

**CITY PLAN COMMISSION  
MARSHFIELD, WISCONSIN  
MINUTES OF FEBRUARY 16, 2016**

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

**PRESENT:** Ed Wagner, Bill Penker, Josh Witt & Laura Mazzini

**EXCUSED:** Ken Wood; Joe Gustafson

**ABSENT:** None

**ALSO PRESENT:** Aldermen Jockheck; City Administrator Barg; Director of Public Works Knoeck; Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; the media and others.

**PC16-04** Motion by Penker, second by Witt to recommend approval of the minutes of the January 19, 2016 City Plan Commission meeting.

**Motion Carried**

**Citizen Comments:** None

**PUBLIC HEARING** - Conditional Use Request by Gregory Collins representing WHPC-Laurel Gardens-Marshfield LLC, to officially allow the lot combination of two 20-unit apartment complexes as one group development located at 620-622 Laurel Court (Parcel 33-02099), zoned “MR-24” Multifamily Residential.

**COMMENTS:** Dan O’Connell, representing Wisconsin Housing Preservation Corp. explained the goal of WHPC and explained their intent to renovate the property and to clean up the zoning issues. He is available for questions.

**PC16-05** Motion by Witt, second by Mazzini to recommend approval of the Conditional Use Request by Gregory Collins representing WHPC-Laurel Gardens-Marshfield LLC, to officially allow the lot combination of two 20-unit apartment complexes as one group development located at 620-622 Laurel Court (Parcel 33-02099), zoned “MR-24” Multifamily Residential based on the information presented and the conditional use criteria being met, with the following conditions:

1. A Certified Survey Map must be officially recorded combining Lot 1 and Lot 4 of Wood County Certified Survey Map No. 197, David Land Co. Inc. First Certified Survey as parcel 33-02099.
2. The Laurel Garden apartment complexes at 620 and 622 Laurel Court shall be classified as a group development and must adhere to the regulations established under Section 18-114 of the City Zoning Code.

**Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Peter Schau representing Verizon Wireless, to allow the installation and use of a temporary communications tower with temporary exceptions to the required setbacks, located at Grant Park, 704-706 West Doege Street, zoned “SR-6” Single Family Residential allowing Marshfield Utilities to conduct the required maintenance to the existing water tower.

**COMMENTS:** Peter Schau, representing Verizon is here to answer any questions.

**PC16-06** Motion by Penker, second by Witt to recommend approval of the Conditional Use Request by Peter Schau representing Verizon Wireless, to allow the installation and use of a temporary communications tower with temporary exceptions to the required setbacks, located at Grant Park, 704-706 West Doege Street, zoned “SR-6” Single Family Residential allowing Marshfield Utilities to conduct the required maintenance to the existing water tower based on the information presented and the conditional use criteria being met, with the following conditions/exceptions:

1. The temporary mobile service support structure may be installed as present allowing minor site changes to be administratively approved.
2. The site must return to the previous approved state within 3 months of completion of the Marshfield Utilities maintenance project to the existing water tower including the following:
  - a. All temporary equipment including the Tower on Wheels, guy wires, and chain link fencing must be removed from the property.
  - b. The existing vinyl fence and landscaping surrounding the existing equipment building must be reinstalled.
  - c. Any disturbed portion of the site must be graded and seeded to its original state including but not limited to any ruts, holes, and grass that may be killed.

**Motion Carried**

**PUBLIC HEARING** - Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-37, 18-54, and 18-58, allowing “Outdoor Commercial Entertainment” uses as a permitted use in the Downtown Mixed Use (DMU) district and amending the land use regulations for the “Outdoor Commercial Entertainment” use.

**COMMENTS:** None

**PC16-07** Motion by Wagner, second by Witt to recommend approval of the Municipal Code Amendment to amend Chapter 18, General Zoning Ordinance, Sections 18-37, 18-54, and 18-58, allowing Outdoor Commercial Entertainment uses as permitted uses in the Downtown Mixed Use District, increase the bufferyard when abutting residentially zoned property, require the approval of the Board of Public Works for activities on city-owned property (including right-of-way), and reduce the parking requirement as presented and direct staff to prepare an ordinance for Common Council consideration.

**Motion Carried**

Miller presented information and considerations related to bicycle routes for transportation purposes. Penker stated that he would like to see routes developed here. He is aware of routes being developed in Wausau and would like to have the gentlemen who developed those routes come here to tell us about the process they went through. Wagner stated that he likes the distinction between trails and routes, with routes possibly being an element of the transportation plan in the Comp. Plan update. This was a discussion item only.

Schroeder reviewed 2015 development related activity and a summary of Plan Commission actions.

Barg and Schroeder discussed the zoning code provisions related to crops planted in residentially zoned areas. This agricultural use is considered to be legal non-conforming since the ag use was in place before being rezoned to something else. Also, planting of trees and crops is an exempt activity under the zoning code. Jockheck has a constituent that is concerned about corn being planted adjacent to their home and he would like to see this addressed somehow.

**Items for Future Agendas:** Continued discussion on bicycle route planning.

**Staff Updates:**

- Miller gave an update on the Comp Plan process. The Transportation Chapter has been reviewed with the steering committee. His working on additional public outreach opportunities and will begin work on the Utilities and Public Facilities Chapter next. The random sample survey has been mailed out.

There being no objections, the Mayor adjourned the meeting at 8:12 PM

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