

REPORT OF THE PLANNING COMMISSION

Date of Meeting: October 2, 2023

Report #1

The Planning Commission met at 4:00 p.m. on October 2, 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 in the Chambers included Ryan Austin, Eric Daven, and Jeff Marutz. Ben Goodreau and Thad Kubisiak attended via Zoom. Lee Thao and Shane Blaser were absent; Ryan Austin served as Chairperson. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach, Josh Prentice, Shane Ruesch and others as listed on the sign-in sheet.

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

1. Approval of the report from August 31, 2023, Planning Commission meeting.

Motion by Marutz to approve the report from the August 31, 2023 Planning Commission meeting;
second by Daven.

Motion carried (5 – 0)

2. **23-000784; Aspirus Riverview Hospital** - request for a Planned Development District Amendment to modify the existing Planned Development District boundary at 1041 Hill Street (Parcel ID 3408444).

Staff provided a summary and background information for this item. Approval was recommended with the conditions outlined in the staff report.

Public hearing opened at 4:05 p.m.

Mary Molski and Mary Gokey, who both live on Dewey Street, asked for clarification about which properties would be impacted and to what extent. Carrie Edmondson and Kyle Kearns responded. Josh Prentice of REI Engineering provided additional information about the lot line adjustment.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:13 p.m.

Motion by Daven to approve the request for a Planned Development District Amendment to modify the existing Planned Development District boundary at 1041 Hill Street (Parcel ID 3408444) as presented with the staff recommendations:

- 1) Minor or major alterations to the Planned Development District shall be pursuant to Section 11.05.36 of the Zoning Ordinance.
- 2) This proposal has been determined to be a major alteration and can be approved by the Common Council at a regular meeting.
- 3) Approval is contingent upon recordation of the associated lot line adjustment

Second by Marutz.

Motion carried (5 – 0)

3. Rapids Rediscovered grant requests for 851 Gardner Street (Parcel ID 3402985) and five unaddressed

parcels (Parcel ID's 3405230, 3405231, 3405232, 3405233, and 3405234).

Carrie Edmondson provided a summary of the request. Approval was recommended with the conditions outlined in the staff report. Ms. Edmondson pointed out a minor typing error within condition 4.

Commissioner Daven asked about the guidelines for granting funds to applicants and whether it was on a first-come, first-serve basis to which Mr. Kearns responded, adding additional comments about future grant requests.

Motion by Daven to approve the Rapids Rediscovered grant requests for 851 Gardner Street (Parcel ID 3402985) and five unaddressed parcels (Parcel ID's 3405230, 3405231, 3405232, 3405233, and 3405234) with the recommended conditions:

1. Revised elevations shall be submitted to include exterior enhancements subject to review and approval of Community Development Department staff.
2. Finished exterior materials must be low maintenance and durable.
3. A minimum of two shade trees shall be installed within the front yard.
4. The project shall include required grass seeding and tree installation within one year of approval.
5. Zoning district dimensional standards shall be met, along with associated development standards and supplemental use standards.

Second by Marutz

Shane Ruesch added his comments.

Motion carried (5 – 0)

- 4. 23-000907; City of Wisconsin Rapids** – public hearing on a request to amend Chapter 11 – Zoning, specifically Appendix C, Zoning Districts and Dimensional Standards, modifying floor area requirements for residential districts.

Kyle Kearns provided a synopsis of the request.

Public hearing opened at 4:30 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:31 p.m.

Motion by Marutz to approve the request to amend Chapter 11 – Zoning, specifically Appendix C, Zoning Districts and Dimensional Standards, modifying floor area requirements for residential districts; second by Austin.

Motion carried (5 – 0)

- 5. Adjourn**

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

Motion carried (5 – 0)

Meeting adjourned at 4:32 p.m.