

**CITY PLAN COMMISSION  
MARSHFIELD, WISCONSIN  
MINUTES OF JULY 15, 2014**

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

**PRESENT:** Mayor Meyer; Ed Wagner, Laura Mazzini and Bill Penker

**EXCUSED:** John Beck

**ABSENT:** Ken Wood

**ALSO PRESENT:** Alderman Earll, City Administrator Barg; Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; the media; and others.

**PC14-46** Motion by Wagner, second by Penker to recommend approval of the minutes of the June 17, 2014 City Plan Commission meeting.

**Motion Carried**

**PUBLIC HEARING** – Rezoning request by NFF LLC., to change the zoning from “SR-2” Single-Family Residential to “CMU” Community Mixed Use District, located on the west side of the street, on vacant land, including portions of the unopened right-of-way, within the 2100 and 2200 Block of North Peach Avenue (across from Aldi and the Menard’s parking lot).

**COMMENTS:**

- Dave Swenson, member of Zion United Methodist Church, stated that when they got the notice of the proposed zoning change, they initially had some concern about what would be going in. When they moved out there in 1991 they had the understanding it would be residential adjacent. After a conversation with Josh Miller, then feel they can live with what is being proposed.

**PC14-47** Motion by Penker, second by Mazzini to accept the findings of staff and recommend approval of the rezoning request by NFF LLC., to change the zoning from “SR-2” Single-Family Residential to “CMU” Community Mixed Use District, located on the west side of the street, on vacant land, including portions of the unopened right-of-way, within the 2100 and 2200 Block of North Peach Avenue (across from Aldi and the Menard’s parking lot), based on findings that rezoning would be a logical extension of commercial property from the east and that the Comprehensive Plan should be amended to include this strip of land west Peach Avenue as future mixed use zoning, and request an ordinance be drafted for Common Council consideration.

**Motion Carried**

**PUBLIC HEARING** – Conditional Use Request by Dennis Immerfall, on behalf of Paget Equipment, to allow a 10 foot height exception, to construct a 60 foot tall addition to the existing building, including an exception to the landscape requirements along the South Vine Avenue street frontage, in the “LI” Light Industrial District, located at 417 East 29th Street.

**COMMENTS:** None

**PC14-48** Motion Wagner, second by Penker to recommend approval of the Conditional Use Request by Dennis Immerfall, on behalf of Paget Equipment, to allow a 10 foot height exception, to construct a 60 foot tall addition to the existing building, in the “LI” Light Industrial District, located at 417 East 29<sup>th</sup> Street on the basis that the use is consistent with the Comprehensive Plan with no adverse impacts to the surrounding property owners, contingent on the following conditions:

1. Lighting meeting the requirements of the FAA shall be placed at the top of the new addition but must stay below an elevation of 1,284 feet AMSL.
2. No landscaping is required along Vine Avenue.

**Motion Carried**

**PUBLIC HEARING** – Conditional Use Request by George and Anne Lescynski to allow a detached “Residential Accessory Building” to exceed the maximum accessory structure allowance of 1,200 square feet and exceed the footprint of the ground floor area of the principal building located at 3013 West Veterans Parkway, zoned “SR-4” Single-Family Residential District:

**COMMENTS: None**

**PC14-49** Motion by Mazzini, second by Penker to recommend approval of the Conditional Use Request by George and Anne Lescynski to allow a detached “Residential Accessory Building” to exceed the maximum accessory structure allowance of 1,200 square feet and exceed the footprint of the ground floor area of the principal building located at 3013 West Veterans Parkway, zoned “SR-4” Single-Family Residential District contingent on the following conditions.

1. Construction of the garage must commence within one year of approval.
2. The garage must be constructed of similar building materials and visual appearance as the principal structure located on premise.
3. Any expansion to the driveway must be hard-surfaced within one year of the completion of the garage.
4. Final approval shall be contingent on the approval of a building permit.

**Motion Carried**

**PUBLIC HEARING** – Conditional Use Request by TJ Esser, representing TJ Customs and Auto Repair LLC to allow a “Vehicle Service and Repair Commercial Land Use” in the “GI” General Industrial District, located at 1606 South Popple Avenue.

**COMMENTS: None**

**PC14-50** Motion by Penker, second by Mazzini to recommend approval of the Conditional Use Request by TJ Esser, representing TJ Customs and Auto Repair LLC to allow a “Vehicle Service and Repair Commercial Land Use” in the “GI” General Industrial District, located at 1606 South Popple Avenue, contingent on the following conditions:

1. Except for semi-trailers, the property may not have any exterior storage pertaining to vehicle repair and service.
2. All vehicle repair and service work shall be by appointment only.

**Motion Carried**

**PC-14-51** Motion by Wagner, second by Mazzini to recommend approval of the Certificate of Appropriateness Request by the City of Marshfield for Cab Roof, Interior, and Window Restoration of the Soo Line Steam Locomotive No. 2442, located at 1800 South Roddis Avenue.

**Motion Carried**

Zoning Administrator Schroeder presented information on garage sale uses and reviewed the current requirements addressed in the Municipal Code. Penker looked at 15 cities to see how they handle garage sales. Merrill, Neillsville and Wausau had specific standards for sales. He also looked at News Herald and Buyers Guide adds to get average times and durations of advertised garage sale. He also suggested that Chapter 11 of the Municipal Code, dealing with public nuisance may be a basis for enforcement. Wagner sees enforcement as the biggest challenge and agrees that Chapter 11 may be useful. Wagner suggested a conversation with the City Attorney to see if we can work within existing codes or if we would need a new ordinance.

Motion by Penker, second by Mazzini that the meeting be adjourned at 7:56 PM.

**Motion Carried**

**Daniel G. Knoeck, Secretary**  
**CITY PLAN COMMISSION**