizabeth Edwardsen. Approval was recommended with the conditions outlined in the staff report.

Motion by Daven to approve the request for a Site Plan Review to construct a nonresidential accessory building at 1320 Pepper Ave (Parcel ID 3412666) with the recommended conditions:

1. The accessory building must meet all other required building standards for the General Commercial (B-2) District.
2. The accessory building shall be placed on a stable foundation and anchored appropriately to be approved by the Community Development Department.
3. Applicable permits through the City shall be obtained.
4. The Community Development Department shall have the authority to approve minor modifications to the plans.

Second by Palmquist

Motion carried (5 – 0)

3. **24-000679; SN Rams Hotel LLC.** – request for an architectural review to install HVAC units at 451 E Grand Ave (Parcel ID 3407778), which falls within the Downtown Design Overlay District

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

Motion by Daven to approve the request for an architectural review to install HVAC units at 451 E Grand Ave (Parcel ID 3407778), which falls within the Downtown Design Overlay District with the four conditions listed in the staff report and adding condition number 5:

1. Final louver design and size shall be submitted for approval by the community development department.
2. Louvers covering penetrations shall not exceed 12” in height and width.

3. Penetrations shall exist within the same vicinity in each unit and on exterior panel to create consistency and a matching design.
4. Minor modifications to the façade improvements can be approved by the Community Development Department.
5. Louvers shall match the color of the concrete panel or wall to which they are attached.

Second by Thao

Motion carried (5 – 0)

**4. Adjourn**

Motion by Thao to adjourn the meeting; second by Daven

Motion carried (5 – 0)

Meeting adjourned at 4:16 p.m.

Respectfully Submitted by Erika Esser, Secretary