



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

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: July 6, 2023

Report #1

The Planning Commission met at 4:00 p.m. on July 6, 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 included Chairperson Shane Blaser, Lee Thao, Eric Daven, Jeff Marutz; and Thad Kubisiak; Ryan Austin attended via Zoom. Ben Goodreau was absent. Also present were Community Development Director Kyle Kearns, Alderpersons Tom Rayome, Dean Veneman and Dennis Polach. Jake Klingforth attended via Zoom.

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

1. Approval of the report from the June 5, 2023, Plan Commission meeting.

Motion by Thao to approve the report from the June 5, 2023, Plan Commission meeting; second by Kubisiak.

Motion carried (6 – 0)

2. **23-000484; Badger Land Survey, LLC.** – request for a Certified Survey Map to combine two lots at 1811 25<sup>th</sup> Ave. S. (Parcel ID 3404630 & 3404625) and dedicate right-of-way on 25<sup>th</sup> Avenue.

Kyle Kearns summarized the request, recommending approval.

Motion by Daven to approve the request for a Certified Survey Map to combine two lots at 1811 25<sup>th</sup> Ave. S. (Parcel ID 3404630 & 3404625) and dedicate right-of-way on 25<sup>th</sup> Avenue; second by Kubisiak.

Motion carried (6 – 0)

3. **23-000500; Keller, Inc.** – request for architectural review for a commercial façade improvement to a principal structure and accessory structure at 4200 8<sup>th</sup> Street South (Parcel ID 3414135).

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

Motion by Kubisiak to approve the request for architectural review for a commercial façade improvement to a principal structure and accessory structure at 4200 8<sup>th</sup> Street South (Parcel ID 3414135), subject to the following conditions:

1. Cut-off lighting fixtures shall be used for the west and south elevation façades.
2. Light from the business shall not exceed 0.2 foot-candles at a neighboring commercial property lines.
3. Any landscaping destroyed as a result of project construction shall be replaced with comparable materials.
4. Applicable permits through the City shall be obtained.
5. Community development staff shall have the authority to approve minor modifications to the plans.

Second by Blaser

Motion carried (6 – 0)

4. **23-000465; City of Wisconsin Rapids** – request for a planned development district amendment for a



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

minor alteration to expand a patio area, add a walkway extension, and install a shade sail structure at 220 Third Avenue South (Parcel ID 3402596).

Mr. Kearns provided a summary of the request, recommending approval.

Motion by Austin to approve the request for a planned development district amendment for a minor alteration to expand a patio area, add a walkway extension, and install a shade sail structure at 220 Third Avenue South (Parcel ID 3402596), subject to the following conditions:

1. Minor or major alterations to the Planned Development District shall be pursuant to Section 11.05.36 of the Zoning Ordinance.
2. This proposal has been determined to be a minor alteration and can be approved by the Common Council at a regular meeting.

Second by Thao.

Motion carried (6 – 0)

**23-000463; City of Wisconsin Rapids** – public hearing and action on a request to amend Chapter 11 – Zoning Ordinance, specifically Article 15 - Fencing, including modifications to various sections including general requirements, dimensional requirements, and fence materials.

Kyle Kearns provided reasonings for the suggested modifications to the fencing section in Chapter 11 – Zoning Ordinance.

Public hearing opened at 4:16 p.m.

Speaking against: none

Speaking in favor: none

Public hearing closed at 4:17 p.m.

Mr. Kubisiak asked for clarification regarding the placement of fences in side yards. Kyle Kearns replied, expanding on how the proposed changes would affect future fence installations. Mr. Kearns also responded to Eric Daven's questions about fence height, Jeff Marutz' inquiry about through-lots and Tom Rayome's concerns regarding barbed/chicken wire and enforcement of the code.

Motion by Blaser to approve the request to amend Chapter 11 – Zoning Ordinance, specifically Article 15 - Fencing, including modifications to various sections including general requirements, dimensional requirements, and fence materials; second by Daven.

Motion carried (6 – 0)

## 5. Adjourn

Motion by Kubisiak to adjourn the meeting; second by Thao.

Motion carried (6 – 0)

Meeting adjourned at 4:31 p.m.

Respectfully Submitted by Erika Esser, Secretary