



CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION

City of Marshfield, Wisconsin

Monday, December 14, 2015

Council Chambers Lower Level, City Hall Plaza

7:00 p.m.

1. Call to Order. – Chairman Meyer.
2. Roll Call. – Secretary Knoeck.
3. Approval of Minutes. – November 17, 2015 Meeting.
4. Citizen Comments.
5. Rezoning Request by Dennis Boucher to change the zoning from "TR-6" Two Family Residential to "MR-12" Multi-Family Residential for the property located west of 1316 N Hume Avenue, Parcel No. 33-06846.
Presenter: Josh Miller, City Planner
Public Hearing Required
6. Conditional Use Request by Marshfield Clinic to allow the addition of a walk in incubator within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located at 510 North Saint Joseph Avenue (Parcel No. 33-02078).
Presenter: Josh Miller, City Planner
Public Hearing Required
7. Conditional Use Request by Marshfield Clinic to allow the use of a Mobile Breast Imaging Trailer within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located at 1000 North Oak Avenue (Parcel No. 33-03231B).
Presenter: Josh Miller, City Planner
Public Hearing Required
8. Review and recommend Amended Public Participation Plan of the Comprehensive Plan Update.
Presenter: Josh Miller, City Planner
9. Items for Future Agendas.
10. Staff Updates.
 - a. Comprehensive Plan Update.
11. Adjourn.

Posted this 9th day of December, 2015 at 4:00 PM by Dan Knoeck, Secretary, City Plan Commission

For additional information regarding items on the agenda, please contact Jason Angell, Director of Planning & Economic Development at 715.486.9139 or Josh Miller, City Planner at 715.486.2075.

NOTE

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Mary Anderson, Public Works Department at 630 South Central Avenue or by calling (715) 387-8424.

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF NOVEMBER 17, 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, Bill Penker, Ken Wood, Joe Gustafson, Josh Witt & Laura Mazzini

EXCUSED: None

ABSENT: None

ALSO PRESENT: City Administrator Barg; Director of Public Works Knoeck; Planning & Economic Development Director Angell; John Berg - Airport Committee; Carolyn Opitz - Town of McMillan; the media and others.

PC15-71 Motion by Wood, second by Penker to recommend approval of the minutes of the October 20, 2015 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, General Zoning Ordinance, Sections 18-26 through 18-33, 18-54, and 18-62 pertaining to regulations of satellite dishes, amateur radio facilities, and mobile service facilities such as communication or cell towers, antennas, and related equipment buildings, to comply with 62.23(7)(hf) and 66.0404, Wis. Stats. The primary changes of the amendment include: increasing the allowable height of communication towers to 200 feet; revising the setbacks for a communication tower; defining the application process; and allowing communication towers in all residential zoning districts as a conditional use.

COMMENTS: None

PC15-72 Motion by Wood, 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 18-26 through 18-33, 18-54, and 18-62 pertaining to regulations of satellite dishes, amateur radio facilities, and mobile service facilities such as communication or cell towers, antennas, and related equipment buildings, to comply with 62.23(7)(hf) and 66.0404, Wisconsin Statutes 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, Zoning Code, Chapter 19, Subdivision Code, and Chapter 24 Sign Code to replace the listed fees in said Chapters with a reference to the City of Marshfield Fee Schedule.

COMMENTS: None

PC15-73 Motion by Penker, second by Wood to recommend approval of the Municipal Code Amendment Request by the City of Marshfield to amend Chapter 18, Zoning Code, Chapter 19, Subdivision Code, and Chapter 24 Sign Code to replace the listed fees in said Chapters with a reference to the City of Marshfield Fee Schedule.

Motion Carried

PC15-74 Motion by Wagner, second by Wood to recommend approval of the related fees to Zoning Code, Sign Code, and Subdivision Code for the “City of Marshfield Fee Schedule” and direct staff to prepare a resolution for Common Council consideration.

Motion Carried

PC15-75 Motion by Wagner, second by Gustafson to cast a unanimous ballot for Penker as Plan Commission member to the Town of McMillan – City of Marshfield Joint Plan Commission.

Motion Carried

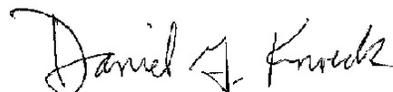
Items for Future Agendas: Penker would like to see a discussion on bicycle routes.

Barg reported that the December Plan Commission meeting will be Monday, December 14, 2015 at 7:00 PM.

Staff Updates:

- Miller gave an update on the Comprehensive Plan Update process.

There being no objections, Chairman Meyer adjourned the meeting at 7:30 PM.



Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: December 14, 2015

RE: Rezoning Request by Dennis Boucher to change the zoning from “TR-6” Two Family Residential to “MR-12” Multi-Family Residential for the property located west of 1316 N Hume Avenue, Parcel No. 33-06846.

Background

Dennis Boucher is requesting to rezone one parcel located west of the Greenway Village Condo Plate Phase I from “TR-6” Two Family Residential to “MR-12” Multifamily Residential to allow this property to be developed for multifamily development. The subject property is just over 3 acres.

Analysis

According to the 2007 City of Marshfield 20 year Comprehensive Plan, this specific area is identified as “Existing City Residential – 6-10 units per acre.” Rezoning the property to “MR-12” Multifamily Residential, would match the designated land use shown on the Future Land Use map as a limit on the density could be placed on the Conditional Use Permit required for multifamily development over 4 units or for developments with multiple buildings.

Based on the neighborhood context, the surrounding land uses, similar properties, and future growth patterns, it is reasonable to consider a rezoning of this property and adjacent properties in the future to “MR-12” Multifamily Residential.

The property is currently landlocked, so to develop it, the parcel would have to be combined with an already developed parcel along Hume Avenue to the east. Utilities are available from Hume Avenue and would have to be run through the existing development to get to any new development in the back portion of the lot. The lot to the east is part of a condo plat and that would also have to be amended before the properties could be combined.

This past summer, staff has received some phone calls from the neighbors as the applicant had been doing some clearing of the property prior to the rezoning

application. The neighbors were concerned about some of the clearing that had taken place in the wetlands and had questions about what development was taking place. The Department of Natural Resources (DNR) was contacted and the wetlands were delineated. The applicant is allowed to do site grading on his own property prior to any building permit if the proper stormwater management practices are in place and proper permits are taken out. Since the wetlands were delineated, quite a bit of site grading and ditching has taken place. The City Engineer, DNR, and Army Corps of Engineers have been involved, trying to resolve the permitting issues.

Staff was also contacted by one of the neighbors stating that the ditching has caused their basement to flood. The City Engineer tried calling them back multiple times and have left messages with them, but have not heard back.

The Zoning Code requires a review of any zoning map amendment with the following criteria:

1. Advances the purposes of this Chapter as outlined in Section 18-03 and the applicable rules of Wisconsin Department of Natural Resources (WisDNR) and the Federal Emergency Management Agency (FEMA).

Section 18-03 refers to the protection of health, safety, morals, comfort, convenience, and general welfare of the public. Rezoning land to multifamily that is already located adjacent and near other multifamily zoning, would allow future multifamily uses to be located near other multifamily uses. The western part of the property does contain wetlands that have been delineated and the eastern part of the property is located within 1,000 feet of a pond (shoreland zoning). If the parcel does become developed, any regulations pertaining to wetlands and shorelands will have to be followed. Based on the available data, the property is located outside the floodplain.

2. Is in harmony with the recommendations of the Comprehensive Plan.

The Future Land Use Map identifies this area as “Existing City Residential 6-10 units per acre”. Based on the density, this planning district is capable of allowing residential development of medium density. Although “MR-12” would allow a density of up to 12 units per acres, the approval of a Conditional Use Permit should not exceed the density standards provided in the Comprehensive Plan. Because much of the southwestern portion of the parcel is wetlands, a lot of the parcel is undevelopable, naturally reducing the number of units that could ultimately be developed.

3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

The property to the east is zoned for multifamily residential (“MR-12”). The property to the south is a City owned greenway that handles stormwater (zoned “TR-6”). To the south of that is higher density residential development, zoned “MR-24”. Property to the west and north is single family. Any future development would be subject to a bufferyard requirement. A more significant bufferyard could be required as a condition of the Conditional Use Permit approval.

4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
 - b. A mapping mistake was made. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
 - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

The 2014 Housing Study identified a demand for more rental options in the community. The newest apartment buildings behind Wal-Mart on North Hume Avenue are already full with a waiting list. Rezoning is the first step to allowing multifamily development on this parcel. If the rezoning request is approved, before the applicant can develop multifamily dwellings, both a variance to the minimum lot size standards and a Conditional Use Permit will need to be obtained.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions or conditions the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

APPROVE the rezoning request by Dennis Boucher to change the zoning from “TR-6” Two Family Residential to “MR-12” Multi-Family Residential for the property located west of 1316 N Hume Avenue, Parcel No. 33-06846.

Attachments

1. Application

2. Rezoning Report
3. Location Map

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator



MARSHFIELD

The City in the Center

Revised: 11/13/14

Department of Planning & Economic Development

City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449-0727

Ph: 715-486-2077 Fax: 715-384-7631

Email: Sam.Schroeder@ci.marshfield.wi.us

Zoning Map
Amendment
Application

Fee: \$250.00 + \$10.00 per acre

Today's Date: 11/13/15

11/13/15

OFFICE USE ONLY

Date Received: 10/9/15	Fee Receipt Number: 55117	Zoning District: TR-6	Parcel #: 33-06846
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SITE INFORMATION

Site Address: Backbt off N Hinman Ave	Lot #: 3306846	Block #:	Subdivision:
Section:	Township:	Range:	Present Land Use:
Legal Description: See Attached			

APPLICANT INFORMATION

Applicant Name: Dennis Boucher	Phone #: 715-305-1960	Email Address: dennis.marshfield@yahoo.com
Address, City, State, Zip: 1504 E Upham Marshfield WI 54449		
The Applicant is the <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Representative/Other (Describe): Co-Owner JEB Properties LLC		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name:	Owner Phone #:	Owner Email Address:
Owner Address, City, State, Zip:		

LOT DETAILS

Street Frontage (Name and Distance): Humel	
Depth: 235x575	Area: 135,125
Public Utilities Available: <input checked="" type="checkbox"/> Sanitary <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Storm <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Other:	

DETAIL OF ZONING CHANGE REQUEST

Requested Zoning District: TR-6 to MR-12	Proposed Land Use: Condo 4 plex and/or 6 plex
Reason for Request: Currently this property is zoned TR6. In order for this property to be developable for 4-plex and combine it with Phase 1, this property needs to be rezoned to MR12	

DOCUMENTATION SUBMITTED

Site Plan Proof of Ownership Area Map Survey Photographs Other: Branway Village Condo Phase 2

Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information.

I hereby apply for a zoning change, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Building Codes; that I understand this form is not in itself a zoning map amendment but only an application for a zoning map amendment and is valid only with procurement of applicable approvals.

Applicant Signature: [Signature] Date: 10-9-15



MARSHFIELD
The City in the Center

Department of Planning & Economic Development

City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449-0727
Telephone: 715-486-2074
Fax: 715-384-7631

Email: josh.miller@ci.marshfield.wi.us

Development Review Team (DRT) Plan Application

Revised: 11/13/14

Developer(s):

Name:

Address:

City: State: Zip Code:

Email: Ph: Fax:

Property Owner(s) / Fee Owner(s), if different from above:

Name:

Address:

City: State: Zip Code:

Email: Ph: Fax:

Parcel Information:

PID#(s): Parcel Acreage:

Complete legal description (not abbreviated description from tax statement):

Present Zoning:

Proposed Name of Subdivision:

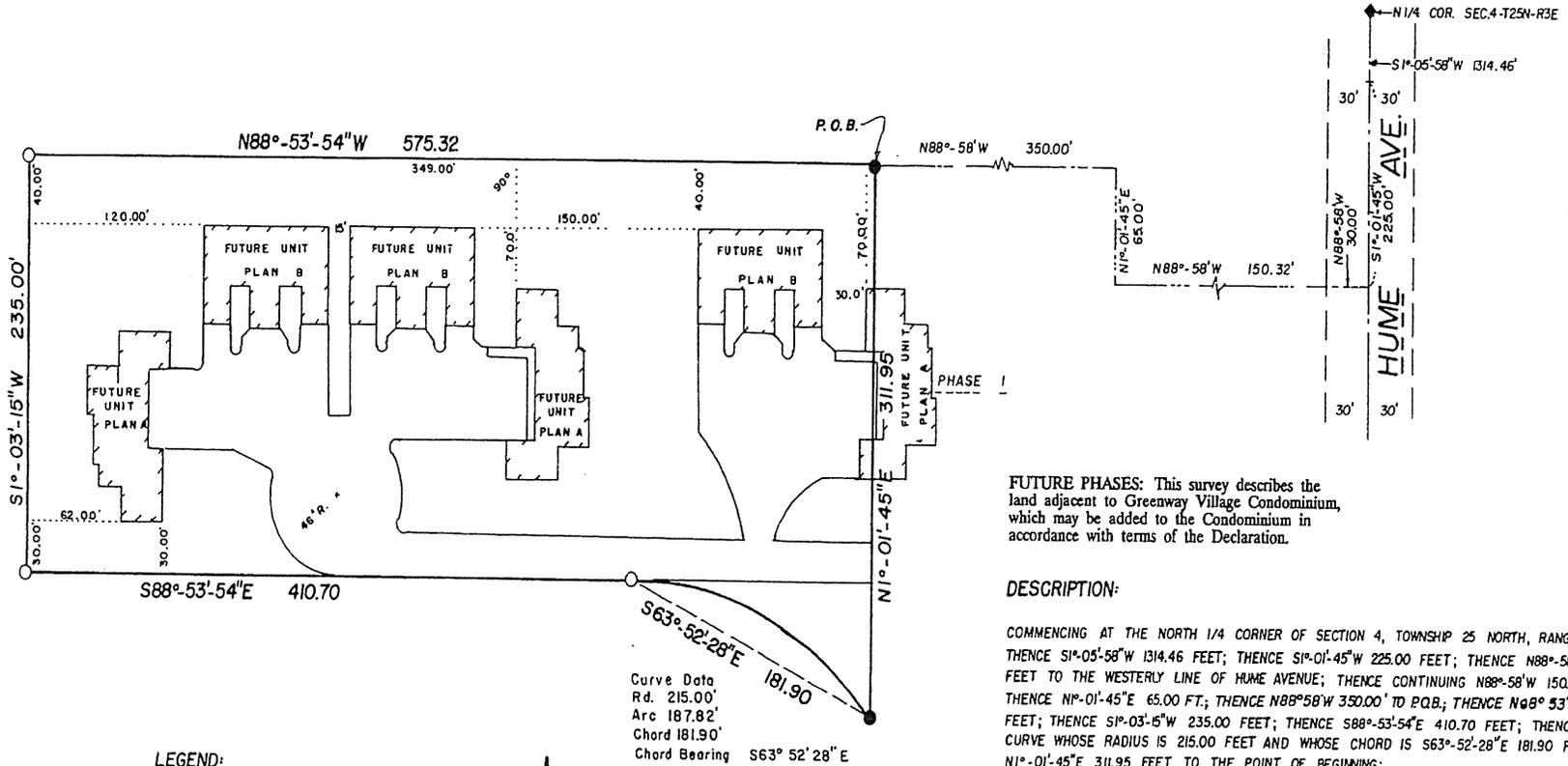
Proposed Zoning: Proposed # of Lots:

Type of Development or Project:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Institutional |
| <input type="checkbox"/> CBD Redevelopment | <input type="checkbox"/> Residential 12 or more units | <input type="checkbox"/> 25,000 + Sq. Ft. Building |
| <input type="checkbox"/> Liquor License | <input type="checkbox"/> Group and Large Development | |

GREENWAY VILLAGE CONDOMINIUM (Phase 2)

PART OF THE SE 1/4-NW 1/4 OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WI



FUTURE PHASES: This survey describes the land adjacent to Greenway Village Condominium, which may be added to the Condominium in accordance with terms of the Declaration.

DESCRIPTION:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 3 EAST; THENCE S1°-05'-58"W 1314.46 FEET; THENCE S1°-01'-45"W 225.00 FEET; THENCE N88°-58'W 30.00 FEET TO THE WESTERLY LINE OF HUME AVENUE; THENCE CONTINUING N88°-58'W 150.32 FEET; THENCE N1°-01'-45"E 65.00 FT.; THENCE N88°58'W 350.00' TO P.O.B.; THENCE N88° 53' 54"W 575.32 FEET; THENCE S1°-03'-5"W 235.00 FEET; THENCE S88°-53'-54"E 410.70 FEET; THENCE ALONG A CURVE WHOSE RADIUS IS 215.00 FEET AND WHOSE CHORD IS S63°-52'-28"E 181.90 FEET; THENCE N1°-01'-45"E 311.95 FEET TO THE POINT OF BEGINNING;

CONTAINING 139,089.16 SQUARE FEET OF LAND MORE OR LESS.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES.

DATED THIS 13th DAY OF June, 1991.

DRAFTED BY DALE A. DECKER

Dale A. Decker
 DALE A. DECKER



CONDOMINIUM PLAT
 page 2 of 5

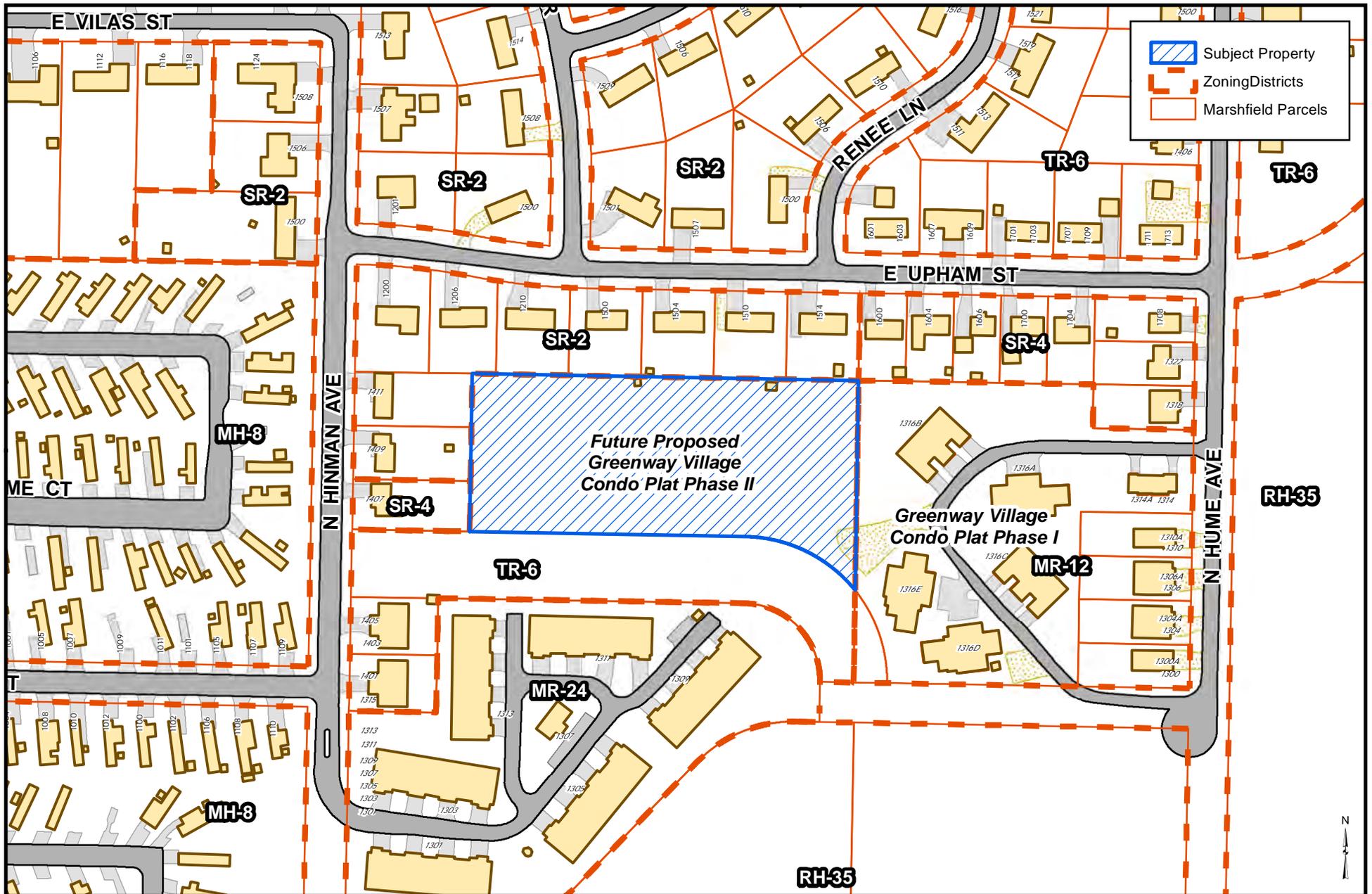


City of Marshfield Planning Commission Rezoning Report

Agenda Date: 12/14/15
Applicant: Dennis Boucher
Owner(s): JEB Properties

Parcel Number: 33-06846
Jurisdiction: Aldermanic District 10
Location: West of Hume Avenue, South of Upham Street
Approx. Size of Tract: 3.194 Acres
Land Use Plan: Existing City Residential 6-10 acres
Accessibility: None currently, but would combine lots for access
Utilities: None currently, but would combine lots for utilities

Present Zoning: "TR-6" Two-Family Residential
Zoning Requested: "MR-12" Multifamily Residential
Existing Land Use: Vacant – field with wetlands
Proposed use: Multifamily
Extension of Zone: Yes
History of Zoning: In 1982 the property was zoned from A – Agricultural to R-2 – Residential. In 1989 the property was zoned from R-2 – Residential to R-4 Residential. It was then rezoned to "RH-35" Rural Holding as part of the City-wide rezoning took place on January 1, 2013.
Surrounding Land Use and Zoning: North: SR-2 Single Family Residential – Single Family Homes
East: MR-12 Multifamily Residential – 4-Plex Multifamily Units
South: TR-6 Two Family Residential – Vacant greenway
West: SR-2 and SR-4 Single Family Residential – Single Family Homes
Neighborhood Context: This would be a considered a transition area between single family residential to the north and west and multifamily dwelling units to the south and east.



RZN Request: 'TR-6' to 'MR-12' Parcel 33-06846
City of Marshfield - Plan Commission
Meeting Date: December 14, 2015

Map Not To Scale
 For Reference Only

ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.



City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: December 14, 2015

RE: Conditional Use Request by Marshfield Clinic to allow the addition of a walk in incubator within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located at 510 North Saint Joseph Avenue.

Background

Marshfield Clinic is proposing a small 8' x 16' addition to their existing "Old Research Building" (ORB) located at 510 North Saint Joseph Avenue. This addition is to allow the facility to have a walk in incubator for the Food Safety Lab.

According to Section 18-42(4)(b), under the Municipal Zoning Code, prior to the adoption of a Campus Master Plan, all new structures, land uses and paved areas in the Campus Development Zoning District shall be regulated as a conditional use. Marshfield Clinic has not yet completed a Campus Master Plan so therefore must receive a conditional use permit to construct the proposed addition.

Analysis

The existing building consists of two separate buildings approximately 12 feet apart that are attached by a small walk way in the center forming an "H" shape. The proposed addition will be physically attached to the rear building and intrude into the space between the two buildings being separated from the front building by approximately 4 feet. With that the proposed addition does not extend any closer to any of the property lines than the existing buildings. The proposed incubator also does not increase the number of employees or patients that use the facility.

Conditional Use Decision Criteria of 18-161(6)(c):

(c) The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:

1. Is in harmony with the recommendations of the Comprehensive Plan.

The proposed addition expands an existing health care business and medical technologies which is in harmony of the recommendations of the Comprehensive Plan.

2. Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors,

parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.

The proposed addition will not change the character of the neighborhood or cause any additional traffic or safety concerns.

3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The consistency of the land use will not change.

4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

The subject property is already adequately served by public services, which supports no change.

5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

The purpose of the addition is to expand the existing incubator for the food safety which is a benefit for the entire community.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

APPROVE a Conditional Use Request by Marshfield Clinic to allow the addition of a walk in incubator within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located at 510 North Saint Joseph Avenue with the following conditions:

1. The addition may be constructed as presented allowing minor changes to be administratively approved.

Attachments

1. Application
2. Location Map

Concurrence:

A handwritten signature in black ink, appearing to read "Jason Angell". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Jason Angell
Planning and Economic Development Director



MARSHFIELD
The City in the Center

Revised: 11/13/14

Department of Planning & Economic Development

City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449-0727

Ph: 715-486-2077 Fax: 715-384-7631

Email: Sam.Schroeder@ci.marshfield.wi.us

**Conditional Use
Permit Application**

Fee: \$250.00

Today's Date: 11-19-15

OFFICE USE ONLY

Date Received: 11/19/15	Fee Receipt Number: 55214	Zoning District: CD	Parcel #: 33-02078
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SITE INFORMATION

Site Address: 510 St. Joseph's Avenue	Present Land Use: CD
Legal Description: See attached	

APPLICANT INFORMATION

Applicant Name: Mitch Larson	Phone #: 715-389-5134	Email Address: larson.mitchell@marshfieldclinic.org
Address, City, State, Zip: 1000 N Oak Ave., Marshfield, WI, 54449		
The Applicant is the <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Representative/Other (Describe):		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name: Marshfield Clinic	Owner Phone #: 715-389-5134	Owner Email Address: larson.mitchell@marshfieldclinic.org
Owner Address, City, State, Zip: 1000 N Oak Ave., Marshfield, WI, 54449		

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: Construction to accommodate walk in incubator for Food Safety Lab	Proposed # of Employees: No additional employees	Proposed Hours of Operation: 7am-5pm
<input type="checkbox"/> Residential or <input checked="" type="checkbox"/> Nonresidential	Number of Buildings: 8' X 16' addition to existing building	Density (units per acre): NA
Narrative of Conditional Use Request	We would like to install a walk in incubator at the location identified on attached plans. We would cut a door into the existing building so staff can access the incubator without going outside. There would be a new concrete slab poured for this unit and a steel structure and roof constructed over the unit.	
Future Plans/Modifications: Size of structure has been determined. Working out details of how we will construct this with Dick P.	Time Needed to Finish Request:	

CODE REQUIREMENT REFERENCES (ZONING CODE - CHAPTER 18)

<input type="checkbox"/> Setback Requirements - Article II: Establishment of Zoning Districts
<input type="checkbox"/> Parking Requirements - Article III: Land Use Regulations
<input type="checkbox"/> Lighting, Storage, and Parking Standards - Article VII: Design and Performance Standards
<input type="checkbox"/> Landscape Requirements - Article VIII: Landscape Requirements

DOCUMENTATION SUBMITTED

Site Plan Landscape Plan Lighting Plan Survey Photographs Other:

Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information. Fees: the required fee of \$250 shall be submitted with this application, and shall not be refunded should this application be denied.

I hereby apply for a conditional use permit, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Statutes and Building Codes; that the Plan Commission may recommend conditions not expressly stated, prior to the meeting, in documentation or by staff, or deny in part or in whole this request; that I understand this form is not in itself a conditional use permit but only an application for one and is valid only with procurement of applicable approvals. The Common Council shall be the final approval authority for the conditional use. In addition, as owner or authorized agent, my signature authorizes the City Staff or their representatives including members of the Plan Commission and Common Council to visit and inspect the property for which this application is being submitted.

Applicant Signature:

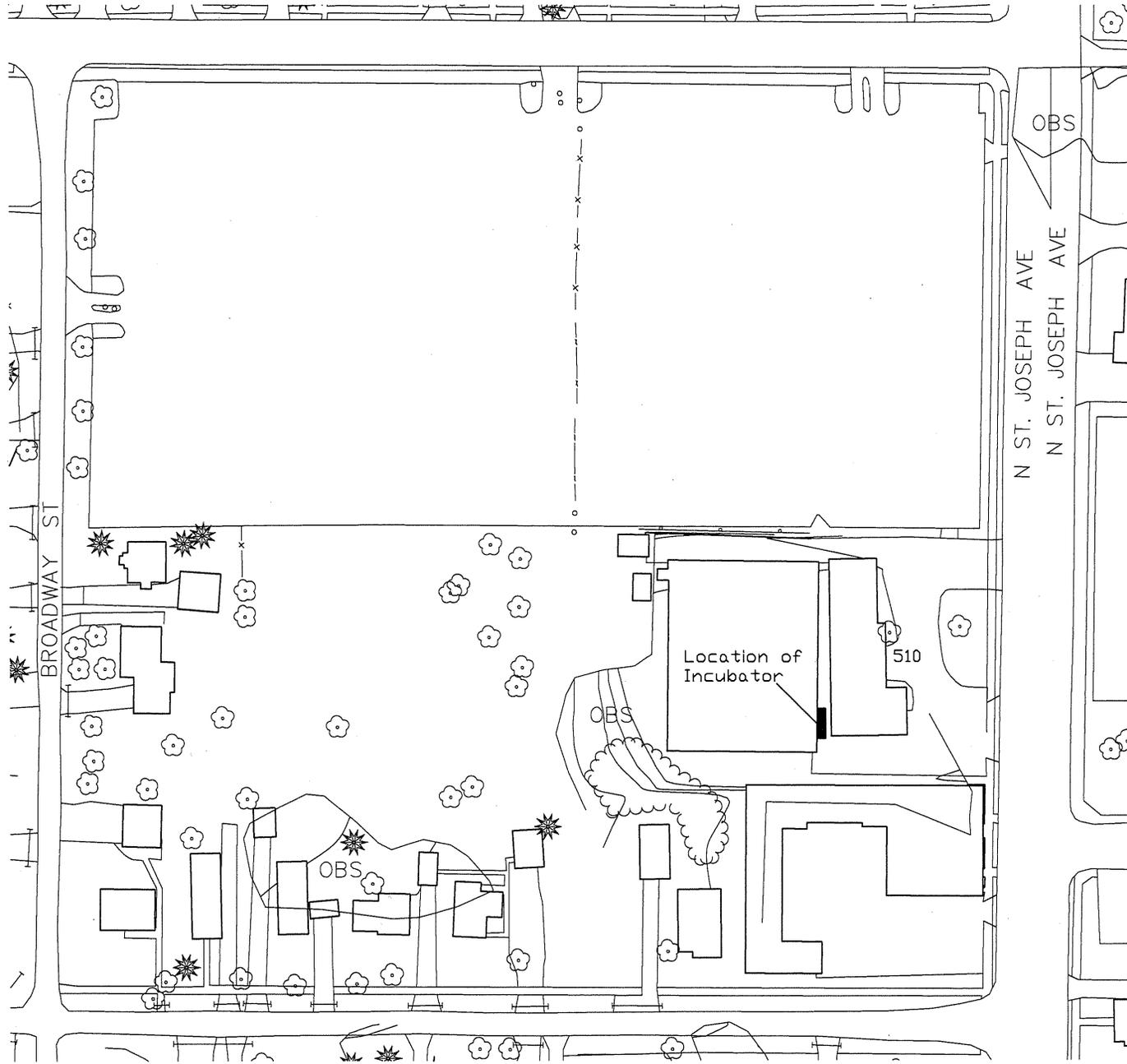
Mitch Larson

Date:

11-19-15

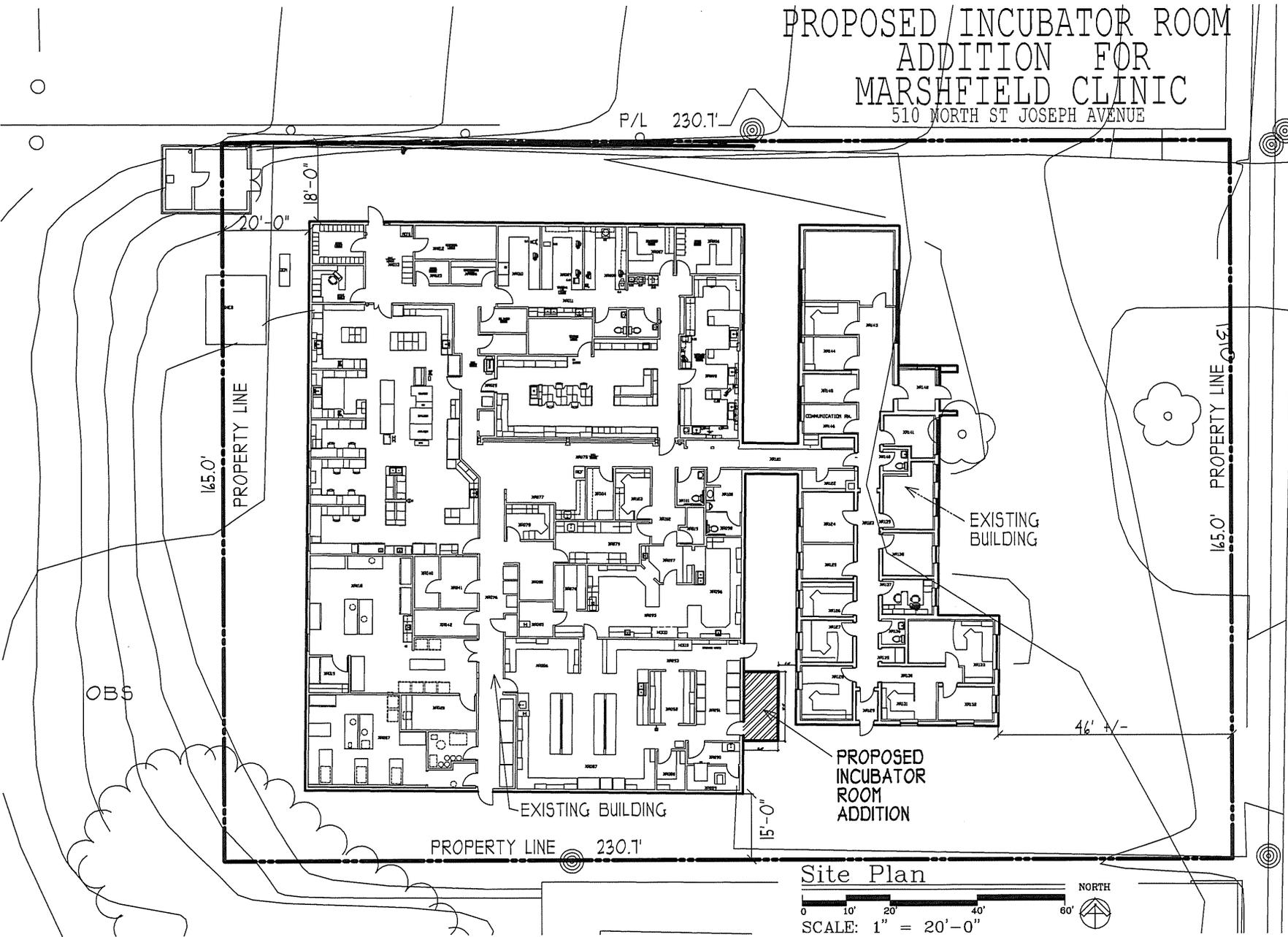
Legal Description:

Lot 5 of Block "C" of the Philip Adler's Second Addition to the City of Marshfield, located in the NE ¼ of the SE ¼ of Section 6, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.



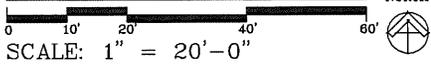
PROPOSED INCUBATOR ROOM
 ADDITION FOR
 MARSHFIELD CLINIC
 510 NORTH ST JOSEPH AVENUE

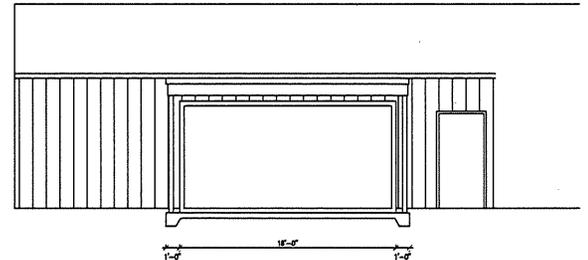
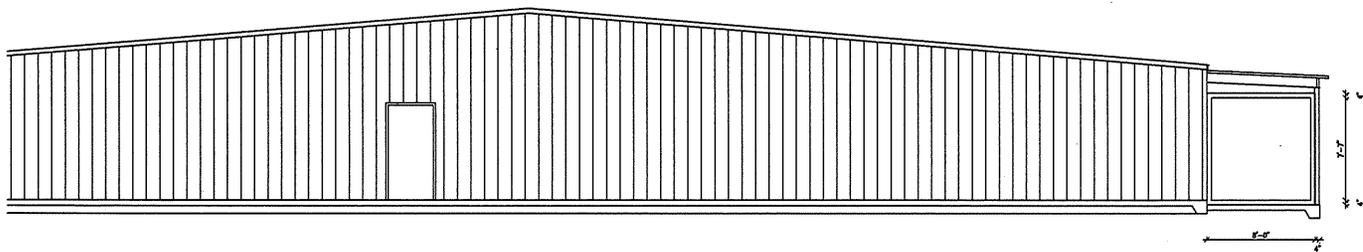
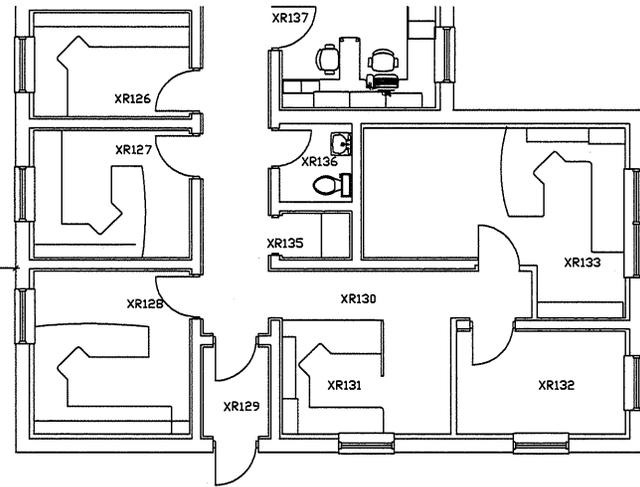
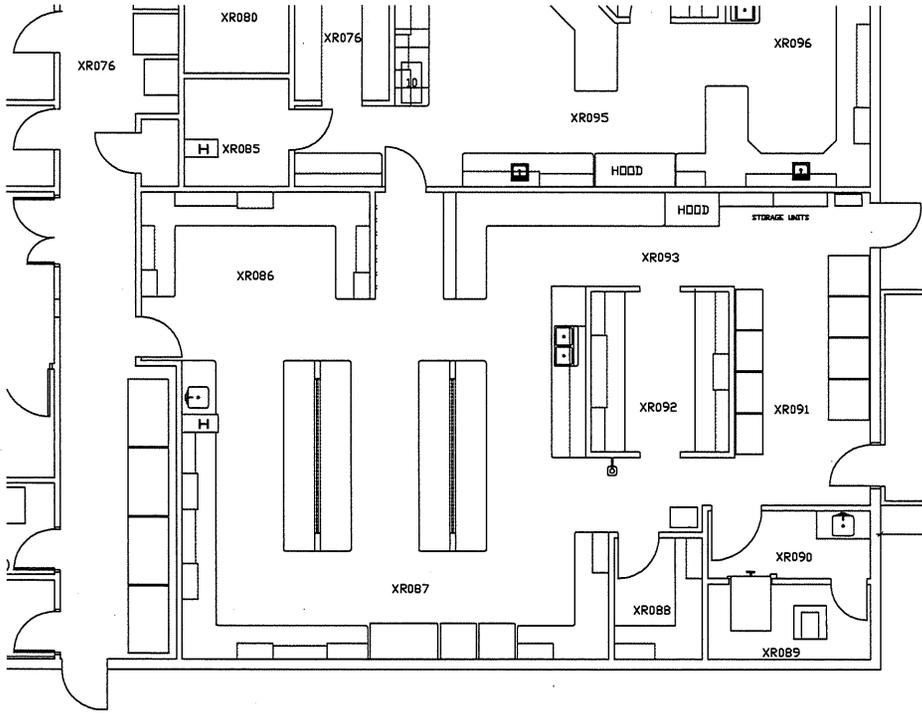
P/L 230.1'



NORTH ST. JOSEPH AVENUE 1308

Site Plan







 Subject Property
 Marshfield Parcels

W NORTH ST

**Marshfield Clinic
Parking Lot**

N ST JOSEPH AVE

**Marshfield Clinic
Old Research Building
"ORB"**

**Incubator
Addition**

**Hillcrest
Motel**

WESTERN ST

EPH AVE



CUP: Incubator ORB - 510 N St. Joseph Ave
City of Marshfield - Plan Commission
Meeting Date: Decmber 14, 2015

Map Not To Scale
For Reference Only

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City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: December 14, 2015

RE: Conditional Use Request by Marshfield Clinic to allow the use of a Mobile Breast Imaging trailer within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located south of the primary Marshfield Clinic building at 1000 North Oak Avenue.

Background

Marshfield Clinic is proposing to expand their services by using a Mobile Breast Imaging trailer outside the south entrance of the primary Marshfield Clinic Building located at 1000 North Oak Avenue. This mobile unit will only be used on Fridays and will travel to other centers on other days of the week and will be stored off site.

According to Section 18-42(4)(b), under the Municipal Zoning Code, prior to the adoption of a Campus Master Plan, all new structures, land uses and paved areas in the Campus Development Zoning District shall be regulated as a conditional use. Marshfield Clinic has not yet completed a Campus Master Plan so therefore must receive a conditional use permit to use the new structure.

Analysis

The proposed trailer will be parked just south of the primary Marshfield Clinic building near the south entrance. Patients will be escorted from the main Marshfield Clinic to this mobile unit to have the scan done. The proposed expanded use will not require any structural changes to the existing facility and will not be physically attached to the building. Patients will be required to briefly be outside between the Marshfield Clinic and the mobile unit. Marshfield Clinic is estimating that this mobile unit will increase the number of employees by 1 or 2. Marshfield Clinic has not yet completed a complete parking analysis. With that and on the basis that this is a temporary/limited use, staff is recommending waiving any additional parking that this unit would require.

Conditional Use Decision Criteria of 18-161(6)(c):

(c) The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:

1. Is in harmony with the recommendations of the Comprehensive Plan.

The proposed service expands an existing health care business and medical technologies which is in harmony of the recommendations of the Comprehensive Plan.

2. Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.

The proposed mobile unit will not change the character of the neighborhood or cause any additional traffic or safety concerns.

3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The consistency of the land use will not change.

4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

The subject property is already adequately served by public services, which supports no change.

5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

The purpose of the mobile unit is to provide a larger service by the Marshfield Clinic which a benefit for the entire community.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

APPROVE a Conditional Use Request by Marshfield Clinic to allow the use of a Mobile Breast Imaging trailer within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located south of the primary Marshfield Clinic building at 1000 North Oak Avenue with the following conditions:

1. The mobile breast imaging unit may be used as presented allowing minor changes to be made administratively.
2. Marshfield Clinic may use the mobile unit every Friday without providing any additional on-site parking.

Attachments

1. Application
2. Location Map

A handwritten signature in black ink, appearing to read "Jason Angell". The signature is written in a cursive style with a horizontal line underneath it.

Jason Angell
Planning and Economic Development Director



MARSHFIELD
The City in the Center

Revised: 11/13/14

Department of Planning & Economic Development

City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449-0727

Ph: 715-486-2077 Fax: 715-384-7631

Email: Sam.Schroeder@ci.marshfield.wi.us

**Conditional Use
Permit Application**

Fee: \$250.00

Today's Date: 11-20-15

OFFICE USE ONLY

Date Received: 11/20/15	Fee Receipt Number: 55222	Zoning District: CD	Parcel #: 33-032318
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SITE INFORMATION

Site Address: 1000 N Oak Avenue	Present LandUse: CD
Legal Description: See attached	

APPLICANT INFORMATION

Applicant Name: Mitch Larson	Phone #: 715-389-5134	Email Address: larson.mitchell@marshfieldclinic.org
Address, City, State, Zip: 1000 N Oak Avenue, Marshfield, WI, 54449		
The Applicant is the <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Representative/Other (Describe):		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name: Marshfield Clinic	Owner Phone #: 715-389-5134	Owner Email Address: larson.mitchell@marshfieldclinic.org
Owner Address, City, State, Zip: 1000 N Oak Avenue		

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: Park Mobile Breast Imaging unit on Fridays to do scans for patients	Proposed # of Employees: 1-2	Proposed Hours of Operation: 7 am - 5 pm
<input type="checkbox"/> Residential or <input checked="" type="checkbox"/> Nonresidential	Number of Buildings: NA	Number of Units: NA
		Density (units per acre): NA
Narrative of Conditional Use Request: Marshfield Clinic would like to park the Mobile Breast Imaging trailer outside the South entrance of the 1974 Building as identified on the attached site plan on Fridays. Patients will be escorted to this unit from the main building and will have a scan done. This unit will be removed at the end of day on Friday and will travel to other centers on other days of the week.		
Future Plans/Modifications: No future plans or modifications	Time Needed to Finish Request: Na	

CODE REQUIREMENT REFERENCES (ZONING CODE - CHAPTER 18)

<input type="checkbox"/> Setback Requirements - Article II: Establishment of Zoning Districts
<input type="checkbox"/> Parking Requirements - Article III: Land Use Regulations
<input type="checkbox"/> Lighting, Storage, and Parking Standards - Article VII: Design and Performance Standards
<input type="checkbox"/> Landscape Requirements - Article VIII: Landscape Requirements

DOCUMENTATION SUBMITTED

<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Lighting Plan <input type="checkbox"/> Survey <input type="checkbox"/> Photographs <input type="checkbox"/> Other:

Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information. Fees: the required fee of \$250 shall be submitted with this application, and shall not be refunded should this application be denied.

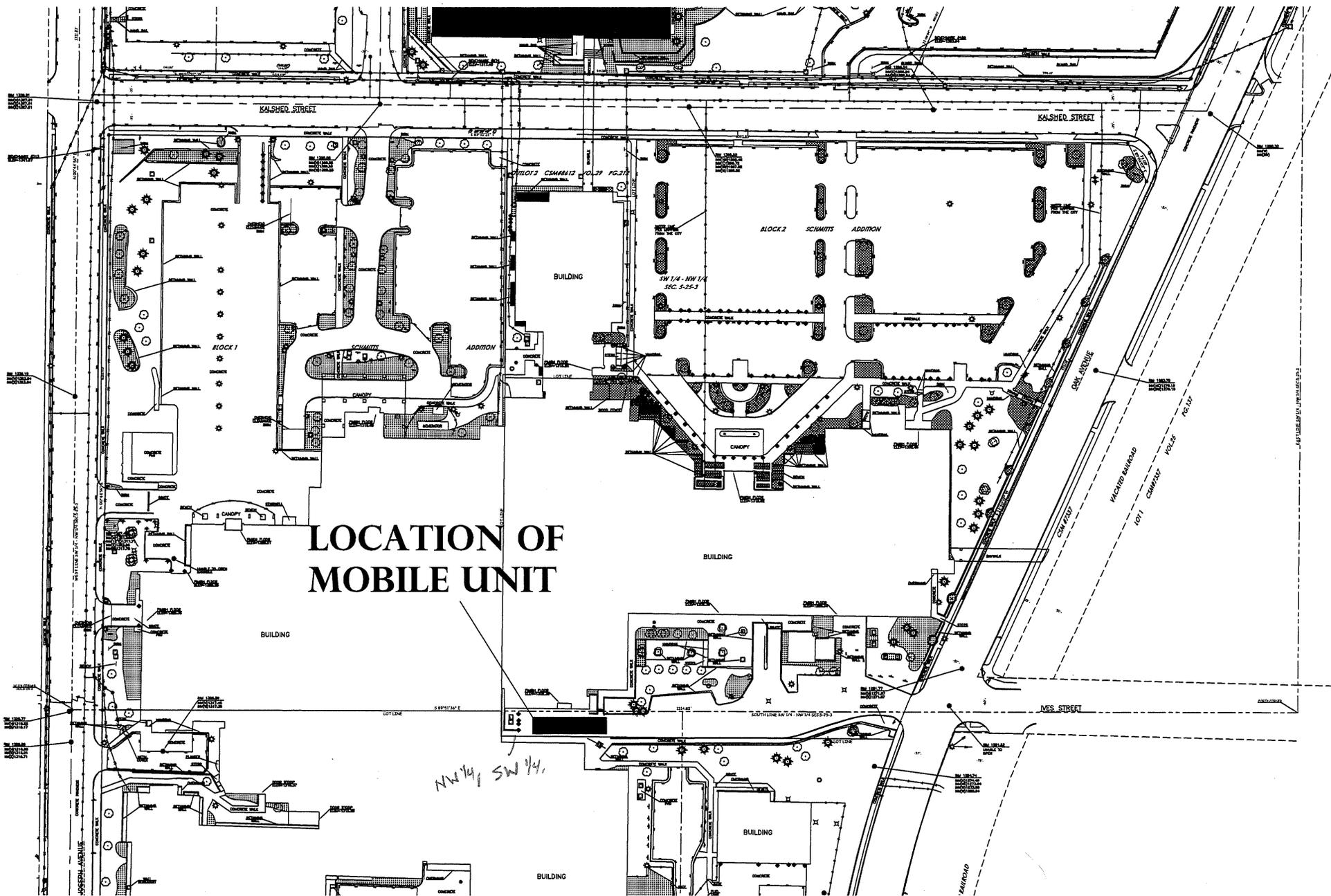
I hereby apply for a conditional use permit, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Statutes and Building Codes; that the Plan Commission may recommend conditions not expressly stated, prior to the meeting, in documentation or by staff, or deny in part or in whole this request; that I understand this form is not in itself a conditional use permit but only an application for one and is valid only with procurement of applicable approvals. The Common Council shall be the final approval authority for the conditional use. In addition, as owner or authorized agent, my signature authorizes the City Staff or their representatives including members of the Plan Commission and Common Council to visit and inspect the property for which this application is being submitted.

Applicant Signature:

Mitch Larson

Date:

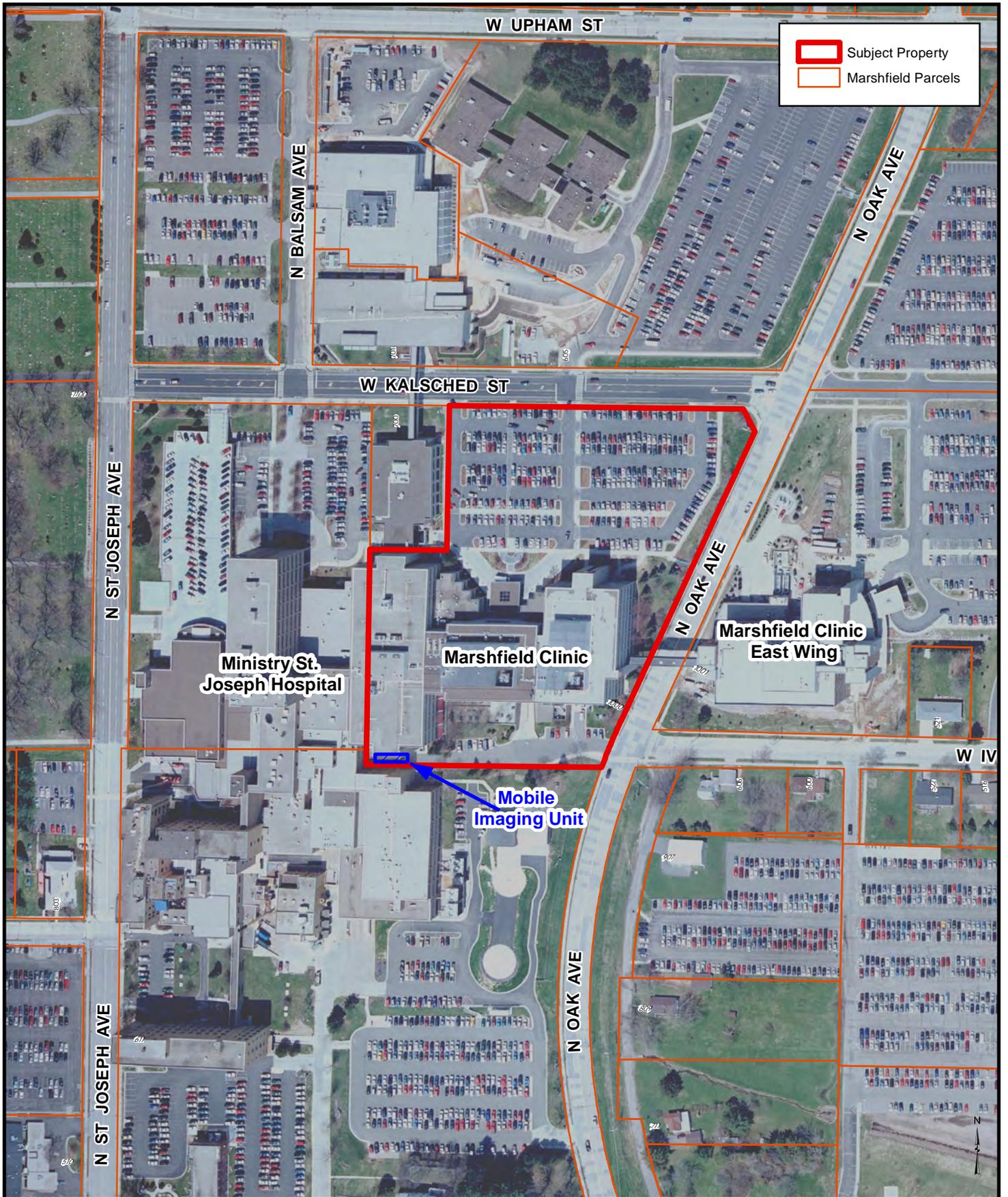
11-20-15



**LOCATION OF
MOBILE UNIT**

NW 1/4 SW 1/4

REVISIONS TO ARCHITECT'S PLAN



CUP: Mobile Imaging Unit - 1000 N Oak Ave
City of Marshfield - Plan Commission
Meeting Date: December 14, 2015

Map Not To Scale
 For Reference Only

ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: December 14, 2015

RE: Public Participation Plan Amendment for the Comprehensive Plan.

Background

The Common Council adopted a Public Participation Plan in June. Since that time, staff has begun implementing the plan. A steering committee has been formed and meetings have already been held to discuss the Public Participation Plan, public open house meetings, public information survey, and elements to include in the Comprehensive Plan.

Overall, the Steering Committee was happy with the Public Participation Plan and does not have any recommended changes. However, staff did find out that there is a required statutory component that should be included in the Plan and the proposed survey will be mailed instead of online. Therefore, staff is recommending changes to comply with the statutory requirement and change in survey method.

Analysis

The first amendment changes the term “online survey” to just “survey”. The purpose for that is the initial community wide survey will be mailed out as a random sample. There will likely be additional surveys completed as staff looks for more specific direction on certain issues.

The second proposed amendment to the Public Participation Plan addresses how proposed, alternative, and amended elements of the comprehensive plan will be distributed to property owners, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan. That amended language states that they will be notified of any changes to the allowable use and intensity of use of the property. The notice will include language that will direct them to where the materials are available for review. Additionally, this section was cleaned up as to what information will be distributed (draft elements and final

plan). This language will be included under the “Material Dissemination” section:

Staff will ~~mail out~~ distribute copies of the draft elements materials and the final plan, either by mail or in any reasonable form that is agreed to by the person and the City, to those that submit a request in writing for copies of the materials. Owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan, will be notified by mail or in any reasonable form that is agreed to by the person and the City, notice of proposed, alternative, and amended elements of the comprehensive plan. Said persons may either be sent the amended elements or directed to where the amended elements will be available for review.

The third proposed amendment removes the term “narratives” from the “Material Dissemination” section as that is a rather broad term.

The fourth proposed amendment adds language to clarify how materials will be distributed. This language will also be included under the “Public Hearing” section:

At least 30 days before the Common Council public hearing is held, the City shall provide written notice per the requirements of Wis. Stat. 66-1001(4)(e) and (f) (related to nonmetallic mining operations and those who submit a request in writing for a copy of the plan). The notice shall be by mail or in any reasonable form that is agreed to by the person and the City. The comprehensive plan, or an amendment of a comprehensive plan, may take effect even if the City fails to provide the notice that is required under Wis. Stat. 66.1001(4) (e) or (f), unless the City intentionally fails to provide the notice. ~~The draft plan will also be made available to the public at the time the Common Council public hearing notice is published.~~

The final proposed amendment changes the name of the department that comments can be submitted to. After December 31, 2015, the Planning and Economic Development Department will be called the Development Services Department. All references to the Planning and Economic Development Department will be changed to Development Services Department. This section will also be amended to change the term “forwarded” to “sent”.

After the notice of this hearing has been published, written comments by members of the public, regarding the plan, may be forwarded sent to the City of Marshfield, Planning and Economic Development Services Department. Written comments will be accepted up to one week prior to the public hearing and will be addressed at the hearing.

Recommendation

Approve the proposed amendments to the Public Participation Plan for the Comprehensive Plan Update and direct staff to prepare a resolution for Common Council consideration.

Attachments

1. Draft Redlined Amended Public Participation Plan.

Concurrence:



Jason Angell
Planning and Economic Development Director

PUBLIC PARTICIPATION PLAN FOR THE COMPREHENSIVE PLAN UPDATE

I. Introduction

The City of Marshfield is in the early stages of updating their 2007 Comprehensive plan pursuant to the State's Comprehensive Planning Law, Section 66.1001 of the Wisconsin Statutes 66.1001. The previous public participation plan was adopted in June of 2005.

Section 66.1001(4)(a) of Wisconsin Statutes specifically requires the governing body of the local governmental unit to adopt written procedures designed to foster public participation, including open discussions, communication programs, information services, and public meetings for which advance notice has been provided, in every stage in the preparation of the comprehensive plan. These written procedures contained within this public participation plan satisfy this requirement. This plan will guide public participation throughout the City of Marshfield's comprehensive planning process.

This public participation plan offers all citizens, businesses, interest groups, and other parties a range of opportunities to participate throughout the planning process in a meaningful way to shape the future of the City and surrounding area. Effective public input is critical for the success of this planning process because it is our citizens, businesses, and groups that will experience the plan's costs and benefits on a daily basis for many years. The majority of public participation activities will focus on public information, education, and input.

Our participation program uses a variety of innovative, unique, and thoughtful ways to encourage people to participate in the process and to maximize the effectiveness of their contributions. The opportunities are open to everyone with a stake in the outcome of the comprehensive plan.

Our public participation process will:

- Ensure all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all City decision making processes;
- Provide opportunities to disseminate information about the plan and process to all segments of the City;
- Strengthen the relationship between our decision makers and citizens; and,
- Develop a shared vision for the future of Marshfield.

The public participation plan has been created by the City of Marshfield ~~Planning & Economic Development~~ **Services** Department.

This plan was originally adopted by the City of Marshfield, Common Council on June 23, 2015 and amended on December 15, 2015.

II. Public Participation Opportunities

The City of Marshfield has established the following list of public participation opportunities because these techniques are designed to maximize public participation in every stage of our planning process. Actively engaging the public during the planning process will provide support for the final plan document. To gather public input, as well as build support for the final document, a rigorous public process is needed. This collection of opportunities will meet both the letter and spirit of Wisconsin's Comprehensive Planning Legislation and will include the following:

- a. Community Survey: An on-line A survey will be formulated and implemented early in the process to help identify key community issues and concerns. The survey will be designed to obtain public opinions and preferences on key subjects addressed in each of the nine comprehensive plan elements, as well as other elements identified to be included in the comprehensive plan. More than one survey may be developed to address specific questions/concerns that arise during the planning process.
- b. Steering Committee: The Steering Committee will be composed of Planning Commission members, City Staff, and community representatives. The Steering Committee will provide technical support to the planning process, as well as reviewing results from the multiple grass roots level committees. The Steering Committee will be responsible for overseeing the development of draft Goals, Objectives, Policy recommendations, and the Action Plan.
- c. Media Involvement: It is anticipated that the media will play an active role in the public awareness process. This may occur in the form of newspaper articles, interviews, or taped programs. The media will be notified of meetings held throughout the process.
- d. Press Releases: Staff will prepare and distribute press releases to the local media to provide publicity and promote awareness of the ongoing planning effort.
- e. City Website and Social Media: The Planning & Economic Development Services Department will maintain the comprehensive plan and planning process information on the City's website. This information may include the project schedule, meeting minutes and agendas, draft plan elements and reports, maps, photographs, and survey results. The website will also provide an opportunity for residents to submit questions and comments on the plan and planning process to the Planning and Economic Development Services Department. Staff will also provide updates on the City's social media accounts such as Facebook.
- f. Direct Emails: Throughout the planning process, staff will send updates on materials or meeting notices via email to those that provide their email address and request the email updates.

Exhibit A – Comprehensive Plan Update Public Participation Plan

- g. Presentations to Professional and Civic Organizations: City staff will look for opportunities to present updates and promote public participation throughout the development of the comprehensive plan to various civic and business groups.
- h. Meetings with Government Officials and Stakeholders: City staff will be meeting with various public officials and stakeholders in the community on an individual or small group basis to identify specific concerns or recommendations they may have.
- i. Town Hall Meetings: To provide the public with a wider format to view the process, a series of three Town Hall Meetings will be held to provide a wider context to the planning process, as well as to provide a formal setting for review and comment on the proposed plan document. At all of these meetings, participants will be able to submit written comments regarding the plan.
- Kick-Off: The first meeting will be a general “Kickoff” meeting where the planning process will be introduced, planning requirements explained, and preliminary issues identified. This meeting will be widely publicized, open to all members of the public, and may be recorded/televised on local access television. The meeting will also be used to recruit potential members to Citizen Planning Team or Community Advisory Committee (see below) if those efforts are implemented.
 - Mid-Term Report: This “checkpoint” meeting will provide the public with an opportunity to view efforts to date and completed background data about the City. The results of the survey may be available for review as well. Any draft Goals and Objectives that have been completed will also be presented to the public for their review and comment.
 - Community-Wide Open House: The Community-Wide Open House will be held at the end of the process to present the results of the planning effort. A completed draft plan will be presented for public review, as well as a formal presentation made by the planning team and City staff. This Open House will also be widely publicized and may also be recorded/televised on local access television.
- j. Material Dissemination: Throughout the planning process, various materials such as narratives, draft elements, goals, maps, and other information will be made available to the public for review. Staff will upload materials on the City website as they become available and will notify the public via press release of the available information and send direct emails to those that provide their email address. Additionally, the draft plan will be made available on the City website and paper copies of the proposed plan will be available at the Marshfield Public Library and City Hall at the time the public hearing notice is published.

Staff will mail out distribute copies of the draft elements materials and the final plan, either by mail or in any reasonable form that is agreed to by the person and the City, to those that submit a request in writing for copies of the materials. Owners of

Exhibit A – Comprehensive Plan Update Public Participation Plan

property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan, will be notified by mail or in any reasonable form that is agreed to by the person and the City, notice of proposed, alternative, and amended elements of the comprehensive plan. Said persons may either be sent the amended elements or directed to where the amended elements will be available for review.

- k. Regular Plan Commission Meetings: Staff will provide updates to the Plan Commission at most regularly scheduled meetings throughout the planning process. These meetings are open to the public.
- l. Public Hearings: According to statutes, at least one public hearing must be held, at which the proposed ordinance is discussed. At least one public hearing will be held by the Common Council regarding the adoption of the plan. It is anticipated that at least one additional public hearing may also be held by the Plan Commission. All public hearings will be open to the public and written and oral testimony will be taken. In accordance with Chapter 985 of the Wisconsin State Statutes, a class 1 notice will be published at least 30 days before the hearing with the Common Council. The notice shall contain the following information:
 - i. The date, time, and place of the hearing.
 - ii. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
 - iii. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
 - iv. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

At least 30 days before the Common Council public hearing is held, the City shall provide written notice per the requirements of Wis. Stat. 66-1001(4)(e) and (f) (related to nonmetallic mining operations and those who submit a request in writing for a copy of the plan). The notice shall be by mail or in any reasonable form that is agreed to by the person and the City. The comprehensive plan, or an amendment of a comprehensive plan, may take effect even if the City fails to provide the notice that is required under Wis. Stat. 66.1001(4) (e) or (f), unless the City intentionally fails to provide the notice. The draft plan will also be made available to the public at the time the Common Council public hearing notice is published.

After the notice of this hearing has been published, written comments by members of the public, regarding the plan, may be forwarded sent to the City of Marshfield, Planning and Economic Development Services Department. Written comments will be accepted up to one week prior to the public hearing and will be addressed at the hearing.

- m. Plan Adoption: It is anticipated that the Plan Commission will hold the first public hearing. The Plan Commission may recommend the adoption or amendment of the comprehensive plan only by adopting a resolution by the majority vote of the entire

Exhibit A – Comprehensive Plan Update Public Participation Plan

Commission. Their vote will be recorded in their official minutes. The plan does not take effect until an ordinance adopting the plan is enacted by majority vote of the entire Common Council.

Any proposed revisions after the plan has been presented to the Plan Commission hearing will be noted in the meeting minutes prior to the final public hearing. After enactment of the ordinance for adoption of the plan, or of an amendment to such a plan, a copy shall be sent to the following:

- i. Every governmental body that is located in whole or in part within the boundaries of the City.
- ii. The clerk of every local governmental unit that is adjacent to the City.
- iii. The Wisconsin Department of Administration.
- iv. The North Central Regional Planning Commission.
- v. The Marshfield Public Library.

Additionally, the following are options that may be explored as possible opportunities for more community input. These items may not necessarily be implemented or may only be partially implemented as part of the planning process; however, we wanted to provide a list of additional ideas to explore if they are feasible.

- n. Community Planning Teams: Under this proposed effort, the City of Marshfield could be divided up into neighborhoods or wards for planning purposes. Each of these areas would then have a Community Planning Team (CPT) to provide local level input and insight to the planning process. The CPTs can be used to identify local-level issues and will assist in the development of goals and objectives. They can also provide a vital link between the planning process and the citizenry at large. Members of the CPT may be asked to play a proactive role in the community outreach process through the planning process. Approximately five to seven persons would likely be needed (appointed by the Mayor with input from appropriate City Council members) to serve on each CPT.
- o. Citizen Advisory Committee: This proposal would have the Citizen Advisory Committee (CAC) be composed of the members of the CPT's. The CAC could meet on a consistent basis (likely monthly) and would act in an advisory role to the Steering Committee. Its primary role is to assist in obtaining broad community input. The CAC could potentially act as an intermediary between the Steering Committee and the citizenry at large.
- p. A Visual Preference Survey: A Visual Preference Survey (VPS) is a planning tool that provides the public with the opportunity to offer its opinions about the visual quality of various types of development (i.e. single family residential, apartments, retail establishments, industrial buildings, offices, etc.). The results of the VPS can be used by the City to create specific plan recommendations and implementation ordinances to facilitate the types and styles of development the public prefers.
- q. S.W.O.T. Analysis: A Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) Analysis is a simple but useful tool to help evaluate the strengths, weaknesses, opportunities, and threats that either promote or inhibit the growth of the

Exhibit A – Comprehensive Plan Update Public Participation Plan

community and have an effect on the implementation of desired policies. This activity is usually done in a workshop setting and can be completed on a one time basis, looking at the community as a whole, or considered for each element individually.

The City of Marshfield is not limited to the public participation methods listed above and may engage in other methods not identified here as the planning process moves forward.