CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF AUGUST 16, 2005

PUBLIC HEARING – 7:00 PM

1. Request from Daniel Schmitt and the City of Marshfield Zoning Administrator for a zoning change from 'A' Agricultural Holding District to 'R-3' Standard Single Family Residential District and 'C' Conservancy District on part of the parcel of land (3303293) located on the east side of Lincoln Avenue and north of Jefferson Street, being further described as Lot 2 of Wood County CSM #8049.

   FOR: - Dan Schmitt, 410 East 20th Street, stated he thought the property was zoned Agricultural/Residential and that a zoning change was not needed, however a portion of the land requires rezoning. The portion to be zoned Conservancy will be donated to the City eventually.

   - Mike Field, 1020 North Schmidt Avenue, is looking for clarification on what is wetland and what will be developed. Clarification was given by Zoning Administrator Curtiss.

   AGAINST: None

2. Conditional use request from Joan Shiva for a 'massage therapy studio' home occupation at 111 West Grant Street, located in a 'R-6' Medium High Density Residential District.

   FOR: - Joan Shiva, 111 West Grant Street, stated that she recently moved to Marshfield from Minneapolis and has worked in the home massage business for the last 13 years and has never had problems with neighbors. She is looking forward to starting her business in Marshfield.

   - Robert Scheibe, 112 West Grant Street, stated that he is not opposed to the home occupation but would like to see appointments scheduled far enough apart so the one car driveway doesn't lead to congestion on the street.

   AGAINST: None

3. Conditional use request from Jim Blenker for mini-warehouses at 1409 Laemle Avenue, located in a 'M-2' Light Industrial District.

   FOR: None
   AGAINST: None

4. Conditional use request from Theodore A. and Kathleen J. Praxel for accessory structures in excess of 1,200 square feet at 1510 Immanuel Court, located in the 'R-2' Large Lot Single Family Residential District.

   FOR: Ted Praxel, 1510 Immanuel Court, stated that he wants to construct an additional structure to store vehicles and get them out of his driveway. The new structure will match the architecture of the house.

   AGAINST: None

5. Petition for Type 1 Amendment (amendment of service area boundary without increasing the land area within the boundary) to the Marshfield Sewer Service Area Plan. The amendment will add 46 acres to Section 31, T26N, R3E of the Town of McMillan; add 37 acres to Section 26, T26N, R2E of the City of Marshfield; and remove 83 acres from Section 21, T25N, R3E of the Town of Cameron.
   FOR/AGAINST: Jeanette Heath, M241 Sugarbush Lane, stated that she is not for or against the Sewer Service Area (SSA) amendment. She stated that during development of the City of Marshfield/Town of McMillan boundary agreement, the Committee decided to use SSA for the no contest area. During the process, land was removed from SSA for the V & H development and now this land is being asked to go back into SSA. This land is still in the joint planning area and needs to go before the Joint Plan Commission for development approval. The spirit of the agreement is important to remember. She is also asking why wetlands, now being removed from the Town of Cameron, were put into the SSA in the first place.

MEETING

Meeting called to order by Chairman Meyers at 7:15 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyers, Dan Knoeck, Dave Korth, Sharon Witt, Gerald Nelson and Dave LaFontaine (arrived at 7:07 PM)
EXCUSED: Pete Lotzer
ALSO PRESENT: Planner/Zoning Administrator Curtiss; Wayne Rasmussen – Town of Lincoln; Jeanette Heath – Town of McMillan; the media and others

PC05-43 Motion by Nelson, second by Korth to recommend approval of the request from Daniel Schmitt and the City of Marshfield Zoning Administrator for a zoning change from 'A' Agricultural Holding District to 'R-3' Standard Single Family Residential District and 'C' Conservancy District on part of the parcel of land (3303293) located on the east side of Lincoln Avenue and north of Jefferson Street, being further described as Lot 2 of Wood County CSM #8049, with a uniform corridor for 'C' Conservancy District rather than following the wetland boundary and request an ordinance for Common Council consideration.
Motion Carried

PC05-44 Motion by LaFontaine, second by Witt to recommend approval of the conditional use request from Joan Shiva for a 'massage therapy studio' home occupation at 111 West Grant Street, located in a 'R-6' Medium High Density Residential District subject to the following conditions:
1. Compliance with State licensing requirements.
2. Compliance with State Building Codes.
3. Business will be operated solely by the property owner/applicant, and no employees will be utilized in connection with the business.
4. Normal work hours to be between 8:00 AM and 5:00 PM, Monday through Friday.
5. No on-street parking allowed for customers.

Motion Carried

PC05-45 Motion by LaFontaine, second by Korth to recommend approval of the conditional use request from Jim Blenker for mini-warehouses at 1409 Laemle Avenue, located in a 'M-2' Light Industrial District subject to the following conditions:

1. Except for purposes of loading and unloading, there shall be no parking or storage of trucks, trailers and moving vans on the property.
2. All storage shall be contained within a completely enclosed building.
3. All outdoor lights must be shielded to direct light and glare only onto the lot or parcel that the mini warehouses are located.
4. Incorporating some landscaping (evergreen trees and/or shrubs) along the north and east boundaries of the site.
5. Providing similar/compatible color scheme for the buildings on this site and the existing storage building for a more visually cohesive development.
6. Asphalt paving completion within one year after completion of all three buildings.

Motion Carried

PC05-46 Motion by Nelson, second by Korth to recommend approval of the conditional use request from Theodore A, and Kathleen J. Praxel for accessory structures in excess of 1,200 square feet at 1510 Immanuel Court, located in the 'R-2' Large Lot Single Family Residential District.
Motion Carried

PC05-47 Motion by Korth, second by Witt to recommend approval of the petition for Type 1 Amendment (amendment of service area boundary without increasing the land area within the boundary) to the Marshfield Sewer Service Area Plan. The amendment will add 46 acres to Section 31, T26N, R3E of the Town of McMillan; add 37 acres to Section 26, T26N, R2E of the City of Marshfield; and remove 83 acres from Section 21, T25N, R3E of the Town of Cameron.
Motion Carried

PC05-48 Motion by Nelson, second by LaFontaine to recommend approval of the extraterritorial preliminary plat for Brookview Acres, located in the Town of Lincoln on the south side of Ives Street and north of CTH Y and to waive the City's cul-de-sac length requirement.
Motion Carried

PC05-49 Motion by Nelson, second by LaFontaine to recommend approval of the master sign plan for the multi-tenant commercial development at 1710 North Central Avenue as presented, with the condition that no signs be placed in the public right of way.
Motion Carried

Commissioner LaFontaine asked to be recused from the item pertaining to the final plat of Woodsview Subdivision, 1st Addition.
PC05-50 Motion by Nelson, second by Korth to recommend approval of the final plat of Woodsview Subdivision, 1st Addition, west side of Lincoln Avenue and south of Arlington Street.
LaFontaine 'abstained' Motion Carried

PC05-51 Motion by Nelson, second by Korth to receive and place on file the March 11, 2005 minutes of the Joint Plan Commission of the City of Marshfield and the Town of McMillan Cooperative Boundary Plan Agreement.
Motion Carried

PC05-52 Motion by Witt, second by LaFontaine to receive and place on file the July 27, 2005 minutes of the Downtown Action Team for Downtown Development Plan.
Motion Carried

PC05-53 Motion by LaFontaine, second by Korth to receive the Zoning Administrator's Report (July 19 to August 10, 2005) and place it on file.
Motion Carried

Conditional Use Request from ALLTEL Communications, Inc. for exception to the lot line setback requirements of Section 18-154(4)(e) of the Zoning Ordinance for a proposed 140' monopole cellular antenna tower to be constructed on property at 3313 South Cherry Street, located in the 'M-3' General Industrial District. Applicant requested to remove this item from the Plan Commission agenda. This was an informational item only.

Commissioner LaFontaine asked planning staff to provide an update on the Comprehensive Plan process with regard to the role of the Plan Commission. This will be included on the September Plan Commission agenda.

Motion by LaFontaine, second by Korth that the meeting be adjourned at 8:35 PM.
Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION