



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

## **REPORT OF THE PLANNING COMMISSION**

Date of Meeting: September 24, 2024

Report #1

The Planning Commission met at 4:00 p.m. on September 24, 2024 in the Council Chambers at City Hall. It was also streamed live on the City of Wisconsin Rapids Facebook page and broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. Members present in the Chambers consisted of Chairperson Matt Zacher, Jeff Marutz, Eric Daven and Madalyn Palmquist. Members absent were Thaddeus Kubisiak, Lee Thao and Ben Goodreau. Also attending the meeting were Community Development Director Kyle Kearns, Associate Planner Lizebeth Edwardsen, Alderperson Dennis Polach and others as listed on the meeting sign-in sheet.

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

**1. Approval of the report from September 9, 2024, Planning Commission meeting.**

Motion by Marutz to approve the report from September 9, 2024, Planning Commission meeting;  
second by Palmquist.

Motion carried (4 – 0)

**2. 24-001822; Kevin Fangman – request for a special exception to exceed the floor area of an attached garage maximum in the Mixed Residential (R-2) District at 710 3rd St S (Parcel ID 3408477).**

Kyle Kearns provided a summary of the request. With consideration of the standards of review for granting the exception and other factors, approval was recommended with the conditions outlined in the staff report.

Mr. Daven inquired about a previous variance request from the applicant to which Kyle Kearns replied.

Kevin Fangman provided comments regarding the prior variance and the current project proposal.

Motion by Palmquist to approve the request for a special exception to exceed the floor area of an attached garage maximum in the Mixed Residential (R-2) District at 710 3rd St S (Parcel ID 3408477), subject to the following conditions:

1. A total of 961 square feet shall be deducted from the allowable floor area of any future detached buildings.
2. The addition must meet all other required building standards for the Mixed Residential (R-2) District.

Second by Daven

Motion carried (4 – 0)

**3. Adjourn**

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

Meeting adjourned at 4:16 p.m.

Respectfully Submitted by Erika Esser, Secretary