

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF FEBRUARY 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

EXCUSED: Karen Woodford

ABSENT: None

ALSO PRESENT: City Administrator Barg; Planning & Economic Development Director Angell; Planner/Zoning Administrator Miller; Planning Intern Schroeder; Nick Kumm – Marshfield Utilities; Bill Penker; and others.

PC14-07 Motion by Wood, second by Beck to recommend approval of the minutes of the January 21, 2014 City Plan Commission meeting.

Motion Carried

PUBLIC HEARING – Conditional Use Request by Todd Nelson, representing Dairy Queen to permit an “Outdoor Commercial Entertainment Use” in the “CMU” Community Mixed Use District, for the purpose of providing an outdoor seating area, located at 1600 South Roddis Avenue.

COMMENTS: None

PC14-08 Motion by Wood, second by Beck to recommend approval of a Conditional Use Request by Todd Nelson, representing Dairy Queen to permit an “Outdoor Commercial Entertainment Use” in the “CMU” Community Mixed Use District, for the purpose of providing an outdoor seating area, located at 1600 South Roddis Avenue subject to the following conditions.

- Only the new deck area may have music, provided the speakers are directed away from residentially zoned properties and must be turned off by 10:00 PM.
- Any new exterior lighting for the outdoor commercial entertainment area must meet the requirements of Section 18-104, exterior lighting requirements.

Roll call vote, all ‘Ayes’ Motion Carried

PUBLIC HEARING - Conditional Use Request by Jake Bernarde to permit a “Vehicle Repair and Service” Commercial Land Use facility in the “GI” General Industrial District, located at 1700 South Popple Avenue.

COMMENTS: None

PC14-09 Motion Wagner, second by Wood to recommend approval of the Conditional Use Request by Jake Bernarde to permit a “Vehicle Repair and Service” Commercial Land Use facility in the “GI” General Industrial District, located at 1700 South Popple Avenue subject to the following conditions:

1. Except for semi-trailers, the property may not have any exterior storage pertaining to vehicle repair and service.
2. All light vehicle repair and service work shall be by appointment only.

Motion Carried

PUBLIC HEARING - Rezoning Request by the City of Marshfield to change the zoning from “GI” General Industrial District to “SR-4” Single-Family Residential District, located in the Green Acres Estate 1st Addition preliminary plat, located south of Green Acres Estates Subdivision, between Washington and Hume Avenue.

COMMENTS: None

PC14-10 Motion Jockheck, second by Beck to recommend approval of the Rezoning Request by the City of Marshfield to change the zoning from “GI” General Industrial District to “SR-4” Single-Family Residential District, located in the Green Acres Estate 1st Addition preliminary plat, located south of Green Acres Estates Subdivision, between Washington and Hume Avenue, subject to the following condition:

- Upon a successful rezoning, the Applicant must split the subject property (Parcel #33-05225) with a Certified Survey Map.

Motion Carried

PUBLIC HEARING - Preliminary Plat of Green Acres Estate 1st Addition, a 48-lot subdivision addition to Green Acres Estate, located south of Green Acres Estates Subdivision, between Washington and Hume Avenue.

COMMENTS: None

PC14-11 Motion by Jockheck, second by Beck to recommend approval of the Preliminary Plat of Green Acres Estate 1st Addition, a 48-lot subdivision addition to Green Acres Estate, located south of Green Acres Estates Subdivision, between Washington and Hume Avenue, subject to the following conditions:

- A Certified Survey Map must be completed for the Industrial Park Subdivision parcel split.
- The approval of this plat shall void if the rezoning of the Industrial Park Subdivision parcel split from “GI” to “SR-4” is not approved.
- An exception shall be granted to allow Block 4 to exceed 1,500 square feet and Block 9 to be less than 600 feet as presented.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment Request by Marshfield Utilities to Chapter 19, Subdivision and Platting, Section 19-63 of the City of Marshfield Municipal Code, pertaining to requirements for installation of underground utilities.

COMMENTS: None

PC14-12 Motion by Wood, second by Beck to recommend approval of the Municipal Code Amendment request by Marshfield Utilities to Chapter 19, Subdivision and Platting, Section 19-63 of the City of Marshfield Municipal Code, pertaining to requirements for installation of underground utilities, as presented.

Motion Carried

PUBLIC HEARING - Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-103(10) of the City of Marshfield Municipal Code, pertaining to Throat Length. The amendment is being proposed in an effort to reduce the minimum throat length and allow the City Engineer the ability to increase or decrease the minimum requirements based on traffic circulation and safety concerns.

COMMENTS: None

PC14-13 Motion by Wood, second by Wagner to recommend approval of the Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-103(10) of the City of Marshfield Municipal Code, pertaining to Throat Length, as proposed by staff, and request an ordinance be drafted for Common Council consideration.

Motion Carried

PC14-14 Motion by Wagner, second by Beck to recommend amending Motion PC14-13 to delete the language proposed by staff and replace it with the following:

“Throat Length. The throat length for all new nonresidential and new multiple family residential development shall be reviewed and determined by the City Engineer based upon traffic patterns and safety concerns.”

Motion Carried

Vote on PC14-13 as amended – Motion Carried

PUBLIC HEARING - Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-104 of the City of Marshfield Municipal Code, pertaining to Exterior Lighting Standards. The amendment is being proposed in an effort to address architectural and landscape lighting, illumination at the right-of-way line, clarify the requirements and make it easier to implement.

COMMENTS: None

PC14-15 Motion by Wagner, second by Wood to recommend approval of the Municipal Code Amendment to Chapter 18, General Zoning Ordinance, Section 18-104 of the City of Marshfield Municipal Code, pertaining to Exterior Lighting Standards and request an ordinance be drafted for Common Council consideration.

Motion Carried

Motion by Beck, second by Wagner that the meeting be adjourned at 8:22 PM.

Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION