

**CITY PLAN COMMISSION  
MARSHFIELD, WISCONSIN  
MINUTES OF MARCH 15, 2016**

Meeting called to order by Mayor Meyer at 7:00 PM in the Council Chambers of City Hall Plaza.

**PRESENT:** Mayor Meyer; Bill Penker, Ken Wood, Joe Gustafson & Laura Mazzini

**EXCUSED:** Ed Wagner and Josh Witt

**ABSENT:** None

**ALSO PRESENT:** City Administrator Barg; Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; Dave Rasmussen – MSA Professional Services; the media and others.

**PC16-08** Motion by Penker, second by Mazzini to recommend approval of the minutes of the February 16, 2016 City Plan Commission meeting.

**Motion Carried**

**Citizen Comments:** None

**PUBLIC HEARING** - Public Hearing and Presentation of Proposed Project Plan and Boundary for the creation of Tax Increment District No. 11 (TID #11).

**COMMENTS:** None

**PC16-09** Motion by Wood, second by Penker to recommend approval of the Proposed Project Plan and Boundary for the creation of Tax Increment District No. 11 (TID #11) and request a Plan Commission resolution be drafted for consideration.

**Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Security Health Plan, to allow an off-site parking addition to the south, including exceptions to the landscape requirements, within property zoned “CD” Campus Development zoning district prior to the adoption of a Campus Master Plan, located at 1515 North Saint Joseph Avenue (Parcels 33-03224N and 33-03224P).

**COMMENTS:** None

**PC16-10** Motion by Penker, second by Wood to recommend approval of the Conditional Use Request by Security Health Plan, to allow an off-site parking addition to the south, including exceptions to the landscape requirements, within property zoned “CD” Campus Development zoning district prior to the adoption of a Campus Master Plan, located at 1515 North Saint Joseph Avenue (Parcels 33-03224N and 33-03224P), contingent on the following:

1. The proposed use and general site plan is approved as presented.
2. Minor adjustments to the site plan such as setbacks or modification of the landscaping and lighting plans may be approved administratively.
3. The landscaping plan and lighting plan must meet the requirements in the zoning code.
4. All required landscape islands/peninsulas must be installed according to the standards in the zoning code.

**Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Marshfield Clinic, to allow a temporary addition for a modular medical lab along the west side of the East Wing within property zoned “CD” Campus Development zoning district prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel 33-03233).

**COMMENTS:** None

**PC16-11** Motion by Wood, second by Gustafson to recommend approval of the Conditional Use Request by Marshfield Clinic, based on the information presented and the conditional use criteria being met, to allow a temporary addition for a modular medical lab along the west side of the East Wing within property zoned “CD” Campus Development zoning district prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel 33-03233), contingent on the following:

1. The proposed developments may be constructed as presented. Minor site changes may be administratively approved.
2. Any disturbed portion of the site must return to the previous approved state by April 1, 2017 including the reinstallation of any landscaping that was removed.

**Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Malls 4 U representing the Marshfield Mall, to allow an exception to the landscape requirements for a new building addition for property zoned “CMU” Community Mixed Use, located at 503 East Ives Street (Parcel 33-03216).

**COMMENTS:** None

**PC16-12** Motion by Gustafson, second by Wood to recommend approval of the Conditional Use Request by Malls 4 U representing the Marshfield Mall, based on the information presented and the conditional use criteria being met, to allow an exception to the landscape requirements for a new building addition for property zoned “CMU” Community Mixed Use, located at 503 East Ives Street (Parcel 33-03216), contingent on the following:

1. The landscaping may be planted as presented allowing an exception for no street landscaping along North Peach Avenue.
2. Minor landscaping changes may be administratively approved.

**Motion Carried**

**PC16-13** Motion by Wood, second by Penker to recommend approval of the vacation of a portion of Draxler Drive located north of Heritage Drive and adjacent to Lot 2, Wood County Certified Survey Map No. 9992, being part of the SW ¼ of the SW ¼ of Section 22, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, and refer Resolution No., 2016-16 to the Common Council for consideration, contingent on the following:

1. An easement shall be granted for a temporary cul-de-sac to the east of Draxler Drive at a location to be determined by the City Engineer.

**Motion Carried**

**Items for Future Agendas:**

- City Planner Miller informed the Plan Commission that staff is still working on bicycle routes for transportation purposes.

**Staff Updates:**

- City Planner Miller gave an update on the Comprehensive Plan process. The last committee meeting was cancelled due to lack of a quorum. Miller stated that the City is seeing good response on the survey with over 30% response to date.

There being no objections, the Mayor adjourned the meeting at 7:32 PM

**Daniel G. Knoeck, Secretary**  
**CITY PLAN COMMISSION**