CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF SEPTEMBER 20, 2005

PUBLIC HEARINGS – 7:00 PM

1. Request from Midwest Real Estate Development Co., Inc. for a zoning change from 'R-4' Single and Two Family Residential District to 'R-7' Multifamily Residential District on a 20-acre parcel of land (330MM104) located on the north side of East McMillan Street and east of STH 97.

   FOR: None

   AGAINST: - Dennis Busher, Northern Management Apartments, Marshfield, stated that vacancy rates currently are at 12 – 15% and that the market won't support additional multi-family units. Many duplexes are for sale, there are too many vacancies now and he is opposed to the zoning change.

   - Mayor Meyers read letters from the following:
     a. Scott Hower, Northern Management indicating their opposition to the zoning change.
     b. Amanda and Sean McCarthy, 1700 East McMillan, indicating their opposition to the zoning change due to high density across the street from their residence.

   - Mark Steevens, M327 East McMillan Street, stated that the property adjoins his property to the east and is concerned about loss of property value with this proposed change. He is not opposed to one and two family development.

2. Amendments to Section 18-34 of the Municipal Code regarding appointment of alternate members and quorum requirements for a Zoning Board of Appeals, as amended by 2005 Wisconsin Act 34.

   FOR: Bonnie Curtiss, Zoning Administrator, stated that the existing code does not reflect change in law. The code needs to be updated to reflect the current law.

   AGAINST: None

3. Amendments to Section 18-04(11) of the Municipal Code regarding regulations for fences.

   FOR: Bonnie Curtiss, Zoning Administrator, informed the Plan Commission that changes have not been proposed yet. A public hearing was perhaps a little premature and asked that this discussion be delayed until the next Plan Commission meeting.

   AGAINST: None

4. Conditional use request from Cellcom, Inc. to construct a new monopole wireless communication tower replacing two existing guy towers at 1710 North Central Avenue, in a 'B-4' General Commercial District.

   FOR: - Alan Johnson**,** 610 Moon Road, Mosinee, employed by New Radio Group, 1710 North Central Avenue, supports the consolidation of their antennas. There is a need to update their facilities.

   - Jim Weinmann, Cellcom, Inc., is available for questions during the meeting.

   AGAINST: None

5. Conditional use request from U.S. Cellular, Inc. to construct a new monopole wireless communication tower replacing the existing guy tower at 1401 East Becker Road, in an 'I' Public & Semi-Public Institutions District.

   FOR: - Jim Weinmann, U.S. Cellular, Inc., is available to answer questions**.**

   - Ted DiStefano, Technology Director for Marshfield School District, stated this plan will allow consolidation of their facilities and is a win/win situation for all involved.

   AGAINST: None

6. Conditional use request from Cellcom, Inc. to collocate a new antenna on an existing wireless communication tower located at 2025 West Veterans Parkway, in a 'B-4'General Commercial District.
   FOR: Jim Weinmann, U.S. Cellular, Inc. is available to answer questions**.**
   AGAINST: None

MEETING

Meeting called to order by Chairman Meyers at 7:16 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyers, Dan Knoeck, Dave Korth, Sharon Witt, Gerald Nelson, Pete Lotzer and Dave LaFontaine
EXCUSED: None
ALSO PRESENT: City Administrator Brehm; Planning and Economic Development Director Miller; Planner/Zoning Administrator Curtiss; the media and others

PC05-54 Motion by LaFontaine, second by Lotzer to recommend denying the request from Midwest Real Estate Development Co., Inc. for a zoning change from 'R-4' Single and Two Family Residential District to 'R-7' Multifamily Residential District on a 20-acre parcel of land (330MM104) located on the north side of East McMillan Street and east of STH 97.
Motion Carried

PC05-55 Motion by Nelson, second by LaFontaine to recommend approval of the amendments to Section 18-34 of the Municipal Code regarding appointment of alternate members and quorum requirements for a Zoning Board of Appeals, as amended by 2005 Wisconsin Act 34 and request an ordinance be drafted for Common Council consideration.
Motion Carried

PC05-56 Motion by LaFontaine, second by Korth to recommend preparing amendments to Section 18-04(10) and 18-04(11) of the Municipal Code regarding regulations for fences and driveways for consideration at the next City Plan Commission meeting.
Motion Carried

PC05-57 Motion by LaFontaine, second by Nelson to recommend approval of the conditional use request from Cellcom, Inc. to construct a new monopole wireless communication tower replacing two existing guy towers at 1710 North Central Avenue, in a 'B-4' General Commercial District and granting exceptions to the south, north and west lot line setback requirements, subject to the following conditions:

- Tower height not to exceed 140' AGL.
- Tower construct into be a 'slim' monopole design with curved arm mounts.
- Provide landscaping as shown on site plan.
- FAA determination of "no hazard to air navigation" submitted to Building Inspector prior to issuance of a building permit.
- Tower color shall be white or cream and owner shall ensure appropriate maintenance of the paint.

Korth voted 'No' Motion Carried

PC05-58 Motion by Nelson, second by Lotzer to recommend approval of the conditional use request from U.S. Cellular, Inc. to construct a new monopole wireless communication tower replacing the existing guy tower at 1401 East Becker road, in an 'I' Public & Semi-Public Institutions District, subject to the following conditions:

- Tower constructed as a "slim" monopole design with curved antenna mountings.
- FAA determination of "no hazard to air navigation" submitted to the Building Inspector, prior to issuance of a building permit.

Korth voted 'No' Motion Carried

PC05-59 Motion by Lotzer, second by Korth to recommend approval of the conditional use request from Cellcom, Inc. to collocate a new antenna on an existing wireless communication tower located at 2025 West Veterans Parkway, in a 'B-4' General Commercial District, and waive the landscaping requirements around the compound.
Motion Carried

The City Plan Commission recessed for five minutes.

PC05-60 Motion by LaFontaine, second by Lotzer to recommend approval of the master sign plan for 'Parkin Place', a multi-tenant commercial development at 105-110 West 9th Street, as presented.
Motion Carried

PC05-61 Motion by Lotzer, second by LaFontaine to recommend approval of the design review for the new Washington Elementary school at 1112 West 11th Street subject to the following conditions:

- Provide a phasing schedule to the Zoning Administrator to implement the landscape plan over a three-year period.
- Provide no parking signs and curb painting for all fire department access roads.
- Prepare school zone traffic control plan and school walk route plan in accord with MUTCD by May 1, 2006.
- Complete additional traffic study, by October 15, 2005, in accordance with the August 17, 2005 review letter by the Director of Public Works

Motion Carried

PC05-62 Motion by LaFontaine, second by Witt to recommend approval of the design review for the new Madison Elementary School at 510 North Palmetto Avenue subject to the following conditions:

- Provide a schedule to the Zoning Administrator for implementation of he landscape plan over a three-year period.
- Provide no parking signs and curb painting for all fire department access roads.
- Prepare school zone traffic control plan and school walk route plan in accord with MUTCD by May 1, 2006.

Motion Carried

Commissioner LaFontaine asked to be recused from the item pertaining to the final plat for Prairie Run.

PC05-63 Motion by Nelson, second by Witt to recommend approval of the preliminary plat for Prairie Run, located on the north side of West McMillan Street and east of STH 13 subject to the following conditions:

- Change all utility easements to 15 feet.
- Add no access restrictions on Prairie Drive for corner lots and 100' from street intersections on Blocks 4, 6 & 7.
- No access restrictions added to Block 7 along McMillan Street and 1220' on Cherney Avenue from intersection with McMillan Street, and along curve at Prairie Run entrance.
- Show wetland delineations.
- Clarify street names for "Wildfire" and "Pheasant Run", including potential conflict with Pheasant Lane off Galvin Avenue.
- Show 60' building line on Lot 6 (Block 1).
- Clarify ownership and dedication on Cherney Avenue.
- Correct existing right of way widths on McMillan Street and Cherney Avenue.
- Label right of way width of Prairie Drive, north of Sunflower Drive
- Provide extra width on corner lots for setback requirements from side streets.
- Revise radius on Pheasant Run where it turns into Cherney Avenue.
- Identify storm water detention areas on the plat.

LaFontaine 'Abstained' Motion Carried

PC05-64 Motion by Nelson, second by Korth to recommend approval of the Extraterritorial Final Plat for Brookview Estates, located in the Town of Lincoln on the south side of Ives Street and north of County Road Y subject to the following conditions:

- Final approval by Wisconsin Department of Administration.

Motion Carried

Director of Planning & Economic Development Miller updated the City Plan Commission on the Comprehensive, Downtown and Park and Recreation Plans. This was an information item only.

PC05-65 Motion by Korth, second by LaFontaine to receive and place on file the September 12, 2005 minutes of the Downtown Action Team for Downtown Development Plan.
Motion Carried

PC05-66 Motion by LaFontaine, second by Nelson to receive the Zoning Administrator's Report (August 11 to September 13, 2005) and place it on file and that Item 4 – zoning map changes be scheduled for the next City Plan Commission agenda.
Motion Carried

Motion by LaFontaine, second by Witt that the meeting be adjourned at 9:00 PM.
Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION