CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
Minutes of May 21, 2013

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

PRESENT: Mayor Meyer**,** Dan Knoeck, John Beck, Ken Wood, Ed Wagner, and Chris Jockheck
EXCUSED: Karen Woodford
ABSENT: None
ALSO PRESENT: City Administrator Barg; Planning & Economic Development Director Angell; Planning Intern Schroeder; Dave Wasserburger - Marshfield Utilities and others.

PC13-22 Motion by Beck, second by Wood to recommend approval of the minutes of the April 16, 2013 City Plan Commission meeting.
All 'Ayes' Motion Carried

Commissioner Jockheck nominated Commissioner Beck for Vice-Chairman of the City Plan Commission. There being no more nominations, Chairman Meyer declared nominations closed and through vote by acclimation, declared Beck as Vice-Chairman.

PUBLIC HEARING - Conditional Use Request by McDonald's Real Estate Company for a reduced throat length of 11 feet for a new driveway access along North Central Avenue and to exceed 125 percent of the minimum number of required parking stalls, for property located at 1101 North Central Avenue, zoned "CMU" Community Mixed Use District.
COMMENTS:

Shawn Murphy with Landform representing the engineering team for McDonalds - here to answer any questions. They did miss the landscape island required by the zoning code, and would like to request some consideration for eliminating that requirement as it will create some hardship for this site. The parking lot islands do create issues for snow removal.

PC13-24 Motion by Wood, second by Beck to recommend approval of a Conditional Use Request by McDonald's Real Estate Company for a reduced throat length of 11 feet for a new driveway access along North Central Avenue and to exceed 125 percent of the minimum number of required parking stalls, for property located at 1101 North Central Avenue, zoned "CMU" Community Mixed Use District, subject to the following conditions:
1. Parking areas shall be painted showing clear in and out lanes of traffic.
2. The maximum allowable number of parking stalls is 77.
3. An increase in the landscape requirement to offset the increase in parking as determined by the Plan Commission.

PC13-25 Motion by Wagner, second by Jockheck to amend motion PW13-24 to add an exception to the landscape island requirements by adding 25% more asphalt based landscaping to the site.
All 'Ayes' Motion Carried

Vote on original motion PC13-26, All 'Ayes' Motion Carried

PUBLIC HEARING - Conditional Use Request by Nicolet Lumber Company to construct 11 multiplexes with 12 units each, on two parcels, located at 800 – 1106 Heritage Drive, zoned "MR-12" Multi-Family Residential District.
COMMENTS:

John Maas - Site development engineer for Nicolet Lumber - here to answer any questions.

PC13-26 Motion by Wagner, second by Wood to recommend approval of the Conditional Use Request by Nicolet Lumber Company to construct 11 multiplexes with 12 units each, on two parcels, located at 800 – 1106 Heritage Drive, zoned "MR-12" Multi-Family Residential District, subject to the following conditions:

1. Construction of the first phase must be completed by December 31, 2018.
2. Construction of the second phase must be completed by December 31, 2021.
3. The development may exceed 25 percent over the minimum required stalls allowing for one garage and one surface stall per dwelling unit.
4. The landscaping must be installed within one year of construction of each building.

All 'Ayes' Motion Carried

PUBLIC HEARING - Conditional Use Request by Marshfield Utilities to install an antenna atop of a future municipal water tower 184 feet above grade, located at the 1700 Block of East Depot Street (parcel 3302484), zoned "SR-3" Single-Family Residential District.
COMMENTS: None

PC13-27 Motion by Beck, second by Jockheck to recommend approval of a Conditional Use Request by Marshfield Utilities to install an antenna atop of a future municipal water tower 184 feet above grade, located at the 1700 Block of East Depot Street (parcel 3302484), zoned "SR-3" Single-Family Residential District, subject to the following conditions:

1. Marshfield Utilities must apply for and receive a variance for the water tower and antenna height prior to construction.
2. The access driveway must be constructed of a hard surface.

PC-13-28 Motion by Wood, second by Beck to allow until December 31, 2017 for the improvements subject to the Conditional Use Permit to be completed.
All 'Ayes' Motion Carried

Vote on original motion PC13-27, All 'Ayes' Motion Carried

PC13-29 Motion by Wagner, second by Wood to recommend approval of the Certificate of Appropriateness application by Hank Zimmermann to install three new garage doors on the detached garage and expand the driveway to create a half circle drive at the "Roddis House", located at 1108 East 4th Street, zoned "SR-4" Single Family Residential District.
All 'Ayes' Motion Carried

PC13-30 Motion by Wood, second by Beck to recommend approval of the Alternative Sign Application by the Marshfield Parks and Recreation Department for an off-premise directional sign for the Hamus Nature Preserve and Recreational Area, located at 201 Wilderness View Drive, with the proposed sign located in the right-of-way at the intersection of Northridge Street and Hamus Drive.
All 'Ayes' Motion Carried

PC13-31 Motion by Wood, second by Beck to recommend approval of the Master Sign Plan Application by Wickersham Jewelry for new signage with an exception to allow signage to not face the right-of-way and to add new signage, including an electronic message center sign, to an existing off-premise nonconforming pole sign (Wal-Mart sign), located at 1921 North Central Avenue, zoned "CMU" Community Mixed Use Commercial District, subject to the following condition:

1. The Electronic Message Center may not have animation and must meet the requirements of Sections 24-07 (Illumination) and 24-12 (Prohibited Signs) in the Municipal Sign Code.

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

PC13-32 Motion by Beck, second by Jockheck to recommend approval of the Alternative Sign Application by Hotel Marshfield to reuse an existing nonconforming sign, allowing a free standing sign to be setback 2 feet from the right-of-way, exceeding 80 square feet in area, and exceeding 20 feet in height, located at 2700 South Central Avenue, zoned "CMU" Community Mixed Use Commercial District, subject to the following conditions:

1. The sign shall be limited to 27 feet in height.
2. The sign shall be limited to 212 square feet.
3. The sign may remain at its current setback of 2 feet.

All 'Ayes' Motion Carried

PC13-33 Motion by Jockheck, second by Wood, to recommend approval of the Alternative Sign Application by Mills Fleet Farm to replace the changeable copy sign on a nonconforming sign with an electronic message center and digital fuel sales sign, exceeding the 50% threshold for repair of a nonconforming sign, exceeding the allowable commercial sign area and height for a pylon sign, and exceeding the allowable sign standards within the Veterans Parkway Corridor, located at 1101 West Upham Street, zoned "CMU" Community Mixed Use Commercial District, subject to the following conditions:

1. The sign shall be limited to its current height of 28'2".
2. The commercial message portion of the sign, including the fuel sales sign should be limited to a total of 92 square feet in area and limiting the Electronic Message Center to 33 square feet in area.
3. The Electronic Message Center may not have animation and must meet the requirements of Sections 24-07 (Illumination) and 24-12 (Prohibited Signs) in the Municipal Sign Code.
4. The Electronic Message Center and digital fuel sales sign should be turned off by 10:00 PM each evening.

All 'Ayes' Motion Carried

Planning & Economic Development Director Angell reviewed the proposed Tax Incremental Finance District (TID) No. 9 Project Plan.

PC12-34 Motion by Wagner, second by Jockheck to set the public hearing date for the proposed plan for Tax Incremental Finance District No. 9 for June 18, 2013 at 7:00 PM.
All 'Ayes' Motion Carried

The next meeting of the City Plan Commission will begin at 6:00 PM to allow time discussion on the sign code update.

Motion by Beck, second by Wood that the meeting be adjourned at 8:15 PM.
All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION