CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF OCTOBER 21, 2008

PUBLIC HEARINGS

1. Proposed Amendments to Chapter 18 of the City of Marshfield Municipal Code, regarding zoning definitions for attached/detached accessory structures and the related distance separation requirement.

   FOR: None
   AGAINST: None

2. Request by East Side Development LLC to amend the Conditional Use Permit for "Veterans Parkway Estates," a 34-unit condominium development located northeast of Veterans Parkway, west of Lincoln Avenue, and south of Spencer Street. The amendment will allow development of five (5) single-unit condos on the west side of Shortess Drive instead of the three (3) two-unit condos approved under the original CUP.

   FOR: Larry Shortess, owner of Eastside Development and Veterans Parkway Estates. He stated that he has had requests for single unit condos rather than the twin units. He would like to proceed with one singe unit this fall and as many as three next spring. He would like support of the Plan Commission for this request.
   AGAINST: None

3. Conditional Use Request by Cellcom Inc. for installation of a 119-ft wireless telecommunications tower on the Schierl Tire parcel located at 2201 West Veterans Parkway, in a "B-4" General Commercial District. The applicant is also requesting a related exception to Section 18-154 (4) (f) of the Municipal Code; the required separation distance from a future residential land use area to the north. The proposed base of the tower is located 152-ft from adjacent land designated for future residential land use in the Town of McMillan Comprehensive Plan.

   FOR: Robert Hill, on behalf of Cellcom. Cellcom would like to expand their coverage. The existing 50' tower at the Fleet Farm site is not providing adequate coverage and he hopes to move to a nearby site to meet this need. The request does meet normal setbacks but not the setback to residential districts. An existing wetland does provide a buffer beyond the property line that should be taken into consideration.
   AGAINST: None

4. Conditional Use Request by TexSand Distributors, LP to establish a sand processing facility on approximately 50 acres located south of East 29th Street/Yellowstone Drive and immediately north of the Marshfield Waste Water Treatment Plant, zoned "M-3" General Industrial. The applicant is also requesting a related exception to Section 18-64 (4) (g) of the Municipal Code; the maximum 100-ft height limitation of the M-3 District. The proposed use will include a bucket elevator that is proposed to stand 140 feet above grade.

   FOR: Jim Berry, TexSand Distribution. He wishes to construct a sand plant with rail service. The plant may reach 140' with an elevator that is proposed. He is asking for approval of agenda item as stated.
   AGAINST: Al Breu, Chairman of Town of Marshfield. He stated that at the time of annexation of Yellowstone Drive, promises were made by the previous Director of Public Works that Yellowstone Drive would be reconstructed, temporary road would be removed and no heaving industry would be located there. Now the heaviest industry possible is requesting to locate there. He is concerned with the name of Yellowstone Drive being changed to East 29th Street and is also concerned with residential development to the east as well as dust and noise.

Barb Karl, 8123 Yellowstone Drive. She questioned the value of her home after the plant is there. She is also concerned with dust from the site. She doesn't think this will help the value of her home that she is trying to sell. She in wondering if her taxes will go up or down because of this plant.

5. Proposed Amendments to Chapter 18 of the City of Marshfield Municipal Code, regarding zoning regulations and definitions for Adult Family Homes and Community-Based Residential Facilities. A copy of the proposed amendments and related report and recommendations of the Plan Commission Task Force can be viewed on the homepage of the City's website www.ci.marshfield.wi.us
   FOR: None
   AGAINST: None

MEETING

Meeting called to order by Chairman Meyer at 7:15 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer, Dan Knoeck, Karen Woodford, Ed Wagner, Diane Wolf, Trish Siegler and Dave Korth
EXCUSED: None
ALSO PRESENT: City Administrator Brehm; Planning and Economic Development Director Angell**;** Planner/ Zoning Administrator Curtiss; Jason Draheim – Planning Intern; Assistant City Attorney Wolfgram; Al Breu and Joe Bores – Town of Marshfield; and others.

PC08-51 Motion by Korth, second by Siegler to recommend approval of the Extraterritorial Subdivision for Don Nikolai in the Town of Marshfield, located on the west side of Stadt Road, north of Yellowstone Drive, and related variance to Section 19-64(1)(k) of the Subdivision & Platting Code, for a 690-ft. long cul-de-sac street design serving five lots as presented.
All 'Ayes' Motion Carried

PC08-52 Motion by Wolf, second by Wagner to recommend that staff review cul-de-sac advantages and disadvantages to establish standards and under what conditions variances would be granted.
All 'Ayes' Motion Carried

PC08-53 Motion by Wagner, second by Wolf to recommend approval of the proposed amendments to Chapter 18 of the City of Marshfield Municipal Code, regarding zoning definitions for attached/detached accessory structures and the related distance separation requirements as presented and request an ordinance for Common Council consideration.
All 'Ayes' Motion Carried

PC08-54 Motion by Siegler, second by Woodford to recommend approval of the request by East Side Development LLC to amend the Conditional Use Permit for "Veterans Parkway Estates", a 34-unit condominium development located northeast of Veterans Parkway, west of Lincoln Avenue, and south of Spencer Street to allow development of five (5) single-unit condos on the west side of Shortess Drive instead of the three (3) two-unit condos approved under the original CUP, subject to the following condition.

- Submittal of a revised overall site plan and condo plat to reflect these changes for future addressing, permits and parcel changes.

All 'Ayes' Motion Carried

PC08-55 Motion by Wagner, second by Siegler to recommend approval of the Conditional Use Request by Cellcom Inc. for installation of a 119-ft. wireless telecommunications tower on the Schierl Tire parcel located at 2201 West Veterans Parkway, in a 'B-4' General Commercial District and to grant an exception to Section 18-154(4)(f) of the Municipal Code requiring the separation distance from a future residential land use area to the north, subject to the following conditions: The proposed base of the tower is located 152-ft. from adjacent land designated for future residential land use in the Town of McMillan Comprehensive Plan.

- Submittal of revised plans and structure drawings for tower height not to exceed 116' AGL, prior to issuance of building permits.
- Submittal of an FAA determination of "no hazard to air navigation", prior to issuance of a building permit.
- Provide fencing and landscaping as shown on plan.

Wolf 'Abstained', Siegler, Korth, Wagner, Woodford, Meyer & Knoeck voted 'Aye' Motion Carried

PC08-56 Motion by Wolf, second by Wagner to recommend approval of the Conditional Use Request by TexSand Distributors, LP to establish a sand processing facility on approximately 50 acres located south of East 29th Street/Yellowstone Drive and immediately north of the Marshfield Waste Water Treatment Plant, zoned 'M-3' General Industrial and also granting an exception to Section 18-64(4)(g) of the Municipal Code which is a maximum 100-ft. height limitation of the 'M-3" District (the proposed use will include a bucket elevator that is proposed to stand 140-ft. above grade) and contingent upon the following:

- The maximum height for any structure on the property shall not exceed 140 feet above grade.
- The applicant shall construct a suitable barrier along the east and north boundary of the subject property to address and alleviate the aesthetic, dust and noise concerns.
- The applicant shall partner with the City to complete a traffic impact analysis and generation study for the Development Project, and shall split equally all associated costs and expenses for said study.
- The applicant shall work with the City's Development Review Team (DRT) to finalize the site plan for the project.
- Prior to the commencement of any construction, the applicant shall obtain all necessary permits from the City, DNR, CN and all other regulatory agencies.

All 'Ayes' Motion Carried

PC08-57 Motion by Woodford, second by Wagner to recommend approval of the proposed amendments to Chapter 18 of the city of Marshfield Municipal Code regarding zoning regulations and definitions for Adult Family Homes and Community-Based Residential Facilities as presented and recommend an ordinance for Common Council consideration.
All 'Ayes' Motion Carried

Motion by Korth, second by Wolf that the meeting be adjourned at 8:10 PM.
All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION