

JOINT PLAN COMMISSION—City of Marshfield and Town of Cameron
Cooperative Boundary Agreement

Meeting of January 26, 2012

Meeting called to order by Secretary Miller at 5:15 p.m. in Conference Room 108, First Floor of City Hall Plaza.

PRESENT: John Damrau, Jim Schreiner, Jim Tremelling, Ed Wagner, Karen Woodford, Chris Jockheck.

ABSENT:

ALSO PRESENT: Steve Barg, City Administrator; Dan Knoeck, Public Works Director; Josh Miller, Planner/Zoning Administrator; Jason Angell, Planning and Economic Development Director; Gordon H. Earll, Alderman; Dennis Boucher and Karen Rau with the Marshfield Area Pet Shelter project.

Introduction of New Members.

Meeting attendants, including new Commission members introduced themselves.

Election of Chairperson.

Damrau nominated Commissioner Tremelling to serve as Chairperson of the City of Marshfield and Town of Cameron Joint Plan Commission.

JPC12-01 – Motion by Alderman Wagner, second by Damrau to close nominations and cast a unanimous ballot for Commissioner Tremelling to serve as Chairperson of the City of Marshfield and Town of Cameron Joint Plan Commission.

All Ayes.

Motion Carried.

Approval of Minutes – May 6, 2010 Meeting.

Miller read the minutes. Damrau commented on what has happened since the last meeting regarding the naming of U.S. Highway 10 once it's turned over to the Town as well as the naming of some of the frontage roads for the new U.S. Highway 10.

JPC12-01 – Motion by Woodford, second by Schreiner to approve the minutes of the 5/6/2010 meeting.

All Ayes.

Motion Carried.

Citizen Comments.

None.

Discussion of the Proposed Pet Shelter Project Located on Highway 10 East, South of the Mill Creek Business Park.

Dennis Boucher, from the Marshfield Area Pet Shelter Project, presented information regarding the proposed pet shelter. The proposed site is a 5.106 acre lot just southwest of the entrance to the Mill Creek Business Park. They will be looking to gain access on old U.S. Highway 10. The proposed project includes a 6,000 square foot shelter, a fenced in area for the shelter, fenced in perimeter area for the dog park, parking lot, and future kennel/doggie daycare. The shelter would be no kill, except in cases where the animal is dangerous or severely ill.

There is an offer on the property contingent upon a number of items such as getting the proper zoning permits, an approved survey, and temporary future tenant sign. If contingencies are met, closing would be scheduled for April or May. A rezoning of the southern portion (10 feet or so) of the property would be required due to the realignment of the new U.S. Highway 10. The proposed use would also require a Conditional Use Permit. There is a March 19th meeting with the Town Planning and Zoning Board where a public hearing will be held.

Damrau, who sits on the Mill Creek Covenant Board, asked if there was any conflict with the Mill Creek covenants. Knoeck stated that the covenants only apply to lands within the Mill Creek Business Park.

Boucher said that this would not be a lot different than the Dog Park near the Fairgrounds and that the animals would be inside the shelter for the most part.

Knoeck asked if there had been any contact made with Alliance and Donnelley? Boucher stated that they have not contacted them, but they would be notified as part of the notification requirements for the Conditional Use Permit.

Damrau stated that he did receive several calls against the proposed use. If people are against it at the public hearing, it may get voted down. Damrau asked if this would be creating a tax base. Boucher stated that it is a nonprofit and would likely be exempt.

Alderman Earll commented that there would likely be more noise from the new U.S. Highway 10 than the pet shelter.

Alderman Wagner asked about how they intend to handle waste disposal from the animals. Boucher stated that there will likely be floor drains that run to holding tanks so they can spray down the kennels inside. Jockheck asked about having a well. Boucher said they talked to Tom Turchi, City of Marshfield Engineer about getting water service, but it would have to be annexed to get service.

Knoeck commented that "commercial" is a broad use and they may want to take this before the Mill Creek Covenant Committee first. This area was originally planned as an extension of the Mill Creek Business Park.

Boucher stated that the proposed timeline for the project is to close in May and start with a driveway and parking lot and fence in the property. After that, depending on financing, they hope to have a building up by July.

Discussion of the Future of the Town of Cameron and City of Marshfield Cooperative Boundary Agreement Plan.

Miller stated that the current Joint Planning Area Plan expires on August 27, 2012. The No Contest and City Growth Area will continue until August 23, 2015.

The Commission stated that the advantage to the plan is that there has been an open line of communication between the Town and the City.

Angell stated that there is no money budgeted for an update to the Plan and that the costs for plan amendments are a 50/50 share between the Town and City. The Commission may be able to extend the Plan through a resolution. The Commission may want to match the expiration of the Plan with the expiration of the No Contest and City Growth Areas.

Tremelling stated that business will likely pick up along the new U.S. Highway 10 corridor once it opens and we should continue to communicate on future projects. Additionally, if the expiration date of the Plan is pushed back a few years, the Commission will have some time to gauge how development is progressing in that area.

The City will plan to bring this before the Plan Commission and Common Council in February. The next Town Board meeting is February 7th and the Town will look to discuss this at that time as well.

Set next meeting date/agenda

The Joint Plan Commission will look to meet after the public hearing on March 19, 2012 for the pet shelter project. The Commission may have to meet prior to that if the CSM is submitted to split the property for the pet shelter. Staff will be in touch with the Town. The other item to discuss will be the resolution to extend the Cooperative Boundary Plan for the Joint Planning Area.

Motion by Damrau, second by Jockheck to adjourn.

All Ayes.

Motion Carried.

Meeting adjourned at 6:23 p.m.

Respectfully submitted,



Josh Miller
Planner/Zoning Administrator