CITY OF MARSHFIELD

MEETING NOTICE

Special Joint Meeting
Common Council and Plan Commission
City of Marshfield Zoning Code Rewrite Workshop
WEDNESDAY, SEPTEMBER 7, 2011
Council Chambers Lower Level, City Hall Plaza

5:30pm

1. Call to Order – Mayor Meyer, Common Council; Mayor Meyer, Plan Commission
2. Introductions and Meeting Overview
3. Process Update
4. Discuss Zoning District Mix
    - Existing Zoning Districts Chart
    - Proposed Zoning Districts Chart
    - Proposed Zoning Districts Presentation
5. Discuss Other Policy Issues
    - Policy Issues Decision Guide
6. Discuss Campus Development District Draft Text
7. Discuss Next Steps
8. Adjourn

Posted this day, September 1, 2011 4:00 p.m., by Lori A. Panzer, Deputy City Clerk.

Notice

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 Deb M. Hall, City Clerk at 630 South Central Avenue or by calling (715)486-2023.

City of Marshfield Zoning Code Rewrite Project

Key Policy Issues Decision Guide

Item #	Section #	Policy Issue	Consultant Recommendation or Comments	Plan Commission Decision
1	18-02	Building Height	Current code measures building height to highest point of the roof. This discourages high pitched roofs.	
2	18-04(5)	Setback and Height Exceptions	Current code (subsections (h)-(l)) requires a variety of additional distance to setback and height requirements for special situations. Are these working?	
3	18-04(5)	Intrusions into Required Setbacks	Current code does not allow porches, decks, etc. to be located in required principal building setbacks. Most communities allow partial use of the setback for these.	
4	18-04(9)	Home Occupations - Categories	Current code allows home occupations in all districts, provided a set of requirements are met; those that don't are conditional uses in all districts. We recommend continuing this "major" and "minor" home occupation classification.	
5	18-04(9)	Home Occupations - Number of Employees	Current code does not allow any non-family employees. Tension between facilitating low-cost business start ups and protecting neighborhoods and rental business space. We recommend continuing this policy for minor home occupations and allowing a few (up to 3?) non-family employees in major home occupations.	
6	18-04(9)	Home Occupations - Use of Accessory Structures	Current code is not clear on the use of accessory structures for the operation of the home occupation. We recommend clarifying this policy for minor home occupations and considering allowing a portion of accessory structures (up to 50%) to be used for major home occupations.	
7	18-04(11)	Fences	Current code includes very detailed regulations. Are these working?	
8	18-04(12)	Vision Triangle Standards	Current code requires a vision triangle extending 30 feet from all public streets (10 feet for alleys and driveways). We recommend vision triangles to be 10 feet from the intersection for rights-of-way less than or equal to 66 feet and 20 feet for rights-of-way 67 feet and wider.	
9	18-33	Nonconformities	To avoid creating significant numbers of nonconformities, we propose the following which will encourage reinvestment, raise property values, reduce impediments for lending, and facilitate property sales:	
			Any prior legal <u>use</u> made nonconforming by this Chapter, or by an amendment to it, be granted <u>legal conforming status</u> and allowed to be extended, enlarged, reestablished within 12 months of discontinuance, or substituted by the issuance of a conditional use permit.	
			Blanket conforming status for any and all requirements of this Chapter is granted to any principal <u>structure</u> lawfully existing upon the effective date of this Chapter. After the effective date of this Chapter, such structures may not be enlarged, expanded, or extended without bringing the enlargement, expansion, or extension into compliance with the provisions of this Chapter, unless a variance is granted by the Zoning Board of Appeals.	
			Blanket conforming status for any and all requirements of this Chapter is granted to all nonconforming or substandard <u>lots</u> in their configuration existing or as finally approved as of the effective date of this Chapter. After the effective date of this Chapter, no lot shall be created that does not meet the dimensional requirements of each zoning district.	
			Blanket conforming status for any and all requirements of this Chapter is granted to the <u>site and building design components</u> of all developments in their configuration existing or as finally approved as of the effective date of this Chapter. After the effective date of this Chapter, such developments shall not be permitted to modify, enlarge, expand, or extend without bringing the development into compliance with the site and/or building design provisions of this Chapter.	

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10	18-36(4)	Enforcement and Penalties	Current code includes enforcement procedures; for penalty procedures it references section 1-05 of the City's code of ordinances. Should the new code continue to have a separate enforcement section or refer to another chapter?	
11	18-37	Design Review	Current code includes design review triggers (buildings with more than 24 residential units or larger than 50,000 sq ft) and procedures. Three or more units is more common. Should these be changed	
12	18-37(4)	Zoning of Annexed Lands	Current code specifies that "the council shall adopt definite zoning regulations for such annexed territory within one year from the date of its annexation to the city." We recommend the City not rezone land if it isn't ready for development and that this language be removed.	
13	18-65(3)	Institutional District	Current code includes Public and Semipublic Institutions District. We recommend allowing public and institutional land uses in all districts, often as conditional uses to eliminate a frequent cause of "spot zoning." However, major institutions could use the Campus Development District.	
14	18-65(4-5)	Conservancy and Parks Districts	Current code includes Conservancy District and Parks and Recreation Facilities District. Zoning for open space should generally be avoided. Could be one or more overlay zoning districts.	
15	18-65(6)	Airport Overlay District	Current code includes Airport Overlay District. We recommend carrying this forward as is.	
16	18-65(7)	Fairgrounds District	Current code includes Fairgrounds/Oak Avenue District. We recommend incorporating these uses into another district, or the Campus Development District could be used.	
17	18-65(8)	Wellhead Protection Overlay District	Current code includes Wellhead Protection Overlay District. We recommend carrying this forward as is.	
18	18-81	Requirements for Certain Land Uses and Activities	Current code includes regulations for Regulated Care Facilities, Day Care Centers, Model Homes, Mobile Homes, and Manufactured Homes, and Campgrounds. We recommend carrying these forward in the new land use regulation chapter.	
19	18-83	Back Lot Developments	Current code includes regulations for Back Lot Development for multi-family residential uses. Is this necessary if all existing development will be made legal conforming in the new code?	
20	18-89	Parking	Current code includes parking requirements. While the requirements for many uses meet modern standards, we recommend reducing and providing more consistent requirements for some uses where appropriate.	
21	18-90(5)	Additional Setbacks	Current code (subsection c) requires substantial setbacks between mutli-family, commercial, and single family uses. This can be better accomplished using flexible width landscaped buffers.	
22	NA	Landscaping	Current code does not include regulations for site landscaping. We recommend incorporating a point-based system into the new code for building foundations, lots, street frontages, parking lots, and bufferyards between different zoning districts.	
23	18-131	Historic Preservation	Current code includes regulations for landmarks and historic structures. Are these working?	
24	18-154	Cell Towers	Current code includes regulations for wireless telecommunication towers. These requirements meet modern standards and we recommend carrying these forward as is.	

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25	NA	Residential Garage Placement Standards	In addition to requiring garages to be setback from the front façade of the home, two other potential requirements include requiring additional garage bays (beyond two) to be set back at least two additional feet behind the first two garage bays, except by CUP; and requiring that the combined total of the garage face not exceed 50% of the overall width of the house.	
			Sustainability	
26	NA	Wind Turbines	Should the new code address commercial wind turbines?	
27	NA	Wind Turbines	Should the new code address small scale wind turbines?	
28	NA	Solar Panels	Should the new code address commercial solar panels?	
29	NA	Solar Panels	Should the new code address on-building solar panels?	
30	NA	Solar Panels	Should the new code address stand alone solar panels?	
31	NA	Community Gardens	Should the new code address community gardens?	
32	NA	Rain Gardens	Should the new code address rain gardens?	
33	NA	Bike/Ped	Should the new code encourage site design and facilities that support bike and pedestrian use/access?	
34	NA	Green Features	For all Group Developments (multiple principal use buildings) and Large Developments (more than 50,000 square feet) some communities that a certain number of sustainable or "green" features be integrated into the site and/or building design. Is the City comfortable with this type of requirement? If so, how many features should be required?	
			Unique Development Types	
35	NA	Live-Work Units	Should the new code allow live-work units?	
36	NA	In-Family Suites	Should the new code allow in-family suites?	
37	NA	ADUs	Should the new code allow accessory dwelling units?	
38	NA	Cooperative Housing	Should the new code allow cooperative housing?	
39	NA	Mixed Use Buildings	Should the new code allow mixed use buildings by right in commercial and industrial zoning districts?	
			Development Standards	
40	NA	Dark Skies	Should the new code require "Dark Skies" lighting?	
41	NA	Parking Lot Placement	Should the new code regulate parking lot placement?	
42	NA	Ext. Building Materials	Should the new code regulate exterior building materials for multi-family development?	
43	NA	Ext. Building Materials	Should the new code regulate exterior building materials for office and institutional development?	
44	NA	Ext. Building Materials	Should the new code regulate exterior building materials and building design for neighborhood commercial development?	
45	NA	Ext. Building Materials	Should the new code regulate exterior building materials for community commercial development?	
46	NA	Ext. Building Materials	Should the new code regulate exterior building materials and building design for downtown development?	
47	NA	Ext. Building Materials	Should the new code regulate exterior building materials for light industrial development?	
48	NA	Outdoor Storage	Should the new code regulate outdoor storage for community commercial development?	
49	NA	Outdoor Storage	Should the new code regulate outdoor storage for light industrial development?	

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50	NA	Outdoor Storage	Should the new code regulate outdoor storage for heavy industrial development?	
51	NA	Pools	Should the new zoning code address above ground permanent pools the same as above ground temporary pools?	
52	NA	Temporary Shelter Structures	Should the new code regulate temporary shelter structures?	
53	NA	Personal Property	Should the new code regulate outdoor storage of personal property and recreational equipment in residential districts?	