

REPORT OF THE PLANNING COMMISSION

Date of Meeting: July 6, 2020

Report #1

Reported to Council: July 21, 2020

The Planning Commission met at 4:00 p.m. on July 6, 2020 in the City Council chambers and via videoconferencing. Members present included Chairperson Shane Blaser, Jay Bemke, Tom Brey, Shane Burkart, Susan Feith, and Daniel Hansen. Absent was Lee Thao. Others in attendance are listed on the sign-in sheet attached.

The meeting was called to order at 4:02 p.m.

1. Approval of the reports from the June 1 and June 15, 2020 Plan Commission meeting

Motion by Bemke, second by Brey to approve the reports from the June 1 and June 15, 2020 Plan Commission meeting. Motion carried (6-0)

2. **PLAN-20-0486; Disher Residential LLC / Jeff Disher**, for a request to register a nonconforming use, daycare, within the M-1 General Industrial Zoning District at 1421 Pepper Avenue (Parcel ID 3412380)

Motion by Bemke, second by Feith to **deny Plan-20-0486; Disher Residential LLC / Jeff Disher**, for a request to register a nonconforming use, daycare, within the M-1 General Industrial Zoning District at 1421 Pepper Avenue (Parcel ID 3412380). Motion carried (6-0)

3. **PLAN-20-0455; Theresa Cashman**, request for a site plan amendment review to construct a café building, with drive-through, at 3820 8th Street South (Parcel ID 3413806)

Motion by Blaser, second by Burkart to approve **PLAN-20-0455; Theresa Cashman**, request for a site plan amendment review to construct a café building, with drive-through, at 3820 8th Street South (Parcel ID 3413806) with the following conditions:

- a) Parking in front (west) of the principal building shall not exceed 50% of the total onsite.
- b) A complete landscaping plan shall be submitted for review and approval by the Community Development Department.
- c) A lighting plan shall be submitted for review and approval by the Community Development Department.
- d) Details on any refuse enclosure shall be provided for review and approval by the Community Development Department.
- e) All applicable permits through the City of Wisconsin Rapids and other jurisdictions, such as the Wisconsin Department of Natural Resources, shall be obtained.
- f) Necessary plans for erosion control and stormwater requirements per the City of Wisconsin Rapids Municipal Code shall be submitted and approved by the Public Works Department.
- g) Community development staff shall have the authority to approve minor modifications to the plans.

Motion carried (6-0)

4. **Plan-20-0480; Michelle Sweeney & Virginia Schuelke**, public hearing and action on a request for a conditional use permit to operate a hobby dog kennel at 1121 Gardner Street (Parcel ID 3402931), zoned R-2 Mixed Residential district.

Public hearing called to order at 4:24

Speaking in favor:

Michelle Sweeney (1121 Gardner St)

Jason Crone (1111 Gardner St)

Tara Schneider (1120 Gardner St)

Speaking against:

Judith Greiner (1130 Clark St)

Ron Greiner (1130 Clark St)

Joseph Hillemeier (630 11th Ave S)

Madalyn Minervini (1140 Clark Street) – correspondence read

Public hearing closed at 5:01 pm

Motion by Brey, second Burkart by to **deny Plan-20-0480; Michelle Sweeney & Virginia Schuelke**, request for a conditional use permit to operate a hobby dog kennel at 1121 Gardner Street (Parcel ID 3402931), zoned R-2 Mixed Residential district; citing the current and proposed business does not comply with the hobby kennel definition. Motion carried (6-0)

5. **PLAN-20-0484; James Gannigan**, request for an amendment to the City Comprehensive Plan, specifically map 7-2 Future Land Use map, to classify 610-620 Airport Avenue (Parcel ID 3413366) from a Mixed Residential land use classification to a Commercial or Mixed Use land classification

Motion by Bemke, second by Blaser to approve **PLAN-20-0484; James Gannigan**, request for an amendment to the City Comprehensive Plan, specifically map 7-2 Future Land Use map, to classify 610-620 Airport Avenue (Parcel ID 3413366) from a Mixed Residential land use classification to a Commercial or Mixed Use land classification. Motion carried (6-0)

6. **PLAN-20-0484; James Gannigan**, public hearing and action on a request for a zoning map amendment to rezone 610-620 Airport Avenue (Parcel ID 3413366) from R-3 Multi-Family Medium Density Residential District to B-2 General Commercial District or B-3 Neighborhood Commercial District

Public hearing called to order at 5:46 pm

Speaking in favor:

Gerry Geishart (property owner 610/620 Airport)

Jane Gannigan (applicant)

James Gannigan (applicant)

Julianne Gannigan (applicant)

Speaking in opposition:

Darren Barinegar (551 Airport Ave)

Katherine (541 Airport Ave)

Public hearing closed at 5:59 pm

Motion by Brey, second by Feith to approve **PLAN-20-0484; James Gannigan**, request for a zoning map amendment to rezone 610-620 Airport Avenue (Parcel ID 3413366) from R-3 Multi-Family Medium Density Residential District to B-2 General Commercial District or B-3 Neighborhood Commercial District. Motion carried (6-0)

7. Adjourn

Motion by Bemke , second by Blaser to adjourn. Motion carried (6-0)

Meeting adjourned at 6:07 pm

Respectfully submitted by Joe Terry, secretary.

Planning Commission

Sign-in Sheet

Date: July 6, 2020

	Name	Representing	Address
1	Jason Krohn	Josh Krohn	411 Gardner St
2	Terra Schneider	Self	1120 Gardner St.
3	Virginia Schuelke	The Ruff Ranch	1121 Gardner St.
4	Michelle Sweeney	The Ruff Ranch	1121 Gardner St.
5	Arnold Haessly	nextdoor neighbor	831 Fremont St WR
6	Roy Greiner	Self	1130 Clark St.
7	Judith Greiner	Self	1130 Clark St. W.R.
8	Darren Brivagar	Self	551 Airport Ave WR
9	Kathryn Sharpe	Self	541 Airport Ave
10	Patrick Carver	Self	541 Airport Ave
11	Cullen Carver Carver	DESIGNPORT RENTALS	610 & 620 Airport Ave
12	Jim & Jane Garrigan	Hawaiian Tanning	4051 8th St S
13	Juliana Jaycio	"	"
14			
15			
16			

From: [Krzykowski, Brian](#)
To: [Kearns, Kyle](#)
Subject: RE: Kennel Use - 1121 Gardner Street
Date: Monday, July 6, 2020 3:03:28 PM

Ok, I found three incidents involving a dogs with her address or with her name. One was Incident # 19-9008, on May 1st, 2019 of dogs constantly barking all day, with a disposition of Complete. One was Incident #19-25767, on December 2nd, 2019 of barking dogs, with a closing disposition of Record Only, and one was Incident # 20-5593, on March 16th, 2020, where she was bitten by another person's dog. That was all I was able to find.

If you need anything else, let me know.

Brian

Deputy Chief Brian Krzykowski
Wisconsin Rapids Police Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495
Office 715-421-6214
FAX 715-423-4408

bkrzykowski@wirapids.org

www.wirapids.org

Follow us on Facebook at <https://www.facebook.com/WisconsinRapidsPoliceDepartment>

We pledge to value and protect people, property and the rights of all; with respect, honor, courage and integrity.

Best Patch



Statement of Confidentiality

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. This communication may contain material protected by agency-client privilege. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited.

From: Kearns, Kyle <KKearns@wirapids.org>
Sent: Monday, July 6, 2020 2:52 PM
To: Krzykowski, Brian <bkrzykowski@wirapids.org>
Subject: RE: Kennel Use - 1121 Gardner Street

Thank you sir, name is Michelle Sweeney.

From: [Joe Hillemeier](#)
To: [Kearns, Kyle](#); [Esser, Erika](#)
Subject: Conditional use permit to operate hobby dog kennel at 1121 Gardner Street
Date: Thursday, July 2, 2020 3:18:34 PM

To whom it may concern,

We are not in favor of the City granting a conditional use permit for 1121 Gardner Street to operate a hobby dog kennel. We are owners of 630 11th Avenue South and feel that allowing the kennel to operate would decrease neighborhood property value and make the neighborhood less desirable to live in.

We are not able to attend the public hearing.

Regards,

Joseph Hillemeier
Owner of JD Hillemeier Investments LLC

Wisconsin Rapids City Planning and Zoning Committee
2nd Floor
444 W Grand Ave
Wisconsin Rapids, WI 54494

July 2, 2020

Nicholas and Madalyn Palmquist
1140 Clark Street
Wisconsin Rapids, WI 54495

Re: Public Hearing and Request from Michelle Sweeney & Virginia Schuelke for a conditional permit to operate a hobby dog kennel at 1121 Gardner Street (Parcel ID 3402931)

Planning and Zoning Committee Members,

This letter is to serve as an official statement from the public for review of the proposed hobby dog kennel at the above stated address. Unfortunately, due to the short notice (letter requesting attendance was received 07-01-2020) we are unable to attend this hearing in person due to our set working schedules. It is expected that these comments be read aloud at the public hearing in accordance with the Planning and Zoning General Procedure guideline in the Wisconsin Rapids Municipal Code §11.04.53 and that these comments be retained and made part of the public record for this proceeding (§11.04.55).

First, this application should be declined due to completeness and improper use of zoning district land use. This business should not be considered a Hobby Kennel, but rather a Commercial Kennel and General Services establishment. According to the Wisconsin Rapids Municipal Code Appendix B - Land Uses, a Hobby Kennel is a place where 5 or more but less than 11 adult dogs or other pet animals are kept for the occupant's private, non-commercial purposes. Alternatively, a Commercial Kennel is a place where domesticated animals are housed for the purpose of boarding, breeding, training, or sale (i.e., animal day care, boarding kennels, dog motels, and dog training centers). A General Services establishment a place that does not fit into any of the service categories specified, services such as Pet Grooming shops.

This business is not for the occupant's private use, but offers Training, Boarding, Doggy Daycare *and* Pet Grooming, per the publically available information on the Ruff Ranch, LLC webpage. Additionally the webpage admits that this is a commercial kennel by comparing the business to other boarding facilities in stating that it is 'unlike traditional boarding facilities'. Therefore, according the Wisconsin Rapids Municipal Code Appendix A - Land-Use Matrix, a commercial kennel and general services business is not permitted in the R-2 Mixed Residential district and the application submitted documents operations at Parcel ID 3402931, when the business currently is operated at Parcel ID 3402931 as well as Parcel ID 3402930. This is supported by the Ruff Ranch, LLC webpage, which states boarded dogs may enjoy 'running and playing in a half acre fenced yard'.


If the committee continues to define this business is in fact a Hobby Kennel, then the standards stating that the Hobby Kennel is not to be become a nuisance to the neighborhood must be considered. On many occasions the animals at this residence can be seen inconveniencing individuals walking on the public sidewalk, as if they are outside when someone is walking by, they immediately run to the fence line (which is 2 feet from the sidewalk) and bark while chasing the passerby. Additionally many residents bordering this property must first check outside before entering their own backyard, as any outdoor activity when

the animals are out will cause the same barking and chasing along the fence line. Numerous times (before installing our own privacy fence) we would observe dogs barking at us through the fence if they saw us through the patio door while we were in our home. This application should be declined because even without licensure, this business is a public nuisance. If approved it is only a matter of time before the commission will have to meet again to terminate the application consistent with Wisconsin Rapids Municipal Code Article 5.

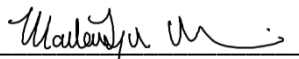
Second, this application should be declined due to non-compliance Wisconsin Rapids Municipal Code requirement §11.01.07, which states that 'no development shall be undertaken without the prior authorizations required by this chapter and other applicable rules and regulations of the City of Wisconsin Rapids'. This business has been accepting dogs for boarding, grooming, and day care, since 2018 and is continues to run while this application is being reviewed. As supported by the Ruff Ranch, LLC Facebook page, this is a clear violation of the zoning and no permit or approval of any kind should be granted that would benefit the parcel (§11.04.10), rather after observing this clear violation the committee should determine that action is required, for each day that the applicant has been operating without municipality approval in accordance with Code §11.22.02.

Finally, as members of the Planning and Zoning Committee it is your responsibility to promote public health, safety and welfare that is intended to conserve the value of buildings, and encourage appropriate land use throughout the city (Wisconsin Rapids Municipal Code §11.01.05). If permitted this application proposes a significant barrier to parcel owners in the surrounding area. If the property owners choose to sell, not only do they have the barrier of the express way and the proximity to the train tracks, there will now be a kennel in their once private back yards.

Thank you,



Nicholas Palmquist
7/2/2020



Madalyn Palmquist
7/2/2020

Enclosed Supporting documentation of existing business operations, services provided, and services that have continued without appropriate permitting:

The Ruff Ranch, LLC – Chamber of Commerce
The Ruff Ranch, LLC – Facebook Clips
The Ruff Ranch, LLC - Services

Heart of Wisconsin (/)

Chamber of Commerce

[Home \(/\)](#) [Contact Us \(/contact\)](#)



(<https://www.facebook.com/pages/Heart-of-Wisconsin-Chamber-of-Commerce/133493806732463>) (<https://twitter.com/HOWChamber>)



(<http://heartofwisconsinchamber.blogspot.com>) (<https://www.linkedin.com/company/heart-of-wisconsin-chamber-of-commerce?tr>)



Search Site

COVID-19 Latest (<http://www.wisconsinrapidschamber.com/COVID-19>)

Share: (<http://www.wisconsinrapidschamber.com/COVID-19>)

Ruff Ranch, LLC

[Animal Services](#) | [Dog Training](#) | [Dog Grooming](#)

Ruff Ranch, LLC

[VISIT WEBSITE \(HTTP://WWW.RUFFRANCHLLC.COM\)](http://www.ruffranchllc.com)

[REQUEST INFO](#)

1121 Gardner Street
Wisconsin Rapids, WI 54495
(715) 540-6650

[About \(http://www.wisconsinrapidschamber.com/list/member/ruff-ranch-llc-3846#about\)](http://www.wisconsinrapidschamber.com/list/member/ruff-ranch-llc-3846#about)

[Rep Info \(http://www.wisconsinrapidschamber.com/list/member/ruff-ranch-llc-3846#repinfo\)](http://www.wisconsinrapidschamber.com/list/member/ruff-ranch-llc-3846#repinfo)

[Map \(http://www.wisconsinrapidschamber.com/list/member/ruff-ranch-llc-3846#map\)](http://www.wisconsinrapidschamber.com/list/member/ruff-ranch-llc-3846#map)

About

The Ruff Ranch LLC is a small, family-owned dog service business. We offer dog boarding, day care, and grooming services in our home that is located within the city limits of Wisconsin Rapids. We also offer private dog training classes at an offsite facility.

[Dining \(/list/ql/restaurants-food-beverages-22\)](/list/ql/restaurants-food-beverages-22)

[Shopping \(/list/ql/shopping-specialty-retail-23\)](/list/ql/shopping-specialty-retail-23)

[Real Estate \(/list/ql/real-estate-moving-storage-20\)](/list/ql/real-estate-moving-storage-20)

[Accommodations \(/list/ql/lodging-travel-15\)](/list/ql/lodging-travel-15)

[Things To See \(/list/ql/sports-recreation-24\)](/list/ql/sports-recreation-24)

[Getting Here \(/map\)](#)

[Community Calendar \(/events/calendar\)](#)

[Request Info \(/info\)](#)

Member login

Username:

Password:

☐ Remember my password

Forgot your username/password?
(//www.wisconsinrapidschamber.com/login/forgotpwd)

[Log In](#)

For information on the State of Wisconsin visit: Travel Wisconsin (<https://www.travelwisconsin.com>)

Heart of Wisconsin Chamber of Commerce

[1120 Lincoln Street](#)

Wisconsin Rapids, WI 54494 (<https://maps.google.com?q=1120+Lincoln+Street+Wisconsin+Rapids+WI+54494>)

[715. 423.1830 \(tel:\(715\) 423-1830\)](#)

[Email Us \(mailto:info@wisconsinrapidschamber.com\)](#)



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(<http://heartofwisconsinchamber.blogspot.com>) (https://www.youtube.com/channel/UCOQxASbjy65vuP3vqPA_ag)



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The Ruff Ranch, LLC

@RuffRanchLLC · Pet Service

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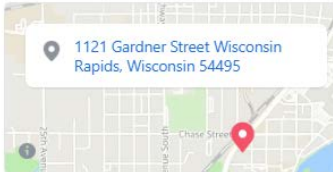
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About

[See All](#)



I offer individual training for dogs as well as doggy day care and boarding.

473 people like this including 7 of your friends



485 people follow this

7 people checked in here

<http://www.michellesdogtrainingcamp.com/>

(715) 540-6650

Typically replies within an hour
[Send Message](#)

ruffranchllc@gmail.com



Create Post

[Photo/Video](#)

[Check in](#)

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The Ruff Ranch, LLC

5 hrs ·

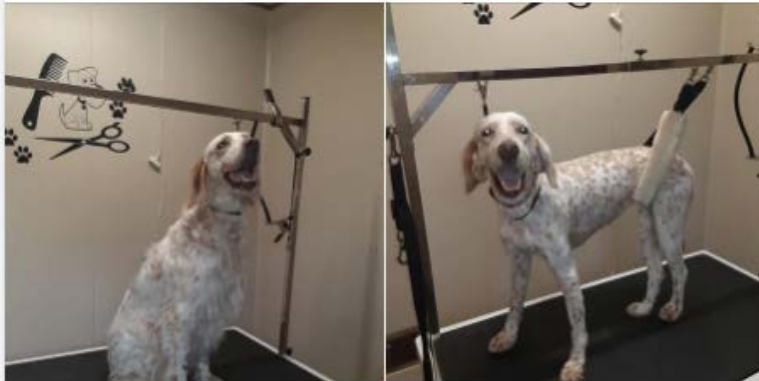
And Pepper with some more friends.



The Ruff Ranch, LLC

June 29 at 1:40 PM ·

Bailey needed a clean summer cut.



[Like](#) 1



The Ruff Ranch, LLC

June 9 at 9:31 AM · 🌐

...

King's first day at daycare and already making friends.



6

1 Comment



The Ruff Ranch, LLC

November 4, 2019 · 🌐

...

Monti got to make a new friend today! Sullivan (Sully) just started day care today. 😊



9

2 Comments

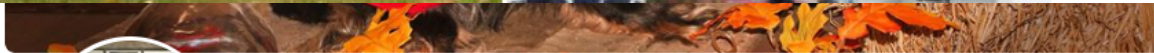


The Ruff Ranch, LLC

October 14, 2019 · 🌐



This was a fun training session which focused on body movements. It's important to learn how to move with our dogs and keep the target moving in a straight line so that the dog doesn't miss the target and bite us.



The Ruff Ranch, LLC

@RuffRanchLLC · Pet Service

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Training

Duration Varies · Ask For Price

Does your dog need better manners, leash walking skills, or have other issues to manage? We can help! We offer 6 and 8 week training courses!

Boarding

Duration Varies · Starting At \$25

Weekend getaway? Work trip? Special events? Let us take care of your fur babies so you can enjoy yourself!

Doggy Daycare

Duration Varies · Starting At \$15

Let your dogs play while you are away!

Dog Grooming

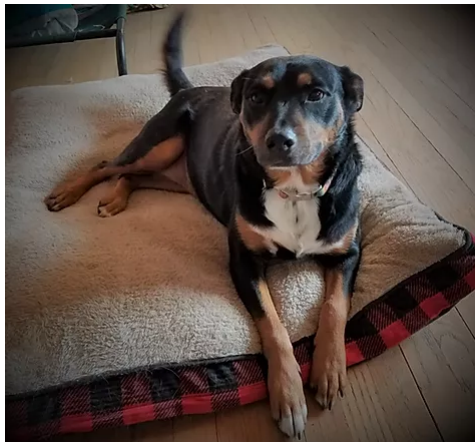
Duration Varies · Starting At \$25

Baths, Blow Dry, Brushes, Nail Trims, Ear and Teeth Cleaning, Hair Cuts

Our Services

Helping You Help Your Pet

It's never too late to teach an old dog new tricks, and we believe it's never too late to train any pet. Our services are designed with you and your pet in mind, and we believe in working as much with you as with your animal. We're proud of our high success rate and the level of satisfaction our clients, and their pets, come away with every time.

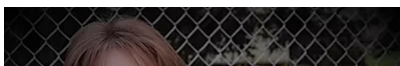


Boarding

\$25/night (Puppy rate \$35/night for dogs less than 1 year)

Pick up time is 12:00 p.m. If pick up is after 12:00 p.m. an additional \$15 daycare charge will be applied. (Discounts for multiple dogs.)

Our boarding work involves an intimate understanding of your animal's natural and individual history. Unlike traditional boarding facilities where the dogs are put into separate kennels and only let out for short periods of play time, our boarding system lets your dog become part of our family during his or her stay. All dogs become a functioning member of our pack while enjoying the benefits of lounging on the couch or, if they prefer, their own dog bed, and running and playing in a half acre fenced yard.





Doggy Day Care

\$15/day (Puppy rate \$25/day for dogs less than 1 year)

Discounts for multiple dogs.

