

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF MARCH 17, 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, Rich Reinart & Ken Wood

EXCUSED: John Beck & Bill Penker

ABSENT: None

ALSO PRESENT: City Administrator Barg, Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; Library Director Belongia; Pat Stuhr, UW Marshfield/Wood County; Joe Dolezal, Boson Company; Jack Blume & Doug Barnes, Zimmermann Architectural Studios; the media; and others.

PC15-08 Motion by Reinart, second by Mazzini to recommend approval of the minutes of the February 17, 2015 City Plan Commission meeting.

Motion Carried

Planning & Economic Development Director Angell introduced the project design team for the Everett Roehl Marshfield Public Library and Community Center project and gave a brief overview of the building design. Alderman Wagner stated that the only complaint he has heard is a matter of scale and trying to match features of the existing library. The building is huge, particularly the overhang of the roof. He is not sure that this fits with the historic area nearby. Commissioner Wood stated the historic neighborhood to the east is not really visible from this angle so he does not see a conflict.

PC15-09 Motion by Wood, second by Reinart to recommend approval of the location and architectural design for the Everett Roehl Marshfield Public Library and Community Center.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Zimmerman Architectural Studios, on behalf of the City of Marshfield, to allow exceptions for the Everett Roehl Marshfield Public Library and Community Center, to reduce the minimum number of required parking stalls and to allow a setback greater than 0 feet at the right-of-way, located at 105 South Maple Avenue, zoned "DMU" Downtown Mixed Use.

COMMENTS:

- Wagner is disturbed by the lack of parking. He has heard from very early on that parking is an issue on the site and we have done nothing to make it better. If anything, he feels we have probably made it worse. The City purchased land north of 1st Street that might have been available for parking but was given away for a veteran's memorial. He would really like to see the site plan reevaluated to try to get more parking on site.
- Reinart questioned what the agreement is for the veteran's memorial and could it be moved. He doesn't want to see people avoiding the library because parking is limited.

PC15-10 Motion by Mazzini, second by Wood to recommend approval of the Conditional Use Request by Zimmerman Architectural Studios, on behalf of the City of Marshfield, to allow exceptions for the Everett Roehl Marshfield Public Library and Community Center, to reduce the minimum number of required parking stalls and to allow a setback greater than 0 feet at the right-of-way, located at 105 South Maple Avenue, zoned “DMU” Downtown Mixed Use, to find the request consistent with the Downtown Master Plan and the Comprehensive Plan, and the following conditions/allowances:

1. An increase to the zero foot setback requirement is permitted as presented.
2. Minor adjustments to the setbacks may be approved administratively.
3. A reduction in the on-site required parking is permitted as presented, allowing no less than 90 parking stalls.
4. Staff shall monitor and review the parking situation for the year following the opening of the facility. If parking concerns arise in the neighborhood, staff will bring back those concerns to the Plan Commission.

Motion Carried

City Administrator Barg presented a summary presentation of the 2016-2020 Capital Improvement Program as prepared by the CIP Administrative Committee. Wagner stated that they didn't get to do everything that they wanted due to less levy being available. He has proposed that the Common Council consider a referendum to increase the levy for 5 years to target street improvements.

PC15-11 Motion by Wood, second by Wagner to recommend approval of the 2016-2020 Capital Improvement Program and refer to Common Council for their consideration.

Motion Carried

Staff Updates:

- City Planner Miller will present an update on the Town of Cameron attachment next month.
- Miller will also give an update on the 2nd Street area street corridor at the next meeting.

There being no objections, Chairman Meyer adjourned the meeting at 7:47 PM.

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION