**CITY PLAN COMMISSION**
**MARSHFIELD, WISCONSIN**
**MINUTES OF SEPTEMBER 17, 2013**

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

**PRESENT:** John Beck, Ed Wagner, Karen Woodford and Chris Jockheck
**EXCUSED:** Mayor Meyer, Dan Knoeck and Ken Wood
**ABSENT:** None
**ALSO PRESENT:** City Administrator Barge; Planning & Economic Development Director Angell; Planner/Zoning Administrator Miller; Planning Intern Schroeder; and others.

**PC13-55** Motion by Wagner, second by Jockheck to recommend approval of the minutes of the August 20, 2013 City Plan Commission meeting.
**All 'Ayes' Motion Carried**

**PUBLIC HEARING** – Rezoning request by Douglas Holland to change the zoning from "SR-6" Single-Family Residential to "CMU" Community Mixed Use District, located at 108 West 14th Street.
**COMMENTS: None**

**PC13-56** Motion by Wagner, second by Woodford to recommend approval of the rezoning request by Douglas Holland to change the zoning from "SR-6" Single-Family Residential to "CMU" Community Mixed Use District, located at 108 West 14th Street and request an ordinance be prepared for Common Council consideration, with the following condition:

1. Upon a successful rezoning, the Applicant must combine the subject property (108 West 14th Street) with the adjacent property to the east (1400 South Central Avenue) with a Certified Survey Map.

**All 'Ayes' Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Harold Wolfgram to permit a "Residential Accessory Buildings" (attached and detached) to exceed the total allowance of 1,200 square feet, by adding a 448 square foot detached garage, located at 1812 Butternut Parkway, zoned "SR-2" Single Family Residential District.
**COMMENTS:**

- Harold Wolfgram provided additional clarity to the request he is making.

**PC13-57** Motion by Jockheck, second by Wagner to recommend approval of the Conditional Use Request by Harold Wolfgram to permit a "Residential Accessory Buildings" (attached and detached) to exceed the total allowance of 1,200 square feet, by adding a 448 square foot detached garage, located at 1812 Butternut Parkway, zoned "SR-2" Single Family Residential District, with the following conditions:

1. The total accessory structure space is limited to 1,332 square feet.
2. Any new driveway area shall be hard surfaced.
3. The existing shed must be removed from the property upon completion of the detached garage.

**All 'Ayes' Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Quality Tank Solutions to allow an onsite 12 feet by 60 feet temporary office trailer for a period of longer than 12 months, located at 2113 South Nikolai Avenue, zoned "LI" Light Industrial District.
**COMMENTS: None**

**PC13-58** Motion by Wagner, second by Woodford to recommend approval of the Conditional Use Request by Quality Tank Solutions to allow an onsite 12 feet by 60 feet temporary office trailer for a period of longer than 12 months, located at 2113 South Nikolai Avenue, zoned "LI" Light Industrial District, with the following conditions/exceptions:

1. The temporary office trailer must meet all principal setbacks within the Light Industrial District.
2. The temporary power must be approved by the Electrical Inspector.
3. The Conditional Use Permit shall expire 24 months after the permit is issued and trailer must be removed from the property.

**PC13-59** Motion by Wagner, second by Jockheck to amend Motion PC13-58 to add the following condition:

4. If the business relocates to another site, the trailer must be removed within 60 days after the move.

**All 'Ayes' Motion Carried**

Vote on Motion PC13-58, as amended
**All 'Ayes' Motion Carried**

**PC13-60** Motion by Jockheck, second by Woodford to recommend approval of the Master Sign Plan Application by Custom Fab & Repair with exceptions to exceed the size of a freestanding pole sign and allow off premises directional sign that exceeds the height and size allowance for informational signs, located at 2501 South Hume Avenue and 1920-1932 East 26th Street, zoned "GI" General Industrial District, with the following conditions/exceptions:

1. Informational signs may exceed the height and size allowance as presented.
2. Freestanding signs may exceed the size allowance as presented.

**All 'Ayes' Motion Carried**

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

**PC13-61** Motion by Jockheck, second by Wagner to set the public hearing on the Draft Sign Code for Tuesday, October 15, 2013.
**All 'Ayes' Motion Carried**

Motion by Jockheck, second by Woodford that the meeting be adjourned at 8:10 PM.
**All 'Ayes' Motion Carried**

**Jason Angell, Honorary Secretary**
**CITY PLAN COMMISSION**