

**CITY PLAN COMMISSION  
MARSHFIELD, WISCONSIN  
MINUTES OF SEPTEMBER 28, 2015**

Meeting called to order by Vice Chair Wagner at 5:30 PM in the Council Chambers of City Hall Plaza.

**PRESENT:** Ed Wagner, Joe Gustafson, Bill Penker, Laura Mazzini, Josh Witt & Ken Wood

**EXCUSED:** Mayor Meyer

**ABSENT:** None

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

**Citizen Comments: None**

**PUBLIC HEARING** - Conditional Use Request by Hannah Shiltz, on behalf of Ashley Petersen, for a 4-Bed Adult Family Home with an exception to the City population limitation, zoned “TR-6” Two Family Residential District, located at 1301 East Doege Street (Parcel No. 33-07025).

**COMMENTS:**

- Chuck Morrell, 508 North Juno Avenue, just had a question on difference between CBRF and Adult Family Home. Miller explained that CBRF is five or more beds. An Adult Family Home is four beds or less.

**PC15-63** Motion by Wood, second by Penker to recommend acceptance of staff findings regarding conditional use criteria and approval of the Conditional Use Request by Hannah Shiltz, on behalf of Ashley Petersen, for a 4-Bed Adult Family Home with an exception to the City population limitation, zoned “TR-6” Two Family Residential District, located at 1301 East Doege Street (Parcel No. 33-07025), subject to the following condition:

1. The Conditional Use Permit shall expire if the proper license to establish a 4-bed Adult Family Home is not obtained within 12 months of Common Council approval or if the license is not maintained for a period of 12 or more consecutive months.

**Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Tanya Esser for an exception to allow a detached accessory structure to exceed the height of the principal building by approximately 3 feet in the “SR-6” Single-Family Residential district, located at 406 West Leonhard Street (Parcel No. 33-04103). An exception is also being requested to allow a zero foot setback for a driveway addition, along the west property line, south of an existing shared driveway.

**COMMENTS:** None

**PC15-64** Motion by Penker, second by Witt to recommend acceptance of staff findings regarding conditional use criteria and approval of the Conditional Use Request by Tanya Esser for an exception to allow a detached accessory structure to exceed the height of the principal building by approximately 3 feet in the “SR-6” Single-Family Residential district, located at 406 West Leonhard Street (Parcel No. 33-04103). An exception is also being requested to allow a zero foot setback for a driveway addition, along the west property line, south of an existing shared driveway, subject to the following conditions:

1. The proposed garage may be constructed as presented allowing minor site adjustments to be administratively approved provided the garage does not exceed 15 feet in height.
2. A 0-foot setback is allowed for the driveway along the west property line, north of the garage.

**Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Marshfield Clinic to allow building additions to the East Wing facility, expanding a “Large Scale Indoor Institutional” use within property zoned “CD” Campus Development, prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel No. 33-03233). The project includes an addition to the southeast corner of the East Wing, a 2nd floor mechanical space expansion to the northwest corner of the East Wing, and the construction of an on grade air cooled chiller adjacent to the existing loading dock.

**COMMENTS:**

- Dan Kirschnik, Associate General Counsel for Marshfield Clinic, 1001 North Oak Avenue, wanted to comment on the objection by Ministry, even though Ministry’s objection has been withdrawn. Ministry objected on the grounds that the proposal is not in the interest of public health, safety and general welfare. Marshfield Clinic believes that health, safety and general welfare of the public will be enhanced for the following four reasons:
  1. The expansion of ASC will result in development of a state of the art facility for offering radiation oncology services which will enable Marshfield Clinic to enhance the quality of care to the community.
  2. The proposed use will provide the community with more options for receiving radiation oncology services.
  3. The proposal will enable Marshfield Clinic to reduce the cost of care.
  4. The use will allow Marshfield Clinic to develop innovative care models which are consistent with the current trends in health care and enables Marshfield Clinic to move to a value based care model that will be beneficial for the community.

**PC15-65** Motion by Gustafson, second by Mazzini to recommend acceptance of staff findings in regard to conditional use criteria and approval of the Conditional Use Request by Marshfield Clinic to allow building additions to the East Wing facility, expanding a “Large Scale Indoor Institutional” use within property zoned “CD” Campus Development, prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel No. 33-03233), subject to the following conditions: (The project includes an addition to the southeast corner of the East Wing, a 2nd floor mechanical space expansion to the northwest corner of the East Wing, and the construction of an on grade air cooled chiller adjacent to the existing loading dock.)

1. The proposed building additions may be constructed as presented, allowing minor changes to be administratively approved.
2. Lighting and landscaping must meet the minimum requirements of ‘CMU’ Community Mixed Use district.
3. A parking analysis/plan must be approved by the Plan Commission for the overall site prior to issuance of a certificate of occupancy.
4. The proposed on-grade air cooled chiller may be installed as presented, allowing minor changes to be administratively approved.
5. Marshfield Clinic will work the City of Marshfield to install landscaping to provide screening for the air cooled chiller after the bike trail has been installed.

**Motion Carried**

**PUBLIC HEARING** - Conditional Use Request by Marshfield Clinic to allow the use of a temporary contractor's project office for longer than 365 days on property currently zoned "SR-4" Single Family Residential, in the process of being rezoned to "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 1100 North Walnut Avenue (Parcel No. 33-03239B).

**COMMENTS:** None

**PC15-66** Motion by Witt, second by Wood to recommend acceptance of staff findings related to conditional use criteria and approval of the Conditional Use Request by Marshfield Clinic to allow the use of a temporary contractor's project office for longer than 365 days on property currently zoned "SR-4" Single Family Residential, in the process of being rezoned to "CD" Campus Development, prior to the adoption of a Campus Master Plan, located at 1100 North Walnut Avenue (Parcel No. 33-03239B), and subject to the following conditions:

1. The proposed temporary contractor's office may be used as presented.
2. Access and any parking for the temporary contractor's office must be provided through the East Wing Property.
3. This structure must be removed within 10 days of issuance of occupancy permits for the future proposed developments by Marshfield Clinic.

**Motion Carried**

**Items for Future Agendas: None**

Motion by Mazzini, second Witt that the meeting be adjourned at 6:08 PM.

**Motion Carried**

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