CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF AUGUST 19, 2008

PUBLIC HEARINGS

1. Rezoning of approximately 25 acres of land from 'A' Agricultural Holding Zone District to 'R-4' Low Density Single and Two Family District, located on the west side of North Frey Avenue and north of West Veterans Parkway.

   FOR: Norb Dittner, current owner of land, stated that if land is sold he is OK with zoning change, but if the sale does not go through and he retains ownership, he would prefer that it remain agricultural.

   AGAINST: None

2. Conditional Use Request by WOW Logistics for 'Professional Services' in the 'M-3' General Industrial District, to establish a separate 9,574 S.F. office use on their property at 1700 South Laemle Avenue.

   FOR: - Mike Kloss, WOW Logistics, stated that the intent is to fill vacant space with a tenant. They now have a good tenant proposal for the space. He will be making some internal improvements with some employment generated, but it is all dependent upon the conditional use.

   - Lucy Runnells, CFO for Community Care of Central Wisconsin stated that she would appreciate approval of the request. This program is expanding into Marathon and Wood Counties and this office will serve northern Wood and western Marathon County residents. She is pleased with this site and stated that most client contact is in homes and places of employment, rather than at this site.

   AGAINST: None

3. Conditional Use Request by Guardian Hospitality LLC for 'Single Family Residential' in the 'B-4' General Commercial District, to develop three single family homes on proposed individual lots, on the east side of South Wittman Avenue (2700-2800 Block), north of West 29th Street.

   FOR: Dennis Sims, Guardian Hospitality, is asking for the approval of the conditional use request. He is planning to use some energy efficient components in the plan.

   AGAINST: Gary Gray, 507 West Park Street, stated he is not opposed to the plan but is not sure why a conditional use is being proposed. He feels a zoning change should be considered for the area.

4. Task Force Report & Recommendations on Spacing Requirements for Adult Family Homes (AFH) and Community Based Residential Facilities (CBRF).

   FOR: None

   AGAINST: None

MEETING

Meeting called to order by Chairman Meyer at 7:10 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer, Dan Knoeck, Karen Woodford, Ed Wagner, Diane Wolf and Dave Korth
EXCUSED: Trish Siegler
ALSO PRESENT: Alderman Noble; Assistant City Attorney Wolfgram**;** Planning and Economic Development Director Angell**;** Planner/ Zoning Administrator Curtiss; and others.

PC08-44 Motion by Wagner, second by Wolf to recommend approval of the rezoning of approximately 25 acres of land from 'A' Agricultural Holding Zone District to 'R-4' Low Density Single and Two Family District, located on the west side of North Frey Avenue and north of West Veterans Parkway, contingent upon completion of the sale of land.
All 'Ayes' Motion Carried

PC08-45 Motion by Wolf, second by Woodford to recommend approval of the conditional use request by WOW Logistics for 'Professional Services' in the 'M-3' General Industrial District, to establish a separate 9,574 S.F. office use on their property at 1700 South Laemle Avenue.
All 'Ayes' Motion Carried

Planner/Zoning Administrator Curtiss responded to Gary Gray's question regarding a conditional use versus rezoning. She agreed that rezoning may be a better way to address this request, however, the Comprehensive Plan identifies this area for Employment and Retail Mixed Use, therefore a rezone would require an amendment to the Comprehensive Plan.

PC08-46 Motion by Wolf, second by Korth to recommend approval of the conditional use request by Guardian Hospitality LLC for 'Single Family Residential' in the 'B-4' General Commercial District, to develop three single family homes on proposed individual lots, on the east side of South Wittman Avenue (2700-2800 Block), north of West 29th Street, contingent on the following conditions:

- Submit a CSM to divide the property, prior to issuance of building permits.
- Provide a landscaped buffer along the east boundary of the proposed lots.
- Construction of sanitary sewer laterals or sewer main extension to serve each individual lot.

All 'Ayes' Motion Carried

PC08-47 Motion by Wagner, second by Woodford to recommend and place on file the *Adult Family Home (AFH)/Community Based Residential Facility (CBRF) Task Force Report & Recommendations* on spacing requirements for AFH's and CBRF's, disseminate information widely to the public, hold a public hearing, and work toward ordinance revisions.
All 'Ayes' Motion Carried

Motion by Korth, second by Wagner that the meeting be adjourned at 7:52 PM.
All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION