CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
Minutes of June 19, 2012

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, John Beck, Ken Wood, Chris Jockheck and Karen Woodford
EXCUSED: None
ABSENT: None
ALSO PRESENT: City Administrator Barg; Planning and Economic Development Director Angell**;** Planner/Zoning Administrator Miller; Dan Helwig, Aaron Staab, and Jim Van Asten of Prairie Run Group; and others.

PC12-36 Motion by Beck, second by Wagner to recommend approval of the minutes of the May 15, 2012 City Plan Commission meeting.
All 'Ayes' Motion Carried

PUBLIC HEARING - Rezoning request by the Prairie Run Group, Inc, to amend the General Development Plan for the Planned Unit Development of the Prairie Run Subdivision, and change the zoning from PUD-SIP to PUD-GDP. The request includes amending the allowable permitted and conditional uses, bulk and setback requirements, covenants, residential development density, and allowable building sizes of the commercial buildings for the southern portion of the Prairie Run Subdivision.
COMMENTS:

Aaron Staab, Prairie Run Group – provided additional clarification on the voting on the multi-family- they met with 3 residents since the poll was taken and two of the three (1824 and 1826 Pheasant Run Drive) no longer have a concern with the multi-family as a permitted use in the commercial area. He stated that they have had opportunities for multi-family units in the commercial zone and the time required for a conditional use led to losing the potential developer. They would much rather have this as a permitted use in the commercial area.

Jill Meilahn, 1826 Pheasant Run Drive did vote and appreciates what Dan and Aaron have done with the project and believes in the Prairie Run concept, but takes exception to what Aaron said. She feels that owners would like to see it as conditional use as opposed to a permitted use. It would give an opportunity for review of landscaping, lighting, buffering etc. She would like to see the conditional use for multi-family in the commercial area.

PC12-37 Motion by Jockheck, second by Wagner to recommend approval of the rezoning request by the Prairie Run Group, Inc, to amend the General Development Plan for the Planned Unit Development of the Prairie Run Subdivision, change the zoning from PUD-SIP to PUD-GDP and to recommend amending the allowable permitted and conditional uses, bulk and setback requirements, covenants, residential development density, and allowable building sizes of the commercial buildings for the southern portion of the Prairie Run Subdivision and direct staff to prepare an ordinance for Common Council consideration, subject to the following condition.

1. Multi-Family apartments should be a Conditional Use in the commercial areas instead of a permitted use.

All 'Ayes' Motion Carried

PUBLIC HEARING - Rezoning request by Prevention Genetics to change the zoning from the "M-1" (Industrial Park) district to the "B-3" (Highway Business) district for one lot located in the 3800 block of South Business Park Avenue and legally described as: Lot 1 of Wood County Certified Survey Map Number 9446 in Volume 33 Page 146 being part of the NE ¼ - SW ¼ and the SE ¼ - SW ¼ of Sec. 20, T25N, R3E, City of Marshfield, Wood County, Wisconsin.

COMMENTS: None

PC12-38 Motion by Beck, second by Wood to recommend approval of the rezoning request by Prevention Genetics to change the zoning from the "M-1" (Industrial Park) district to the "B-3" (Highway Business) district for one lot located in the 3800 block of South Business Park Avenue and legally described as: Lot 1 of Wood County Certified Survey Map Number 9446 in Volume 33 Page 146 being part of the NE ¼ - SW ¼ and the SE ¼ - SW ¼ of Sec. 20, T25N, R3E, City of Marshfield, Wood County, Wisconsin and direct staff to prepare an ordinance for Common Council consideration.
All 'Ayes' Motion Carried

PUBLIC HEARING - Conditional Use Request by Dennis Boucher for a "Boardinghouse" for a currently vacant lot located at 310 North St. Joseph Avenue, zoned "B-3" Highway Business District.
COMMENTS:
Randy Bliven - 715 West Blodgett Street - lives behind the old water tower site and he has a few concerns with a boarding house. The driveway is very close to intersection and exiting on to St. Joseph Avenue may be difficult. Also, he is concerned with the kind of people that will be in the boarding house and concerned with impacts to families and to the neighborhood. He would rather see a single family home as opposed to a boarding house.

Dennis Boucher – president of St Vincent DePaul – the house was donated to them and are looking to move it to this site since it is close by to current home site. Since it is close to hospital and clinic, the likely use is nursing students or traveling nurses or perhaps a CBRF. St Vincent does not intend to operate a boarding house. They simply want to get the house moved and sell it to raise money for their transitional housing project.

James Lee, 1806 Arlington Street - owns a property adjacent to this site. The traffic concern is a valid one. Mr. Boucher has a record with other rental properties and has done a good job with them. He agrees with concern about type of people that might be boarding there. He would support this request based on the track record of Mr. Boucher and would hope future owners would do the same

Kena McDermott - lives just north of the site in a 6 bedroom house with her 2 daughters. She respects Mr. Boucher but her main concern is for the safety of her children and the neighborhood and her property value. If she knew something more definite about the types of boarding house and tenants, she might be more comfortable with the proposal. But at this point she is not comfortable with this proposal, especially with the transient nature of a boarding house. She has large windows on the south side of her house and is concerned about security. There should be a privacy fence around the entire site. Leaving her driveway can be a problem since the traffic signal was installed.

PC12-39 Motion by Woodford, second by Beck to recommend approval of the Conditional Use Request by Dennis Boucher for a "Boardinghouse" for a currently vacant lot located at 310 North St. Joseph Avenue, zoned "B-3" Highway Business District, subject to the following conditions:

1. The driveway shall accommodate a minimum of six parking stalls.
2. Parking surface shall be hard surfaced (not gravel) within one year of the house being relocated.
3. Natural vegetative screening or fencing shall be provided to adequately screen the parking areas to the north and west.
4. Any trash receptacles stored outside shall be screened from adjacent property owners.

PC12-40 Motion by Wagner, second by Wood to amend the original motion to include the condition that the Conditional Use Permit be reviewed at the time of an accepted offer to purchase for sale of the property
All 'Ayes' Motion Carried

Vote on original motion PC12-39 as amended – Jockheck voted 'No', rest 'Aye' Motion Carried

PC12-41 Motion by Beck, second by Wood to recommend approval of the request by Baer Accounting & Tax for a Master Sign Plan for property located at 1406-1408 South Central Avenue and to grant an exception to allow signage to not face the right of way and for a reduced setback of 0 feet for a pylon sign, subject to the following conditions:

1. Future signs on the pylon sign may not extend beyond the existing sign and may not exceed 75 square feet in area.
2. Future wall signs on the south and east facades may not exceed 10 percent of the façade.

All 'Ayes' Motion Carried

PC12-42 Motion by Wagner, second by Woodford to recommend approval of the request by BMO Harris Bank for a Master Sign Plan for property located at 101 West 4th Street and to grant an exception to exceed the informational sign size and height allowance, subject to the following conditions:

1. Future wall signs should not exceed 100 square feet on any façade.
2. Directional signs are placed in a location so as not to impede visibility of vehicles coming out of the parking lot.
3. Allow for the free standing sign to be retrofitted instead of the pole sign if the Applicant is willing to follow the recommendation of the Sign Oversight Committee.

PC12-43 Motion by Jockheck, second by Wood to amend the original motion to also allow for construction of a new monument sign rather than a pole sign.
All 'Ayes' Motion Carried

Vote on original motion PC12-42 as amended – All 'Ayes' Motion Carried

PC12-44 Motion by Wood, second by Woodford to recommend approval of the request by BMO Harris Bank for a Master Sign Plan for property located at 1305 North Central Avenue and to grant exceptions to allow signage to not face the right of way on the north façade of the building and to exceed the informational sign size and height allowance, subject to the following conditions:

1. An exception for the north facing sign is allowed to not face the right-of-way.
2. Future wall signs on the north, west and south facades are permitted, but may not exceed 50 square feet in area.

All 'Ayes' Motion Carried

PC12-45 Motion by Jockheck, second by Wagner to recommend approval of the request by Fantastic Sam's for a Master Sign Plan for property located at 705-707 North Central Avenue and to grant an exception to allow signage to exceed 10 percent of the storefront's façade, subject to the following condition:

1. Future wall signs on the west façade of the building will be limited to 10 percent of the façade and future wall signs on the north façade will be limited to 50 square feet in area.

All 'Ayes' Motion Carried

PC12-46 Motion by Beck, second by Wood to recommend approval of the request by United FCS for an Alternative Sign Permit for property located at 1207 North Central Avenue and to grant an exception to exceed the allowable size, height, and commercial display limitations for an informational sign.

All 'Ayes' Motion Carried

PC12-47 Motion by Wood, second by Woodford to recommend approval of the request by Boom to Zoom for a Master Sign Plan for property located at 1803 West Veterans Parkway and to grant an exception to exceed the allowable signage which includes an electronic message center on the existing pole sign in the Veterans Parkway Corridor.

Jockheck and Woodford voted 'No', rest 'Aye' Motion Carried

PC12-48 Motion by Beck, second by Jockheck to appoint Wood as the City Plan Commission representative to the Historic Preservation Committee.

All 'Ayes' Motion Carried

Motion by Beck, second by Wagner that the meeting be adjourned at 8:38 PM.

All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION