CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF OCTOBER 18, 2005

PUBLIC HEARINGS – 7:00 PM

Vice-Chairman LaFontaine chaired the Public Hearings.

1. Conditional use request from Shirley and Glenn Koopman for a home occupation at 314 West 3rd Street, zoned 'R-8' Very High Density Multi-Family District.

   FOR: - James Leslie & Carol Allen-Leslie, 315 West 4th Street, spoke in favor of the conditional use request. They stated that they support their neighbor's effort to start a small business.
   - Shirley Koopman, 314 West 3rd Street, spoke in favor of the request.

   AGAINST: None

2. Conditional Use Request from James Trantow of Mid-Wisconsin Homes, Inc. for an exception to the distance separation requirement for a new 6-bed CBRF proposed on Lot 5, Eastside Estates on South Peach Avenue, zoned 'R-4' Single and Two-Family District.

   FOR: - James Trantow, E1806 Melody Lane, Waupaca, WI stated that he wants to build a duplex on Lot 5 of Eastside Estates. He has been looking for lots for the last several weeks for suitable site for a CBRF. Client is Aurora Community Services of Menomonie. He has not been able to find a lot of suitable size except for this Lot 5. ±$300,000 in improvements is planned for the lot. He has owned seven other CBRF's. Aurora would be a tenant.
   - Don Andreson, CFO of Aurora in Eau Claire, WI, stated they are the agency chosen by Wood County to assist in downsizing Norwood Hospital and relocating six individuals in the community via CBRF.

   AGAINST: - Richard 'Dick' Griesbach**,** 2202 South Peach Avenue, is opposed to this facility being next door to him and is concerned with shared driveways.
   - Keith Strey, 2305 South Peach Avenue, owns property across the street and is concerned with density of CBRF's in this immediate area.

3. Conditional Use Request from Lampert-Lee & Associates to develop a nature preserve & public park on a 27.25-acre parcel on the north side of Wilderness View Drive, located in 'Conservancy' "Shoreland-Wetlands' zoning districts.

   FOR: Floyd Hamus, 511 North Schmidt Avenue, stated that the park is underway and is coming along very well. There have been no objections at all to this point. This property will be a wilderness park with walking trails.

   AGAINST: None

MEETING

Meeting called to order by Chairman Meyers at 7:20 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyers (arrived at 7:05 PM), Dan Knoeck, Dave Korth, Gerald Nelson, Pete Lotzer and Dave LaFontaine

EXCUSED: Sharon Witt

ALSO PRESENT: City Administrator Brehm; Planning and Economic Development Director Miller; Planner/Zoning Administrator Curtiss; Joe Pacovsky – Marshfield Utilities; the media and others.

PC05-67 Motion by LaFontaine, second by Lotzer to recommend approval of the conditional use request from Shirley and Glenn Koopman for a home occupation at 314 West 3rd Street, zoned 'R-8' Very High Density Multi-Family District, subject to the following conditions:

- Business will be operated solely by the property owner/applicants, and no employees will be utilized in connection with the business.
- Normal work hours to be between 9:00 AM – 5:00 PM, Monday – Friday.

All 'Ayes' Motion Carried

PC05-68 Motion by Nelson, second by LaFontaine to recommend approval of the conditional use request from James Trantow of Mid-Wisconsin Homes, Inc. for an exception to the distance separation requirement for a new 6-bed CBRF proposed on Lot 5, Eastside Estates on South Peach Avenue, zoned 'R-4' Single and Two-Family District.

LaFontaine, Lotzer, Korth, Meyers & Knoeck voted 'No', Nelson voted 'Aye' Motion Failed

PC05-69 Motion by LaFontaine, second by Nelson to recommend approval of the conditional use request from Lampert-Lee & Associates to develop a nature preserve & public park on a 27.25-acre parcel on the north side of Wilderness View Drive, located in 'Conservancy' & 'Shoreland-Wetlands' zoning districts subject to the following conditions and to commend Floyd Hamus for his efforts in developing this park:

- ACOE and WDNR approval of permits for trails and boardwalk in the wetlands.
- A maintenance agreement between the City and the developer for the portion of multi-purpose trail system in the south right of way of Wilderness View Drive.

All 'Ayes' Motion Carried

The City Plan Commission discussed proposed amendments to Section 18-04(10) Driveways and Parking Lots. The City Plan Commission gave general direction to planning staff to add language addressing the time frame for hard surfacing of driveways, also add reference to which streets are designated as arterials and collectors that would be subject to turn-around requirements, also add language to relate driveway setback distance from intersection to the zoning setback. This was a discussion item only. No action taken.

The City Plan Commission discussed proposed amendments to Section 18-04(11) Fences. The City Plan Commission gave general direction that hedges used as fences should be addressed in the ordinance, particularly as it relates to vision triangles. This was a discussion item only. No action taken.

The City Plan Commission discussed zoning classifications of various areas on the City of Marshfield Zoning Map. This was a discussion item only. No action taken.

Planning & Economic Development Director Miller handed out a sample survey to be sent to citizens for the Comprehensive Plan Update.

PC05-70 Motion by LaFontaine, second by Korth to recommend directing City staff to finalize the survey for the Comprehensive Plan Update and send out to residents.

All 'Ayes' Motion Carried

Zoning Administrator/Planner Curtiss gave a presentation of the "City of Marshfield Intensive Architectural/Historical Survey – Final Report". This was an information item only. No action taken.

PC05-71 Motion by LaFontaine, second by Korth to receive and place on file the September 29, 2005 minutes of the Joint Plan Commission of the City of Marshfield and the Town of McMillan Cooperative Boundary Plan Agreement.
All 'Ayes' Motion Carried

PC05-72 Motion by Lotzer, second by LaFontaine to receive the Zoning Administrator's Report (September 14 to October 12, 2005) and place it on file.
All 'Ayes' Motion Carried

Motion by Nelson, second by LaFontaine that the meeting be adjourned at 8:40 PM.
All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION