

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: October 4, 2021

Report #1

The Planning Commission met at 4:00 p.m. on October 4, 2021 in the City of Wisconsin Rapids Council Chambers, 444 West Grand Avenue, and via remote audioconferencing. Members present included acting Chairperson Ryan Austin, Eric Daven and Lee Thao; attending via Zoom were Susan Feith, Shane Burkart and Ben Goodreau. Mayor Shane Blaser was excused. Also at the meeting were Community Development Director Kyle Kearns, Wisconsin Rapids Public Schools Superintendent Craig Broeren, and a few other unidentified persons via Zoom.

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

**1. Approval of the reports from the September 13 & 23, 2021 Plan Commission meetings**

Motion by Feith to approve the reports from the September 13 & 23, 2021 Plan Commission meetings, second by Goodreau.

Motion carried (6 – 0)

**2. PLAN-21-0915; Kyle Bennehoff, Lingle Design Group – request for a site plan review to renovate 1821 8th Street South (Parcel ID 3411790) and perform other site improvements**

Motion by Daven to approve PLAN-21-0915, a request for a site plan review to renovate 1821 8th Street South (Parcel ID 3411790) and perform other site improvements, subject to the following conditions:

- a) Impervious surface ratio shall not increase on the property beyond the existing ratio.
- b) A shared access agreement shall be produced and executed between the northern and eastern properties.
- c) Cut-off lighting fixtures or equivalent shall be used for the development, and any modifications made to existing lighting from the development shall not exceed 0.2 foot-candles at neighboring commercial property lines.
- d) Applicable permits through the City shall be obtained.
- e) Community Development Department shall have the authority to approve minor modifications to the plans.

Second by Thao.

Motion carried (6 – 0)

**3. PLAN-21-0966: Wisconsin Rapids Public School District – public hearing and action on a request for a conditional use permit amendment to construct an addition on Howe Elementary School at 221 8th Street North (Parcel ID 3407777)**

Public hearing opened at 4:06 p.m.

Speaking against: None

Speaking in favor: Craig Broeren

Public hearing closed at 4:08 p.m.

Chairperson Austin expressed concerns regarding the students' access to the building during the construction.

Motion by Feith to approve PLAN-21-0966, a request for a conditional use permit amendment to construct an addition on Howe Elementary School at 221 8th Street North (Parcel ID 3407777) subject to the following conditions:

- a) A landscaping plan shall be submitted, meeting the applicable requirements, to be reviewed and approved by the Community Development Department.
- b) Any exterior lighting shall be cut-off fixtures or equivalent.
- c) Lighting from the development shall not exceed 0.1 foot-candles at neighboring residential property lines.
- d) Applicable building and stormwater permits, state and local, shall be obtained.
- e) Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department.

Second by Goodreau.

Motion carried (6 – 0)

- 4. PLAN-21-0967; Wisconsin Rapids School District** – public hearing and action on a request for a conditional use permit amendment to construct an addition on Mead Elementary School at 241 17th Avenue South (Parcel ID 3402835)

Public hearing opened at 4:11 p.m.

Speaking against: None

Speaking in favor: None

Public hearing closed at 4:11 p.m.

Motion by Goodreau to approve PLAN-21-0967, a request for a conditional use permit amendment to construct an addition on Mead Elementary School at 241 17th Avenue South (Parcel ID 3402835), subject to the following conditions:

- a) An updated site plan shall be provided if parking is expanded, meeting applicable zoning requirements, to be reviewed and approved by the Community Development Department.
- b) A landscaping plan shall be submitted, meeting applicable requirements, to reviewed and approved by the Community Development Department.
- c) Any exterior lighting shall be cut-off fixtures or equivalent.
- d) Lighting from the development shall not exceed 0.1 foot-candles at neighboring residential property lines.
- e) Applicable building and stormwater permits, state and local, shall be obtained.
- f) Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department.

Second by Daven.

Motion carried (6 – 0)

- 5. PLAN-21-0968; Wisconsin Rapids Public School District;** – public hearing and action on a request for a conditional use permit amendment to construct an addition on Washington Elementary School at 2911 Washington Street (Parcel ID 3410239)

Public hearing opened at 4:13 p.m.

Speaking against: None

Speaking in favor: None

Public hearing closed at 4:15 p.m.

Motion by Goodreau to approve PLAN-21-0968, a request for a conditional use permit amendment to construct an addition on Washington Elementary School at 2911 Washington Street (Parcel ID 3410239), subject to the following conditions:

- 1) A landscaping plan shall be submitted, meeting applicable requirements, to reviewed and approved by the Community Development Department.
- 2) Any exterior lighting shall be cut-off fixtures or equivalent.
- 3) Lighting from the development shall not exceed 0.1 foot-candles at neighboring residential property lines.
- 4) Applicable building and stormwater permits, state and local, shall be obtained
- 5) Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department.

Second by Thao.

Motion carried (6 – 0)

**6. Adjourn**

Motion to adjourn by Austin, Second by Thao.

Motion carried (6 – 0)

Meeting adjourned at 4:15 p.m.

Respectfully submitted by Erika Esser, Secretary