

## REPORT OF THE PLANNING COMMISSION

Date of Meeting: December 4, 2023

### Report #1

The Planning Commission met at 4:00 p.m. on December 4, 2023 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 included Chairperson Shane Blaser, Ryan Austin, Jeff Marutz, Lee Thao, Ben Goodreau and Eric Daven. Thad Kubisiak was absent. Also present in the Chambers were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderpersons Dennis Polach and Tom Rayome as well as others indicated on the meeting sign-in sheet. Kelly Wendorf and John Kastner attended via Zoom.

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

**1. Approval of the report from the November 6, 2023, Planning Commission meeting**

Motion by Marutz to approve the report from the November 6, 2023, Planning Commission meeting; second by Goodreau.

Motion carried (6 – 0)

**2. 23-001108; Badger Land Survey, LLC.** – request for a Certified Survey Map to create one lot from two lots addressed at 1212 Snyder Street (Parcel ID 3409102) and 1220 Snyder Street (Parcel ID 3409100)

Kyle Kearns provided a brief synopsis of the request, recommending approval for the request, including the street dedications on Snyder Street and Daly Avenue.

Motion by Daven to approve the request for a Certified Survey Map to create one lot from two lots addressed at 1212 Snyder Street (Parcel ID 3409102) and 1220 Snyder Street (Parcel ID 3409100), including the street dedication on Snyder Street and Daly Avenue; second by Austin.

Motion carried (6 – 0)

**3. 23-001067; John Kastner** – public hearing and action on a request for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a Commercial land use classification to an Industrial land use classification.

Mr. Kearns provided background information and a review of agenda item 3 in conjunction with item 4. Denial was recommended, as the proposals are not consistent with the City's Comprehensive Plan or the City's Zoning Ordinance.

Public hearing opened at 4:09 p.m.

Speaking against: none

Speaking in favor: Brandon Locke, Kelly Wendorf and John Kastner

Public hearing closed at 4:15 p.m.

Chairperson Blaser expressed his concerns regarding potential future uses of the identified property and Mr. Daven asked about the zoning classifications for other storage unit locations in the City, to which Kyle Kearns responded. Mr. Kearns also discussed alternatives to the proposal including a use variance through the ZBA, Planned Unit Development or the possibility of an ordinance amendment. Mr. Blaser

stated that it might make more sense if within the Zoning Code storage units were allowed in other districts besides Industrial, to which Carrie Edmondson and Kyle Kearns replied. Ryan Austin, Eric Daven and Ben Goodreau agreed with Shane Blaser's comments. It was suggested that Community Development draft an amendment to the zoning ordinance that would address personal storage based on the feedback received, which would be brought to the January 2024 Planning Commission meeting.

Motion by Blaser to approve the request for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a Commercial land use classification to an Industrial land use classification; second by Daven.

Motion failed (0 – 6)

4. **23-001067; John Kastner** – public hearing and action on a request for a zoning map amendment, specifically to rezone a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a R-2 Mixed Residential District to an M-1 General Industrial District (approx. 9.897 acres)

Public hearing opened at 4:36 p.m.

Speaking against: none

Speaking in favor: none

Public hearing at 4:37 p.m.

Motion by Blaser to approve the request for a zoning map amendment, specifically to rezone a portion of 1501 24<sup>th</sup> Street South (Parcel ID 3409200) from a R-2 Mixed Residential District to an M-1 General Industrial District (approx. 9.897 acres); second by Austin.

Motion failed (0 – 6)

5. **23-001092; Howald, LLC. – Tweet Garot Mechanical, Inc.** - request for Site Plan Review to perform site improvements at 2810 Jefferson Street (Parcel ID 3400696)

Carrie Edmondson provided a review of the request. Approval was recommended with the conditions outlined in the staff report.

Motion by Austin to approve the request for Site Plan Review to perform site improvements at 2810 Jefferson Street (Parcel ID 3400696) with the recommended conditions in the staff report:

1. A revised landscape plan must be submitted to Community Development Department staff for review and approval.
2. Light from the parking area shall not exceed 0.2 foot-candles at neighboring property lines.
3. The drainage swale located above the storm sewer within the public right-of-way along Jefferson Street shall be maintained.
4. All applicable right-of-way and stormwater permits must be obtained through the Engineering Department.
5. All applicable permits through the City shall be obtained.
6. Community Development Department staff shall have the authority to approve minor modifications to the plans.

Second by Daven.

Motion carried (6 – 0)

6. Discussion on Zoning Ordinance changes to simplify the review process for certain requests, developments, and uses – no action.

Discussion occurred amongst staff and the Commission regarding this item. No action was taken.

7. Discussion on Zoning Ordinance change for mobile vendors to operate in residential zoning districts – no action.

Discussion occurred amongst staff and the Commission regarding this item. No action was taken.

8. Discussion on downtown planning initiatives – no action

Discussion occurred amongst staff and the Commission regarding this item. No action was taken.

9. Adjourn

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

Motion carried (6 – 0)

Meeting adjourned at 4:57 p.m.

Respectfully Submitted by Erika Esser, Secretary