

**Village of Marshall
Planning Commission Meeting
01-22-20
Minutes**

AGENDA

Call to Order - Chairman Schuepbach called the meeting to order at 7:00 PM. Present: Vick-Peck, Peck, Blaschka, Andrews, Wollin. Absent: Eggers. Others present: Keith Phillips, Maksym Parker and Deneil Parker- Maksym Motors Business, Kathy Spannbauer, Tony Spannbauer, Roland Henlser and Matt Schechtman- Evergreen, Chris Campbell, Scott Michalak, Jason Pitzer and Tara Gibbons- Trustees

Recognize Members & Others Present
Pledge of Allegiance

1. Consideration approving minutes from the 9-25-19 meeting. **A motion was made by Andrews and seconded by Wollin to approve the September 25th, 2019 meeting minutes as presented. Roll call carried 6-0, Eggers absent.**
2. Discussion and recommendation to Village Board on authorizing exception to mobile home ordinance for 128 Blue Spruce. **A motion was made by Andrews and seconded by Blaschka to recommend approving the mobile home exception for 128 Blue Spruce.** Vick-Peck brought up Butschke's note stating that the MH was moved before he could inspect but going forward they will have it in the correct spot. **Roll call votes carried 6-0, Eggers absent.**
3. Discussion on conditional use permit for Former Car Wash Lot (502 W. Main Street.) Maksym Parker stated that it would be a used car lot and an auto mechanic shop. 15 car lot facing main street. The parking will be on the back side with a garage door on the back where the vehicles would exit. The property is zoned B-G General Business. Peck said that we could conduct a public hearing. The PC would need to establish the number of vehicles that could at the location. Residents expressed their concern because of the business increasing traffic. Peck mentioned that Kwik Trip used to be on that side and there used to be a car wash. Schuepbach stated that we would need to give him some guidance. That lot has been vacant for close to ten years. The building will be roughly 3500-4000 square feet. Tony Spannbauer (neighbor who lives on Main Street) asked where the building would sit. Blaschka and Peck stated that Bisbee's property by Industrial Drive (near mini-storage properties) they are zoned for B-P. That would need to be rezoned. B-H by Whistle Street lots where auto sales would be permitted use and auto repairs would be a conditional use. The challenge would be to try to find what the downtown plan would be. **A motion was made by Wollin and seconded by Vick-Peck to refund the \$250 application fee and try to find the correct answer for what Maksym Parker needs to file for and if he wants to go forward with another application. Roll call votes carry 6-0, Eggers absent.**
4. Discussion with Dave from Lighthouse Realty on development agreement with Little Creek Construction (Whistle Street lot). Vick-Peck stated that she didn't want to give the land away for free, but this was a TIF incentive that would make up for land and then retain your current citizens. Peck stated that the draft should say 1 million per project with its own time frame versus 3 years out. The Whistle Street lot they are looking at would need to be re-zoned. Peck mentioned that spot could be bad because of the noise. Little Creek Construction - Mike stated that there would be noise blocked because the garages would be on that side. Lighthouse stated that there were similar facilities next to recreation and it was positive feedback. Andrews stated that she thinks it's a positive. Vick-Peck asked what the guarantee would be to assure that this would be 55 or older. The agreement says the first 2 buildings would be 55 and older

and would like the 3rd one to be at market-rate. You can have 20% of the property be market rate according to state regulations. Little Creek would be looking at \$900 for 1 bedroom and not more than \$1200 for the two-bedroom units. Wollin asked if they have any similar projects in other communities? Mike stated that he has some 20 units and 48 units in Sun Prairie. Peck stated if you are going forward you would need to re-zone to multi-family with a PUD overlay. Mike would start with building two because there is a community room. Building one would be next and then building three would be the last one if the senior housing wasn't filling. There would need to be a CUP at the same time as the rezoning. Peck mentioned that the sidewalk should become a priority from the Village now if that goes in. Pitzer stated that he didn't see a reason to say now to rezoning and that this wouldn't impact the expansion of the campground.

5. Discussion and recommendation on approving the steel siding and roof for Well #1. **A motion was made by Andrews and seconded by Peck to discuss the recommendation on approving the steel siding and roof for Well #1.** Brian Koll stated that Well #1 is on Hubbell Street next to the Lion's Park Shelter. The building brick has been deteriorating. Due to changes in code, if they wanted to rebuild it, they would need to be up to code and the cost estimate would be about \$600,000. Koll stated the building isn't about to fall, but something needs to be done. The fix would be to replace the doors and replace the broken brick at the front and wrap it with steel siding. There would be a 1ft overhang. The cost would be around \$25,000. The other option would be to take the front brick off and rebrick the entire front and leave the sides. Instead of the 2 colors. Vick-Peck stated you can get the steel to be aesthetically pleasing. Earth tones would be the ideal colors for that steel siding. The direction was to go to Clary and get more aesthetically pleasing options **A motion to amend was made by Andrews and seconded by Peck to have Brian Koll come back with more aesthetic options. Roll call votes carried 6-0, Eggers absent.**
6. Discussion and recommendation on prohibiting planting trees and shrubs in Village terrace. Ord. 6-4-7(e). **A motion was made by Andrews and seconded by Blaschka to recommend prohibiting the planting of trees and shrubs in the Village terrace.** DPW Koll stated that he loves trees, however, they don't belong between the curb and the sidewalk. They scratch up the sides of maintenance vehicles, the roots cause and damage to the sidewalk, trimming branches and taking care of the trees takes time for the public works department. We have a tree program in affect to subsidize tree planting in their own lawns. Currently, the new subdivision is required to plant trees in the space between the curb and sidewalk. **Roll call votes carried 6-0, Eggers absent.**

IDENTIFICATION OF TOPICS FOR FUTURE DISCUSSION AND/OR ACTION

- Look into expanding the Village mulch bins to charge Medina

ADJOURNMENT

Having no further business, a motion was made by Wollin and seconded by Blaschka to adjourn at 9:10 P.M. Motion carried unanimous.

Respectfully submitted,

Lindsey Johnson
Village Clerk

Planning Commission approved: February 26, 2020

A copy of these minutes is 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.