

PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY FEBRUARY 1, 2023

1. Mayor Genisot, City of Marinette Plan Commission Chairperson, called the regular meeting of the City of Marinette Plan Commission to order at 03:30 PM in the Common Council Chambers at Marinette City Hall, 1905 Hall Ave.
2. **Upon a call of the role** it was determined a quorum of commission membership was present and the following attendance was recorded:
COMMISSIONERS PRESENT: Mayor Genisot, Alderperson Skorik, John Marx, Steve Lang & Public Works Director/City Engineer Miller.
COMMISSIONER'S ABSENT: Commissioners Jon Heraly & Mike Minzlaff.
OTHERS PRESENT: Joe Murray, Alderperson Oitzinger & Mikutowski, City Attorney Gagan, Judge Noppenberg, City Building Inspector Demlow, Mayor's Assistant/Community Development Specialist Jan Kust, Lisa Perkett, Adam James, Bob Mech, Troy Mleziva, Joanne Vieth, Melissa Ebsch & Erin Noha.
3. **Approve minutes of December 7, 2022 regular meeting**
Commissioners Marx moved/Alderperson Skorik seconded and all concurred, to approve, as presented, the City of Marinette Plan Commission's regular meeting minutes from 12/07/22
4. **Public Hearing – Marinette Tax Incremental District # 15 project plan, boundaries & creation process.**
Pursuant to Wis. Stat. § 66.1105(4)(a,) Mayor Genisot opened the public hearing at 03:31 PM to accept public and Plan Commissioner comments regarding the proposed creation of the project plan and boundaries for City of Marinette Tax Incremental District No. 15.
Doug Oitzinger, 2572 S. Circuit drive spoke in opposition of the creation of TID # 15.
After no further comments were received, Mayor Genisot closed the public hearing at 03:34 PM.
5. **Resolution No. PC 01-2023 – designating& approving TID # 15 project boundary & plan.**
Joe Murray, Senior Financial Advisor from Ehlers & Associates presented the proposed City of Marinette Tax Incremental Finance (TID) # 15 Project Plan located on Roosevelt Rd. The proposed district includes three parcels (City of Marinette Tax Parcel #'s 251-00152.003, 251-00575.000 & 251-00161.003) that encompass a 68.71-acre area. Commissioners Lang moved/ Marx seconded and all concurred, to approve City of Marinette Plan Commission Resolution No. PC01-2023 recommending to the Common Council their approval of a resolution that creates City of Marinette TID # 15 district, establishes district boundaries as exhibited within the project plan, approves project plan and affirms that the creation of the district promotes orderly development within the City.
6. **Discussion and possible action regarding the site plan submitted by Don Benoit, MJB Signs, Marinette, WI for a dusk-till-dawn illuminated sign for West Grove Clinic, 2545 Roosevelt Road, Ste #105, Marinette, WI.**
Lisa Perkett, MJB Signs, appeared on behalf of West Grove Clinic property owner, to respond to any Commissioner questions regarding the business sign site plan that was submitted on December 21, 2022, that depicted a proposed dusk-till-dawn illuminated sign. Public Works Director/City Engineer Miller and City Building, Code Inspector Curt Demlow indicated their review and approval of the plan, by signing off on it prior to today's meeting. Alderperson Skorik moved/ Commissioner Lang seconded and all concurred, to approve, as presented, the aforementioned business sign site plan submitted by MJB Signs on behalf of West Grove Clinic, and authorize City Building Inspector Curt Demlow to issue a sign permit to MJB Signs authorizing a dusk-till-dawn illuminated sign located at 2545 Roosevelt Road, Ste #105, Marinette, WI. which is located within a "B-3" Community Business Zoned District.
7. **Discussion and possible action regarding the site plan submitted by Vision Architecture, LLC, Neenah, WI for a new façade at Pine Tree Mall for Five Below retail business at 2800 Roosevelt Road, Marinette, WI.**
Adam James, representing Vision Architecture, LLC appeared on behalf of Midland Management, property owner, to respond to any Commissioner questions regarding the site plan that was submitted on December 20, 2022, that depicted a proposed new façade at Pine Tree Mall, 2800 Roosevelt Rd. Public Works Director/City Engineer Miller, Water Utilities Manager Howard, Fire Chief Heckel & City Building Inspector Demlow indicated their review and approval of the site plan, by signing off on it prior to today's meeting. Commissioner Lang moved/Marx seconded and all concurred, to approve, as presented, the aforementioned new facade building

site plan and authorize City Building Inspector Demlow to issue a building permit to the owner of the business located at 2800 Roosevelt Rd, Marinette, WI which is located within an “B-4” Highway Business Zoned District.

8. Discussion and possible action regarding the site plan submitted by Mach IV Engineering & Surveying, LLC, Green Bay, WI for a new building at Tyco Fire Products, Inc. (Chem Design Building 67) at 2 Stanton Street, Marinette, WI.

Bob Mach, Mach IV Engineering & Surveying LLC, appeared on behalf of Tyco Fire Products, Inc. property owner, to respond to any Commissioner questions regarding the site plan that was submitted on January 3, 2023, that depicted a proposed new building at Tyco Fire Products, Inc. (Chem Design Building 67). Public Works Director/ City Engineer Miller, Water Utilities Manager Howard, Fire Chief Heckel & City Building Inspector Demlow indicated their review and approval of the site plan, by signing off on it prior to today’s meeting. Alderperson Skorik moved/Commissioner Lang seconded and all concurred, (contingent upon a deed and (CSM) Certified Survey Map coming back to Plan Commission for approval) to approve, as presented, the aforementioned new building site plan and authorize City Building Inspector Demlow to issue a building permit to the owner of the business for facility located at 2 Stanton Street, Marinette, WI which is located within an “M-2” Heavy Manufacturing Zoning District.

9. Discussion and possible action regarding the site plan submitted by Kwik Trip, Jessica Vinson, La Crosse, WI for a car wash addition behind Kwik Trip at 2103 Hall Avenue, Marinette, WI (Parcel #251-03674.002).

Troy Mleziva, Director of Real Estate, appeared on behalf of Kwik Trip property owner, to respond to any Commissioner questions regarding the site plan that was submitted on January 11, 2023, that depicted a proposed car wash addition at 2103 Hall Ave. Public Works Director/ City Engineer Miller, Water Utilities Manager Howard, Fire Chief Heckel & City Building Inspector Demlow indicated their review and approval of the site plan, by signing off on it prior to today’s meeting. Commissioner Marx moved/Alderperson Skorik seconded and all concurred, to approve, as presented, the aforementioned new car wash addition and authorize City Building Inspector Demlow to issue a building permit to the owner of the business for facility located at 2103 Hall Ave, Marinette, WI which is located within an “B-3” Community Business Zoned District.

9a. Discussion and possible action regarding the City of Marinette purchasing a 0.03 acre of property, part of Tax Parcel Number 251-01155.004, from Heath and Patricia Staley.

Mayor Genisot stated this parcel is located on Bird St and the city is looking at future improvements to the entrance near the area where the boat ramp is located and being able to widen the road and in order to make the improvements the city needs to acquire the parcel. Genisot stated there are no structures on the area the city is looking to acquire. Alderperson Skorik moved/ Commissioner Marx seconded and all concurred to recommend the Common Council approve purchasing a 0.03 acre of property, part of Tax Parcel Number 251-01155.004, from Heath and Patricia Staley.

10. Discussion and possible action regarding future agenda items.

Discussion and possible action regarding fee schedule.

11. ADJOURNMENT.

The meeting adjourned at 04:22 PM on motion by Commissioners Marx/Alderperson Skorik seconded and all concurred.

Lana R. Bero, City Clerk

(The next regular Plan Commission meeting is [Wednesday 03/01/23 at 03:30 PM](#) in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)