

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF JUNE 17, 2014**

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

PRESENT: Mayor Meyer; Ken Wood, John Beck; Ed Wagner, Laura Mazzini and Bill Penker

ABSENT: None

ALSO PRESENT: City Administrator Barg; Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; and others.

PC14-41 Motion by Beck, second by Wood to recommend approval of the minutes of the May 20, 2014 City Plan Commission meeting.

Motion Carried

PUBLIC HEARING – Rezoning Request by Zimmermann Brothers Construction to change the zoning from “SR-3” Single-Family Residential to “TR-6” Two-Family Residential District, located 1021 to 1027 South Adams Avenue.

COMMENTS:

- Gary Mauritz, 1019 Park Street, stated that he is in favor of the request. He questioned the building style and price points expected.
- Pat Zimmermann, Zimmermann Brothers Construction, stated they would build ranch style units with rent at \$1,000 - \$1,200 per month.

PC14-42 Motion by Wood, second by Beck to recommend approval of the rezoning request by Zimmermann Brothers Construction to change the zoning from “SR-3” Single-Family Residential to “TR-6” Two-Family Residential District, located 1021 to 1027 South Adams Avenue and request an ordinance be drafted for Common Council consideration.

Beck, Wagner, Wood & Meyer voted ‘Aye’, Penker & Mazzini voted ‘No’

Motion Carried

PUBLIC HEARING – Conditional Use Request by Lutheran Social Services, to permit an 8-bed CBRF, “Community Living Arrangement” use in the “CMU” Community Mixed Use District, with an exception to the City and Aldermanic District population limitations, located at 1600 North Chestnut Avenue (Wood County - Norwood Health Center).

COMMENTS: None

PC14-43 Motion Beck, second by Wood to recommend approval of the Conditional Use Request by Lutheran Social Services, to permit an 8-bed CBRF, “Community Living Arrangement” use in the “CMU” Community Mixed Use District, with an exception to the City and Aldermanic District population limitations, located at 1600 North Chestnut Avenue (Wood County - Norwood Health Center), contingent on the following conditions:

1. Parking for staff and residents must be provided on site.
2. No additional screening is required for the CBRF.
3. The Conditional Use Permit shall be revoked if the State determines the zoning district, neighborhood or facility is not meeting the requirements under State Law.

Beck, Wood & Meyer voted ‘Aye’, Wagner, Penker & Mazzini voted ‘No’

Motion Failed

PUBLIC HEARING – Municipal Code Amendment to Sections 18-12, 18-51, 18-65, and 18-106 of the City of Marshfield Municipal Code, to allow detached accessory structures between the principal structure and the street on double-frontage lots, allow fences to be placed along the right-of-way on double-frontage lots, define the required yards for double-frontage lots, and clarify the number of accessory structures that are permitted.

COMMENTS: None

PC14-44 Motion Penker, second by Wood to recommend approval of the Municipal Code Amendment to Sections 18-12, 18-51, 18-65, and 18-106 of the City of Marshfield Municipal Code, to allow detached accessory structures between the principal structure and the street on double-frontage lots, allow fences to be placed along the right-of-way on double-frontage lots, define the required yards for double-frontage lots, and clarify the number of accessory structures that are permitted, and request an ordinance be drafted for Common Council consideration.

Motion Carried

PUBLIC HEARING – Municipal Code Amendment Request to Article VI: Overlay Zoning District, creating Section 18-95 of the City of Marshfield Municipal Code, pertaining to Shoreland Zoning regulations.

COMMENTS: None

PC14-45 Motion by Wagner, second by Penker to recommend approval of the Municipal Code Amendment Request to Article VI: Overlay Zoning District, creating Section 18-95 of the City of Marshfield Municipal Code, pertaining to Shoreland Zoning regulations and request an ordinance be drafted for Common Council consideration.

Motion Carried

Mayor Meyer asked for volunteers from the Plan Commission to serve on the McMillan-Marshfield Joint Plan Commission. Wagner, Mazzini and Beck volunteered, and are appointed to the McMillan-Marshfield Joint Plan Commission by unanimous consent.

Motion by Wood, second by Beck that the meeting be adjourned at 7:58 PM.

Motion Carried

Jason Angell, Honorary Secretary
CITY PLAN COMMISSION