



**PLANNING COMMISSION
MEETING
November 19, 2024
4:00 PM**

PUBLIC MEETING NOTICE

PLANNING COMMISSION

Mayor Zacher, Chairperson
Madalyn Palmquist, Alderperson
Lee Thao
Eric Daven
Ben Goodreau
Jeff Marutz
Katy Bailey

AGENDA ITEM RECIPIENTS

Sue Schill, City Attorney
Erika Esser, Secretary
Jennifer Gossick, City Clerk

Notice is hereby given of a meeting of the Wisconsin Rapids Planning Commission to be held in the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, on **Tuesday, November 19, 2024, at 4:00 PM**. The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. It is possible that members of the Planning Commission may appear remotely via video or audioconferencing for this meeting.

AGENDA

- 1. 24-002038; Badger Land Survey, LLC** – request to dedicate right-of-way along Airport Avenue and Sampson Street at 3230 Sampson Street (Parcel ID 3413267) via certified survey map to create two lots.
- 2. Adjourn**

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at this meeting is not possible due to a disability or other reasons, notification to the city clerk's office at least 24 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the clerk at (715) 421-8200 to request accommodations.



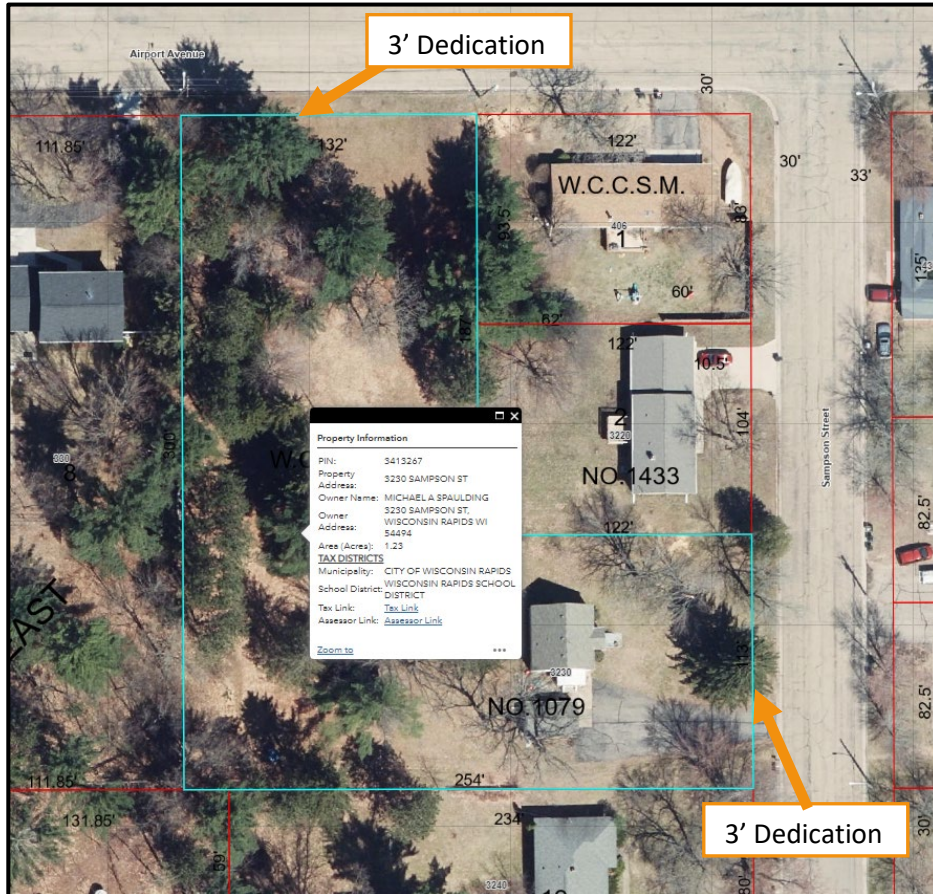
**Community Development
Department**
 City of Wisconsin Rapids
 444 West Grand Avenue
 Wisconsin Rapids, WI 54495
 Ph: (715) 421-8228

Memo

To: Planning Commission
 From: Kyle Kearns, Community Development Director
 Date: 11/19/2024
 Subject: **24-002038 Badger Land Survey, LLC** – request to dedicate right-of-way along Airport Avenue and Sampson Street at 3230 Sampson Street (Parcel ID 3413267) via certified survey map to create two lots.

The request from Badger Land Survey, LLC, representing the owner, is to split the lot into two lots. Both adjacent right-of-ways, Sampson Street and Airport Avenue are identified as larger roads (66’ wide) on the City’s official street map. Therefore, the applicant requests a 3’ dedication of right-of-way on both roads, as shown on the attached Certified Survey Map. Both proposed lots meet the minimum zoning standards. Staff recommends approving the acceptance of right-of-way as proposed.

Vicinity Map





CSM Review Application
City of Wisconsin Rapids, Wisconsin

Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780
Ph: (715) 421-8228

Overview: All certified survey maps shall be prepared in accordance with Sections 236.34 and 236.20(5)(a) of the Wisconsin Statutes, and Chapter 12 of the Municipal Code of the City of Wisconsin Rapids.

(2) Any division of land other than a subdivision within the city or its extraterritorial plat approval jurisdiction, or which a plat has not been approved and recorded, shall be surveyed and a certified survey map of such division approved and recorded as required by Section 12.09 of this Municipal Code and the Wood County Land Subdivision Ordinance and Chapter 236, Wisconsin Statutes. (MC#1000)

The provisions of this section shall not apply to:

- (a) Transfers of interests in land by will or pursuant to court order.
(b) Leases for a term not to exceed 10 years, mortgages or easements.
(c) The sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the lots resulting are not reduced below the minimum sizes required by the Zoning Ordinance or other applicable laws or ordinances. (MC1330)

When it is proposed to divide land into two or more parcels, lots, outlots or building sites, or any combination thereof (not requiring a subdivision plat) any of which is five acres or less in size, or when it is proposed to divide a block, lot or outlot into more than two parcels or building sites within a recorded plat, or when it is proposed to combine previously surveyed and recorded parcels with other surveyed or unsurveyed parcels, the subdivider shall utilize a Certified Survey Map prepared in accordance with Section 236.34, Wisconsin Statutes, and this ordinance.

General instructions: Complete this application and submit one copy along with the proposed Certified Survey Map to the Zoning Administrator for review. Alternatively, you can submit your application online at https://wisconsinrapids.zoninghub.com/.

Application fee: \$75 (1-4 new lots) \$25 (sale or transfer)

Application submittal deadline: Applications may be submitted at any time. Lots requiring dedication to the public are recommended to be submitted two weeks prior to a Plan Commission Meeting. The City Plan Commission meets regularly the first Monday of the month.

OFFICE USE ONLY

Application Number: Fee Paid: \$ Fee Received By: Date Received:

Parcel Number: 3413267 Property Address: 3230 Sampson St

Property Owner / Applicant (circle)
Name: Cassandra Kilponen
Street address: 3230 Sampson St
City, state, zip code: Wis. Rapids, WI 54494
Daytime telephone:
E-mail address:

Agent, if any
Badger-Land Survey
2610 W Grand Ave
Wis. Rapids, WI 54495
715-424-5900
Kevin@badgerlandsurvey.com

CSM Number (if any):

Description and reason for the proposed Certified Survey Map:

Split lot into 2

Zoning information (refer to <https://wisconsinrapids.zoninghub.com/zoningmap.aspx>)

- RR Rural Residential
- R-1 Single family Residential
- R-2 Mixed Residential
- R-3 Multi-family Medium Density Residential
- R-4 Multi-family High Density Residential

- R-8 Manufactured Home Park
- B-1 Downtown Commercial
- B-2 General Commercial
- B-3 Neighborhood Commercial
- B-5 Mixed Use Commercial

- M-1 General Industrial
- M-2 Heavy Industrial
- I-1 Institutional
- P-1 Park and Recreation
- C-1 Conservancy

Applicant certification

- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner and/or Applicant:

Erin Whipple
Name – print

Erin Whipple
Name – Signature

9/25/24
Date

Name – print

Name – Signature

Date

This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.



BADGER - LAND SURVEY, LLC
2610 WEST GRAND AVE.
WISCONSIN RAPIDS, WI. 54495

PHONE: (715) 424 - 5900
FAX: (715) 424 - 5901
E-MAIL: blsurvey@wctc.net
www.badgerlandsurvey.com

PREPARED FOR:

CASSANDRA M KILPONEN
3230 SAMPSON ST
WISCONSIN RAPIDS WI 54494

© 2024, BADGER-LAND SURVEY, LLC

IF THE SURVEYORS SEAL IS NOT RED IN COLOR,
THIS MAP IS A COPY AND SHOULD BE ASSUMED
TO CONTAIN UNAUTHORIZED ALTERATIONS,
THE CERTIFICATION DOES NOT APPLY TO COPIES.

DRAWN BY: AP

JOB#: 91424

WOOD COUNTY CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 9 AND 11 OF THE EAST SIDE ANNEX ASSESSOR'S PLAT NO. 17, LOCATED IN THE NE1/4 NE1/4 OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify;

That I have surveyed, divided and mapped this Certified Survey Map being all Lots 9 and 11 of East Side Annex Assessor's Plat No. 17, located in part of the NE1/4 NE1/4 of Section 30, Township 22 North, Range 6 East, City of Wisconsin Rapids, Wood County, Wisconsin. subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

That I have made such survey at the direction of
CASSANDRA M KILPONEN
3230 SAMPSON ST
WISCONSIN RAPIDS WI 54494

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made;
That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the Wood County Subdivision Ordinance to the best of my knowledge and belief.

KEVIN M. WHIPPLE P.L.S. 2444
Drafted By: AUSTIN PLANTE
Field work completed on 9/19/24

There are no objections to this plat with respect to Chapter 12, Municipal Code, and amendments thereto.
Certified this _____ day of _____ 20____.

PLANNING COMMISSION
CITY OF WISCONSIN RAPIDS

Secretary * City Engineer

SHEET 1 OF 3

WOOD COUNTY CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 9 AND 11 OF THE EAST SIDE ANNEX ASSESSOR'S PLAT NO.17, LOCATED IN THE NE1/4 NE1/4 OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN.

CERTIFICATE OF DEDICATION

As owner(s), I (we) hereby certify that I (we) caused the land described on this survey to be surveyed, divided, mapped and dedicated as represented on this survey. I also hereby certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

CITY OF WISCONSIN RAPIDS, COMMON COUNCIL

Witness the hand and seal of said owner(s) this _____ day of _____, 20____.

CASSANDRA M KILPONEN (OWNER)

STATE OF WISCONSIN)SS
WOOD COUNTY)

Personally came before me this _____ day of _____, 20____, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, WOOD County, Wisconsin
My Commission expires _____

COMMON COUNCIL RESOLUTION

Resolved, that this CERTIFIED SURVEY MAP, located in the CITY OF WISCONSIN RAPIDS, is hereby approved by the COMMON COUNCIL of the CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN.

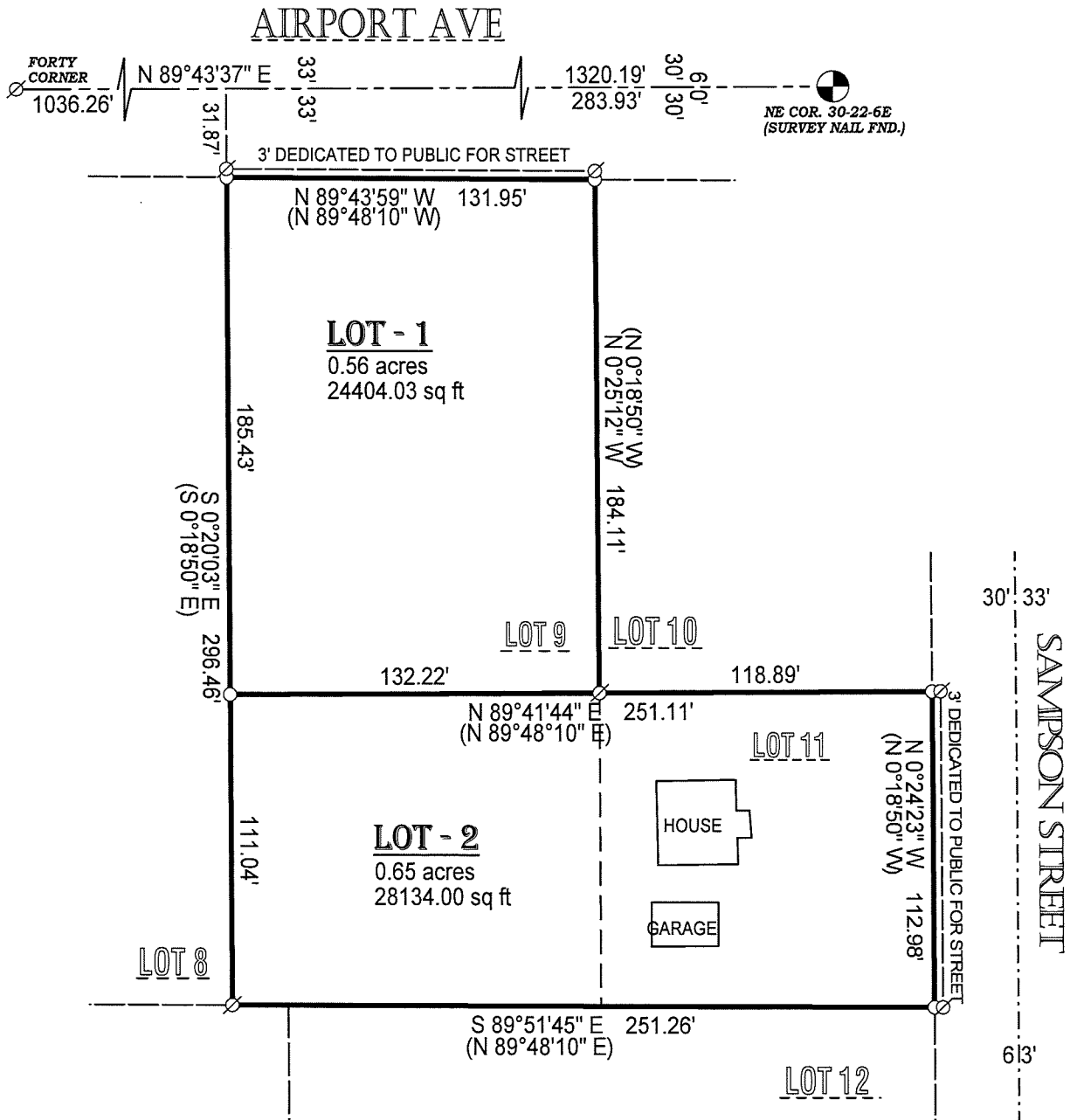
DATED _____ SIGNED _____
(MAYOR)

I, hereby certify that the foregoing resolution was adopted by the COMMON COUNCIL of the CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN.

DATED _____ SIGNED _____
(CITY CLERK)

WOOD COUNTY CERTIFIED SURVEY MAP NO.

BEING ALL OF LOTS 9 AND 11 OF THE EAST SIDE ANNEX ASSESSOR'S PLAT NO. 17, LOCATED IN THE NE1/4 NE1/4 OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, CITY OF WISCONSIN RAPIDS, WOOD COUNTY, WISCONSIN.



() RECORDED AS
 ∅ 1" IRON PIPE FOUND
 ○ 3/4" X 18" IRON ROD SET (1.5#/FT)
 THE NORTH LINE OF THE NE1/4 ASSIGNED
 A BEARING OF N 89°43'37" E FOR THIS MAP
 SCALE: 1" = 60'