Whether you have a new puppy that can't be left alone while you work, a dog with health issues that needs someone skilled to watch over them and administer medications, or a dog that just needs some friends to visit during the day, we're here to care for your precious pups. Our hours are quite flexible so give us a call to discuss your day care needs.



Training

Six-week basic and advanced obedience courses \$120

We offer private 6-week courses for basic and advanced obedience. The first week of class will be an evaluation of

your dog's needs and knowledge and also of your interactions with your dog and his responses to you. If your dog needs help with a specific behavioral issue, contact us and we can discuss further options. Michelle will personalize a plan to fit your pet's needs and your lifestyle. Your pet has plenty of potential to learn and understand commands, and her techniques will lay the foundation for you to build upon.



Board and Train

\$40/day

Ideally, it's best if you can train with your own dog, however, there are some situations where a board and train can work well. If your job requires you to travel and you need to board your dog who also needs some training, Michelle can work with him daily during his stay. Upon your return, she will teach you what your dog learned in your absence so you can continue his training at home.



Day Training

\$30/day

The day training program is a combination of a full day of daycare plus Michelle works on training your dog throughout the day. When you pick up your dog, she will walk you through what she worked on that day so you can follow through with the same techniques at home. It's a way for her to prime your dog for you so that training at home will be much easier for you.



Basic Grooming Package

Giant breed - starting at \$65.00

(Example: Saint Bernard, Great Dane, Irish wolfhound, Great Pyrenees, Newfoundland)

Large breed - starting at \$45.00

(Example: German Shepherd, Lab, Golden Retriever, Standard Poodle)

Medium breed - starting at \$35.00

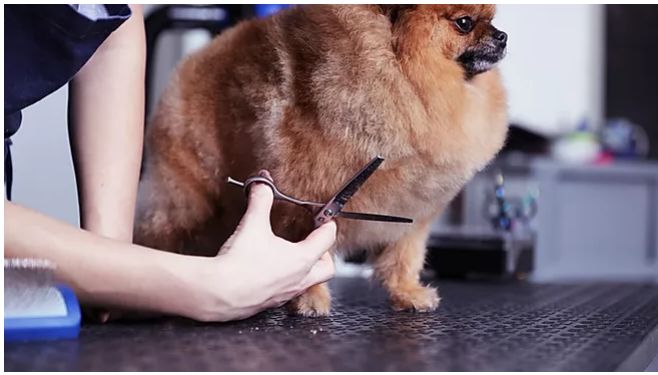
(Example: Bull terriers, Vizsla, Cattle dog, Boxer)

Small breed - starting at \$25.00

(Example: Chihuahua, Dachshund, Pug, Yorkie, Maltese)

Our basic grooming package includes a bath, blow dry, comb out, ear and teeth cleaning, and nail trim. Depending on the condition of the coat, an additional charge may be added for deshedding and dematting. This service can be book with either Michelle or Ginny.





Full Grooming Package

Giant breed - starting at \$70.00

(Example: Saint Bernard, Great Dane, Irish wolfhound, Great Pyrenees, Newfoundland)

Large breed - starting at \$60.00

(Example: German Shepherd, Lab, Golden Retriever, Standard Poodle)

Medium breed - starting at \$50.00

(Example: Bull terriers, Vizsla, Cattle dog, Boxer)

Small breed - starting at \$40.00

(Example: Chihuahua, Dachshund, Pug, Yorkie, Maltese)

Our full grooming package includes everything in the basic grooming package plus a haircut. This service can only be booked with Ginny.



Nail Trim

\$10

Nail trimming is included in the basic grooming package but also as a stand alone service. This service can be booked with either Michelle or Ginny.



Nail Trim Desensitization

(Scheduled 8:00 a.m to 5:00 p.m. Saturdays and Sundays only. Please do not feed your dog breakfast before his appointment.)

\$30 per day

Does your dog fear getting his nails trimmed? Is a trip to the groomer traumatic for him? Schedule a nail trim desensitization and your dog can learn to tolerate nail trimming in a non-rushed, non-stressful way. Drop him off at 8:00 and we will do several short sessions with him throughout the day to get him used to nail trims and possibly even look forward to it! Treats are provided and you can pick him up at 5:00.

**The Ruff Ranch
LLC**

ruffranchllc@gmail.com

715-540-

6650

1121 Gardner St

Wisconsin Rapids, WI

54495