

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF APRIL 19, 2016**

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

PRESENT: Mayor Meyer; Ed Wager, Josh Witt, Bill Penker & Ken Wood

EXCUSED: Joe Gustafson

ABSENT: Laura Mazzini

ALSO PRESENT: City Administrator Barg; Director of Public Works Knoeck; Development Services Director Angell; City Planner Miller; Zoning Administrator Schroeder; Adam Fischer – Central WI State Fair; the media and others.

PC16-14 Motion by Wood, second by Witt to recommend approval of the minutes of the March 15, 2016 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - Conditional Use Request by Central Wisconsin State Fair (CWSF) to allow the construction of a permanent stage, east of the grandstands in Marshfield Fairgrounds Park, to provide outdoor commercial entertainment for various events within property zoned “CD” Campus Development, prior to the adoption of a Campus Master Plan, located at 513 East 17th Street (Parcel 33-03458).

COMMENTS:

- David Hirsch, 412 East 14th Street, stated he is concerned with dust in the parking lot at the Fairgrounds when events are held. Dust is a health issue. Townships provide dust control for residents on gravel roads and he is wondering why it hasn’t been addressed in the 23 years he has lived there. More events will bring more dust.
- Adam Fischer, Central WI State Fair Executive Director, stated that they have been discussing a permanent stage for a number of years. Every year they bring in a temporary stage at this location. It has become very expensive to pay for a temporary stage and they would expect a five year payback on this project. The Fair Board is also eager to have a campus plan drafted and are looking forward to seeing that process get started.
- Janet Marshall, 410 East 14th Street, also lives near the Fairgrounds and is concerned about what else might be going on at the fairgrounds – more activities throughout the year means more noise, etc.

PC16-15 Motion by Wood, second by Penker to recommend approval of the Conditional Use Request by Central Wisconsin State Fair (CWSF) to allow the construction of a permanent stage, east of the grandstands in Marshfield Fairgrounds Park, to provide outdoor commercial entertainment for various events within property zoned “CD” Campus Development, prior to the adoption of a Campus Master Plan, located at 513 East 17th Street (Parcel 33-03458), subject to the following:

1. A draft Campus Master Plan, meeting the requirements of the Zoning Coe, must be submitted to the City within one year of Common Council approval of the Conditional Use Permit.
2. Minor changes to the site plan such as setbacks and structure details may be administratively approved.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Peter Nagel, representing Forward Financial Bank, to allow the construction of a Large and Group Development with off-site parking, including an exception to exceed the maximum district height allowance within property zoned “CMU” Community Mixed Use, located at 1001 North Central Avenue (Parcels 33-03257 and 33-03257B).

COMMENTS: None

PC16-16 Motion by Witt, second by Penker to recommend approval of the Conditional Use Request by Peter Nagel, representing Forward Financial Bank, to allow the construction of a Large and Group Development with off-site parking, including an exception to exceed the maximum district height allowance within property zoned “CMU” Community Mixed Use, located at 1001 North Central Avenue (Parcels 33-03257 and 33-03257B), contingent on the following:

1. The principal bank building is allowed to be constructed at a maximum height of 55 feet.
2. The Applicant may combine parcels 33-03257 and 33-03257B through a certified survey map. The combination of these two lots will be required prior to the development and any future separation of the “future tenant building”.
3. The “future tenant building” and equipment/vehicle shed may be administratively approved, provided they meet all zoning requirements.
4. Signage may be approved administratively provided that there is not a need for exceptions.
5. Minor site changes and building details may be administratively approved as long as the changes do not result in development becoming non-compliant with this conditional use permit or other zoning code requirements.

Motion Carried

City Administrator Barg presented a summary presentation of the 2017-2021 Capital Improvement Program as prepared by the CIP Administrative Committee.

Items for Future Agendas:

- Planner Miller suggested the possibility of a Pedestrian/Bike Advisory Committee, which may be discussed at a future meeting.

Staff Updates:

- City Planner Miller gave an update on the Comprehensive Plan process.

There being no objections, the Mayor adjourned the meeting at 7:44 PM

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION