

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF SEPTEMBER 20, 2016**

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

PRESENT: Mayor Meyer, Ed Wagner, John Kaprelian, Bill Penker, Ken Wood, Joe Gustafson & Kyle Weik

EXCUSED: None

ABSENT: None

ALSO PRESENT: Development Services Director Angell; City Planner Miller; Director of Public Works Knoeck; the media and others.

PC16-42 Motion by Wood, second by Penker to recommend approval of the minutes of the August 16, 2016 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - Conditional Use Request by Scott Weber to exceed the maximum allowable accessory building area for a residential zoned property, exceeding 1,200 square feet and the footprint of the home, and to allow for an extension for the one year hard surfacing requirement, zoned "SR-3" Single Family Residential, located at 400 South Hawthorn Avenue (Parcel 33-06322).

COMMENTS:

- Scott Weber, 400 South Hawthorn Avenue, stated he is OK with limiting the size of the structure and the required setback but he is concerned with the hard surface requirement and the requirement to use similar building materials as the principle structure. He would prefer to move building closer to house to reduce the amount of hard surface required but the structure can't be built over the utility easement. With regard to building materials, he does plan to use a metal siding product but that doesn't equate to a pole building type look. The rendering does not imply a pole building. He intends to incorporate similar features into the home when he replaces the siding on the home. He asked the Commission to reconsider those two components of the staff recommendation.

PC16-43 Motion by Wagner, second by Wood to recommend approval of the Conditional Use Request by Scott Weber to exceed the maximum allowable accessory building area for a residential zoned property and exceeding 1,200 square feet and the footprint of the home, zoned "SR-3" Single Family Residential, located at 400 South Hawthorn Avenue (Parcel 33-06322), subject to the following conditions:

1. The proposed detached garage is permitted up to a total square footage of 1,308 square feet with 108 square feet of the total square footage being occupied by the covered porch.
2. The overall property is permitted up to 1,849 square feet of accessory space including the existing attached garage and the proposed garage with the covered porch.
3. The porch may not be used for outdoor storage and may not be enclosed.
4. The entire driveway expansion must be hard surfaced within one year of occupancy per Section 18-103(7) of the Zoning Code.
5. Because of the size of the proposed garage, the garage must meet principal building setbacks including a 7.5 foot side setback.
6. The exterior siding of the garage must be constructed of similar building materials and visual appearance as the principal structure located on premise (no metal siding).
7. Minor site changes may be administratively approved.

Motion Carried

PC16-44 Motion by Wagner, second by Kaprelian to amend Motion PC16-43 to amend Condition 4 to require that the driveway expansion area labeled on the site plan as “Proposed Hard Surface Year 1” be completed within one year of occupancy and to allow for the driveway expansion area labeled as “Proposed Hard Surface Year 4” to be done within three years of occupancy of the building.

Motion Carried

PC16-45 Motion by Wagner, second by Penker to amend Motion PC16-43 to amend Condition 6 to require that building materials be of similar design and color as the principal structure.

Motion Carried

PUBLIC HEARING - Extraterritorial Preliminary Plat Request by Jeff Hill to review the map and other materials of “Bushman Estates” for conformity with all ordinances, administrative rules and regulations, located on West Ives Street just north of Sunset Drive to the west of North Lincoln Avenue. Legally described as: Being all of Lot 2 of CSM 3620 and all of Lots 1 and 2 and part of 3 of CSM 3621, located in and part of the SE ¼ of the NW ¼ and part of the SW ¼ of the NE ¼ of Section 1, Township 25 North, Range 2 East, Town of Lincoln, Wood County, Wisconsin.

COMMENTS:

- Kevin Boyer, EMCS Inc, representing the owner stated that the minimum lot size in the Town of Lincoln is 1.5 acres. Also, with regard to the length to width ratio of the lots, they do have approval of the Town Board and Wood County. He also confirmed that an environmental corridor exists north of the subject plat that would prohibit a future north-south street that was referenced in the staff report.

PC16-46 Motion by Wood, second by Gustafson to recommend approval of the Extraterritorial Preliminary Plat Request by Jeff Hill to review the map and other materials of “Bushman Estates” for conformity with all ordinances, administrative rules and regulations, located on West Ives Street just north of Sunset Drive to the west of North Lincoln Avenue. Legally described as: Being all of Lot 2 of CSM 3620 and all of Lots 1 and 2 and part of 3 of CSM 3621, located in and part of the SE ¼ of the NW ¼ and part of the SW ¼ of the NE ¼ of Section 1, Township 25 North, Range 2 East, Town of Lincoln, Wood County, Wisconsin.

Motion Carried

PC16-47 Motion by Wood, second by Gustafson to recommend that the City Plan Commission find that there is no future public use for the remnant parcel of property at 4th Street and Galvin Avenue and approves of the sale to the adjacent property owner.

Motion Carried

Items for Future Agendas:

- Highway Signage

Staff Updates:

- City Planner Miller gave an update on the Comprehensive Plan process. A mid-term town hall meeting will be held Wednesday, September 21, 2016 at the Fire Station.

There being no objections, Mayor Meyer adjourned the meeting at 7:48 PM