CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF FEBRUARY 20, 2007

PUBLIC HEARINGS

1. Rezoning from 'R-1' Residential District (Estate Single Family) to 'R-4' Residential District (Low Density Single and Two Family) on approximately 1.3 acres of land located on the east side of North Lincoln Avenue, north side of West 14th Street and being further identified as 1215 West 14th Street and Parcel #3303362.
   FOR: Joe Pyka, 1215 West 14th Street, is requesting 'R-4' zoning for existing house and 'R-6' for second lot to allow for assisted living.
   AGAINST: None

2. Amendments to Municipal Code *Section 18-02 – General Zoning Ordinance: Definitions and Section 18-04 – General Zoning Ordinance: General Provisions*, regarding temporary accessory structures and temporary uses.
   FOR: None
   AGAINST: None

3. Review of conditional use request by Merri & Rawle Christmas for a 'limousine service' home occupation at 227 West 11th Street, located in an 'R-4' Residential District.
   FOR: None
   AGAINST: None

4. Extraterritorial Preliminary Plat of Schueller's Twin View Estates, located in the Town of Spencer, west side of Robin Road and north of Lincoln – Spencer Road.
   FOR: Kevin Schueller, 1803 East Emerald Street, is asking for approval of a 1,000' cul-de-sac in the Town of Spencer. He does have approval from the Town of Spencer and Marathon County and has agreed to dedicate right-of-way to the south that could allow for a secondary access in the future.
   AGAINST: None

MEETING

Meeting called to order by Chairman Meyers at 7:05 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyers, Dan Knoeck, Sharon Witt, Chris Meyer, Dave Korth, Diane Wolf & Dave LaFontaine
EXCUSED: None
ALSO PRESENT: Planning & Economic Development Director Miller; Planner/Zoning Administrator Curtiss; Sarah Wiersma – Planning Intern; the media and others.

PC07-06 Motion by LaFontaine, second by Korth to table the rezoning request from 'A' Agricultural Holding District to 'R-3' Standard Single Family Residential District on approximately 18.5 acres of land located on the east side of North Lincoln Avenue, south of Nelson Street, being further identified as 1311 & 1213 North Lincoln Avenue and Parcel Numbers 3303291A and 3303287, per request of the applicant, until the March 20, 2007 City Plan Commission meeting.
All 'Ayes' Motion Carried

PC07-07 Motion by Meyer, second by Wolf to recommend approval of the amendments to the Municipal Code *Section 18-02 - General Zoning Ordinance: Definitions and Section 18-04 – General Zoning Ordinance: General Provisions*, regarding temporary accessory structures and temporary uses and request an ordinance be drafted for Common Council consideration.
All 'Ayes' Motion Carried

PC07-08 Motion by Meyer, second by Witt to recommend approval of the conditional use request by Merri & Rawle Christmas for a 'limousine service' home occupation at 227 West 11th Street, located in an 'R-4' Residential District subject to the following conditions:

- Business will be operated solely by the residents and outside employees will be permitted as long as they do not report to work and park at the subject property.
- Activity associated with the service shall only occur at the residence between the hours of 7:00 AM and 9:00 PM.
- All parking shall be located off-street and limit the number of commercial vehicles on the property to no more than one (1) at any time.
- The CUP shall be reviewed by the Plan Commission in one (1) year.

All 'Ayes' Motion Carried

PC07-09 Motion by Wolf, second by Meyer to recommend approval of extraterritorial preliminary plat of Schueller's Twin View Estates, located in the Town of Spencer, west side of Robin Road and north of Lincoln-Spencer Road, granting an exception to the cul-de-sac design requirements and requiring no further subdivision of Lots 3, 4 or 5 without a second access being constructed.
All 'Ayes' Motion Carried

PC07-10 Motion by LaFontaine, second by Meyer to recommend approval of the master sign plan for the "First Weber Building" at 1927 North Central Avenue subject to the following condition:

- Future tenant wall signs shall be located only in signage areas provided for in the plan.

All 'Ayes' Motion Carried

The City Plan Commission discussed existing zoning and recommendations for future zoning along the south corridor of Veterans Parkway between Central Avenue and Peach Avenue. This was an informational item only.

PC07-11 Motion by Korth, second by Wolf to receive the Comprehensive Plan Steering Committee Reports for October 26, 2006 and November 30, 2006 and place on file.
All 'Ayes' Motion Carried

Mayor Meyers reminded the City Plan Commission of the public hearing on the sign code which will be held on Wednesday, February 28, 2007 at 6:00 PM in the Council Chambers of City Hall Plaza.

Motion by LaFontaine, second by Wolf that the meeting be adjourned at 7:48 PM.
All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION