



CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION
City of Marshfield, Wisconsin
Tuesday, March 19, 2019
Council Chambers, City Hall, 207 W 6th St
7:00 p.m.

- 1. Call to Order. - Mayor McManus - Chairperson
2. Roll Call. - Secretary Miller.
3. Approval of Minutes. - February 19, 2019 Meeting.
4. Citizen Comments.
5. Update on Campus Master Plan for Marshfield Clinic.
Presenter: Representative from the Marshfield Clinic
6. 2019 Housing Study Update.
Presenter: Josh Miller, Development Services Director
7. Discussion regarding Tiny Homes.
Presenter: Bryce Hembrook, City Planner
8. Items for Future Agendas.
9. Staff Updates.
10. Adjourn.

Posted this 15th day of March, 2019 by 4:30 PM by Bryce Hembrook, City Planner

For additional information regarding items on the agenda, please contact Bryce Hembrook, City Planner at 715.486.2074.

NOTE

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.
Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Mary Anderson, Public Works Department at 207 W. 6th Street or by calling (715) 387-8424.

CITY PLAN COMMISSION MEETING
February 19, 2019

PRESENT: Banks, Kaprelian, McManus, Penker, Wood
ABSENT: Hendler, Rosandich
OTHERS: Development Services Director Miller; City Planner Hembrook; Associate Planner Monson

Chairman McManus called the meeting to order at 7:00 p.m. in the City Hall Council Chambers.

PC19-08 Wood moved and Banks seconded the motion to approve minutes of the January 15, 2018 Plan Commission meeting as presented.

Motion carried

Citizen comments

McManus invited comments from citizens, but no one spoke at this time.

PUBLIC HEARING – Municipal Code Amendment request by the City of Marshfield to amend Chapter 18, Sections 18-58(6), 18-58(7), and 18-58(11) pertaining to the location of new customer entrances for Indoor Commercial Entertainment, Outdoor Commercial Entertainment, and Commercial Indoor Lodging land uses. This proposed change will modify the parameters for the location of new customer entrances from a residentially zoned property.

COMMENTS:

None.

PC19-09 Penker moved and Banks seconded the motion to recommend approval of ordinance amending Chapter 18, Sections 18-58(6), 18-58(7), and 18-58(11) pertaining to the location of new customer entrances for Indoor Commercial Entertainment, Outdoor Commercial Entertainment, and Commercial Indoor Lodging land uses. This proposed change will modify the parameters for the location of new customer entrances from a residentially zoned property.

Motion carried

PC19-10 Wood moved and Penker seconded the motion to approve the proposed landscape plan for Marshfield High School and Madison Elementary required as part of the Marshfield School District's 2018-2023 Campus Master Plan.

Motion carried

Penker said the architect went way beyond expectations and said this is an excellent plan.

Monson presented a summary of development-related activity and Plan Commission actions for 2018, and addressed questions from Commission members.

Hembrook provided an update on the proposed comprehensive plan update. Primary change is to the Land Use Chapter. An open house will be held on March 6th from 5-7 pm in the public conference room in City Hall.

Hembrook discussed plans to create a comprehensive plan implementation committee. The implementation committee is designed to monitor and track the implementation of the comprehensive plan. Plan Commission members supported a staff driven committee. The Commission supported a quarterly update to the Plan Commission. Invite Common Council or Plan Commission member.

Hembrook highlighted current regulations and permitting of accessory structures, and discussed possible changes to this code section.

Staff reviewed the following ideas for accessory structure regulations:

1. Allow 3 residential accessory structures on site, but attached garages do not count towards this total.
 - a. A combined total of 1,500 square feet of gross floor area of all accessory structures on the property is permitted by right when the ground floor area of the principal structure exceeds 1,200 square feet. In instances when the ground floor area of the principal structure is under 1,200 square feet, the total allowable accessory structure area shall be 1,200 square feet.
 - b. An individual detached accessory structure shall not exceed 800 square feet of gross floor area.
 - c. Only one detached garage or detached carport shall be permitted on a lot for a single-family dwelling.
2. Change the current code to allow up to 1,200 square feet of gross floor area of all accessory structures on the property regardless of the size of the principal structure.
3. Allow up to 1,500 square feet of gross floor area of all accessory structures on the property or the ground floor area of the principal building used for residence, whichever is less.
4. Allow up to 800 square feet of gross floor area of all accessory structures. Attached garages do not count towards this total.
5. Keep the same as current regulation.

Penker liked Option 1 because they are setting a limit on accessory structures. He would like to see a limit of 2 structures.

Kaprelian agreed to limit it to two detached accessory structures.

Plan Commission members supported removing the Conditional Use Permit option to exceed the accessory structure requirements. Staff will bring back an ordinance with the changes for public hearing and review by the Plan Commission.

Items for future agendas:

- None.

Staff updates

- The Housing Study presentation that was set for Wednesday, February 20, 2019 has been postponed.

With no other business before the Commission, Penker moved and Kaprelian seconded the motion to adjourn. McManus declared the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Josh Miller
Development Services Director



City of Marshfield Memorandum

TO: Plan Commission
FROM: Bryce Hembrook, City Planner
DATE: March 19, 2019

RE: Tiny Home Discussion

Background

In recent years, tiny homes have been a popular topic due to providing an affordable housing and minimalist lifestyle option. The Plan Commission has asked City Staff to research the topic and see if this type of residential building should be regulated by the zoning code. City staff has also received a few inquiries asking about whether or not tiny houses are allowed in Marshfield in the past. The answer is, as long as the structure meets UDC dwelling code requirements, there is no minimum size limit for a house from a zoning perspective. It is important to note that this is only the case for tiny houses that are built on a permanent foundation and is not the case for tiny houses that are on-wheels.

Nationally, there has been a difference in opinion on what constitutes a “tiny house”. There appears to be two different types of “tiny houses”. The first type is essentially a single family dwelling unit that is 400 square feet or less in floor area excluding lofts and is located on a permanent foundation. This is considered to be a “tiny house” as defined in Appendix Q of the 2018 International Residential Code for One- and Two-Family Dwellings. The second type is considered to be a THOW, or Tiny House on Wheels, and is considered to be a recreational vehicle travel trailer by the Recreational Vehicle Industry Association (RVIA). There are various TV shows that feature tiny houses and many of the “tiny houses” shown on these shows are actually considered to be a THOW. These THOW’s are inspected and certified by the RVIA. So, from this point on, a tiny house is considered to be a dwelling, located on a permanent foundation, that is 400 square feet or less in area and a Tiny House on Wheels are sometimes considered to be a park model or a recreational vehicle; although they differ slightly from these two types of structures. A tiny house is inspected and must conform to Wisconsin Uniform Dwelling Code standards and a THOW is typically inspected and expected to adhere to RVIA standards.

First, we will discuss tiny houses. There are currently no minimum building size requirements in the zoning code, and the minimum size simply depends on if the building is meeting UDC requirements. The State of Wisconsin does not adhere to the International Residential Code, but rather adheres to the Wisconsin Uniform Dwelling Code. Therefore, staff believes that what we can consider to be a tiny house does not have to be 400 square feet or less; however, it would make sense to use that definition since it is established elsewhere. Ultimately, we can likely choose any size and consider that to be a “tiny house”. Staff believes that the definition of a tiny house can be added to the zoning code and a residential land use type can be created to regulate tiny houses. The only difference between a tiny house and a single-family residential use would be the size and ultimately, where tiny houses can be built. If a tiny house land use is

added to the Code, staff would recommend that these tiny houses would be permitted by right in the MH-8 Mobile Home Residential zoning district. Staff would like to know if the Plan Commission thinks that tiny houses should be allowed in other districts such as UMU or SR-6 since the lot sizes in those districts are generally small and would be a better fit. A tiny house located in these districts may still appear to be out of character; however they could potentially work as infill development or potentially be built on substandard lots that a typical single family residence would likely not be able to build on without a variance. A possibility could be to allow a tiny house as permitted by conditional use in those districts, but mention in the regulations that it can only be allowed as a conditional use if it is used as infill development, building on a substandard lot, or something similar in nature.

A Tiny House on Wheels (THOW) creates an interesting issue because it is not technically considered to be a recreational vehicle, as a recreational vehicle is intended for non-permanent living, while a THOW is intended to be used as a residence. A THOW is similar to a recreational vehicle and appears to follow similar standards to the requirements for recreational vehicles. A THOW is defined by the Tiny House Community as “a structure which is intended as a full time residence or year-round rental property and meets these five conditions:

1. Built on a trailer that was registered with the owner’s local DMV.
2. Ability to tow via bumper hitch, frame towing hitch, or fifth-wheel connection. It cannot, nor designed to, move under its own power.
3. Is no larger than allowed by applicable state law. (The typical THOW is no more than 8’6” wide, 30’ long, and 13’6” high. Larger tiny houses may require a special commercial driver’s license and/or special permits when being towed.)
4. Has at least 70 square feet of first floor interior living space, and no more than 400 square feet (excluding any lofts).
5. Includes basic functional areas that support normal daily routines (such as cooking, sleeping, and toiletry).”

This definition is written as a guideline for a THOW builder and these guidelines are not formally recognized by a government authority. If the City were to allow THOW’s in the MH-8 Mobile Home zoning district, for example, then the question should be asked if all recreational vehicles shall be allowed in this district. City staff would not recommend this and for that reason, if THOW’s were to be allowed in any capacity, then they should only be allowed in a campground. Campgrounds are permitted by conditional use in the RH-35 Rural Holding zoning district and the GI General Industrial zoning district. There is little precedent for how these are regulated by cities in Wisconsin. If THOW’s are allowed, they are typically allowed in a campground or outside of city limits.

The State of Wisconsin has, to the knowledge of City Staff, not addressed tiny houses or THOWs in terms of legislation or any guidelines. Most municipalities have a minimum building size limit in their building or zoning code. Marshfield does not have a restriction on the minimum building size. The City may choose to regulate tiny houses by adding a definition and land use for the term, or a limit can be set on minimum building size for dwelling units in each zoning district. Under the current Code, a house of any size can be built as long as the UDC standards are conforming. The main thing to decide is whether the City believes that: there should be a limit on the size of small houses, if those types of houses are only to be allowed in certain zoning districts, or if the Code shall remain the same. The next step would be deciding if there should be just one definition for tiny homes. For example, a tiny house can be considered to be “a dwelling unit that is 400 square feet or less in area excluding lofts, or if each zoning district should create a minimum dwelling unit size requirement as well.”