

CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF MARCH 17, 2009

PUBLIC HEARINGS

1. Conditional Use – Request by First Phoenix-Marshfield, LLC for a “Large 50-unit CBRF” in an “R-4” Residential District, located at 1110 West McMillan Street, west of North Adams Avenue.

FOR: Terry Howard of First Phoenix, reviewed the proposed development. He stated that the CBRF is designed to be a transitional property from residential uses to the east to commercial uses to the west.

Dan Helwig questioned if residents are ambulatory. He wondered if residents would be using facilities of Prairie Run. He also questioned how the grade change across the site is being handled.

Mr. Howard responded that the CBRF is licensed for CNA. Residents are non-ambulatory with outdoor activities supervised and on-site. He also stated that POB is doing the site plan and will include a combination of fill and retaining walls to address the grade change.

Bruce Buxton, representing Mills Fleet Farm, stated he is not for or against the conditional use but wants to make First Phoenix-Marshfield, LLC aware of their plans to develop the property to the south for commercial use.

AGAINST: None

2. Rezoning – Request by Marie Eibl and Clarine Ann Furey for a zoning change from “R-3” Residential (Standard Single-Family) to “I” Public & Semipublic Institutions District on approximately 12-acres of land bordered by South Schmidt Avenue, West 11th Street, South Columbus Avenue and West 14th Street.

FOR: Dan Helwig, Design Unlimited, representing House of the Dove, stated that he is available to answer questions.

Allan Billings, representing the current property owners is also available to answer questions.

AGAINST: None

3. Petition for Airport Improvements at Marshfield Municipal Airport for the following specific projects: purchase and install localizer or other equipment to provide instrument approach; construct parallel taxiway to Runway 16/34; sealcoat airport pavements; acquire land for approach protection and future airport development; install perimeter fence; airport planning study; removal/relocation of obstructions and non-compliant airport items; and any necessary related work.

FOR: Jeff Gaier, Marshfield Municipal Airport, expressed his support of these positive improvements for the airport.

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, Karen Woodford, Ed Wagner, Dan Knoeck, and Dave Korth

EXCUSED: Trish Siegler

ALSO PRESENT: City Administrator Brehm; Planning and Economic Development Director Angell; Planner/Zoning Administrator Curtiss; Assistant City Attorney Wolfgram; Jeff Gaier – Airport; John Berg – Airport Committee; Dan Helwig; Alan Billings; Randy Wegner; and others.

PC09-05 Motion by Korth, second by Wagner to recommend that Resolution No. 2008-52, which is the right of way vacation request of Bradford Court (North Adams Avenue to 460 feet west), be tabled indefinitely until Fleet Farm further develops their plan for the property surrounding Bradford Court.

All ‘Ayes’ Motion Carried

PC09-06 Motion by Woodford, second by Korth to recommend approval of the conditional use request by First Phoenix-Marshfield, LLC for a ‘Large 50-unit CBRF’ in an ‘R-4’ Residential District, located at 1110 West McMillan Street, west of North Adams Avenue, subject to the following conditions:

- Access on West McMillan Street shall be limited to one driveway/curb cut.
- Storm water management and improvements shall be designed on-site.
- Provide visual screening along the east boundary abutting the residential homes. Such screening shall be either solid treated lumber or vinyl fencing and/or landscaped berm with evergreen plantings.
- Obtain all necessary approvals and licensure from the Department of Health and Family Services for a CBRF at this location.

And recommend that an exception be granted to exceed City wide and aldermanic district capacities per Wisconsin Statute 62.23(7)(i)2.

All ‘Ayes’ Motion Carried

PC09-07 Motion by Wagner, second by Korth to recommend approval of the rezoning request by Marie Eibl and Clarine Ann Furey for a zoning change from ‘R-3’ Residential (Standard Single-Family) to ‘I’ Public & Semipublic Institutions District on approximately 12-acres of land bordered by South Schmidt Avenue, West 11th Street, South Columbus Avenue and West 14th Street.

Motion and Second Withdrawn

PC09-08 Motion by Wagner, second by Woodford to recommend approval of the rezoning request by Marie Eibl and Clarine Ann Furey for a zoning change from ‘R-3’ Residential (Standard Single-Family) to ‘I’ Public & Semipublic Institutions District on approximately 12-acres of land bordered by South Schmidt Avenue, West 11th Street, South Columbus Avenue and West 14th Street with conditions to be developed by staff and forwarded to Common Council for consideration.

All ‘Ayes’ Motion Carried

PC09-09 Motion by Wagner, second by Korth to recommend approval of the petition for Airport Improvements at Marshfield Municipal Airport for the following specific projects: purchase and install localizer or other equipment to provide instrument approach; construct parallel taxiway to Runway 16/34; sealcoat airport pavements; acquire land for approach protection and future airport development; install perimeter fence; airport planning study; removal/relocation of obstructions and non-compliant airport items; and any necessary related work.

All ‘Ayes’ Motion Carried

PC09-10 Motion by Korth, second by Woodford to recommend that Balboa Avenue (11th to 14th) be removed from the Master Street Map, that the unopened right-of-way be vacated, and that Resolution No. 2009-06 be referred to the Common Council for consideration.

All ‘Ayes’ Motion Carried

Planner/Zoning Administrator Curtiss presented a WAPA Legislative Update on 2009-2010 Wisconsin Legislative Session Bill Tracking. This was an informational item only.

Motion by Wagner, second by Korth that the meeting be adjourned at 8:26 PM.

All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION