

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

Meeting called to order by Vice-Chairman Wagner at 6:40 PM in the Council Chambers of City Hall Plaza.

PRESENT: Ed Wagner, Laura Mazzini, Rich Reinart, John Beck, Ken Wood and Bill Penker

EXCUSED: None

ABSENT: Mayor Meyer

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.

PC14-81 Motion by Beck, second by Wood to recommend approval of the minutes of the November 18, 2014 City Plan Commission meeting.

Motion Carried

PUBLIC HEARING – Conditional Use Request by Tim Dupee, representing Midtown Motors, to allow for a reduced pavement setback from the right-of-way and exceptions to the landscape requirements and bufferyard requirements, located at 1400 South Central Avenue, zoned “CMU” Community Mixed Use District.

COMMENTS: None

PC14-82 Motion by Beck, second by Penker to recommend approval of the Conditional Use Request by Tim Dupee, representing Midtown Motors, to allow for a reduced pavement setback from the right-of-way and exceptions to the landscape requirements and bufferyard requirements, located at 1400 South Central Avenue, zoned “CMU” Community Mixed Use District, subject to the following conditions:

1. The parking lot must be hard surfaced by September 1, 2015
2. The parking area along the north property line may be paved right up to the street right-of-way line.
3. The parking lot must be setback a minimum of 5 feet from the west property line.
4. The required landscaping must be planted between the parking lot and the west lot line by September 1, 2015.

Motion Carried

PUBLIC HEARING – Conditional Use Amendment Request by Brown’s Living, representing Stoney River II Memory Care facility, to allow for an additional 8 beds, beyond the previously approved 24-bed facility, increasing the exception to the City and Aldermanic District population limitations and modifying the approved site plan, located at 1606 North Saint Joseph Avenue, zoned “SR-2” Single Family Residential District. This request does not increase the number of bedrooms or units in the facility, but would allow 8 of the rooms to have two beds.

COMMENTS: None

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PC14-83 Motion by Penker, second by Wood to recommend approval of the Conditional Use Amendment Request by Brown's Living, representing Stoney River II Memory Care facility, to allow for an additional 8 beds, beyond the previously approved 24-bed facility, increasing the exception to the City and Aldermanic District population limitations and modifying the approved site plan, located at 1606 North Saint Joseph Avenue, zoned "SR-2" Single Family Residential District, subject to the following conditions:

1. The facility may be allowed up to 32 total beds.
2. The amended site plan is approved as presented.

Motion Carried

PC14-84 Motion by Beck, second by Mazzini to recommend approval of the Alternative Sign Permit Request by Stratford Sign Company, representing Mid-State Technical College, to update and expand their wayfinding sign program with 11 new signs in the public right-of-way, with the following conditions:

1. All signage must be installed by September 1, 2015.
2. The cost of the materials and installation of the 3 new street posts will be paid for by Stratford Sign Company or Mid-State Technical College.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment to Sections 18-12, 18-93, and 18-163 pertaining to the clarification and approval requirements of temporary cranes.

COMMENTS: None

PC14-85 Motion by Wood, second by Penker to recommend approval of the Municipal Code Amendment to Sections 18-12, 18-93, and 18-163 pertaining to the clarification and approval requirements of temporary cranes as presented and request an ordinance be drafted for Common Council consideration.

Motion Carried

Staff Updates:

Staff is working on a training session for Plan Commission and Zoning Board of Appeals members to refresh newer members on basic considerations for conditional uses, variance requests, etc. This session will be held on Wednesday, January 21, 2015.

There being no objections, Vice-Chairman Wagner adjourned the meeting at 7:07 PM.

Daniel G. Knoeck, Secretary
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