

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF APRIL 15, 2014**

Meeting called to order by Chairman Meyer at 7:19 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer; Dan Knoeck, Ken Wood, John Beck; Ed Wagner and Chris Jockheck

ABSENT: None

ALSO PRESENT: Aldermen Earll, Buttke, Feirer and Cummings; City Administrator Barg; Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; Bill Penker; Laura Mazzini; and others.

PC14-23 Motion by Beck, second by Wood to recommend approval of the minutes of the March 18, 2014 City Plan Commission meeting.

Motion Carried

PUBLIC HEARING – Rezoning request by PCO Real Estate Investment Company to change the zoning from “LI” Light Industrial to “CMU” Community Mixed Use District, located at 2505-2515 West Veterans Parkway.

COMMENTS:

- Shawn Gaffney, proposed buyer, spoke in favor of the proposed rezoning request and is available to answer questions.

PC14-24 Motion by Jockheck, second by Beck to recommend approval of the rezoning request by PCO Real Estate Investment Company to change the zoning from “LI” Light Industrial to “CMU” Community Mixed Use District, located at 2505-2515 West Veterans Parkway with the understanding that the existing uses are allowed at their present use and area and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Conditional Use Request by PCO Real Estate Investment Company for an exception to the hard surfacing requirements for off-street parking and traffic circulation areas, located at 2505-2515 West Veterans Parkway, currently zoned “LI” Light Industrial District, proposed to be rezoned to “CMU” Community Mixed Use District.

COMMENTS: None

PC14-25 Motion Wood, second by Wagner to recommend approval of the Conditional Use Request by PCO Real Estate Investment Company for an exception to the hard surfacing requirements for off-street parking and traffic circulation areas, located at 2505-2515 West Veterans Parkway, currently zoned “LI” Light Industrial District, proposed to be rezoned to “CMU” Community Mixed Use District, subject to the following conditions:

1. An exception shall be granted to allow the proposed land use changes without hard surfacing the additional required parking spaces.
2. An exception shall be granted to permit the expansion of the gravel path between the rear of the building to the back parking lot.
3. Any expansion of the parking area except described in No. 2 above must be hard surfaced.
4. The landscaping in the back, adjacent to the residentially zoned properties, may not be reduced to less than the standards for the required bufferyard.
5. The propane area and gravel path in the rear of the development must be completed within 365 days of Common Council approval.
6. If any failure or washout situations occur regarding the gravel driveway, staff may require a review of the Conditional Use Permit, or may require improvements to be made to prevent future washouts from happening.

Motion Carried

PUBLIC HEARING – Conditional Use Request by Wood County to install a 156 foot Communication Tower and Antenna, exceeding the 150 foot maximum height, and allow a 288 square foot equipment shelter, located on the parcel west of 1600 North Chestnut Avenue (parcel 33-03211AF), zoned “CMU” Community Mixed Use Commercial District.

COMMENTS: None

PC14-26 Motion Wagner, second by Beck to recommend approval of the Conditional Use Request by Wood County to install a 156 foot Communication Tower and Antenna, exceeding the 150 foot maximum height, and allow a 288 square foot equipment shelter, located on the parcel west of 1600 North Chestnut Avenue (Parcel 33-03211AF), zoned “CMU” Community Mixed Use Commercial District, subject to the following conditions:

1. The site plan is approved as presented with a flexibility to allow the tower to be moved 10 feet in either direction of the proposed location.
2. The equipment shelter must be screened from residential uses with either a 6-foot solid fence or vegetative screen.
3. The tower and attached antenna may exceed the 150 foot height limitation, allowing up to a 156 foot tall tower.
4. If lighting is required, it must meet the FAA standards.
5. The tower must be constructed within 365 days of Common Council approval.

PC14-27 Motion by Wagner, second by Jockheck to recommend modifying Condition No. 2 above to state that the screening must comply with the existing Municipal Code with the understanding that the existing perimeter vegetation around the site can be considered as adequate screening.

Beck voted ‘No’ Motion Carried

Vote on Motion PC14-26

Jockheck voted ‘No’ Motion Carried

PUBLIC HEARING – Conditional Use Request by Prairie Run Group to construct two – 4 unit townhouse style multiplex buildings as part of a group development, including an exception to the parking lot design standards, in the designated commercial area within the Prairie Run “PUD” Planned Unit Development, zoned “PD” Planned Development, located on the property just west of the Prairie Drive and Wildflower Drive intersection (Parcel 33-0MM072).

COMMENTS:

- Randy Leuth, 1826 Pheasant Run Drive and Landscape Architect, stated that the developer has struggled over the years with development plans and this one appears to be the best one. The homeowners association has met twice and supports this project.

PC14-28 Motion by Beck, second by Wood to recommend approval of the Conditional Use Request by Prairie Run Group to construct two – 4 unit townhouse style multiplex buildings as part of a group development, including an exception to the parking lot design standards, in the designated commercial area within the Prairie Run “PUD” Planned Unit Development, zoned “PD” Planned Development, located on the property just west of the Prairie Drive and Wildflower Drive intersection (Parcel 33-0MM072), subject to the following conditions:

1. The property must be subdivided through a Certified Survey Map.
2. The townhouses may be constructed at the presented setbacks from the street.

3. The building footprint may be modified plus or minus 5% of the size shown on the proposed site plan, provided the minimum setbacks are met (building separation, street and yard).
4. The buildings, parking area and trash enclosure may be shifted to the west up to an additional 4 feet and south up to an additional 8 feet, provided the bufferyard not be reduced to less than 15 feet along the main drive aisle (excluding the south visitor parking area).
5. Landscaping plan is approved as presented.
6. Construction of the proposed development must be initiated within 2 years of Common Council approval.
7. An exception is allowed for the parking lot and drive aisle to be approved as presented with a 40 foot wide parking area and 20 foot wide drive aisle.
8. The development may exceed 25 percent over the minimum required stalls as presented.

PC14-29 Motion by Beck, second by Wood to recommend amending Motion PC14-28 to require that landscaping plant selection is to meet City of Marshfield Municipal Code requirements.

Motion Carried

Vote on Motion PC14-28 as amended.

Motion Carried

PUBLIC HEARING – Municipal Code Amendment Request by the City of Marshfield to amend Section 18-158 and 18-159 the City of Marshfield Municipal Code to increase the distance to which parties-of-interest are mailed a notice of a public hearing, define who can request a zoning amendment, and to specify when a map is needed in the notice.

COMMENTS: None

PC14-30 Motion by Wood, second by Beck to recommend approval of the Municipal Code Amendment Request by the City of Marshfield to amend Section 18-158 and 18-159 the City of Marshfield Municipal Code to increase the distance to which parties-of-interest are mailed a notice of a public hearing, define who can request a zoning amendment, and to specify when a map is needed in the notice, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING – Municipal Code Amendment Request by the City of Marshfield to amend Section 18-159 and 18-160 of the City of Marshfield Municipal Code to clarify the language for majority vote of the Common Council for a zoning amendment in the circumstance that there is protest petition or adverse recommendation by the Plan Commission.

COMMENTS:

- Mayor Meyer read the following email into the record:
Dear Mayor Meyer:
I hereby register my opposition to the proposed amendment to change the 3/4 vote from the entire council to a 3/4 vote of council members in attendance as indicated by proposed Section 18-159-Zoning Amendment.

1. The proposed amendment will weaken the citizen's right of petition and a fair hearing by the entire City Council. This is a direct slap in the face of the citizens along East McMillan Street and their concerns about zoning changes. This is not a clarification but a change to process.
2. Important decisions need to be approved by 3/4 vote by the entire City Council not just a 3/4 vote by a minimum quorum.
3. Developers need to do a better job of presenting their projects. They need to spend more time in presenting their development plans and the City needs more time to investigate what is in the best interests of citizens.

Changing the present Municipal code in the favor of developers will not create jobs or meet housing needs. We do not want to repeat the City of Wausau's \$650,000 mistake because proper procedure, proper review and citizen information is not followed.

Respectfully,

Carl Scott

1002 W. 8th Street

Marshfield, WI

PC14-31 Motion by Wood, second by Jockheck to recommend approval of the Municipal Code Amendment Request by the City of Marshfield to amend Section 18-159 and 18-160 of the City of Marshfield Municipal Code to clarify the language for majority vote of the Common Council for a zoning amendment in the circumstance that there is protest petition or adverse recommendation by the Plan Commission, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING – Municipal Code Amendment Request by the City of Marshfield to amend Section 18-26 through 18-32, 18-54, and 18-65 of the City of Marshfield Municipal Code, pertaining to Onsite Ancillary Uses. The amendment is being proposed to permit and define onsite ancillary uses for nonresidential and multifamily uses in the “SR-2, SR-3, SR-4, SR-6, TR-6, MR-12, and MR-24” residential zoning districts.

COMMENTS: None

PC14-32 Motion by Wagner, second by Jockheck to recommend approval of the Municipal Code Amendment Request by the City of Marshfield to amend Section 18-26 through 18-32, 18-54, and 18-65 of the City of Marshfield Municipal Code, pertaining to Onsite Ancillary Uses. The amendment is being proposed to permit and define onsite ancillary uses for nonresidential and multifamily uses in the “SR-2, SR-3, SR-4, SR-6, TR-6, MR-12, and MR-24” residential zoning districts, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PC14-33 Motion by Wagner, second by Jockheck to recommend approval of the Alternative Sign Request by Karen Mueller of Mueller Investment Properties, LLC., for a wall mounted sign with an exception to extend above the roofline and be mounted on the parapet on top of the roof, located at 601 South Central Avenue, zoned “DMU” Downtown Mixed Us District, subject to the following conditions:

1. The sign may be attached to the parapet located above the roof line and approved as presented.

2. The presented parapet sign shall not be internally illuminated, but may be externally illuminated.

Motion Carried

The appointment of a new town of McMillan Joint Plan Commission Member will be held over to the May 21, 2014 City Plan Commission meeting.

Motion by Jockheck, second by Wagner that the meeting be adjourned at 7:57 PM.

Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION