## CITY PLAN COMMISSION MARSHFIELD, WISCONSIN Minutes of November 15, 2011

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

PRESENT: Mayor Meyer, Ed Wagner, Dan Knoeck, Dave Korth, John Beck, Karen

Woodford, Chris Jockheck

**EXCUSED:** None

ALSO PRESENT: Alderman Cummings; City Administrator Barg; Planning and Economic

Development Director Angell; Planner/Zoning Administrator Miller;

Denise Sonnemann – Main Street Marshfield; and others.

<u>PC11-87</u> Motion by Wagner, second by Beck to recommend approval of the minutes of the October 18, 2011 City Plan Commission meeting.

All 'Ayes' Motion Carried

<u>PUBLIC HEARING</u> – Conditional Use Request by Ron Wells for a "20-bed Community Based Residential Facility (CBRF)" located south of the original CBRF at 2711 South Apple Avenue (future address of 2807 South Apple Avenue), zoned "R-3" Standard Single-Family Residential District. The applicant is requesting an exception to the 2,000-foot spacing requirement for community living arrangements as specified in Sec. 18-81 (1) (a) of the Marshfield Municipal Code and to exceed the requirements of the aldermanic district and City population capacity as specified in Sec. 62.23 (7) (i) Wis. Stats.

**COMMENTS:** Jim Wells, stated he has been in the business for 25 years and has seen a growing need for this type of facility. They feel this facility will bring many benefits to the community including property tax revenue to the City.

<u>PC11-88</u> Motion by Jockheck, second by Beck to recommend approval of the Conditional Use Request by Ron Wells for a "20-bed Community Based Residential Facility (CBRF)" located south of the original CBRF at 2711 South Apple Avenue (future address of 2807 South Apple Avenue), zoned "R-3" Standard Single-Family Residential District and grant an exception to the 2,000-foot spacing requirement for community living arrangements as specified in Sec. 18-81 (1) (a) of the Marshfield Municipal Code and to exceed the requirements of the aldermanic district and City population capacity as specified in Sec. 62.23 (7) (i) Wis. Stats.

All 'Ayes' Motion Carried

<u>PUBLIC HEARING</u> - Conditional Use Request by Sommer Property Management, LLC for "Light Manufacturing" located at 511 East 4th Street, zoned "B-4" General Commercial District. **COMMENTS:** Rich Sommer, manager and part owner of the building, distributed photos of recent improvements that they have made to the building. Leon Knaak and Ryan with Central Stainless were also present to answer questions. Their initial request is to assemble three tanks over the next several months but would like to pursue more contracts and hopefully operate in the building for a longer period of time.

<u>PC11-89</u> Motion by Korth, second by Wagner to find the request for Conditional Use consistent with the goals of the Comprehensive Plan and recommend approval of the Conditional Use Request by Sommer Property Management, LLC for "Light Manufacturing" located at 511 East 4th Street, zoned "B-4" General Commercial District, contingent upon the following:

 All storage of materials and manufacturing processes must be contained with the warehouse.

All 'Ayes' Motion Carried

<u>PUBLIC HEARING</u> - Historic Designation Request by the City of Marshfield to place the Soo Line Steam Locomotive No. 2442, located in the 1800 block of South Roddis Avenue, zoned "C" Conservancy District, on the Local Municipal Register of Historic Places.

**COMMENTS:** None

<u>PC11-90</u> Motion by Woodford, second by Jockheck to recommend approval of the Historic Designation Request by the City of Marshfield to place the Soo Line Steam Locomotive No. 2442, located in the 1800 block of South Roddis Avenue, zoned "C" Conservancy District, on the Local Municipal Register of Historic Places.

All 'Ayes' Motion Carried

<u>PC11-91</u> Motion by Wagner, second by Korth to recommend approval of the Master Sign Plan Amendment request by V & H Automotive for property located at 2414 North Central Avenue and grant an exception to exceed the 200 square foot size allowance per façade for an individual tenant.

All 'Ayes' Motion Carried

<u>PC11-92</u> Motion by Beck, second by Korth to recommend postponing the Master Sign Plan Amendment request by Schierl Tire Center for property located at 2201 West Veterans Parkway until the applicant requests the item placed back on the City Plan Commission agenda.

All 'Ayes' Motion Carried

<u>PC11-93</u> Motion by Beck, second by Wagner to recommend approval of the Master Sign Plan request by Hansen-Schilling Funeral Home for property located at 1010 East Veterans Parkway and to grant an exception to exceed the 35 square foot size allowance within the Veterans Parkway Corridor.

All 'Ayes' Motion Carried

<u>PC11-94</u> Motion by Woodford, second by Beck to recommend approval of the Mater Sign Plan request by Main Street Marshfield for property located at 139 south Central Avenue and to grant an exception to allow a sign that does not face the right-of-way.

All 'Ayes' Motion Carried

Motion by Korth, second by Beck that the meeting be adjourned at 7:33 PM.

All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary CITY PLAN COMMISSION