CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF April 19, 2011

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

PRESENT: Mayor Meyer**,** Dan Knoeck, Dave Korth, John Beck, Karen Woodford & Ed Wagner
EXCUSED: Trish Siegler
ALSO PRESENT: Aldermen Earll & Cummings; City Administrator Barg; Planning and Economic Development Director Angell**;** Planner/Zoning Administrator Miller; Police Lt. Wenzel; and others.

PC11-26 Motion by Wagner, second by Woodford to recommend approval of the minutes of the March 15, 2011 City Plan Commission meeting.
All 'Ayes' Motion Carried

PUBLIC HEARING - Rezoning request by Marshfield Congregation of Jehovah's Witnesses to change the zoning of one parcel from the "R-4" (Residential) district to the "B-4" (General Commercial) district for property located at 3214 Mannville Lane.
COMMENTS:

- Alan Tripp, representing congregation of Jehovah's Witnesses, stated that they are simply looking to rezone the land to make it more saleable.
- Christine Maghrak, 3208 Mannville Lane, stated that she is in full support of the proposal.

PC11-27 Motion by Beck, second by Korth to recommend approval of the rezoning request by Marshfield Congregation of Jehovah's Witnesses to change the zoning of one parcel from the "R-4" (Residential) district to the "B-4" (General Commercial) district for property located at 3214 Mannville Lane and request an ordinance be drafted for Common Council consideration.
All 'Ayes' Motion Carried

PUBLIC HEARING - Conditional Use Request by Coyote's Bar and Grill, LLC. to allow for Amusement and Recreation Services located at 501 South Washington Avenue, zoned "B-2" Shopping Center District for the use of two outdoor volleyball courts in the rear yard of the property.
COMMENTS:

- Patty Koran, 615 South Washington Avenue, stated that she lives just south of Larry's Auto and understands there are restrictions on Larry's Auto that no work be done after 6:00 PM. Volleyball will go until 10:00 PM. Her husband works starting at 3:00 AM and goes to bed at 8:00 PM. Even though there will be a fence, the fence doesn't stop noise and she is concerned with whistling from the volleyball courts. She is opposed to volleyball courts unless they stop at 8:00 PM. She feels the neighbors across Washington also do not want volleyball due to the noise. She is also concerned about criminal damage that they have had to their property.

- Lance Fischer, 312 West Doege Street, owner of Coyote's Bar and Grill, LLC, stated he is not out to offend anyone and doesn't want to make excessive noise beyond what City Code says. He doesn't anticipate a lot of yelling from volleyball courts and doesn't encourage it. When they moved into the property, they thought they had the conditional use for volleyball and were counting on it for income. They didn't realize it had lapsed. He wants to work with the neighbors to address concerns. He is willing to address concerns any time of day.
- Connie Zorman, previous owner of 501 Martini Lounge, stated she is in support of this conditional use. They need activities like this to make a go of it. It is a healthy, competitive sport. These are needed for exercise and social activity rather than just sitting in a tavern.
- Joe Fischer, partner in Coyote's Bar and Grill, LLC, stated that they want it to blend into the community and want to assist the community with outdoor activities. The courts will not be just for their own activities. If others want to come over and use the courts at no cost, they can. He doesn't want to make enemies in the neighborhood, they simply want to make a living.

PC11-28 Motion by Wagner, second by Woodford to recommend approval of the Conditional Use Request by Coyote's Bar and Grill, LLC. to allow for Amusement and Recreation Services located at 501 South Washington Avenue, zoned "B-2" Shopping Center District for the use of two outdoor volleyball courts in the rear yard of the property, subject to the following conditions:

- No outdoor music allowed.
- No sale or providing of drinks outside the building. Drinks can only be provided from the bar located in the building.
- Review of conditional use after 1 year.
- Volleyball courts will be open only until 10:00 PM.
- All court areas must be completely enclosed with a solid 8' high fence on west and south boundaries. The north and east boundaries shall also be fenced in accordance with liquor license requirements.

PC11-29 Motion by Wagner, second by Woodford to amend Motion PC11-28 to review the conditional use permit after 6 months.
All 'Ayes' Motion Carried

Vote on Motion PC11-28, as amended.
All 'Ayes' Motion Carried

PUBLIC HEARING - Amendment to Chapter 9, Article IV and Sections 18-02, 18-63, and 18-64 of the Municipal Code of the City of Marshfield pertaining to licensing, permitting, and zoning Scrap Metal Dealers and Motor Vehicle Salvage Dealers.
COMMENTS:

- Chris Burt, Marshfield Scrap Co., 2304 South Galvin Avenue, stated that in 2008 the State of Wisconsin updated its codes on metal salvage and vehicle processing. This code is consistent with that and gives the City some remedies for any abuses where there may be operations in conflict with State Statutes. He feels implementation of the proposed changes is a good idea. He went on to describe his site and the improvements he has made since he has been in business.

PC11-30 Motion by Beck, second by Korth to recommend approval of an amendment to Chapter 9, Article IV and Sections 18-02, 18-63, and 18-64 of the Municipal Code of the City of Marshfield pertaining to licensing, permitting, and zoning Scrap Metal Dealers and Motor Vehicle Salvage Dealers and request an ordinance be drafted for Common Council consideration.
All 'Ayes' Motion Carried

PC11-31 Motion by Beck, second by Korth to recommend approval of the master sign plan for 'What Goes Around Comes Around Consignments' at 104 West 4th Street as presented.
All 'Ayes' Motion Carried

PC11-32 Motion by Beck, second by Wagner to recommend approval of the Request for Proposals for the Zoning Code Update as presented and authorize distribution of the RFP.
All 'Ayes' Motion Carried

Motion by Beck, second by Wagner that the meeting be adjourned at 7:53 PM.
All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION