

PLAN COMMISSION REGULAR MEETING MINUTES FROM WEDNESDAY FEBRUARY 4, 2026

1. **Mayor Genisot**, City of Marinette **Plan Commission Chairperson**, called the **regular** meeting of the City of Marinette Plan Commission to order at **3:30 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, Public Works Director/City Engineer Miller, Alderperson Skorik, Mike Minzlaff, John Marx & Jon Heraly.
COMMISSIONER'S ABSENT: Steve Lang.

OTHERS PRESENT: City Building Inspector Demlow; Alderperson Oitzinger; Attorney's Administrative Assistant Kuenzi & Mayor's Administrative Assistant Kust,
3. **Approve minutes of November 5, 2025 regular meeting.**
Alderperson Skorik moved/ Commissioner Marx seconded and all concurred to approve the regular meeting minutes from November 5, 2025.
4. **Consideration and possible recommendation to the Common Council to amend MMC 465-23 (Zoning District map) to change the zoning designation of the following Parcel Numbers 251-02009.00, 251-02026.000, 251-020228.000, and 251-02028.001 located on Dunlap Avenue, Maple Avenue and, Stephenson Street from I-1 Institutional and Public Service District to RM-2 Multiple-Family Residential District.**
Commissioners considered a city-initiated request to rezone Parcel Numbers 251-02009.00, 251-02026.000, 251-020228.000, and 251-02028.001 located on Dunlap Avenue, Maple Avenue and, Stephenson Street from I-1 Institutional and Public Service District to RM-2 Multiple-Family Residential District.
Commissioners concurred with the request from Plan Commission Chairperson, Mayor Genisot, to proceed with the following findings regarding the self-initiated rezoning request:
 - a. Commissioner Marx moved/Heraly seconded and all concurred, to find that the existing property utilization within the general area of the property under consideration is – **I-1 Institutional**
 - b. Alderperson Skorik moved/Marx seconded and all concurred, to find that the zoning classification of property within the general area of the aforementioned property in question is – **"B-3" Business Zoned District**
 - c. Commissioner Heraly/Marx seconded and all concurred, to find that the property utilization under consideration is suitable to the uses permitted under the zoning classification of the property, that being – **"RM-2" Multiple-Family Residential District.**
 - d. Alderperson Skorik moved/ Commissioner Marx seconded and all concurred, to find that the trend of development, if any, in the general area of the aforementioned property in question, including changes, if any, which have taken place in its present zoning classification is – **trending to "RM 2" Family Residential Districts.**
 - e. Alderperson Skorik moved/ Commissioner Heraly seconded and all concurred, to find that the Plan Commission is not recommending a zoning classification of the subject property in question to any higher classification.
 - f. Commissioners Marx moved/Alderperson Skorik seconded and all concurred, (Commissioner Minzlaff opposed) to find that the amended zoning classification **is in the public interest** and is not solely for the interest of the applicant.
 - g. Alderperson Skorik moved/Mayor Genisot seconded and all concurred, to find that the proposed zoning classification, for the aforementioned property in question, **is in conformance** with the Comprehensive Plan.Based upon the preceding findings, Commissioner Marx moved/ Alderperson Skorik seconded and **all concurred** to recommend to the Common Council schedule a public hearing on Tuesday, March 3rd, 2026 and later that evening approve an ordinance to rezone Parcel Numbers 251-02009.00, 251-02026.000, 251-020228.000, and 251-02028.001 located on Dunlap Avenue, Maple Avenue and, Stephenson Street from I-1 Institutional and Public Service District to RM-2 Multiple-Family Residential District.
5. **Discussion and possible action regarding site plan submitted by John Knapek of SMJ International of Wixom, MI for a fence expansion at Winsert Inc, 2610 Woleske Rd, Marinette, WI.**
Public Works Director/ City Engineer Miller, Building Inspector Demlow, Water/Wastewater Operations Manager

Howard and Fire Chief Heckel indicated their review and approval of the plans by signing off on the site plan approval prior to this meeting. Mayor Genisot moved/Aldersperson Skorik seconded and all concurred, to approve, the aforementioned expansion substation fence site plan submitted by John Knapek of SMJ International of Wixom, MI for a fence expansion at Winsert Inc, 2610 Woleske Rd, Marinette, WI.

5a. **Discussion and possible action regarding an easement request from Wisconsin Public Service Corporation for Parcel No. 251-06227.001.**

Aldersperson Skorik moved/ Commissioner Marx seconded and all concurred to recommend the Common Council approve the easement request from Wisconsin Public Service Corporation for Parcel No. 251-06227.001.

6. **Discussion and possible action regarding future agenda items.**

- Discussion regarding Fence Maintenance Code.
- Discussion and Possible action regarding Chapter 16.
- Discussion and possible action regarding adding additional language to add a conditional use to allow Animal Hospital in Chapter 465 Article XV, §465-103.

7. **ADJOURNMENT.**

The meeting adjourned at 4:49 PM on motion by Commissioner Heraly moved/ Aldersperson Skorik seconded and all concurred.

Lana Bero, City Clerk.

(The next regular Plan Commission meeting is [Wednesday 3/04/26 at 03:30 PM](#) in City of Marinette Common Council Chambers located at 1905 Hall Ave., Marinette WI.)