



PLANNING COMMISSION MEETING

August 31, 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 **Thursday, August 31, 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 August 7, 2023, Planning Commission meeting.
2. **23-000769; Walter and Carol Prah** – request for a Certified Survey Map to create four recorded lots at 540 Daly Avenue and three unaddressed parcels (Parcel ID's 3411706, 3411712, 3411710, & 3411709) and dedicate right-of-way on Daly Avenue.
3. **23-000775; Scott Domke** - request for a Special Exception to exceed the floor area of attached garage maximum in the Mixed Residential (R-2) district at 1021 Cliff Street (Parcel ID 3408355).
4. **23-000746; Halron Brothers, LLP.** - request for a Site Plan and Architectural Review to construct an industrial building addition at 611 25th Avenue North (Parcel ID 3400859).
5. 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.



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

REPORT OF THE PLANNING COMMISSION

Date of Meeting: August 7, 2023

Report #1

The Planning Commission met at 4:00 p.m. on August 7, 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, Ryan Austin, Eric Daven, Ben Goodreau and Jeff Marutz; Thad Kubisiak and Lee Thao were absent. Also present were Alderpersons Tom Rayome and Dennis Polach, Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Ron Polum, Diane Polum, Jonathan Ruder, Ralph Hamel, and Gloria Rayles. Tracy Traut, Tim Randall, Alex Mayou, and Jeremy Cynkar attended remotely via Zoom.

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

1. Approval of the report from July 6 & July 20, 2023, Planning Commission meetings.

Motion by Austin to approve the report from July 6 & July 20, 2023, Planning Commission meetings; second by Daven.

Motion carried (5 – 0)

2. **23-000524; Badger Land Survey, LLC.** – request for a Certified Survey Map to create two lots from three at 1431 Second Street North (Parcel ID 3405492) and dedicate right-of-way on First Street North.

Kyle Kearns provided a brief summary of the request. Approval was recommended.

Motion by Daven to approve the request for a Certified Survey Map to create two lots from three at 1431 Second Street North (Parcel ID 3405492) and dedicate right-of-way on First Street North as presented; second by Goodreau.

Motion carried (5 – 0)

3. **23-000535; WISC RAPIDS 4540 8th South WI LLC** - request for a Certified Survey Map to create three lots from two at 4540 Eighth Street South and 710 Ruby Avenue (Parcel ID 3414195 and 3414178) and dedicate right-of-way on Eighth Street South.

Kyle Kearns provided a brief summary of the request. Approval was recommended.

Approval by Marutz to approve the request for a Certified Survey Map to create three lots from two at 4540 Eighth Street South and 710 Ruby Avenue (Parcel ID 3414195 and 3414178) and dedicate right-of-way on Eighth Street South; second by Blaser.

Motion carried (5 – 0)

4. **23-000679; TAM Acquisitions** – request for a Certified Survey Map to create two lots from one at 2730 Eighth Street South (Parcel ID 3412599) and dedicate right-of-way on Eighth Street South and Grove Avenue.

Kyle Kearns provided a brief summary of the request. Approval was recommended.



City of Wisconsin Rapids
444 West Grand Avenue
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Motion by Austin to approve the request for a Certified Survey Map to create two lots from one at 2730 Eighth Street South (Parcel ID 3412599) and dedicate right-of-way on Eighth Street South and Grove Avenue; second by Marutz.

Motion carried (5 – 0)

5. **23-000516; Ron and Diane Polum** – request for a Special Exception to exceed the floor area of attached garage maximum in the Mixed Residential (R-2) district at 4410 Ridgeview Lane (Parcel ID 3414540).

Carrie Edmondson provided background information of the property and a synopsis of the request. Approval was recommended.

Associate Planner Edmondson answered Eric Daven's question about the calculated square footage.

Motion by Blaser to approve the request for a Special Exception to exceed the floor area of attached garage maximum in the Mixed Residential (R-2) district at 4410 Ridgeview Lane (Parcel ID 3414540); second by Goodreau.

Motion carried (5 – 0)

6. **23-000658; Marshfield Clinic** – request for an amendment to a previous Site Plan Review to modify the site configuration at 220 & 440 24th Street South (Parcel ID 3410784).

Kyle Kearns provided a summary of the request. Approval was recommended subject to the conditions outlined in the staff report.

Mr. Goodreau and Mr. Daven had questions about the helicopter landing pad to which Kyle Kearns and Tracy Traut responded.

Motion by Austin to approve the request for an amendment to a previous Site Plan Review to modify the site configuration at 220 & 440 24th Street South (Parcel ID 3410784) subject to the conditions outlined in the staff report:

1. Applicable permits through the City shall be obtained.
2. Community development staff shall have the authority to approve minor modifications to the plans.

Second by Daven

Motion carried (5 – 0)

7. **23-000677; Alternative Edge** - request for a Site Plan and Architectural Review to construct an accessory structure at 711 Peach Street (Parcel ID 3407884)

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

Motion by Goodreau to approve the request for a Site Plan and Architectural Review to construct an accessory structure at 711 Peach Street (Parcel ID 3407884) subject to the conditions in the Staff report:



1. The accessory building shall be placed on a stable foundation and anchored appropriately, to be approved by the Community Development Department.
2. Applicable permits through the City shall be obtained.
3. Community Development Department staff shall have the authority to approve minor modifications to the plans.

Second by Marutz

Motion carried (5 – 0)

8. **23-000682; Tim Randall** – request for a Site Plan Review to construct a restaurant and drive-up service window and associated site improvements at 2730 8th Street South (Parcel ID 3412599).

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

Mrs. Edmondson and Mr. Kearns answered Mr. Daven's question about the north property line, the parking stalls, directional signage, the median and crosswalks.

Motion by Marutz to approve the request for a Site Plan Review to construct a restaurant and drive-up service window and associated site improvements at 2730 8th Street South (Parcel ID 3412599) subject to the conditions outlined in the staff report:

1. This approval is contingent upon the final approval of the Certified Survey Map dividing Parcel 3412599 into two parcels.
2. Directional signage to indicate one-way flow shall be installed.
3. Applicable permits for signage, subject to review and approval by the Community Development Department, shall be obtained.
4. Applicable right-of-way permits shall be obtained, to be reviewed and approved by the Department of Public Works.
5. All applicable building and stormwater permits through the City of Wisconsin Rapids shall be obtained.
6. The Community development department shall have the authority to approve minor modifications to the plans

Second by Daven

Motion carried (5 – 0)

9. **23-000621; City of Wisconsin Rapids** – public hearing and action on a request to amend Chapter 11 – Zoning Ordinance, specifically Article 6 Division 3 Sections numbering and 11.06.65 - Driveways, including modifications to dimensional standards.

Carrie Edmondson explained the request, recommending approval .

Public hearing opened at 4:33 p.m.

Speaking against: none

Speaking in favor: none



Public hearing closed at 4:33 p.m.

Motion by Goodreau to approve the request to amend Chapter 11 – Zoning Ordinance, specifically Article 6 Division 3 Sections numbering and 11.06.65 - Driveways, including modifications to dimensional standards; second by Blaser.

Motion carried (5 – 0)

- 10. 23-000657; City of Wisconsin Rapids** – action on a request for an amendment to the City’s Municipal Code, Chapter 46 – Sign Code, to clarify language for civic event banner requirements.

Carrie Edmondson provided background information on the item, recommending approval.

Kyle Kearns answered Mr. Daven’s question regarding other banner regulations in the right of way.

Motion by Austin to approve the request for an amendment to the City’s Municipal Code, Chapter 46 – Sign Code, to clarify language for civic event banner requirements; second by Goodreau.

Motion carried (5 – 0)

- 11. Conceptual Project Review** – 38-acre site north of County Highway Z, between 12th Street South and 16th Street South (Town Parcel ID 0700910 and 0700910A).

Kyle Kearns provided a synopsis of the item.

Mr. Austin and Tom Rayome requested additional history and information regarding the Highway 54 bypass, to which Kyle Kearns responded. Commissioners provided positive feedback regarding the prospect of the outlined future development in the City.

Motion by Goodreau to approve the Concept Plan for a 38-acre site north of County Highway Z, between 12th Street South and 16th Street South (Town Parcel ID 0700910 and 0700910A); second by Austin.

Motion carried (5 – 0)

- 12. Adjourn**

Motion by Marutz to adjourn the meeting; second by Goodreau.

Motion carried (5 – 0)

Meeting adjourned at 4:53 p.m.

Respectfully Submitted by Erika Esser, Secretary

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

To: Plan Commission

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

Date: 8/23/2023

Subject: **23-000769; Walter and Carol Prah**l – request for a Certified Survey Map to create four recorded lots at 540 Daly Avenue and three unaddressed parcels (Parcel ID's 3411706, 3411712, 3411710, & 3411709) and dedicate right-of-way on Daly Avenue.

Vicinity Map

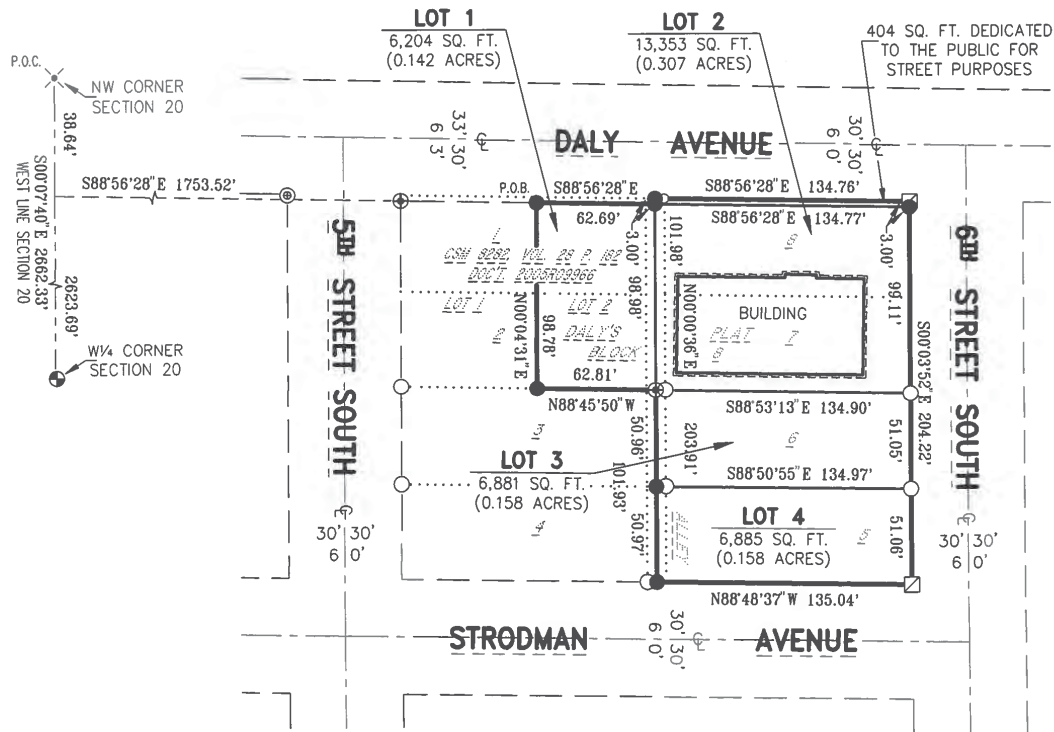


WOOD COUNTY CERTIFIED SURVEY MAP NO. _____

FOR

Walter S. & Carol E. Prah

All of Lot 2, CSM 8282 as recorded in Volume 28 on Page 182 as Document No. 2005R09966 and all of Lots 5, 6, 7 & 8 and part of Vacated Alley, Block 8, Daly's Plat as recorded in Volume 5 of Plats on Page 9 as Document No. 214630, Being part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 20, T22N, R6E, City of Wisconsin Rapids, Wood County, Wisconsin



Scale 1"=80'



LEGEND:

- ⊕ HARRISON CAST IRON MONUMENT FOUND
- ⊠ CONCRETE MONUMENT FOUND
- $\frac{3}{4}$ "x24" ROUND IRON ROD SET-1.502 LB/FT.
- ⊕ $\frac{3}{4}$ " REBAR FOUND
- ⊙ 1" ROUND IRON ROD FOUND
- 1" IRON PIPE FOUND
- ✕ P.K. NAIL
- PREVIOUSLY RECORDED AS (1000)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BASIS FOR BEARINGS:

THE WEST LINE OF THE NW $\frac{1}{4}$, SECTION 20, T22N, R6E, ASSUMED TO BEAR N00°07'40"E.



OWNER:

WALTER S. & CAROL E. PRAHL
2820 BUCHBERGER AVENUE
WISCONSIN RAPIDS, WI 54494

Dwg. No. 9090-D-1-A

Project No. 23-57

Drawn By: Jim Brasel

Date: July 13, 2023

Sheet 1 of 3 Sheets



ESP GROUP, INC.

LAMPERT-LEE & ASSOCIATES

ENGINEERS • SURVEYORS • PLANNERS

10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774

This map does not transfer property ownership.
Sale or transfer of property requires a deed.

WOOD COUNTY CERTIFIED SURVEY MAP NO. _____

All of Lot 2, CSM 8282 as recorded in Volume 28 on Page 182 as Document No. 2005R09966 and all of Lots 5, 6, 7 & 8 and part of Vacated Alley, Block 8, Daly's Plat as recorded in Volume 5 of Plats on Page 9 as Document No. 214630, Being part of the NE1/4NW1/4, Section 20, T22N, R6E, City of Wisconsin Rapids, Wood County, Wisconsin.

**STATE OF WISCONSIN)
WOOD COUNTY)^{SS}**

I, Thomas J. Trzinski, Professional Land Surveyor, hereby certify:

That I have surveyed and mapped the property described and represented on this certified survey map, fieldwork completed on May 30 and June 27, 2023.

That I have made such survey and map by the direction of Walter S. & Carol E. Pahl.

That such survey and map is a correct representation of the exterior boundaries of the land surveyed, described as:

All of Lot 2, CSM 8282 as recorded in Volume 28 on Page 182 as Document No. 2005R09966 and all of Lots 5, 6, 7 & 8 and part of Vacated Alley, Block 8, Daly's Plat as recorded in Volume 5 of Plats on Page 9 as Document No. 214630, Being part of the NE1/4NW1/4, Section 20, T22N, R6E, City of Wisconsin Rapids, Wood County, Wisconsin.

Commencing at the P.K. Nail on the Northwest corner of Section 20;

Thence S00°07'40"E along the West line of Section 20, 38.64 feet;

Thence S88°56'28"E, 1753.52 feet to a rebar at the Northwest corner of Lot 2, CSM 8282 and the Point of Beginning of the following description;

Thence continue S88°56'28"E along the South line of Daly Avenue and the North line of Lot 2, CSM 8282, 62.69 feet to a rebar on the Northeast corner of said Lot 2;

Thence N00°00'36"E along the Southerly line of Daly Avenue and the prolongation of the East line of Lot 2, CSM 8282, 3.00 feet to a rebar;

Thence S88°56'28"E along the South line of Daly Avenue and the North line of Lot 8, Block 8, Daly's Plat, 134.76 feet to a concrete monument on the West line of 6TH Street South and the Northeast corner of said Lot 8;

Thence S00°03'52"E along the West line of 6TH Street South and the East line of Lots 5, 6, 7 & 8, Block 8, Daly's Plat, 204.22 feet to a concrete monument on the North line of Strodmann Avenue and the Southeast corner of said Lot 5;

Thence N88°48'37"W along the North line of Strodmann Avenue and the South line of Lot 5, Block 8, Daly's Plat and its prolongation, 135.04 feet to a rebar on the prolongation of the East line of Lot 2, CSM 8282 and the centerline of the vacated alley;

Thence N00°00'36"E along the prolongation of the East line of Lot 2, CSM 8282 and the centerline of the vacated alley, 101.93 feet to a rebar on the Southeast corner of said Lot 2;

Thence N88°45'50"W along the South line of Lot 2, CSM 8282, 62.81 feet to a rod on the Southwest corner of said Lot 2;

Thence N00°04'31"E along the West line of Lot 2, CSM 8282, 98.78 feet to the Point of Beginning, containing 33,726 square feet or 0.774 acres.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and Chapter 12, Subdivisions and Platting of Land, of the City of Wisconsin Rapids Code of Ordinances in surveying, dividing and mapping the same.

Dated this 13TH day of July, 2023.

Thomas J. Trzinski
Professional Land Surveyor, S-2636

WOOD COUNTY CERTIFIED SURVEY MAP NO. _____

All of Lot 2, CSM 8282 as recorded in Volume 28 on Page 182 as Document No. 2005R09966 and all of Lots 5, 6, 7 & 8 and part of Vacated Alley, Block 8, Daly's Plat as recorded in Volume 5 of Plats on Page 9 as Document No. 214630, Being part of the NE1/4NW1/4, Section 20, T22N, R6E, City of Wisconsin Rapids, Wood County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the map. We also certify that this certified survey map is to be submitted to the following for approval or objection:

City of Wisconsin Rapids

Witness the hand and seal of said owners this _____ day of _____, 2023.
In presence of:

Walter S. Pahl, Owner

Carol E. Pahl, Owner

STATE OF WISCONSIN)
_____ COUNTY)^{ss}

Personally came before me this _____ day of _____, 2023, the above named Walter S. and Carol E. Pahl to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin

My commission expires _____

CITY OF WISCONSIN RAPIDS PLANNING COMMISSION

There are no objections to this survey map with respect to Chapter 12, Municipal Code and amendments thereto.
Certified this _____ day of _____, 2023.

Planning Commission
City of Wisconsin Rapids

Secretary – City Engineer



CSM Review Application City of Wisconsin Rapids, Wisconsin

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

Overview: All certified survey maps shall be prepared in accordance with Sections 236.34 and 236.20(5)(a) of the Wisconsin Statutes, and Chapter 12 of the Municipal Code of the City of Wisconsin Rapids. Certified survey maps shall be reviewed by the Zoning Administrator within 40 days as described below. Certified survey maps that contain dedications to the public shall be reviewed by Common Council after recommendation by the Plan Commission.

(2) Any division of land other than a subdivision within the city or its extraterritorial plat approval jurisdiction, or which a plat has not been approved and recorded, shall be surveyed and a certified survey map of such division approved and recorded as required by Section 12.09 of this Municipal Code and the Wood County Land Subdivision Ordinance and Chapter 236, Wisconsin Statutes. (MC#1000)

The provisions of this section shall not apply to:

- (a) Transfers of interests in land by will or pursuant to court order.
- (b) Leases for a term not to exceed 10 years, mortgages or easements.
- (c) The sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the lots resulting are not reduced below the minimum sizes required by the Zoning Ordinance or other applicable laws or ordinances. (MC1330)

When it is proposed to divide land into two or more parcels, lots, outlots or building sites, or any combination thereof (not requiring a subdivision plat) any of which is five acres or less in size, or when it is proposed to divide a block, lot or outlot into more than two parcels or building sites within a recorded plat, or when it is proposed to combine previously surveyed and recorded parcels with other surveyed or unsurveyed parcels, the subdivider shall utilize a Certified Survey Map prepared in accordance with Section 236.34, Wisconsin Statutes, and this ordinance. In cases where lots are being created from a large tract of land, tracts over twenty acres in size need not be mapped. However, tracts of lands of five acres or less in size shall not be left as unplatted lands. Creation of land-locked parcels shall not be allowed.

General instructions: Complete this application and submit one copy along with the proposed Certified Survey Map to the Zoning Administrator for review. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>.

Application fee: \$50.00 plus \$10.00 per PC number of lots

Application submittal deadline: Applications may be submitted at any time. Lots requiring dedication to the public are recommended to be submitted two weeks prior to a Plan Commission Meeting. The City Plan Commission meets regularly the first Monday of the month.

OFFICE USE ONLY

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

3411706, 3411712,

520 + 540 DALY AVENUE

Parcel Number: 3411710, 3411709

Property Address: 1630 + 1640 6TH STREET SOUTH

Property Owner / Applicant (circle)

Agent, if any

Name

WALTER + CAROL PRAHE

THOMAS J. TRZINSKI

Street address

2820 BUCKBURNER AVENUE

LAMPERT - LEO + ASSOCIATES

City, state, zip code

WISCONSIN RAPIDS, WI 54494

10968 HWY 54 EAST

Daytime telephone

715-423-6911 (Home)
715-424-1122 (Business)

WISCONSIN RAPIDS, WI 54494

E-mail address

715-424-3131

trzinski@lamperlee.com

CSM Number (if any): 3411706 - CSM 8282

3411712, 3411710 AND 3411709 - DALY'S PLAT BLOCK 8, LOTS 5-8, PART OF
Description and reason for the proposed Certified Survey Map: VACATED ALLOT

CSM OF FOUR (4) EXISTING LOTS, NO DIVISION, NO RECONFIGURATION,
CLIENT OWNER WANTED LOT CORNERS MARKED AND/OR SET AND
THE MAP RECORDED (CSM).

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 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 |

3411706 - B2 (General Commercial)
 3411712 - B5 (Mixed Use Commercial)
 3411710 + 3411709 - R2 (Mixed Residential)

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:

Thomas J. Trzinski
 Name - print

Thomas J. Trzinski
 Name - Signature

July 24, 2023
 Date

 Name - print

 Name - Signature

 Date

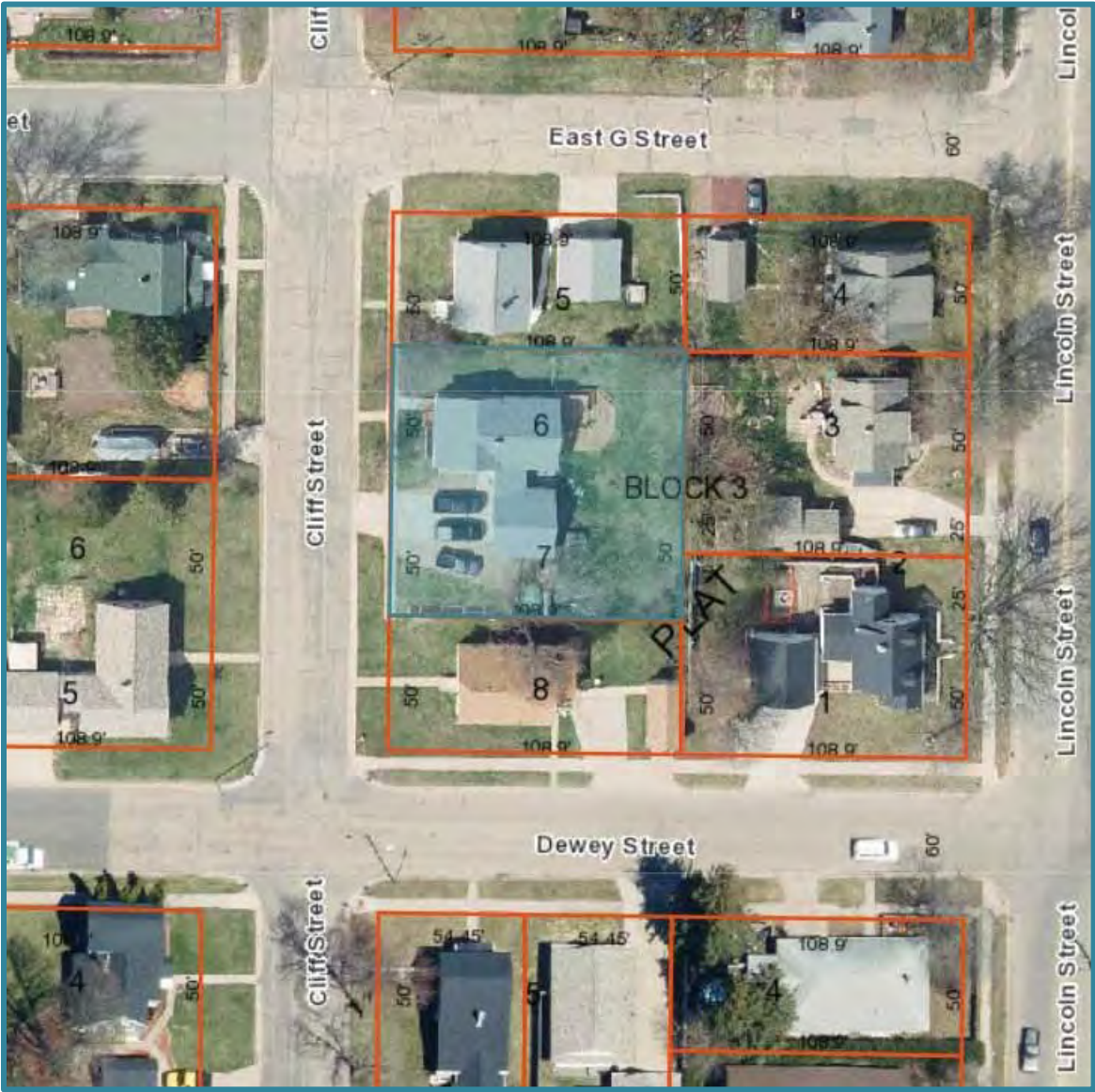
Administrative Staff Report

Scott Domke
Special Exception - Garage
1021 Cliff Street
August 23, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> • Scott Domke <p>Staff:</p> <ul style="list-style-type: none"> • Kyle Kearns, Director • Carrie Edmondson, Associate Planner <p>Parcel Number(s):</p> <ul style="list-style-type: none"> • 3408355 <p>Lot Information:</p> <ul style="list-style-type: none"> • Effective Frontage: 100 feet • Effective Depth: 109 feet • Square Footage: 10,890 • Acreage: 0.250 Acres <p>Zone(s):</p> <ul style="list-style-type: none"> • Mixed Residential (R-2) <p>Council District:</p> <ul style="list-style-type: none"> • District 3 - Zacher <p>Master Plan:</p> <ul style="list-style-type: none"> • Residential <p>Current Use:</p> <ul style="list-style-type: none"> • Single-Family Residence <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • Chapter 11 – Zoning 	<p>Request</p> <p>23-000775; Scott Domke - request for a special exception to exceed the floor area of attached garage maximum in the Mixed Residential (R-2) District at 1021 Cliff Street (Parcel ID 3408355).</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> 1. Special exception application 2. Plans <p>Findings of Fact</p> <ol style="list-style-type: none"> 1. The property is located within the Mixed Residential (R-2) District. 2. A 1156 square foot single-family dwelling with attached 528 square foot garage currently exists on the property. 3. The Mixed Residential (R-2) District permits the floor area of an attached garage to be no more than 50 percent of the ground floor living area of the dwelling (578 square foot garage for the existing 1156 square foot single-family dwelling). 4. The request includes a special exception to construct a 14 foot by 17 foot 238 square foot garage addition onto the existing 528 square foot attached garage for a total of 766 square feet (67 percent of the ground floor living area) exceeding the 50 percent maximum square footage allowed for an attached garage in the Mixed Residential (R-2) District. 5. Plan Commission can approve an attached garage over the 50 percent maximum provided the percent is deducted from the allowable floor area of detached accessory buildings through the special exception process. <p>Staff Recommendation</p> <p>Approve the request for a special exception to exceed the floor area of attached garaged maximum in the Mixed Residential (R-2) District at 1021 Cliff Street (Parcel ID 3408355).</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. A total of 188 square feet shall be deducted from the allowable floor area of any future detached buildings. 2. The existing driveway shall be modified to be no greater than 30 feet in width at the property line.
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Vicinity Map



Background

The applicant is requesting a special exception to exceed the floor area of attached garage maximum in the Mixed Residential (R-2) District. The applicant seeks to construct a 238 square foot garage addition onto the existing 528 square foot garage. Upon review, staff noted that the garage was in excess of the 50 percent maximum rule which in this case would limit that attached garage to no more than 578 square feet. The minimum required garage for a single-family home in the City is 400 square feet.

The allowance for special exception is outlined in Appendix C Zoning District and Dimensional Standards as follows:

Floor area of attached garage, maximum	s. 11.06.112	50 percent of ground floor living area; the Planning Commission may allow more than 50 percent as a special exception provided the floor area over 50 percent is deducted from the allowable floor area of detached accessory buildings
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Several decades ago, front porches were the primary design elements of a home and contributed to more walkable, community centered neighborhoods. Over time, garages rather than porches have become the primary design element

of homes as development has become more automobile centered. The 2018 Chapter 11 – Zoning revision likely included the maximum garage standard to ensure that attached garages were subsidiary to the home and not the dominating feature of new single-family residences. The standard also helps to ensure that new home design contributes to more walkable, community-oriented neighborhoods.

Arguably in this case the garage does not dominate the front façade of the single-family residence. In addition, the additional attached garage space is over by only marginal amount as up to a total of 578 square feet of attached garage space is permitted and a total of 766 square feet is proposed. Overall, the addition is 188 square feet over the maximum allowed. Conditions have been added requiring that the 188 square foot in overage be deducted from the allowable square footage of any future detached accessory buildings, in line with the ordinance.

Standards of review and analyzed in greater detail below.

Standards of Review 11.05.134 Basis of decision

The review authority shall consider the following factors:

(1) the size of the property in comparison to other properties in the area;

The living area of the home and overall size of the project are consistent with other residences in the immediate block and neighborhood.

(2) the extent to which the issuance of the special exception would be in keeping with the overall intent of this chapter;

The dimensional standard creating a maximum attached garage size restriction was likely to counteract the growing predominance of garages within residential development. The home was constructed in 1921 and consists of a smaller overall footprint that was typical of that time. The existing 528 square foot garage is adequate for indoor storage of two vehicles. The applicant desires covered storage for a boat. Chapter 11 – Zoning allows that trailers can be stored on a surfaced or unsurfaced portion of the lot when not in the front yard and three feet from any lot line. This covered storage area would meet the intent of the chapter and could be used to store a boat and trailer.

(3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception;

The original home footprint of 1,156 square feet is somewhat modest and limits the size of an attached garage to 578 square feet. This is just over the 400 square foot required minimum garage and does not leave a substantial amount of square footage for storage. All exterior materials will match the existing home and garage.

(4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted;

There are no anticipated impacts to the natural environment. A much larger home and garage potentially could be permitted on the 10,890 square foot lot. This is only a question of the use allocation within the lot area.

(5) the nature and extent of anticipated positive and negative effects on properties in the area;

The net effect is largely neutral. The 238 square foot covered storage area would be keeping in scale with the existing home and garage. The Plan Commission has the ability to review and approve the proposal subject to the special exception process.

(6) actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;

There are not anticipated negative effects.

(7) a factor specifically listed under a section of this chapter authorizing the issuance of a special exception; and

The special exception process is authorized under Appendix C Zoning Districts and Dimensional Standards in the Mixed Residential (R-2) district, Floor area of attached garage, maximum.

(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.

None

In summary, the proposal is consistent with the surrounding neighborhood and community. Additionally, the covered storage area is consistent in scale and style with the existing home and garage. Based on the above review and findings, staff is recommending approval of the special exception request to allow a 238 square foot garage addition or 67 percent of the ground floor living area exceeding the 50 percent maximum allowed.

BLOCK

59 ft. to property line

9 ft to property
→ line

37 ft. Front of Garage to
Property line

Climb Street

20ft

1382 Degrees



Special Exception
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: Upon written petition, the Planning Commission may, on a case-by-case basis, grant a special exception for those development standards specifically noted as special exceptions in the zoning code. (See section 3 of this application for a listing). In making its decision, the Planning Commission must consider a variety of factors. General evaluation criteria apply to all special exceptions and special evaluation criteria may also apply.

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: \$75.00

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 8/21/23
 Received By CE
 Fee \$75.00
 Case # 23-000775
 Aldermanic District 3-Zacher
 Plan Commission Date 8/31/23

1. Applicant information

Applicant name Scott Domke
 Street address 1021 Cliff Street
 City, state, zip code Wisconsin Rapids, WI 54494
 Daytime telephone number 715-323-3699
 Email racebeauty00@yahoo.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 special exception. Select the special exception you are requesting.

- ☐ s. 11.06.35 Allow removal of a principal building, while retaining the accessory building
- ☐ s. 11.06.108 Allow spires, steeples, copulas, and chimneys on institutional, commercial, and industrial buildings
- ☐ s. 11.06.108 Allow roof-mounted solar systems that exceed building height limitations
- ☐ s. 11.06.117 Allow accessory building in front of principal building
- ☐ s. 11.06.118 Allow a greater amount of parking in front of a building in the B-2 and B-3 districts
- ☐ s. 11.06.203 Allow overhead doors to face a public street (Architectural Review)
- ☐ s. 11.17.03 Allow a lesser standard for parking requirements
- ☐ s. 11.17.03 Allow more parking than what is required
- ☐ s. 11.18.43 Allow more outdoor lighting when needed to ensure public safety
- ☐ Appendix B (3.07) Allow the use of other exterior building materials on a single-family residence

*Exceed 50%
 rule for garage*

Special Exception
City of Wisconsin Rapids, Wisconsin
Page 2

- ☐ Appendix B (17.14) Allow a deviation from standards for a home occupation when operator has a temporary or permanent disability
- ☐ Appendix B (17.27) Allow a free-standing solar energy system to extend into a setback when no other location on the parcel is acceptable
- ☐ Appendix B (17.27) Allow a free-standing solar energy system to be located in the front yard when no other location on the parcel is acceptable
- ☐ Appendix C (M-1 & M-2 Districts) Allow an increase in building height

4. Subject property information

Physical address 1021 Cliff Street

Parcel number(s) 340 83 55

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. Evaluation criteria The factors listed below will be used in evaluating this application. Your responses are important.

1. The size of the property in comparison to other properties in the area.

.250 Acres

2. The extent to which the issuance of the special exception would be in keeping with the overall intent of the zoning code.

Putting a Lean to off the Side of the garage.

3. Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception.

for protection against hail damage, heavy snow
fall to our valued possessions

4. The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted.

will not impact the environment

5. The nature and extent of anticipated positive and negative effects on properties in the area.

will make property look better

6. Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception.

make whatever needs to be corrected

7. A factor specifically listed under a section of this chapter authorizing the issuance of a special exception.

exterior will match existing home

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.

6. **Attachments** List any attachments included with your application.

See Example + drawings

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

8. **Mandatory meeting with staff**

When did you meet with the Community Development Director?

8/31/2023

Month/year

9. **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:

Jennifer Donike
Name - print

Scott Donike
Name - print

[Signature]
Name - Signature

[Signature]
Name - Signature

8/20/2023
Date

8/20/23
Date

Plywood & Asphalt Shingles

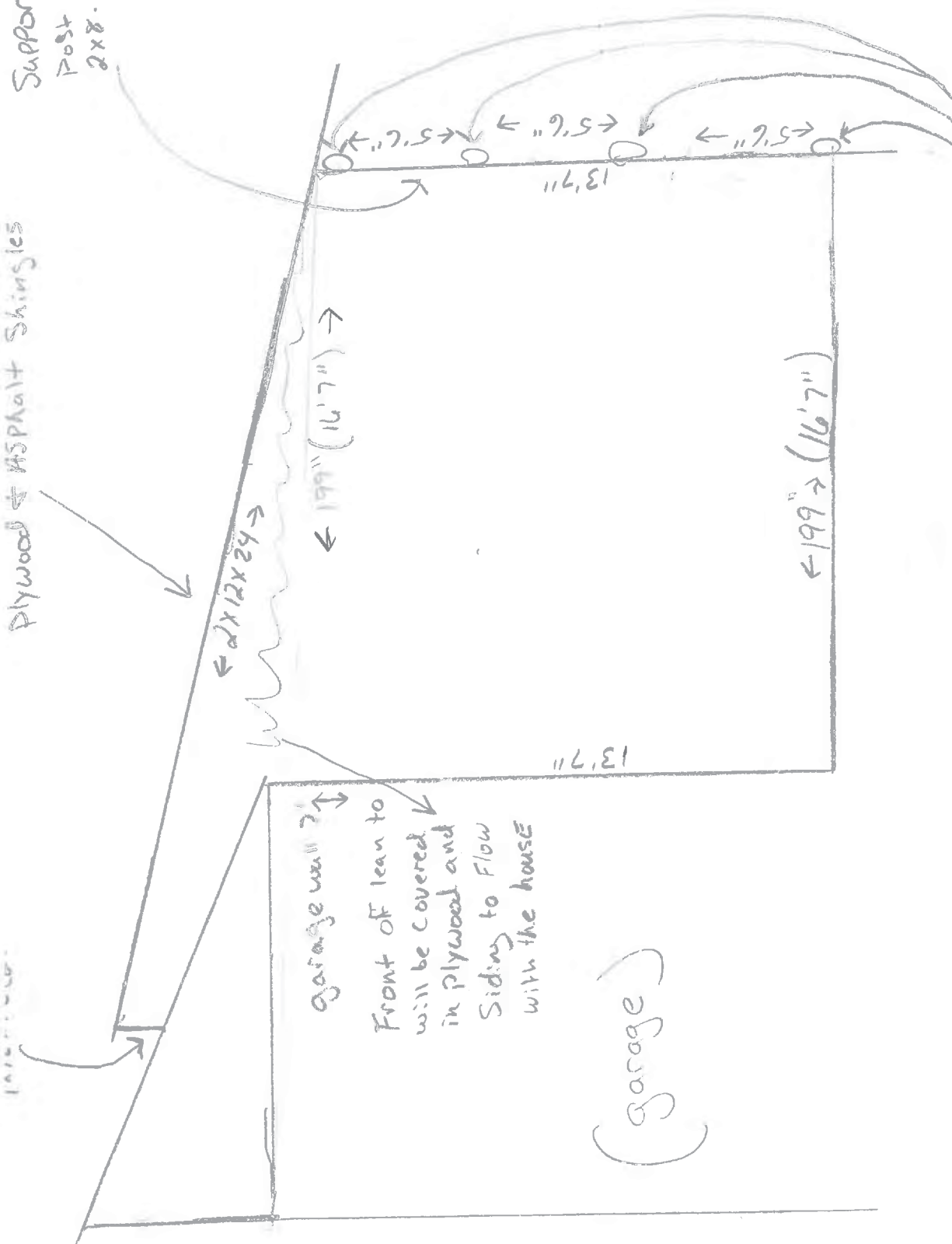
Support For between
Post
2x8 - treated

Property line
to Post is
more than
7' \longleftrightarrow

Post - 4x6 - treated (4)

4-Sonic tubes

- Concrete 4' down

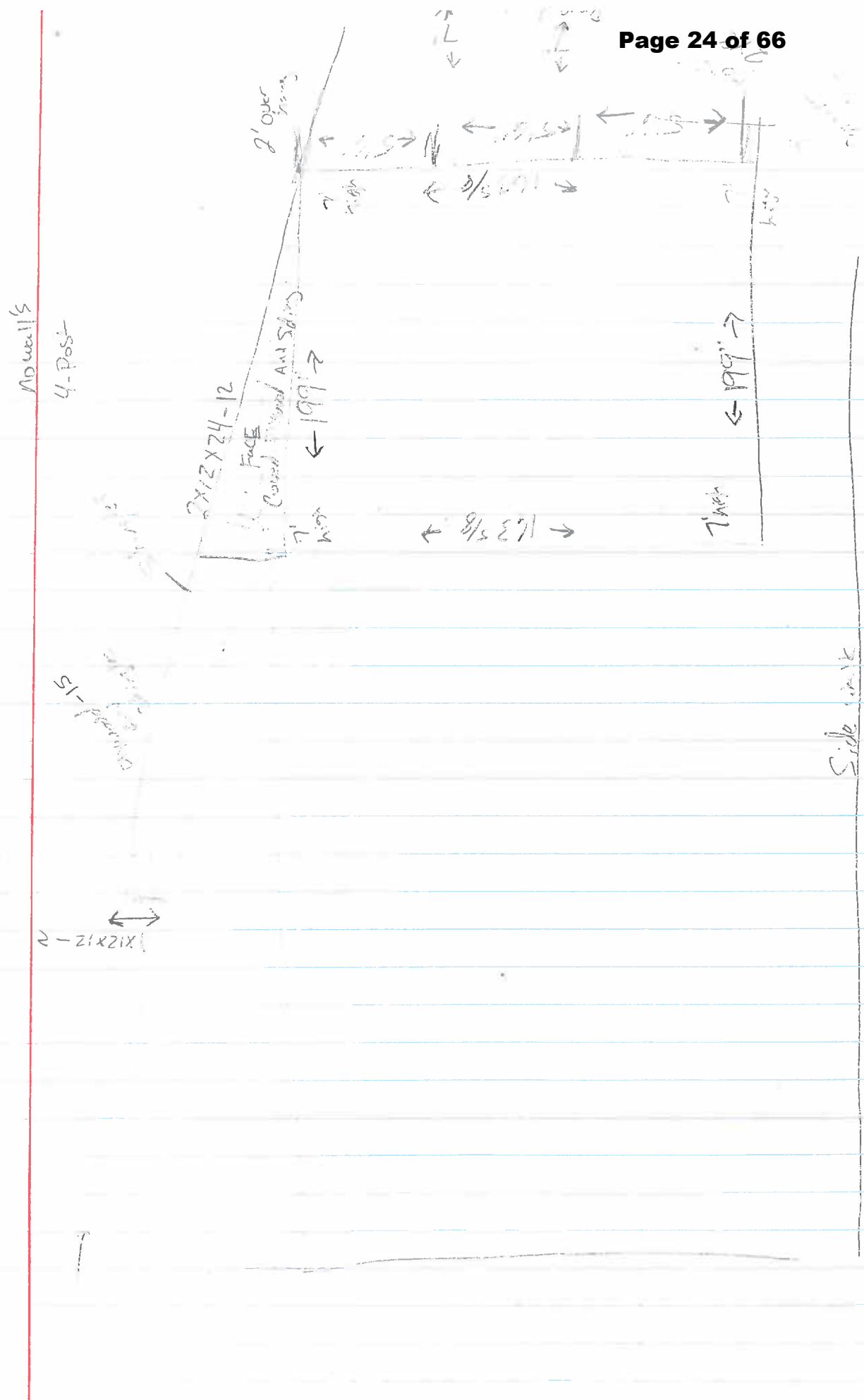


(Garage)

* Sample *



posts would be in the dirt
not the concrete.



Administrative Staff Report

Halron Brothers, LLP.
Site Plan & Architectural Review
611 25th Avenue North
August 25, 2023



<p>Applicant(s):</p> <ul style="list-style-type: none"> Halron Brothers, LLP. <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"> 3400859 <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 400 feet Effective Depth: 300 feet Square Footage: 103,672 Acreage: 2.38 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/Distribution <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 11 - Zoning 	<p>Request</p> <p>23-000746; Halron Brothers, LLP. – request for a Site Plan and Architectural Review to construct an industrial building addition and associated site improvements at 611 25th Avenue North (Parcel ID 3400859)</p> <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Plans <p>Findings of Fact</p> <ol style="list-style-type: none"> The applicant is requesting construction of a commercial building addition and associated site improvements. The proposed addition is approximately 25,553 square feet. The property is zoned "M-1" General Industrial District. Warehouse use is permitted in the "M-1" General Industrial District. A building plan – architectural review (AR), site plan (SP), and zoning permit (ZP) are required. <p>Staff Recommendation</p> <p>Approve the request for a site plan and architectural review to construct an industrial building addition and associated site improvements at 611 25th Avenue North (Parcel ID 3400859), subject to the following condition(s):</p> <ol style="list-style-type: none"> The exterior materials of the building shall match the design and color of the principal building. The access point off of Industrial Street shall be signed to indicate truck traffic only permitted. Applicable permits through the City shall be obtained, including those applicable for fences and asphalt. Any new exterior 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. The applicant shall submit updated renderings meeting the following architectural standards, to be reviewed and approved by the Community development department: <ol style="list-style-type: none"> All building exteriors facing a street or approved way shall have 50 percent of the street face constructed with brick, decorative masonry, glass panel, or other appropriate similar finished façade. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least 25 feet along the sides of
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the structure or at least 25 percent of the that side wall distance, whichever is greater.

II. Principal buildings with a front elevation of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less.

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 petroleum products distribution facility. The Wisconsin Rapids location is one of two Wisconsin locations and is a foundational business within the City. The business has outgrown the existing space and is proposing a building expansion. The facility is utilized as petroleum products distribution facility and the proposed expansion will help the business to continue to expand and to streamline operations. 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

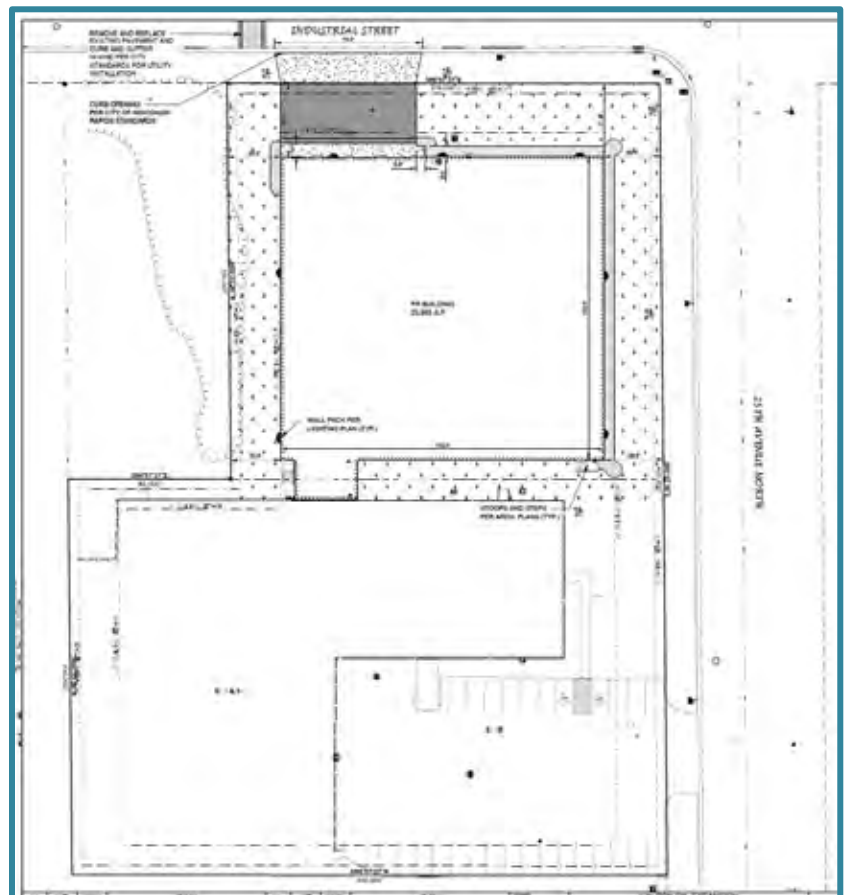
Supplemental Standards:

(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 28,212 square feet and the proposed expansion will add an additional 25,553 square feet. Other proposed site improvements include three overhead bay doors along the northern building elevation for tanker truck loading.

Chapter 11 – Zoning Section 11.06.203 Architectural standards does not permit overhead doors to face a public street without the approval of a Special Exception per the following:

(11) Overhead doors shall not face a public street. The Planning Commission may permit overhead doors to face a public street, but only when it has made a finding that there is no feasible alternative location for such doors. Consistent with the requirements in Article 5, the Planning Commission may approve a special exception to allow an overhead door to face a public street when there is no feasible alternative.

Staff would recommend approving a Special Exception to permit the overhead doors to face a public street, as tanker trucks would need access from a public street, and the building configuration as proposed is appropriately suited to the industrial park. A paved area and apron are proposed to the north to provide vehicle access to the bay doors, which the vehicles will access by backing into the building. The remaining area surrounding the addition will be graded and landscaped.

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.

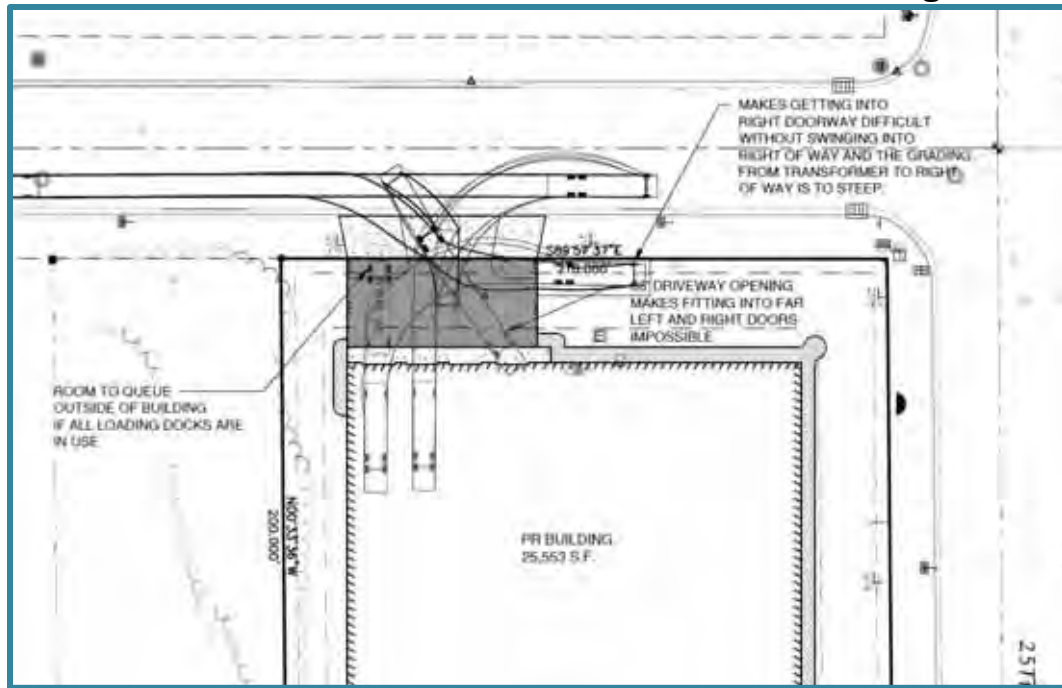
2) Dimensional Standards

Analysis: The 25,553 square foot proposed building addition meets setbacks, will create 52 percent building coverage on the lot, and 81 percent impervious surface coverage on the lot. The building height is approximately 29 feet with an additional exposed four feet below the finished ground floor, for a total of 33 feet.

Findings: The overall building height of 33 feet meets the maximum allowable building height of 45 feet. The building coverage ratio of 52 percent is well under the maximum 70 percent allowed. The 81 percent impervious surface coverage is under the 90 percent 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 25th Avenue North. This main point of ingress and egress will remain for customer and employee traffic. An additional point of ingress and egress will be created from Industrial Street. This point of access will be for tanker truck loading only.



Findings: It is beneficial to separate the point of vehicular ingress and egress from the ingress and egress for larger truck traffic accessing the site to load product. However, staff has some concern about traffic flow from the Industrial Street point of access. Trucks will likely come from the east, pass all bays, and back into the site where most of the vehicles will be housed within the building as product is being loaded. Trucks will then exit the site forward likely travelling eastbound. Four overhead bay doors will allow up to four trucks to be situated for loading at a given time. Staff is recommending approval of a 68.2 foot drive apron to accommodate the truck traffic and generate less congestion at this point of access. Large loading berths are required to be a minimum of 12 feet in width and 50 feet in length. The proposed loading berth consists of 37 feet on the exterior and over 40 feet within the interior. A condition of approval has been added that this point of access be signed for truck traffic only.

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 27 parking spaces and 2 ADA approved accessible parking space on site.

Findings: The existing business has 18 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 18 spaces plus 1 ADA approved accessible space, and there is no additional parking required. Therefore, the existing 27 parking spaces and 2 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 640 lineal feet of foundation, meaning 256 perimeter landscape points are required. Additionally, because the construction impacts new sections of street frontage, street frontage must be provided at a rate of 60 landscape points for every 100 feet of linear frontage. With 418 feet of linear frontage, a minimum of 251 frontage landscape points are required.

Landscape Type	Required Points	Provided Points	Allocation
Foundation Points	256	256	No tall or medium trees
Frontage Points	251	260	60% tall trees (min. 50%) 36% medium trees (min. 30%)

6) Architectural Review

A large, modern, white industrial building with a brown base, situated in a green field under a blue sky with clouds. The building has a long, rectangular shape with a slightly pitched roof. It is surrounded by a green lawn, and there is a paved area in the foreground. The sky is bright blue with scattered white clouds.

Findings: The proposed building addition is consistent with the principal structure in style and materials. Chapter 11 – Zoning does require that street facing exteriors have 50 percent of the street face constructed with brick, decorative masonry, glass panel, or similar finished façade as may be approved by the Planning Commission. Decorative facing shall extend 25 feet or 25 percent of side wall, whichever is greater. Elevations have been submitted which show approximately 25 percent of street facing facades and zero percent of side elevations to include decorative facing. Staff notes that some flexibility could be applied in terms of materials due to the fact that the building is industrial in nature. However, additional variation would be required to be incorporated to meet this standard, such as additional masonry, or metal panels with different offsets, color or texture. Therefore, the following condition of approval has been added:

The applicant shall submit updated renderings meeting the following architectural standards, to be reviewed and approved by the Community development department:

- I. All building exteriors facing a street or approved way shall have 50 percent of the street face constructed with brick, decorative masonry, glass panel, or other appropriate similar finished façade. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least 25 feet along the sides of the structure or at least 25 percent of the that side wall distance, whichever is greater.
- II. Principal buildings with a front elevation of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less.

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.

Findings: A lighting plan has been submitted and all proposed light levels at adjacent properties fall within the required standards.

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.

**HALRON OIL EXPANSION
FOR RODAC, LLC.
CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WI**

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE; NEITHER THE
OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE
FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS.
ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC.,
SHALL BE CONSIDERED TO BE SCALEABLE PLANS.

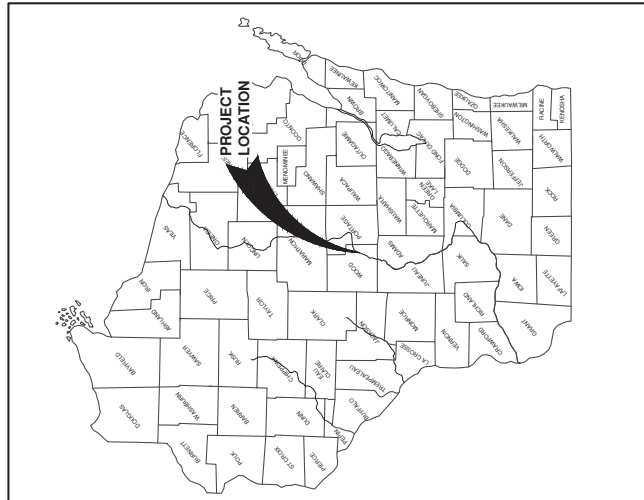
NOTE: EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL
BE IN PLACE PRIOR TO CONSTRUCTION
AND SHALL CONFORM TO THE WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
CONSTRUCTION SITE EROSION CONTROL
AND TECHNICAL STANDARDS.

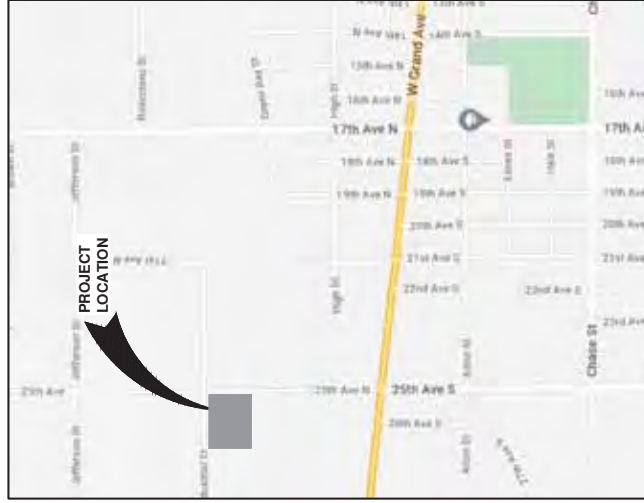
INDEX TO DRAWINGS

SHT. NO.

C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
8	EROSION CONTROL - INLET PROTECTION TYPE DHR AND TYPE D-M
9	EROSION CONTROL - NUTCH CHECK DETAILS
10	EROSION CONTROL - SHEET FLOW DETAILS
11	EROSION CONTROL - TRACKOUT CONTROLS
12	EROSION CONTROL - EROSION MAT APPLICATION DETAILS
13	LANDSCAPE PLAN
14	LANDSCAPE DETAILS
15	LANDSCAPE DETAILS
16	LIGHTING PLAN

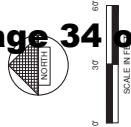


VICINITY MAP

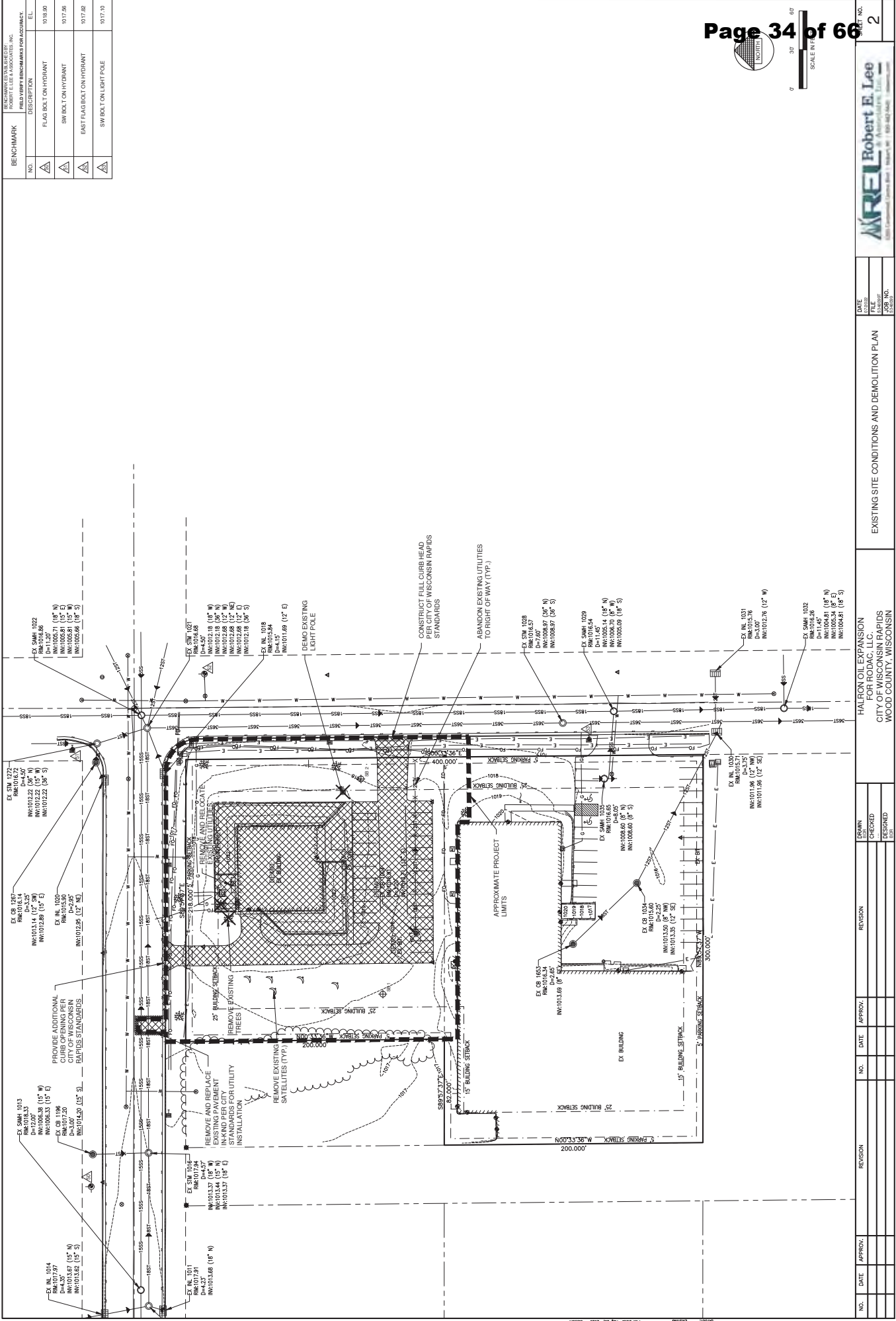


LOCATION MAP

[illegible]



BENCHMARK		
NO.	DESCRIPTION	EL.
1	FLAG BOLT ON HYDRANT	1018.90
2	SW BOLT ON HYDRANT	1017.56
3	EAST FLAG BOLT ON HYDRANT	1017.82
4	SW BOLT ON LIGHT POLE	1017.10



NO.		DATE	APPROV.	REVISION	NO.		DATE	APPROV.	REVISION	NO.		DATE	APPROV.	REVISION





1. MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED TO THE SAME DEPTH AND SHALL MEET THE SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS 301 AND 317.
3. FIELD VERIFICATION OF EXISTING UTILITIES, IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICE MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

	TOP OF CURB ELEVATION
	FLOW LINE ELEVATION
	TOP OF SIDEWALK ELEVATION
	EDGE OF PAVEMENT ELEVATION
	TOP OF RETAINING WALL ELEVATION
	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW
	SLOPE
	SLOPE PERCENT
	SLOPE FEET PER METER
	SLOPE FEET PER FOOT
	SLOPE FEET PER SECOND
	SLOPE FEET PER MINUTE
	SLOPE FEET PER HOUR
	SLOPE FEET PER DAY
	SLOPE FEET PER WEEK
	SLOPE FEET PER MONTH
	SLOPE FEET PER YEAR
	SLOPE FEET PER DECADE
	SLOPE FEET PER CENTURY
	SLOPE FEET PER MILLENNIUM
	SLOPE FEET PER BILLION YEARS
	SLOPE FEET PER TRILLION YEARS
	SLOPE FEET PER QUADRILLION YEARS
	SLOPE FEET PER QUINTILLION YEARS
	SLOPE FEET PER SEXTILLION YEARS
	SLOPE FEET PER SEPTILLION YEARS
	SLOPE FEET PER OCTILLION YEARS
	SLOPE FEET PER NONILLION YEARS
	SLOPE FEET PER DECILLION YEARS
	SLOPE FEET PER UNDECILLION YEARS
	SLOPE FEET PER DUODECILLION YEARS
	SLOPE FEET PER TREDECILLION YEARS
	SLOPE FEET PER QUATTUORDECILLION YEARS
	SLOPE FEET PER QUINDECILLION YEARS
	SLOPE FEET PER SEXDECILLION YEARS
	SLOPE FEET PER SEPTENDECILLION YEARS
	SLOPE FEET PER OCTIDECILLION YEARS
	SLOPE FEET PER NONADECILLION YEARS
	SLOPE FEET PER VIGINTILLION YEARS
	SLOPE FEET PER UNVIGINTILLION YEARS
	SLOPE FEET PER DVOVIGINTILLION YEARS
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	SLOPE FEET PER DVOVIGINTILLION YEARS
	SLOPE FEET PER TRAVIGINTILLION YEARS
	SLOPE FEET PER QUADVIGINTILLION YEARS
	SLOPE FEET PER QUNVIGINTILLION YEARS
	SLOPE FEET PER SEXVIGINTILLION YEARS
	SLOPE FEET PER SEVAVIGINTILLION YEARS
	SLOPE FEET PER OCTOVIGINTILLION YEARS
	SLOPE FEET PER NOVAVIGINTILLION YEARS
<	

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

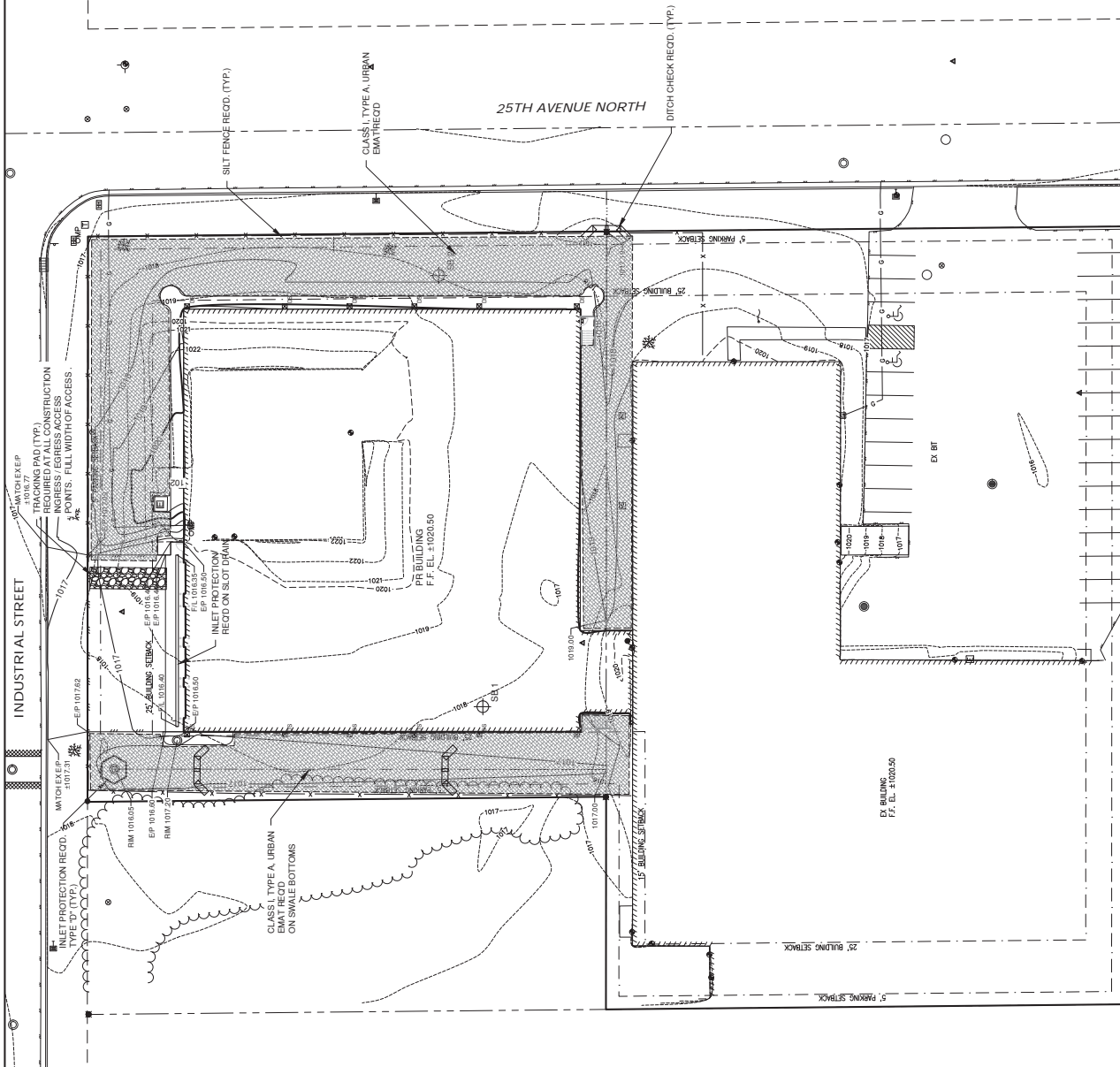
1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF-SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDR TECHNICAL STANDARD 1061.

EXISTING GRADE

0.5 M

5:1

6" TOPSOIL, SEED AND MULCH



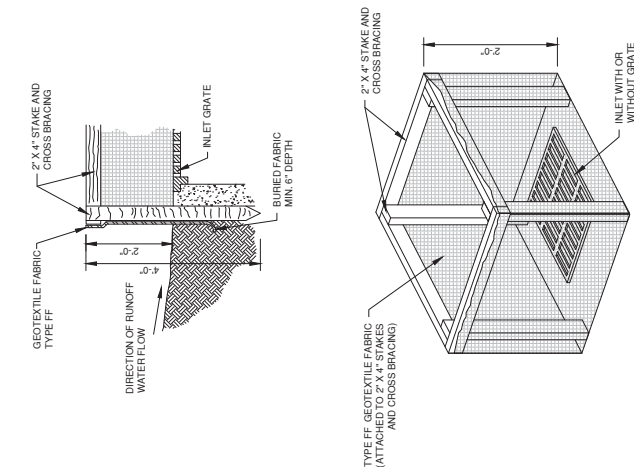
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

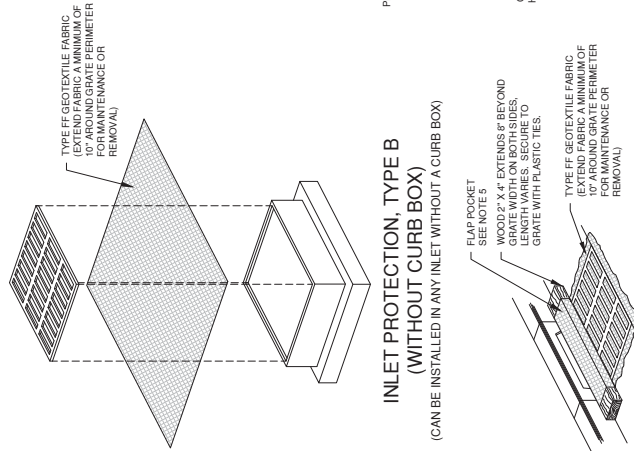
DEMONSTRATE A METHOD OF MAINTENANCE USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE

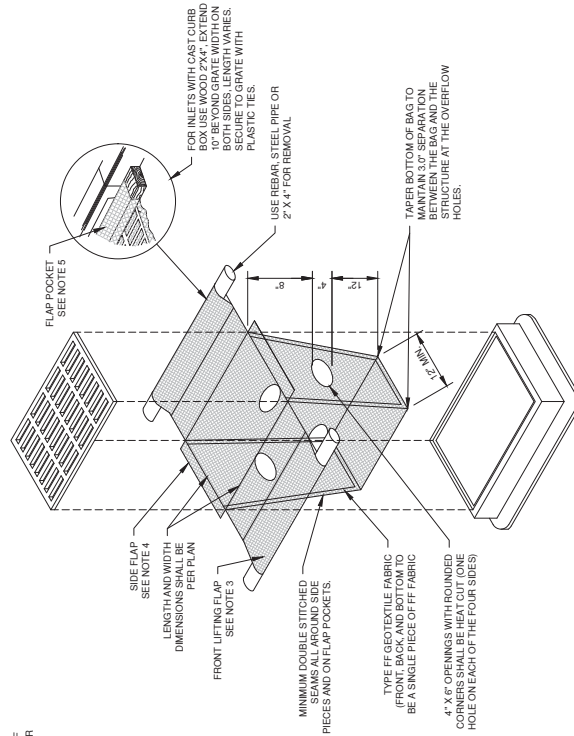
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE FEET OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEKILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG, FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAGS.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE WOOD SHALL BE USED TO HOLD THE BAG IN PLACE. THE FLAP AND POKETS SHALL NOT BLOCK THE TOP HALF OF THE CURBFACE OPENING.



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

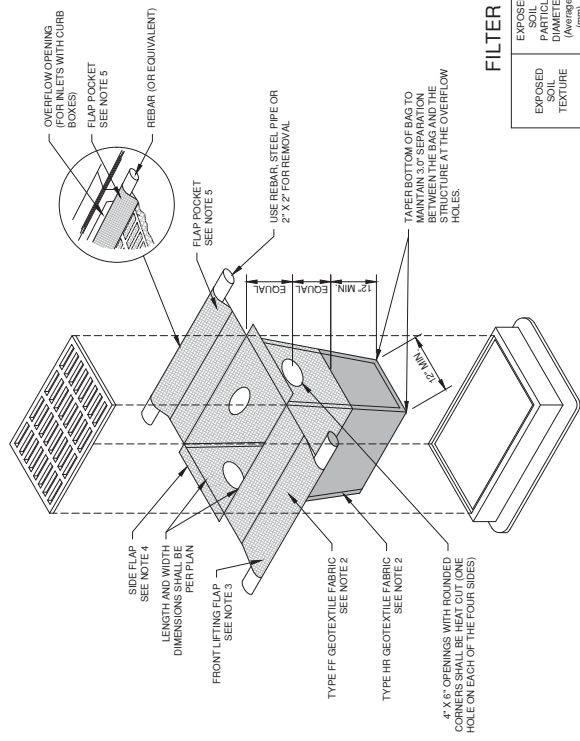
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN BOTTOM OF BAG AND BOTTOM OF CURB BOXES FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FILTER BAG, FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE, THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

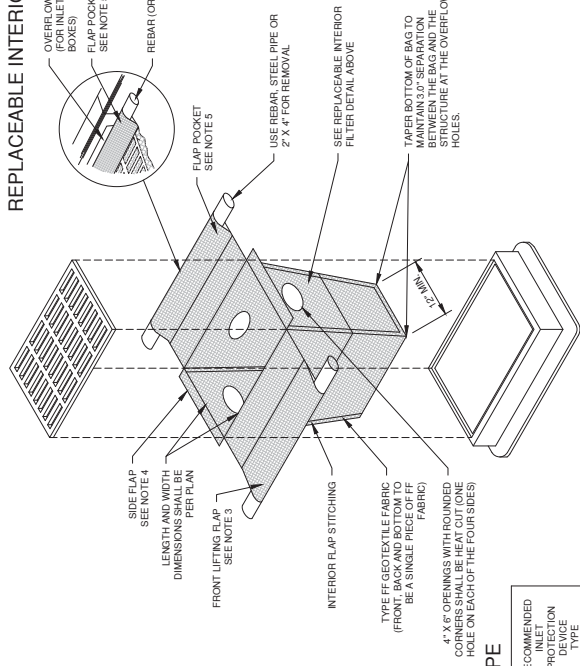
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN BOTTOM OF BAG AND BOTTOM OF CURB BOXES FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



INLET PROTECTION, TYPE D-HR

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥ 0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.025	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

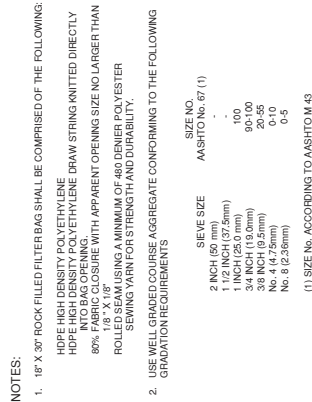
* DF, D OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

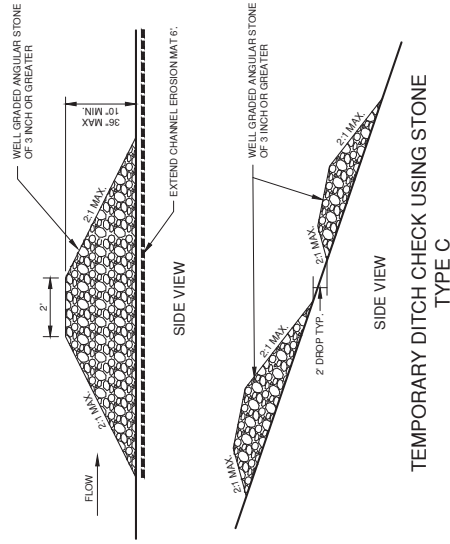
HALBORN OIL EXPANSION
FOR PODAC, LLC
CITY OF WISCONSIN RAPIDS
WOOD COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

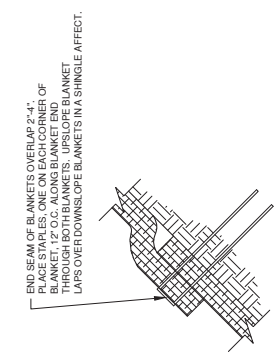


DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDMT TECHNICAL STANDARD 1052.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



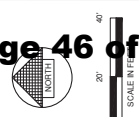
STONE TRACKING PAD DETAIL



SIDE SEAM OVERLAP
STAPLE DETAIL

[illegible]





PRELIMINARY
Not for Construction

Robert E. Lee
Landscape Architecture, Inc.
1000 Wisconsin Avenue, Suite 1000
Washington, DC 20005
Tel: 202-462-1000
Fax: 202-462-1001

DATE: 07/2017
JOB NO.: 14
JOB NAME: HALCON OIL EXPANSION
CITY OF WISCONSIN RAPIDS
WOOD COUNTY, WISCONSIN

LANDSCAPE PLAN

NO. DATE APPROV. REVISION NO. DATE APPROV. REVISION

NO. DATE APPROV. REVISION NO. DATE APPROV. REVISION

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TREE LEGEND				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANT SIZE	POINTS
	HONEY LOCUST	GLADISTIA THUNBERGII	2" CALIPER	30
	HACKBERRY	CELTIS OCCIDENTALIS	2" CALIPER	60
	CRABAPPLE	MALUS SPP.	0.75" CALIPER	20
	RIVER BIRCH	BETULA SPP.	1.5" CALIPER	45
	CHOKE CHERRY	PRUNUS SPP.	1.5" CALIPER	45
			TOTAL	260

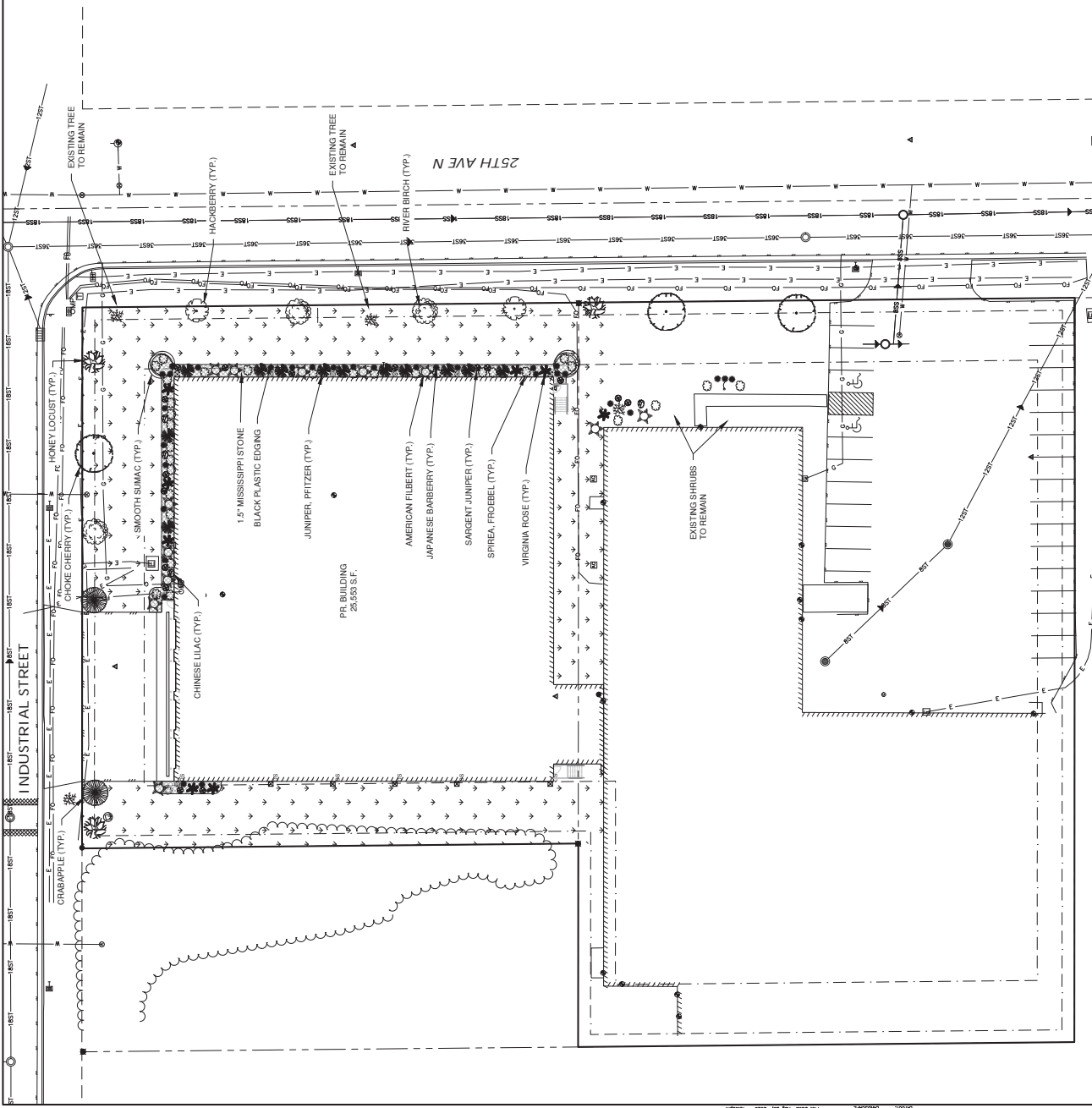
SHRUBS LEGEND				
SYMBOL	COMMON NAME	LATIN NAME	PLANT SIZE	POINTS
	JUNIPER, PFITZER	JUNIPERUS CHINENSIS	18" TALL	60
	AMERICAN FILBERT	CORYLUS AMERICANA	24" TALL	36
	SMOOTH SUMAC	RHUS SPP.	36" TALL	10
	JAPANESE BARBERRY	BERBERIS THUNBERGII	18" TALL	31
	VIRGINIA ROSE	ROSA SPP.	24" TALL	24
	SARGENT JUNIPER	JUNIPERUS SPP.	12" TALL	45
	CHINESE LILAC	SYRINGA SPP.	36" TALL	20
	SPIREA, FROEBEL	SPIREA SPP.	18" TALL	30
			TOTAL	256

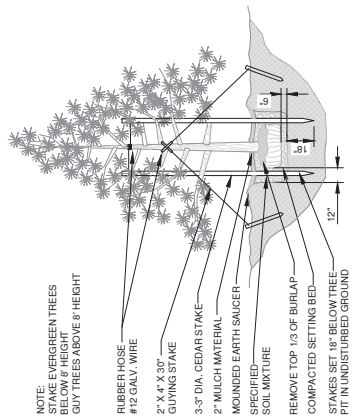
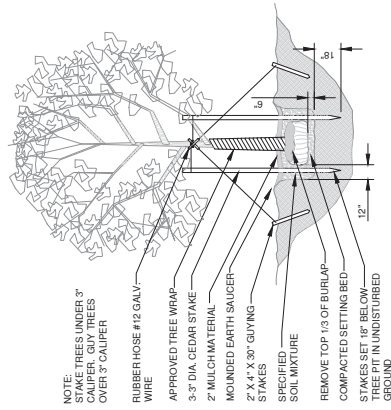
TREE / PLANTING MAINTENANCE

MAINTAIN TREES AND PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

LANDSCAPE CALCULATIONS

STREET FRONTAGE - 60 POINTS PER 100 LINEAL FEET OF FRONTAGE
418 LINEAL FEET / 100 LINEAL FEET X 60 POINTS = 251 POINTS
TALL DECIDUOUS MINIMUM OF 90% = 150 POINTS PROVIDED 251 TOTAL POINTS REQUIRED = 59.5%
MEDIUM DECIDUOUS MINIMUM OF 30% = 90 POINTS PROVIDED 251 TOTAL POINTS REQUIRED = 35.9%
BUILDING FOUNDATION - 40 POINTS PER 100 FEET OF BUILDING PERIMETER
640 LINEAL FEET / 100 FEET X 40 POINTS = 256 POINTS





16

Halron Oil
Wisconsin Rapids, WI

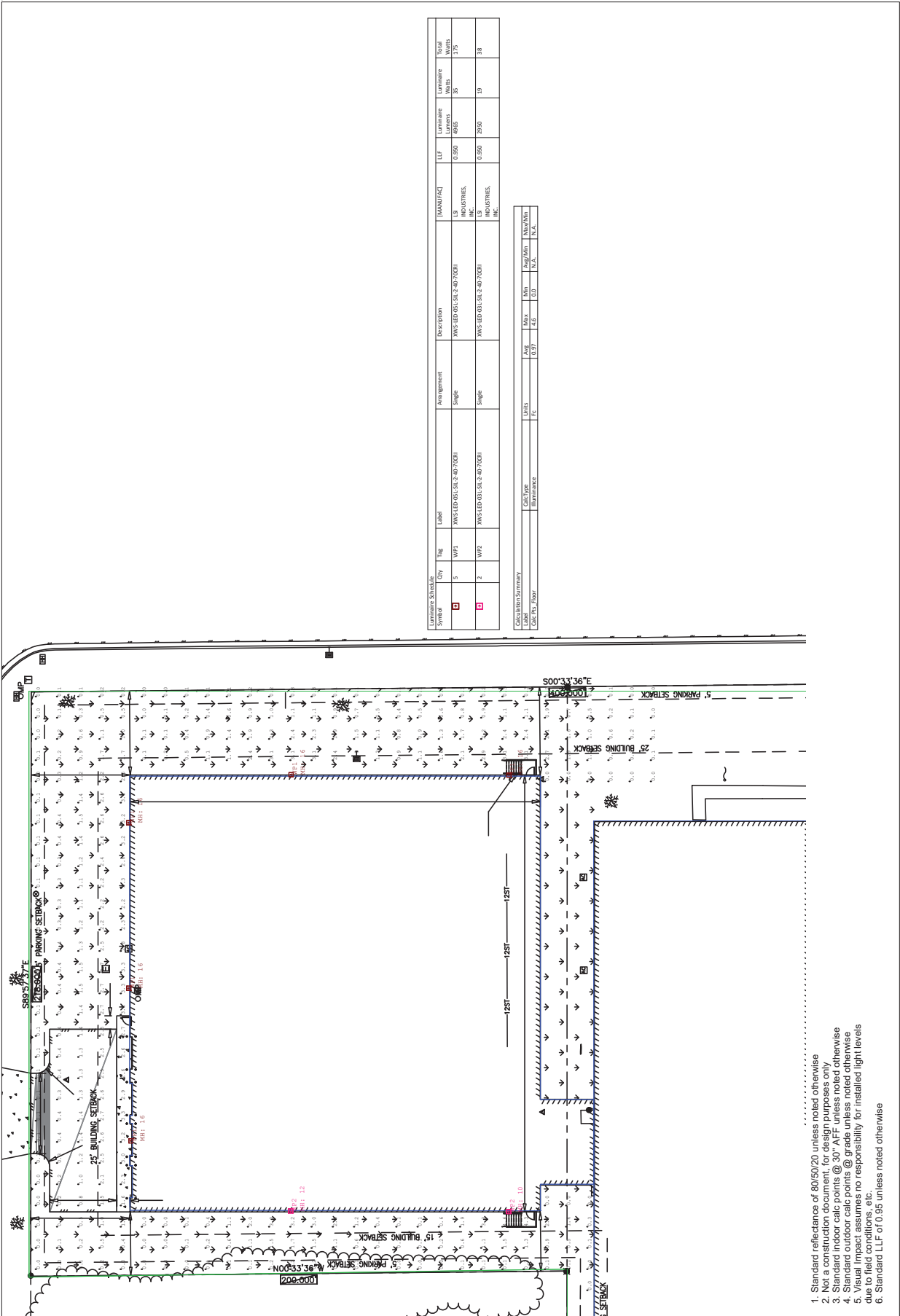
Drawn By: ATH
Checked By:
Date: 8/15/2023
Scale:

Revisions	
#	Date

#	Date	Comments



Visual Impact Lighting
1724 Industrial Drive
920-437-2069
visualimpactlighting.com





PROPOSED ADDITION FOR:

**HALRON OIL WISCONSIN
RAPIDS**

611 25TH AVE. N
WISCONSIN RAPIDS,

WI 54495

ISSUED FOR:

NO. REVISIONS DATE

ISSUED FOR:

PRELIMINARY

CONSTRUCTION

DESIGN REVIEW

REMARKS

DATE

08/22/2023

DRAWN BY: A. WOLF

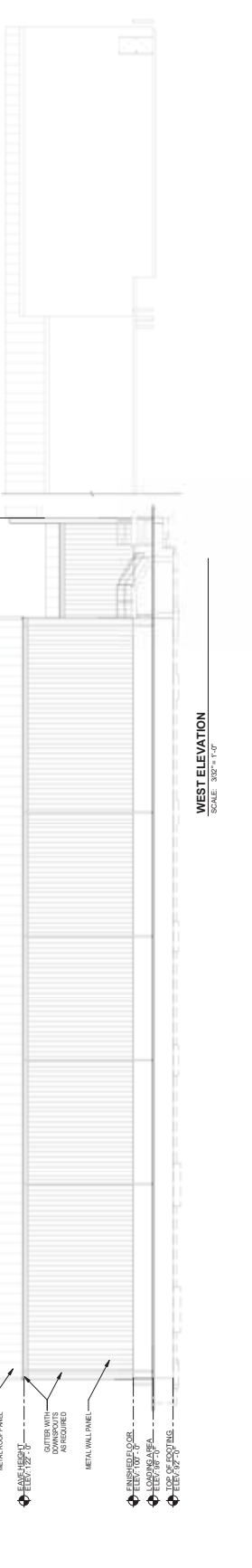
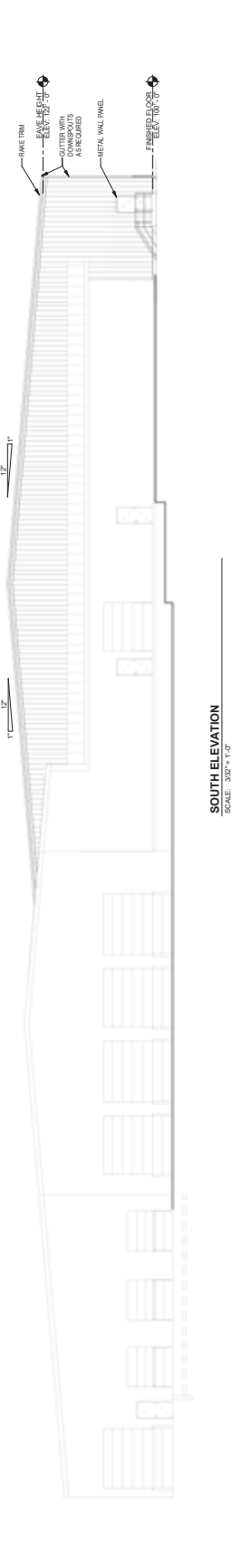
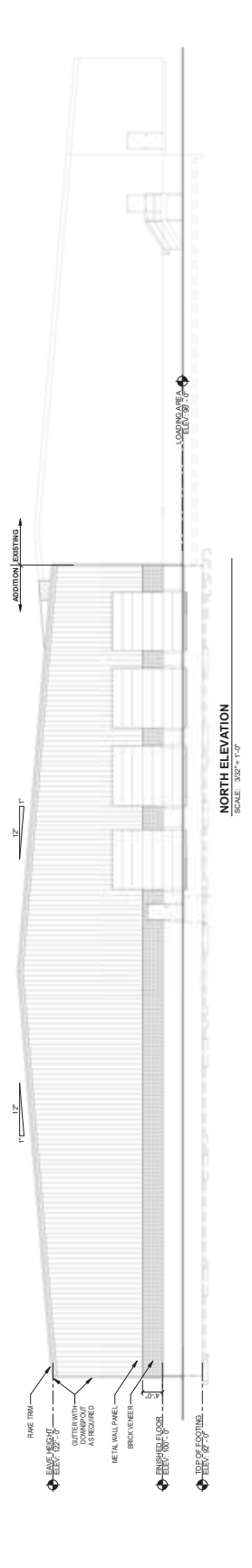
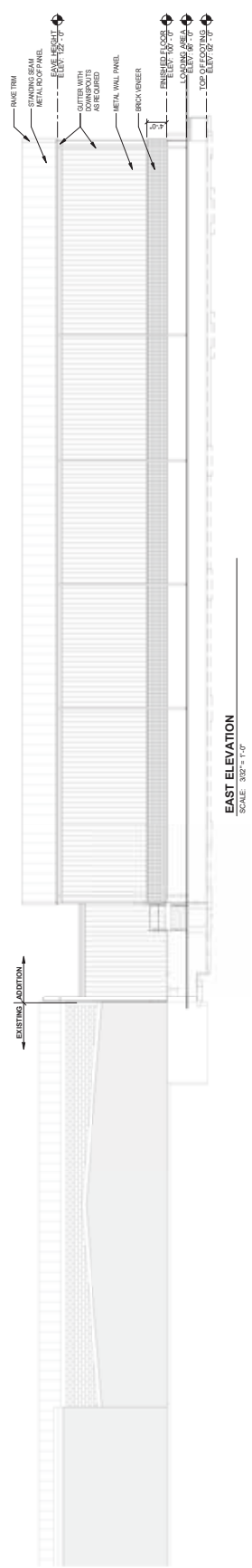
PROJECT MANAGER: C. DUESCHER

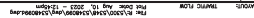
JOB NUMBER: 23013

ISSUED FOR:

DESIGN REVIEW

NO.	REVISIONS	DATE



[illegible]



Mirada Small Wall Sconce Silicone (XWS SIL)

Outdoor LED Wall Light



OVERVIEW	
Lumen Package (lm)	2,000 - 8,000
Wattage Range (W)	13 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70

Electrical

- High-performance driver features over-voltage under-voltage, short-circuit, and over temperature protection.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0°C to 50°C with cold weather battery rated for -20°C to 50°C (40°C max for 8L). 120-277V Only.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- Optional button photocell turns fixtures on and off based on ambient light levels for dusk to dawn lighting.

- LSI's AirLink Blue wireless control system options allow for fixture and motion sensor grouping while reducing energy and maintenance costs.

Installation

- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.isicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: XWS LED 6L SIL FT UNV DIM 40 70CRI ALBCS1 BLK CWBB						
Prefix	Light Source	Lumen Package	Lens	Distribution	Voltage	Driver
XWS - Mirada Small Wall Sconce	LED	2L - 2,000 3L - 3,000 5L - 5,000 6L - 6,000 8L - 8,000 Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 FT - Forward Throw	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10v Dimming (0-10%)
Color Temperature	Color Rendering	Controls			Finish	Options
50 - 5000K 40 - 4000K 30 - 3000K	70CRI - 70 CRI	Blank - None <u>Wireless Controls</u> ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ² <u>Standalone Controls</u> EXT - 0-10v Dimming leads extended to housing exterior IMSBT1L - Integral Bluetooth™ Motion Sensor 8-24' MH ^{2,3} <u>Button Type Photocells</u> PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V			BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	Blank - None BB - 10w Battery Back-up (0°C) ⁴ CWBB - 10w Cold Weather Battery Backup (-20°C) ⁴ BB20 - 20W Battery Back-up (0°C) ⁴ EH - Extended Housing ⁵ SP1 - 10kV Surge Protection Device



Need more information?
[Click here for our glossary.](#)

Have additional questions?
Call us at (800) 436-7800



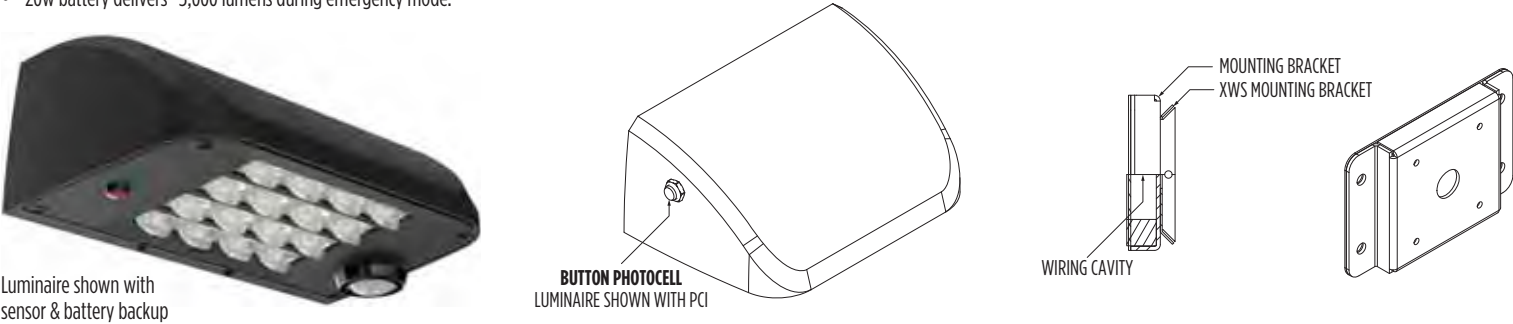
ACCESSORY ORDERING INFORMATION*

Part Number	Description
758274CLR	XWS Extended Housing/Surface Conduit Wiring Box
760159CLR	XWS Spacer Plate/Wiring Box

*Accessories are shipped separately and field installed.

Battery Backup

- Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- 10w battery delivers ~1,500 lumens during emergency mode.
- 20w battery delivers ~3,000 lumens during emergency mode.



1 Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2 When high voltage (HV) is specified, IMSBT and ALBCS control options are limited to 6L and 8L lumen packages.
3 IMSBTxL is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
4 Universal Voltage Only (120-277V). 20W Battery Backup only available 2L - 6L.
5 For applications with surface conduit.

Have questions? Call us at (800) 436-7800

PERFORMANCE

[Back to Quick Links](#)

Delivered Lumens ¹												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
2L	2	70	1,851	142	B1-U0-G1	1,974	152	B1-U0-G1	1,976	152	B1-U0-G1	13
	3		1,930	148	B1-U0-G1	2,058	158	B1-U0-G1	2,060	158	B1-U0-G1	
	FT		1,889	145	B1-U0-G1	2,015	155	B1-U0-G1	2,017	155	B1-U0-G1	
3L	2	70	2,765	146	B1-U0-G1	2,950	155	B1-U0-G1	2,953	155	B1-U0-G1	19
	3		2,884	152	B1-U0-G1	3,077	162	B1-U0-G1	3,079	162	B1-U0-G1	
	FT		2,822	149	B1-U0-G1	3,010	158	B1-U0-G1	3,012	159	B1-U0-G1	
5L	2	70	4,655	133	B2-U0-G1	4,965	142	B2-U0-G1	4,970	142	B2-U0-G1	35
	3		4,855	139	B1-U0-G1	5,179	148	B1-U0-G1	5,184	148	B1-U0-G1	
	FT		4,750	136	B1-U0-G2	5,067	145	B1-U0-G2	5,072	145	B1-U0-G2	
6L	2	70	5,578	130	B2-U0-G1	5,950	138	B2-U0-G2	5,956	139	B2-U0-G2	43
	3		5,819	135	B1-U0-G2	6,207	144	B1-U0-G2	6,214	145	B1-U0-G2	
	FT		5,693	132	B1-U0-G2	6,073	141	B1-U0-G2	6,079	141	B1-U0-G2	
8L	2	70	7,531	123	B2-U0-G2	8,034	132	B2-U0-G2	8,041	132	B2-U0-G2	61
	3		7,856	129	B2-U0-G2	8,380	137	B2-U0-G2	8,388	138	B2-U0-G2	
	FT		7,687	126	B2-U0-G2	8,199	134	B2-U0-G2	8,207	135	B2-U0-G2	

Electrical Data - Current Draw AMPS ²						
Lumen Package	120V	208V	240V	277V	347V	480V
2L	0.11	0.06	0.05	0.05	0.04	0.03
3L	0.16	0.09	0.08	0.07	0.05	0.04
5L	0.29	0.17	0.15	0.13	0.10	0.07
6L	0.36	0.21	0.18	0.16	0.12	0.09
8L	0.51	0.29	0.25	0.22	0.18	0.13

Recommended Lumen Maintenance - XWS ³					
Ambient Temperature C°	Initial ⁴	25K hrs. ⁴	50K hrs. ⁴	75K hrs. ⁵	100K hrs. ⁵
25	100%	95%	90%	85%	80%
40	100%	91%	82%	73%	65%

1 LEDs are frequently updated therefore values are nominal
2 Electrical data at 25C (77F). Actual wattage may differ by +/-10%.
3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

PHOTOMETRICS

[Back to Quick Links](#)

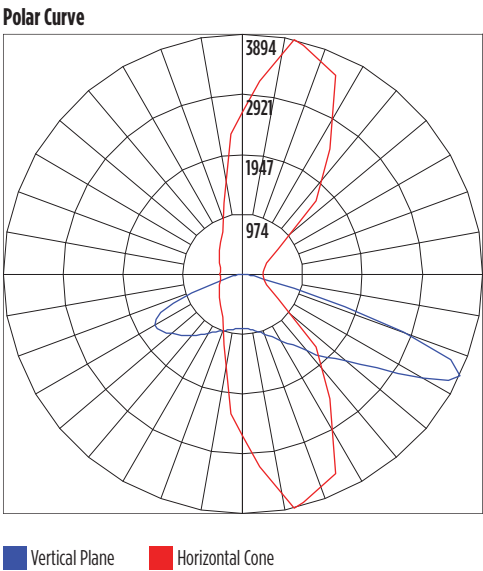
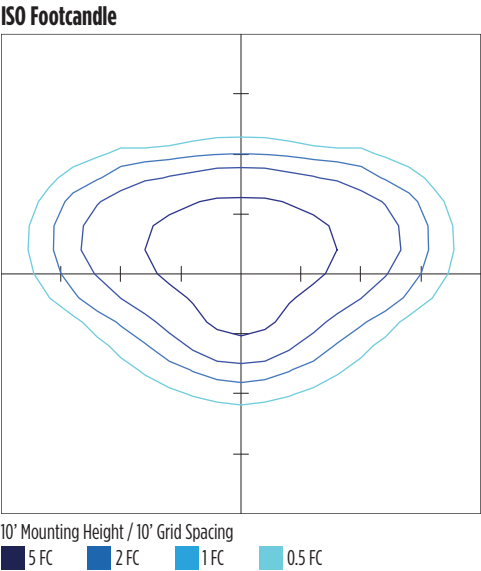
Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

XWS-LED-6L-SIL-2-40-70CRI

Luminaire Data		
Type 2 Distribution		
Description	4000 Kelvin, 70 CRI	
Delivered Lumens	5,951	
Watts	42.5	
Efficacy	138	
IES Type	Type II - Short	
BUG Rating	B1-U0-G1	

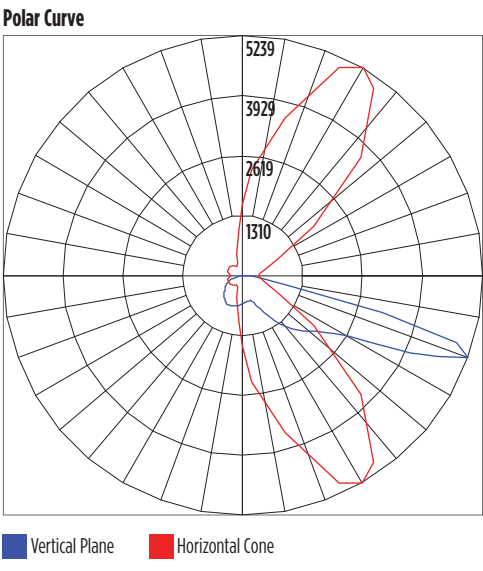
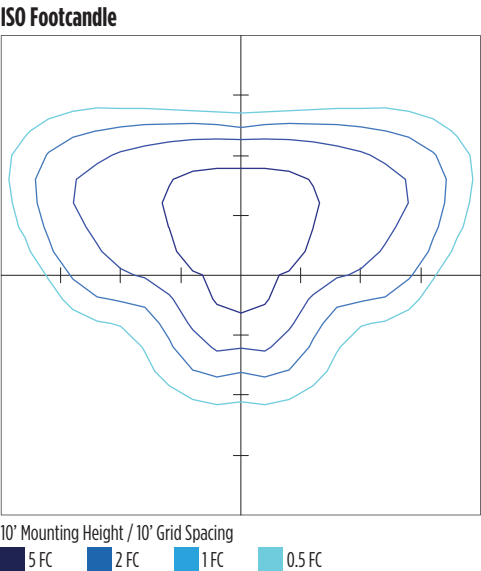
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	834	20%
Medium (30-60°)	3,379	50%
High (60-80°)	1,647	28%
Very High (80-90°)	91	1%
Uplight (90-180°)	0	0%
Total Flux	5,951	100%



XWS-LED-6L-SIL-3-40-70CRI

Luminaire Data		
Type 3 Distribution		
Description	4000 Kelvin, 70 CRI	
Delivered Lumens	6,208	
Watts	42.5	
Efficacy	146	
IES Type	Type III - Medium	
BUG Rating	B1-U0-G2	

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	582	9%
Medium (30-60°)	2,997	48%
High (60-80°)	2,506	40%
Very High (80-90°)	124	2%
Uplight (90-180°)	0	0%
Total Flux	6,208	100%



PHOTOMETRICS

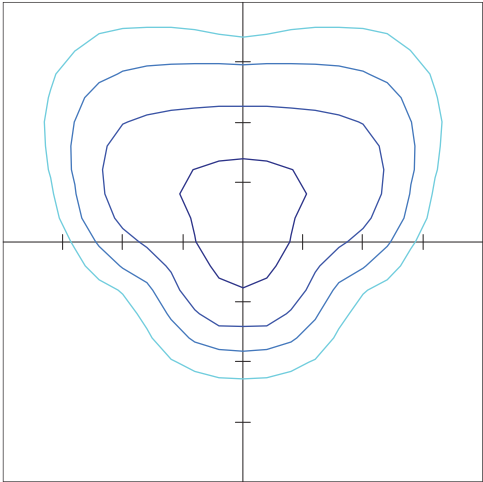
[Back to Quick Links](#)

XWS-LED-6L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,073
Watts	42.5
Efficacy	143
IES Type	Type IV - Short
BUG Rating	B1-U0-G2

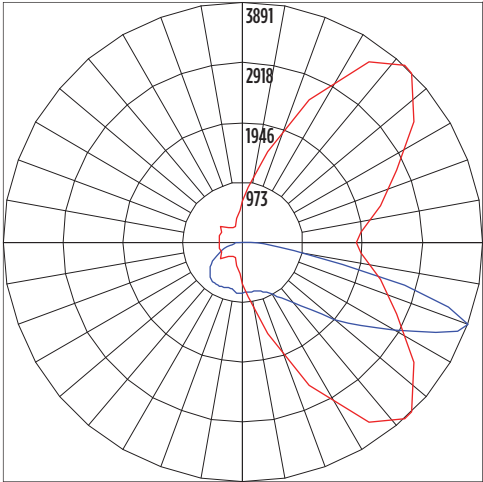
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	708.3	12%
Medium (30-60°)	2,715.5	45%
High (60-80°)	2,475.4	41%
Very High (80-90°)	173.6	3%
Uplight (90-180°)	0	0%
Total Flux	6,073	100%

ISO Footcandle



10' Mounting Height / 10' Grid Spacing
5 FC 2 FC 1 FC 0.5 FC

Polar Curve

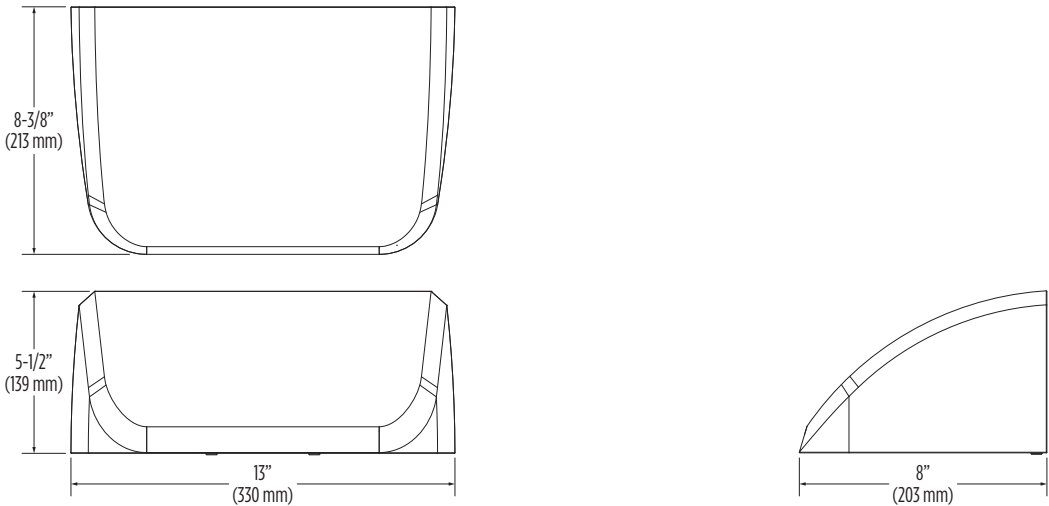


Vertical Plane Horizontal Cone

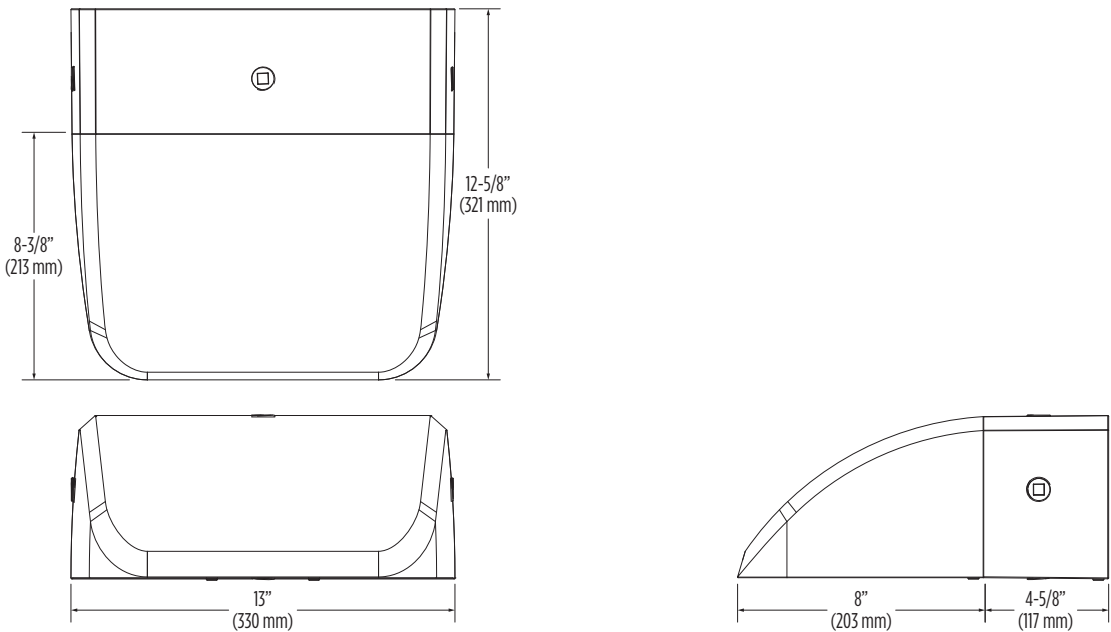
PRODUCT DIMENSIONS

[Back to Quick Links](#)

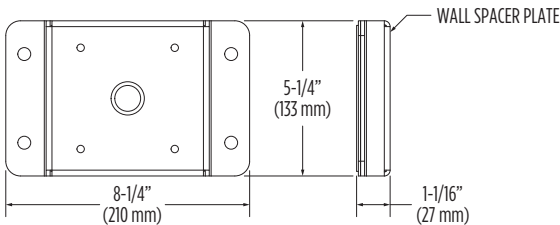
STANDARD HOUSING
(XWS)



SCWB EXTENDED HOUSING
(XWS 758274CLR)



XWS SPACER PLATE/WIRING BOX
(XWS 760159CLR)



NOTE: Wall spacer plate allows the luminaire to float off the wall and provides space for securing wires (8.25" X 5.25" X 1.07").

CONTROLS

[Back to Quick Links](#)

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)



LEVITON App



Apple



Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/ Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



AirLink Blue App



Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.



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 8/10/23
Received By CE
Fee \$175.00
Case # 23-000746
Aldermanic District 1-Austin
Plan Commission Date Aug TBD

1. Applicant information

Applicant name Halron Brothers, LLP.
Street address 611 25th Avenue N
City, state, zip code Wisconsin Rapids, WI 54495
Daytime telephone number 920-436-4000
Email ehalron@halron.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.

	<u>Agent 1</u>	<u>Agent 2</u>
Name	<u>Brandon Robaidek</u>	<u>Craig Rose</u>
Company	<u>Robert E Lee and Associates, Inc.</u>	<u>RODAC, LLC.</u>
Street address	<u>1250 Centennial Centre Blvd</u>	<u>3349 South Pine Tree Road</u>
City, state, zip code	<u>Hobart, WI 54155</u>	<u>Green Bay, WI 54155</u>
Daytime telephone number	<u>920-662-9641</u>	<u>920-499-8786</u>
Email	<u>brobaidek@releeinc.com</u>	<u>craig@rodacllc.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): _____

Part A. About the Property

4. Subject property information

Physical address 611 25th Avenue N

Parcel number(s) 3400859

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 checked="" type="checkbox"/> M-1 General Industrial |
| <input type="checkbox"/> R-1 Single-family Residential | <input type="checkbox"/> B-1 Downtown Commercial | <input type="checkbox"/> M-2 Heavy Industrial |
| <input type="checkbox"/> R-2 Mixed Residential | <input type="checkbox"/> B-2 General Commercial | <input type="checkbox"/> I-1 Institutional |
| <input type="checkbox"/> R-3 Multi-family Medium Density Residential | <input 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 |

Part B. Site Plan (See the standards and requirements in Division 6 of Article 6.)

6. Building type. Which of the following building types best describes the building?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Industrial |
| <input type="checkbox"/> Multi-family | <input type="checkbox"/> Work/live | <input type="checkbox"/> Parking structure |
| <input type="checkbox"/> Institutional | | |

Please refer to Appendix D for any design requirements that may apply.

7. Encroachments.

Aside from driveways connecting to the street, will any part of the proposed project encroach into a public right-of-way?

- ☒ No
☐ Yes

If yes, please explain.

8. Site parameters (area in square feet or acres)

Subject property 103,594 S.F.

Building coverage 55,553 S.F.

Outdoor storage -

Stormwater facilities -

Impervious surfaces 83,166 S.F.

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

Landscaping and other undeveloped areas 20,428 S.F.

Wetlands -

Attach appropriate documentation if there are any wetlands.

100-year floodplain -

9. Street access

Name	New Access	Change to Existing Access	No Change to Existing Access
Industrial Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Traffic generation

Will the proposed project create 500 trips per day or more?

- ☒ No
☐ Yes Attach a traffic impact report to this application. See s. 11.06.151 of the zoning code for additional details.

Will the proposed project create 300 trips per day or more, but less than 500?

- ☒ No
☐ Yes The city may require a traffic impact report as described in s. 11.06.151 of the zoning code. Please contact the Community Development Department for further guidance.

11. Parking (See the standards and requirements in Article 17 of the zoning code.)

Minimum number of required spaces 18

See Appendix B of the zoning code for parking requirements for the proposed land use(s).

Proposed number of spaces 27

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 1

Other ADA accessible spaces	<u>1</u>	
Number of electric charging stations (if any)	<u>0</u>	Charging stations are not required, but are recommended.
Bicycle parking spaces	<u>0</u>	Bike parking is not required, but is recommended. (See s. 11.17.06 of the zoning code.)
Number of spaces in front of the building	<u>27</u>	The number of spaces in front of the building may be limited depending on the zoning district. (See Appendix C of the zoning code.)
Number of spaces on the side(s) of the building	<u>0</u>	
Number of spaces to the rear of the building	<u>0</u>	

12. Outdoor lighting (See the standards and requirements in Article 18 of the zoning code.)

	Number of Fixtures	Lumens
Building 1	<u>7</u>	<u>5 @ 4,965 & 2 @ 2,950</u>
Building 2	<u> </u>	<u> </u>
Building 3	<u> </u>	<u> </u>
Parking lot 1	<u> </u>	<u> </u>
Parking lot 2	<u> </u>	<u> </u>
Parking lot 3	<u> </u>	<u> </u>
Other	<u> </u>	<u> </u>
Other	<u> </u>	<u> </u>
Total	<u> </u>	<u> </u>

Maximum lighting levels at each property boundary line (in footcandles):

0.3 East

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.

Stormwater from the proposed building will drain to grade and drain to existing north and east property lines to allow for max infiltration prior to ultimately draining to City storm sewer. Stormwater from the pavement will be captured by a slotted drain and treated by a manhole with sump to meet water quality requirements prior to draining to City storm sewer.

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
	<input type="checkbox"/> Site amenities (benches, fountains, etc.)	<input type="checkbox"/> Surface materials for parking lot (e.g., concrete, bituminous concrete, pavers)
Project Development Information	<input type="checkbox"/> Existing trees and other prominent vegetation	<input type="checkbox"/> Snow storage areas
<input type="checkbox"/> Land use summary table by density/intensity and acreage*	<input type="checkbox"/> Trees / shrubs to be planted, including a plant list and specs.	<input type="checkbox"/> Areas designated for queuing of vehicles for drive-through facilities (e.g., car washes, drive-up service windows, etc.)
<input type="checkbox"/> Easements/rights-of-ways (location, width, purpose, ownership)	Trees / shrubs to be retained	<input type="checkbox"/> Pedestrian walks between the parking lot and the building
<input type="checkbox"/> Common areas/conservancy areas (location, purpose, ownership)		<input type="checkbox"/> Designated areas of a parking area for pedestrian walks
<input type="checkbox"/> Land to be dedicated to the public (boundaries, area, purpose)	Outdoor Lighting (existing and proposed)	<input type="checkbox"/> Loading lanes and loading docks
	<input type="checkbox"/> Location	<input type="checkbox"/> Stormwater drainage
Setting	<input type="checkbox"/> Fixture specifications	<input type="checkbox"/> Distance between parking areas and adjoining properties if less than 20 feet
<input type="checkbox"/> Property boundaries within 50 feet of the subject property	Stormwater Facilities (existing and proposed)	<input type="checkbox"/> Areas designated for bicycle parking
<input type="checkbox"/> Land uses within 50 feet of the subject property	<input type="checkbox"/> Location	
<input type="checkbox"/> Zoning district boundaries within 50 feet of the subject property	<input type="checkbox"/> Specifications for each facility	
<input type="checkbox"/> Municipal boundaries within 50 feet of the subject property		
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:	12 per day	
Estimated number of full-time employees	16-18	
Estimated number of part-time employees	1	
Maximum number of employees onsite at peak hours	15	
Will the proposed business operation create any noise outside of the building?	NO	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?	NO	Refer to s. 11.06.148 of the zoning code.
Will the proposed business operation create any vibrations outside of the building?	NO (other than the trucks going in and out)	Refer to s. 11.06.149 of the zoning code.
Will the proposed business operation involve any explosives or other flammable materials?	YES (mainly flammable)	Refer to s. 11.06.150 of the zoning code.
Will the proposed business operation involve any radioactive materials?	NO	
Will the proposed business operation create special needs for wastewater disposal?	NO	
Will the proposed business operation require unusually high levels of public water?	NO (only garden house)	

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

Part D. Other

18. Attachments List any attachments included with your application.

Lighting Cut Sheets

Traffic Queue and Traffic Flow Map

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

20. Mandatory meeting with staff

When did you meet with the Community Development Director?

08/2023

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:

Name – print
Kurtis Skinner
Name – print

Name – Signature
[Signature]
Name – Signature

Date
8/10/23
Date