CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF DECEMBER 18, 2007

PUBLIC HEARINGS (8:07 PM)

1. Rezoning from 'B-4' General Commercial District to 'R-5' (Medium Low Density – Single and Two-Family) Residential District on 5 parcels of land located on the south side of East Veterans Parkway, between South Peach and South Washington Avenues; and more specifically identified by the following parcel numbers: Parcel 3301563, 3301564, part of 3302263A, 3302263B and 3300172.
   FOR: None
   AGAINST: None

2. Rezoning from "M-3' General Industrial District to 'B-1' Neighborhood Business District on an approximate 1.8-acre parcel of land, located on the south side of East Veterans Parkway, east side of South Palmetto Avenue; more specifically identified by the following parcel number: 3302260A.
   FOR: None
   AGAINST: None

3. Conditional Use Request by The Baltus Oil Company to construct a 'Car Wash' in a 'B-4' General Commercial District as part of a proposed convenience store development on property located at 1727-1731 North Central Avenue.
   FOR: John Baltus, Baltus Oil Company, Marshfield, stated that they intend to abide by recommendations to limit operations from 7:00 AM to 10:00 PM. In the event that demographics show the need for a 24 hour car wash, they would modify the building to meet noise requirements. Also agrees to other conditions that have been recommended by staff.
   AGAINST: None

MEETING

Meeting called to order by Chairman Meyers at 8:10 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyers, Dan Knoeck, Trish Siegler, Diane Wolf, Dave LaFontaine, Sharon Witt & Dave Korth,
ABSENT: None

ALSO PRESENT: Aldermen Buttke & Feirer; Planning & Economic Development Director Miller; Planner/Zoning Administrator Curtiss; City Engineer Turchi; Scott Larson – MACCI; John & Frank Baltus; Rich Chronquist; and others.

PC07-72 Motion by LaFontaine, second by Witt to recommend approval of the rezoning from 'B-4' General Commercial District to 'R-5' (Medium Low Density – Single and Two-Family) Residential District on 5 parcels of land located on the south side of East Veterans Parkway, between South Peach and South Washington Avenues; more specifically identified by parcel numbers 3301563, 3301564, part of 3302263A, 3302263B and 3300172, and request an ordinance be drafted for Common Council consideration.
All 'Ayes' Motion Carried

PC07-73 Motion by Wolf, second by Siegler to recommend approval of rezoning from "M-3' General Industrial District to 'B-1' Neighborhood Business District on an approximate 1.8-acre parcel of land, located on the south side of East Veterans Parkway, east side of South Palmetto Avenue; more specifically identified by parcel number 3302260A, and request an ordinance be drafted for Common Council consideration.
All 'Ayes' Motion Carried

PC07-74 Motion by Siegler, second by LaFontaine to recommend approval of conditional use request by The Baltus Oil Company to construct a 'Car Wash' in a 'B-4' General Commercial District as part of a proposed convenience store development on property located at 1727 – 1731 North Central Avenue subject to the following conditions:

- Operating hours of the car wash shall be limited to 7:00 AM – 10:00 PM.
- Noise level from the automatic dryers between the hours of 7:00 AM – 10:00 PM shall remain within the decibel levels of Section 10.33 of the Municipal Code.
- A 6-foot high opaque fence shall be installed along the south boundary abutting the residential use and a landscaping buffer installed at the west boundary of the residence, as indicated on the site plan.
- A Certified Survey Map shall be submitted to combine all properties into one lot for development.
- Snow storage on site shall be maintained so as not to reduce parking or stacking spaces or block access drives or vision clearance areas.

All 'Ayes' Motion Carried

PC07-75 Motion by Siegler, second by LaFontaine to recommend approval of the final plat of Kinship Subdivision No. 1, a 5-lot subdivision with 1 outlot, located on the south side of Grant Street, west side of Palmetto Avenue and north side of Becker Road, City of Marshfield, Wood County, Wisconsin as presented.
All 'Ayes' Motion Carried

Director of Planning & Economic Development Miller updated the City Plan Commission on the Zoning Ordinance RFP. The proposals received came in much higher than the project budget. As such, the project will be delayed to 2009 to allow for adequate budgeting.

PC07-76 Motion by LaFontaine, second by Witt to recommend to receive the Zoning Administrator's Report (September 2007 – December 2007) and place it on file.
All 'Ayes' Motion Carried

Motion by LaFontaine, second by Wolf that the meeting be adjourned at 8:34 PM.
All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION