

**VILLAGE OF MARSHALL- PLANNING COMMISSION MEETING**  
**MARCH 27, 2019**  
**Minutes**

Chairman Schuepbach called the planning commission meeting to order at 6:00 PM on Wednesday, March 27, 2019. Roll call- Blaschka, Peck and Gibbons present. Vick-Peck, Wollin and Eggers absent. Others present: Michalak, Pitzer, Campbell (trustees), Paula Bakken- Agriculture teacher Marshall High School, FFA students Aubrey and

1. Consideration on approving minutes from the 2-26-19 Meeting. **A motion was made by Peck and seconded by Blaschka to approve the February 26, 2019 meeting minutes. 4-0, Vick-Peck, Wollin and Eggers absent.**
2. Discussion of Marshall Public Schools District Request for exemption to Village Ordinance SEC. 7-1-12 Prohibited and Protected Animals, Fowl, Reptiles and Insects.
  - a. The School District is asking for an exception to allow for the keeping of livestock when they are in the care, custody or control of our public school students and staff. This exception will allow the district to expand and enhance their agricultural education curriculum.- Village administrator Ruechel stated that Paula Bakken from Marshall High School has asked for this opportunity. The steps for this would have a consideration of recommendation in April to the Village Board and then a public hearing in May. Bakken stated that they wanted to create an educational agricultural building. There will be a 36x48 pole shed with an 8ft porch. It would be unfinished, concrete floor inside to house the animals with a utility washroom for kids to wash hands. It would be situated to the right of the school if you are facing the Marshall High School from Hwy T. A couple of the FFA students presented to the planning commission why this would be helpful. They mentioned presenting to kids as young as Pre-K all the way up to high schoolers to have hands on experience dealing with animals. The long-term goal would be to have 20-40 chickens at a time. They could use it for purposes of knowledge and possible food source for the school. Short term animals would be farmers brining in a cow for 2-5 days, horses, goats, etc. The Agriculture Department wrote a grant and received a \$10,000 grant to get started. In the fall of 2017 they started their fundraising campaign. This past winter they got their building design and plumbing codes. Schuepbach believes this is a natural fit for the school as we are an agricultural community. Blaschka agreed. Bakken stated they plan on removing waste and keeping it clean. There is no plan to have an outside corral, but they would consider it down the road. Blaschka said they should consider placing whatever ideas they want to have for that outside corral to be approved, that way they don't need to come back before the commission.
3. Discussion on Village of Marshall establishing a resolution in support of renewable energy practices. Ruechel stated that this has resulted from a few different studies from Blue Stem who has analyzed our solar power. The Village has also submitted grants for renewable energy. Trustee Pitzer and Ruechel met with Dane County to see where the Village could go on our own. There were numerous municipalities to partner together to submit a grant to the PSC. The grant is with Slip Stream and was approved, but would be used as a case study. Ruechel stated some municipalities are giving incentives to developers who are building homes with renewable energy. The Village could create a resolution for incentives for builders. Schuepbach stated that he thinks there should be a resolution but setting a date would be difficult. Peck mentioned this sounds great but it is very expensive. Peck stated since we had to cut down all the trees, we

should focus on replanting trees first. Bringing this study to the ballot to ask the community if that's how the Village should spend tax payer dollars would be idea, stated Peck. Michalak asked if we can look into methane digesters. Pitzer wanted to clarify that this resolution would be non-binding. There would be a possible 100% renewable by 2050. Campbell explained a number of different companies in the area have gone towards the renewable energy route and have seen the benefit from that. Pitzer explained the first question asked by renewable energy providers and consultants is whether your municipality has adopted a form of energy resolution. The key to the resolution is to show these providers that the Village is interested in going down this path. Ruechel explained the grant process and how the Village got involved with partnering with multiple municipalities to create one grant looking for similar but also very specific goals. The grant is looking at ways for each municipality to have a blue print or comprehensive road map. Pitzer explained that the municipality received a grand total of \$200,000 grant in which will be split between every municipality and the requirement is the municipalities had to participate with supplying time and efforts into providing leadership to be at meetings and providing data. Ruechel stated the feedback received from this discussion will provide Pitzer and myself with the ability to bring a comprehensive resolution at the next planning commission meeting.

4. Discussion on upcoming Conditional Use Permit Application for 701 West Main Street, Marshall WI 53559.
  - a. Potential tenant looking to create music studio in former pharmacy location. Currently to operate a music studio within the B-C Downtown Central Business District would require a conditional use approval for the sale, repair, testing, demonstration or other use of radios, television sets, high-fidelity sound equipment, electronic amplifiers, stereophonic sound systems, musical instruments, or other such devices. Ruechel explained he provided the commission with a copy of the information submitted by potential tenant Kenon Winters. The location would be in the former pharmacy store the villages use to have within the dollar general shopping strip mall. Kenon Winters is looking to create Emissary Start which as described in his application is a teaching/recording studio that would work with musicians and actors. Ruechel explained the hours of operations, employees, noise matters. Ruechel discussed the dates and times they would be open and explained how they would handle the sound issues with being a studio next two other tenants. Kenon Winters spoke about having the architects meeting along with a builder to start the design process for the inside of the operation. Kenon explained that he talked to both owners about any concerns they may have in reference to the owner of the building. Kenon said he is more than willing to work with his potential neighbors to ensure the sound and noise volume. Kenon explained the studio will be sound proof and you should not hear anything outside of the building. There was discussion in regards to a security gate and why that would be needed. Kenon explained it was recommended by his architect. Ruechel explained this would be brought to the Planning Commission as a public hearing at the next meeting and then a recommendation could be made to the Village Board.
5. Discussion of Future Village of Marshall economic development potentials. Ruechel updated about Badger State Towing Company will be starting construction tomorrow. Ruechel explained that the Paradise Crossing lot will be marketed in April for potential sale and he has been meeting with developers. Further he explained an architect was brought in to design a couple of concepts in which could be discussed with the Planning Commission and Village Board further. Ruechel also explained the Village Board is looking into the possibility of partnering with a commercial broker to market two lots near Whistle Stop Campground.

## **IDENTIFICATION OF TOPICS FOR FUTURE DISCUSSION AND/OR ACTION**

Adjournment

**Having no further business, a motion was made by Peck and seconded by Blaschka to adjourn at 7:21 pm. Motion carried unanimous.**

Respectfully submitted,

Lindsey Johnson  
Village Clerk

Planning Commission approved: April 24, 2019.

A copy of these minutes are on file at the Village Clerk's office at 130 S. Pardee Street, Marshall for public inspection during office hours or can be viewed on the web at [www.marshall-wi.com](http://www.marshall-wi.com).