**CITY PLAN COMMISSION**
**MARSHFIELD, WISCONSIN**
**MINUTES OF MAY 18, 2004**

**PUBLIC HEARINGS – 7:00 PM**

1. Request from the City of Marshfield for a zoning change from 'C' Conservancy District to 'R-4' Residential (Low Density Single and Two Family) District on Outlots 1 – 3 of Hub Weber Subdivision located in the Southeast Quarter of the Southwest Quarter, Section 17, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin.
   **FOR:** None
   **AGAINST:** None

2. Request from Lawrence Gessert for a zoning change from 'B-2' Shopping Center District to 'R-4' Residential (Low Density Single and Two Family) District on part of parcel located at 609 South Washington Avenue.
   **FOR:** Ken Gorski, Attorney with Gorski & Wittman, speaking on behalf of Lawrence Gessert and Rick & Patty Koran, stated that the Koran's want to move the house from the corner of Maple Avenue and Arnold Street to 8th Street and Washington Avenue. He responded to four reasons for recommending denial listed in the staff report:
   - (1) He has a knowing, willing buyer who wants to be located next to the existing business.
   - (2) The Koran's are willing to be the buffer between residential and commercial districts. The neighbors have no objection to zoning change request. Larry's Auto Body must install a fence based on the Conditional Use Permit and that is in progress.
   - (3 & 4) Koran's are asking to return property to 'R-4' zoning as identified in the Comprehensive Plan. There are no objections to this request.

   Rick Koran, owner of the house on Maple Avenue, appreciates staff help with this process even though they disagree with the recommendation. He read a letter in support of rezoning that will allow them to move their 100 year old home and keep it in the City. This move benefits their family, the neighborhood and the City. They know up front what they are dealing with and accept the adjacent lane use. The south half of the site has several restrictions that would impact business uses more than residential.
   **AGAINST:** None

3. Conditional use permit request from Jill McCauley of Traditions on Chestnut LLC to allow exception to the off-street parking requirements of Section 18-89 for property located at 115 West 6th Street in the 'B-5' Central Business District.
   **FOR:** None
   **AGAINST:** None

4. Conditional use request from Sunstarr Real Estate to construct a multi-family apartment complex in the 'R-6' residential zoning district on a 10.2-acre parcel (330MS066A) located northwest of the intersection of Veterans Parkway and Lincoln Avenue.
   **FOR:** None
   **AGAINST:** Dean Olsen, 1908 Spencer Street, is concerned with the buffer on the north side and west side of the proposed development.

**MEETING**

Meeting called to order by Chairman Meyers at 7:28 PM in the Council Chambers of City Hall Plaza.

**PRESENT:** Mayor Meyers, Dan Knoeck, Pete Lotzer, Dave LaFontaine, Dave Korth, Sharon Witt and Gerald Nelson
**EXCUSED:** None
**ALSO PRESENT:** Director of Planning & Economic Development Miller; Planner/Zoning Administrator Curtiss; Sheila Ashbeck-Nyberg – Main Street Marshfield; the media and others

Gerald Nelson nominated Dave LaFontaine for Vice-Chairman of the City Plan Commission.
**PC04-38** Motion by Nelson, second by Korth to close nominations and cast a unanimous ballot for Dave LaFontaine for Vice-Chairman of the City Plan Commission.
**Motion Carried**

**PC04-39** Motion by Nelson, second by Korth to recommend approval of the request from the City of Marshfield for a zoning change from 'C' Conservancy District to 'R-4' Residential (Low Density Single and Two Family) District on Outlots 1 – 3 of Hub Weber Subdivision located in the Southeast Quarter of the Southwest Quarter, Section 17, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin and request an ordinance be drafted for Common Council consideration.
**Motion Carried**

**PC04-40** Motion by Lotzer, second by Nelson to recommend approval of the request from Lawrence Gessert for a zoning change from 'B-2' Shopping Center District to 'R-4' Residential (Low Density Single and Two Family) District on part of parcel located at 609 South Washington Avenue and request an ordinance be drafted for Common Council consideration.
**Motion Carried**

**PC04-41** Motion by Lotzer, second by Witt to recommend approval of the conditional use permit request from Jill McCauley of Traditions on Chestnut LLC to allow exception to the off-street parking requirements of Section 18-89 for property located at 115 West 6th Street in the 'B-5' Central Business District contingent upon the following:

- At minimum, provide necessary access and loading space, and one (1) handicap accessible parking space on the lot.

**Motion Carried**

**PC04-42** Motion by Nelson, second by LaFontaine to table until the next Plan Commission meeting the conditional use request from Sunstarr Real Estate to construct a multi-family apartment complex in the 'R-6' Residential zoning district on a 10.2 acre parcel (330MS066A) located northwest of the intersection of Veterans Parkway and Lincoln Avenue.
**Motion Carried**

**PC04-43** Motion by Nelson, second by Korth to recommend the appointment of Sharon Witt to the Joint Commission for the City of Marshfield and Town of Cameron Cooperative Boundary Plan.
**Motion Carried**

Planner/Zoning Administrator Curtiss provided information regarding creation of an overlay zoning district for the Central Business District, generally defined as Central Avenue from north of Arnold Street to 14th Street. This was an information item only.

**PC04-44** Motion by Lotzer, second by Korth to receive the Zoning Administrator's Report (April 11 – May 12, 2004) and place it on file.
**Motion Carried**

Motion by LaFontaine, second by Korth that the meeting be adjourned at 8:08 PM.
**Motion Carried**

**Daniel G. Knoeck, Secretary**
**CITY PLAN COMMISSION**