

REPORT OF THE PLANNING COMMISSION

Date of Meeting: December 3, 2018

Report #1

Reported to Council: December 18, 2018

The Planning Commission met at 4:00 p.m. on December 3, 2018 in the first-floor conference room of City Hall. Members present included Mayor Vruwink, Alderperson Thad Kubisiak, Tom Brey, Daniel Hanson, Lee Thao, and Sue Wesley. Absent was Shane Burkhart. Staff members present included Community Development Director Adam Tegen and secretary Joe Terry. Others present included Andy Dumke (Northpointe Development) and Troy Mlezina (Kwik Trip), Bret Salscheider (YMCA), Greg Allen (Maples Motel), Madelin Petz, Bill Clendening, Danielle Roy, Patrick Arts, Susan Feith, Kristie Egge, and Niki Guhardy.

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

1. Approval of the report from the October 15, 2018 Planning Commission meeting.

Motion by Thao, second by Hanson, to approve the report from the October 15, 2018 Planning Commission meeting. Motion passed (6-0).

2. Maps and plats received.

- a. **Kwik Trip CSM.** The applicant is requesting Certified Survey Map approval for the combination to two parcels into one and the dedication of property as public road right-of-way. The subject properties are located at 4611 8th Street South (Parcels 34-14267 and 07-00909AA).

Motion by Thao, second by Welsey, to approve the Kwik Trip CSM for parcels 34-14267 and 07-00909AA contingent upon approval of the annexation of parcel 07-00909AA. Motion passed (6-0).

- b. **Other Maps and Plats**

Review Rick Dubois extraterritorial survey. Staff has reviewed with no concerns.

Motion by Wesley, second by Thao, to approve the Rick Dubois extraterritorial CSM. Motion passed (6-0).

3. **Public Hearing on PLAN-18-1000; Northpointe Development.** The applicant is requesting a Planned Development District to permit a mixed use development featuring residential, institutional, commercial, and parking uses. The subject properties are located between 3rd Avenue South and 7th Avenue South, north of Chase Street. The properties are commonly known as 301 7th Avenue South, 220 3rd Avenue South and 350 3rd Avenue South (Parcels 34-02621, 34-02596, and 34-02621B).

The Public Hearing on PLAN-18-1000 was opened at 4:06 p.m.

Speaking in favor:

Andy Dumke – Northpointe Development
Niki Guhardy – Wood County Health Department
Bret Salscheider – South Wood County YMCA

Speaking against:

Patrick Arts – 421 7th Avenue South

Speaking neutral:

Susan Feith – Mead Witter Foundation – questions regarding the number of exceptions requested

The Public Hearing on PLAN-18-1000 was closed at 4:10 p.m.

4. **Action on PLAN-18-1000; Northpointe Development.**

Motion by Hanson, second by Thao, to approve PLAN-18-1000; Northpointe Development with the 11 conditions recommended by staff (see Attachment A). Motion passed (6-0).

5. **ZRH Partnership Annexation Petition (Kwik Trip).** The applicant is requesting the annexation of property into the City. The subject property is located immediately south of 4611 8th Street South (Parcel 07-00909AA).

Motion by Wesley, second by Hanson, to recommend annexation of parcel 07-00909AA to the City of Wisconsin Rapids. Motion passed (6-0).

6. **Public Hearing on PLAN-18-1008; Kwik Trip.** The applicant is requesting a rezoning from the R-2, Mixed Residential District (Pending Annexation) to the B-2, General Commercial District. The subject property is located immediately south of 4611 8th Street South (Parcel 07-00909AA).

The Public Hearing on PLAN-18-1008 was opened at 4:35 p.m.

Speaking in favor:

Troy Mlezina – Kwik Trip

Speaking against:

None

Speaking neutral:

Bill Clendening – Town of Grand Rapids
Greg Allen – Maples Motel – questions regarding fuel spill concerns, noise generation, and access

The Public hearing on PLAN-18-1008 was closed at 4:49 p.m.

7. **Action on PLAN-18-1008; Kwik Trip.**

Motion by Brey, second by Thao, to approve PLAN-18-1008 to rezone parcel 07-00909AA from R-2, to B-2, General Commercial District. Motion passed (6-0).

8. **PLAN-18-1009; Kwik Trip.** The applicant is requesting site plan review for the reconfiguration of an existing convenience store and gas station facility located at 4611 8th Street South (Parcels 34-14267 and 07-00909AA).

Motion by Hanson, second by Wesley, to approve PLAN-18-1009 with the 4 conditions recommended by staff and the addition of no overnight parking signage being included (see Attachment B). Motion passed (6-0)

9. **Adjourn.**

Motion by Thao, second by Kubisak, to adjourn. Motion passed (6-0).

Meeting adjourned at 5:10 p.m.

Respectfully submitted by Joe Terry, secretary.

Attachment A

1. This approval includes both the General Development Plan for the overall district and the Precise Implementation Plan for the senior housing and city parking lot. Additional future development will need to pursue Precise Implementation Plan approval.
2. The senior housing and city parking lot projects shall be developed in substantial conformance with the Civil and Architectural Plans by Excel dated November 12, 2018.
3. Landscaping shall be provided in substantial conformance with the landscaping plan by Excel dated November 12, 2018. If external dumpsters or refuse containers are provided, additional landscaping and screening shall be provided in compliance with Section 11.06.203(13) of the Zoning Code.
4. Existing parking, cross access and circulation easements shall be taken into consideration during final engineering and site design.
5. Freestanding signs for the senior housing development shall be monument style, not exceed 40 square feet, and be constructed of materials designed to complement the buildings.
6. On-site lighting shall be provided at a minimum level of 0.2 footcandles within all parking and vehicle use areas. Lighting shall not exceed 0.2 footcandles at any adjacent residential property line.
7. A minimum of one parking space per dwelling unit shall be provided for the senior housing development. A minimum of 110 spaces shall be provided for the Centralia Center in the city parking lot.
8. The development shall comply with the items contained within the Development Agreement between the City of Wisconsin Rapids and Arbor Terrace Wisconsin Rapids LLC, approved by the City Council on July 17, 2018.
9. The development shall comply with the PDD Recommendations from the Health Impact Assessment.
10. The Planned Development District shall be developed in accordance with the applicable B-2, General Commercial District regulations with the following exceptions and modifications:
 - a. The following additional use is allowed by right:
 - i. Multi-family, more than 15 units, subject to the regulations of the R-4, Multiple-Family High Density Residential District except as modified herein:
 1. A minimum of 1,000 square feet of lot area shall be provided per unit.
 2. Minimum floor area for a one-bedroom unit shall be 625 square feet.
 3. Maximum building height shall not exceed 65 feet.
 - b. The following setback exceptions are permitted:
 - i. A minimum 5 feet front yard setback for any structure along 7th Avenue South.
 - ii. The existing setbacks and encroachments for the Centralia Center and its attachments shall be permitted – rear setback, corner side setback, side setback.
 - c. The following landscaping exceptions shall be applicable:
 - i. Modify 11.16.42 for the senior housing development to reduce the required landscaping points to 180.
 - ii. Modify 11.16.44 for the city parking lot reconstruction to reduce the required landscaping points to 300.
 - d. The following driveway exception shall be applicable:
 - i. Modify 11.06.65(e) for the entrance off of 3rd Avenue South to allow a driveway width of 39 feet.
11. Compliance with all other applicable codes and ordinances.

Attachment B

1. The landscape plan prepared by Insites dated 10-26-2018 shall be revised to replace one large deciduous tree with a medium deciduous tree along 8th Street South and to add a minimum of 45 landscaping points, consisting of shrubs, to the areas on the north and south boundaries of the diesel fuel area.
2. A photometric plan shall be developed and submitted to staff for review and approval. Lighting shall comply with Article 18 of the Zoning Code.
3. The trash enclosure shall be screened by a combination of fencing/masonry wall and landscaping.
4. The semi parking spaces shall be signed as “No Overnight Parking”.
5. Compliance with all other applicable codes and ordinances.