

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF JUNE 16, 2015**

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, Joe Gustafson; Josh Witt; Bill Penker & Ken Wood

EXCUSED: None

ABSENT: None

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

PC15-31 Motion by Wood, second by Penker to recommend approval of the minutes of the May 19, 2015 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - Rezoning Request by Jamie Teatz to change the zoning from “SR-6” Single Family Residential to “TR-6” Two Family Residential located at 310 East Cleveland Street to correct the zoning district, allowing the existing duplex property to conform to the Zoning Code.

COMMENTS: None

PC15-32 Motion by Wood, second by Penker to recommend approval of the Rezoning Request by Jamie Teatz to change the zoning from “SR-6” Single Family Residential to “TR-6” Two Family Residential located at 310 East Cleveland Street to correct the zoning district, allowing the existing duplex property to conform to the Zoning Code and request an ordinance be drafted for Common Council consideration.

Motion Carried

PUBLIC HEARING - Rezoning Request by Marshfield Clinic to change the zoning from “SR-4” Single Family Residential to “CD” Campus Development located at 913 North Pine Avenue to allow this property to be part of the Marshfield Clinic Campus Development.

COMMENTS: None

PC15-33 Motion by Wagner, second by Wood to recommend approval of the rezoning request by Marshfield Clinic to change the zoning from “SR-4” Single Family Residential to “CD” Campus Development located at 913 North Pine Avenue to allow this property to be part of the Marshfield Clinic Campus Development and request an ordinance be drafted for Common Council consideration.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Cornerstone Church to reduce the landscape requirements including landscape islands and the east buffer yard, located at 1417 West McMillan Street, zoned “CMU” Community Mixed Use.

COMMENTS: Dave Clouse – member of Cornerstone Community Church, representing the members and the board of the church and a planning committee member. They purchased the property in 2002, and the church has grown about 400% since first moving to this site. In 2007 they purchased the area proposed for parking. They feel that the new parking regulations are a one size fits all. Their parking lot for most of the time does not have cars in it. They are not like a Walmart. Cornerstone is not against landscaping or landscape islands. They did install some landscape islands in their previous parking improvements. They feel they don’t need islands to stop helter skelter movements through the parking lot. Also, snow removal is to the east and north so islands would get in the way of plowing. Appearance and image is important to the church. They have made many improvements prior to zoning requirements being in place. The last issue is the buffer yard. They have a good relationship with their neighbors and they don’t feel there is a need for additional buffer yard plantings. The Hanson’s have signed a written agreement. Cornerstone is not opposed to recording the agreement, they simply need to know how to do it. In summary, they want to be in the City and want to be a good neighbor. They want their property to look nice but don’t feel the buffer yards are necessary and that the parking islands would look out of place.

PC15-34 Motion by Wagner, second by Gustafson to recommend approval of the Conditional Use Request by Cornerstone Church to grant an exception to the buffer yard requirements along the east property line, located at 1417 West McMillan Street, zoned “CMU” Community Mixed Use, subject to the following conditions:

- For the new parking addition, landscape islands must meet the requirements in Section 18-133(3)(d) that parking spaces must be broken up by a landscape island/peninsula at the rate of one island/peninsula for each linear row of 12 parking spaces for single-row.
- A landscape plan must be submitted that meets the minimum landscape points for the parking area and street frontage.
- Landscaping must be installed by December 12, 2015 (within one year of the original permit dated 12/12/2014).

Meyer, Wagner, Mazzini, Gustafson, Witt & Penker voted ‘Aye’, Wood Voted ‘No’

Motion Carried

PC15-35 Motion by Wood, second by Penker to recommend reaffirming the recommendation made at the May 19, 2015 City Plan Commission meeting to rescind the Conditional Use Permit that was granted to allow off-site parking, for Duane Schutz, on behalf of Nutz Deep II, for property located at 809 South Central Avenue, zoned “DMU” Downtown Mixed Use district, to become effective after the lot has been paved and request a resolution be drafted for Common Council consideration.

Motion Carried

PC15-36 Motion by Gustafson, second by Mazzini to recommend approval of Marshfield Airport’s request to petition the Wisconsin Department of Transportation, Bureau of Aeronautics for future projects and request a resolution be drafted for Common Council consideration.

Motion Carried

PC15-37 Motion by Mazzini, second by Wood to recommend approval of the Public Participation Plan of the Comprehensive Plan Update and request a resolution be drafted for Common Council consideration.

Motion Carried

Items for Future Agendas: None

Staff Updates:

- Miller mentioned that Town of Cameron attachment ordinance is being drafted. A public hearing will be held at the July Plan Commission meeting and then the ordinance will go to the Common Council for approval with an effective date of August 24, 2015.
- Miller reported that the Second Street Green Street corridor recommendation from the Board of Public Works is a one way street with angle parking for the blocks from Chestnut to Maple.

There being no objections, Chairman Meyer adjourned the meeting at 8:04 PM.

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION