CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF MARCH 15, 2005

PUBLIC HEARING – 7:00 PM

1. Conditional use request from Larry Shortess for 'multi-family residential' development in the 'R-6' zoning district, on a 13-acre tract of land located west of Lincoln Avenue, south of Spencer Street and northeast of Veterans Parkway. (Parcel ID: 330MS063, 330MS066A)

   FOR: Steve Binder, 2314 East Fillmore Street, representing Eastside Development LLC. This project will generate tax base and offers a unique opportunity for a private, gated community with condominiums up to 2,000 SF. He feels this project will blend in with surrounding residential area. He did meet with the adjacent property owners recently and feels they can address their concerns. This development will be using Pittsville Homes for modular home construction.

   AGAINST: None

2. Conditional use request from William J. Frey for an exception to the maximum 1,200 SF accessory structure allowance of the 'R-4' zoning district, on a proposed lot located on the north side of Spencer Street. (Parcel ID: Part of 330MS052)

   FOR: Bill Frey, 1911 Spencer Street, owner of property, stated that an explanation is provided in the letter and pictures he submitted with the application.

   AGAINST: None

MEETING

Meeting called to order by Chairman Meyers at 7:05 PM in the Council Chambers of City Hall Plaza.

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

PC05-11 Motion by Korth, second by Nelson to recommend approval of the conditional use request from Larry Shortess for 'multi-family residential' development in the 'R-6' zoning district, on a 13-acre tract of land located west of Lincoln Avenue, south of Spencer Street and northeast of Veterans Parkway subject to the following conditions:

- Final approval of site plan and design by the City of Marshfield Design Review Team
- Design review approval by the City Plan Commission
- Approval of a certified survey map

LaFontaine 'abstained' Motion Carried

PC05-12 Motion by LaFontaine, second by Lotzer to recommend approval of the conditional use request from William J. Frey for an exception to the maximum 1,200 SF accessory structure allowance on the 'R-4' zoning district, on a proposed lot located on the north side of Spencer Street subject to the following conditions:

- Detached accessory structures must be finished in the same style and color of construction materials as used on the dwelling.
- Provide a minimum 25' rear yard setback for the detached garage.
- Submit a certified survey map for the three lots as proposed on the concept plan.

Motion Carried

PC05-13 Motion by LaFontaine, second by Witt to recommend approval of the 'downtown Marshfield Sign Design Guidelines' for the 'B-5' Central Business District as presented.
Motion Carried

PC05-14 Motion by Lotzer, second by Korth to recommend approval of the request to vacate excess right-of-way on Veterans Parkway Frontage Road adjacent to Best Value Inn and refer Resolution No. 2005-06 to the Common Council for consideration.
Motion Carried

PC05-15 Motion by Lotzer, second by Korth to receive the minutes of the Joint Planning Commission – McMillan Boundary Agreement meetings of February 3, 2005 and February 17, 2005 and place on file.
Motion Carried

PC05-16 Motion by Nelson, second by Witt to receive the Zoning Administrator's Report (February 8, 2005 – March 9, 2005) and place it on file.
Motion Carried

Motion by LaFontaine, second by Lotzer that the meeting be adjourned at 7:32 PM.
Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION