

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF OCTOBER 18, 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

EXCUSED: Kyle Weik

ABSENT: None

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

PC16-48 Motion by Wood, second by Penker to recommend approval of the minutes of the September 20, 2016 City Plan Commission meeting.

Motion Carried

Citizen Comments - None

PUBLIC HEARING - Conditional Use Request by Jeff Redetzke representing Dr. Narayana and Hema Murali to allow for the construction of a new single family home with exceptions to exceed the maximum allowable accessory building area for a residential property, exceeding 1,200 square feet and to allow for an extension to the one year hard surfacing requirements, for property zoned "RH-35" Rural Holding, located at 1216 North Lincoln Avenue (Parcel 33-04324A).

COMMENTS:

- Darrell Paasch stated his initial concern was that a two-story house might be out of place but with trees remaining on site around the house, he has no concerns with the proposal.

PC16-49 Motion by Penker, second by Wood to recommend approval of the Conditional Use Request by Jeff Redetzke representing Dr. Narayana and Hema Murali to allow for the construction of a new single family home with exceptions to exceed the maximum allowable accessory building area for a residential property, exceeding 1,200 square feet and to allow for an extension to the one year hard surfacing requirements, for property zoned "RH-35" Rural Holding, located at 1216 North Lincoln Avenue (Parcel 33-04324A), subject to the following conditions:

1. The property is permitted up to 2,464 square feet of accessory space.
2. If the proposed future road does not get constructed within 3 years of occupancy, the Applicant must hard surface the entire driveway. If said road is completed within 3 years, the Applicant shall hard surface the entire driveway in conjunction with the completion of the road.
3. Minor site changes may be administrative approved.

Motion Carried

Mayor Meyer asked Vice Chair Wagner to assume the chair at 7:28 PM

PUBLIC HEARING - Conditional Use Request by Marshfield Clinic to rescind Resolution 2016-03 and to allow the addition of a large scale indoor institutional use to the existing Marshfield Clinic East Wing facility within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel 33-03233).

COMMENTS: None

PC16-50 Motion by Gustafson, second by Kaprelian to recommend approval of the Conditional Use Request by Marshfield Clinic to rescind Resolution 2016-03 and to allow the addition of a large scale indoor institutional use to the existing Marshfield Clinic East Wing facility within property zoned “CD” Campus Development prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel 33-03233), subject to the following conditions:

1. The Hyperbaric Addition may be constructed as presented allowing minor site changes to be administratively approved.
2. A wall/fence, setback a minimum of 3 feet from the proposed Wildwood-McMillan Connector Trail shall be installed to screen the oxygen tanks from the Oak Avenue right-of-way.
3. The temporary construction access shall be removed within one year of occupancy and any disturbed portion of the site must be returned to the previous approved state including the reinstallation of any landscaping that was removed.
4. Provided the land use is consistent with the Marshfield Clinic medical campus, the interior build out of the shelled space may be administratively approved.
5. A draft of a Campus Master Plan for the Marshfield Clinic Medical Campus following Section 18-166 must be submitted to the City for review within one year of a resolution being approved by the Common Council.

Meyer ‘abstained’, Motion Carried

PUBLIC HEARING - Conditional Use Request by Marshfield Clinic to amend Resolution 2016-04 to allow a reduction to the off-site parking lot being constructed off of West McMillan Street and to allow for a trail connection from the parking lot to Security Health Plan located to the west at 1515 North Saint Joseph Avenue (Parcels 33-03224, 33-03224P, and 33-03224N).

COMMENTS: None

PC16-51 Motion by Penker, second by Wood to recommend approval of the Conditional Use Request by Marshfield Clinic to amend Resolution 2016-04 to allow a reduction to the off-site parking lot being constructed off of West McMillan Street and to allow for a trail connection from the parking lot to Security Health Plan located to the west at 1515 North Saint Joseph Avenue and allow the construction of an off-site parking area and enclosed shelter, including exceptions to the landscape and proximity requirements, to accommodate the parking needs of Security Health Plan, within properties zoned “CD” Campus Development prior to the adoption of a Campus Master Plan, located off of West McMillan Street to the east of Security Health (Parcels 33-03224, 33-03224P, and 33-03224N), subject to the following conditions:

1. The proposed off-site parking lot, pedestrian paths and shelter structures, including landscaping and lighting, may be constructed as presented, subject to the conditions listed, with minor modifications to the site plan, setbacks, shelter location and size, lighting plan and landscape plan that may be approved administratively.
2. A left-turn lane for McMillan’s westbound traffic with 150-feet of storage (not including taper) shall be reviewed and implemented if the City Engineer determines it to be feasible.
3. Any minimum required street frontage landscaping that is not allowed along McMillan Street due to an easement, must be dispersed along the perimeter of the parking area.
4. Any signage proposed for the site must match the Marshfield Clinic Master Sign Plan.
5. The project, including landscaping and traffic improvements, must be complete within one year of the approved resolution by the Common Council.

Meyer ‘abstained’, Motion Carried

Mayor Meyer resumed the Chair at 7:39 PM.

PC16-52 Motion by Wagner, second by Gustafson to recommend approval of the Master Sign Plan Request by Stratford Sign Company representing Forward Financial Bank, to allow the installation of multiple signs with exceptions as part of a nonresidential large/group development for property zoned “CMU” Community Mixed Use, located at 1001 North Central Avenue (Parcel 33-03257), subject to the following conditions:

1. The freestanding monument sign and wall sign are permitted as presented.
2. The two directional signs may not exceed 5 feet in height and 16 square feet in sign area.
3. Minor changes to the proposed signage and future signage may be administratively approved provided no additional exceptions are needed.

Motion Carried

PC16-53 Motion by Penker, second by Kaprelian to recommend approval of the Final Extraterritorial Plat request by Kevin Boyer, representing Jeff Hill of Bushman Estates to review the map and other materials 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

PC16-54 Motion by Gustafson, second by Wood to recommend approval of the Final Plat Request by Tim Vreeland, representing Vern Berg of Popp Place to review the map and other materials for conformity with all ordinances, administrative rules and regulations, located across Highway 13 from Berg Equipment (Parcel 33-0MS058C), currently zoned “CMU” Community Mixed Use, subject to the following condition:

1. Any changes to the zoning regulations that allow residential uses on this plat (such as a rezoning or issuance of a Conditional Use Permit) shall be required to follow the Parkland Dedication requirements in Chapter 19 Subdivision and Platting Ordinance.

Motion Carried

Items for Future Agendas: None

Staff Updates:

- a. Highway Signage – Zoning Administrator Schroeder reported that unless there were objections from the Plan Commission, staff recommends we continue forward with the existing regulations which will likely result in an alternative sign permit process for any future proposed highway signs.
- b. Comprehensive Plan Update – City Planner Miller reported that staff held a mid-term report public meeting and had 18 to 20 participants.

There being no objections, Mayor Meyer adjourned the meeting at 7:56 PM