CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF November 16, 2010

Meeting called to order by Chairman Meyer at 7:00 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer**,** Dan Knoeck, John Beck, Dave Korth, Karen Woodford & Ed Wagner
EXCUSED: Trish Siegler
ALSO PRESENT: Aldermen Earll, Cummings & Stauber; Planning and Economic Development Director Angell**;** Planner/Zoning Administrator Miller; Denise Sonnemann – Main Street Marshfield; Sue Meyer – Sustainable Marshfield; Bill Penker; and others.

PC10-56 Motion by Beck, second by Wagner to recommend approval of the minutes of the October 19, 2010 City Plan Commission meeting.
All 'Ayes' Motion Carried

PUBLIC HEARING - Rezoning request by Jean Payne for a zoning change from 'R-10' Mobile Home Park District to 'R-3' Standard Single-Family District on property located at 2307 South Washington Avenue.
COMMENTS: None

PC10-57 Motion by Korth, second by Beck to recommend approval of the request by Jean Payne for a zoning change from 'R-10' Mobile Home Park District to 'R-3' Standard Single Family District on property located at 2307 South Washington Avenue and request an ordinance be drafted for Common Council consideration.
All 'Ayes' Motion Carried

PUBLIC HEARING - Conditional Use Request by Kellianne Wienke for "Single-Family Residential" use in the "B-4" General Commercial District for property located at 207 North Central Avenue.
COMMENTS: None

PC10-58 Motion by Wagner, second by Woodford to recommend approval of the conditional use request by Kellianne Wienke for "Single-Family Residential" use in the "B-4" General Commercial District for property located at 207 North Central Avenue.
All 'Ayes' Motion Carried

PUBLIC HEARING - Conditional Use Request from Country Wireless LLC for property located at 1403-1405 South Maple Avenue, zoned "B-4" General Commercial for the purpose of installing a 40-ft communication tower including antennas with a 5 foot exception to the 35 foot height requirement of the "B-4" district and an exception to the setback requirement of communication towers to allow the tower to be placed 24-feet from the east property line.
COMMENTS:

- Alderman Stauber asked if area residents have been informed of this request. All property owners have been notified and no comments received.
- Commissioner Wagner asked how many watts are involved, does it interfere with other transmissions, and is insurance coverage in place.
- Clint Hager, Country Wireless LLC, responded that there are 36 watts, 18 GHz frequency and they do have a license from the FCC.

PC10-59 Motion by Beck, second by Korth to recommend approval of the Conditional Use Request from Country Wireless LLC for property located at 1403-1405 South Maple Avenue, zoned "B-4" General Commercial for the purpose of installing a 40-ft communication tower including antennas with a 5 foot exception to the 35 foot height requirement of the "B-4" district and an exception to the setback requirement of communication towers to allow the tower to be placed 24-feet from the east property line.
All 'Ayes' Motion Carried

PUBLIC HEARING - Municipal Code Amendment to Chapter 18 Sections 18-02 and 18-63. The proposed amendment adds the definition and the placement of "Custom Medical Manufacturing" as a Conditional Use in the "B-3" Highway Business District in the City of Marshfield.
COMMENTS: None

Zoning Administrator Miller reported that since the time the agenda packet was distributed, the applicant is looking at a different location; however, this change should still be considered when the Zoning Code is updated.
PC10-60 Motion by Wagner, second by Beck to recommend directing staff to consider Municipal Code Amendments to Chapter 18 Sections 18-02 and 18-63 in the upcoming recodification of the Zoning Code. The proposed amendment would add the definition and the placement of "Custom Medical Manufacturing" as a Conditional Use in the "B-3" Highway Business District in the City of Marshfield.
All 'Ayes' Motion Carried

PUBLIC HEARING – Municipal Code Amendment to Sections 9-52 and 18-04 of the Municipal Code to allow up to four chickens on single-family residential property within the City Limits of Marshfield
COMMENTS:

- Bill Penker, 600 South Sycamore Avenue, stated his opposition to Ordinance 1188. The ordinance does not address nuisances and does not account for objection and appeal of neighbors. Are chickens viewed as pets in the City ordinance? Siting of coops may be difficult on smaller lots. There is no requirement for waste disposal and feed storage (rodent resistant containers). The bigger question is urban agriculture – not addressed in the Comprehensive Plan. Need to debate bigger question before addressing a niche component. He urges rejection of the ordinance or send it back to committee for review of urban agriculture. If recommending approval, then suggests a sunset or trial period.

PC10-61 Motion by Woodford, second by Wagner to recommend approval of a Municipal Code Amendment to Sections 9-52 and 18-04 of the Municipal Code to allow up to four chickens on single-family residential property within the City limits of Marshfield and refer Ordinance No. 1188 to the Common Council for consideration.
All 'No' Motion Failed

Korth raised several questions including manure, coop requirements, weather protection, enforcement and where are chickens taken if the enforcement authority must remove them from a property. Woodford shared concerns that the ordinance needs more detail on coop requirements. Beck raised a concern about people keeping more chickens than allowed and that a 6 foot fence may not be tall enough. Wagner identified 5 items that he felt need to be addressed in the ordinance:

1. Neighbors must be notified and have the ability to veto a request.
2. A permit and fee structure must be included to cover enforcement costs.
3. Coop placement should be 25 feet from a lot line, not from a principle structure on an adjacent lot.
4. A definition of nuisance should be included. Permits should be revoked if a nuisance occurs.
5. Enforcement responsibility.

PC10-62 Motion by Wagner, second by Woodford to refer Municipal Code Amendment to Sections 9-52 and 18-04 of the Municipal Code to allow up to four chickens on single-family residential property within the City Limits of Marshfield to staff to address concerns raised during this meeting, and bring back to the Plan Commission for further consideration.
Wagner, Woodford, Knoeck & Meyer voted 'Aye', Beck & Korth voted 'No', Motion Carried

PC10-63 Motion by Korth, second by Beck to recommend approval of the updated Downtown Marshfield Sign Design Guidelines for the Business Improvement District as presented.
All 'Ayes' Motion Carried

PC10-64 Motion by Wagner, second by Beck to recommend approval of the Extraterritorial Final Plat of Weiler's Ridge, a 14-lot subdivision, located south of Trout Road, east of Galvin Avenue, and west of Stadt Road. Legally described as: All of lot 1 of CSM 3414, Volume 12, Page 114 and that part of the NE ¼ SW ¼ and SE ¼ SW ¼, Section 3, Township 25 North, Range 3 East, Town of Marshfield, Wood County, Wisconsin.
All 'Ayes' Motion Carried

PC10-65 Motion by Korth, second by Beck to recommend approval of the Update of Municipal Code Amendment to Chapter 19 Subdivision and Platting Ordinance and refer Ordinance 1191 to the Common Council for consideration.
All 'Ayes' Motion Carried

Planner/Zoning Administrator Miller informed the Plan Commission that the Common Council will also be meeting on December 21, 2010, so the Plan Commission meeting may begin at a different time than 7:00 PM.

PC10-66 Motion by Beck, second by Woodford to recommend approval of Resolution No. 2010-63, vacating and discontinuing that portion of the 16-foot wide alley in the east 100 block of North Central Avenue from the north line of the Kwik Trip property to the south line of Arnold Street, abutting Lots 4 through 15 of Block D of the Village (now City) Plat of Marshfield, located in the NE ¼ of the NW ¼ of Section 8, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin
All 'Ayes' Motion Carried

PC10-67 Motion by Wagner, second by Korth to recommend approval of Resolution No. 2010-64, vacating and discontinuing East 21st Street from the east line of Hume Avenue to the east line of the NE ¼ of the SW ¼ of Section 16, T25N, R3E and previously opened Hume Avenue from Veterans Parkway south to realigned Hume Avenue, all located in Section 16, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin
All 'Ayes' Motion Carried

Motion by Beck, second by Woodford that the meeting be adjourned at 8:15 PM.

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION