CITY PLAN COMMISSION MARSHFIELD, WISCONSIN MINUTES OF APRIL, 2006

PUBLIC HEARING – 7:35 PM

1. Conditional use permit request from Michael Check for an "Intergenerational Daycare Facility" on property located at the corner of Palmetto Avenue and Becker Road, zoned 'R-6' Medium High Density Residential District.

FOR: Mike Check, 9140 Hilltop Road, Cato, WI, proposing development of former Niehaus property. He referred to drawings and narrative in the agenda packet and stated that this is a new concept facility to house adult and child daycare facilities. He also brought floor plan drawings for distribution and is available for questions during the meeting.

AGAINST: None

2. Conditional use permit request from The School District of Marshfield for a "Wireless Telecommunications Tower" at 1112 West 11th Street, zoned 'I' Public & Semi-Public Institutions District.

FOR: None

AGAINST: John Melski, 1136 West Ives Street, stated he is not necessarily against the request but doesn't have enough information. He is not sure why tower technology is being used and feels wireless technology should be considered.

MEETING

Meeting called to order by Chairman Meyers at 7:42 PM in the Executive Conference Room of City Hall Plaza.

PRESENT: Mayor Meyers, Dan Knoeck, Chris Meyer, Dave Korth, Pete Lotzer and Dave

LaFontaine

EXCUSED: Sharon Witt

ALSO PRESENT: Alderman Wagner (left at 8:15 PM); City Administrator Brehm; Planning &

Economic Development Director Miller; Planner/Zoning Administrator Curtiss;

City Engineer Turchi; Library Director Belongia; the media and others.

The Plan Commission reviewed the conditional use permit request from Mike Check. The developer was questioned about the apparent limited parking for parents dropping off and picking up their children and how this would impact circulation on the site. The developer stated that he is looking at modifying the parking to improve circulation and will be submitting a revised plan.

<u>PC06-16</u> Motion by LaFontaine, second by Korth to recommend approval of the conditional use permit request from Michael Check for an "Intergenerational Daycare Facility" on property located at the corner of Palmetto Avenue and Becker Road, zoned 'R-6' Medium High Density Residential District with exception to the minimum 1,200 foot spacing requirement and to the rear yard screening requirement, subject to the following requirements:

- Meet all requirements and licensing approvals of the Wisconsin Department of Health and Family Services
- Record a CSM to create the day care lot and dedicate the adjacent right-of-way for the proposed future cul-de-sac street to serve this development and future development of the property.
- Wetland delineation shall be defined and approved by the ACOE and included in the CSM.
- Outdoor play area shall be redesigned to be outside any wetland delineated areas.
- Sanitary sewer and water main design and subsequent individual services shall be approved by the Department of Public Works and Marshfield Utilities.
- Final approval of a resolution of vacation of Apple Avenue right-of-way.
- Provide a parking plan to address where overflow parking will be provided for any special events.

All 'Ayes' Motion Carried

<u>PC06-17</u> Motion by Meyer, second by Lotzer to recommend approval of the conditional use permit request from The School District of Marshfield for a "Wireless Telecommunications Tower" at 1112 West 11th Street, zoned 'I' Public & Semi Public Institutions District, subject to the following condition:

- Installation of required security fencing around the structure.
- Existing tower at the current Washington School site to be removed within six months of erection of new tower.

Korth voted 'No', Meyers, Knoeck, Meyer, Lotzer and LaFontaine voted 'Aye' Motion Carried

<u>PC06-18</u> Motion by LaFontaine, second by Korth to recommend approval of the Preliminary Plat of Lang Acres, located on the north side of East McMillan Street and east of STH 97 subject to the following condition:

• Prior to Final Plat, street and drainage design plans must be approved by the Engineering Division.

All 'Ayes' Motion Carried

<u>PC06-19</u> Motion by Lotzer, second by Meyer to recommend approval of the Final Plat of Prairie Run, located on the north side of West McMillan Street and west of St. Joseph Avenue, subject to the following conditions:

- Final approval by Common Council of the Planned Unit Development Specific Implementation Plat for Prairie Run, Phase I.
- Provide a note on the final plat that residential lots with access on Prairie Drive shall be required to install turnaround driveways.
- Prior to recording, either combine Outlot 1 with Lot 6, Block 1 or designate as common area to be maintained by the Homeowner's Association until such time outlot is combined with adjoining property.
- Submit a CSM to record the small remnant on the north side of the parcel as an outlot to be combined with the next phase of the subdivision.
- Change proposed street names from Sunflower "Drive" to Sunflower "Street", and from Pheasant "Run" to "Pheasant Run Drive".

All 'Ayes' Motion Carried

<u>PC06-20</u> Motion by Korth, second by Knoeck to recommend referring the name change for Cherney Avenue to "Pheasant Run Drive" to the Board of Public Works for consideration.

All 'Ayes' Motion Carried

<u>PC06-21</u> Motion by Lotzer, second by LaFontaine to recommend approval of the Preliminary Plat of Brookfield Parkway Estates, located on the east side of North Hume Avenue and south of East McMillan Street subject to the following conditions:

- Prior to final plat, street and drainage design plans must be approved by the Engineering Division.
- Prior to final plat, rezoning of the 'B-4' portion of the property is required.
- Change name of street

All 'Ayes' Motion Carried

The Plan Commission reviewed the alternative sign permit request for 2700 South Roddis Avenue. The applicant was questioned about how the billboard may impact future development of the vacant lot. Mr. Mueller stated that the lease contains a provision that if the billboard is in the way for future development, the billboard would come down.

<u>PC06-22</u> Motion by Lotzer, second by Knoeck to recommend approval of the alternative sign permit application for a billboard sign on the vacant lot adjacent and south of 2700 South Roddis Avenue.

Meyer & LaFontaine voted 'No', Lotzer, Korth, Knoeck & Meyers voted 'Aye' Motion Carried

<u>PC06-23</u> Motion by Lotzer, second by Knoeck to recommend approval of the alternative sign permit application for a billboard sign on property located at 2301 West Veterans Parkway.

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

City Administrator Brehm reviewed the recommended 2006 – 2010 Capital Improvement Program (CIP) as prepared by the Capital Improvement Program Administrative Committee.

<u>PC06-23</u> Motion by LaFontaine, second by Korth to recommend approval of the 2006 – 2010 Capital Improvement Program as presented and refer to the Common Council for their consideration and adoption.

Lotzer voted 'No', LaFontaine, Korth, Meyer, Knoeck & Meyers voted 'Aye' Motion Carried

<u>PC06-24</u> Motion by LaFontaine, second by Korth to recommend to receive and place on file the Comprehensive Plan Steering Committee minutes of March 22, 2006.

All 'Ayes' Motion Carried

<u>PC06-25</u> Motion by Lotzer, second by Meyer to receive the Zoning Administrator's Report (March 16, 2006 – April 11, 2006) and place it on file.

All 'Ayes' Motion Carried

Motion by Lotzer, second by Korth that the meeting be adjourned at 9:02 PM.

All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary CITY PLAN COMMISSION