

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF AUGUST 18, 2015**

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

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

EXCUSED: None

ABSENT: None

ALSO PRESENT: Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; the media; and others.

PC15-49 Motion by Wood, second by Penker to recommend approval of the minutes of the July 21, 2015 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - Conditional Use Request by Chad Breitzke for a “Conditional Home Occupation” to allow the Applicant to obtain a Federal Firearms License and sell firearms and ammunition out of his residence, located at 1102 West Arlington Street, zoned “SR-3” Single Family Residential.

COMMENTS: Chad Breitzke, just wanted to put a name with a face and reiterate that this is not an inventory type business. Only once a customer places an order, would he take delivery and then arrange for pick up by the customer, typically on the same day. He is available for questions.

PC15-50 Motion by Wood, second by Penker to recommend approval of the Conditional Use Request by Chad Breitzke for a “Conditional Home Occupation” to allow the Applicant to obtain a Federal Firearms License and sell firearms and ammunition out of his residence, located at 1102 West Arlington Street, zoned “SR-3” Single Family Residential, subject to the following conditions:

1. No signage would be permitted for the Conditional Home Occupation.
2. Business operations would be limited to phone calls, emails, other messaging devices and by appointment only.
3. Parking for customers must be provided on-site.
4. Failure to obtain a Federal Firearm License within 12 months of approval or the sale or transfer of the property will cause the conditional use permit to be null and void.
5. Failure by the applicant to be in good standings with all parties will be cause for immediate revocation of the conditional use permit.
6. Any significant changes to the Federal Firearm License would require a review of the conditional use permit.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Dan and Cindy Burns to exceed the maximum accessory structure allowance of 1,200 square feet for all “Residential Accessory Buildings”, located at 1515 West 5th Street, zoned “SR-3” Single Family Residential.

COMMENTS: None

PC15-51 Motion by Gustafson, second by Mazzini to recommend approval of the Conditional Use Request by Dan and Cindy Burns to exceed the maximum accessory structure allowance of 1,200 square feet for all “Residential Accessory Buildings”, located at 1515 West 5th Street, zoned “SR-3” Single Family Residential, subject to the following condition:

1. The proposed garage may be constructed as presented allowing minor site adjustments to be administratively approved.

Motion Carried

PUBLIC HEARING - Rezoning Request by Linda Fenske, representing M&M Rentals to change the zoning from “SR-6” Single Family Residential to “TR-6” Two Family Residential located at 511 and 513 South Peach Avenue, parcels 33-01628 and 33-01629, to correct the zoning district, allowing the existing twin house to conform to the Zoning Code

COMMENTS: None

PC15-52 Motion by Witt, second by Wood to recommend approval of the rezoning Request by Linda Fenske, representing M&M Rentals to change the zoning from “SR-6” Single Family Residential to “TR-6” Two Family Residential located at 511 and 513 South Peach Avenue, parcels 33-01628 and 33-01629, to correct the zoning district, allowing the existing twin house to conform to the Zoning Code, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Rezoning Request by Marawood Real Estate 100 LLC to change the zoning from “SR-4” Single Family Residential back to “CMU” Community Mixed Use located at 1308 West McMillan Street, parcel 33-03287CBA, to allow a lot line adjustment with the adjacent property also owned by Marawood.

COMMENTS: None

PC15-53 Motion by Wood, second by Witt to recommend approval of the Rezoning Request by Marawood Real Estate 100 LLC to change the zoning from “SR-4” Single Family Residential back to “CMU” Community Mixed Use located at 1308 West McMillan Street, parcel 33-03287CBA, to allow a lot line adjustment with the adjacent property also owned by Marawood, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Rezoning Request by Marshfield Clinic to change the zoning from “SR-4” Single Family Residential to “CD” Campus Development located at 1004, 1006, 1010, 1100, 1108, and 1114 North Walnut Avenue, parcels 33-03239A, 33-03239B, 33-03239C, 33-03239D; 33-03241, and 33-03241AA, to allow these properties to be included as part of the Marshfield Clinic Campus and for possible future developments.

COMMENTS: None

PC15-54 Motion by Mazzini, second by Gustafson to recommend approval of the rezoning Request by Marshfield Clinic to change the zoning from “SR-4” Single Family Residential to “CD” Campus Development located at 1004, 1006, 1010, 1100, 1108, and 1114 North Walnut Avenue, parcels 33-03239A, 33-03239B, 33-03239C, 33-03239D; 33-03241, and 33-03241AA, to allow these properties to be included as part of the Marshfield Clinic Campus and for possible future developments and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-42 and 18-54, allowing any land use to be either permitted by right or as conditional use if approved as part of a Campus Master Plan or as part of a Conditional Use Permit request in the Campus Development zoning district and direct staff to prepare an ordinance for Common Council consideration.

COMMENTS: None

PC15-55 Motion by Penker, second by Witt to recommend approval of the Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-42 and 18-54, allowing any land use to be either permitted by right or as conditional use if approved as part of a Campus Master Plan or as part of a Conditional Use Permit request in the Campus Development zoning district.

Motion Carried

Items for Future Agendas: None

Staff Updates: Miller reported that next week the Common Council will be asked to approve the steering committee for the upcoming Comprehensive Plan update.

There being no objections, Chairman Meyer adjourned the meeting at 7:33 PM.

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION