



CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION

City of Marshfield, Wisconsin

Tuesday, August 18, 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. – July 21, 2015 Meeting.
4. Citizen Comments.
5. 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.
Public Hearing Required
6. 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.
Presenter: Sam Schroeder, Zoning Administrator
Public Hearing Required
7. 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.
Presenter: Josh Miller, City Planner
Public Hearing Required
8. 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.
Presenter: Josh Miller, City Planner
Public Hearing Required
9. 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.
Presenter: Josh Miller, City Planner
Public Hearing Required

**PLAN COMMISSION
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10. 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.

Presenter: Josh Miller, City Planner

Public Hearing Required

11. Items for Future Agendas.

12. Staff Updates.

13. Adjourn.

Posted this 13th day of August, 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 JULY 21, 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 (arrived at 7:04 PM); Bill Penker & Ken Wood

EXCUSED: Laura Mazzini and Josh Witt

ABSENT: None

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

PC15-38 Motion by Penker, second by Wood to recommend approval of the minutes of the June 16, 2015 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - Detachment and Attachment request by the City of Marshfield, in accordance with the Cooperative Boundary Plan and Agreement between the Town of Cameron and the City of Marshfield, dated April, 2000, the following described territory in the Town of Cameron, Wood County, Wisconsin, for that portion of the "City Growth Area" lying outside the "No Contest Area" as identified in said plan, to be detached from the Town of Cameron and attached to the City of Marshfield, and zoned "CMU" Community Mixed Use Zoning and "LI" Light Industrial Zoning, located south of 29th Street, east of Central Avenue, north of Heritage Drive, and west of Business Park Avenue: That part of Section 20, Township 25 North, Range 3 East, in the Town of Cameron, Wood County, Wisconsin, and more particularly described as:

1. Beginning at the SW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20, T25N, R3E; thence East on the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20, T25N, R3E to the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20, T25N, R3E; thence north on the east line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20, T25N, R3E, to the North line of the Heritage Drive (formerly known as United States Highway 10); thence West along the North line of Heritage Drive for a distance of 30.09 feet; thence N 00°21'13" E for a distance of 783.04 feet; thence N 89°03'35" W on a line extended to the west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20, T25N, R3E; thence south on the west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 20, T25N, R3E, to the point of beginning; EXCEPT

The following parcels and road right-of-way which are contained within the above described real property in paragraph 1 of the above legal description shall be excluded from the property subject to detachment from the Town of Cameron and attachment to the City of Marshfield due to these parcels and right of way having previously been annexed by the City of Marshfield:

a. Road right-of-way for Central Avenue (formerly known as State Highway 13 and Maple Avenue), described as follows:

That portion of South Central Avenue road right-of-way from the center of the intersection of Commerce Drive to a point approximately 300 feet south of the intersection of Heritage Drive further described as follows: Part of the NE $\frac{1}{4}$ of the

SE ¼ and the SE ¼ of the SE ¼ of Section 19; the NW ¼ of the SW ¼ and the SW ¼ of the SW ¼ of Section 20; the NW ¼ of the NW ¼ of Section 29; and the NE ¼ of the NE ¼ of Section 30, all in Town 25 North, Range 3 East, Wood County, Wisconsin, described as follows:

Commencing at the West quarter corner of said Section 20, the Point of Beginning; thence S 88°36'11" E along the North line of the SW ¼ of said Section 20, 60.00 feet to the East Right of Way Line of Central Avenue; thence S 00°24'47" W along the East Right of Way Line of Central Avenue, 1,314.07 feet; thence S 00°24'08" W along the East Right of Way Line of Central Avenue, 638.35 feet; thence S 01°45'48" E along the East Right of Way Line of Central Avenue, 531.25 feet, thence S 48°06'55" E, 120.79 feet; thence S 02°46'31" E, 130.28 feet; thence S 48°44'30" W, 147.36 feet; thence S 02°25'35" E 99.73 feet; thence N 89°52'08" W, 152.69 feet; thence N 15°55'24" W, 236.18 feet; thence N 00°43'45" W, 66.01 feet; thence N 23°31'20" E, 224.60 feet to the West Right of Way Line of Central Avenue; thence N 00°21'00" E along the West Right of Way Line of Central Avenue 1,079.04 feet; thence N 00°26'14" E along the West Right of way Line of Central Avenue, 1,314.14 feet to the North line of the SE ¼ of said Section 19; thence S 89°53'29" E, 60.00 feet along the North line of the SE ¼ of said Section 19, to the Point of Beginning; and

2. Beginning at the southeast corner of Wood County Certified Survey Map Number 3785; thence north along the east line of the said Wood County Certified Survey Map Number 3785 to the south line of 29th Street; thence east along with south line of 29th Street to the northwest corner of Wood County Certified Survey Map Number 2404; thence south along the west line of Wood County Certified Survey Map Number 2404 to the southwest corner of Wood County Certified Survey Map Number 2404; thence east along the south line of Wood County Certified Survey Map Number 2404 to the southeast corner of Wood County Certified Survey Map 2404, being the northwest corner of the SE ¼ NW ¼, Section 20, T25N, R3E; thence east long the north line of the SE ¼ NW ¼, Section 20, T25N, R3E to the east line of the west ½ of the SE ¼ NW ¼, Section 20, T25N, R3E; thence south along the east line of the west ½ of the SE ¼ NW ¼, Section 20, T25N, R3E; to the south line of the SE ¼ NW ¼, Section 20, T25N, R3E; thence S 00°10'08" W for a distance of 33.01 feet; thence N 88°41'03" W for a distance of 650.63 feet; thence N88°41'03" W for a distance of 878.80 feet; thence S 00°21'13" W for a distance of 360 feet; thence N 88°41'03" W on a line extended to the west line of the NW ¼ SW ¼, Section 20, T25N, R3E; thence north on the west line of the NW ¼ SW ¼, Section 20, T25N, R3E to the southwest corner of the SW ¼ NW 1/4, Section 20, T25N, R3E; thence north along the west line of the SW ¼ NW ¼, Section 20, T25N, R3E to the north line extended on that property described in Volume 312 of deeds, Page 521, Wood County records; thence east along the north line of the property described in said deed a distance of 270.6 feet, more or less; thence south along the east line of the property described in said deed, a distance of 100 feet, more or less; thence east at right angles a distance of 273.77 feet, more or less, to the centerline of proposed Cedar Avenue, extended; thence north a distance of 1,235 feet, more or less, along the centerline of said proposed street; thence west at right angles to said proposed street, a distance of 544.5 feet more or less to the west line of the NW ¼ NW ¼, Section 20, T25N, R3E; thence north along the west line of the NW ¼ NW ¼, Section 20, T25N, R3E, to a point which is the extension of the south line of Wood County Certified Survey Map Number 3785; thence east along the south line of Wood County Certified Survey Map Number 3785 to the point of beginning; EXCEPT

The following parcels and road right-of-way which are contained within the above described real property in paragraph 2 of the above legal description shall be excluded from the property subject to detachment from the Town of Cameron and attachment to the City of Marshfield due to these parcels and right of way having previously been annexed by the City of Marshfield:

- a. Lot 1 of Wood County Certified Survey Map No. 8547, recorded in Volume 29 of Survey Maps, Page 147, located in part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 25 North, Range 3 East, and adjacent right of way of Cherry Avenue, City of Marshfield, Wood County.
- b. Part of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty (20), Township Twenty-Five (25) North, Range Three (3) East, in the Town of Cameron, Wood County, Wisconsin, described as follows:

Commencing on the South line of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty (20), Township Twenty-Five (25) North, Range Three (3) East at a point where said South line intersects with the East line of Central Avenue (formerly known as State Trunk Highway 13), thence East 916.65 feet, thence North 462 feet to the point of beginning, thence North 294 feet, thence East 498 feet, thence South 294 feet, thence West 498 feet back to the point of beginning.

- c. Road right-of-way known as 35th Street (formerly known as Nikolay Drive) described as follows:

Commencing at the west $\frac{1}{4}$ corner of Section Twenty (20), Township Twenty-Five (25) North, Range Three (3) East, thence South 88°41'03" east along the east-west quarter line of said Section 20, a distance of 60 feet to the east right-of-way line of Central Avenue (formerly known as State Trunk Highway 13), the point of beginning; thence north 00°21'13" east along said east right-of-way line of Central Avenue, a distance of 33.01 feet to the north line of 35th Street; thence south 88°41'03" east along said north right-of-way line of 35th Street, a distance of 1,892.22 feet; thence south 00°10'08" west a distance of 66.01 feet to the south right-of-way line of 35th Street; thence north 88°41'03" west along said south line of 35th Street to the east right-of-way line of Central Avenue; thence north 00°21'13" east along said east line of Central Avenue to the point of beginning.

- d. Road right-of-way for Central Avenue (formerly known as State Highway 13 and Maple Avenue), described as follows:

That portion of road right-of-way described above in paragraph 2 that also falls within the area described below:

That portion of South Central Avenue road right-of-way from the center of the intersection of Commerce Drive to a point approximately 300 feet south of the intersection of Heritage Drive further described as follows: Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19; the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20; the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29; and the NE $\frac{1}{4}$ of

the NE ¼ of Section 30, all in Town 25 North, Range 3 East, Wood County, Wisconsin, described as follows:

Commencing at the West quarter corner of said Section 20, the Point of Beginning; thence S 88°36'11" E along the North line of the SW ¼ of said Section 20, 60.00 feet to the East Right of Way Line of Central Avenue; thence S 00°24'47" W along the East Right of Way Line of Central Avenue, 1,314.07 feet; thence S 00°24'08" W along the East Right of Way Line of Central Avenue, 638.35 feet; thence S 01°45'48" E along the East Right of Way Line of Central Avenue, 531.25 feet, thence S 48°06'55" E, 120.79 feet; thence S 02°46'31" E, 130.28 feet; thence S 48°44'30" W, 147.36 feet; thence S 02°25'35" E 99.73 feet; thence N 89°52'08" W, 152.69 feet; thence N 15°55'24" W, 236.18 feet; thence N 00°43'45" W, 66.01 feet; thence N 23°31'20" E, 224.60 feet to the West Right of Way Line of Central Avenue; thence N 00°21'00" E along the West Right of Way Line of Central Avenue 1,079.04 feet; thence N 00°26'14" E along the West Right of way Line of Central Avenue, 1,314.14 feet to the North line of the SE ¼ of said Section 19; thence S 89°53'29" E, 60.00 feet along the North line of the SE ¼ of said Section 19, to the Point of Beginning.

COMMENTS: None

PC15-39 Motion by Penker, second by Wood to recommend approval of the Detachment and Attachment request by the City of Marshfield, in accordance with the Cooperative Boundary Plan and Agreement between the Town of Cameron and the City of Marshfield, dated April, 2000, the following described territory in the Town of Cameron, Wood County, Wisconsin, for that portion of the "City Growth Area" lying outside the "No Contest Area" as identified in said plan, to be detached from the Town of Cameron and attached to the City of Marshfield, and zoned "CMU" Community Mixed Use Zoning and "LI" Light Industrial Zoning, located south of 29th Street, east of Central Avenue, north of Heritage Drive, and west of Business Park Avenue: That part of Section 20, Township 25 North, Range 3 East, in the Town of Cameron, Wood County, Wisconsin, and more particularly as described above and request an ordinance be drafted for Common Council consideration.

PC15-40 Motion by Wagner, second by Penker to recommend amending Motion PC15-39 to include referring this annexation area to the CIP to extend utilities to serve the new area.

Motion Carried

Vote on Motion PC15-39 as amended.

Motion Carried

PUBLIC HEARING - Campus Master Plan Amendment request by Marshfield Municipal Airport to amend the five year Master Campus Plan, addressing when Federal Aviation Administration approval is needed for non-aeronautical uses, located at 210, 320, 324, and 400 West 29th Street, including all parcels owned by the City of Marshfield under the Airports jurisdiction zoned "CD" Campus Development District.

COMMENTS:

- Karl Zimmermann, 1906 South Balboa Avenue, questioned if there are any current plans for fencing in this area.

PC15-41 Motion by Penker, second by Wagner to recommend approval of the Campus Master Plan Amendment request by Marshfield Municipal Airport to amend the five year Master Campus Plan, addressing when Federal Aviation Administration approval is needed for non-aeronautical uses, located at 210, 320, 324, and 400 West 29th Street, including all parcels owned by the City of Marshfield under the Airports jurisdiction zoned “CD” Campus Development District, and request an ordinance be drafted for Common Council consideration.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment Request to amend Chapter 18, General Zoning Ordinance, Section 18-72 to allow the front and street side yard setbacks to be adjusted by averaging adjoining properties in all districts and to clarify language pertaining to such adjustments.

COMMENTS: None

PC15-42 Motion by Penker, second by Gustafson to recommend approval of the Municipal Code Amendment Request to amend Chapter 18, General Zoning Ordinance, Section 18-72 to allow the front and street side yard setbacks to be adjusted by averaging adjoining properties in all districts and to clarify language pertaining to such adjustments and request an ordinance be drafted for Common Council consideration.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment Request to amend Chapter 18, General Zoning Ordinance, Sections 18-25 through 18-33, 18-54, and 18-65 (1) & (2), allowing Minor Home Occupations as a permitted accessory use and Conditional Home Occupations as a conditional accessory use in all residential zoning districts and to clarify the requirements for a home occupation.

COMMENTS: None

PC15-43 Motion by Wood, second by Gustafson to recommend approval of the Municipal Code Amendment Request to amend Chapter 18, General Zoning Ordinance, Sections 18-25 through 18-33, 18-54, and 18-65 (1) & (2), allowing Minor Home Occupations as a permitted accessory use and Conditional Home Occupations as a conditional accessory use in all residential zoning districts, to clarify the requirements for a home occupation and request an ordinance be drafted for Common Council consideration.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Ministry Saint Joseph’s Hospital to allow a building addition within a property zoned “CD” Campus Development for the purpose of expanding the mobile tech docking area, located at 611 Saint Joseph Avenue.

COMMENTS: None

PC15-44 Motion by Wood, second by Wagner to recommend approval of the Conditional Use Request by Ministry Saint Joseph’s Hospital to allow a building addition within a property zoned “CD” Campus Development for the purpose of expanding the mobile tech docking area, located at 611 Saint Joseph Avenue, subject to the following conditions:

1. A Certified Survey Map must be recorded combining Parcels 33-03228 and 33-03060 prior to issuance of any building permits.
2. The proposed addition shall be constructed as presented, allowing minor changes to be made administratively.

3. The addition must be completed within one year of approval by the Common Council.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Arlon Haessly to grant a parking exception to allow a single apartment unit to be converted into two separate units without meeting the minimum parking requirements of one stall per unit, located at 333 South Central Avenue, zoned “DMU” Downtown Mixed Use.

COMMENTS: None

PC15-45 Motion by Wood, second by Gustafson to recommend approval of the Conditional Use Request by Arlon Haessly to grant a parking exception to allow a single apartment unit to be converted into two separate units without meeting the minimum parking requirements of one stall per unit, located at 333 South Central Avenue, zoned “DMU” Downtown Mixed Use, subject to the following condition:

1. Subject property is permitted up to 6,864 square feet of first floor commercial indoor sales or similar use and up to 5 apartment units on the second floor without having any on-site parking stalls.

Motion Carried

PUBLIC HEARING - Conditional Use Request by John Peters to allow a reduction to the required vision triangles and setback requirements for a fence, located at 305 South Maple Avenue and 200 East 3rd Street, zoned “SR-6” Single Family Residential.

COMMENTS: None

PC15-46 Motion by Wood, second by Gustafson to recommend approval of the Conditional Use Request by John Peters to allow a reduction to the required vision triangles and setback requirements for a fence, located at 305 South Maple Avenue and 200 East 3rd Street, zoned “SR-6” Single Family Residential, subject to the following conditions:

1. The fence must be setback a minimum of 1 foot from all right-of-way lines.
2. The fence may be located within the 30’ x 30’ public street vision triangles as required by the Zoning Code but may not intrude into the vision triangle defined by Chapter 13, Public Works which is 15’ (along South Maple Avenue) by 10’ (along East 3rd Street).
3. The fence may be located within the driveway vision triangles.

Meyer, Wagner, Gustafson & Penker voted ‘Aye’, Penker voted ‘No’, Motion Carried

PUBLIC HEARING - Conditional Use Request by Rogers Cinema Inc., to allow an exception to reduce the setback for a fence to be incorporated into the future City park (Marilyn Hardacre Park), located at 451 and 453 South Central Avenue, zoned “DMU” Downtown Mixed Use.

COMMENTS: None

PC15-47 Motion by Gustafson, second by Wood to recommend approval of the Conditional Use Request by Rogers Cinema Inc., to allow an exception to reduce the setback for a fence to be incorporated into the future City park (Marilyn Hardacre Park), located at 451 and 453 South Central Avenue, zoned “DMU” Downtown Mixed Use, subject to the following conditions:

1. The required 3 foot fence setback from the right-of-way in the front and street side yard is waived because it is located in the Downtown Mixed Use District.

Motion Carried

PUBLIC HEARING - Alternative Sign Permit Request by Rogers Cinema Inc., for murals to be developed in the future downtown park (Marilyn Hardacre Park), located at 451 and 453 South Central Avenue, zoned "DMU" Downtown Mixed Use.

COMMENTS: None

PC15-48 Motion by Penker, second by Wood to recommend approval of the Alternative Sign Permit Request by Rogers Cinema Inc., for murals to be developed in the future downtown park (Marilyn Hardacre Park), located at 451 and 453 South Central Avenue, zoned "DMU" Downtown Mixed Use.

Motion Carried

Items for Future Agendas: None

Staff Updates: None

There being no objections, Chairman Meyer adjourned the meeting at 7:57 PM.



Jason Angell, Acting Secretary
CITY PLAN COMMISSION



City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: August 18, 2015

RE: 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.

Background

Chad Breitzke is proposing to obtain a Federal Firearms License (FFL) for the purpose of selling firearms and ammunition out of his residence. Because the Applicant is requesting to sell items out of his residential home, it requires a Conditional Home Occupation. Sales would consist of orders only with no inventory at all. Customers would call inquiring about a price on an item. If they so choose to purchase that item, the item would be ordered and the customer would be contacted when the item arrived to pick it up. The firearms would remain in a locked and protected state where they would not be operable until the customer would pick them up.

Section 18-65(2) allows Conditional Home Occupations through the Conditional Use Permit process. A Conditional Home Occupation permits the selling items out of your home, but does not state what those items may be limited to.

Analysis

The Applicant has also submitted a business plan with his conditional use permit application. Within this plan, it clearly lays out that this business will, at this time, be on a part time basis as he already has a full time job. Customers can call and leave a message on his phone at any time. If a customer so chooses to purchase an item, the item would be ordered as there would be no inventory held within his residence. Each individual will also have to go through all ATF and the State of Wisconsin Department of Justice background checks prior to ever obtaining their order.

The Applicant is only proposing to convert a small room no larger than 9 feet by 12 feet to an office space that will be used to conduct his business. Within this room will basically be a gun safe and other office furniture to store documents

and complete orders. He has no plans for any remodeling and will only be using about 108 square feet of his home. A Conditional Home Occupation allows up to 50% of the home to be utilized for a business. The Applicant will be using less than 10% of the home.

Over the past several months the Applicant has been working with the ATF, the Wisconsin Department of Revenue and has been in contact with Police Chief Gramza. The Applicant has already received a seller's permit and has registered as a Wisconsin business with the Wisconsin Department of Revenue. In addition the Applicant has all of the paperwork to show that he already received the necessary training by an ATF investigator. Also, because the Applicant is not keeping any inventory, Police Chief Gramza did not see any issues with the proposed use.

The Applicant has taken some of his time to talk to surrounding property owners that where available. Over the course of only 4 days the applicant received 9 signatures from nearby neighbors that they were made aware of the Applicant's home based business at 1102 Arlington Street of operating firearm, ammunition and other sport good sales under the permission from the ATF with a FFL.

The Plan Commission has approved a similar request back in 2013. At that time Staff contacted an inspector with the ATF out of Milwaukee to find out about the background requirements for someone applying for a FFL. The inspector stated that the FBI is involved and a fingerprint and thorough background check is completed. The ATF inspector will also conduct an on-site inspection, provides the Applicant with the laws and regulations for the FFL and makes sure adequate security is provided for any stored guns.

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

(a) 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.

Staff does not find any conflict with the proposed use and 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 character of the neighborhood would not change as there would be no exterior changes to the home. Additionally, the

Applicant is not requesting any signage and any additional traffic generated would be minimal. There is adequate parking for the occasional customer visit on site.

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 intensity of the Conditional Home Occupation will be minimal. The Applicant will only be selling and transferring guns on a part time basis.

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 existing building will not require any additional services.

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.

Since the building already exists and there will be no physical change adversely affecting the neighborhood, staff does not feel the change in use would have an adverse impact to the City.

In addition to the standards set forth in Section 18-65(2), a Conditional Home Occupation also requires the review of the Building Inspector. The Building Inspector has reviewed the proposal and has no issues or concerns.

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 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 with 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.

Attachments

1. Application
2. Location Map
3. Neighborhood Signatures

Concurrence:



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: 07/02/2015

OFFICE USE ONLY

Date Received: 7/9/15	Fee Receipt Number: 52891	Zoning District: SR-3	Parcel #: 33-02607D
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SITE INFORMATION

Site Address: 1102 Arlington Street Marshfield, WI 54449	Present Land Use: Single Family Residence
Legal Description: C - MFLD J P HUME'S 2ND ADD THAT PRT OF LOT 1, COM 181' E OF NW COR FOR POB; E 55', S 88', W 55', N 88' TO POB BLK 4	

APPLICANT INFORMATION

Applicant Name: Chad A. Breitzke	Phone #: 715-389-9924 Home	Email Address: cbreitzke@hotmail.com
Address, City, State, Zip: 1102 Arlington Street Marshfield, WI 54449		
The Applicant is the <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Representative/Other (Describe):		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

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

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: Federal Firearm / Ammunition Sales (FFL)	Proposed # of Employees: 1	Proposed Hours of Operation: Phone - 9am-8pm
<input checked="" type="checkbox"/> Residential or <input type="checkbox"/> Nonresidential	Number of Buildings: 1	Number of Units: 1
		Density (units per acre): 1
Narrative of Conditional Use Request: I am looking to obtain a conditional use permit to be allowed to sell firearms and ammunition out of the residence where my wife and I live. Sales would consist of orders ONLY with no inventory carried at all. Customers would call inquiring about a price on an item and if it met what they were looking for, the item would be ordered and customer would be contacted when that item arrived to pick it up. Firearms would remain in a locked and protected state where they would not be operable until the customer were to pick it up. Neighbors have been made aware of this purpose as well with no concerns. ATF is also aware.		
Future Plans/Modifications: None	Time Needed to Finish Request: N/A	

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

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:

Chad Breitzke

Date:

7/2/2015

Business Plan for Days End Firearm Sales

Vison: I am looking to be the sole proprietor in running a small business out of my personal single family residence. This business would entail the selling for firearms and ammunition that are legal to own and possess within the United States as well as the State of Wisconsin.

Mission Statement: I am looking to sell by order only, and carry no inventory, firearms and ammunition to individuals that contact me regarding these items. These individuals would have to go through all ATF and The State of Wisconsin Department of Justice background checks prior to ever obtaining their order. All items would be special order and there would be no inventory held within my home. The products would arrive, and then the customer would be contacted to come and pick up their items when they have cleared all checks and are legally and lawfully able to obtain.

Objectives: I want to grow my business with normal operational hours where customers can contact me by phone for information and place orders. I want to start small as my customer base would be as well but eventually grow into a more popular Federal Firearms License Dealer that would be able to assist in local banquets such as Whitetails Unlimited or FFA organizations for fundraisers. ;

Strategies: Once approved for a conditional use permit for my single family residence located at 1102 Arlington Street in the City of Marshfield, I would begin basically by word of mouth that I am an FFL Dealer and during that time period, design marketing materials such as basic business cards that would offer my business name, contact information and services provided as well. I may in the future put out very small mailings as well and contact local organizations where my services may be of assistance. I would have regular business hours and run the business on a part time bases as I also work for the USPS as a city carrier in the City of Marshfield.

Action Plan: Once approved for a conditional use permit and receive my copy of that permit, I will contact Miguel A. Ruiz, the ATF Investigator to whom has already approved me for an FFL pending the approval of a conditional use permit and advise him that I have be approved for the permit and send him a copy. Then he would issue the FFL to where I could begin my business and marketing plan of selling firearms and ammunition and a profit while carrying no inventory at all. No excess firearms or ammunition would remain in the residence and customers would be contacted immediately once their order has arrived so that they can then pick it up.

Days End Firearm Sales

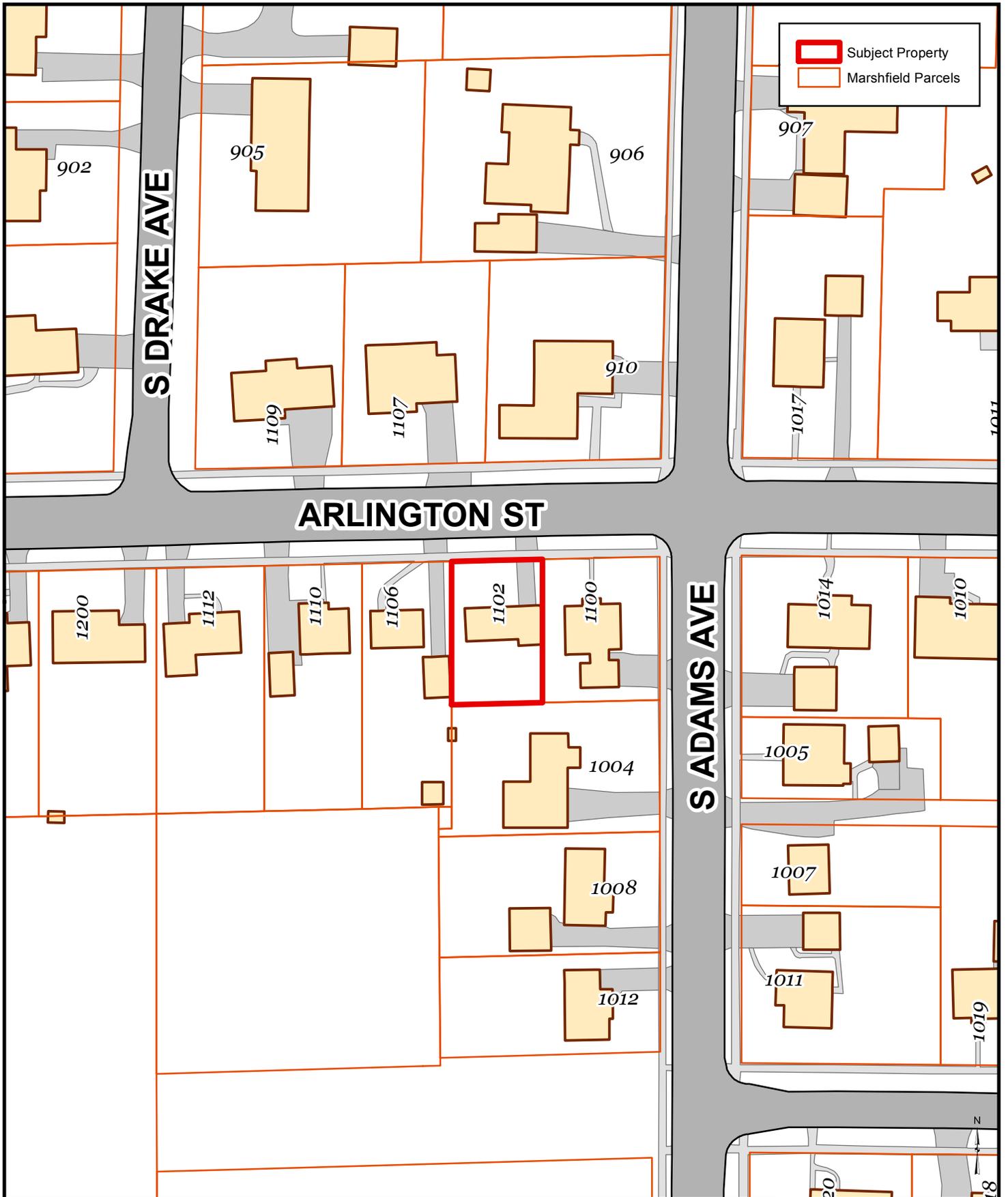
Chad Breitzke, FFL Dealer (pending permit approval)

1102 Arlington Street

Marshfield, WI 54449



1102 Arlington St- Conditional Use Permit Application

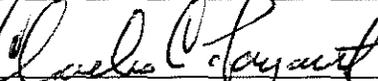
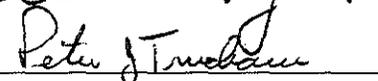
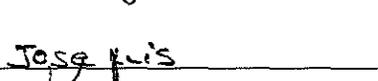
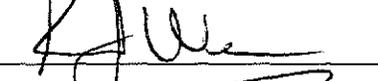
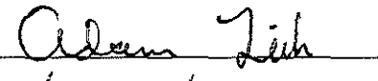
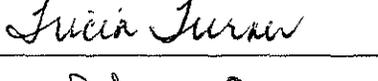
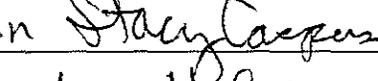
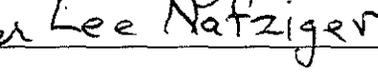


CUP: Conditional Home Occupation - 1102 Arlington St
City of Marshfield - Plan Commission
Meeting Date: August 18, 2015

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.

<p>Summary and background</p>	<p>I, Chad Breitzke, am in the process of starting a business out of my home located at 1102 Arlington Street Marshfield, WI 54449 where I would be selling firearms, ammunition and sporting goods by order only under permission from the ATF with a Federal Firearms License, where I would be not carrying any inventory and any items sold would be picked up the day of arrival and recorded with the ATF record books. All individuals purchasing goods would be required to complete a Federal and State background check prior to purchasing. The city of Marshfield required a conditional use permit to be obtained prior to issuance and business to begin. By signing below, you have been explained to of my intentions of this business being conducted in our neighborhood and agree that you have no issues with the operation of this business.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, have been made aware of Chad Breitzke's home based business at 1102 Arlington Street of operating firearm, ammunition and other sport goods sales under the permission from the ATF with a Federal Firearms License.</p>

Printed Name	Signature	Address	Comment	Date
Charles C. Fayant		1100 Arlington St. Mfld		8/8/15
Peter Trudeau		1005 S. ADAMS AV MFLD		8/8/15
Jose Luis		1004 S Adams AV		8/8/15
Kevin Wein		1012 S. ADAMS AVE		8/8/15
KENTH Melno		1011 S ADAMS AVE		8/8/15
Adam Leick		1106 W Arlington		8/8/15
TRICIA TURNER		1110 W. ARLINGTON	OK	8/10/15
Stacy Casperson		1203 Arlington		8/11/15
Lee Nafziger		910 S. Adams		8/11/15



City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: August 18, 2015

RE: Conditional Use Request by Dan and Cindy Burns to allow the total area of "Residential Accessory Buildings" to exceed the maximum accessory structure allowance of 1,200 square feet located at 1515 West 5th Street, zoned "SR-3" Single Family Residential.

Background

Dan and Cindy Burns, the Applicants, own the property of 1515 West 5th Street, zoned "SR-3" Single Family Residential. Current the property has a total of 870 square feet of residential accessory space, which includes an attached garage and a garden shed. The Applicants are requesting to construct an addition to the garage which would exceed the maximum size allowance for residential accessory structures.

Analysis

According to Section 18-65(8) of the Municipal Zoning Code, the total area of all residential accessory buildings on a single property is permitted up to 1,200 square feet of gross ground floor area by right for single family dwellings.

The attached garage is 606 square feet and the existing garden shed is 264 square feet, which includes a 72 square foot or 6 foot by 12 foot overhang. This puts the total existing residential accessory space for this property at 870 square feet.

The Applicant is requesting to construct a 576 square foot garage addition onto the existing garage. This would put the total attached garage space at 1,182 square feet and the total residential accessory structure space for the overall property at 1,446 square feet, exceeding the maximum allowance of 1,200 square feet by 246 square feet. In addition the proposed garage addition also includes a 12 foot by 24 foot overhang that will be used as a porch on the back side of the garage. This area was not factored into the overall residential accessory structure calculation because it is still attached to the principal structure and staff would not consider a porch overhang around the perimeter of the house to be included in the total accessory allowance.

Section 18-65(8) also states that the total area of all residential accessory buildings on a single property may not exceed the ground floor area of the principal building used for residence. Currently the existing home is only 1,394 square feet. The proposed garage addition would also need an exception to exceed the footprint of the home, but the applicant is also planning on constructing a 22 foot by 28 foot or 616 square foot house addition, which would put the footprint of the home at a total of 2,010 square feet.

According to the Zoning Code the maximum building coverage for a lot in the "SR-3" district is 30%. The existing home, existing garden shed, and proposed garage and house addition only total roughly 13% which is less than half of the allowable lot coverage.

The following information is based on the specific requirements outlined in Section 18-161(6) Conditional Use Review Criteria for Plan Commission consideration

The zoning ordinance describes a "conditional use" as: *a development which would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met.*

Conditional Use Review 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.

Exceeding the maximum allowable gross floor area for residential accessory structures would not be contrary to 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.

Because the property is a larger lot, there should not be negative impact on surrounding properties or the general public.

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 and intensity of the land use shall 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.*

There will be no adverse impact to the City.

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 the Conditional Use Request by Dan and Cindy Burns to allow the total area of "Residential Accessory Buildings" to exceed the maximum accessory structure allowance of 1,200 square feet located at 1515 West 5th Street, zoned "SR-3" Single Family Residential with the following conditions:

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

Attachments

1. Application
2. Location Map
3. Site Plan
4. Elevation

Concurrence:



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: _____

OFFICE USE ONLY

Date Received: 7/21/15	Fee Receipt Number: 53160	Zoning District: SR-2	Parcel #: 33-03352D
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SITE INFORMATION

Site Address: 1515 W 5th St, Marshfield, WI 54449	Present Land Use: Residential
Legal Description:	

APPLICANT INFORMATION

Applicant Name: Dan & Cindy Burns	Phone #: 715-384-9548	Email Address: cindy@burns-insurance.com/dan@burns-insurance.com
Address, City, State, Zip: 1515 W 5th St, Marshfield, WI 54449		
The Applicant is the <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Representative/Other (Describe):		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

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

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use:	Proposed # of Employees:	Proposed Hours of Operation:
<input checked="" type="checkbox"/> Residential or <input type="checkbox"/> Nonresidential	Number of Buildings:	Number of Units:
Density (units per acre):		
Narrative of Conditional Use Request	Request for permission to build a 22x28 addition to the existing house and attach a 24x24 garage with a 12' overhang.	
Future Plans/Modifications:	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

<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:

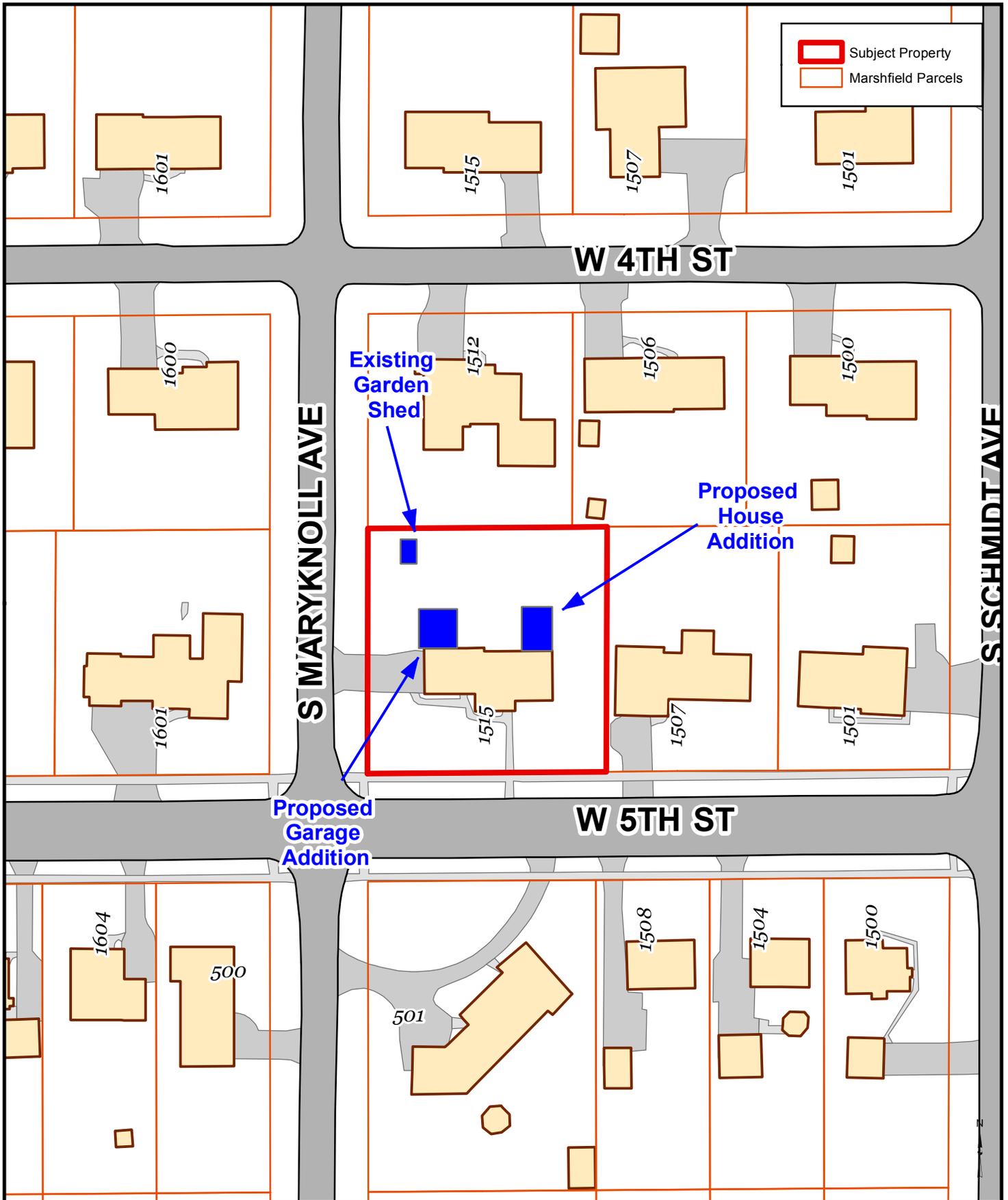
Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort 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: _____

Date: _____

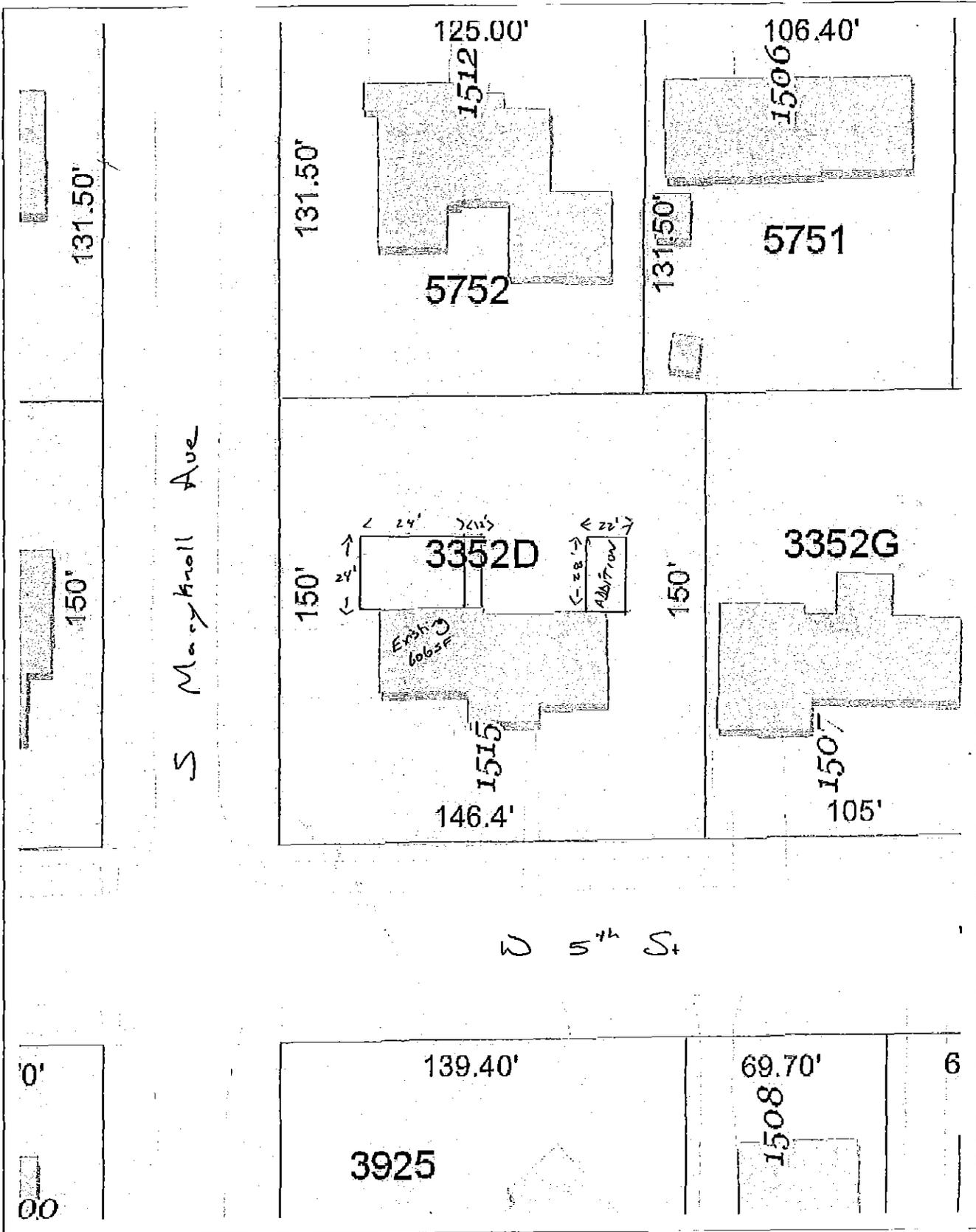
7-30-15

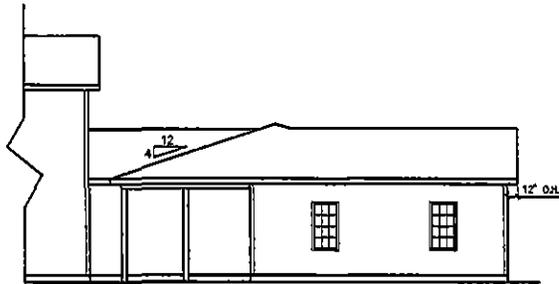


CUP: Large Accessory - 1515 W 5th St
City of Marshfield - Plan Commission
Meeting Date: August 18, 2015

Map Not To Scale
 For Reference Only

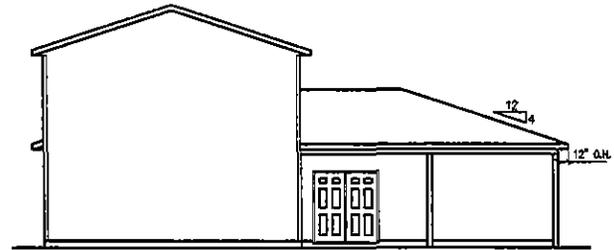
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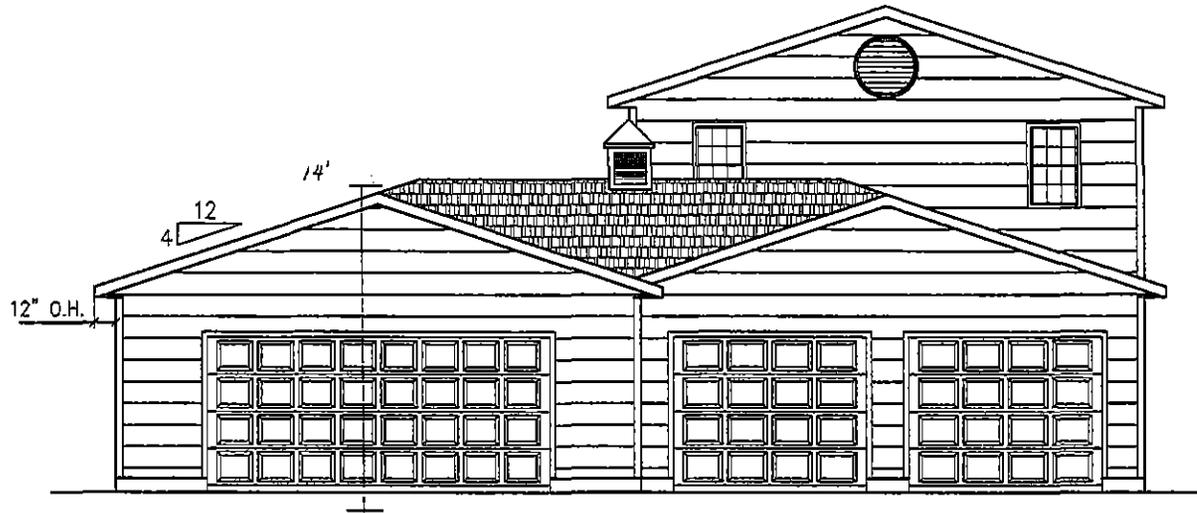
LEFT SIDE ELEVATION

Scale: 1/8" = 1'-0"



REAR ELEVATION

Scale: 1/8" = 1'-0"



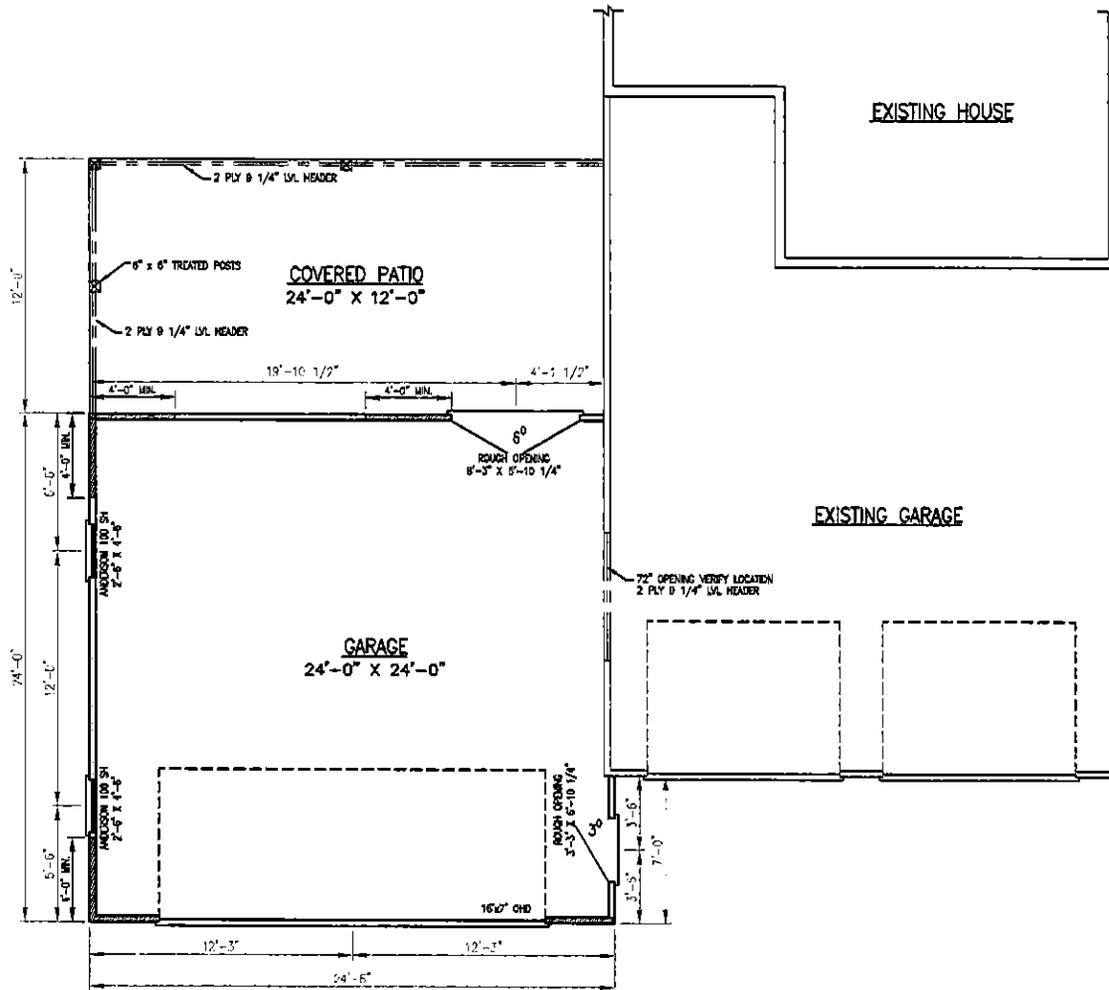
FRONT ELEVATION

BURNS

STRATFORD BUILDING SUPPLY
STRATFORD, WI

DATE	SCALE	DRAWN BY	TOTAL PAGE
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PHONE	DRAWING	REV	PAGE
-	5633-6-5		

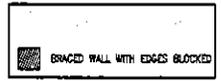




INTERIOR WALLS @ 3 1/2"
 EXTERIOR WALLS @ 5 1/2"
 UNLESS NOTED ON PLAN

ALL HEADERS TO BE 2x10
 (2 PLY) UNLESS NOTED
 ALL OPENINGS LARGER THAN
 6'-0" TO HAVE DOUBLE
 SHOULDER STUDS

KEY



FIRST FLOOR PLAN

BURNS			
STRATFORD BUILDING SUPPLY STRATFORD, WI			
DATE	SCALE	DRAWN BY	TOTAL PAGE
10/03/13	1/4"=1'-0"	MLJ	7
PHONE		DRAWING REV	PAGE
			5633-6-6





City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: August 18, 2015

RE: 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.

Background

Recently, the Applicant inquired about converting a Twin-House, where they own both sides of, into a Duplex. A Twin-House is a residential land use that consists of two attached residential units on two separate properties. There are no setbacks along the interior lot line and ownership can be separate. If the lots are combined, the shared lot line that bisects the building would be removed, converting two single-family attached homes into one Duplex.

Previously this property was zoned “R-5” Medium low density single- and two-family residential. This district allowed single family uses as well as all types of two family residential uses. The property was rezoned to “SR-6” Single Family residential, which allows single family uses and limited two family residential uses to a “two flat”. The new zoning district does not permit Twin-Houses or Duplex style housing, which made this property nonconforming. The “TR-6” zoning district does permit Duplex and Twin-House land uses by right.

A “Duplex” is described as a dwelling unit type that consists of two separate residences, each having a private individual access and no shared internal access. Duplexes are attached side-by-side located on one lot, each with a ground floor and roof.

A “Two Flat” is described as a dwelling unit type that consists of a single structure with two separate residences each having a private individual access and no shared internal access other than a common hallway. Two Flats are attached units within a 2 story structure with one unit above the other, possibly with a shared front porch. Most two flats are older homes that were converted into an upstairs/downstairs apartment.

A “Twin House” is described as a dwelling unit type consists of two separate residences, each having a private individual access and no shared internal access. Similar to Duplexes, Twin-Houses are attached side-by-side units, each with a ground floor and roof. Unlike Duplexes, Twin-Houses are located on separate lots.

Rezoning the property to “TR-6” would make the use legal conforming and the Applicant would have the ability to leave it as a Twin-House or convert it to a duplex.

One thing to point out is the lots do not currently meet minimum lot size requirements for the “SR-6” or “TR-6” zoning districts. The minimum lot size for both districts for existing lots is 6,000 square feet. The north lot is 5,821.2 square feet and the south lot is 5,808 square feet. The two lots together are 11,629.2 square feet in area. The minimum lot size for an existing Duplex lot in the “TR-6” district is 6,000 square feet. For a new duplex lot, the minimum lot size is 12,000 square feet. Staff feels the owners of the properties could keep the Twin House as is, or convert both properties into one Duplex and either would be a permitted use and not result in an increase of the nonconforming lot standards. Dissolving the property line to convert the property to a Duplex would consist of a lot line adjustment survey and wouldn’t technically be platting a new lot.

Analysis

According to the 2007 City of Marshfield 20 year Comprehensive Plan, this area is identified as “Existing City Residential” and is primarily zoned “SR-6” with residential uses ranging from single family dwelling units to two family dwelling units.

Because there are similar existing side-by-side Duplex and Twin-House uses that were properly rezoned during the City wide rezoning to “TR-6”, which are also surrounded by “SR-6”, it is staff’s belief that this property should have been zoned “TR-6” at that time.

Based on the neighborhood context, the surrounding land uses, and similar rezoned properties during the City wide rezoning it is reasonable to consider a rezoning of this property to “TR-6.”

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 Administration (WisDNR) and the Federal Emergency Management Agency (FEMA).

The request does not adversely affect the purpose and intent of Section 18-03 of implementing the goals and objectives of the Comprehensive Plan.

2. Is in harmony with the recommendations of the Comprehensive Plan. The comprehensive plan identifies this property as “existing city residential”. The proposed rezoning has no changes to the use or density of the property.
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

There will be no physical change to the structure. Although the use will be changed from a Twin-House to a Duplex, the only aspect of the property that will change is the interior lot line will be removed. Given the similar nature of the uses, any change will be unnoticeable.

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 request addresses a mapping mistake as neither Twin-Houses nor Duplexes are considered undesirable land uses.

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 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.

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: 7-22-15

OFFICE USE ONLY

Date Received: <u>7/22/15</u>	Fee Receipt Number: <u>-</u>	Zoning District: <u>SR-6</u>	Parcel #: <u>23-01628 #1629</u>
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SITE INFORMATION

Site Address: <u>511 & 513 S. Peach</u>	Lot #: <u>1 & 2</u>	Block #: <u>223</u>	Subdivision:
Section: <u>8</u>	Township: <u>25 N</u>	Range: <u>3 East</u>	Present Land Use: <u>Rental Building (1 Building With 2 Rental Units)</u>
Legal Description:	<u>1 Building with 2 Rental Units</u>		

APPLICANT INFORMATION

Applicant Name: <u>MEM Rentals</u>	Phone #: <u>715-384-3211</u>	Email Address:
Address, City/State, Zip: <u>1612 Waushara Dr.</u>		
The Applicant is the <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Representative/Other (Describe):		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name: <u>Linda Fenske, Jan Rasmussen, Ron Derfus</u>	Owner Phone #: <u>715-384-3211 715-384-9617</u>	Owner Email Address:
Owner Address, City, State, Zip: <u>Jan & Linda - 1612 Waushara Dr., MSld Ron - 1807 Galvia Ave, MSld.</u>		

LOT DETAILS

Street Frontage (Name and Distance): <u>S. Peach 132.15'</u>	
Depth: <u>88'</u>	Area: <u>11629.2 sq ft</u>
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: <u>TR-6</u>	Proposed Land Use: <u>Rental Units - Duplex</u>
Reason for Request:	<u>The property is hard to sell, as buyer needs two mortgages & receives no tax break for living on one side!</u>

DOCUMENTATION SUBMITTED

Site Plan Proof of Ownership Area Map 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.

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: Linda Fenske Date: 7-22-15



City of Marshfield Planning Commission Rezoning Report

Agenda Date: 08/18/15
Applicant: Linda Fenske
Owner(s): Linda Fenske

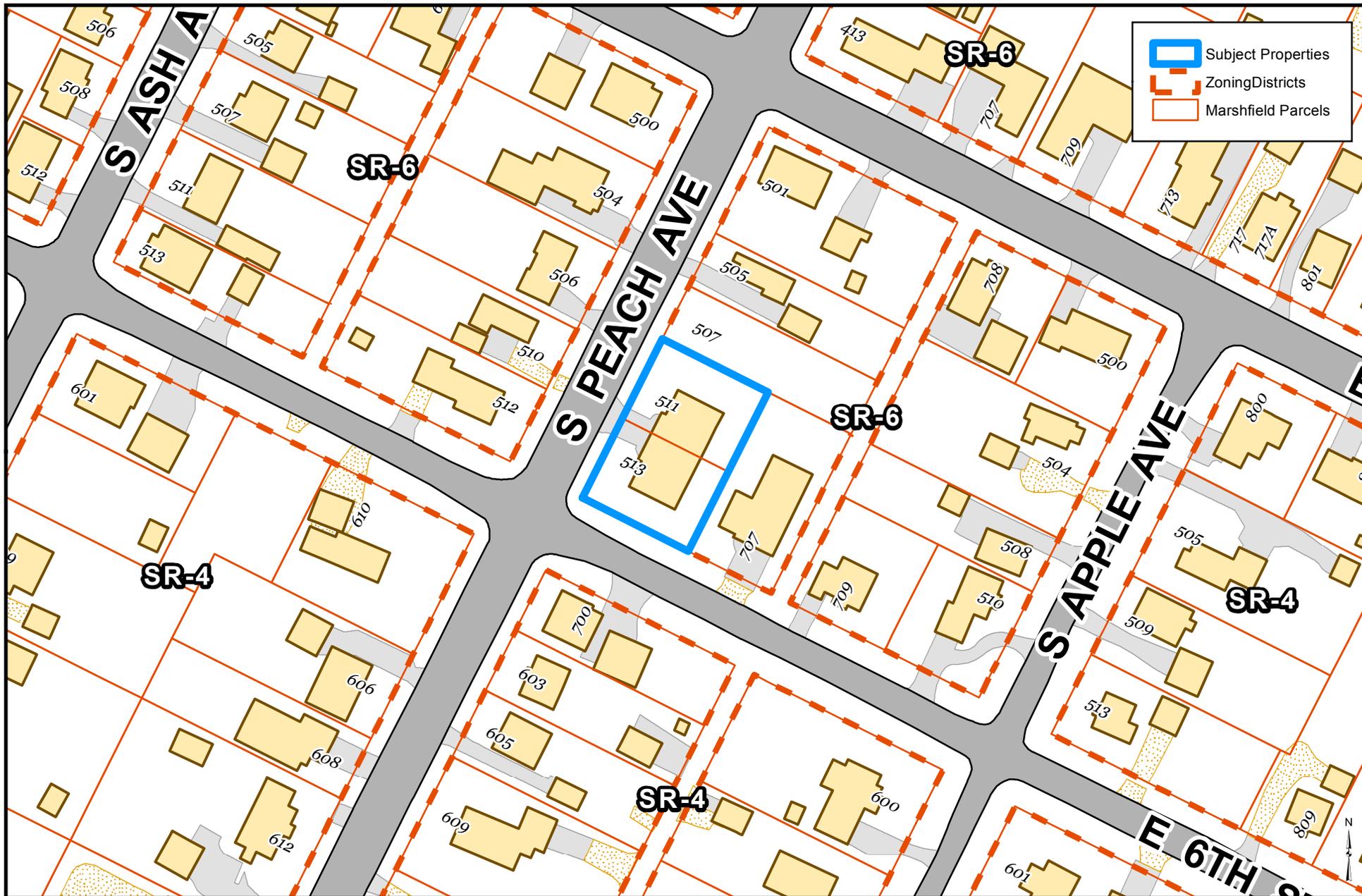
Parcel Numbers: 33-01628 and 33-01629
Jurisdiction: Aldermanic District 9
Location: 511-513 South Central Avenue
Approx. Size of Tract: 11,629 Square Feet – 0.27 Acres
Land Use Plan: Existing City Residential (6-10 units per acre)
Accessibility: South Peach Avenue
Utilities: Yes

Present Zoning: “SR-6” Single Family Residential District
Zoning Requested: “TR-6” Single Family Residential
Existing Land Use: Two Family Residential – Twin-House
Proposed use: Two Family Residential – Duplex or Twin-House
Extension of Zone: No

History of Zoning: The property was previously zoned “R-5” Medium low density single- and two-family district. It was then rezoned to “SR-6” Single Family Residential as part of the City-wide rezoning took place on January 1, 2013.

Surrounding Land Use and Zoning: North: “SR-6” Single Family Residential District – Single Family.
East: “SR-6” Single Family Residential District – Single Family.
South: “SR-4” Single Family Residential District – Single Family.
West: “SR-6” Single Family Residential District – Single Family.

Neighborhood Context: This area is primarily existing single family residential.



Rezoning Request: 511 & 513 S Peach Ave
City of Marshfield - Plan Commission
Meeting Date: August 18, 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: August 18, 2015

RE: 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.

Background

The Applicant owns four adjacent parcels and is in the process of combining some of their lots and adjusting the one of the lot lines for the purpose of adding an on-site maintenance shop south of the subject property.

Previously this property was zoned “B-4” General Commercial, under the former zoning code. The property was rezoned in 2012, to “R-4” Low Density Single Family Residential, to accommodate a proposed Community Based Residential Facility (CBRF) that ended up being constructed on a different site. When the City-wide rezoning took place in 2013, the property was zoned “SR-4” Single Family Residential. The property is currently undeveloped and the Applicant would like to market the lot for commercial purposes.

Analysis

According to the 2007 City of Marshfield 20 year Comprehensive Plan, this area is identified as “General Commercial” and is primarily zoned “CMU” with a broad range of commercial uses permitted.

Property to the east is a 60-bed Large Scale CBRF, zoned “SR-4”. Property to the north is a mix of residential and commercial (Marshfield Book and Stationary in the Town of Cameron), Property to the west is Marawood’s access drive and undeveloped property. Property to the south is Marawood’s parking area and future maintenance facility.

Once rezoned, the Applicant will record a Certified Survey Map (CSM) to modify the property boundaries so their access from McMillan Street does not cross the property line.

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 Administration (WisDNR) and the Federal Emergency Management Agency (FEMA).

The request does not adversely affect the purpose and intent of Section 18-03 of implementing the goals and objectives of the Comprehensive Plan.

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

The comprehensive plan identifies this property as “General Commercial”. The proposed rezoning has no changes to the use or density of the property.

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

There will be no physical change to the site at this time. Ultimately, the property could be sold and developed for commercial purposes.

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.

Because the property is not going to be developed as a large CBRF, rezoning it to commercial would be a more suitable type of development. The property is over 1.5 acres and the City would likely not allow more than one access points onto McMillan Street, making it unsuitable for single-family residential development.

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 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.

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: July 22, 2015

OFFICE USE ONLY

Date Received:	Fee Receipt Number:	Zoning District:	Parcel #:
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SITE INFORMATION

Site Address: 1308 W McMillan St		Lot #: 1	Block #:	Subdivision:
Section: 6	Township: 25 North	Range: 3 East	Present Land Use: Vacant	
Legal Description:	Parcel 3287CBA CSM 9478			

APPLICANT INFORMATION

Applicant Name: Marawood Real Estate 100 LLC	Phone #: 715-387-1256	Email Address: Lindar@marawood.com
Address, City, State, Zip: 2025 West Veterans Parkway		
The Applicant is the <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Representative/Other (Describe):		

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): McMillan St 351.67'	
Depth: 221.06'	Area: 1.538 Acres
Public Utilities Available: <input type="checkbox"/> Sanitary <input type="checkbox"/> Water <input type="checkbox"/> Storm <input type="checkbox"/> Electric <input type="checkbox"/> Other:	

DETAIL OF ZONING CHANGE REQUEST

Requested Zoning District:	Proposed Land Use:
Reason for Request:	Request to change from "SR-4" to "CMU" do to lot line re-alignment as per City's request.

DOCUMENTATION SUBMITTED

Site Plan Proof of Ownership Area Map 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.

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Applicant Signature:

Date:

7/23/15

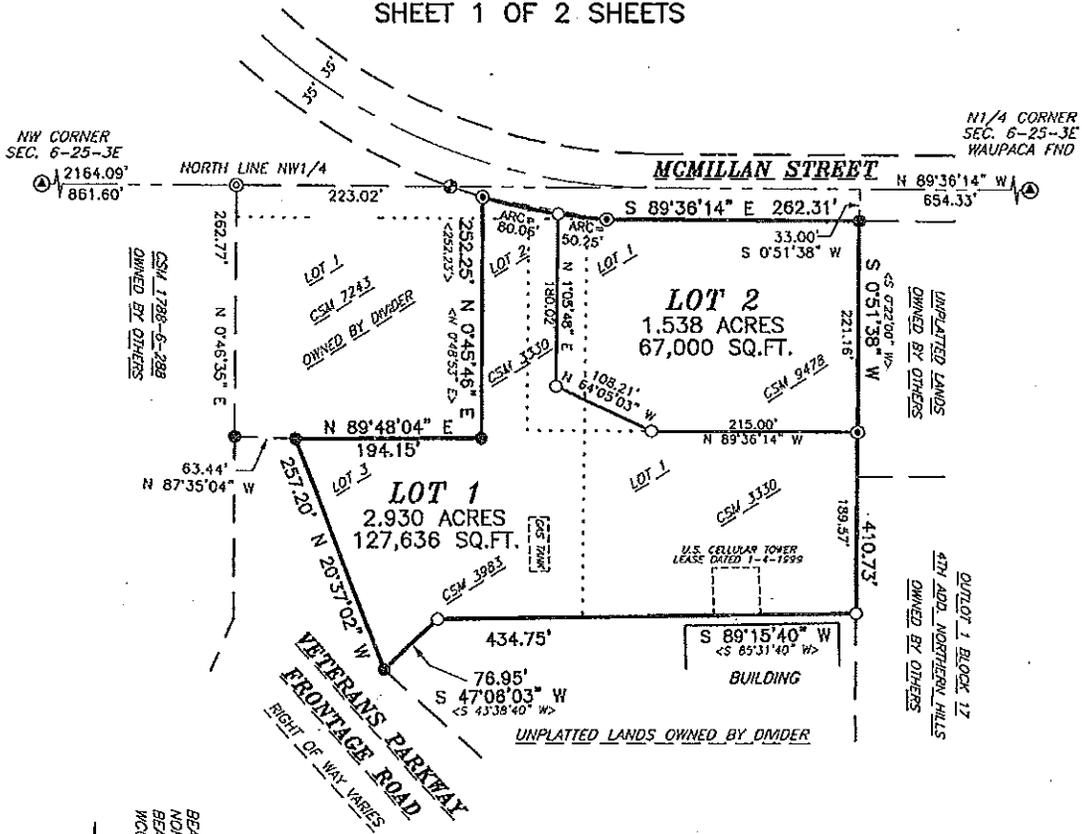
CERTIFIED SURVEY MAP

WOOD COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 1 CSM #9478, LOTS 1 & 2 CSM #3330, AND PART OF LOT 3 OF CSM #3983, ALL LOCATED IN THE NE1/4 OF THE FRACTIONAL NW1/4 OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.

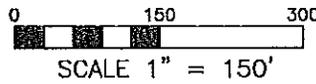
VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR: MARAWOOD REAL ESTATE
FILE #: M-52 MARAWOOD	DRAFTED & DRAWN BY: TIMOTHY G. VREELAND

SHEET 1 OF 2 SHEETS



BEARINGS REFERENCED TO THE NORTH LINE OF THE NW1/4 BEARING N 89°36'14" W PER WOODS (WOOD) MAD883 (2017)

7-16-2015
 TIMOTHY G. VREELAND
 S-2291
 WESTON, WI
 LAND SURVEYOR
 Revised



LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OD x 24" IRON PIPE 1.68lbs/ft. SET
- = 1.315" OD IRON PIPE FOUND IN PLACE
- ⊕ = MAG SPIKE FOUND IN PLACE
- ⊗ = 7/8" REBAR FOUND IN PLACE
- ⊙ = 3/4" REBAR FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS

CURVE DATA
 RADIUS = 637.00'
 CHORD = S 79°44'54" E 130.09'
 CENTRAL ANGLE = 11°43'17"

LOT 1
 CHORD = S 77°29'18" E 80.01'
 CENTRAL ANGLE = 7°12'05"

LOT 2
 CHORD = S 83°20'55" E 50.24'
 CENTRAL ANGLE = 4°31'12"

CERTIFIED SURVEY MAP

WOOD COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 1 CSM #9478, LOTS 1 & 2 CSM #3330, AND PART OF LOT 3 OF CSM #3983, ALL LOCATED IN THE NE1/4 OF THE FRACTIONAL NW1/4 OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF SCOTT OF MARAWOOD CONSTRUCTION, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 9478, RECORDED IN VOLUME 33 OF SURVEYS ON PAGE 178, PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 3330, RECORDED IN VOLUME 12 OF SURVEYS ON PAGE 30 AND PART OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 3983, RECORDED IN VOLUME 14 OF SURVEYS ON PAGE 83, LOCATED IN THE NORTHEAST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6; THENCE N 89°36'14" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER 654.33 FEET; THENCE S 0°51'38" W 35.00 FEET TO THE SOUTH LINE OF MCMILLAN STREET AND TO THE POINT OF BEGINNING; THENCE S 0°51'38" W ALONG THE EAST LINE OF CERTIFIED SURVEY MAP NUMBER 9478 AND CERTIFIED SURVEY MAP NUMBER 3330 410.73 FEET; THENCE S 89°15'40" W ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 3330 AND CERTIFIED SURVEY MAP NUMBER 3983 434.75 FEET; THENCE S 47°06'03" W 76.95 FEET TO THE EAST LINE OF VETERANS PARKWAY FRONTAGE ROAD; THENCE N 20°37'02" W ALONG THE EAST LINE OF VETERANS PARKWAY FRONTAGE ROAD 257.20 FEET; THENCE N 89°48'04" E 194.15 FEET; THENCE N 0°45'46" E ANLONG THE EAST LINE OF CERTIFIED SURVEY MAP NUMBER 7243 252.25 FEET TO THE SOUTH LINE OF MCMILLAN STREET; THENCE 130.31 FEET ALONG THE ARC OF A CURVE AND ALONG THE SOUTH LINE OF MCMILLAN STREET CONCAVE TO THE NORTH WHOSE RADIUS IS 637.00 FEET, WHOSE CENTRAL ANGLE IS 11°43'17" AND WHOSE CHORD BEARS S 79°44'54" E 130.09 FEET; THENCE S 89°36'14" E ALONG THE SOUTH LINE OF MCMILLAN STREET 262.31 FEET TO THE POINT OF BEGINNING.

TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE CITY OF MARSHFIELD, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 16TH DAY OF JULY, 2015

TIMOTHY G. VREELAND P.L.S. 2291

Revised

THIS CERTIFIED SURVEY MAP IS APPROVED IN ACCORDANCE WITH CHAPTER 19-61(3) OF THE MUNICIPAL CODE.

DATE

CITY ENGINEER



City of Marshfield Planning Commission Rezoning Report

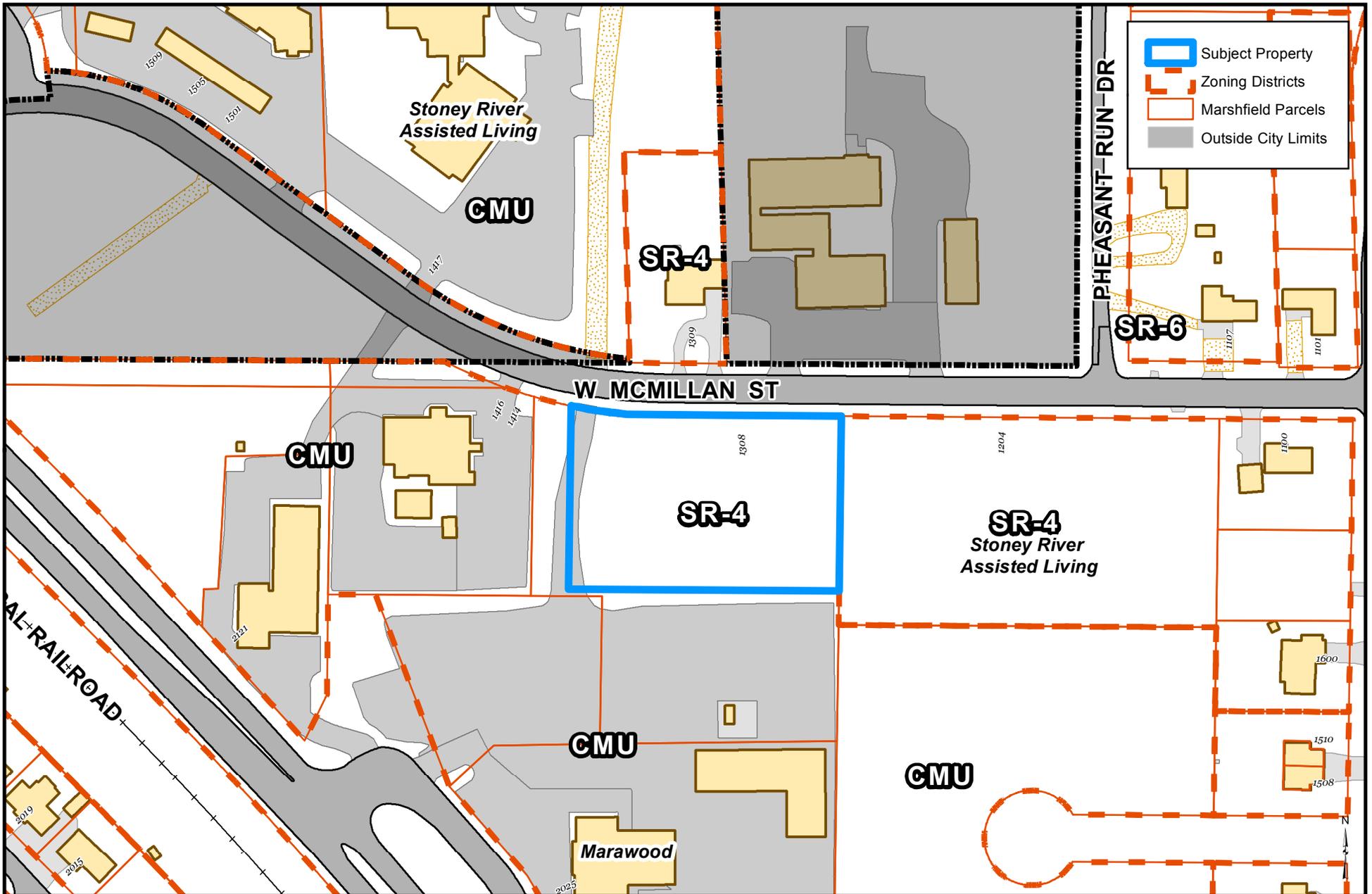
Agenda Date: 08/18/15
Applicant: Marawood Real Estate 100 LLC
Owner(s): Marawood Real Estate 100 LLC

Parcel Number: 33-03287CBA
Jurisdiction: Aldermanic District 2
Location: 1308 West McMillan Street
Approx. Size of Tract: 78,071 Square Feet – 1.79 Acres
Land Use Plan: General Commercial
Accessibility: West McMillan Street
Utilities: Yes

Present Zoning: “SR-4” Single Family Residential District
Zoning Requested: “CMU” Community Mixed Use
Existing Land Use: Undeveloped
Proposed use: Undeveloped
Extension of Zone: Yes, from the west and south.
History of Zoning: Previously this property was zoned “B-4” General Commercial, under the former zoning code. The property was rezoned in 2012, to “R-4” Low Density Single Family Residential, to accommodate a proposed Community Based Residential Facility (CBRF) that ended up being constructed on a different site. When the City-wide rezoning took place in 2013, the property was zoned “SR-4” Single Family Residential.

Surrounding Land Use and Zoning: North: “SR-2” Single Family Residential District/Town of McMillan – Single Family/Retail.
East: “SR-4” Single Family Residential District – CBRF.
South: “CMU” Community Mixed Use District – Construction Company.
West: “CMU” Community Mixed Use District – Undeveloped.

Neighborhood Context: This area to the east is primarily existing single family residential. The area to the south, west, and north is predominantly commercial.



Rezoning Request: 1308 W McMillan St
City of Marshfield - Plan Commission
Meeting Date: August 18, 2015

Map Not To Scale
 For Reference Only

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City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: August 18, 2015

RE: 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.

Background

Marshfield Clinic is requesting to rezone six parcels located from 1004-1114 North Walnut Avenue from “SR-4” Single Family Residential to “CD” Campus Development to allow this property to be part of the Marshfield Clinic Campus for future development. Currently, all six properties have single family homes on them. The abutting property to the west and north is also zoned “CD”.

The proposed rezoning squares off the east side of the “CD” district on the subject block and allows for possible future expansion of the medical campus. Currently, there is not a Campus Master Plan in place. In the absence of a Campus Master Plan, the Zoning Code requires that future development within the “CD” District is to be reviewed through the Conditional Use Permit process.

Analysis

According to the 2007 City of Marshfield 20 year Comprehensive Plan, the subject properties fall into two different future land use categories of “Institutional” and “Existing City Residential.” Although the Comprehensive Plan has identified a portion of this area as existing city residential, most of the property for the proposed rezoning falls within the area identified on the future land use map as institutional.

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 from single family residential to “CD” Campus Development.

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 Administration (WisDNR) and the Federal Emergency Management Agency (FEMA).

The request does not adversely affect the purpose and intent of Section 18-03 of implementing the goals and objectives of the Comprehensive Plan.

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

The Future Land Use Map identifies most of the subject area as “Institutional” with a small part identified as “existing city residential”, but the property abuts land uses that are identified in the Future Land Use Map as Institutional and the proposed pattern on the map is supposed to be generalized.

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

The proposed rezoning would allow some sort of institutional development, but is consistent with the Comprehensive Plan and the future growth pattern of the campus.

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 Marshfield Clinic owns many residential properties surrounding their campus. It is likely that the Clinic will continue to grow and request to rezone and develop these peripheral lots.

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 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.

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: July 29, 2015

OFFICE USE ONLY

Date Received:	Fee Receipt Number:	Zoning District:	Parcel #:
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SITE INFORMATION

Site Address: 1004, 1006, 1010, 1100, 1108 and 1114 North Walnut		Lot #:	Block #:	Subdivision: Clinic/Hospital 022
Section: 5	Township: 25N	Range: 3E	Present Land Use: Residential	
Legal Description:	See Attached			

APPLICANT INFORMATION

Applicant Name: Marshfield Clinic	Phone #: 715.389.3123	Email Address: colburn.james@marshfieldclinic.org
Address, City, State, Zip: 1000 North Oak Avenue, Marshfield, Wisconsin 54449		
The Applicant is the <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Representative/Other (Describe):		

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): 3241AA: 102.23'; 3241: 64.70'; 3239C: 102'; 3239B: 155'; 3239A: 67.66'; 3239D: 105'	
Depth: 41AA: 173'; 41: 173'; 39C: 123'; 39B: 123'; 39A: 123'; 39D: 123'	Area: 81,731 square feet
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: CD	Proposed Land Use: No Changes at this time
Reason for Request:	To allow properties which are presently owned by the Clinic to be included as part of the Marshfield Clinic Campus and for possible future developments. Zoning is consistent with adjacent land owned by Marshfield Clinic.

DOCUMENTATION SUBMITTED

Site Plan Proof of Ownership Area Map 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.

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: _____

Date: July 29, 2015 _____



City of Marshfield Planning Commission Rezoning Report

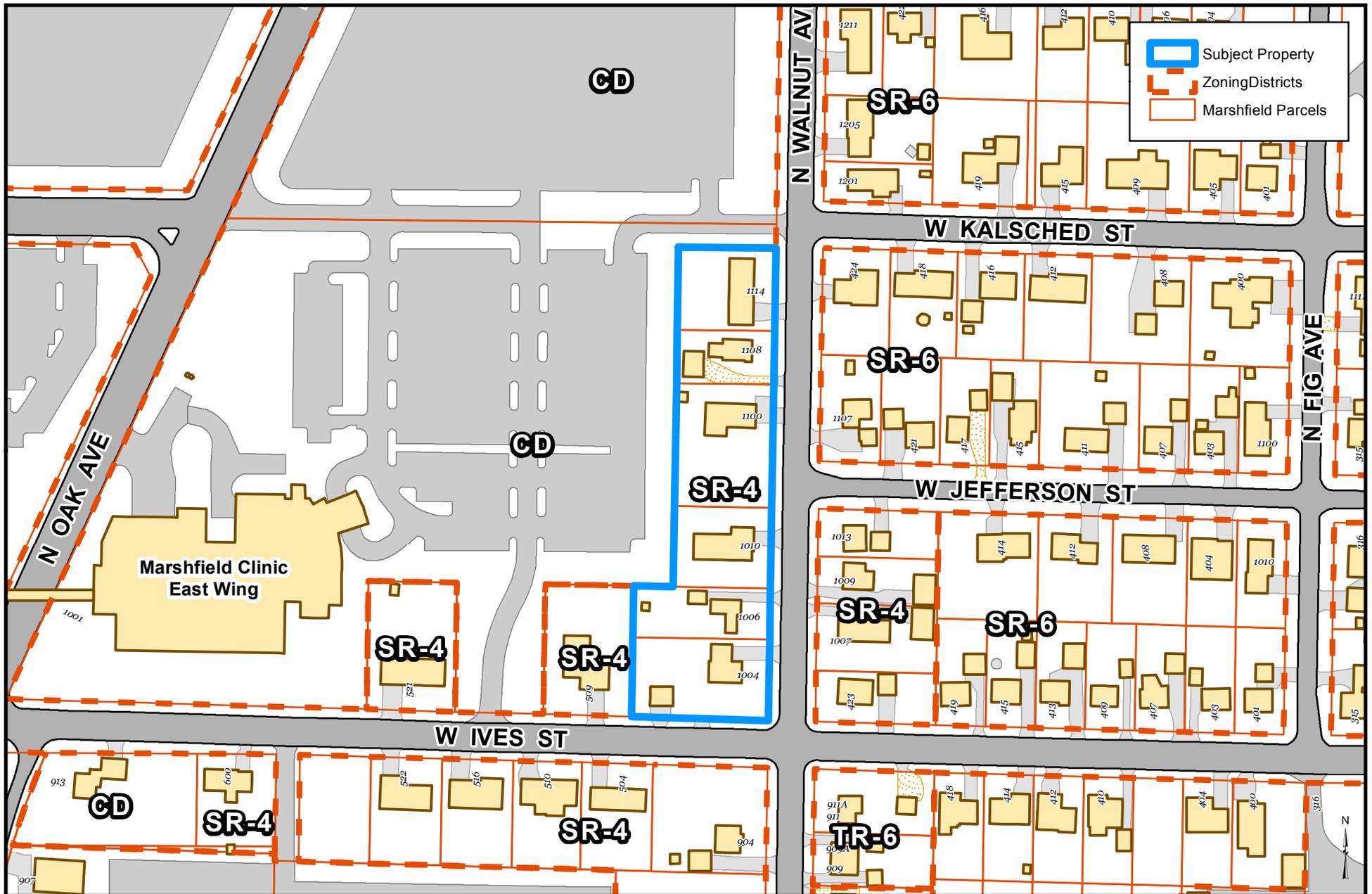
Agenda Date: 08/18/15
Applicant: Marshfield Clinic – Jim Colburn
Owner(s): Marshfield Clinic

Parcel Number: 33-03239A, 33-03239B, 33-03239C, 33-03239D; 33-03241, and 33-03241AA
Jurisdiction: Aldermanic District 1
Location: 1004-1114 North Walnut Avenue
Approx. Size of Tract: 81,751 Square Feet – 1.87Acres
Land Use Plan: Institutional and Existing City Residential (6-10 units per acre)
Accessibility: North Walnut Avenue
Utilities: Yes

Present Zoning: “SR-4” Single Family Residential District
Zoning Requested: “CD” Campus Development District
Existing Land Use: Vacant
Proposed use: Part of the Marshfield Clinic Campus – Potentially office space
Extension of Zone: Yes
History of Zoning: The property was previously zoned “I” Institutional and “R-4” Low density single- and two-family district. It was then rezoned to “CD” Campus Development and “SR-4” Single Family Residential as part of the City-wide rezoning took place on January 1, 2013.

Surrounding Land Use and Zoning: North: “CD” Campus Development - Parking
East: “SR-4” and “SR-6” Single Family Residential – Single Family Homes
South: “SR-4” Single Family Residential – Single Family Homes

West: “CD” Campus Development and “SR-4” Single Family Residential – East Wing and Single Family Home
Neighborhood Context: This area is primarily part of the Marshfield Clinic Campus and is a logical area for the campus to see growth in the future. The Marshfield Clinic East wing is located directly to the west.



Rezoning Request: 1004, 1006, 1010, 1100, 1108, and 1114 N Walnut Ave
City of Marshfield - Plan Commission
Meeting Date: August 18, 2015

Map Not To Scale
 For Reference Only

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City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: August 18, 2015

RE: 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.

Background

Since the adoption of the latest zoning code, over two years ago, staff has been making notes on areas of the code that could be improved. Often, the changes are identified when applications come in on a frequent basis for similar requests. During a recent review of the Zoning Code, it was discovered that some of the districts weren't included in the section that refers to setback averaging. Essentially, all districts should have been included in this section of code.

Analysis

With the recent projects coming along in the City's "CD" Campus Development Zoning District (pet shelter, MRI and CT scan docking area, and rezonings), staff has spent more time reviewing those sections of code and identifying aspects that could make adopting a Campus Master Plan more appealing to adopt. The goal for including this district in the Zoning Code was to encourage the various campuses to adopt Campus Master Plans. To date, only the Airport has adopted a Plan. Staff has also begun discussions with the Parks and Recreation Department on a possible Campus Master Plan for the Fairgrounds.

Without an adopted Campus Master Plan, property owners within the "CD" district must obtain a Conditional Use Permit prior to new development within the campus. The current chapter has limits on the types of uses that can either be conditional or permitted based on whether the development is within a central area or peripheral area. The challenge comes in when a Campus Master Plan hasn't been adopted and the boundaries of the central and peripheral areas haven't been defined. By predetermining which uses belong in which areas

without knowing those boundaries, it becomes a guessing game as to what uses are allowed.

What staff is proposing to do is to remove all individual uses listed under the “CD” district and allow them to be a Conditional Use if a Campus Master Plan isn’t adopted, or allow them to be either a permitted or Conditional Use as defined by the Campus Master Plan. Therefore, any use may be allowed, but final approval will come from the Plan Commission and Common Council. Opening up the “CD” district to all uses will give the campuses more flexibility, while still giving the City the final say in development.

The approval process would remain the same and a public hearing would be required for either a Conditional Use Permit or adoption of the Campus Master Plan.

According to the Zoning Code, the “CD” Campus Development Zoning District is intended to recognize the presence and importance of large-scale governmental, office, educational, medical, and research and development facilities in the City; to facilitate their development; and to coordinate their futures with those of their neighbors and the community as a whole. This district is also intended to:

- Permit appropriate campus growth, while minimizing adverse impacts associated with modifications, infill development, and/or expansion;
- Recognize the sharing of parking, green space, and other efficiencies that come with integrated campus planning and development;
- Balance the ability of a campus to evolve and the public benefits associated with such development, with the need to protect the livability and vitality of nearby properties and neighborhoods; and,
- Encourage the preparation of campus master plans that establish full conforming zoning status, facilitate predictable campus development, and enable nearby property owners, residents and the community to understand short-term development proposals, impacts and mitigation strategies within the context of long-term development possibilities.

Section 18-159(4) requires that the Zoning Administrator evaluate whether the proposed amendment meets the following:

1. Advances the purposes of this Chapter as outlined in Section 18-03.

The proposed amendment will improve efficiency in plan review and reduce the potential for miscalculating the averages.

2. Advances the purposes of the general Article in which the amendment is proposed to be located.

Establishing the land use needs of each campus within the Zoning Code could put unnecessary restrictions on future development. Since the “CD”

district covers a variety of different types of districts, it is important to incorporate flexibility into the district uses.

3. Advances the purposes of the specific Section in which the amendment is proposed to be located.

The section identifies permitted and Conditional Uses in each area of the “CD” district. The proposed amendment allows a larger variety of uses.

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

The Comprehensive Plan shows all four campuses as “Institutional” on the Future Land Use Map (the Fairgrounds has a mix of “Park” and “Institutional”). When you consider all the types of uses that are listed in the “Institutional” category (civic, institutional and related uses including airports, schools, churches, libraries, governmental buildings and utilities), it’s logical to allow more flexibility to address the various needs of each campus.

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

Although the proposed amendment opens up the door to a variety of uses within the “CD” district, a public hearing is still required and the City must still grant approval for the new development. Land use impacts, consistency, and intensity of development will be reviewed as each new request for either a Campus Master Plan or a Conditional Use is brought forward.

6. Addresses any of the following factors that may not be addressed in the current zoning text:
 - a. A change in the land market, or other factors which require a new form of development, a new type of land use, or a new procedure to meet said change(s).
 - b. New methods of development or types of infrastructure.
 - c. Changing governmental finances to meet the needs of the government in terms of providing and affording public services.
 - d. Errors, omissions, corrections, and clarification of regulations.

A more thorough review of this section of code allowed staff to see the shortcomings of the “CD” district as it currently exists. As new projects move forward in the various campuses, the City will have the flexibility to approve the Campus Master Plans without the possibility of having to amend the Zoning Code each time.

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 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 and direct staff to prepare an ordinance for Common Council consideration.

Attachments

1. Draft Redline Ordinance Language

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator

Section 18-42: (CD) Campus Development Zoning District

- (1) Intent. This district is intended to recognize the presence and importance of large-scale governmental, office, educational, medical, and research and development facilities in the City; to facilitate their development; and to coordinate their futures with those of their neighbors and the community as a whole. This district is also intended to:
 - (a) Permit appropriate campus growth, while minimizing adverse impacts associated with modifications, infill development, and/or expansion;
 - (b) Recognize the sharing of parking, green space, and other efficiencies that come with integrated campus planning and development;
 - (c) Balance the ability of a campus to evolve and the public benefits associated with such development, with the need to protect the livability and vitality of nearby properties and neighborhoods; and,
 - (d) Encourage the preparation of campus master plans that establish full conforming zoning status, facilitate predictable campus development, and enable nearby property owners, residents and the community to understand short-term development proposals, impacts and mitigation strategies within the context of long-term development possibilities.
- (2) See Section 18-166 for the process to establish Campus Development Zoning.
- (3) See Section 18-166(35) for the Campus Master Plan requirements.
- (4) Interim Campus Development Zoning. The following shall apply to properties zoned Campus Development prior to the adoption of a Campus Master Plan.
 - (a) All existing land uses, structures, paved areas, and lots are legal conforming, consistent with Article V.
 - (b) All future land uses, structures, and paved areas shall be regulated as conditional uses per the requirements of Section 18-161.
 - (c) All future development is exempt from the requirements of Section 18-114 Group and Large Developments.
- (5) Land Use Regulations
 - (a) All land uses and development (including buildings, structures, paved areas, fixtures, landscaping and signage) existing as of the date of CMP approval which are depicted on the approved Campus Existing Conditions Graphic and/or listed on the approved Campus Existing Development Inventory, shall be considered as fully legal, conforming land uses and development, unless explicitly identified by the City within the CMP approval documentation as having a legal nonconforming or nonconforming status.
 - (b) Proposed land uses and development which are located within the Campus Development zoning district, and which are consistent with the approved Campus Plan Graphic and/Campus Plan Development Inventory, shall be considered, reviewed and approved prior to the time of their development, per Section 18-166.
 - (c) Specific land uses and development within the Campus Development zoning district which are inconsistent with an approved CMP shall be reviewed as conditional uses. See Section 18-166 for expired CMPs.
 - (d) A Planned Development may be proposed, considered and approved within any portion of the area of an approved CMP, and if approved, shall supersede explicitly approved provisions of the CMP and the Zoning Ordinance, for the area included within the boundaries of the Planned Development.

(e) Land Uses which are proposed, but not listed in Section 18-41, shall be subject to the rules of interpretation and appeals governing the Zoning Ordinance.

(6) Land Uses in an Approved Campus Master Plan. Any use listed in Article III of this chapter may be incorporated into a Campus Master Plan as either permitted by right or as a Conditional Use, provided they are listed in the Campus Master Plan and approved by the Common Council.

(7) Principal Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.

(a) Central Area

1. Single Family
2. Two Flat
3. Twin House
4. Duplex
5. Townhouse (3-8 units per building)
6. Multiplex (3-8 units per building)
7. Apartment (3-24+ units per building)
8. Community Garden
9. Small Scale Indoor Institutional
10. Large Scale Indoor Institutional
11. Passive Outdoor Recreation
12. Active Outdoor Recreation
13. Intensive Outdoor Recreation
14. Essential Services
15. Small Scale Public Services and Utilities
16. Institutional Residential
17. Office
18. Personal or Professional Service
19. Artisan Studio
20. Indoor Sales or Service (under 10,000 gross square feet)
21. Indoor Commercial Entertainment
22. Outdoor Commercial Entertainment
23. Commercial Indoor Lodging
24. Boarding House
25. Research, Development, and Related Manufacturing
26. Indoor Food Production
27. Indoor Storage and Wholesaling
28. Outdoor Storage and Wholesaling
29. Transit Center

30. Airport

31. Heliport

32. Off-Site Parking

33. Communication Antenna

34. Communication Tower

(b) Peripheral Area

1. Single Family

2. Two Flat

3. Twin House

4. Duplex

5. Townhouse (3-4 units per building)

6. Multiplex (3-4 units per building)

7. Apartment (3-4 units per building)

8. Small Scale Indoor Institutional

9. Passive Outdoor Recreation

10. Active Outdoor Recreation

11. Essential Services

12. Small Scale Public Services and Utilities

13. Office

14. Personal or Professional Service

15. Artisan Studio

16. Indoor Sales or Service (under 10,000 gross square feet)

17. Indoor Commercial Entertainment

18. Off Site Parking

19. Communication Antenna

(8) Principal Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses:

(a) Central Area

1. Market Garden

2. Community Living Arrangement (1-16+ Residents)

3. Indoor Sales or Service (over 10,000 gross square feet)

4. Outdoor Display

5. In-Vehicle Sales or Service

6. Bed and Breakfast

7. Group Daycare Center

8. Animal Boarding

9. ~~Tourist House~~

10. ~~Campground~~

11. ~~Light Industrial~~

(b) ~~Peripheral Area~~

1. ~~Townhouse (5-8 units per building)~~

2. ~~Multiplex (5-8 units per building)~~

3. ~~Apartment (5-24+ units per building)~~

4. ~~Community Garden~~

5. ~~Large Scale Indoor Institutional~~

6. ~~Intensive Outdoor Recreation~~

7. ~~Institutional Residential~~

8. ~~Indoor Sales or Service (over 10,000 gross square feet)~~

9. ~~Indoor Commercial Entertainment~~

10. ~~Outdoor Commercial Entertainment~~

11. ~~In-Vehicle Sales or Service~~

12. ~~Commercial Indoor Lodging~~

13. ~~Boarding House~~

14. ~~Tourist House~~

15. ~~Campground~~

16. ~~Group Daycare Center~~

17. ~~Group Daycare Center~~

18. ~~Research, Development, and Related Manufacturing~~

19. ~~Indoor Food Production~~

20. ~~Indoor Storage and Wholesaling~~

21. ~~Outdoor Storage and Wholesaling~~

22. ~~Transit Center~~

23. ~~Airport~~

24. ~~Communication Tower~~

(9) ~~Accessory Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses:~~

(a) ~~Central Area~~

1. ~~Satellite Dish~~

2. ~~Personal Antenna and Tower~~

3. ~~In-Home Daycare (4-8 children)~~

4. ~~Residential Accessory Building~~

5. ~~Residential Accessory Building~~

6. Nonresidential Accessory Building

7. Landscape Feature

8. Deck

9. Recreational Facility

10. Solar Energy System

11. Onsite Ancillary Use

(b) Peripheral Area

1. Satellite Dish

2. Personal Antenna and Tower

3. In-Home Daycare (4-8 children)

4. Residential Accessory Building

5. Incidental Outdoor Display

6. Residential Accessory Building

7. Nonresidential Accessory Building

8. Landscape Feature

9. Deck

10. Recreational Facility

11. Solar Energy System

12. Onsite Ancillary Use

(10) Accessory Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements

(a) Central Area

1. Small Wind Energy System

2. Solar Energy System

(b) Peripheral Area

1. Small Wind Energy System

2. Solar Energy System

(11) Temporary Uses. Refer to Article III for detailed definitions and requirements for each of the following land uses. (Exempt from setbacks unless specified in Article III or CMP.)

(a) Central Area

1. Temporary Outdoor Sales

2. Temporary Outdoor Assembly

3. Temporary Construction Storage

4. Temporary Contractor's Project Office

5. Temporary On-Site Real Estate Sales Office

6. Farmer's Market

~~7. Garage or Estate Sale~~

~~(b) Peripheral Area~~

~~1. Temporary Outdoor Sales~~

~~2. Temporary Outdoor Assembly~~

~~3. Temporary Construction Storage~~

~~4. Temporary Contractor's Project Office~~

~~5. Temporary On-Site Real Estate Sales Office~~

~~6. Farmer's Market~~

~~7. Garage or Estate Sale~~

(12) Height, Bulk and Intensity Requirements for the (CD) Campus Development District:

	Central Area	Peripheral Area
Minimum Lot Area	Per CMP or Conditional Use Criteria	
Maximum Building Coverage of Lot	Per CMP or Conditional Use Criteria	
Minimum Lot Width	Per CMP or Conditional Use Criteria	
Minimum Setbacks	Per CMP or Conditional Use Criteria	
Major Street Setback	Minimum of 50 feet or mean of adjoining lots (see Section 18-12 and 18-72)	
Maximum Principal Building Height	Per CMP or Conditional Use Criteria	50 feet
Minimum Principal Building Separation (multi-structure developments on shared lots)	10 feet	
Minimum Pavement Setback (lot line to pavement; excludes driveway entrances and lots that are 50 feet wide or less)	Per CMP or Conditional Use Criteria	
Minimum Parking Required	Per CMP or Conditional Use Criteria	
Minimum Garage Door Setback to Alley (if applicable)	Per CMP or Conditional Use Criteria	
Accessory Building Side Setback	Per CMP or Conditional Use Criteria	
Accessory Building Rear Setback	Per CMP or Conditional Use Criteria	
Maximum Detached Accessory Building Height	Per CMP or Conditional Use Criteria	

Section 18-54: Table of Land Uses

The Table of Land Uses on the following pages is provided as a convenience for the Zoning Administrator and the general public. Where there are conflicts between the text of this Chapter and any the Table of Land Uses, the text shall prevail.

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit	
																			Dwelling Unit Type	
P	P	P	P	P	P	P	P	P	P		P							P	P	(1) Single family 35 acre lot
C	P	P	P	P	P	P	P	P	P		P							P	P	(1) Single family 40,000 sq. ft. lot
	P	P	P	P	P	P	P	P	P		P							P	P	(1) Single family 21,000 sq. ft. lot
	P	P	P	P	P	P	P	P	P		P							P	P	(1) Single family 14,000 sq. ft. lot
		P	P	P	P	P	P	P	P		P							P	P	(1) Single family 10,000 sq. ft. lot
		P	P	P	P	P	P	P	P		P							P	P	(1) Single family 8,700 sq. ft. lot
			P	P	P	P	P	P	P		P							P	P	(1) Single family 6,000 sq. ft. lot
				P	P	P	P		P		P							P	P	(2) Two Flat 6,000 sq. ft. lot
					P	P	P				C							P	P	(3) Twin House 2 3,000 sq. ft. lots
						P	P				C							P	P	(4) Duplex 6,000 sq. ft. lot
							P		P	C	C	C						P	P	(5) Townhouse 3-4 units

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
						C	P		C	C	C	C					P	P	(5) Townhouse 5-8 units
						P	P		P	C	C	C					P	P	(6) Multiplex 3-4 units
						C	P		C	C	C	C					P	P	(6) Multiplex 5-8 units
						C	C										P	P	(6) Multiplex 9 – 12 units
							C										P	P	(g) Multiplex 13+ units
						P	P		P	C	C	C					P	P	(7) Apartment 3-4 units
						C	P		C	C	C	C					P	P	(7) Apartment 5-8 units
						C	C			C	C	C					P	P	(7) Apartment 9-12 units
							C			C	C	C					P	P	(7) Apartment 13+ units
								P									P	P	(8) Mobile Home 6,000 sq. ft. lot
								P									P	P	(9) Mobile Home Subdivision 6,000 sq. ft. lot
								C									P	P	(10) Mobile Home Park 4,500 sq. ft. per du; 5 acre minimum lot size
									P	P	P	P					P	P	(11) Mixed Use Dwelling Unit(s)

	Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area		
																					Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
																					Agricultural Land Uses
P														P	P	P		P	P	P	(1) Cultivation
P																		P	P	P	(2) Husbandry
C																		P	P	P	(3) On-Site Agricultural Retail
P																C		P	P	P	(4) Intensive Agriculture
C															C	C		P	P	P	(5) Agricultural Services
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) Community Garden
C									C	C	C	C					C	P	P	P	(7) Market Garden
																					Institutional Land Uses
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Small Scale Indoor Institutional
C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C	C	P	P	P	(2) Large Scale Indoor Institutional
																C		P	P	P	(3) Correctional Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(4) Outdoor Open Space Institutional
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(5) Passive Outdoor Recreation
P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P	P	P	P	(6) Active Outdoor Recreation
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(7) Essential Services
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(8) Small Scale Public Services and Utilities

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
C														C			P	P	(9) Large Scale Public Services and Utilities
						C	P		C	C	C	C				C	P	P	(10) Institutional Residential
P	P	P	P	P	P	P	P	P	P	P	P	C				C	P	P	(11) Comm. Living Arrangement 1-8
					P	P	P		C	C	C	C				C	P	P	(12) Comm. Living Arrangement 9-15
						C	C		C	C	C	C				C	P	P	(13) Comm. Living Arrangement 16+
Commercial Land Uses																			
									P	P	P	P	P	P	P	P	P	P	(1) Office
									P	P	P	P	P	P	P	P	P	P	(2) Personal or Professional Service
C									P	P	P	P	P	P	P	P	P	P	(3) Artisan Studio
									P	P	P	P		P	C		P/C	P/C	(4) Indoor Sales or Service
									C	P	P	P				C		P	(5) Outdoor Display
									P	P	P	P					P	P	(6) Indoor Commercial Entertainment
									C	C	C	C					P	P	(7) Outdoor Commercial Entertainment
C									C	C	C	C				C	P	P	(8) Intensive Outdoor Recreation

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
									C	P	C	C							(9) In-Vehicle Sales or Service
C						C	C		C	P	C	C							(10) Bed and Breakfast
									C	P	C	C							(11) Commercial Indoor Lodging
						C	C		C	C	C	C							(12) Boarding House
									C	C	C	C							(13) Tourist House
C															C				(14) Campground
						C	C		C	C	C	C	C		C				(15) Group Daycare Center
C													C	C	C				(16) Animal Boarding
								P	P	P	P	P	P	P	P	P			(17) Indoor Maintenance Service
									C	C			C	C					(18) Outdoor Maintenance Service
									P	C									(19) Vehicle Sales
									P	C					C				(20) Vehicle Service
									P	C					C				(21) Vehicle Repair
														C					(22) Sexually-Oriented Land Use
Industrial Land Uses																			
									C			C	P	P	P	C			(1) Light Industrial

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
															P		P	P	(2) Heavy Industrial
													P	P	P	P	P	P	(3) Research, Development, and Related Manufacturing
C														C	P		P	P	(4) Production Greenhouse
C														C	P		P	P	(5) Indoor Food Production
Storage Uses																			
C													P	P	P		P	P	(1) Indoor Storage and Wholesaling
														C	P		P	P	(2) Outdoor Storage and Wholesaling
														C	C		P	P	(3) Personal Storage Facility
Transportation Land Uses																			
							C		C	C	C	C	C			C	P	P	(1) Transit Center
													C	C	P		P	P	(2) Distribution Center
														C	P		P	P	(3) Freight Terminal
C																	P	P	(4) Airport
																	P	P	(5) Heliport
									C	C	C	C	C	C	C	C	P	P	(6) Off-Site Parking
Telecommunication Land Uses																			
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Satellite Dish

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(2) Personal Antenna and Tower
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(4) Communication Antenna
C									C	C	C	C	C	P	P	C	C	C	(5) Communication Tower	
Extraction and Disposal Land Uses																				
C																C			(1) Extraction	
C																C			(2) Composting	
																C			(3) Recycling and Waste Disposal	
																C			(4) Salvage or Junkyard	
																C			(5) Sand and Mineral Processing	
Energy Production Land Uses																				
C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			(1) Small Wind Energy System	
P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(2) Solar Energy System	
Accessory Land Uses																				
P	P	P	P	P	P	P	P	P	P	P	P	P							(1) Minor Home Occupation	
C	C	C	C	C	C	C	C	C	P	P	P	P							(2) Conditional Home Occupation	
P	P	P	P	P	P	P	P	P	P		P								(3) In-Home Daycare 4-8 Children	
P	P	P	P	P	P	P	P	P	P		P								(4) In-Family Suite	
					C	C	C	C	C		C								(5) Accessory Dwelling Unit	
P																			(6) Farm Residence	

	Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
C																		P	P	(7) Migrant Employee Housing
P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	(8) Residential Accessory Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(9) Nonresidential Accessory Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(10) Recreational Facility
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(11) Landscape Feature
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(12) Deck
P	P	P	P	P	P	P	P	P	P	P	P							P	P	(13) Residential Kennel
P																		P	P	(14) Residential Stable
P														P	P	P		P	P	(15) Outdoor Wood Boiler
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(16) On-Site Parking
P									P	P	P	P	P	P	P	P	P	P	P	(17) Company Cafeteria
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(18) Onsite Ancillary Use
Temporary Land Uses																				
P																		P	P	(1) Temporary Farm Product Sales
P									P	P	P	P	P	P	P	P	P	P	P	(2) Temporary Outdoor Sales
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(3) Temporary Outdoor Assembly
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(4) Temporary Shelter Structure

Rural Holding (RH-35)	Single Family Residential – 2 (SR-2)	Single Family Residential – 3 (SR-3)	Single Family Residential – 4 (SR-4)	Single Family Residential – 6 (SR-6)	Two Family Residential – 6 (TR-6)	Multi-Family Residential – 12 (MR-12)	Multi-Family Residential – 24 (MR-24)	Mobile Home – Residential – 8 (MH-8)	Neighborhood Mixed Use (NMU)	Community Mixed Use (CMU)	Urban Mixed Use (UMU)	Downtown Mixed Use (DMU)	Industrial Park (IP)	Light Industrial (LI)	General Industrial (GI)	Research and Development (RD)	Campus Development (CD) Central Area	Campus Development (CD) Peripheral Area	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional Use Permit
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(5) Temporary Storage Container
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(6) Temporary Construction Storage
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(7) Temporary Contractor's Project Office
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(8) Temporary On-Site Real Estate Sales Office
P	P	P	P	P	P	P											P	P	(9) Temporary Relocatable Building
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(10) Garage or Estate Sale
P								P	P	P	P				P	P	P	P	(11) Farmer's Market