CITY PLAN COMMISSION MARSHFIELD, WISCONSIN Minutes of July 17, 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, Chris Jockheck and

Karen Woodford

EXCUSED: Ken Wood

ABSENT: None

ALSO PRESENT: Aldermen Feirer, Buttke & Cummings; City Administrator Barg; Planning

and Economic Development Director Angell; Planner/Zoning

Administrator Miller; Bill Penker; and others.

<u>PC12-49</u> Motion by Jockheck, second by Beck to recommend approval of the minutes of the June 19, 2012 City Plan Commission meeting.

All 'Ayes' Motion Carried

<u>PUBLIC HEARING</u> - Conditional Use Request from AT&T Wireless for property located at 1401 East Becker Road (Marshfield High School), zoned "I" Public and Semipublic Institutions District for the purpose of adding new telecommunication antennas and equipment building to an existing cell tower.

COMMENTS: None

<u>PC12-50</u> Motion by Beck, second by Woodford to recommend approval of the Conditional Use Request from AT&T Wireless for property located at 1401 East Becker Road (Marshfield High School), zoned "I" Public and Semipublic Institutions District for the purpose of adding new telecommunication antennas and equipment building to an existing cell tower.

All 'Ayes' Motion Carried

<u>PC12-51</u> Motion by Wagner, second by Woodford to recommend approval of the rezoning request by the Prairie Run Group, Inc, to amend the Specific Implementation Plan for the Planned Unit Development of the Prairie Run Subdivision, and change the zoning from PUD-GDP to PUD-SIP and 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.

All 'Ayes' Motion Carried

<u>PC12-52</u> Motion by Beck, second by Jockheck to recommend approval of the Conditional Use Request by Robert Danczak for his "Home Occupation" for a "Seasonal Deer Processing Service with Exterior Storage" located at 2600 South Peach Avenue, zoned 'R-3' Standard Single-Family Residential District, subject to the following conditions:

- 1. Hours of operation are limited to 8:00 AM to 10:00 PM seven days a week.
- 2. All parking shall be located off-street.
- 3. The only exterior storage allowed is the portable freezer and it shall be stored off site when not in use for the business.
- 4. All carcasses and hides shall remain contained within the garage until they are removed from the premises.
- 5. The sign shall be removed during the off season.
- 6. Deer processing activities shall be screened from the public view.

No vote taken

- Wagner questioned if any complaints were received regarding operating until 10:00 PM. There have been none.
- Woodford would like to see this item delayed until the August Plan Commission meeting and invite the neighbors.

<u>PW12-53</u> Motion by Wagner, second by Woodford to recommend postponing definitely the conditional use request by Robert Danczak for his "Home Occupation" for a "Seasonal Deer Processing Service with Exterior Storage" located at 2600 South Peach Avenue, zoned 'R-3' Standard Single Family Residential District until the August 21, 2012 Plan Commission meeting to allow adjacent property owners to be notified of the meeting.

All 'Ayes' Motion Carried

<u>PC12-54</u> Motion by Jockheck, second by Beck to recommend approval of the Certificate of Appropriateness Request by Bill Heiting of New York Life, for a new exterior Eagle Strategies LLC sign for property located at 108-112 East Second Street (Tower Hall) as presented.

All 'Ayes' Motion Carried

<u>PC12-55</u> Motion by Wagner, second by Woodford to recommend approval of the Master Sign Plan Request by Bill Heiting of New York Life, for a Master Sign Plan for property located at 108-112 East Second Street (Tower Hall) contingent on the following:

- 1. Future wall signs may face the north, east and south façades.
- 2. The sign area for future wall signs may be up to 40 square feet in area per façade.

All 'Aves' Motion Carried

- Alderman Feirer presented a concept for a military veterans display to be located on an existing concrete platform at 307 East First Street. The display would be done by a local artist and funded through donations.
- Jockheck questioned who owns the property. The City of Marshfield owns the property. He is concerned whether this will look good with a foundation that just happens to be there. He questioned if we were starting from scratch would we use a foundation like this.
- Wagner agrees that Veterans Parkway needs a signature monument to honor veterans. The
 two displays we have now don't quite do it in his opinion. This location seems to be a good
 choice for a monument like this. He feels that murals are the wrong medium to honor our
 veterans, especially at the speeds on Veterans Parkway. He suggested a design competition
 to find the right monument concept.
- Feirer stated that most memorials will not be visible at 35 MPH on Veterans Parkway and this will be primarily for walkers and bikers.
- Jockheck as how much public discussion has been held on this and what is the appeal of this site and the murals.
- Buttke stated the panels are made with MDO board which is what professionals use so they will not be tacky. The mural on the block building will be painted over.
- Beck asked if any provisions have been made to allow for parking. There is parking in the alley.

<u>PC12-56</u> Motion by Beck, second by Woodford to recommend approval of the Alternative Sign Permit Request by Mike Feirer for a new Veterans' Military mural along the south boundary of Veterans Parkway between South Cedar Avenue and South Cherry Avenue with an exception to allow more than one free standing sign on a property and exceed the sign allowance in the Veterans Parkway Corridor.

Meyer, Knoeck, Woodford & Beck voted 'Aye', Wagner & Jockheck voted 'No' Motion Carried

Planner/Zoning Administrator Miller led a discussion on several draft zoning code policy issues including:

- Temporary structures
- Allowable encroachments into setbacks
- Parking standards, hard surface requirements
- Off street parking
- Outdoor wood burning stoves
- Landscaping requirements
- Rear and side yard setbacks for accessory structures

Motion by Beck, second by Wagner that the meeting be adjourned at 8:39 PM. All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary CITY PLAN COMMISSION