CITY PLAN COMMISSION MARSHFIELD, WISCONSIN MINUTES OF AUGUST 21, 2007

PUBLIC HEARINGS

1. Rezoning from 'M-2' Light Industrial District to 'M-3' General Industrial District on 39-acres of land located in Norwood Industrial Park on the east side of South Galvin Avenue and north of East 29th Street, more specifically described as Tax Parcels 3307131, 3307131A, 3307131B, and 3307130B.

FOR: None **AGAINST:** None

MEETING

Meeting called to order by Chairman Meyers at 7:01 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyers, Dan Knoeck, Trish Siegler, Dave Korth, Diane Wolf & Dave

LaFontaine

EXCUSED: Sharon Witt

ALSO PRESENT: Aldermen Hansen & Wagner; City Administrator Brehm; Planning & Economic

Development Director Miller; Planner/Zoning Administrator Curtiss; Sara Wiersma

– Planning Intern; Scott Larson – MACCI; Mike Check; the media and others.

<u>PC07-48</u> Motion by Wolf, second by Korth to recommend approval of the rezoning from 'M-2' Light Industrial District to 'M-3' General Industrial District on 39-acres of land located in Norwood Industrial Park on the east side of South Galvin Avenue and north of East 29th Street, more specifically described as Tax Parcels 3307131, 3307131A, 3307131B and 3307130B and request an ordinance be drafted for Common Council consideration.

All 'Ayes' Motion Carried

Mike Check, Manitowoc, WI addressed the Plan Commission on the Planned Unit Development – General Development Plan. He stated that harmony will avoid an institutional feeling and he plans to use landscaping and a court yard area to improve the residential appeal. A single story building is more residential in nature. He will not build the facility until there is a need.

<u>PC07-49</u> Motion by LaFontaine, second by Wolf to recommend approval of the request for a Planned Unit Development – General Development Plan for mixed residential and institutional development on approximately 14-acres of land located on the north side of East Becker Road, west side of North Palmetto Avenue and south side of East Grant Street, rezoning of subject properties (Tax Parcels: 3303196, 3303196B) from 'R-3' (Standard Single Family) and 'R-6' (Medium High Density) Residential Districts to 'PUD-GDP' (Planned Unit Development – General Development Plan) and approve exceptions to exceed the Community and Aldermanic CBRF capacities contingent upon the following:

- Submittal of a Preliminary Plat and storm water plans, prior to issuance of a building permit for the nine-unit apartment complex on Tract #4.
- Prior to issuance of building permits for development on Tracts #1, 2 or 3, a Final Plat must be recorded and Final Drainage Plans approved.
- Submittal of private covenants to outline the developer's design requirements for buildings and building materials with submittal of specific implementation plan.

All 'Ayes' Motion Carried

<u>PC07-50</u> Motion by LaFontaine, second by Korth to recommend approval of the alternative sign permit application for a second monument sign at 400 West Upham Street contingent upon the following:

• Landscaping around the sign base adhering to the standards in Section 24-13(5) of the Municipal Code. This would mean a landscaped planting area extending at least three feet around the base of sign, with a combination of low-growing shrubs or ground cover plantings that do not obstruct the sign.

All 'Ayes' Motion Carried

<u>PC07-51</u> Motion by Siegler, second by Wolf to recommend approval of the master sign plan for the New Life Christian Church complex at 600 West 5th Street contingent upon the following:

• Landscaping around the sign base adhering to the standards in Section 24-13(5) of the Municipal Code. This would mean a landscaped planting area extending at least three feet around the base of the sign, with a combination of low-growing shrubs or ground cover plantings that do not obstruct the sign.

All 'Ayes' Motion Carried

The City Plan Commission reviewed proposed amendments to text of the zoning regulations regarding temporary structures. This was an information item only. Comments were as follows:

- Commissioner LaFontaine questioned whether 120 days is enough for commercial uses.
- Commissioner Wolf encouraged coordination with the Fire Department for commercial uses as they already do some review.
- Commissioner Siegler questioned if this would include residential gazebos. It would not.

The City Plan Commission reviewed proposed text amendments to the Subdivision & Platting Code relating to lot line adjustments. This was an information item only. Comments were as follows:

• Commissioner LaFontaine questioned whether these changes would go to a public hearing. Yes, they will.

The City Plan Commission reviewed the conditional use permit for the home occupation at 500 North Anton Avenue. This was an information item only.

The City Plan Commission reviewed signs in the public right of way. The City Plan Commission consensus was that it is not an effective use of staff time to monitor garage sale signs in the public right of way, however, to allow them would mean that all temporary signs would be allowed in the right of way. Signs cannot be regulated by content. Planning and Economic Development Director Miller suggested one option for consideration would be to allow signs in the public right of way on certain days of the week, say Fridays and Saturdays, which are common garage sale days. Mayor Meyers questioned whether or not mail boxes with newspaper names on them are in fact signs advertising the newspaper. City Administrator Brehm suggested that there may be some case law to that effect. Mayor Meyers asked the City Plan Commission to contact Planning and Economic Development Director Miller directly with any additional suggestions for consideration at a future meeting. This was an information item only.

<u>PC07-52</u> Motion by LaFontaine, second by Siegler to recommend receiving the request by Marshfield Area Innkeepers Association for a temporary moratorium on new hotel rooms and place it on file.

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<u>PC07-53</u> Motion by Wolf, second by Siegler to recommend receiving the Zoning Administrator's Report (June – August, 2007) and place on file.

'All Ayes' Motion Carried

Motion by LaFontaine, second by Wolf that the meeting be adjourned at 8:27 PM. **All 'Ayes' Motion Carried**

Daniel G. Knoeck, Secretary CITY PLAN COMMISSION