## CITY PLAN COMMISSION MARSHFIELD, WISCONSIN MINUTES OF APRIL 15, 2008

## **PUBLIC HEARINGS**

1. Conditional Use Request by Tom and Cathie Shilts for an exception to Municipal Code Section 18-81(1)(a), the 2,000-ft. distance separation requirements, to establish a proposed Adult Family Home at 612 East 25<sup>th</sup> Street.

**FOR:** Tom Shilts, M225 Turtle Ridge Road. He currently owns two Adult Family Homes in Marshfield and would like to open a third and are requesting the conditional use. Only one of the residents drive and it would be a very quiet home atmosphere. Existing homes are well kept and not an intrusion into the neighborhood.

**AGAINST:** None

2. Conditional Use Request by Dale and Lynne Kundinger to permit a proposed 28' x 30' detached garage at 2011 West McMillan Street, zoned "A" Agricultural Holding Zone District. The proposed garage would result in a total of 2,752-square feet of accessory structures for the single-family residential use.

**FOR:** Dale Kundinger, 2011 West McMillan Street. They moved in last July and the home sits on 5.5 acres and has no basement so it has limited storage. He would like to construct a new garage with in-floor heat to allow for year round storage. All neighbors have similar out buildings on their property. The building is for personal use only – no business use intended.

**AGAINST:** None

3. Proposed Project Plan and Boundary Amendment for Tax Incremental Finance District (TID) No. 7.

FOR: None AGAINST: None

4. Proposed Project Plan and Boundary Amendment for Tax Incremental Finance District (TID) No. 8.

**FOR:** None **AGAINST:** None

## **MEETING**

Meeting called to order by Chairman Meyer at 7:40 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer, Dan Knoeck, Ed Wagner, Diane Wolf and Dave Korth

**ABSENT:** None

**ALSO PRESENT:** Aldermen Feirer and LaFontaine; City Administrator Brehm; Planner/

Zoning Administrator Curtiss; Sara Wiersma – Planning Intern; Scott

Larson - MACCI; and others.

The City Plan Commission discussed the Conditional Use Request by Tom and Cathie Shilts for an exception to Municipal Code Section 18-81(1)(a), the 2,000-ft distance separation requirement, to establish a proposed Adult Family Home at 612 East 25<sup>th</sup> Street:

- Commissioner Korth feels that this is a business in a residential site. State Statutes lists a spacing requirement and the City adopted closer spacing. We have been told that clustering of these facilities should be avoided. Bottom line is to enforce the ordinance or get rid of it.
- Alderman Wagner echoes Commissioner Korth's sentiments on this issue. The Common Council overrode the Plan Commission regarding the most recent request and essentially said they were going to ignore the ordinance. He feels the Plan Commission would be hard pressed to ignore that action and deny this request. He stated that courts have ruled that this is a residential use regardless of business interest.
- Commissioner Korth would like an ordinance drafted that can be enforced.

<u>PC08-23</u> Motion by Korth, second by Wolf to recommend approval of the conditional use request by Tom and Cathie Shilts for an exception to Municipal Code Section 18-81(a)(a), the 2,000-ft. distance separation requirement, to establish a proposed Adult Family Home at 612 East 25<sup>th</sup> Street.

Wagner, Wolf, Knoeck & Meyer voted 'Aye', Korth voted 'No' Motion Carried

<u>PC08-24</u> Motion by Korth, second by Wagner to recommend approval of the conditional use request by Dale and Lynne Kundinger to permit a proposed 28' x 30' detached garage at 2011 West McMillan Street, zoned 'A' Agricultural Holding Zone District, which would result in a total of 2,752-square feet of accessory structures for the single-family residential use, contingent on the following condition:

• Construction of the garage in the same or similar style and color as the residence.

All 'Ayes' Motion Carried

<u>PC08-25</u> Motion by Wolf, second by Wagner to recommend approval of Plan Commission Resolution No. 2008-01, approving TID No. 7 Project Plan and Boundary Amendment.

All 'Ayes' Motion Carried

<u>PC08-26</u> Motion by Korth, second by Wolf to recommend approval of Plan Commission Resolution No. 2008-02, approving TID No. 8 Project Plan and Boundary Amendment.

All 'Ayes' Motion Carried

<u>PC08-27</u> Motion by Wolf, second by Wagner to recommend approval of the final plat of Green Acres Estates, a proposed 41-lot subdivision located on the east side of South Washington Avenue, north of East 21<sup>st</sup> Street, contingent on the following condition:

• Wetland certification by USACE be completed prior to approval of final plat by the Common Council.

All 'Ayes' Motion Carried

- Mike Meyers gave a historical overview of the Yellowstone Trail.
- Al Breu, Town of Marshfield Chairman, spoke about Yellowstone Trail. He stated that unfortunately, the City renamed Yellowstone Drive to East 29<sup>th</sup> Street a few years ago. It is still Yellowstone Drive to the east in the Town of Marshfield, Village of Hewitt and Town of Auburndale. He requested the City reconsider changing the name back to Yellowstone Drive.

<u>PC08-28</u> Motion by Wagner, second by Korth to recommend approval of the master sign plan for Yellowstone Trail Directional Signs as presented.

All 'Ayes' Motion Carried

Planner/Zoning Administrator Curtiss presented information on zoning regulations for group homes and community living arrangements.

- Alderman Wagner feels the need to redo the ordinance is clear. The ordinance needs a clear statement of intent of Common Council and Plan Commission and he also feels that Marshfield will continue to be a magnet for group homes due to medical facilities.
- Commission Wolf would like a committee set up to review group homes and living arrangements. This committee should be made up of City Attorney, Planner/Zoning Administrator, Director of Public Works, Council member and CBRF/AFH owners.
- Commissioner Korth stated that he supported the original spacing reduction to 2,000 feet. The key is not to cluster these homes in certain areas.
- Alderman Wagner supports recommendation of a task force expeditiously looking at this so we can get an ordinance that we can enforce.

Motion by Korth, second by Wolf that the meeting be adjourned at 8:32 PM. All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary CITY PLAN COMMISSION