

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF SEPTEMBER 16, 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, Ken Wood, Laura Mazzini, Rich Reinart, John Beck and Bill Penker

ABSENT: None

ALSO PRESENT: Alderman Earll, Alderman Buttke, City Administrator Barg; Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; John White and Jane Sautner-Yeager, Parks Recreation & Forestry Committee; the media; and others.

PC14-70 Motion by Beck, second by Wood to recommend approval of the minutes of the August 19, 2014 City Plan Commission meeting.

Motion Carried

PUBLIC HEARING – Rezoning request by Josh Gluege, representing the property owners Lonnie and Paulette Peterson, to change the zoning of two vacant parcels located at 401 and 407 East 21st Street (parcels numbers 33-06268 and 33-06269), from “SR-3” Single Family Residential to “TR-6” Two-Family Residential District.

COMMENTS:

- William Pahl of 319 East 21st Street, bordering property in question. He is opposed to the request and concerned that property will not be kept up if it goes to duplexes. He keeps his property neat. The grass has not been cut so he ends up cutting it and maintaining the lots. Single family would be much better.
- Josh Gluege, He is proposing the change and understands the concerns. He agrees that rental properties can be a problem but he intends to keep property in good condition to attract better renters.

PC14-71 Motion by Penker, second by Wood to recommend approval of the rezoning request by Josh Gluege to change the zoning from “SR-3” Single-Family Residential to “TR-6” Two-Family Residential District, for two vacant parcels located at 401 and 407 East 21st Street (parcels numbers 33-06268 and 33-06269) and request an ordinance be drafted for Common Council consideration.

Motion Carried

PC14-72 Motion by Wood, second by Beck to recommend approval of the Master Sign Plan Request by Stratford Sign, on behalf of Marshfield Mall, with an exception to allow a new internally lit wall sign to face residentially zoned property to the south and to exceed the 200 square foot size allowance per façade, located at the Marshfield Mall at 503 East Ives Street, zoned “CMU” Community Mixed Use District.

Motion Carried

City Planner Miller reported that Common Council sent the Conditional Use request for Nutz Deep II off-site parking, back to the Plan Commission for review. Since that time staff has talked with both the applicant and Mr. Hiller and the request for the conditional use has been withdrawn.

PC14-73 Motion by Wagner, second by Penker to accept the withdrawal of the Conditional Use Request application for Nutz Deep II off-site parking.

Motion Carried.

City Planner Miller presented an overview of the Comprehensive Outdoor Recreation Plan, highlighting some of the recommendations.

COMMENTS:

- Penker commented that he is concerned with identification of bicycle routes on city streets and feels that proper signage and on designation on area maps is needed.
- Reinart stated that the Hefko Pool language in the plan references a pool renovation but he feels the language should be broader to encompass possible reconstruction.
- Wagner liked the recommendation that master plans be completed for all the parks especially the larger parks. He also feels ADA compliance is a priority. Also, he was happy to see that the Plan Commission should review the parkland dedication ordinance.

PC14-74 Motion by Wood, second by Beck to adoption of the Comprehensive Outdoor Recreation Plan and refer to the Common Council for consideration.

Motion Carried

Director of Planning and Economic Development Angell presented some staff suggestions for changes to our current ordinance for garage sales uses. The consensus of the Plan Commission was to bring back an ordinance change at the next Plan Commission meeting for consideration.

City Planner Miller informed the City Plan Commission of the Downtown Master Plan Public Meeting on Wednesday, September 17, 2014.

There being no objections, the Mayor adjourned the meeting at 7:56 PM.

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION