

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF SEPTEMBER 15, 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, Joe Gustafson, Bill Penker, Laura Mazzini, Josh Witt & Ken Wood

EXCUSED: None

ABSENT: None

ALSO PRESENT: Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; and others.

PC15-56 Motion by Wood, second by Penker to recommend approval of the minutes of the August 18, 2015 City Plan Commission meeting.

Motion Carried

PC15-57 Motion Wood, second Gustafson to postpone the following agenda items to a special meeting to be held on Monday, September 28, 2015 at 5:30 PM:

Agenda Item 6. PUBLIC HEARING - Conditional Use Request by Hannah Shiltz, on behalf of Ashley Petersen, for a 4-Bed Adult Family Home with an exception to the City population limitation, zoned “TR-6” Two Family Residential District, located at 1301 East Doege Street (Parcel No. 33-07025).

Agenda Item 7. PUBLIC HEARING - Conditional Use Request by Tanya Esser for an exception to allow a detached accessory structure to exceed the height of the principal building by approximately 3 feet in the “SR-6” Single-Family Residential district, located at 406 West Leonhard Street (Parcel No. 33-04103). An exception is also being requested to allow a zero foot setback for a driveway addition, along the west property line, south of an existing shared driveway.

Agenda Item 8. PUBLIC HEARING - Conditional Use Request by Marshfield Clinic to allow building additions to the East Wing facility, expanding a “Large Scale Indoor Institutional” use within property zoned “CD” Campus Development, prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel No. 33-03233). The project includes an addition to the southeast corner of the East Wing, a 2nd floor mechanical space expansion to the northwest corner of the East Wing, and the construction of an on grade air cooled chiller adjacent to the existing loading dock.

Agenda Item 9. PUBLIC HEARING - Conditional Use Request by Marshfield Clinic to allow the use of a temporary contractor’s project office for longer than 365 days on property currently zoned “SR-4” Single Family Residential, in the process of being rezoned to “CD” Campus Development, prior to the adoption of a Campus Master Plan, located at 1100 North Walnut Avenue (Parcel No. 33-03239B).

Citizen Comments: None

PUBLIC HEARING - Annexation request by Draxler Enterprizes, LLC., including a request for ‘LI’ Light Industrial and “CMU” Community Mixed Use zoning, related to a Petition for Direct Annexation for lands consisting of 69.129 acres to be detached from the Town of Marshfield and annexed to the City of Marshfield; located east of State Highway “13” and north of Heritage Drive, generally described as: located in part of Certified Survey Map Number’s 164, 165, 2098, 7603, 7631 and all of Certified Survey Map Number 9661 and part of the NW ¼ of the SW ¼ and SW ¼ of the SW ¼ Section 22, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.

COMMENTS:

- Nathan Thieme, 8415 Heritage Drive, questioned how far south annexation was planned. He has a failing septic system and would like to consider hooking up to city sewer.
- Corey Foemmel, 8384 Heritage Drive, owns land east of the Draxler Enterprises property, may also be interested in city sewer and water and wants to understand the options.

PC15-57 Motion by Wood, second by Witt to recommend approval of the annexation request by Draxler Enterprises, LLC., including a request for 'LI' Light Industrial and "CMU" Community Mixed Use zoning, related to a Petition for Direct Annexation for lands consisting of 69.129 acres to be detached from the Town of Marshfield and annexed to the City of Marshfield; located east of State Highway "13" and north of Heritage Drive, generally described as: located in part of Certified Survey Map Number's 164, 165, 2098, 7603, 7631 and all of Certified Survey Map Number 9661 and part of the NW ¼ of the SW ¼ and SW ¼ of the SW ¼ Section 22, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, and direct staff to prepare an annexation ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Proposed Project Plan and Boundary for the creation of Tax Increment District No. 10 (TID #10).

COMMENTS: Ron Fish, representing McDonald's Restaurant, 1101 North Central Avenue, questioned what is being proposed at the Mall.

PC15-62 Motion by Wagner, second by Gustafson to recommend approval of Resolution No. PC2015-02, which approves the Proposed Project Plan and Boundary for the creation of Tax Increment District No. 10 (TID #10).

Motion Carried

Staff Updates:

- Comprehensive Plan Update – the kickoff meeting with the steering committee is planned for Thursday, September 17.

Items for Future Agendas:

- Special meeting on September 28, 2015 at 5:30 PM.

There being no objections, Chairman Meyer adjourned the meeting at 7:36 PM.

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION