CITY PLAN COMMISSION MARSHFIELD, WISCONSIN MINUTES OF MARCH 16, 2004

PUBLIC HEARINGS – 7:00 PM

1. Request from the City of Marshfield for zoning change from 'B-4' General Commercial District to 'R-5' Residential (Medium Low Density Single and Two Family) District on property located on part of Lot 4 Block 'S' located in part of the Southeast Quarter, of the Southeast Quarter, Section 8, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.

FOR: None AGAINST: None

- 2. Request from Quality Ingredients Corporation for zoning change from 'R-5' Residential (Medium Low Density Single and Two Family) District to 'M-2' Light Industrial District on properties located at 101, 103, 105, 107, 109 and 111 North Maple Avenue.
 - **FOR:** Terry Johnson, Director of Operations, Quality Ingredients Corp. is planning to expand operations in 2005 and plans to use one of the homes as temporary office space during interior renovation of existing plant this year.
 - **AGAINST: -** Alderman Buttke, speaking for Henry & Dawn Weister, 113 North Maple Avenue, as the only residential property owner left in the area. Their concern has been with residue that coats the surrounding area. They are optimistic that new measures to reduce emissions will help alleviate the problem. He is pleased to see that Quality Ingredients appears to be willing to work with property owners.
- 3. Request from Convenience Store Investments for zoning change from 'R-6' Residential (Medium High Density) District to 'B-4' General Commercial District on properties located at 102 and 104 North Maple Avenue.
 - **FOR: -** Scott Teigen, Chief Finance Officer for Kwik Trip, stated that they need to have rezoning to complete their project. These are the last residential properties in the block so zoning change makes sense.
 - Rita Blenker, Century 21 Gold Key Realty, read an e-mail from Compass Properties.
 Compass Properties is taking a neutral position on the project. They have expressed interest in the existing Kwik Trip property and have been aware of their planned site for some time.
 - Frank Vogel, 102 North Maple Avenue, referenced a letter from July of 2001 regarding movement of a wall along a stairwell at 107 North Central Avenue. Sheila Ashbeck-Nyberg and Shirley Mook offered help with repairing the wall by getting historic preservation funds but he never heard back from them so he questions the historic value of the property.
 - **AGAINST:** Shelby Weister, 8427 CTH Y, read a letter from Shirley Mook who could not be present at the meeting and gave a copy of the letter dated March 13, 2004 to the Plan Commission.
 - Lyman Smith, 813 North Schmidt Avenue, has moved forward with an application to put buildings on the Historic Register. He feels that The Cabinet Studio does not detract from the area and is a viable downtown business that will be displaced. He stated that Kwik Trip uses no local vendors. He feels that the City is at a crossroads with no vision and needs to determine what is wanted for historic preservation.
 - David Laird, 208 South Cherry Avenue, stated it is incumbent upon the community to maintain heritage and historic places provide a sense of place. The community must weigh the merits of the historic value vs. the commercial pressure to redevelop. The downtown historic brochure identifies these three structures that would be erased as part of this project. He questioned if anyone has given thought to involving the public in the process and if the resources of the community have been tapped to look for options.

- 4. Designation of the "Thiel Building", located at 301-303 South Central Avenue, as a historic structure on the Municipal Register of Historic Places.
 - Amber Miller read a letter from the property owner requesting that this request be referred back to the Historic Preservation Committee for further discussion of code requirements.
- 5. Designation of the Edward Jones Investments commercial building, located at 554 South Central Avenue, as a historic structure on the Municipal Register of Historic Places.

FOR: John Peters, 305 South Maple Avenue, thanked Randy Gershman and his wife for allowing him to prepare the application. He was pleased to have Randy come forward with a request for designation on the local historic register.

AGAINST: None

6. Conditional use home occupation request from Kena A. McDermott-Jimenez & Carlos E. Jimenez-Solis to establish a "Cleaning Service" at 400 North St. Joseph Avenue in the 'R-5' Residential District.

FOR: Carlos Jimenez, owner of property, stated that he started the cleaning service as a part

time job. The business has now grown and he hopes to expand his services and buy a

building eventually. He wants to use their home for the business for now.

AGAINST: None

Public Hearing closed at 7:44 PM

MEETING

Meeting called to order by Chairman Meyers at 7:44 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyers, Dan Knoeck, Pete Lotzer, Dave LaFontaine, Dave Korth, Nate

Norberg and Gerald Nelson

EXCUSED: None

ALSO PRESENT: Aldermen Feirer, Beaudry & Buttke; City Administrator Brehm; Director of

Planning & Economic Development Miller; Planner/Zoning Administrator Curtiss; Barb Fleisner – MACCI; Sheila Ashbeck-Nyberg- Main Street

Marshfield; the media and others

<u>PC04-14</u> Motion by Norberg, second by Korth to recommend approval of the Resolution petitioning the Secretary of Transportation for Airport Improvement Aid and refer to the Common Council for consideration.

Motion Carried

<u>PC04-15</u> Motion by Nelson, second by LaFontaine to recommend approval of the request from the City of Marshfield for zoning change from 'B-4' General Commercial District to 'R-5' Residential (Medium Low Density Single and Two Family) District on property located on part of Lot 4 Block 'S' located in part of the Southeast Quarter of the Southeast Quarter, Section 8, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin and request an ordinance be drafted for Common Council consideration.

Motion Carried

<u>PC04-16</u> Motion by Korth, second by Nelson to recommend approval of the request from Quality Ingredients Corporation for zoning change from 'R-5' Residential (Medium Low Density Single and Two Family) District to 'M-2' Light Industrial District on properties located at 101, 103, 105, 107, 109 and 111 North Maple Avenue and request an ordinance be drafted for Common Council consideration.

Lotzer voted 'No' Motion Carried

<u>PC04-17</u> Motion by Nelson, second by Korth to recommend approval of the request from Convenience Store Investments for zoning change from 'R-6' Residential (Medium High Density) District to 'B-4' General Commercial District on properties located at 102 and 104 North Maple Avenue and request an ordinance be drafted for Common Council consideration.

Motion Carried

<u>PC04-18</u> Motion by Nelson, second by Korth to recommend that the designation of the "Thiel Building", located at 301-303 South Central Avenue, as a historic structure on the Municipal Register of Historic Places be referred back to the Historic Preservation Committee for further discussion.

Motion Carried

<u>PC04-19</u> Motion by LaFontaine, second by Norberg to recommend approval of the designation of the Edward Jones Investments commercial building, located at 554 South Central Avenue, as a historic structure on the Municipal Register of Historic Places.

Motion Carried

<u>PC04-20</u> Motion by LaFontaine, second by Korth to recommend approval of the conditional use home occupation request from Kena A. McDermott-Jimenez & Carlos E. Jimenez-Solis to establish a "Cleaning Service" at 400 North St. Joseph Avenue in the 'R-5' Residential District contingent upon the following:

- Only the homeowners would be permitted to work at this business.
- Normal work hours to be between 8:00 AM and 5:00 PM (or other similar hours).
- On street parking for customers is prohibited.
- No more than two customers will be on the property at any time.
- Storage related to the business shall be located wholly indoors.
- No on-premise advertising is allowed.
- The Plan Commission shall review the conditional use after one year.

Motion Carried

<u>PC04-21</u> Motion by Lotzer, second by Norberg to recommend approval of the alternative sign permit application for a proposed sign for "Traditions on Chestnut" located at 115 West 6th Street contingent upon the following:

- Providing at minimum a 3' landscaped area around the base of the sign. The landscaped area shall consist of either ground cover and/or low growing shrubs.
- Sign must not be placed within the sight visibility triangle required at the street corner intersection.
- Bringing the scale of the sign height above grade to no more than 5.5'.

Motion Carried

<u>PC04-22</u> Motion by Nelson, second by Korth to recommend approval of the request for the vacation of East Depot Street between Maple Avenue and North Central Avenue and vacation of 132 feet of alley abutting lots 1 2, 3, 16, 17 & 18 of Block 'D' of City Plat of Marshfield, all being a part of the NE ¼ of the NW ¼ of Section 8, Township 25 North, Range 3 East and refer Resolution No. 2004-07 to the Common Council for consideration contingent upon the following:

- Access from the Kwik Trip site to the alley shall be maintained at all times.
- The developer shall grant a public access easement to the City of Marshfield along the north side of the site from the west line of Maple Avenue to the west line of the vacated alley. The easement area shall be signed for no parking.
- The developer shall relocate public and private utilities located within vacated rights-of-way as
 necessary and grant applicable easements across the site. All costs associated with utility relocations
 shall be borne by the developer.

LaFontaine voted 'No' Motion Carried

 $\underline{PC04-23}$ Motion by Norberg, second by Korth to receive the zoning Administrator's Report (February 11 - March 9, 2004) and place it on file.

Motion Carried

Motion by LaFontaine, second by Lotzer that the meeting be adjourned at 8:50 PM. **Motion Carried**

Daniel G. Knoeck, Secretary CITY PLAN COMMISSION