



**Community Development  
Department**  
City of Wisconsin Rapids  
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## **REPORT OF THE PLANNING COMMISSION**

Date of Meeting: November 4, 2024

Report #1

The Planning Commission met at 4:00 p.m. on November 4, 2024 in the First Floor Conference Room 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 chairperson Matt Zacher, Madalyn Palmquist, Lee Thao, Jeff Marutz and Katy Bailey. Eric Daven and Ben Goodreau were absent. Also attending the meeting were Community Development Director Kyle Kearns, Associate Planner Lizabeth Edwardson, Alderperson Dennis Polach, Michael and Victoria Fisher, 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 October 7, 2024, Planning Commission meeting.

Motion by Thao to approve the report from October 7, 2024, Planning Commission meeting; second by Marutz.

Motion carried (5 – 0)

2. **24-002230; Michael & Victoria Fisher** – request for a special exception to allow an accessory building in front of a principal building in the Mixed Residential (R-2) District at 1960 Gaynor Avenue (Parcel ID 3404604).

Lizabeth Edwardson provided a summary of the request. Denial of the request was recommended.

A lengthy discussion ensued among Commission members, staff and the applicant which included: setback averaging, zoning requirements for new construction, physical characteristics of the lot, uniquenesses of properties on corner lots, aesthetics, fence placement, and neighborhood uniformity. Additionally, challenges of new construction for in-fill lots, options for placement of the accessory building, and requirements for a possible future attached garage were considered.

Motion by Zacher to approve the request for a special exception to allow an accessory building in front of a principal building in the Mixed Residential (R-2) District at 1960 Gaynor Avenue (Parcel ID 3404604). The uniqueness cited was due to the accessory building being approximately 75 feet away from the principal structure, creating the illusion of having been constructed at a less substantial distance in front of the home. Second by Thao.

Motion carried (5 – 0)

3. Adjourn

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

Motion carried (5 – 0)

Meeting adjourned at 4:49 p.m.

Respectfully Submitted by Erika Esser, Secretary