

**CITY PLAN COMMISSION  
MARSHFIELD, WISCONSIN  
MINUTES OF AUGUST 20, 2013**

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

**PRESENT:** Mayor Meyer, John Beck, Ken Wood, Ed Wagner, Karen Woodford, Dan Knoeck and Chris Jockheck (arrived at 7:11 PM)

**EXCUSED:** None

**ABSENT:** None

**ALSO PRESENT:** City Administrator Barg; Planner/Zoning Administrator Miller; Planning Intern Schroeder; and others.

**PC13-49A** Motion by Beck, second by Wood to recommend approval of the minutes of the July 16, 2013 City Plan Commission meeting.

**All ‘Ayes’ Motion Carried**

**PUBLIC HEARING** – Rezoning request by Pioneer Bank to change the zoning from “PD” Planned Development to “CMU” Community Mixed Use District, located at 1700-1702 North Central Avenue.

**COMMENTS: None**

**PC13-50** Motion by Beck, second by Wood to recommend approval of the rezoning request by Pioneer Bank to change the zoning from “PD” Planned Development to “CMU” Community Mixed Use District, located at 1700-1702 North Central Avenue and request an ordinance be drafted for Common Council approval.

**All ‘Ayes’ Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Duane Schutz (Nutz Deep II) for an exception to the minimum parking requirements for a tavern (Indoor Commercial Entertainment) and allow off-site parking to accommodate a new addition, located at 809 South Central Avenue, zoned “DMU” Downtown Mixed Use District.

**COMMENTS: None**

**PC13-51** Motion by Wood, second by Wagner to recommend approval of the Conditional Use Request by Duane Schutz (Nutz Deep II) for an exception to the minimum parking requirements for a tavern (Indoor Commercial Entertainment) and allow off-site parking to accommodate a new addition, located at 809 South Central Avenue, zoned “DMU” Downtown Mixed Use District, subject to the following conditions:

1. The addition must begin within one year of approval of the conditional Use Permit.
2. A total of 15 on-site parking stalls with two stalls dedicated to being handicap stalls must be lined.
3. Off-site and on street parking is permitted to accommodate the additional 20 required number of parking stalls.
4. Any change in use to the subject property that increases the parking requirement, will require a review of the Conditional Use Permit.
5. The Conditional Use Permit shall be reviewed if the parking agreement with Hiller’s Hardware Store is not renewed.

**All ‘Ayes’ Motion Carried**

**PUBLIC HEARING** - Rezoning request by Tim Halbrook Builders, Inc., representing Lang Properties LTP, to change the zoning from “TR-6” Two-Family Residential to “MR-12” Multi-Family Residential District, located north of East McMillan Street and east of North Central Avenue (vacant property east of the Wal-Mart property).

**COMMENTS:**

- Mark Steevens, 1809 East McMillan Street, has lived in his house for 26 years and has seen development of the entire neighborhood. Current zoning of his property is SR2 which is highest single family zoning. He feels it is not an appropriate for MR12 zoning next to SR2. He feels there needs to be a plan for the remaining acreage to the north. There is precedence to this discussion. A similar request came before the Plan Commission in 2005 and the request was denied. The City has an opportunity to develop a nice subdivision and he feels this request is at odds with the Comprehensive Plan.
- Amanda McCarthy, 1700 East McMillan Street, stated that her main concern is having a driveway across from her driveway. She is not interested in dealing with traffic coming out of a driveway opposing her driveway. She has lived there for 9 years and checked with the City prior to purchasing her home and was told that it would be single and two family and that is what she expects to see in the future.
- Andy Keogh, 1715 North Apple Avenue, owns his home and a vacant lot on McMillan Street. He opposes apartment buildings and feels large apartments change the dynamics of the neighborhoods. He thought he heard that the Comprehensive Plan requires a neighborhood planning process. He is not sure that this has been done and this request may be a bit premature. He feels the City should have a more comprehensive plan for the entire neighborhood and should build apartments further back with single and two family along McMillan Street. There will be long term impacts on the decisions made here and urges the Plan Commission to wait until there is a planning process for the entire parcel.
- Richard Cram, 1616 East McMillan Street, is opposed to multi-family and wants it to remain as single and two family. There is already a lot of traffic and strongly believes that single and two family needs to be along McMillan Street.
- Chad Harycki, 1709 East McMillan, stated he lived here in 2005 when the Lang’s tried to rezone and it was denied. What is next – Menard’s?
- Paul Lang, owner of the property, feels that it would increase the property values. He is surprised that it didn’t go in back in 2005. Even single and two family will create traffic. It is difficult to plan for the back part of the property when the City is not sure what is going to happen. Sooner or later something will happen. Single family is not financially feasible. They would be happy to sell the land to anybody who wants to develop the property as single or two family.
- Joel Ehrfurth, Mach 4 Engineering, representing Tim Halbrook, stated he is doing the engineering and plan development. The Comprehensive Plan calls for mixed use development. TR6 allows 6 units per acre under current zoning and they are only proposing slightly more. He feels multi-family benefits the neighbors in knowing what goes there. A mixed land use designation does allow for commercial. There is already high traffic on McMillan Street and this development has minimal impact. Infrastructure is in place. He realizes that the conditional use process still needs to proceed. Much more detail will be brought forward after the zoning change. There will be five professionally managed apartments, high end, well-constructed and each will have their own garage so there will be limited outdoor parking. He acknowledged the dedication of right of way. There will be a limited number of driveways on McMillan Street as opposed to single and two family which would have many more driveways.

- Patty Steevens, 1809 East McMillan Street, stated her concern is that these are just apartments, not owner occupied. Renter's generally take less ownership and care. The developer is from out of town and has less interest in out of town property. She questioned improvements to McMillan Street and Hume Avenue – is the developer going to pay for curb, gutter and sidewalk. She would hate to see property owners get stuck with large costs.
- Tim Halbrook, builder, stated that he also built Hilltop Apartments which are high end, have stainless appliances, tile floors, maple trim, 6 panel doors and are professionally maintained and landscaped. He has been in business for 32 years.
- Kris Keogh, 1715 North Apple Avenue, stated she is opposed to the zoning change and would not want to live across from Hilltop Apartments. She feels the City needs a long term plan for the entire property.
- Wagner questioned DU/acre calculations. He asked if a PUD had been considered with TR6 zoning in front and MR12 in the back. This has not been considered as this is more developer driven – not staff driven. He feels this will increase traffic on McMillan. He is having difficulty with this request.
- Knoeck asked about the process for planning the remaining property and what it would involve and who would take the lead, etc. Miller said staff could initiate but likely would involve a consultant to hold neighborhood meetings, focus groups, etc. He is not sure who would pay for this – the owner, the City or a combination of both.
- Wagner doesn't see any compromise here. He would like to see staff work with property owners and developer to develop a neighborhood plan for the entire 20 acre parcel. This is not the end of the line here and another proposal could be brought back for consideration.

**PC13-52** Motion by Beck, second by Wood to recommend denying the rezoning request by Tim Halbrook Builders, Inc., representing Lang Properties LTP, to change the zoning from “TR-6” Two-Family Residential to “MR-12” Multi-Family Residential District, located north of East McMillan Street and east of North Central Avenue (vacant property east of the Wal-Mart property).

**All ‘Ayes’ Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by the University of Wisconsin – Marshfield/Wood County to construct a 24 unit student housing complex (Institutional Residential Apartment) including an outdoor volleyball court, located at 2313 West 5th Street, zoned “CD” Campus Development District.

**COMMENTS:**

- Steve Dieringer, 2306 West 4<sup>th</sup> Street, lives directly behind the proposed project and is in favor of the project but does have a few concerns. He would like to see a 50 foot buffer from parking lot to the property line, possibly move the building closer to 5<sup>th</sup> Street or reduce the area between the parking lot and building. He would also like to allow more room for drainage swales between the lot and property line. Water drains to the north and west. He has had water in his back yard during heavy rains but gets nothing in his basement. He is afraid that more water off the parking lot could cause water to get into his basement and wonders who would pay for that if it happened. He has also been told that he should check into flood insurance which would cost him more money. He supports the project but would like to see a few changes and some guarantees.

- Christopher Devadas, 410 South Larch Avenue, based on EPA studies, he feels the use of dry detention ponds should be limited to parcels 10 acres in size. This is a 4 acre site. He thinks the City should reevaluate the use of dry detention ponds in the city. He is also concerned about the location and maintenance of the pond, flood insurance, safety of ponds for kids, mosquitos and insects, odors from the pond, aesthetic issues and loss of home value and he needs clarity on storm water operation and management.
- Andy Keogh, 1715 North Apple Avenue, Dean Emeritus of the UW Wood County Campus in Marshfield, appreciates the comments and concerns and is sure that they will be addressed. He wanted to do what Dean Stuhr and her team are doing and couldn't make it happen. He feels that this project is critical to the campus's future and encourages the Plan Commission to support construction of this building and all the consequences that will come from it that will benefit the campus.

**PC13-53** Motion by Wagner, second by Jockheck to recommend approval of the Conditional Use Request by the University of Wisconsin – Marshfield/Wood County to construct a 24 unit student housing complex (Institutional Residential Apartment) including an outdoor volleyball court, located at 2313 West 5th Street, zoned “CD” Campus Development District, contingent on the following conditions:

1. A Certified Survey Map combining the two parcels must be recorded prior to construction.
2. The landscaping must be installed prior to the certificate of occupancy being issued.
3. The landscape plan may be modified to address location and species of street frontage and parking area landscaping provided the changes meet the Zoning Code Requirements prior to installation and the total number of landscape points is not reduced.
4. Storm water detention pond should be moved further south, away from residentially zoned property.

**All ‘Ayes’ Motion Carried**

**PC13-54** Motion by Wood, second by Beck to recommend approval of the Master Sign Plan Application by McDonald's Real Estate Company with exceptions to allow signage to not face the right-of-way and exceed the size, height, and quantity allowance for informational signs, located at 1101 North Central Avenue, zoned “CMU” Community Mixed Use Commercial District, subject to the following conditions:

1. Informational and commercial wall signs may be placed on the north façade as presented.
2. Informational signs may exceed the height, size and quantity allowance as presented.
3. Free standing signs may not be located within the required setback and/or vision triangles.

**All ‘Ayes’ Motion Carried**

Planner/Zoning Administrator Miller presented information on the Draft Sign Code, including electronic message center signs.

There will be a special Draft Sign Code discussion session on Tuesday, September at 5:30 PM with the business community. The Planning Department will work with MACCI to get the word out. Location of the meeting will be determined.

Motion by Wagner, second by Beck that the meeting be adjourned at 8:47 PM.

**All ‘Ayes’ Motion Carried**