

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF APRIL 21, 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, John Beck; Bill Penker & Ken Wood

EXCUSED: None

ABSENT: None

ALSO PRESENT: Aldermen Earll, Cummings & Jockheck; City Administrator Barg, Director of Public Works Knoeck; City Planner Miller; Zoning Administrator Schroeder; Michelle Boernke & Roxy Wetterau – UW; the media; and others.

PC15-12 Motion by Wagner, second by Wood to recommend approval of the minutes of the March 17, 2015 City Plan Commission meeting.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Mid-State Technical College, to allow an expansion of a structure within a property zoned “CD” Campus Development to include a boiler room addition along the west side of the building, located at 2600 West 5th Street.

COMMENTS: None

PC15-13 Motion by Wagner, second by Penker to recommend approval of the Conditional Use Request by Mid-State Technical College, to allow an expansion of a structure within a property zoned “CD” Campus Development to include a boiler room addition along the west side of the building, located at 2600 West 5th Street, that the Plan Commission finds the request consistent with the Zoning Code, and contingent upon the following:

1. The addition shall not exceed 447 square feet in area.
2. The exterior of the addition shall match the existing building to which it is being attached.
3. All new exterior lighting must meet the requirements of Section 18-104, exterior lighting requirements.
4. The addition must be completed within one year of approval by the Common Council,
5. The proposed future generator may be administratively approved, provided that the generator is fully screened to the west.

Motion Carried

PUBLIC HEARING - Conditional Use Request by the Marshfield Area Pet Shelter (MAPS), to allow an “Animal Boarding” pet shelter facility, including an outdoor run area, on the Marshfield Municipal Airport property, located at 210 West 29th Street, zoned “CD” Campus Development District.

COMMENTS: None

PC15-14 Motion by Wood, second by Mazzini to recommend approval of the Conditional Use Request by the Marshfield Area Pet Shelter (MAPS), to allow an “Animal Boarding” pet shelter facility, including an outdoor run area, on the Marshfield Municipal Airport property, located at 210 West 29th Street, zoned “CD” Campus Development District, contingent upon the following:

1. Use of the exterior run area is limited to 8:00 AM to 7:00 PM.
2. All exterior lighting must be full cut-off, compliant with FAA standards, and must be submitted to the City for review prior to approval.
3. Exterior run areas extending east and west of the terminal building shall be screened to the north.
4. A copy of any required state or county license to operate a pet shelter must be submitted to the City prior to the facility accepting animals.
5. Approval for a temporary Animal Boarding pet shelter facility must be submitted in writing from the Bureau of Aeronautics and Federal Aviation Administration prior to occupancy or signing of a lease agreement.
6. Other than housing shelter animals, animal boarding is not permitted.
7. No other animal care related services may be offered to non-shelter animals.
8. No retail sales are permitted.
9. Outdoor run area must be fenced in.

PC15-15 Motion by Wagner, second by Beck to recommend amending Motion PC15-14 to include allowing the sale of MAPS promotional items for fundraising purposes at the site.

Meyer, Wagner, Mazzini, Reinart, Beck, & Wood voted 'Aye', Penker voted 'No'

Motion Carried

Vote on Motion PC15-14 as amended

Meyer, Wagner, Mazzini, Reinart, Beck, & Wood voted 'Aye', Penker voted 'No'

Motion Carried

PUBLIC HEARING - Conditional Use Request by the Villas at Marshfield, to amend the approved conditional use permit to reduce the landscaping along the north property line, allow for exceptions to remove required landscaping for the parking area, and move the volleyball court approximately 35 feet northwest of the approved location on the original site plan, located at 2313 West 5th Street, zoned "CD" Campus Development District.

COMMENTS:

- Cecilia Hammond, Property Manager, 2313 West 5th Street, they are requesting to remove the islands from the site plan to allow easier access for snow plowing. Putting in the islands can create a blind spot which creates a concern for students. Residents didn't want landscaping there in case of wind causing branches to fall on their vehicles. The one island up in the front will interfere with two handicapped stalls. She did meet with neighbors regarding the proposal to replace evergreen trees with crab apple trees and they were in agreement but suggested adding a few columnar arborvitaes.

Knoeck questioned what their plan was for connecting the bottom of the east fire escape to a sidewalk or parking lot. Ms. Hammond responded that they are proposing a 36" wide paving stone walking surface to front entrance to be completed by June 1, 2015.

PC15-16 Motion by Penker, second by Beck to recommend approval to allow moving the volleyball court approximately 35 feet northwest of the approved location on the original site plan, located at 2313 West 5th Street, zoned "CD" Campus Development District.

Meyer, Mazzini, Reinart, Beck, Penker & Wood voted 'Aye', Wagner voted 'No'

Motion Carried

PC15-17 Motion by Wood, second by Mazzini to recommend denying the Conditional Use Request by the Villas at Marshfield, to amend the approved conditional use permit to reduce the landscaping along the north property line and allow for exceptions to remove required landscaping for the parking area, located at 2313 West 5th Street, zoned “CD” Campus Development District.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment Request by Jesse Kilty, to amend Chapter 18, General Zoning Ordinance, Section 18-36 to allow “animal boarding” as a principal use permitted as a conditional use in the ‘UMU’ Urban Mixed Use Zoning District.

COMMENTS:

- Jesse Kilty, 1806 Stark Street, Wausau, WI feels that zoning code should be amended to allow animal boarding. This is not a chain link fence with a bunch of dogs running around. This use is more of a doggie day care type facility so proposals should be looked at case by case and not just generalized. In a doggie daycare setting, the dogs only spend 20 to 30 minutes outside 2 times a day which would address the noise pollution issue.
- Rich Chronquist, First Weber Real Estate, stated that when he was first approached by Jesse Kilty with this idea, he thought it was crazy but after more explanation, there is a lot next door, 44 feet by 170 feet, part is blacktop, part is grass. The fencing around the lot would be privacy fencing so the dogs couldn’t see out. The dogs are kept inside most of the time. The building lends itself to this with good parking, good access and is in a partial commercial area. There would be somebody living upstairs in the apartment so he feels the noise would be minimal.

PC15-18 Motion by Wagner, to recommend denying the Municipal Code Amendment Request by Jesse Kilty, to amend Chapter 18, General Zoning Ordinance, Section 18-36 to allow “animal boarding” as a principal use permitted as a conditional use in the ‘UMU’ Urban Mixed Use Zoning District.

Motion Fails for Lack of Second

PC15-19 Motion by Wood, second by Reinart to recommend approval of the Municipal Code Amendment Request by Jesse Kilty, to amend Chapter 18, General Zoning Ordinance, Section 18-36 to allow “animal boarding” as a principal use permitted as a conditional use in the ‘UMU’ Urban Mixed Use Zoning District.

Meyer, Reinart, Beck & Wood voted ‘Aye’

Wagner & Penker voted ‘No’

Mazzini ‘Abstained’

Motion Carried

PC15-20 Motion by Penker, to table (postpone) the Alternative Sign Permit Request by Pathos Properties to allow a second freestanding sign, to exceed the maximum sign allowance for an individual multi-tenant sign and to exceed the maximum sign allowance for the overall property based upon frontage, located at 1613-1637 North Central Avenue (Festival Foods property), zoned “CMU” Community Mixed Use District, pending safety review by Police Department.

Motion Fails for Lack of Second

PC15-21 Motion by Wood, second by Beck to recommend approval of the Alternative Sign Permit Request by Pathos Properties to allow a second freestanding sign, to exceed the maximum sign allowance for an individual multi-tenant sign and to exceed the maximum sign allowance for the overall property based upon frontage, located at 1613-1637 North Central Avenue (Festival Foods property), zoned “CMU” Community Mixed Use District, subject to the following conditions/exceptions:

1. The existing pylon sign shall be permitted as presented:
 - a. All signage below the Office Max sign shall be removed from the sign by July 1, 2015
 - b. Any face changes to the existing sign for either Festival Foods or Office Max may be approved administratively.
 - c. Any modification to the existing sign for a tenant other than Festival Foods or Office Max will be reviewed by the Plan Commission.
 - d. No temporary signage of any kind shall be permitted to be attached to the existing freestanding sign.
2. A second freestanding sign shall be permitted as presented:
 - a. Shall have a minimum 5 feet setback from the property line and the adjacent property to the south.
 - b. Shall be placed at least 100 feet south of the existing pylon sign.
 - c. Shall be allowed up to 188 square feet of total sign areas.
 - d. A three foot landscaped area shall be planted around the base of the new sign, within one year of installation.
 - e. Shall be installed by July 1, 2015.

Meyer, Wagner, Mazzini, Reinart, Beck & Wood voted ‘Aye’

Penker voted ‘No’

Motion Carried

City Planner Miller reviewed the Town of Cameron Cooperative Boundary Plan Attachment/Detachment process in the City Growth Area Excluding the No Contest Area.

City Planner Miller reviewed the 2nd Street Green Street Corridor Design Concepts.

Staff Updates: None

There being no objections, Chairman Meyer adjourned the meeting at 8:43 PM.

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION