



**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: October 7, 2024

Report #1

The Planning Commission met at 4:00 p.m. on October 7, 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, Madalyn Palmquist, Eric Daven and Ben Goodreau. Members absent included Jeff Marutz and Lee Thao. Also attending the meeting were Community Development Director Kyle Kearns, Associate Planner Lizabeth Edwardsen, Alderperson Dennis Poloch, and others as listed on the meeting sign-in sheet. Sean Patel attended the meeting via Zoom.

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

1. Approval of the report from September 24, 2024, Planning Commission meeting.

Motion by Daven to approve the report from September 24, 2024, Planning Commission meeting; second by Palmquist.

Motion carried (4 – 0)

2. **24-001981; Funf Star Services, LLC** – public hearing and action on a request from Funf Star Services, LLC for a conditional use permit to operate a contractor yard at 321 4th Avenue North (Parcel ID 3401855), which falls within the General Industrial (M-1) District.

Lizabeth Edwardsen summarized the request; approval was recommended with the conditions outlined in the staff report.

Public hearing opened at 4:06 p.m.

Speaking in favor: Andrea Jensen and Andrew Jenson of Tri-City Services

Speaking against: none

Public hearing closed at 4:09 p.m.

Motion by Daven to approve the request from Funf Star Services, LLC for a conditional use permit to operate a contractor yard at 321 4th Avenue North (Parcel ID 3401855), which falls within the General Industrial (M-1) District, subject to the following conditions in the staff report:

1. Applicable building permits for future site improvements shall be obtained.
2. A separate Conditional Use Permit shall be obtained for professional services use, unless related to the business.
3. Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department

Second by Goodreau

Motion carried (4 – 0)



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3. **24-001836; SN RAM Hotels LLC** – public hearing and action on a request from SN Ram Hotels LLC for a Conditional Use Permit to conduct outdoor recreation activities and site improvements at 451 E Grand Ave (Parcel ID 3407778), which falls in the General Commercial (B-2) District.

Ms. Edwardsen provided a summary of 24-001836. Pertinent items of information were missing from the applicant's request; therefore approval of only the volleyball court portion of the request was recommended with the conditions outlined in the staff report.

Public hearing opened at 4:21 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:22 p.m.

Kyle Kearns read two e-mails from citizens, citing their concerns about lighting for the project.

Discussions took place between Commission members and staff regarding the rushed nature of the application, fencing, safety, lighting, and hours of operation for the recreational activities at the Hotel.

Motion by Goodreau to approve the request from SN Ram Hotels LLC for a Conditional Use Permit to operate and construct outdoor recreation volleyball courts, at 451 E Grand Ave (Parcel ID 3407778), which falls in the General Commercial (B-2) District subject to the six conditions in the staff report; second by Palmquist.

Applicant Sean Patel joined the meeting.

Ben Goodreau asked the applicant about hours of operations and the safety plan, and Kyle Kearns inquired about a lighting plan, to which Mr. Patel responded.

Mr. Goodreau amended his motion to approve the request from SN Ram Hotels LLC for a Conditional Use Permit to operate and construct outdoor recreation volleyball courts at 451 E Grand Ave (Parcel ID 3407778), which falls in the General Commercial (B-2) District, subject to the following conditions, which includes a closure time:

1. Decorative fencing and netting shall be installed along East Grand Avenue for the outdoor recreation use, to protect pedestrian and vehicular traffic, to be reviewed and approved by the Community Development Department.
2. The applicant shall provide information on the hours of operation.
3. Hours of operations for outdoor volleyball activities shall end by 11:00 p.m.
4. The volleyball court shall meet a 10-foot minimum setback from all lot lines.
5. A lighting plan must be submitted for review and approval by the Community Development Department if lighting is included in the project.
6. All applicable building permits shall be obtained.
7. Minor modifications to the plan shall be permitted to be reviewed and approved by the Community Development Department



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Second by Palmquist

Motion carried (4 – 0)

4. **24-002102 – Community Development Department** - public hearing and action on a request to amend the Zoning Code (Chapter 11 of the Municipal Code), specifically Appendix A Land-Use Matrix and Division 5 & 6 – Site Plan and Plan of Operation/Architectural Review, to modify the secondary review requirements for uses.

Kyle Kearns provided a summary of the request and the consensus of the preliminary discussions at last month's Plan Commission and Council meetings.

Ben Goodreau inquired about the process for which specific uses requiring secondary reviews were selected and member Palmquist asked for clarification regarding new development. Mr. Kearns responded. Continuing discussion took place between Commission members and staff.

Public hearing opened at 4:58 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:59 p.m.

Motion by Goodreau to approve the request to amend the Zoning Code (Chapter 11 of the Municipal Code), specifically Appendix A Land-Use Matrix and Division 5 & 6 – Site Plan and Plan of Operation/Architectural Review, to modify the secondary review requirements for uses; second by Daven.

Motion carried (4 – 0)

5. Staff Updates

Mr. Kearns provided updates on the Foundry project and the Downtown Master Plan.

6. Adjourn

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

Motion carried (4 – 0)

Meeting adjourned at 5:01 p.m.

Respectfully Submitted by Erika Esser, Secretary