

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF MARCH 18, 2014**

Meeting called to order by Chairman Meyer at 7:00 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, Feirer and Hendler; City Administrator Barg; Planning & Economic Development Director Angell; Planner/Zoning Administrator Miller; Planning Intern Schroeder; Fire Chief Haight; Jeff Gaier – Airport; Library Director Belongia; Police Lieutenant Larson; Pat Stuhr, Michelle Boernke, and Roxy Wetterau, UW Marshfield/Wood County; Trent Minor, Steve Kreuser, and Eric Engel, Wood County; Bill Penker; and others.

PC14-16 Motion by Wagner, second by Beck to recommend approval of the minutes of the February 18, 2014 City Plan Commission meeting.

Motion Carried

PUBLIC HEARING – Rezoning request by Russ and Elliott Weiler to change the zoning from “TR-6” Two Family Residential District to “MR-12” Multi-Family Residential District, located North of East Emerald Street, between North Hume Avenue and North Anton Avenue right-of-way.

COMMENTS: Chris Egger, 312 East 3rd Street, has a shared appreciation agreement with the current owner of the property. The school has contacted them regarding a stadium and track. They also have had contact with an apartment developer who is interested in 96 units on the property. He feels that it is important to rezone the land at this time.

PC14-17 Motion by Wagner, second by Beck to recommend approval of the rezoning request by Russ and Elliott Weiler to change the zoning from “TR-6” Two Family Residential District to “MR-12” Multi-Family Residential District, located North of East Emerald Street, between North Hume Avenue and North Anton Avenue right-of-way and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Conditional Use Amendment request by the Villas at Marshfield on behalf of University Foundation – UW-Marshfield/Wood County for the 24-unit student housing complex to amend the site plan, with a larger building and an exception to the parking lot design standards, located at 2313 West 5th Street, zoned “CD” Campus Development District.

COMMENTS: None

PC14-18 Motion Beck, second by Wood to recommend approval of the Conditional Use Amendment request by the Villas at Marshfield on behalf of University Foundation – UW-Marshfield/Wood County for the 24-unit student housing complex to amend the site plan, with a larger building and an exception to the parking lot design standards, located at 2313 West 5th Street, zoned “CD” Campus Development District subject to the following conditions:

1. The 24 unit student housing complex, parking area and access drive may be constructed as presented.
2. The Landscape Plan is approved as presented including the placement of a 6-foot privacy fence along the Larch Avenue right-of-way (minimum 3 foot setback from the right-of-way) to the south edge of the stormwater pond.
3. The landscaping must be installed prior to the certificate of occupancy being issued.
4. The Site Plan is approved as presented including any minor changes to the site plan and the building may not be shifted more than 10 feet closer to the west, north, or east property lines than presented.
5. The parking lot design is approved as presented including an exception to allow 13 adjacent parking stalls between landscaped islands along the south parking row aisle and allow up to 103 parking stalls – exceeding the minimum required number of spaces by more than 25%.
6. Sidewalks and other minor site improvements may be installed at a later date without the need for an amendment to the Conditional Use Permit.

Motion Carried

PUBLIC HEARING – Conditional Use request by Wood County to install a 228 foot Communication Tower and Antenna, exceeding the 150 foot maximum height, with an exception to allow for a reduction to the required setback for the tower and allow a 288 square foot equipment shelter, located on the parcel west of 1600 North Chestnut Avenue, zoned “CMU” Community Mixed Use Commercial District.

COMMENTS: Jeff Gaier, Marshfield Airport Management, would like to go on record that they are opposed to any obstruction that exceeds the established height limitation for the City of Marshfield. The City has established a height limitation zone around the airport for the safe transition of airport traffic into and out of the city. A height limitation zone is required by the FAA and the State of Wisconsin for the city’s eligibility requirements for federal and state funding for airport projects. In 2007, a compliance inspection for eligibility requirements did find discrepancies that the airport has since addressed. The compliance inspector praised the City for a well-planned, updated GIS height limitation zone and the fact that the City did not grant variances to allow obstructions into the zone. He disagrees with the FAA's recent assessment of a non-hazard determination for the proposed tower. The FAA only has what is available on paper to determine how it would affect the airports existing approaches. The FAA cannot estimate the future impact that any obstruction may have on future approaches and certainly do not anticipate the current or future uses at the airport. In 2013 the FAA informed the airport of 5 obstructions that would change the minimums of the approaches at the airport if not addressed. Most of these were trees that were easily addressed. They also flagged two electric poles adjacent to the airport which required the installation of a red light to mark the hazard, since the poles could not be removed. They also flagged a tower south of the airport that the FAA had previously determined as a non-hazard in the 1990’s but determined it as a hazard now. We should also consider that the city has one of the best emergency medical helicopters in the state whose

helipad is in close proximity to the proposed tower. The helipad is not just used by Spirit transport but by other helicopters throughout the state and Minnesota. Marshfield has a beautifully maintained, modern airport. Protecting the airspace around the airport is a responsibility that airport management takes very seriously.

Steve Krueser, Emergency Management Director at Wood County along with Eric Engel, Communications Officer. The purpose of this tower is for emergency services, not just Wood County, but both Wood County and the City. IN 2018, frequencies will be splitting which means that ranges will be shorter than what it is now. The FAA takes everything under consideration, the runways, the planes, the helicopters, etc. The map he distributed shows the flight paths and the proposed tower location is right in the middle of the flight path. And looking at the elevations, the water tower is currently at 1477 feet. St Joseph Hospital is at 1494 feet and they are proposing to be at 1470 feet. Further north there are towers up to 1665 feet. Again, if you look at the flight path the runways, according the FAA guideline, none of the paths are in line with the runway. Part of the height requirement is not just for Wood County but also for the City of Marshfield Police and Fire Departments. They do have areas in the north end of Marshfield where they have a hard time with communication with portable radios.

PC14-19 Motion Wood, second by Jockheck to recommend approval of the Conditional Use request by Wood County to install a 228 foot Communication Tower and Antenna, exceeding the 150 foot maximum height, with an exception to allow for a reduction to the required setback for the tower and allow a 288 square foot equipment shelter, located on the parcel west of 1600 North Chestnut Avenue, zoned “CMU” Community Mixed Use Commercial District, subject to the following conditions:

1. The Applicant must receive a variance for any height exception to the Height Limitation Zoning Overlay district.
2. The Applicant must submit engineering documents of the structure showing that failure characteristics of the structure will not adversely impact abutting property owned by others.
3. The equipment shelter must be screened from residential uses with either a 6-foot solid fence or vegetative screen.
4. The tower may exceed the 150 foot height limitation, allowing a 228 foot tall tower.
5. Exceptions to the setback requirements are allowed from the center of the tower at the following proposed setbacks:
 - a. 133 foot setback to the east property line.
 - b. 395 foot setback to the north property line.
 - c. 185 foot setback from parcel number 33-03211AG

The Plan Commissions had many questions about the proposed tower, what other alternatives were considered and how their action will mesh with the Zoning Board of Appeals consideration coming up in April.

PC14-20 Motion by Beck, second by Jockheck to postpone action on Motion PC14-19 until the April 12, 2014 meeting.

Motion Carried

PC14-21 Motion by Beck, second by Wood to recommend approval of the request by Insite Inc. to allow Verizon Wireless a three month extension, until May 31, 2014, for their temporary shelter and antenna structure, located at 725 West Upham Street, zoned “SR-2” Single-Family Residential District, subject to the following conditions:

- The antenna and equipment vehicle must be removed no later than May 31, 2014.

Motion Carried

Angell presented 4 items of possible ordinance change or policy amendments related to new development for consideration by the Plan Commission. There was consensus that staff should prepare a code amendment to bring back to the Plan Commission at a future meeting.

Barg provided a summary presentation of the proposed 2015 – 2019 CIP plan as prepared by the CIP Administrative Committee.

PC14-22 Motion by Jockheck, second by Wood to recommend approval of the proposed 2015 – 2019 CIP plan as prepared by the CIP Administrative Committee, and refer to the Common Council for consideration.

Motion Carried

Motion by Beck, second by Wagner that the meeting be adjourned at 8:35 PM.

Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION