CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF JANUARY 20, 2004

PUBLIC HEARINGS – 7:00 PM

1. Request from the property owners for zoning change from 'R-5' Residential (medium Low Density Single and Two Family) District to 'B-4' General Commercial District on properties located at 201, 209, 215, 219, 221, 223, 303, 305, 307, 309, 313, 317, 325, 407, 411, 415-417, 419 and 423 West McMillan Street.

FOR: - Dennis Juncer, 806 West 4th Street, representing estate of Terrance McGivern and several other petitioners. He feels rezoning to 'B-2' will present a better opportunity for sale of land but the one-acre minimum size is too restrictive. The need for controls does not outweigh the need for general commercial land. Small lot commercial sites are also needed. He would like to rezone to 'B-4' rather than 'B-2'.

- Jane Schiferl, 407 West McMillan Street, stated there is not much commercial land available in the City. Commercial is needed here. Stimmell property was already zoned 'B-4'.

AGAINST: - Larry Stutzriem, owner of McMillan Court Apartments, which are located next to the area to be rezoned. He is not opposed to rezoning but would like to see some protection for residential use in the way of additional sideyard setback to buffer existing residential use. He is concerned about 24-hour uses such as convenience stores or gas stations or large building only 10 feet off the property line. The intent of the screening and buffering section of the code is to protect noncompatible uses. Mr. Stutzriem would like the same standard for single family residential uses applied to this situation as a condition of the zoning change.

Public Hearing closed at 7:16 PM

MEETING

Meeting called to order by Chairman Meyers at 7:16 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyers, Dan Knoeck, Pete Lotzer, Dave LaFontaine, Dave Korth, Nate Norberg and Gerald Nelson

EXCUSED: None

ALSO PRESENT: Director of Planning & Economic Development Miller; Planner/Zoning Administrator Curtiss; Barb Fleisner – MACCI; the media and others

PC04-01 Motion by LaFontaine, second by Korth to recommend approval of the request from property owners for zoning change from 'R-5' Residential (Medium Low Density Single and Two Family) District to 'B-2' Shopping Center District, as recommended by staff, on properties located at 201, 209, 215, 219, 221, 223, 303, 305, 307, 309, 313, 317, 325, 407, 411, 415-417, 419 and 423 West McMillan Street contingent upon adequate buffering, which shall consist of an increased setback and/or landscaped berm between adjacent residential use property, that property east of Chestnut Avenue Extended be subject to design review under Section 18-37 of the Municipal Code, that staff review the Master Street Map in this area and recommend changes related to the proposed commercial redevelopment, and request an ordinance be drafted for Common Council consideration.
Motion Carried

PC04-02 Motion by Nelson, second by Norberg to recommend approval of the Master Sign Plan for St. Joseph's Hospital and Marshfield Clinic 'wayfinding" signs as presented.
Motion Carried

PC04-03 Motion by Nelson, second by Lotzer to recommend approval of the preliminary plat for Daniel's Addition to the City of Marshfield, located at the southwest corner of the intersection of Adler Road and Lincoln Avenue, as presented.
Motion Carried

PC04-04 Motion by Nelson, second by Norberg to recommend approval of the master sign plan for the Menard's Commercial Subdivision contingent on the following:

1. Revising the design of the informational monument signs to be not more than five feet in height above grade. Note on the master sign plan that final placement of the sign must be outside of the required visibility triangle.
2. Limiting the wall signs on future businesses to no more than two building elevations and submitting a revised copy of table component of plan to reflect this revision.
3. Proving a landscaped planting area around the base of the freestanding business sign along North Central Avenue consistent with sign code design guidelines.

Motion Carried

PC04-05 Motion by Norberg, second by Lotzer to receive the zoning Administrator's Report (December 11, 2003 – January 13, 2004) and place it on file.
Motion Carried

Motion by LaFontaine, second by Korth that the meeting be adjourned at 8:25 PM.
Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION