

**CITY PLAN COMMISSION**  
**MARSHFIELD, WISCONSIN**  
**Minutes of August 21, 2012**

Meeting called to order by Chairman Meyer at 7:00 PM in the Council Chambers of City Hall Plaza.

**PRESENT:** Mayor Meyer, Ed Wagner, Dan Knoeck, John Beck, Ken Wood, Chris Jockheck and Karen Woodford

**EXCUSED:** None

**ABSENT:** None

**ALSO PRESENT:** City Administrator Barg; Planning and Economic Development Director Angell; Planner/Zoning Administrator Miller; and others.

**PC12-57** Motion by Beck, second by Wagner to recommend approval of the minutes of the July 17, 2012 City Plan Commission meeting.

**All ‘Ayes’ Motion Carried**

**PUBLIC HEARING** - Rezoning request by Jian Khamo-Soskos to change the zoning from the “I” (Public and Semipublic Institutions) district to the “R-5” (Medium Low Density Single- and Two- Family) district for two lots. One lot located at 1108 East 4th Street (Roddis House) and the other lot being the unaddressed parcel to the west.

**COMMENTS: None**

**PC12-58** Motion by Wood, second by Beck to recommend approval of the rezoning request by Jian Khamo-Soskos to change the zoning from the “I” (Public and Semipublic Institutions) district to the “R-5” (Medium Low Density Single- and Two- Family) district for two lots – one being located at 1108 East 4th Street (Roddis House) and the other lot being the unaddressed parcel to the west and request an ordinance be drafted for Common Council consideration.

**All ‘Ayes’ Motion Carried**

The City Plan Commission discussed the Certificate of Appropriateness for 1108 East 4<sup>th</sup> Street. Alderman Wagner asked if this request has been approved by the Historic Preservation Committee and it has.

**PC12-59** Motion by Jockheck, second by Wagner to recommend approval of the Certificate of Appropriateness by Jian Khamo-Soskos for an addition on 1108 East 4th Street (Roddis House).

**All ‘Ayes’ Motion Carried**

**PC12-60** Motion by Beck, second by Woodford to recommend approval of continuing the Conditional Use Request by Robert Danczak for his “Home Occupation” for a "Seasonal Deer Processing Service with Exterior Storage" located at 2600 South Peach Avenue, zoned ‘R-3’ Standard Single-Family Residential District, subject to the following conditions:

1. Hours of operation are limited to 8:00 AM to 10:00 PM seven days a week.
2. All parking shall be located off-street.
3. The only exterior storage allowed is the portable freezer and it shall be stored off site when not in use for the business.
4. All carcasses and hides shall remain contained within the garage until they are removed from the premises.
5. The sign shall be removed during the off season.
6. Deer processing activities shall be screened from the public view.

**All ‘Ayes’ Motion Carried**

The City Plan Commission discussed the Master Sign Plan Request by Zion United Methodist at 2105 North Peach Avenue. Commissioner Jockheck stated he will be voting 'No' based on his objection for electronic messaging in this type of circumstance. Pastor Carlson said the reason for the message board is to be able to promote the events that the church is having.

**PC12-61** Motion by Wagner, second by Wood to recommend approval of the Master Sign Plan Request by Zion United Methodist for property located at 2106 North Peach Avenue with an exception to allow two free standing monument signs on the same frontage.

**Meyer, Wagner, Knoeck, Beck, Wood, & Woodford voted 'Aye', Jockheck voted 'No'**  
**Motion Carried**

**PC12-62** Motion by Wood, second by Beck to recommend approval of the Master Sign Plan Request by Redeemer Church for property located at 200 West 3<sup>rd</sup> Street with the following allowance:

1. Future wall signs may not exceed a total of 40 square feet in area.

**All 'Ayes' Motion Carried**

**PC12-63** Motion by Wood, second by Jockheck to recommend approval of the Master Sign Plan Request by South Central Suites for property located at 115 South Central Avenue as presented.

**All 'Ayes' Motion Carried**

Commissioner Jockheck feels that each one of these Master Sign Plan Requests should have been able to be approved administratively. He would like to see the code amended to allow these to be done at the staff level. Alderman Wagner asked if these types of items could be on a consent agenda until such time as the code is amended.

The City Plan Commission discussed planning for the Veterans Parkway Corridor. City Administrator Barg is polling the Plan Commission to see if there is any interest in doing more formal planning for this corridor to help guide future signage and development as to what we would want the corridor to look and feel like, perhaps a theme and more uniformity. Alderman Wagner would like to look at more consistent zoning along the corridor as part of the zoning code map. Director of Planning & Economic Development Angell stated that zoning changes may help, but an overlay district may be more appropriate. Commissioner Jockheck stated that since the road was put through the middle of Marshfield, it would be difficult to develop uniformity and should probably look at control over vacant land in some way. Barg suggested starting with staff and a few Plan Commission members to meet once and review in more detail and discuss options of what might be done. Wagner thought that next time the zoning code consultant is in town, possibly some time could be dedicated to discuss this issue with staff and a few Plan Commission members.

Planner/Zoning Administrator Miller presented a schedule for completing the Zoning Code with adoption by the Common Council before the end of the year.

Motion by Jockheck, second by Beck that the meeting be adjourned at 7:43 PM.

**All 'Ayes' Motion Carried**