

**CITY PLAN COMMISSION**  
**MARSHFIELD, WISCONSIN**  
**MINUTES OF AUGUST 15, 2006**

**PUBLIC HEARINGS – 7:00 PM**

1. Amendments to Chapter 19 of the Municipal Code, Subdivision and Platting Ordinance, adding a public hearing requirement for preliminary plats and adding additional requirements for Certified Survey Maps.

**FOR:** Bonnie Curtiss, City of Marshfield Zoning Administrator, is in favor of the amendments because even though not statutorily required, the Plan Commission does have the opportunity to make changes to a plat based on input from neighbors and general public. The code also needs to be clarified as to when certified survey maps are needed. Finally, she requests that this item be held over to the next meeting to allow some changes in the text based on the City Attorney's comments.

**AGAINST:** None

2. Amendment to Chapter 18 of the Municipal Code, General Zoning Ordinance, repealing Section 18-31(4) to remove the schedule of fees from the ordinance text.

**FOR:** Bonnie Curtiss, City of Marshfield Zoning Administrator, is in favor of the amendment because fees need to be updated to reflect the current costs of administering these items.

**AGAINST:** None

3. Amendments to Section 18-63 of the Municipal Code, General Zoning Ordinance: Commercial District Requirements, adding 'car washes' as a conditional use in 'B-3' Highway Business and 'B-4' General Commercial Districts and excepting 'car washes' as personal services permitted in 'B-1' Neighborhood Business and 'B-2' Shopping Center Districts.

**FOR:** Bonnie Curtiss, City of Marshfield Zoning Administrator, is in favor of the amendments because the conditional use process allows the Plan Commission to take a look at these uses that may have some impacts to adjacent properties.

**AGAINST:** None

4. Conditional use request by Merri & Rawle Christmas for a 'limousine service' home occupation at 227 West 11<sup>th</sup> Street, located in an 'R-4' Residential District.

**FOR:** None

**AGAINST:** Doreen Magedanz, 222 West 11<sup>th</sup> Street, stated she is opposed to the conditional use request due to safety issues with parking on street overnight. She also said it is dangerous backing out of the driveway with the limos being so long.

5. Conditional use request from Marcia Meshak for a 'travel agency' home occupation at 808 South Ash Avenue, located in an 'R-5' Residential District.

**FOR:** None

**AGAINST:** None

**MEETING**

Meeting called to order by Chairman Meyers at 7:10 PM in the Council Chambers of City Hall Plaza.

**PRESENT:** Mayor Meyers, Dan Knoeck, Sharon Witt, Dave Korth, Chris Meyer & Diane Wolf

**EXCUSED:** Dave LaFontaine

**ALSO PRESENT:** Aldermen Feirer and Buttko; City Administrator Brehm; Planning & Economic Development Director Miller; Planner/Zoning Administrator Curtiss; the media and others.

**PC06-55** Motion by Meyer, second by Wolf to recommend holding the amendments to Chapter 19 of the Municipal Code, Subdivision and Platting Ordinance, to the next City Plan Commission meeting.

**All 'Ayes' Motion Carried**

**PC06-56** Motion by Korth, second by Witt to recommend approval of the amendment to Chapter 18 of the Municipal Code, General Zoning Ordinance, repealing Section 18-31(4) to remove the schedule of fees from the ordinance text and request an ordinance be drafted for Common Council consideration.

**All 'Ayes' Motion Carried**

**PC06-57** Motion by Korth, second by Meyer to recommend approval of the amendments to Sections 18-63 of the Municipal Code, General Zoning Ordinance: Commercial District Requirements, adding 'car washes' as a conditional use in 'B-3' Highway Business and 'B-4' General Commercial Districts and excepting 'car washes' as personal services permitted in 'B-1' Neighborhood Business and 'B-2' Shopping Center Districts and request an ordinance be drafted for Common Council consideration.

**All 'Ayes' Motion Carried**

**PC06-58** Motion by Wolf, second by Meyer to recommend approval of a temporary conditional use request by Merri & Rawle Christmas for a 'limousine service' home occupation at 227 West 11<sup>th</sup> Street, located in an 'R-4' Residential District subject to the following conditions:

- Business will be operated solely by the property owners/applicants and outside employees will be permitted as long as they do not report to work at the subject property.
- Activity associated with the service shall only occur at the residence between the hours of 7:00 AM – 9:00 PM.
- All parking shall be located off street and limit the number of limousines on the property to no more than one (1) at any time.
- This conditional use will be reviewed by the Plan Commission in six months.

**All 'Ayes' Motion Carried**

**PC06-59** Motion by Meyer, second by Korth to recommend approval of the conditional use request from Marcia Meshak for a 'travel agency' home occupation at 808 South Ash Avenue, located in an 'R-5' Residential District subject to the following conditions:

- Business will be operated solely by the property owner/applicant, and no outside employees will be utilized in connection with the business.
- Normal work hours limited to 8:00 AM to 5:00 PM, Monday through Friday.
- Owner should encourage off street parking for walk in customers.

**All 'Ayes' Motion Carried**

**PC06-60** Motion by Korth, second by Wolf to recommend approval of the master sign plan for Wal-Mart at 2001 North Central Avenue as presented.

**All 'Ayes' Motion Carried**

**PC06-61** Motion by Wolf, second by Witt to recommend approval of the revised master sign plan for 'Shoppes at Wood Ridge' at 503 East Ives Street as presented.

**All 'Ayes' Motion Carried**

**PC06-62** Motion by Korth, second by Witt to recommend approval of the alternative sign permit application for the mural project at 406 East Depot Street as presented.

**All 'Ayes' Motion Carried**

**PC06-63** Motion by Meyer, second by Wolf to recommend approval of the vacation of public right-of-way at the SW corner of Central Avenue and McMillan Street and refer Resolution No. 2006-34 to the Common Council for their consideration.

**All 'Ayes' Motion Carried**

**PC06-64** Motion by Korth, second by Witt to receive the minutes of the Veteran's Parkway Design Committee and place on file.

**All 'Ayes' Motion Carried**

Zoning Administrator Curtiss presented an overview of sign code activity over the last three years including education efforts, permitting, non-conforming signs and enforcement. Mayor Meyers asked that the Plan Commission review some of the more contentious sign code provisions in the near future, which seem to deal primarily with temporary signs.

**PC06-65** Motion by Korth, second by Wolf to receive the Zoning Administrator's Report (July 12 – August 8, 2006) and place it on file.

**All 'Ayes' Motion Carried**

Motion by Korth, second by Wolf that the meeting be adjourned at 8:13 PM.

**All 'Ayes' Motion Carried**

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