

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: November 7, 2022

Report #1

The Planning Commission met at 4:00 p.m. on November 7, 2022 in the Council Chambers at City Hall and via remote audioconferencing. Members present included Chairperson Shane Blaser, Lee Thao, Ryan Austin, Susan Feith, Ben Goodreau and Thaddeus Kubisiak. Eric Daven was absent with excuse. Also present were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderpersons Dennis Polach and Thomas Rayome, Reuben Van Tassel and Theresa Relken.

The meeting was called to order at 4:01 p.m.

1. Approval of the report from the October 3<sup>rd</sup>, 2022 Plan Commission meeting

Motion by Goodreau to approve the report from the October 3<sup>rd</sup>, 2022 Plan Commission meeting;  
second by Thao.

Motion carried (6 – 0)

2. Vandewalle & Associates – Wisconsin Rapids Recovery & Redevelopment Plan Update including September/October Progress Report and Online Public Survey Summary.

Kyle Kearns provided a brief summary of the survey results. A preliminary draft of the plan will be submitted for staff review in the near future.

3. **Wood County CSM – 22-001173:** request for Certified Survey Map approval to combine 3 lots for the Courthouse and Jail (Parcel ID's 3407751, 3407750, and 3407748) and dedicate right-of-way on Saratoga Street and Baker Street.

Mr. Kearns explained the reasoning for the request and provided details regarding the combination of the three parcels. Staff recommended approval of the request.

Ben Goodreau asked about the re-zoning of the 3 parcels to which Kyle Kearns responded.

Motion by Austin to approve the request for Certified Survey Map approval to combine 3 lots for the Courthouse and Jail (Parcel ID's 3407751, 3407750, and 3407748) and dedicate right-of-way on Saratoga Street and Baker Street; second by Kubisiak.

Motion carried (6 – 0)

4. **City of Wisconsin Rapids – 22-001187:** Public hearing and action on a request from the City of Wisconsin Rapids to amend Chapter 12 – Subdivision and Platting of Land of the revised Municipal Code, specifically related to other land division and adjustments other than subdivisions, to clarify and permit an administrative review process.

Community Development Director Kearns provided a review of the request, recommending approval.

Public hearing opened at 4:10 p.m.

Speaking in favor: none

Speaking against: none

Public hearing closed at 4:11 p.m.

Member Kubisiak asked staff about the ramifications an applicant could potentially face if they had to wait for approval at a future Planning Commission meeting, to which Mr. Kearns responded. Mr. Kearns also clarified the removal of language pertaining to minor subdivisions in the request, as indicated in the staff report.

Motion by Blaser to approve the request from the City of Wisconsin Rapids to amend Chapter 12 – Subdivision and Platting of Land of the revised Municipal Code, specifically related to other land division and adjustments other than subdivisions, to clarify and permit an administrative review process, including the removal of the language pertaining to minor subdivision; second by Kubisiak.

Motion carried (6 – 0)

5. **City of Wisconsin Rapids – 22-001179:** Public hearing and action on a request from the City of Wisconsin Rapids to amend Chapter 11-Zoning Ordinance, specifically to allow residential accessory buildings within the Manufactured Home Park (R-8) district and to establish dimensional requirements for the structures under the manufactured home park supplemental standards.

Carrie Edmondson provided a summary of the request, recommending approval, along with the supplemental standards for mobile home parks as indicated in the staff report.

Public hearing opened at 4:18 p.m.

Speaking against: none

Speaking in favor: none

Public hearing closed at 4:19 p.m.

Tom Rayome asked if carports were permitted in a residential district to which Mr. Kearns confirmed. Ms. Edmondson addressed Ben Goodreau's questions about the criteria and standards for accessory structures, and Theresa Relken added her comments about the Maples Mobile Home Park accessory structure criteria. Ms. Relken also commented that there are several carports at the Maples Mobile Home Park which are already enclosed. Susan Feith asked for clarification on size requirements for accessory structures in the R-2 zoning district versus R-8 zoning district.

Motion by Austin to approve the request from the City of Wisconsin Rapids to amend Chapter 11-Zoning Ordinance, specifically to allow residential accessory buildings within the Manufactured Home Park (R-8) district and to establish dimensional requirements for the structures under the manufactured home park supplemental standards, and including language to allow the enclosure of carports for vehicle storage only; second by Goodreau.

Motion carried (6 – 0)

6. Adjourn

Motion by Kubisiak to adjourn; second by Thao.

Motion carried (6 – 0)

Meeting adjourned at 4:31 p.m.

Respectfully Submitted by Erika Esser, Secretary