



CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION
City of Marshfield, Wisconsin
Tuesday, January 17, 2017
Council Chambers Lower Level, City Hall Plaza
7:00 p.m.

- 1. Call to Order. - Mayor Meyer - Chairperson
2. Roll Call. - Secretary Knoeck
3. Approval of Minutes. - December 20, 2016 Meeting
4. Citizen Comments.
5. Review and approval of the location and architectural design of the Wildwood Zoo Maintenance Building, 1800 South Roddis Avenue.
6. Summary of 2016 Development-Related Activity and Plan Commission Actions.
7. Appointment of Non-Elected Plan Commissioner to the CIP Administrative Committee.
8. Items for Future Agendas.
9. Staff Updates.
10. Adjourn.

Posted this 11th day of January, 2017 by 4:00 PM by Josh Miller, City Planner

For additional information regarding items on the agenda, please contact Jason Angell, Director of Development Services at 715.486.2074 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 DECEMBER 20, 2016**

Meeting called to order by Mayor Meyer at 6:00 PM in the Council Chambers City Hall Plaza.

PRESENT: Mayor Meyer, Ed Wagner, John Kaprelian, Bill Penker, Ken Wood, Joe Gustafson & Kyle Weik

EXCUSED: None

ABSENT: None

ALSO PRESENT: Alderman Earll, Feirer, Hendler, Spiros, Witzel, Zaleski; City Administrator Barg; Development Services Director Angell; City Planner Miller; Zoning Administrator Schroeder; Director of Public Works Knoeck, City Engineer Turchi; the media and others.

PC16-58 Motion by Wood, second by Penker to recommend approval of the minutes of the November 15, 2016 City Plan Commission meeting.

Motion Carried

Citizen Comments - None

PUBLIC HEARING - Conditional Use Request by Terry Gotter to allow the construction of a 3 stall attached garage exceeding the total maximum allowable accessory building area for a residential property and to allow the existing 3 stall detached garage to be used for his business related to rental properties as a conditional home occupation, located at 3001 West Veterans Parkway, zoned "SR-4" Single Family Residential (Parcel 33-0MS038).

COMMENTS: None

PC16-59 Motion by Penker, second by Gustafson that based on the information presented and the conditional use criteria being met, to recommend approval of the conditional use request to allow for the construction of an attached 3 stall garage and the home occupation use within the existing detached garage for property zoned "SR-4", located at 3001 West Veterans Parkway subject to the following conditions:

1. The property is permitted up to 1,872 square feet of accessory space.
2. The home occupation shall not be service oriented or customer driven; except for one vehicle and trailer there shall not be outdoor storage of materials, supplies or equipment related to the home occupation; there shall be no detriments to the residential character of the neighborhood; and the home occupation shall be reviewed and approved by the Building Inspector.
3. Minor site changes may be administratively approved.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Peter Schau representing Verizon Wireless, to allow an amendment to Resolution 2016-15 to allow a 6 month extension to the time allowance to continue to allow the use of a temporary communications tower reaching heights of approximately 75' with temporary exceptions to the required setback, located at Grant Mini Park, 704-706 West Doege Street, zoned "SR-6" Single Family Residential (Parcel 33-00357). This amendment to the previous approved resolution is to allow Verizon Wireless to continue to provide service in the area while they continue to work with Marshfield Utilities to reinstall their equipment on the water tower.

COMMENTS: None

PC16-60 Motion by Wagner, second by Kaprelian that based on the information presented and the conditional use criteria being met, to recommend approval of the Conditional Use Request by Peter Schau representing Verizon Wireless, to allow an amendment to Resolution 2016-15 to allow a 6 month extension to the time allowance to continue to allow the use of a temporary communications tower reaching heights of approximately 75' with temporary exceptions to the required setback, located at Grant Mini Park, 704-706 West Doege Street, zoned "SR-6" Single Family Residential (Parcel 33-00357), subject to the following conditions/exceptions:

1. The temporary mobile service support structure TOW must be removed by July 10, 2017.
2. The site must return to the previous approved state within 3 months of the reinstallation of the antennas on the water tower or by July 10, 2017, whichever occurs sooner, 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 - Conditional Use Request by Patricia Truel to allow a cupcake shop to be occupied within the previous "Hair on 8th" structure as a conditional home occupation, located at 509 East 8th Street, zoned "SR-6" Single Family Residential (Parcels 33-02888).

COMMENTS: None

PC16-61 Motion by Gustafson, second by Wood that based on the information presented and the conditional use criteria being met, recommend approval of the Conditional Use Request by Patricia Truel to allow a cupcake shop to be occupied within the previous "Hair on 8th" structure, located at 509 East 8th Street, zoned "SR-6" Single Family Residential (Parcels 33-02888), subject to the following conditions:

1. Except for one vehicle and trailer there shall not be outdoor storage or display of materials, food, supplies or equipment related to the operations of the conditional home occupation; there shall be no detriments to the residential character of the neighborhood; and the home occupation shall be reviewed and approved by the Building Inspector.
2. The home occupation shall be limited to hours of operation open to the public, Sunday through Saturday, 8 AM to 8 PM.
3. The minimum parking for the property must be met on-site.
4. Provided the land use intensity does not increase, staff may administratively approve a change in use. Any increased intensity or potentially controversial use may be reviewed and approved by City Plan Commission through the conditional use process.
5. Minor site changes may be administratively approved.

Motion Carried

City Planner Miller presented the Optional Conceptual Plan Review for the conversion of the existing Veterans Parkway Estates Condominium into a Planned Development. This concept includes splitting the existing shared condo lands into individual lots and requesting the City take ownership of the existing and future street. This was an informational item only.

Items for Future Agendas:

- None

Staff Updates:

- Comprehensive Plan Update – Miller mentioned that he has a meeting set up with the medical community to gather input for the planning process.

There being no objections, Mayor Meyer adjourned the meeting at 6:34 PM

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION



City of Marshfield Memorandum

DATE: January 17, 2017
TO: City Plan Commission
FROM: Justin Casperson, Parks and Recreation Director
RE: Request the approval of the location and architectural design of the Wildwood Zoo Maintenance Building

Summary:

The purpose of my memo is to seek approval from the City Plan Commission of the location and architectural design of the Wildwood Zoo Maintenance Building.

The Wildwood Zoo Maintenance Building entails the construction of a new building, just west of the Ludwig building. The building will house vehicles, equipment, materials, a kitchen, offices, a workshop, master gardener space, animal containment and additional storage space.

The maintenance building was identified in the 1990 Zoo Master Plan, the 2006 Comprehensive Outdoor Recreation Plan and most recently in the 2014 Comprehensive Outdoor Recreation Plan. The project was approved in the 2016 budget.

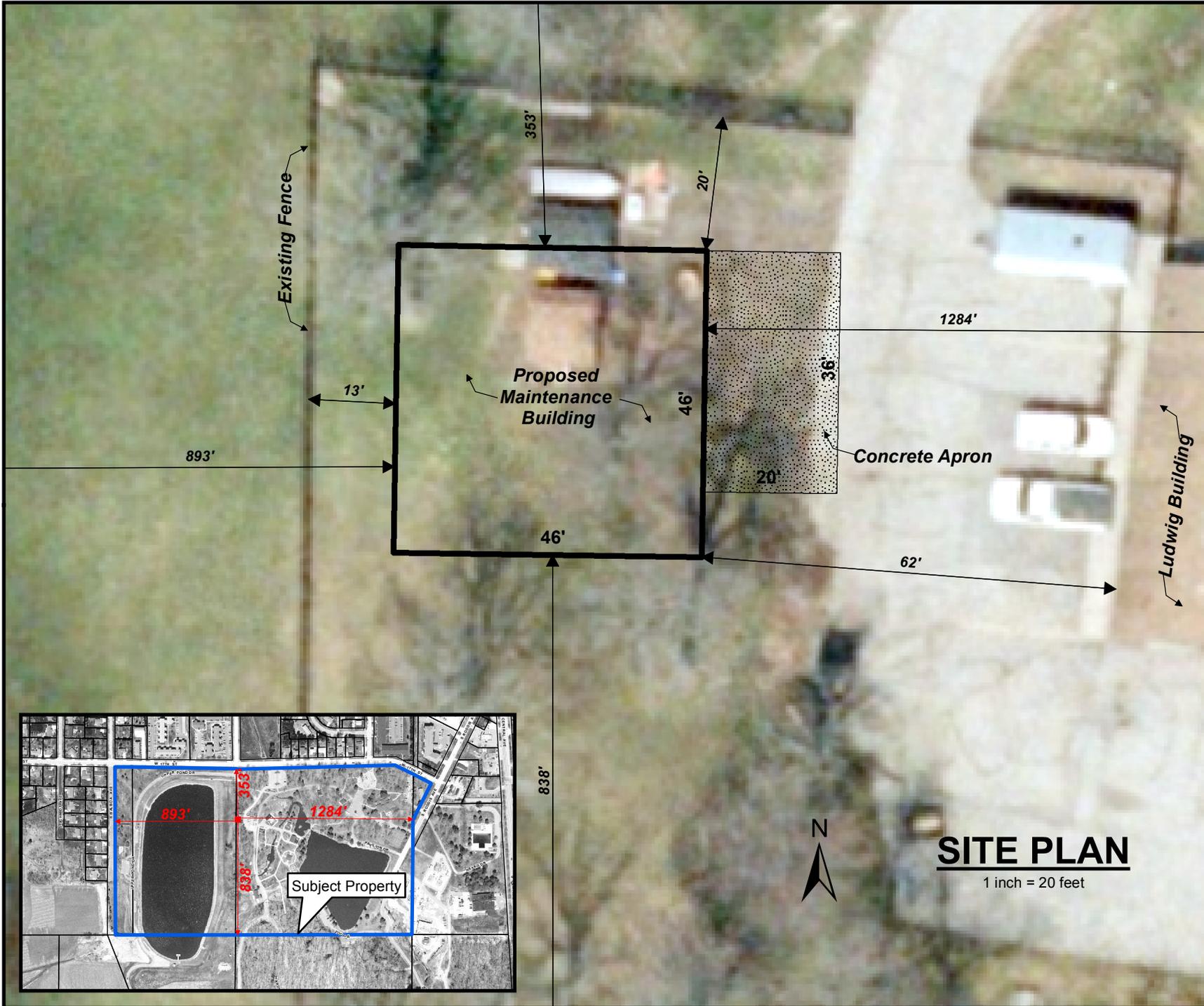
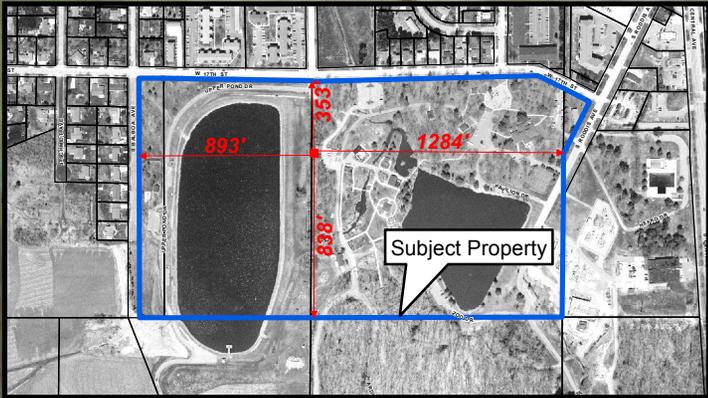
The Board of Public Works has approved the project and solicitation of bids contingent on the approval of the City Plan Commission.

Recommendation:

To grant approval of the location and architectural design of the Wildwood Zoo Maintenance Building.

Attachment(s):

Wildwood Zoo Maintenance Building Plans.



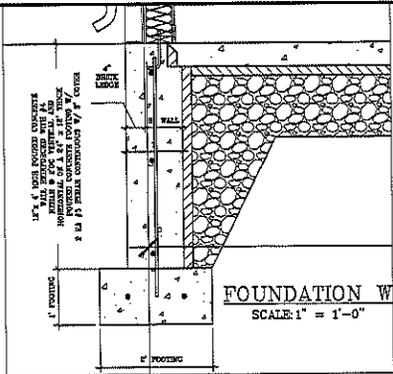
SITE PLAN

1 inch = 20 feet

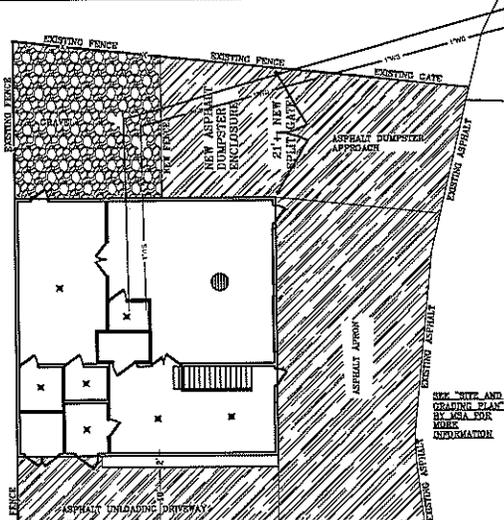


DATE: 09-06-2016
 NAME: SSCHROEDER
 FILE: F:\Home\PL\GIS Planning\Projects\Inquiries and Inspections\Properties

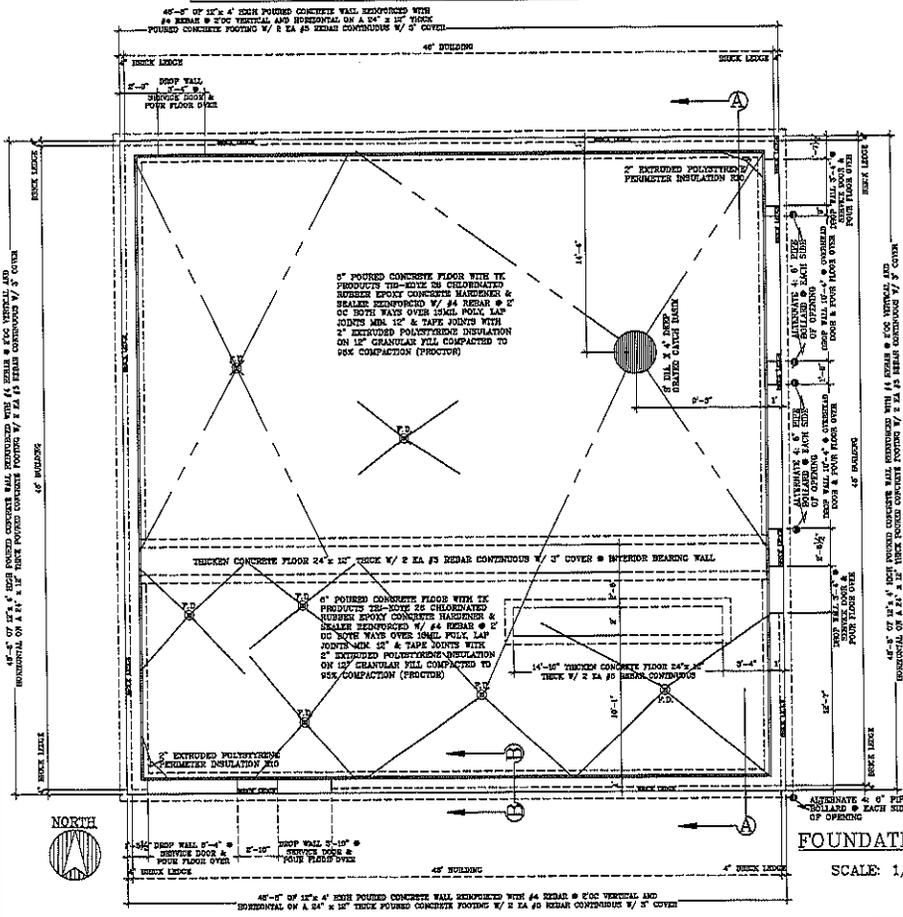
CITY OF MARSHFIELD
WILDWOOD ZOO MAINTENANCE BUILDING
 608 W 17TH ST, MARSHFIELD, WI 54449



FOUNDATION WALL DETAIL B-B
SCALE: 1" = 1'-0"



ASPHALT SIDEWALK, APRON & DUMPSTER ENCLOSURE PLAN
ACREAGE SITE SCALE 1" = 10'



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES
 OCCUPANCY: BUSINESS GROUP B- CONDITIONED SPACE
 TYPE VB COMBUSTIBLE UNPROTECTED CLASS OF CONSTRUCTION
 BUILDING IS 2,116 SF TWO STORY HEATED UNSPRINKLERED WOOD STUD FRAME BUILDING.
 ENDWALL AREA 592 SF X 48' LONG = 41,032 CU.FT.

DESIGN LOADS

SNOW LOAD	GROUND SNOW LOAD (Pg) =	50 PSF
	SNOW EXPOSURE FACTOR (Ce) =	1.0
	SNOW LOAD IMPACT FACTOR (Ia) =	1.0
	ROOF THERMAL FACTOR (Ct) =	1.1
	FLAT ROOF SNOW LOAD =	38.5 PSF
	SLOPED ROOF / WALL ROOF FACTOR (Pa) =	1
	BALANCED SNOW LOAD =	38.5 PSF
	UNBALANCED SNOW LOAD =	12.5 PSF
ROOF WINDS	TOP CHORD LIVE LOAD =	10 PSF
	TOP CHORD DEAD LOAD =	10 PSF
	BOTTOM CHORD DEAD LOAD =	10 PSF
WIND LOAD	60 MPH WIND, WIND EXPOSURE =	C
	WIND IMPORTANCE FACTOR (I) =	1.0
	BUILDING ENVELOPE TYPE =	ENCLOSURE
	INTERNAL PRESSURE COEFFICIENT =	+0.18
	COMPONENT & CLADDING DESIGN PRESSURE =	-18.1 PSF
SEISMIC LOAD	SEISMIC IMPORTANCE FACTOR (I _s) =	1
	SITE CLASS =	B
	SEISMIC DESIGN CATEGORY =	A
	SPECTRAL RESPONSE COEFFICIENTS	S _{ds} = 0.5 S _{d1} = 0.5
FLOOR TRUSS LOAD	TOP CHORD LIVE LOAD =	50 PSF
	TOP CHORD DEAD LOAD =	10 PSF
	BOTTOM CHORD DEAD LOAD =	5 PSF
CONCRETE REINFORCEMENT	SLAB ON GRADE COMPRESSIVE STRENGTH MINIMUM	3000 PSI
	FOOTING FOUNDATIONS COMPRESSIVE STRENGTH MINIMUM PER # 20 BARS =	3000 PSI
	WALL COMPRESSIVE STRENGTH MINIMUM PER # 28 BARS =	4000 PSI
	CONCRETE REINFORCING STEEL - Fy (ASTM A631, GRADE 60) =	60000 PSI
CONCRETE MASONRY	MF SHAPES - Fy (ASTM A995) =	50000 PSI
	ANCHOR CHANNELS PLATE SHEETS - Fy (ASTM A36) =	50000 PSI
	STRUCTURAL TUBING - Fy (ASTM A500) =	45000 PSI
	STRUCTURAL TUBES - Fy (ASTM A53) =	35000 PSI
STRUCTURAL STEEL	COMPRESSIVE STRENGTH OF CONCRETE MASONRY F _m =	1500 PSI
SOILS INFORMATION	CLASS OF MATERIALS =	4 FIRM
	ALLOWABLE SOIL BEARING CAPACITY =	2000 PSF

SHEET INDEX

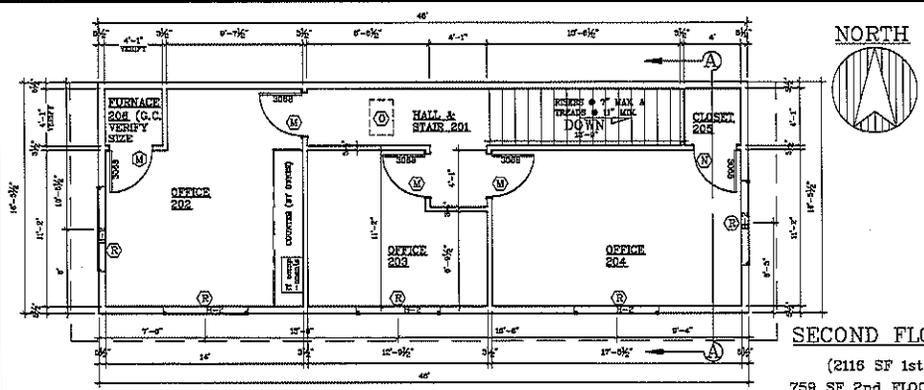
PAGE	CONTENTS
1 of 3	DESIGN LOADS, CONSTRUCTION NOTES, FOUNDATION PLAN, FENCE & DUMPSTER ENCLOSURE PLAN, DETAILS
2 of 3	FLOOR PLANS & SCHEDULES
3 of 3	ELEVATIONS & CROSS SECTION
Elor 1	ELECTRICAL PLAN
M1 of 1	HVAC PLAN

SEAL/NOTED
 DATE: 11/18/18
 NAME: BH
 LICENSE NO.: 10-288
 CAUFFLE, Christopher M., Licensed Professional Engineer #20409
 2600 S. Keweenaw, Marquette, WI 54449

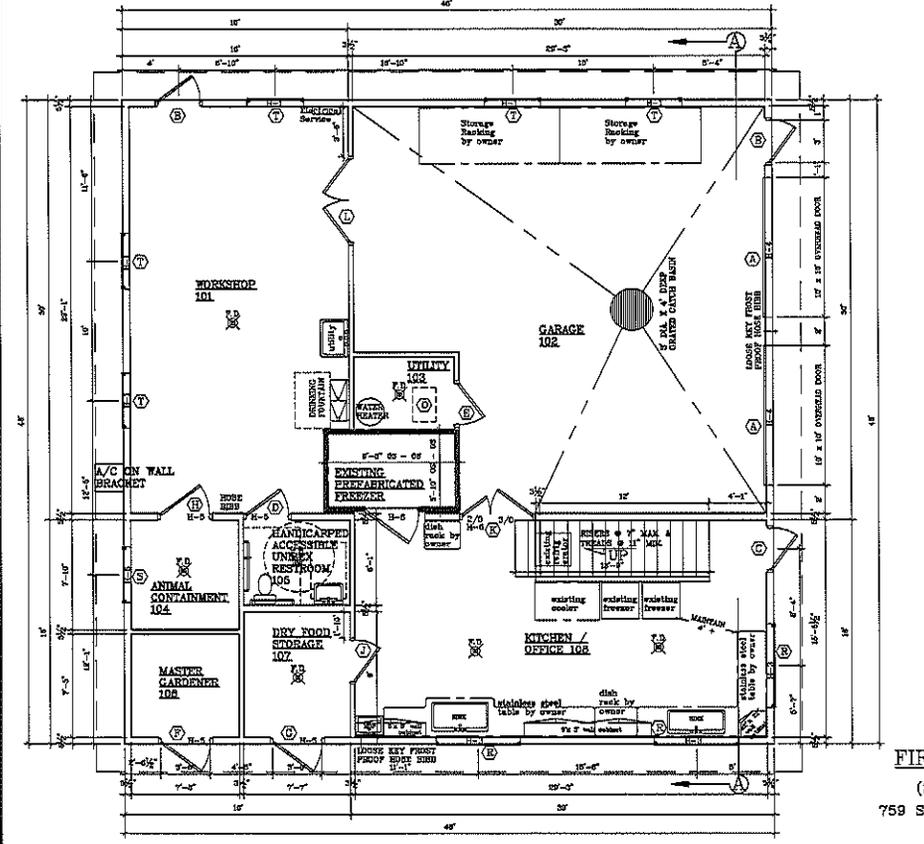
PROPOSED MAINTENANCE BUILDING FOR
CITY OF MARSHFIELD
WILDWOOD ZOO
 608 W 17th STREET
 MARSHFIELD, WI 54449

BESTIMATE LLC
<http://bestimatl.com>
 714 E Ninth St
 Marshfield, WI 54449
 715-558-0640

1 of 3



SECOND FLOOR PLAN
 (2116 SF 1st FLOOR &
 759 SF 2nd FLOOR = 2875 SF)
 SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
 (2116 SF 1st FLOOR &
 759 SF 2nd FLOOR = 2875 SF)
 SCALE: 1/4"=1'-0"

MARK	QTY	TYPE	SIZE	DESCRIPTION	FRAME	GLASS	FINISH	HARDWARE	REMARKS
A	2	OVERHEAD DOOR	12'-0" X 10'-0"	HEAVY DUTY ALUMINUM INSULATED PANEL	WOOD FRAME	4 EA 2" X 4" DOUBLE GLASS	NONE	NONE	1/2" IN CONCRETE MOUNT OPERATOR W/ 1 REMOTE & 3 SECTION KEY WALL SWITCH
B	2	DOOR	3'-0" X 7'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #1	
C	1	DOOR	3'-0" X 7'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #2	
D	1	DOOR	3'-0" X 7'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #3	PROVIDE ADA RESTROOM SIGN MOUNTED PER PLAN
E	1	DOOR	3'-0" X 7'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #7	
F	1	DOOR	3'-0" X 7'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #3	
G	1	DOOR	3'-0" X 7'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #1	
H	1	DOOR	3'-0" X 7'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #1	
J	1	DOOR	3'-0" X 7'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #7	
K	1	DOOR	3'-0" X 7'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #4	(1 EA 2'-0" X 1 EA 3'-0" SLAB PER DOOR)
L	1	DOOR	3'-0" X 7'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #5	(1 EA 2'-0" SLAB)
M	4	DOOR	3'-0" X 8'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #7	
N	1	DOOR	3'-0" X 8'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #9	
O	2	DOOR	3'-0" X 8'-0"	1 1/2" C. CALK. STEEL INSULATED SLAB	STEEL FRAME	1/2" X 1/2" DOUBLE GLASS	NONE	Hardware Package #9	SELF CLOSING
R	8	WINDOW	6'-0" X 4'-0"	WEATHERSHIELDED WOOD SLIDING	W/OD FRAME	INSULATED LOW-E	NONE	NONE	WITH 1/2" SWAP ON CHANNEL FOR GAS TAMP PRESS
S	1	WINDOW	6'-0" X 4'-0"	WEATHERSHIELDED WOOD SLIDING	W/OD FRAME	INSULATED LOW-E	NONE	NONE	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
T	5	WINDOW	6'-0" X 4'-0"	WEATHERSHIELDED WOOD SLIDING	W/OD FRAME	INSULATED LOW-E	NONE	NONE	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS

MARK	DESCRIPTION
H-1	2 PLY 2x6 @ 12 O/C
H-2	2 PLY 2x6 @ 12 O/C
H-3	2 PLY 1x4 @ 12 O/C
H-4	2 PLY 2x6 @ 12 O/C
H-5	2 PLY 1x4 @ 12 O/C
H-6	2 PLY 1x4 @ 12 O/C

MARK	DESCRIP	FLOOR	BASE	WALL	CEILING	TRIM	CEILING	REMARKS
101	WOODWORK	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	
102	WALL	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	
103	UTILITY	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	
104	ANIMAL CONTAINMENT	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
105	OFFICE	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
106	MASTER CARPENTER	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
107	DRY FOOD STORAGE	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
108	KITCHEN / OFFICE	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
201	HALL	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
202	OFFICE	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
203	OFFICE	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
204	OFFICE	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
205	OFFICE	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS
206	OFFICE	SEAL	1 1/2" X 4" SOLID PINE	3/4" X 4" VENEER	3/4" X 4" WHITE STEEL	3/4" X 4" WHITE STEEL	12'-0"	WITH 1/2" SWAP ON DETAIL RETURN FOR GAS TAMP PRESS

PROPOSED MAINTENANCE BUILDING FOR
CITY OF MARSHFIELD -
WILDWOOD ZOO
 608 W 17th STREET
 MARSHFIELD WI 54448

BESTIMATE LLC
<http://bestimate.com>
 7148 North St
 Marshfield, WI 54448
 715-506-0010
 bob@bestimate.com

2 of 3



City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: January 17, 2017

RE: Summary of 2016 Plan Commission Actions &
Summary of 2016 Development-Related Activities

Background

Attached are summaries of the 2016 Plan Commission actions as well as the 2016 Development-Related activities.

Attachments

1. Summary of 2016 Plan Commission Actions
2. 2008-2016 Comparison
3. Summary of 2016 Development-Related Activities

Summary of 2016 Plan Commission Actions

KEY	Application	Reviewed by Plan Commission	Approved by Plan Commission	Approved by Common Council
CUP	Conditional Use Permits	26	26	26
RZN	Rezoning Requests	0	0	0
ANX	Annexation Requests	0	0	0
MCA	Municipal Code Amendments	4	4	4
MSCA	Municipal Sign Code Amendments	0	0	0
SGNM	Master Sign Plans/Amendments	3	3	3
SGNA	Alternative Sign Permits	1	1	1
SDV	Subdivisions	4	4	4
PUD	Planned Unit Development	0	0	0
COA	Certificates of Appropriateness	0	0	0
MISC	Miscellaneous	7	7	7
	Total	45	45	45

CUP	Applicant	Address	PC Action	CC Action	Notes
	Marshfield Clinic	1001 N Oak Ave	1	1	Approval of new Hospital RES2016-03
	Marshfield Clinic	W McMillan St	1	1	Approval of off-site parking RES2016-04
	Gregory Collins	620-622 Laurel Ct	1	1	Allow lot combination - group dev. RES2016-14
	Peter Schau	704-706 W Doege St	1	1	Temp Tower RES2016-15
	Security Health Plan	1515 N St. Joseph Ave	1	1	Approval of Off-site parking RES2016-17
	Marshfield Clinic	1001 N Oak Ave	1	1	Approval of Temp. Med. Modual Lab RES2016-18
	Malls 4 U	503 E Ives St	1	1	Kohls Addition - Landscape Exception RES2016-19
	Central WI State Fair	513 E 17th ST	1	1	Allow construction of stage w/in CD RES2016-22
	Peter Nagel - Forward Financial	1001 N Central Ave	1	1	Large & Group Dev. For Forward Financial RES2016-23
	Marcus Zetter - Columbus HS	710 S Columbus Ave	1	1	New add. of Large Scale Instit. RES2016-25
	Kim Christianson	200 N Pine Ave	1	1	Large Accessory RES2016-29
	UW Marshfield/Wood County	2000 W 5th St	1	1	STEM Building addition in CD RES2016-31
	Marshfield School District	1112 W 11th St	1	1	New add. of Large Scale Instit. RES2016-32
	Central WI State Fair	311-315 W 17th St	1	1	Allow Acc. Building in CD RES2016-33
	Shannon Schnitzler	414 E 19th St	1	1	4 Bed AFH RES2016-36
	Midwest Auto Movers	2909 S Mallard Ave	1	1	Hard Surface exception RES2016-37
	Josh Gluege	2405 S Peach Ave	1	1	Large Accessory RES2016-38
	Ric Kuse	511 N Hinman Ave	1	1	Large Accessory RES2016-39
	Scott Weber	400 S Hawthorn	1	1	Large Accessory RES2016-47
	Jeff Redetzke - Murali	1216 S Lincoln Ave	1	1	Large Accessory RES2016-52
	Marshfield Clinic	1001 N Oak Ave	1	1	Hyperbarric Addition RES2016-53
	Marshfield Clinic	W McMillan St	1	1	Off-Site Parking RES2016-54
	Pam Johns	718 S Drake Ave	1	1	8 Bed CBRF RES2016-64
	Terry Gotter	3001 W Veterans Pkwy	1	1	Large Accessory & Home Occupation RES2016-67
	Peter Schau	704-706 W Doege St	1	1	Amend RES2016-15 - RES2016-68
	Patricia Truel	509 E 8th St	1	1	Home Occupation RES2016-69
26	Total Applications Approved		26	26	

Summary of 2016 Plan Commission Actions

RZN	Applicant	Address	PC Action	CC Action	Notes
	0 Total Applications Approved		0	0	

ANX	Applicant	Address	PC Action	CC Action	Notes
	0 Total Applications Approved		0	0	

MCA	Subject	Sections	PC Action	CC Action	Notes
	Outdoor Comm. Entertainment	18-37, 18-54, &18-54	1	1	Ord 1329
	Fencing Standards	18-106	1	1	Ord 1331
	Accessory Building Separation	18-12 and 18-65(7)	1	1	Ord 1336
	Majority Vote to Reverse Order	15-156(7)	1	1	Ord 1332
	4 Total Applications Approved		4	4	

MSCA	Subject	Sections	PC Action	CC Action	Notes
	0 Total Applications Approved		0	0	

SGNM	Applicant	Address	PC Action	CC Action	Notes
	Kwik Trip	4000 S Draxler Dr	1	1	Signage for New Kwik Trip Site
	Malls4U	503 E Ives St	1	1	Amend MSGN - allow add. Signage and large monument
	Stratford Sign Co	1001 N Central Ave	1	1	Forward Financial MSGN Plan
	3 Total Applications Approved		3	3	

Summary of 2016 Plan Commission Actions

SGNA	Applicant	Address	PC Action	CC Action	Notes
	Ross Ingman	503 E Ives St	1	1	Large Temporary Banner Sign
1	Total Applications Approved		1	1	

SDV	Subdivisions	Location	PC Action	CC Action	Notes
	Popp Place - Preliminary	Popp Ave and Hwy 13	1	1	
	Bushman Estates - Pre. Extrater,	on W Ives St, West of N Lincoln	1	1	
	Bushman Estates - Final	on W Ives St, West of N Lincoln	1	1	RES2016-55
	Popp Place - Final	Popp Ave and Hwy 13	1	1	RES2016-50
4	Total Applications Approved		4	4	

PUD	Planned Unit Development	Address/Location	PC Action	CC Action	Notes
0	Total Applications Approved		0	0	

COA	Applicant	Address	PC Action	CC Action	Notes
0	Total Applications Approved		0	0	

MISC	Subject	Sections	PC Action	CC Action	Notes
	Creation of TID 11		1	1	
	ROW Vacation		1	1	Vacate portion of Draxler Dr. N of Heritage Dr.
	Elect Vice-Chairman		1	1	Elect Ald. Ed Wagner
	HPC Appointment		1	1	Appointment of Commissioner Penker to HPC
	T. of McMillan JPC Appoint.		1	1	Appointment of Commissioner Kaprelian to JPC
	Sale of Public Property		1	1	Remnant Parcel SE corner of Galvin and E 4th
	Functional Road Classification		1	1	Updated Marshfield Urban Area Boundary and Road Map
7	Total Applications Approved		7	7	

<u>APPLICATIONS</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Conditional Use Permits:	9	8	11	10	11	20	21	22	26
Rezoning Requests:	3	4	4	4	5	6 ⁶	7	8	0
Annexations:	2	2	0	0	3	1	0	2	0
Zoning Ordinance Review / Amendments:	4	7	4	5	5	4	13	11	4
Sign Ordinance Review / Amendments:	2	0	2	0	1	1 ⁷	0	0	0
Alternative or Master Sign Permits:	7	4	12	29	24	12	8	3	4
Subdivisions:	3	2	1	1	0	0	0	0	4
Other:	7 ¹	4 ²	19 ³	10 ⁴	12 ⁵	3 ⁸	11 ⁹	12 ¹⁰	7
Totals	37	31	53	59	61	47	60	58	45

¹Design Review, Vacation of rights-of-way, TID Boundary, CBRF Task Force

²Design Review, Vacation of rights-of-way, Sewer Service Area Amendments
Comprehensive Plan Amendment Procedures, Historic Landmark Designation

³ Certificates of Appropriateness, Sewer Service Area Plan, Airport Plan,
Downtown Design Guidelines, Local Historic Designation, TID #7

⁴Certificates of Appropriateness, TID Amendments, Historic Designation, Historic
Preservation Policy Changes

⁵Street Vacations, Certificates of Appropriateness, Planned Unit Development,
Memo of Understanding, Professional Services Agreement

⁶Includes Airport Campus Master Plan

⁷Repeal and Re-enact Sign Code

⁸ CIP, TID Creation, Certificate of Appropriateness

⁹Temp Antenna Use, CIP, Vacation of rights-of-way, Garage Sale Disc, CORP Plan,
Temp Crane Disc

¹⁰ROW Vacation, DT Master Plan, CIP, Comp Plan, TID 10, Fee Schedule

**2016 ANNUAL REPORT
DEVELOPMENT SERVICES**

INSPECTION PERSONNEL

Richard Pokorny - Building Inspector
Tom Ott - Plumbing Inspector
Pat Kilty - Electrical Inspector
Cheryl Uthmeier - Administrative Assistant

The following is a summary of permit activity:

Type of Permit	No. of Permits	Estimate of Value
New CBRF (20 beds or more)	0	\$0
New Single Family Homes	10	\$2,230,000
New Two Family Homes	0	\$0
New Multiple Family Buildings (20 Units)	0	\$0
Manufactured (HUD) Home in Subdivision	0	\$0
New Non Residential Buildings	7	\$11,757,752
New Municipal Buildings	2	\$60,000
New Residential Garages & Sheds	53	\$382,072
Fences	51	\$114,563
Residential Repair/Alteration/Remodel/Decks	204	\$1,289,238
Residential Additions	7	\$110,500
Non-Residential Repair/Alteration/Remodel	76	\$10,822,863
Non-Residential Additions	6	\$7,078,389
Municipal Repair/Alteration/Remodel	1	\$8,944
Municipal Additions	0	\$0
Residential Heating, Vent., & AC	57	\$344,216
Non-Residential Heating, Vent., & AC	43	\$2,999,729
Residential Razing of Buildings	11	*NE
Non-Residential Razing of Buildings	3	*NE
Residential Moving of Buildings	0	*NE
Non-Residential Moving of Buildings	0	*NE
Sign Permits	129	*NE
Foundation	15	*NE
Total Building Permits:	675	\$37,198,266
Electrical Permits (Residential)	179	*NE
Electrical Permits (Non-Residential)	147	*NE
Plumbing Permits	168	*NE
Grand total of all permits:	1169	37,198,266
Total building permit fees		\$97,766.57
Total plumbing permit fees		\$12,199.00
Total electrical permit fees		\$37,377.77
Grand total of fees:		\$147,343.34

*NE = No Estimate

(not verified by audit or Finance Department)

Large jobs for which permits were issued:

New & Additions:

- Marshfield Mall, 503 E Ives St – addition (25,584 sq.ft.)
- Central WI Enterprises Inc (Staab Construction), 1800 S Laemle Ave – addition (8,042 sq.ft.)
- Kwik Trip Inc, 4000 S Draxler Dr – new convenience store (7,072 sq.ft.)
- Midwest Auto Movers, 2909 S Mallard Ave – new office and shop (4,944 sq.ft.)
- Forward Financial Bank, 1001 N Central Ave - new three story office building (50,782 sq.ft.)
- Central WI State Fair, 307 E 17th St – new horse barn (9,216 sq.ft.)

Remodel:

- Marshfield Clinic, 1001 N Oak Ave – various remodeling projects
- Marshfield Clinic, 1515 N St Joseph Ave (Security Health)– remodel basement and 1st floor
- Marshfield Clinic, 701 W Kalsched St (Laird Building) - 2nd floor remodel
- Marshfield Clinic, 1000 N Oak Ave – various remodeling projects
- Culvers, 109 W Upham St – interior remodel
- Taco Bell, 1410 N Central Ave – interior and exterior remodel
- The Boson Co, 2613 W Veterans Pkwy – exterior & interior remodel
- Dental Clinic, 306 W McMillan St – interior remodel
- Kohl's Store, 503 E Ives St Suite 500 – interior remodel
- Prevention Genetics, 3800 S Business Park Ave – infill of vacant area on 2nd floor and other remodeling
- Central City Credit Union, 222 E Upham St - remodel

Electrical Inspector Report

Permits Issued:

1. Residential 179
2. Non-Residential 147

Permit Fees:

1. Residential \$10,332.34
2. Non-Residential \$27,045.43

Plumbing Inspector Report

Permits Issued: 168

Permit Fees:

1. Plumbing Permit Fees \$12,199.00
2. Water Tap Fees \$242.00
3. Wastewater Sewer Fees \$3,450.00

See Appendix 'A' for Monthly Building Permit Summary

See Appendix 'B' for Five Year Permit Comparison (2012-2016 pages 1 & 2)

See Appendix 'C' for Ten Year Permit Comparison

See Appendix 'D' for Names & Addresses of New Residential One & Two Family Homes

