CITY PLAN COMMISSION MARSHFIELD, WISCONSIN MINUTES OF MAY 15, 2007

PUBLIC HEARINGS

1. Extension of the 'R-5' (Medium Low Density) Residential District between South Cherry Avenue and South Vine Avenue to centerlines of East 1st Street and East Veterans Parkway, thereby rezoning the following parcels of land from 'B-4' (General Commercial District) to 'R-5' Residential District: Parcel #'s 3300833, 3300836, 3300838 and 3300838A.

FOR: None

AGAINST: Pat Smith, M222 Mann Road, stated that his son owns two lots that would be affected by this. He is wondering what is done to compensate property owners. He doesn't see this as residential being next to a four lane highway and railroad tracks.

2. Amendment to Section 18-65 of the Municipal Code, General Zoning Ordinance: Special District Requirements, creating a Wellhead Protection Overlay District.

FOR: None **AGAINST:** None

- 3. Conditional Use Request by New Life Christian Center for "Church" and "Day Care Center" uses at 600 West 5th Street, in an 'R-3' Standard Single Family Residential District.
 - **FOR:** Pastor Jerry Zeron, New Life Christian Church stated he is happy to take a building like that and make it into more than just a church but a community gathering space. Head Start and Youth New programs will use space in the building and they still have more space available. New Life Christian Church has agreed to allow West 5th Street residents to park temporarily during construction of 5th Street.
 - Carl Mueller, 708 West 6^{th} Street, stated that he is not opposed to the conditional use request and only wanted to voice concern that the grounds be maintained, that on-street parking be prohibited and that a fence along 6^{th} Street have a gate rather than an opening.

AGAINST: None

MEETING

Meeting called to order by Chairman Meyers at 7:12 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyers, Dan Knoeck, Sharon Witt, Trish Siegler, & Dave LaFontaine

EXCUSED: Dave Korth and Diane Wolf

ALSO PRESENT: Alderman Hansen; City Administrator Brehm; Planning & Economic Development

Director Miller; Planner/Zoning Administrator Curtiss; Joe Pacovsky – Marshfield

Utilities; Dave Swenson – Town of McMillan; the media and others.

Sharon Witt nominated Dave LaFontaine for Vice-Chairman of the City Plan Commission

<u>PC07-25</u> Motion by Siegler, second by Knoeck to recommend closing nominations and casting a unanimous ballot for Dave LaFontaine for Vice-Chairman of the City Plan Commission.

All 'Ayes' Motion Carried

<u>PC07-26</u> Motion by LaFontaine, second by Siegler to recommend approval of the extension of the 'R-5' (Medium Low Density) Residential District between South Cherry Avenue and South Vine Avenue to the centerlines of East 1st Street and East Veterans Parkway, thereby rezoning the following parcels of land from 'B-4' (General Commercial District) to 'R-5' Residential District and request an ordinance be drafted for Common Council consideration: Parcel #'s 3300833, 3300836, 3300838 and 3300838A.

All 'Ayes' Motion Carried

<u>PC07-27</u> Motion by LaFontaine, second by Witt to recommend approval of the amendment to Section 18-65 of the Municipal Code, General Zoning Ordinance: Special District Requirements, creating a Wellhead Protection Overlay District and request an ordinance be drafted for Common Council consideration.

All 'Ayes' Motion Carried

<u>PC07-28</u> Motion by Siegler, second by Witt to recommend approval of the conditional use request by New Life Christian Center for "Church" and "Day Care Center" uses at 600 West 5th Street, in an 'R-3' Standard Single Family Residential District subject to the following:

- Make necessary building upgrades to meet code.
- Issuance of a certificate of occupancy by the Building Inspector prior to permanent occupancy of the building.
- Obtaining necessary approvals and licensing for the Day Care with the Department of Health and Family Services.
- Review of the CUP by the Plan Commission within one year of issuance.
- Maintain vegetation buffer and 50 foot distance buffer along west property line.
- All parking needs generated by use be accommodated off street.

All 'Aves' Motion Carried

<u>PC07-29</u> Motion by LaFontaine, second by Witt to recommend that rezoning from 'R-1' Residential District (Estate Single Family) to 'R-4' Residential District (Low Density Single and Two Family) and 'R-6' Residential District (Medium High Density) on approximately 1.3 acres of land located on the east side of South Lincoln Avenue, north side of West 14th Street be held over to the July 17, 2007 City Plan Commission meeting.

All 'Ayes' Motion Carried

<u>PC07-30</u> Motion by Knoeck, second by LaFontaine to recommend that East 27th Street west of Peach Avenue be removed from the Master Street Map and recommend approval of Resolution No. 2007-17, vacating and discontinuing East 27th Street from Peach Avenue to 110 feet west located in the SE ¼ of the SW ¼ of Section 17, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin and refer to the Common Council for consideration.

All 'Ayes' Motion Carried

<u>PC07-31</u> Motion by Knoeck, second by LaFontaine to recommend that East 21st Street from Hume Avenue to Popple Avenue be removed from the Master Street Map and recommend approval of Resolution No. 2007-18, vacating and discontinuing East 21st Street from Hume Avenue to Popple Avenue located in the SE ¼ of the NW ¼ and the NE ¼ of the SW ¼ of Section 16, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin and refer to the Common Council for consideration.

All 'Ayes' Motion Carried

PC07-32 Motion by Siegler, second by Witt to recommend that East Cleveland Street from Hinman Avenue to Juno Avenue be removed from the Master Street Map and recommend approval of Resolution No. 2007-19, vacating and discontinuing the south ½ of Cleveland Street from Hinman Avenue to Juno Avenue located in the SW ¼ of the NW ¼ of Section 9, Township 26 North, Range 3 East, City of Marshfield, Wood County, Wisconsin and refer to the Common Council for consideration.

All 'Ayes' Motion Carried

<u>PC07-33</u> Motion by LaFontaine, second by Siegler to recommend approval of Plan Commission Resolution No. 2007-01, recommending the adoption of the City of Marshfield Comprehensive Plan 2007 – 2027 with the following two amendments and set the public hearing on the plan for Tuesday, June 26, 2007 at 6:00 PM.

- 1. Update the Bicycle Routes and Trails Plan to show a connection to Fairgrounds Park via an onroad bicycle route on 17th Street.
- 2. Add the following language under "Implementing New Neighborhoods" P. 4-8
 Special design consideration should be given to planned neighborhood areas within designated intergovernmental "no contest areas" adjacent to existing, larger lot residential development. In such cases, the City shall require neighborhood designs that minimize conflicts with adjacent uses. More intensive development and densities should be sited away from existing large-lot development.

All 'Ayes' Motion Carried

Director of Planning & Economic Development Miller presented information regarding signs on roofs, including various definitions and codes from other cities. This item was held over to a future City Plan Commission meeting.

<u>PC07-34</u> Motion by LaFontaine, second by Siegler to refer the review of Off-Street Parking Regulations related to minimum improvement and maintenance standards to a future City Plan Commission meeting.

All 'Ayes' Motion Carried

Planner/Zoning Administrator Curtiss gave a summary presentation of the Joint Plan Commission's Recommended Comprehensive Plan for the Joint Planning Area of the City of Marshfield/Town of McMillan Cooperative Boundary Plan. The Common Council will hold a public hearing on the Comprehensive Plan on June 12, 2007 and take action on that same evening. This was an information item only.

<u>PC07-35</u> Motion by LaFontaine, second by Witt to receive the Zoning Administrator's Report (January – May, 2007) and place it on file.

All 'Ayes' Motion Carried

Motion by LaFontaine, second by Siegler that the meeting be adjourned at 8:24 PM.

All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary CITY PLAN COMMISSION