



CITY OF MARSHFIELD

MEETING NOTICE

**Plan Commission
City of Marshfield, Wisconsin
Tuesday, April 20, 2021
Council Chambers, City Hall, 207 West 6th Street
7:00 p.m.**

If you have questions or wish to provide input on this matter, please call Bryce Hembrook at 715-486-2074 or e-mail planning@ci.marshfield.wi.us, send a letter to the Development Services Department located at 207 W 6th Street, or appear in person at this meeting. If you plan to attend the meeting, please contact Bryce Hembrook at least 24 hours prior to the meeting, so that we can plan accordingly for proper social distancing.

1. Call to Order. – John Kaprelian – Vice Chairperson.
2. Roll Call. – Secretary Miller.
3. Approval of Minutes – March 16, 2021 Meeting.
4. Citizen Comments.
5. Conditional Use Permit Request by TKO Consolidated LLC to allow for an outdoor commercial entertainment land use in the "UMU" Urban Mixed Use zoning district, located at 400 North Central Avenue (parcel 33-00310), to allow for an enclosed outdoor seating area and an exception for parking requirements.
Presenter: Emmett Simkowski, Associate Planner
Public Hearing Required
6. Conditional Use Permit Request by the Nicolet Lumber Company to allow for a residential group development, to construct 6 multiplexes (72 total units), located on parcels 250-2602-264-1018, 250-2602-264-1019 & 250-2602-264-1027. The properties are zoned "MR-12" Multi-Family residential and are located to the west of Frey Avenue & Frey Court and to the north of West Veterans Parkway. This request also includes exceptions to the parking area landscaping requirements.
Presenter: Bryce Hembrook, City Planner
Public Hearing Required
7. Conditional Use Permit Request by Mid-State Technical College to construct an on-site parking lot for additional parking and to use for motorcycle training on their campus located at 2600 West 5th Street (parcel 33-04340A), zoned "CD" Campus Development. The request also includes exceptions to pavement setback requirements and parking lot design requirements.
Presenter: Emmett Simkowski, Associate Planner
Public Hearing Required
8. Rezoning Request by Pat Zimmermann to rezone the property located at 307 East 21st Street (parcel 33-06265) from "SR-3" Single-Family Residential to "TR-6" Two-Family Residential.
Presenter: Bryce Hembrook, City Planner
Public Hearing Required
9. Review of Items Under Wisconsin Statute 62.23(5)
 - a. Request to review and report on right-of-way dedication of a portion of land along the southern side of West McMillan Street, to the north of the property located at 1607 Immanuel Court, for a certified survey map submitted by Vreeland Associate, Inc.
Presenter: Josh Miller, Development Services Department

PLAN COMMISSION AGENDA

10. Items for Future Agendas.
11. Staff Updates.
12. Adjourn.

Posted this 16th day of April, 2021 by 4:30 PM by Bryce Hembrook, City Planner.

For additional information regarding items on the agenda, please contact Bryce Hembrook, City Planner at 715.486.2074. This meeting can be viewed "LIVE" on the City of Marshfield website at www.ci.marshfield.wi.us, City of Marshfield Facebook page at www.facebook.com/CityofMarshfieldWI/ and on Charter Cable Channel 991. The meeting is also archived on the City of Marshfield's YouTube Channel and Facebook Page located on the City website at www.ci.marshfield.wi.us and replayed the following day and throughout the week on Charter Cable Channel 991. Please see your cable listing for the City Government Channel at <http://ci.marshfield.wi.us/departments/communications/index.php>

NOTE

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional Information or to request this service, contact the Public Works Department at 207 W. 6th Street or by calling (715) 387-8424.

**CITY PLAN COMMISSION
MARCH 16, 2021**

PRESENT: Mayor Bob McManus, Alderperson Quentin Rosandich, John Kaprelian, Bill Penker, Kathy Banks, Steve Okonek, and Ken Wood

ABSENT:

OTHERS: Bryce Hembrook, City Planner; Josh Miller, Development Services Director; and others

Chairman McManus called the meeting to order at 7:00 p.m. in the City Hall Council Chambers.

PC21-12 Penker moved and Banks seconded the motion to approve the minutes of February 16, 2021 Plan Commission meeting.

Motion carried.

Citizen Comments

None.

PUBLIC HEARING – Municipal Code Amendment Request by Scott Stiffler to amend Chapter 18-35(3) and Chapter 18-60(3) of the Municipal Code to allow personal storage facilities as a conditional use in the “CMU” Community Mixed-Use zoning district and to add restrictions for personal storage facilities that are located in the CMU district.

Bryce Hembrook presented this item.

Public Comments: None.

Discussion: Penker asked if the applicant is speaking for himself or a group of facility owners. Hembrook stated it was just himself. Do we have a tally of vacant buildings in the CMU district? Staff replied no. The staff report indicated the City Assessor said this would be a good tax base. What have other communities seen for assessment values when these projects have taken place? We don’t have that information.

Okonek asked if this would be an allowable use. Hembrook stated that it would be a Conditional Use, not just permitted by right. He has a concern about opening up these areas to this kind of development. How quickly will every empty building start to become these?

PC21-13 Kaprelian moved and Penker seconded the motion to approve the Municipal Code Amendment Request by Scott Stiffler to amend Chapter 18-35(3) and Chapter 18-60(3) of the Municipal Code and direct staff to prepare an ordinance for Common Council consideration.

5 Ayes, Okonek No

Motion carried.

PUBLIC HEARING – Municipal Code Amendment Request by the City of Marshfield to amend Sections 18-57(7) and (8), of the City of Marshfield Municipal Code. These changes pertain to moving “pump houses” from Small Scale Public Services and Utilities Land Use and adding “pump houses”, “well houses”, and “lift stations” to be classified as an Essential Services Land Use.

Bryce Hembrook presented this item.

Public Comments: None.

Discussion: None.

PC21-14 Okonek moved and Rosandich seconded the motion to approve Municipal Code Amendment Request by the City of Marshfield to amend Sections 18-57(7) and (8), of the City of Marshfield Municipal Code. These changes pertain to moving “pump houses” from Small Scale Public Services and Utilities Land Use and adding “pump houses”, “well houses”, and “lift stations” to be classified as an Essential Services Land Use and direct staff to prepare an ordinance for Common Council consideration.

Motion carried.

PUBLIC HEARING – Rezoning Request by the City of Marshfield to rezone parcels 33-07088A, 33-07090, 33-07086, & 33-07089 from “RH-35” Rural Holding to “GI” General Industrial. The subject properties are located to the north of Yellowstone Drive and to the north/northeast of the Marshfield Research Station (UW-Madison).

Bryce Hembrook presented this item.

Public Comments: None.

Discussion: Rosandich asked how many acres are there. Hembrook said approximately 125 acres.

PC21-15 Penker moved and Banks seconded the motion to approve the Rezoning Request by the City of Marshfield to rezone parcels 33-07088A, 33-07090, 33-07086, & 33-07089 from “RH-35” Rural Holding to “GI” General Industrial. The subject properties are located to the north of Yellowstone Drive and to the north/northeast of the Marshfield Research Station (UW-Madison).

Motion carried.

Review of Items Under Wisconsin Statute 62.23(5)

Request by the City of Marshfield for consideration and report of the proposed Weber Park land acquisition, located in the 700 block of South Holly Avenue (Parcel Nos. 33-06310, 33-04343B, and a portion of Parcel No. 1000228A in the Town of Lincoln).

Josh Miller presented this item.

Wood arrived at 7:20 p.m.

Discussion: Kaprelian asked what the actual plan is if these properties were to be acquired and how it connects with the trails at the existing Weber Park. He felt grass trails are the least useful. Miller stated it would be unimproved trails similar to what’s in Weber Park. Kaprelian said he is supportive of more trails for recreation, he just wants it to be good quality.

Rosandich stated that the plan is to eventually connect it to the trail that will go all the way down Adler Road and that it will be partially funded through a grant. Miller stated he wasn’t sure of the exact year, but that is planned in the next few years.

Penker said he has some of the same concerns that John mentioned. When we hear mention of the word trail, he has concerns about how that could be interpreted. It could be interpreted as the trail that's shown here or the trail system. He's questioning whether it actually needs an extension within it. If you do not look at the extensions, this is a highly isolated area. We are also acquiring part of the floodplain. We're assuming the responsibility of that floodplain and there are a number of environmental issues associated with that. Not having the Parks and Recreation Director or someone from the Parks and Recreation Board, he's concerned that some of the environmental issues in the Comprehensive Plan have not been addressed. As it currently stands, he would not approve or recommend in a positive way.

Okonek asked about on-road bike accommodations term. Hembrook stated that typically it's a bike lane, but it could be others such as a shared bike lane.

Penker said there are seven or eight groups that could have been here in support of the project.

Rosandich asked if this could be tabled until we get more information. Miller stated the Plan Commission has 30 days to review the request by State Statute.

Request by the City of Marshfield for consideration and report on the approval of the certified survey map for the 8th Street Lift Station parcel and for dedicated right-of-way for the curve at 8th Street and Holly Avenue.

Josh Miller presented this item.

Discussion: None.

Presentation on the 2020 Economic Development Report

Josh Miller presented the 2020 Economic Development Report.

Penker asked if the C2 Makerspace would be used as a business incubator. Miller stated initially it will be designed for educational purposes to educate kids on how to use the machining type of technology. It could eventually develop into an incubator. The EDB does not have anything going regarding an incubator at this time.

Penker also asked about the Community Development Block Grants and the Central Wisconsin Economic Development Fund. What sort of publicity is given to those and who are those programs directed? He also asked how many of those loans in the past five years for CWED were located in Marshfield. Miller stated Juneau County Housing Authority is the administrator for the program. We have a brochure and will make more of an effort to promote the program. Redevelopment Resources administers the CWED program and they reach out to local lending institutions. Staff also make sure businesses are aware of the programs.

Penker thanked staff for demonstrating once again that we don't have a parking problem.

Okonek asked if there's been an effort to incentivize people to let go of the owner retained lots to get more development on existing infrastructure. Miller said there have been some discussions, but no draft plans have been developed or implemented, but it could be part of the solution.

Discussion on the City of Marshfield Housing Affordability Analysis

Bryce Hembrook presented this item.

Kaprelian said there is a shortage of good rental units on the lower end of the spectrum in terms of cost. There's a need of rehabbing and repairing older houses. Have there been discussions about allowing the rehabilitation program for rental units. Miller stated they can be used for rental units.

Okonek asked about the cost for renting, does that include utilities as that could inflate what is being paid for rent? Hembrook stated the data comes from the American Community Survey.

Items for Future Agendas:

None.

Staff Updates:

Hembrook stated that he reached out to the Marshfield Clinic and they don't have an update at this time, but will come back in the near future when they have an update.

Hembrook stated that he is working on the public engagement portion of the Bicycle/Pedestrian Plan.

Hembrook added that we are working with the UW-Madison Capstone class on a student project for redeveloping West 2nd Street.

With no other business before the Commission, Okonek moved and Rosandich seconded to adjourn the meeting at 8:02 p.m.

Respectfully submitted,



Josh Miller, Secretary
CITY PLAN COMMISSION

TO: Plan Commission
FROM: Emmett Simkowski, Associate Planner
DATE: April 20, 2020

RE: Conditional Use Request by TKO Consolidated LLC to allow for an outdoor commercial entertainment land use in the “UMU” Urban Mixed-Use zoning district, located at 400 North Central Avenue (parcel 33-00310), to allow for a fenced-in outdoor seating area and an exception for parking requirements.

Background

The applicant is requesting to add a fenced in outdoor patio area to T-Bones Bar and Grill. The proposed location is located on the west side of the building and will be approximately 1,000 square feet surrounded by an eight-foot-high fence. The area will be used by patrons of the establishment.

The existing use of the site would be considered indoor commercial entertainment and is permitted by right in the “UMU” Urban Mixed-Use district. Outdoor eating and drinking areas are classified under the “Outdoor Commercial Entertainment” land use in Section 18-58 of the code. This land use is a conditional use in the “UMU” district and therefore requires approval through the issuance of a Conditional Use Permit.

Analysis

Location

The property is bounded by North Central Avenue on the East and West Cleveland Street to the south. The property currently is 7,040 square feet, with O’Brien Automotive to the north, an apartment complex to the west, across the alley, and an apartment complex and single-family home to the south, across Cleveland Street.

The proposed outdoor eating and drinking area will be on the west side of the bar and grill, as shown on the site plan included in this packet. The Applicant indicates the outdoor seating areas would be approximately 28 feet by 36 feet. Said area would be located approximately 16 feet from the south property line on West Cleveland Street and 46 feet from the alley to the west.

Land Use Requirements

An outdoor commercial entertainment land use is defined in Section 18-58(7) as:
“Land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours. Examples of such land uses include outdoor eating and drinking areas, outdoor food vendors and related seating used longer than 30 days, outdoor assembly areas, volleyball courts, horse shoes, and outdoor swimming pools associated with a lodging facility.”

The primary concern or purpose for having outdoor commercial entertainment uses as a conditional use is due to potential noise or conflicts with the neighbors. Given the adjacent uses, distance to residential uses and the location of the outdoor dining area on the property, staff feels the proposed use will not be a detriment to the neighborhood.

This land use has a number of land use specific requirements, although since this property is not abutting a property zoned for single family, only the parking requirement regulation of “one space for every five persons at the maximum capacity of the outdoor area when located outside the DMU District” is applicable. Because the patio area will be utilizing two existing parking stalls, the applicant is requesting an exception to the amount of parking spaces available onsite. The parking requirements for bars and restaurants is one space per every 150 square feet of gross floor area and the floor area used by patrons is 1,200 square feet, requiring eight parking stalls. There is also one apartment upstairs, which requires one parking stall. The Applicant proposes to have one table and an area for customers to play yard games, which the table will require one additional parking stall with a total of ten stalls required. With the proposed seating area, the site will provide approximately four onsite parking spaces. Currently, there are approximately seven on-street parking spaces directly next to the restaurant that are utilized by patrons currently and there are more spaces available further along the street. The applicant is also talking with the city’s Engineering Department on removing the driveway access southwest of the building to add an additional stall. Due to the amount of on street parking available, staff feels that approving an exception to the required amount of onsite parking will not cause congestion or adverse effects within this area. Commercial building code will require a gate for patrons to exit in case of an emergency and the location of the gate has not yet been determined. However, primary access to the fenced in area will be through the building itself.

There has been some speculation that the addition of this area may increase potential noise complaints from neighbors in the nearby multi-family buildings and residences further along West Cleveland and Chestnut. Staff has reached out to the Police Department to see if similar uses have caused issues. A similar establishment with a similar outdoor area is Southway Pub and Grub located at 1212 South Central Avenue and the Police Department stated the outdoor area has not caused any disturbances in the past and saw no issues with the proposed area located at T-Bones Bar and Grill. However, it was asked that the applicant be responsive and cooperate with the Police Department if complaints do arise. The Plan Commission may wish to revisit this use at a later date after it is established. If complaints do arise and become unresolved the Plan Commission may revoke the Conditional Use Permit. These options may be considered to be added as conditions on the Conditional Use Permit.

2017 Wis. Act 67 notes that decisions to approve or deny a conditional use permit, and to attach conditions to said permit, must be supported by substantial evidence. Substantial evidence includes facts and information, and does not include personal preferences or speculation.

Conditional Use Review Criteria of 18-161(6)(c)

(c) The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:

- 1. Is in harmony with the recommendations of the Comprehensive Plan.*

Staff does not find any conflict with this proposed outdoor commercial entertainment land use and the Comprehensive Plan. In terms of the conditional use specifically, goal 3-4 of the Comprehensive Plan “provide an appealing and diverse setting for people to want to live, work, play, and raise a family” recommends to support efforts to make Marshfield a destination center by expanding opportunities for outdoor dining spaces,” under bullet 5. The Comprehensive Plan recommends the future land use for this area to be Downtown Mixed Use and areas that are classified as Downtown Mixed Use, that are outside of the core downtown area should use the Transitional Mixed-Use land use district for guidance of future development. The Transitional Mixed-Use district is intended to provide a transition from lower density residential to higher density residential or commercial land uses. It also suggests that careful consideration should be given to both the form and use of redevelopment projects and potential impact on surrounding residential properties. The principal use for the subject property is an existing commercial use that has been in existence for decades and due to the proposed screening, should not impact nearby residential properties.

2. Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.

Allowing this request should not result in substantial or undue adverse impacts on nearby property, or the character of the neighborhood. The Indoor Commercial Land Use is permitted by right in this zoning district and has been existing for decades, the only item requiring additional approval is the outdoor eating and drinking area. City Staff does not anticipate this proposed outdoor eating and drinking area resulting in undue or adverse impacts to neighboring properties, the environment, public right-of-way, or the health, safety, and general welfare of the public.

3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The proposed outdoor eating and drinking area would be in conjunction with existing commercial development permitted by right in the “UMU” zoning district. Given the commercial developments adjacent to the subject property, the surrounding properties being zoned UMU, and the location along North Central Avenue, the proposed conditional use would maintain the desired commercial land use of this area and would also be screened by a fence from the existing multi-family buildings. No lighting has been proposed at this time and any future lighting will need to meet the requirements set forth in Ch. 18-104.

4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

The conditional use itself would not impose a burden on utilities. All utilities on the site are existing and no additional demand will be created with the addition of this use.

5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Staff does not anticipate any adverse impacts arising if the Plan Commission recommends approving this Conditional Use request.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

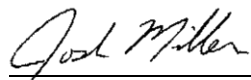
APPROVE the Conditional Use Request by TKO Consolidated LLC to allow for an outdoor commercial entertainment land use in the "UMU" Urban Mixed-Use zoning district, located at 400 North Central Avenue (parcel 33-00310), to allow for a fenced-in outdoor seating area and an exception for parking requirements, with the following conditions:

1. At least four parking stalls shall be provided onsite.
2. No amplified music shall be played in the outdoor eating and drinking area after 10PM.
3. If alcohol is consumed within the fenced in area, the applicant shall update the premises description for the liquor license.
4. Minor site plan changes for the outdoor eating and drinking area may be approved administratively, provided they do not need additional exceptions from the Zoning Code, or from any conditions approved with this Conditional Use permit.

Attachments

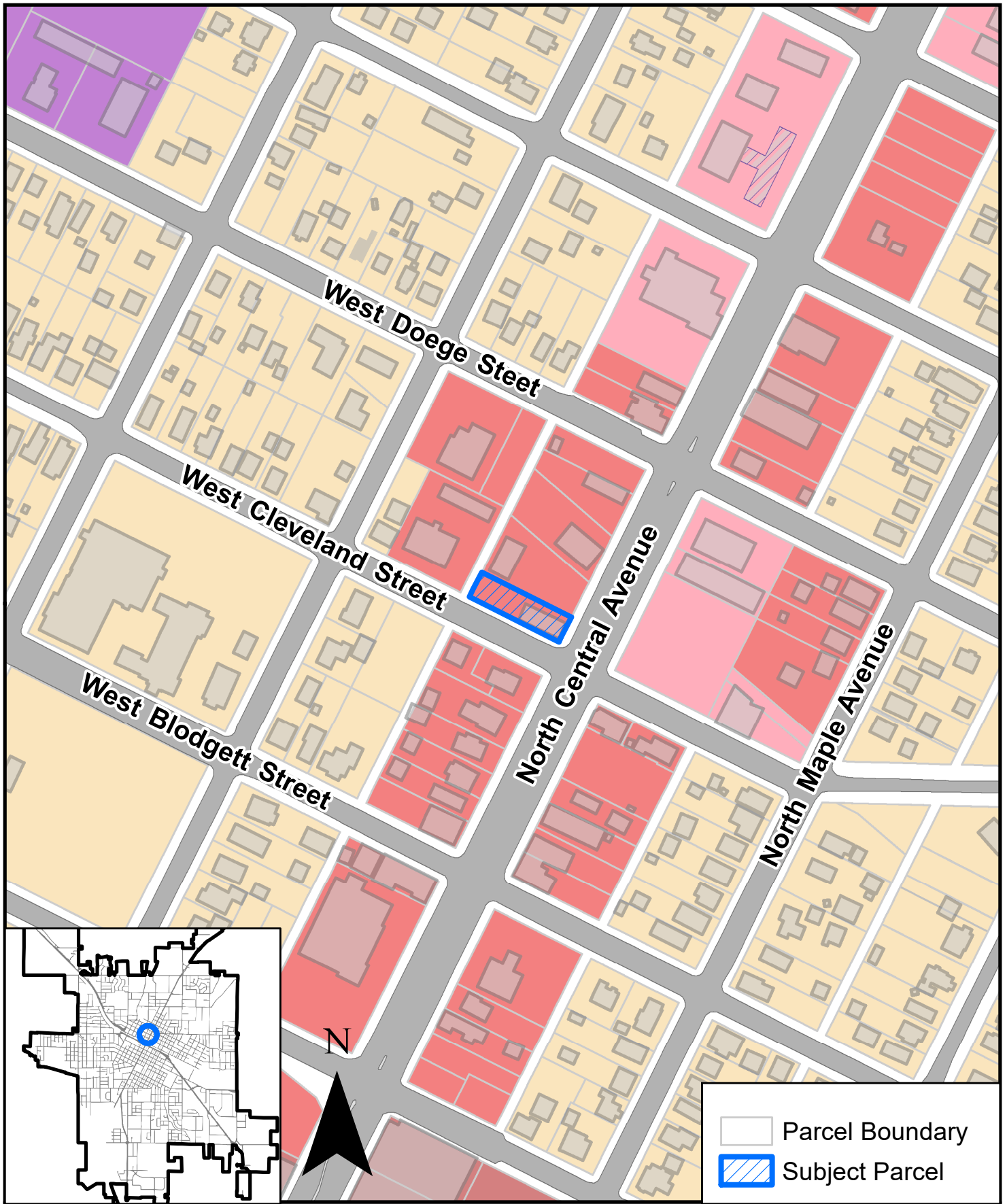
1. Location Map
2. Site Plan

Concurrence:



Josh Miller

Development Services Director





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2

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4

8

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10

9

46 ft

28 ft

36 ft

16 ft

TO: Plan Commission
FROM: Bryce Hembrook, City Planner
DATE: April 20, 2021

RE: Conditional Use Permit Request by the Nicolet Lumber Company to allow for a residential group development, to construct 6 multiplexes (72 total units), located on parcels 250-2602-264-1018, 250-2602-264-1019 & 250-2602-264-1027. The properties are zoned “MR-12” Multi-Family residential and are located to the west of Frey Avenue & Frey Court and to the north of West Veterans Parkway.

Background

The Nicolet Lumber Company is requesting to build 6 multiplex buildings with 72 total units on the subject properties; which consist of approximately 11.74 acres. Each building is proposed to have 12 units and attached one-car garages for each unit. This project is considered to be a group development because there is more than one principal multi-family building with 9 or greater units and because there are two or more principal structures on the same site. Group developments require a conditional use permit.

Analysis

There are currently 3 subject properties and they are owned by 2 different owners. Earlier this year, these properties have recently been rezoned to “MR-12” Multi-Family Residential and the applicant intends to buy the properties and submit a certified survey map, combining the lot, pending this approval. The properties are located in the new neighborhood mixed-use and the general commercial future land use districts in the Comprehensive Plan. Multi-family residential is a recommended land use in both districts, but a preferred density was not addressed. However, the recommended density in the MR-12 district is 12 dwelling units per acre. The applicant is proposing a development density of 6.13 units per acre which would be an appropriate density in that location. Staff feels that this proposal is consistent with the recommendations of the Comprehensive Plan.

Site Plan

The site plan shows 2 access drives that connect to Frey Avenue and Frey Court. A detention pond is proposed near the center of the property and there will be driveways and parking lots surrounding the pond. There are some wetlands identified on the southwest portion of the property and the applicant will need to receive a wetland fill permit from the DNR prior to construction. The southeast corner of building 5 and pavement are proposed to be located in the wetlands. As required by the State, this plan has been modified to ensure that they are disturbing the least amount of wetlands as necessary.

Building Layout

This project will consist of 6, 12-unit building and each unit will have 2 bedrooms, 2 baths and range in area from 1,067 sq. ft. to 1,144 sq. ft.

Architectural Features

Section 18-55(6)(a) requires any development comprised of one or more multiplex buildings which contain 5 or more dwelling units shall provide additional site design features such as underground parking, architectural elements, landscaping, and/or on-site recreational facilities. The structures will have

a vinyl exterior siding with face brick on the bottom third of the first floor. Additionally, the garages will be tuck-under attached garages. These buildings will have a similar appearance as the apartments located on Heritage Drive and the new apartments across the street from the high school tennis courts.

Landscaping

In the “MR-12 district, the zoning code requires 40 landscape points for every 100 feet of street frontage. The proposed landscaping plan is meeting the landscaping requirements in the code. Below is the amount of landscaping required for each type:

- Street Frontage
 - North Frey Avenue = 152 points required & 200+ proposed
 - Frey Court = 239 points required & 700+ proposed
 - Veterans Parkway = 268 points required & 500+ proposed
- Buffer Yard
 - 745 points required & 960 proposed
- Paved Area
 - 839 points required & 1,300 proposed

The zoning code also requires a landscape island or peninsula for every 12 parking stalls in a row. The latest site plan showed 13 stalls in several parking area. The applicant requests to be allowed to have up to 13 stalls in a row without providing a landscape island.

Lighting

The exterior lighting will comply with the zoning code and will consist of wall mounted lights with a glass shade and recessed lighting. Generally, the buildings will have downward lighting on the exterior of the garage and buildings. Each building will have 18 exterior lights as well as a dozen exterior porch lights that tenants can turn off. The lighting should provide ample lighting around the exterior of the building and nearby surface parking areas., but should not have a detrimental impact on abutting properties.

Parking

Each building will have 12 attached garage stalls for a total of 72 garage stalls and each building will have a row of surface parking. The site plan shows 2 parking rows with 12 stalls, 4 parking rows with 13 stalls, and a parking row with 3 stalls. The zoning code allows up to 12 stalls in a row, unless an exception is approved by a conditional use permit. The applicant is requesting to be allowed to have 13 stalls in a row without a landscaping island being required. Staff is supportive of this request as they will soon be recommending to increase this number in the future zoning code rewrite. The total number of parking stalls for the site include 151 stalls, including garages, and is well over the requirement of 1 parking stall per unit.

Amenities

The applicant is proposing to have a separate office building located along the northeast driveway access. The complex will also have strategically placed dumpster enclosures located throughout the complex, screened with fencing.

Parkland Dedication

The Parks, Recreation, and Forestry Committee reviewed the parkland dedication requirement at their April 14, 2021 meeting. This area is located in an future parkland acquisition area according to the Comprehensive Outdoor Recreation Plan; however, the Committee felt that requiring land dedication in this location for parks would not benefit the City and they recommend that in lieu of parkland, the developer shall provide a payment of \$150 per 72 proposed dwelling units (\$10,800 total). This money is to be set aside in a non-lapsing fund to be used for purchase, development, and improvement of parks,

playgrounds, trails, recreation and open spaces at the discretion of the Parks, Recreation, and Forestry Committee. The payment is due at final approval unless granted an extension by the Common Council. Final approval would be when the Conditional Use Permit is approved and the Certified Survey Map is recorded and dedication is accepted by the Common Council. The Plan Commission could make a recommendation to extend the date when the parkland dedication fees would be due.

Future Streets, Traffic, Sidewalks, and Utilities

There are no proposed streets or sidewalks to be dedicated for this development. A portion of Frey Avenue is in the Township of Spencer; however, the City plows the street and would consider annexation of this segment of the street at a future date. The closest sidewalks are along Popp Avenue at the intersection of Mann Street. There are two proposed access drives that will connect to Frey Court and Frey Avenue. There will be an increase in traffic in this area since 72 units are proposed; however, the increase in traffic is not expected to create an adverse impact on the surrounding neighborhood. Frey Avenue will see the largest increase since this is the main connecting street to Mann Road, but residents can also connect to Mann Road via Mannville Lane.

The developer is currently working with Marshfield Utilities and the City's Engineering Department to determine the best location for new utilities. The goal is to locate the utilities properly to ensure that future development can have access to these utilities. There will likely be some expansion of water and sanitary sewer mains extended along Frey Court. This will help open up this area for future growth and limit infrastructure costs for future development. The water service to the apartments will come off of a dead end at the end of Frey Court. Ideally, the water service would be looped in case the water main running to the apartments is not working properly. However, this project would allow for the expansion of water service up Frey Court which would increase the likelihood that the water service would be looped in the future.

Neighborhood Setting

The subject properties are located towards the outskirts of the city and the majority of the surrounding neighborhood consists of single-family homes, farmland, and a mobile home park.

Additional Information

Staff included this in our staff report for when these properties were rezoned, but we wanted to note that there have been a relatively high number of multi-family development projects/units that have been constructed in the past 5 years. Since 2015, 21 new multi-family buildings, consisting of 248 dwelling units, have had building permits issued. From 2008 to 2014, there were only 132 total multi-family dwelling units constructed. So far, the newly constructed multi-family units have been rented quickly after completion; however, it is difficult to tell if new multi-family units will begin to saturate the market. Even with the increase in apartment units, there is still developer interest in building apartments in Marshfield and this is a sign that those investing into our community still believe there is a market here. Staff will recommend approving this request because the project is suitable in this location.

The Fire Department has also reviewed this request. They have requested the two access points and driveway circulation to accommodate emergency service needs. Even though the subject property is at the edge of the service area for the Fire Department and the response time is not ideal, the apartments will be sprinklered. Although there is only one main road going to the apartments, if Frey Avenue was obstructed, the Fire Department could access the site through the mobile home park driveway.

Conditional Use Decision Criteria

The following information is based on the specific requirements outlined in Section 18-161(6) Conditional Use Review Criteria for Plan Commission consideration.

(c) The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:

1. Is in harmony with the recommendations of the Comprehensive Plan.

The future land use map in the Comprehensive Plan identifies the subject properties as being located in the general commercial and new neighborhood mixed-use districts. A multi-family residential development is a suitable land use in both of the districts depending on the specific project. The density for the proposed development is 6.13 dwelling units per acre which is appropriate for both future land use districts. The Comprehensive Plan also identifies that increasing residential density is a critical factor in providing more affordable infrastructure and reducing the potential for urban sprawl.

In the 2019 Housing Study, there are a couple of goals mentioned that would support the proposed development. Goal 1 of the Housing Study recommends to expand options for those who wish to rent housing in Marshfield. Strategy 1.1 & 1.2 recommends to permit the construction of more high-end rental units and more workforce housing units. This development will provide more rental options for those that can afford rent near or above the \$1,000 level.

A new development in this location will likely require some utilities to be expanded or installed. The developer is working with the Marshfield Utilities and the City's Engineering Department to determine the best location for these utilities. If these utilities are extended along Frey Court and Frey Avenue, this could open opportunities to develop the surrounding area in the future. This area is also included in the City's Sewer Service Area Plan.

2. Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.

Allowing this request should not result in substantial or undue adverse impacts on nearby properties, or the character of the neighborhood. Most buildings are located at a distance of about twice the required setback. There are 3 single-family houses located near the houses to the southwest and one to the southeast but there is a separation distance of at least 150 feet between the buildings. Naturally, there will be an increase in traffic due to the 72 units being constructed. Staff does not anticipate traffic becoming an issue since it is a low volume road currently and the road is able to handle an increase in traffic.

Staff does not feel that this project would create an adverse impact on the neighborhood; however, the Plan Commission may require a neighborhood plan or could require the developer to hold a neighborhood meeting.

3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

This area is a logical transition from farmland to the north to medium and high density residential development for the subject properties and the single-family and mobile homes located nearby. The future land use map identifies the subject properties as an appropriate location for multi-family buildings.

4. *The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.*

This project may require new utility infrastructure and the cost would likely be paid for by the developer. The Marshfield Utilities, City of Marshfield Engineering Department, and the City of Marshfield Fire Department are currently working with the developer to determine the best location for adding a water and sewer line. Staff will provide an update at the meeting of any additional information that's available regarding the extension of utilities.

5. *The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.*

The additional residential options, the added tax base and utility infrastructure, and the additional farmland to north and northeast open up areas for future development. Without a large-scale project to require utility extensions, this area would likely not expand for decades. The biggest adverse impact is likely the additional traffic, which is not expected to be an issue.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

APPROVE the Conditional Use Permit Request by Nicolet Lumber Company to allow for a residential group development to construct 6 multiplexes (72 total units), located on parcels 250-2602-264-1018, 250-2602-264-1019 & 250-2602-264-1027, zoned "MR-12" Multi-Family Residential with the following conditions:

1. The exterior of the principal buildings should include architectural features such as the brick façade around the bottom edge of the buildings and vinyl shake siding on the roof portion of the gable walls.
2. The parking lot is permitted an exception from the parking lot landscape island/peninsula break requirement and may have up to 13 consecutive stalls without a parking island.
3. The amenities such as the office, mailbox, and dumpster enclosures are approved as part of this request, provided all necessary building permits are obtained.
4. The parkland dedication fee of \$10,800 shall be paid upon final approval of the project and prior to the first building permits being issued.
5. Minor site adjustments may be administratively approved provided the minimum setback requirements are met.
6. The construction for the proposed buildings shall be completed by the end of August, 2023, unless granted an extension by the Common Council.
7. Final certified survey map combining the subject properties must be submitted prior to building permit approval.
8. The developer shall work with Marshfield Utilities and City of Marshfield staff to determine on

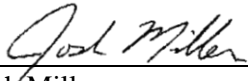
the extent and location of sewer and water mains along Frey Court and Frey Avenue in order to plan for future growth.

9. Sewer and water main locations shall be reviewed by the Plan Commission prior to installation and issuance of the first building permit.

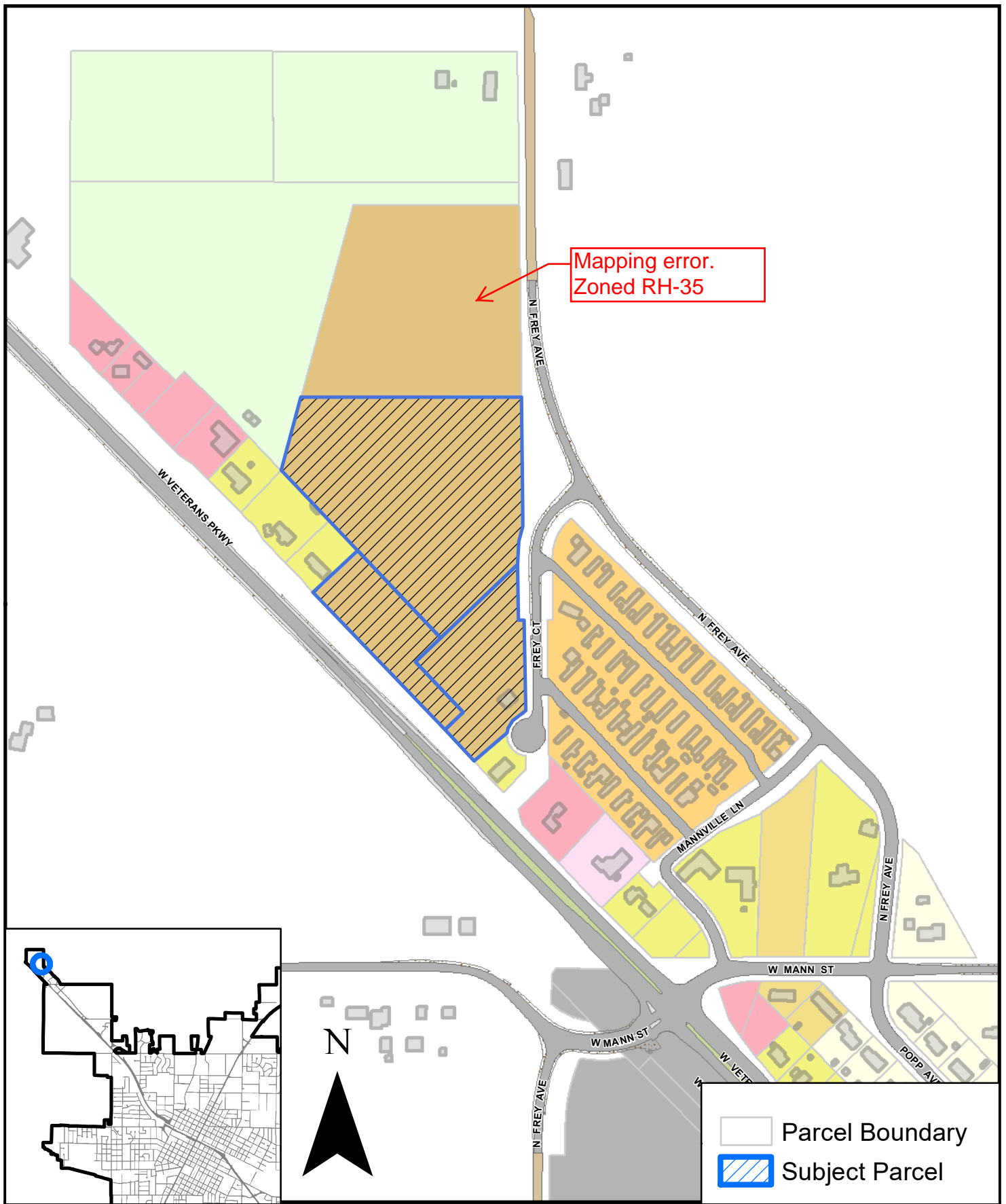
Attachments

1. Location Map
2. Site Plan
3. Floor Plans and Elevations

Concurrence:



Josh Miller
Development Services Director



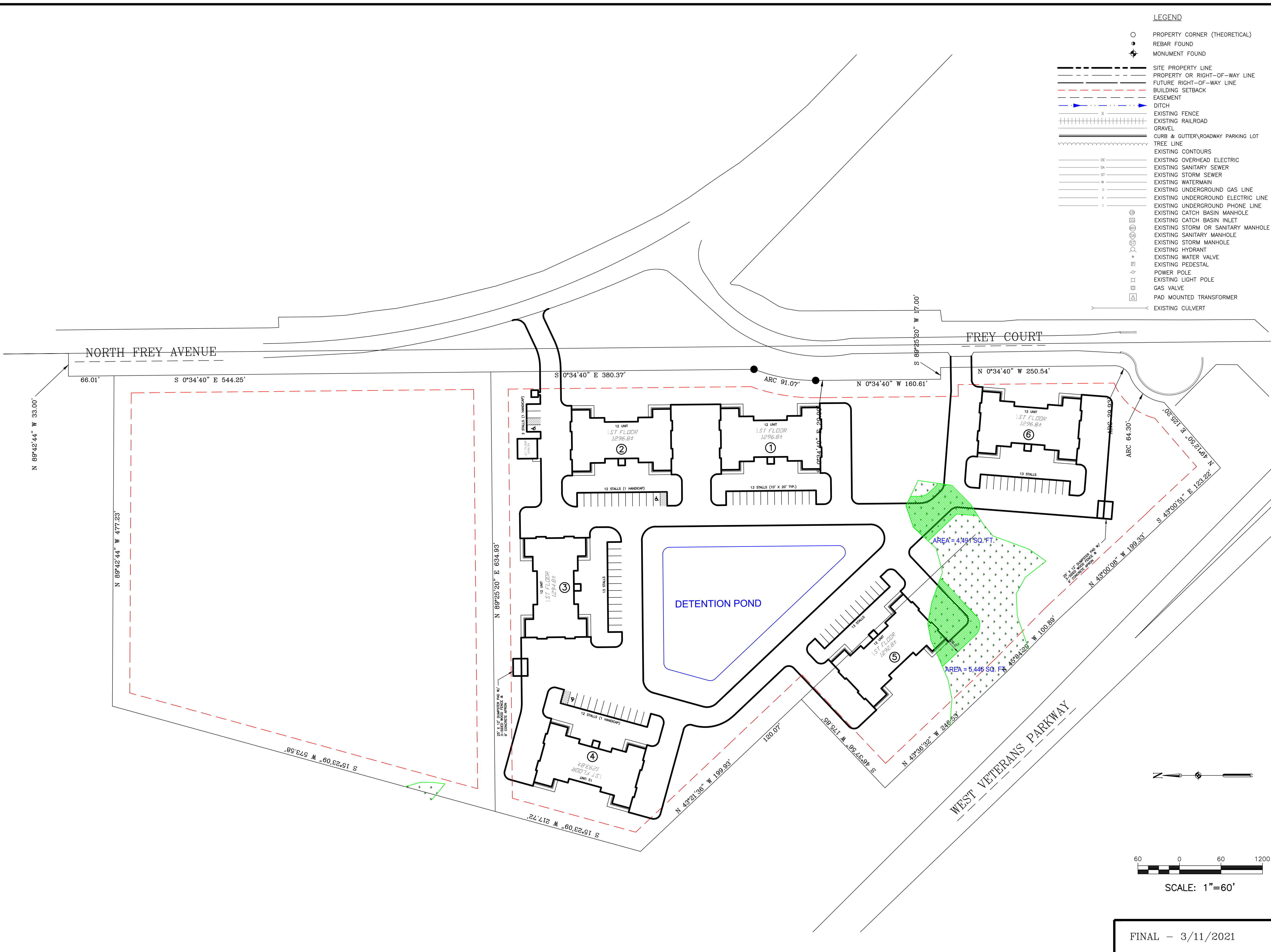
CUP: Nicolet Lumber Company - Group Development
West of Frey Ct and East of Veterans Pkwy

City of Marshfield - City Plan Commission
Meeting Date: April 20, 2021

Map Not To Scale
 For Reference Only

ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.

F:\2021 Marshfield\02152\Site Plan 030321.dwg



LEGEND

○

PROPERTY CORNER (THEORETICAL)

●

REBAR FOUND

⊕

MONUMENT FOUND

SITE PROPERTY LINE

PROPERTY OR RIGHT-OF-WAY LINE

FUTURE RIGHT-OF-WAY LINE

BUILDING SETBACK

EASEMENT

DITCH

X

EXISTING FENCE

EXISTING RAILROAD

GRAVEL

CURB & CUTTER\ROADWAY PARKING LOT

TREE LINE

EXISTING CONTOURS

EXISTING OVERHEAD ELECTRIC

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING WATERMAIN

EXISTING UNDERGROUND GAS LINE

EXISTING UNDERGROUND ELECTRIC LINE

EXISTING UNDERGROUND PHONE LINE

EXISTING CATCH BASIN MANHOLE

EXISTING CATCH BASIN INLET

EXISTING STORM OR SANITARY MANHOLE

EXISTING SANITARY MANHOLE

EXISTING STORM MANHOLE

EXISTING HYDRANT

EXISTING WATER VALVE

EXISTING PEDESTAL

POWER POLE

EXISTING LIGHT POLE

GAS VALVE

PAD MOUNTED TRANSFORMER

EXISTING CULVERT

NO.

DATE:

BY:

DESCRIPTION

REVISIONS

NICOLET LUMBER CO.

4050 NICOLET DRIVE

GREEN BAY, WI 54311

JMM CONSULTING, LLC

CONSULTING ENGINEERS

840 CHALLENGER DRIVE - SUITE 140

Green Bay, WI 54311-8351

Phone: 920/592-9606 Fax: 920/592-9613

PROPOSED MULTI-FAMILY DEVELOPMENT

CITY OF MARSHFIELD, WISCONSIN

DRAWN BY: MJE

DATE: 3/11/2021

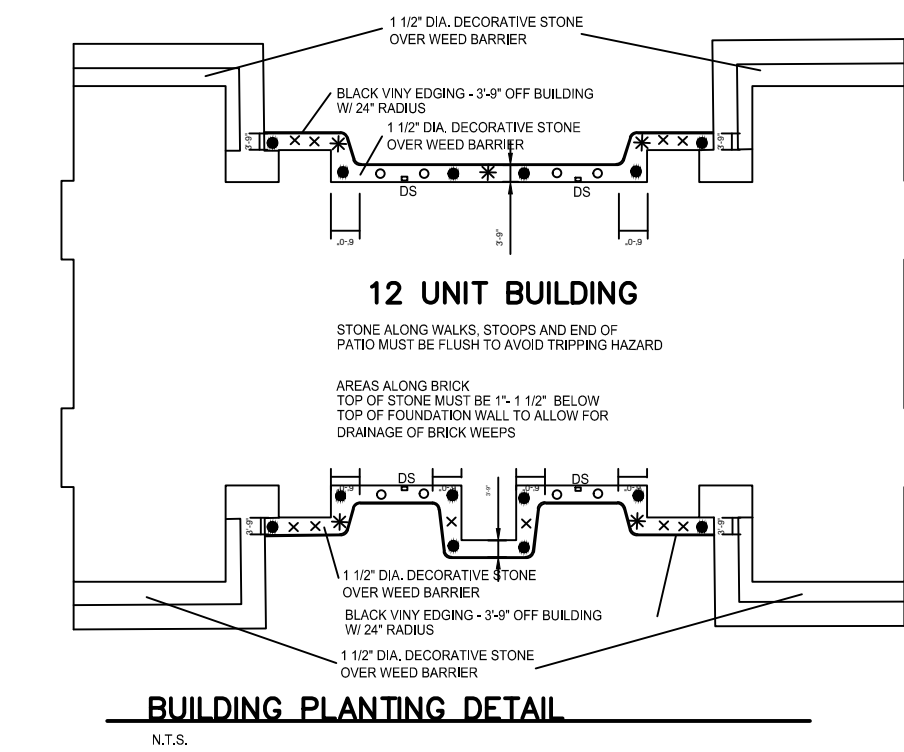
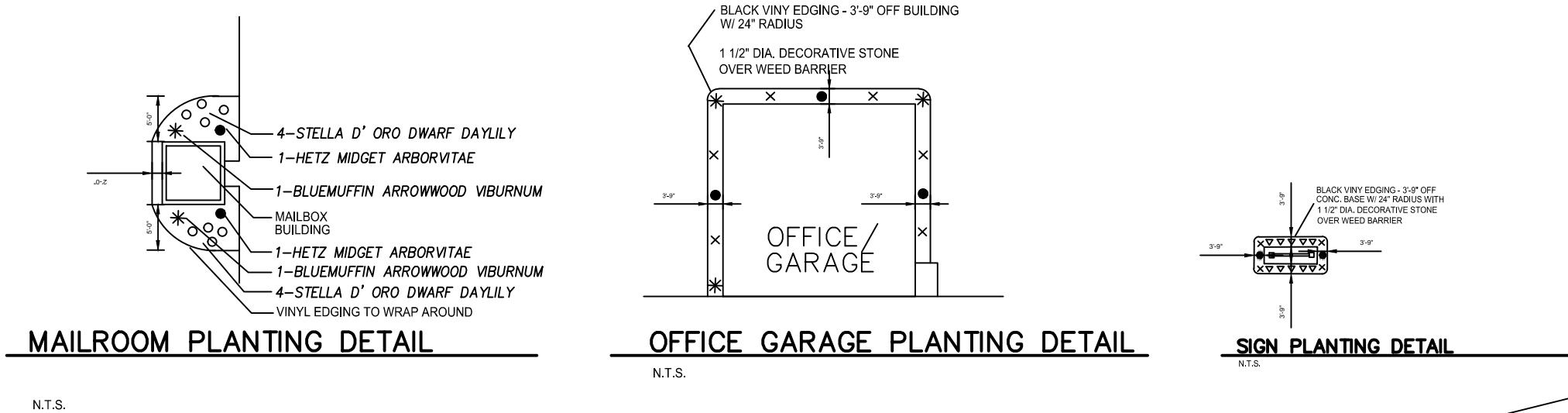
SCALE: 1" = 60'

DRAWING NO.

FINAL - 3/11/2021

2

G:\Nicolet Lumber\2021 Marshfield\031121\Landscaping Plan 031521.dwg



PLANT SCHEDULE		SHRUBS	
KEY	BOTANICAL NAME COMMON NAME	PLANT SIZE	QUANTITY PER BUILDING
○	POTENTILLA FRUTICOSA "GOLDFINGER" GOLDFINGER POTENTILLA	3 GAL.	8
●	THALIA OCCIDENTALIS "HEIZ MIKKE" HEIZ MIKKE ARBORVITAE	5 GAL.	14
✱	VBURNUM CENTAURIUM "CHESTNUT" BURNING ARROWWOOD VBURNUM	5 GAL.	5
✱	SPIREA x RUMALA "GOLDFLAME" GOLDFLAME SPIREA	3 GAL.	10
SD	HEMIPICCOLA x STELLA DE ORIO STELLA D'ORO DWARF DAYLILY	1 GAL.	5
TOTALS			45

3 ROLLS 4'x300' 3.2 OZ. WEED BARRIER

N.T.S.

BUFFER YARDS - 624 LF./100 FEET = 6.24 x 120 POINTS = 749 POINTS

KEY	BOTANICAL NAME COMMON NAME	PLANT SIZE	QUANTITY	POINTS	POINT TOTAL
✱	ACER RUBRUM RED MAPLE	2" CALIPER	5	40	200
✱	PICEA GLAUCA BLACK HILLS SPRUCE	4' TALL	19	40	760
TOTALS			24		960

STREET FRONTAGE (NORTH FREY AVENUE) - 380 LF./100 FEET = 3.80 x 40 POINTS = 152 POINTS

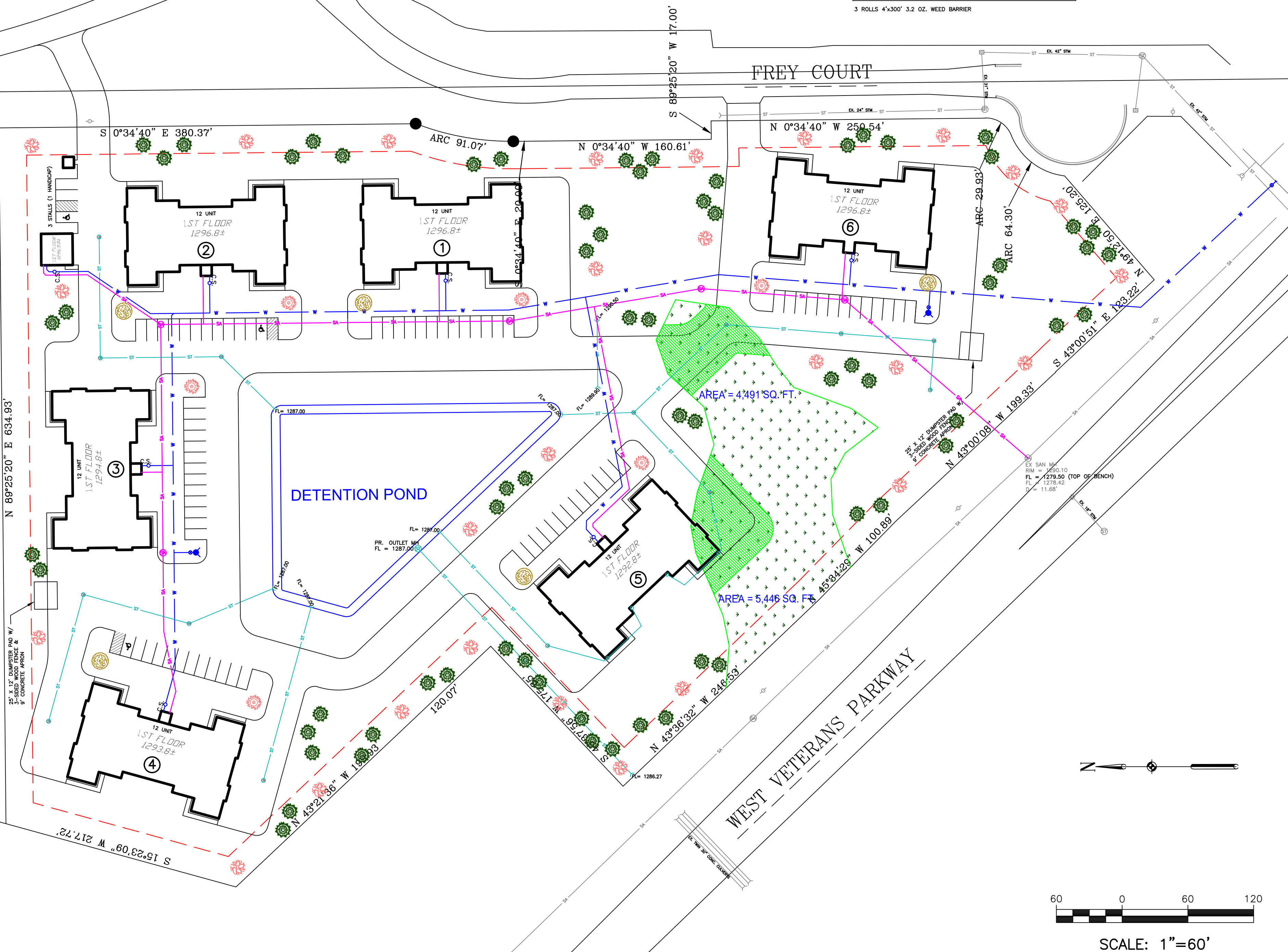
STREET FRONTAGE (FREY COURT) - 596 LF./100 FEET = 5.96 x 40 POINTS = 239 POINTS

STREET FRONTAGE (WEST VETERANS PARKWAY) - 423 LF./100 FEET = 4.23 x 40 POINTS = 170 POINTS

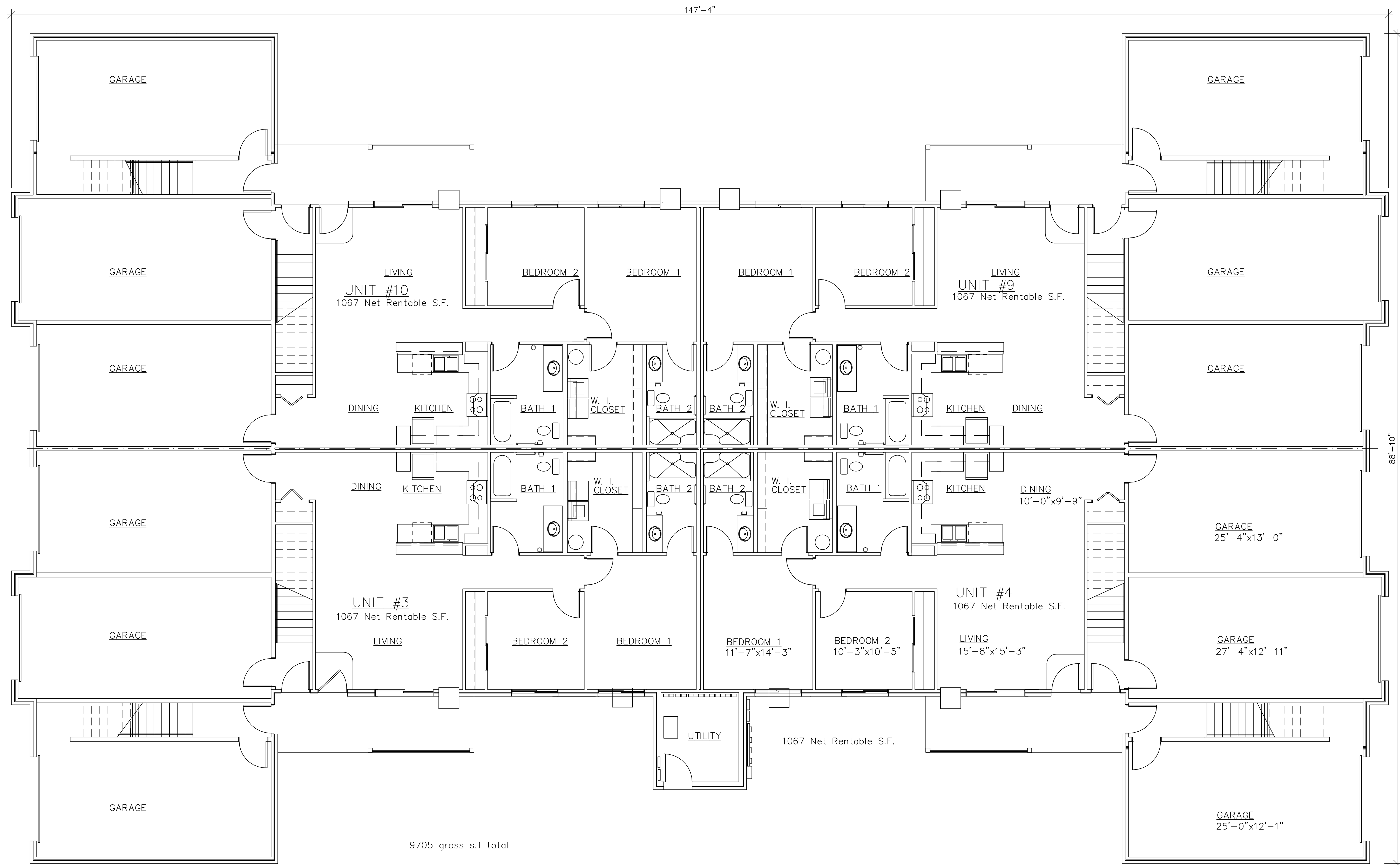
KEY	BOTANICAL NAME COMMON NAME	PLANT SIZE	QUANTITY	POINTS	POINT TOTAL
✱	ACER RUBRUM RED MAPLE	2" CALIPER	14	40	560
✱	PICEA GLAUCA BLACK HILLS SPRUCE	4' TALL	26	40	360
TOTALS			40		1,600

PAVED AREAS - 139,743 SF./10,000 SF = 13.97 x 60 POINTS = 839 POINTS

KEY	BOTANICAL NAME COMMON NAME	PLANT SIZE	QUANTITY	POINTS	POINT TOTAL
✱	ACER RUBRUM RED MAPLE	2" CALIPER	8	40	320
✱	PICEA GLAUCA BLACK HILLS SPRUCE	4' TALL	19	40	760
✱	MALUS PURPLE PRINCE CRABAPPLE	2" CALIPER	6	20	120
✱	MALUS SPRING SNOW CRABAPPLE	2" CALIPER	5	20	100
TOTALS			55		1,300



RELEASE DATE: BY:	
Project Review	
NO. DATE: BY:	
DESCRIPTION	
REVISIONS	
NICOLET LUMBER CO. 4050 NICOLET DRIVE GREEN BAY, WI 54311	
JMM CONSULTING, LLC 840 CHALLENGER DRIVE - SUITE 140 Green Bay, WI 54311-8351 Phone: 920/592-9606 Fax: 920/592-9613 CONSULTING ENGINEERS	
PROPOSED MULTI-FAMILY DEVELOPMENT CITY OF MARSHFIELD, WISCONSIN	
LANDSCAPING PLAN	
DRAWN BY: MJE	
DATE: 3/15/2021	
SCALE: 1" = 60'	
DRAWING NO.	
6	

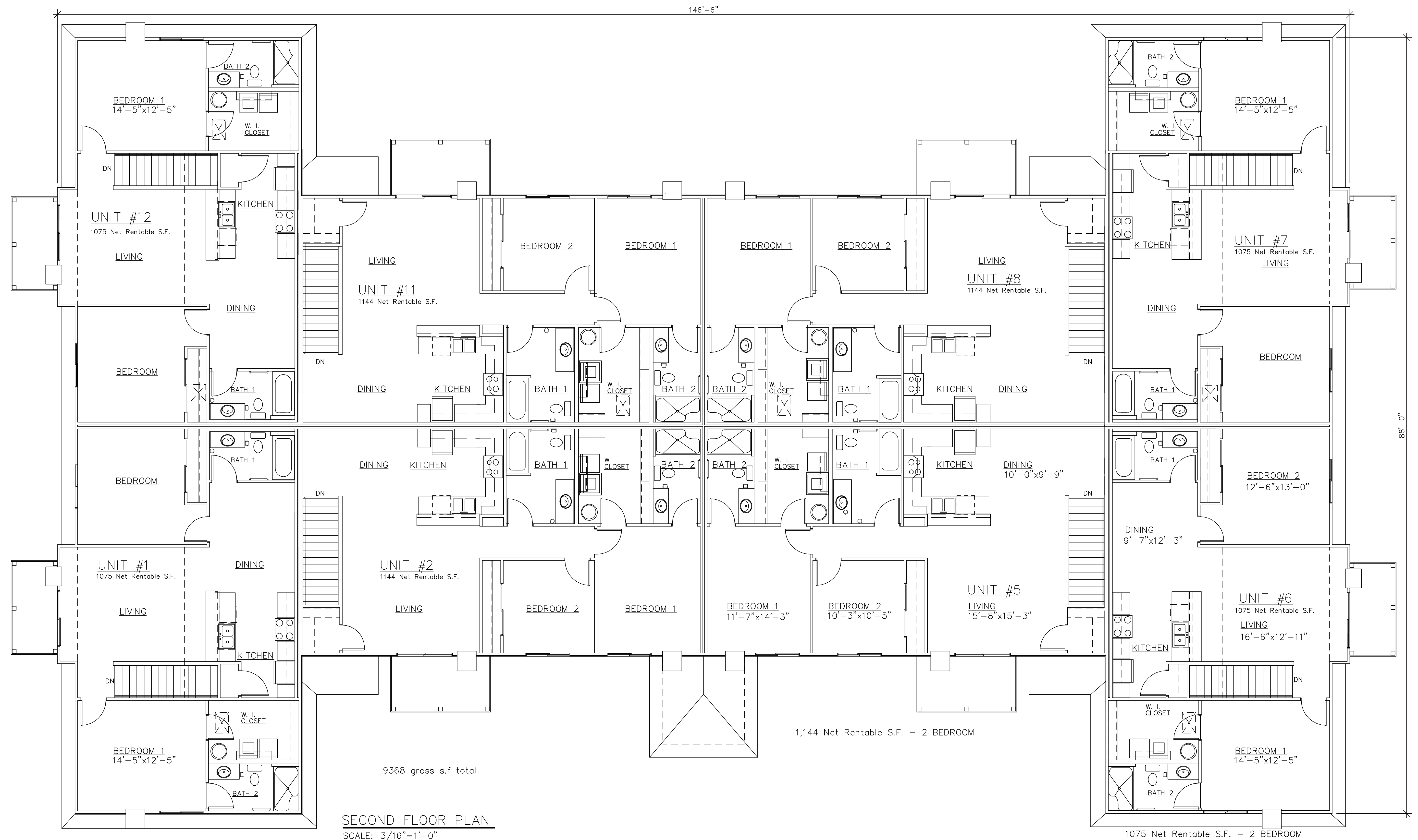


FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

JOB NO.	DATE	REVISED
2021-01	3/15/21	

PREMIER FREY AVENUE APARTMENTS
FOR PREMIER REAL ESTATE MANGEMENT
CITY OF MARSHFIELD, WISCONSIN

FIRST FLOOR PLAN

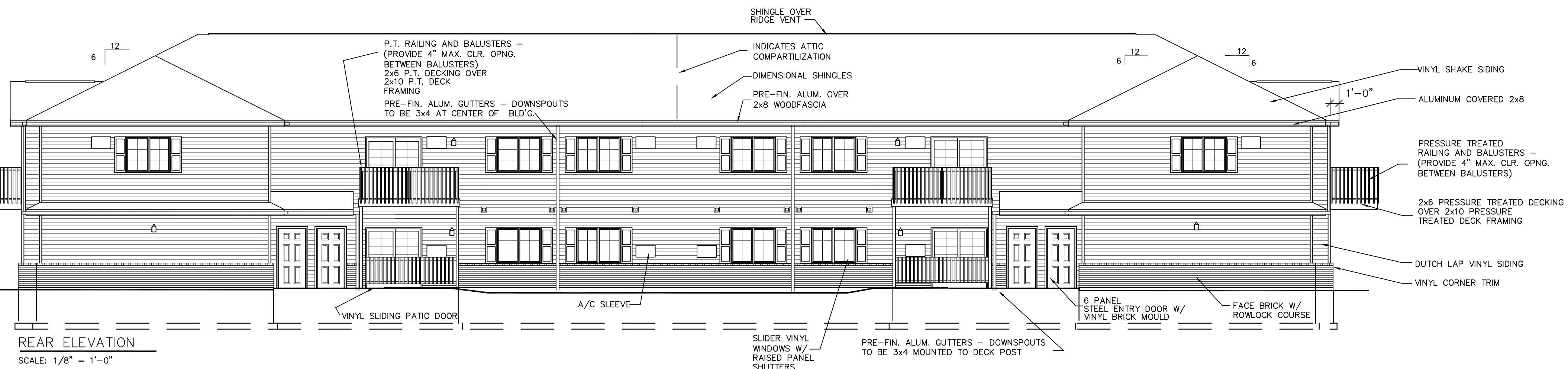
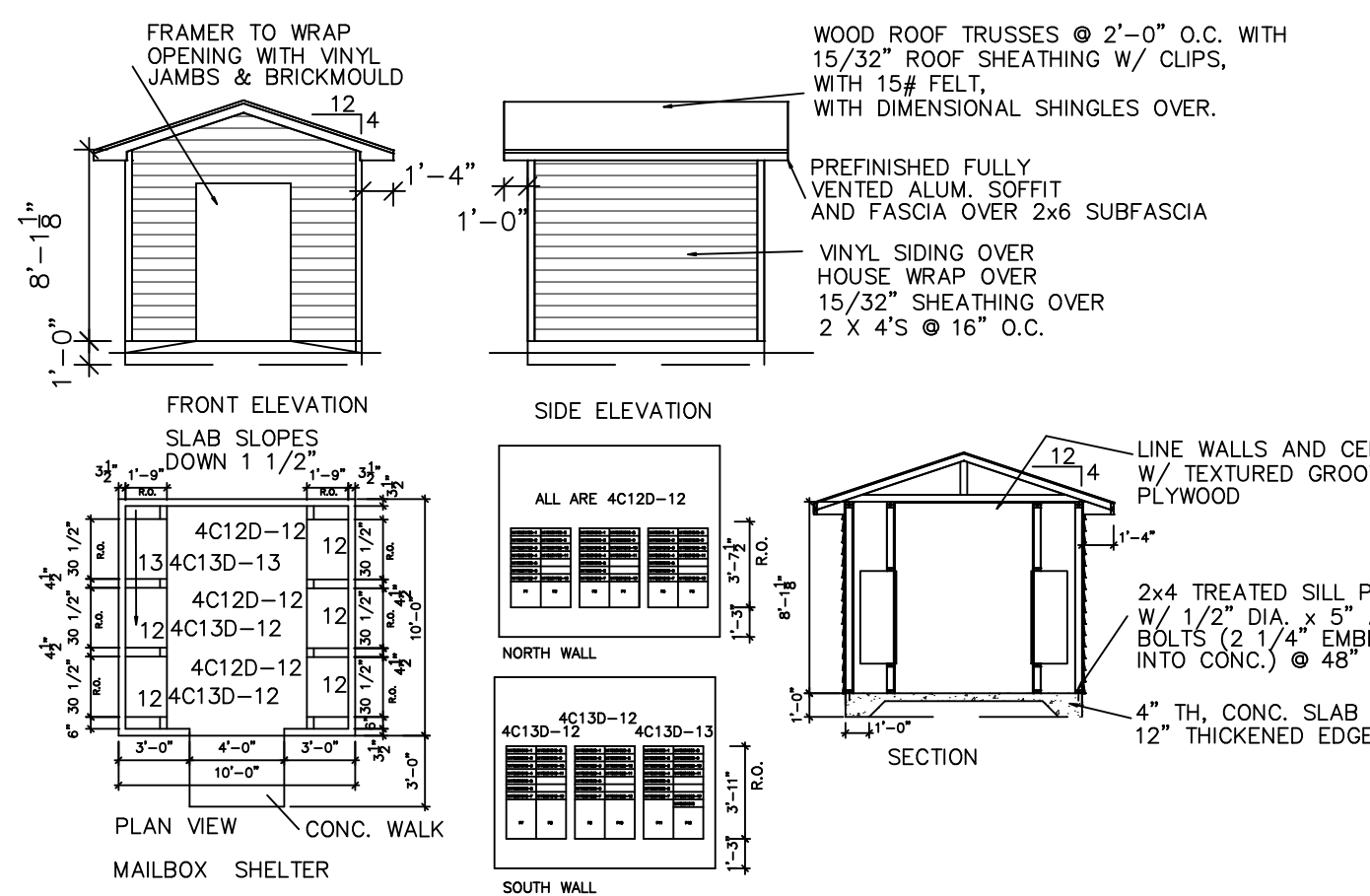
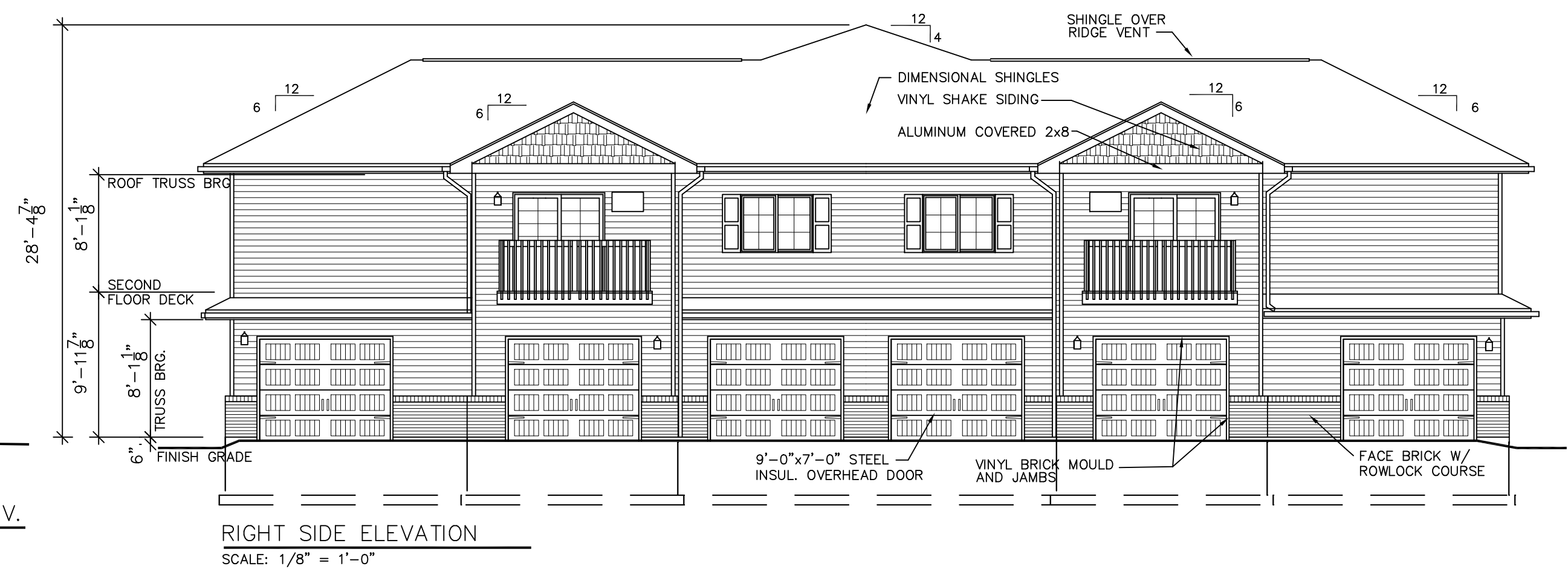
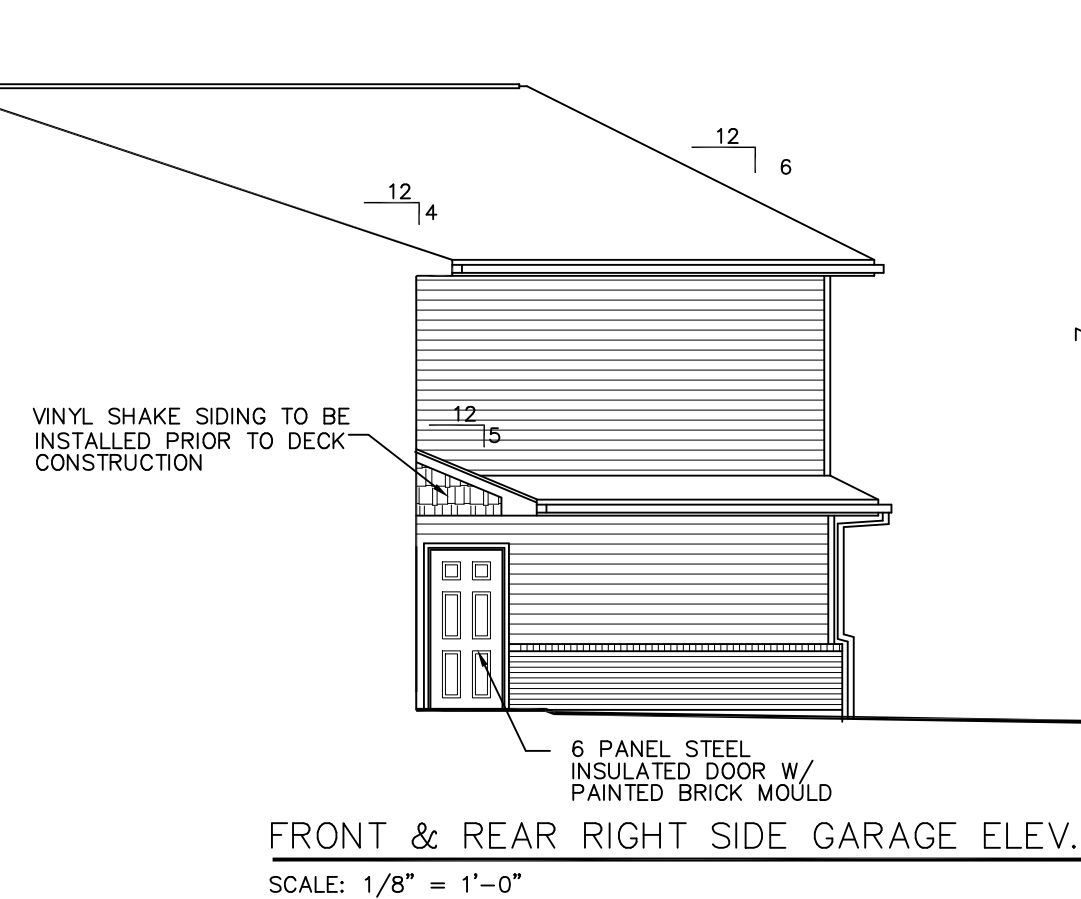
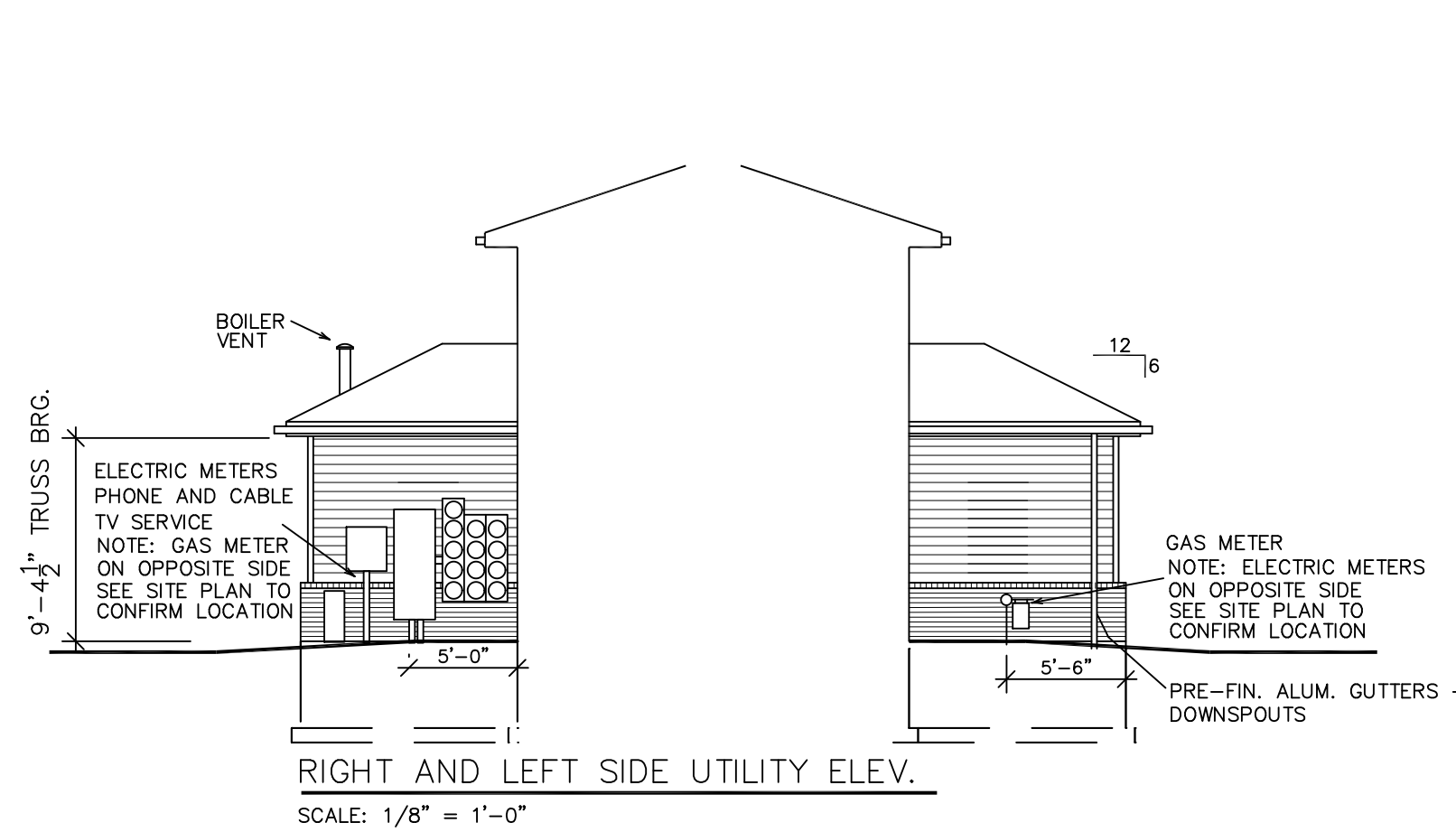
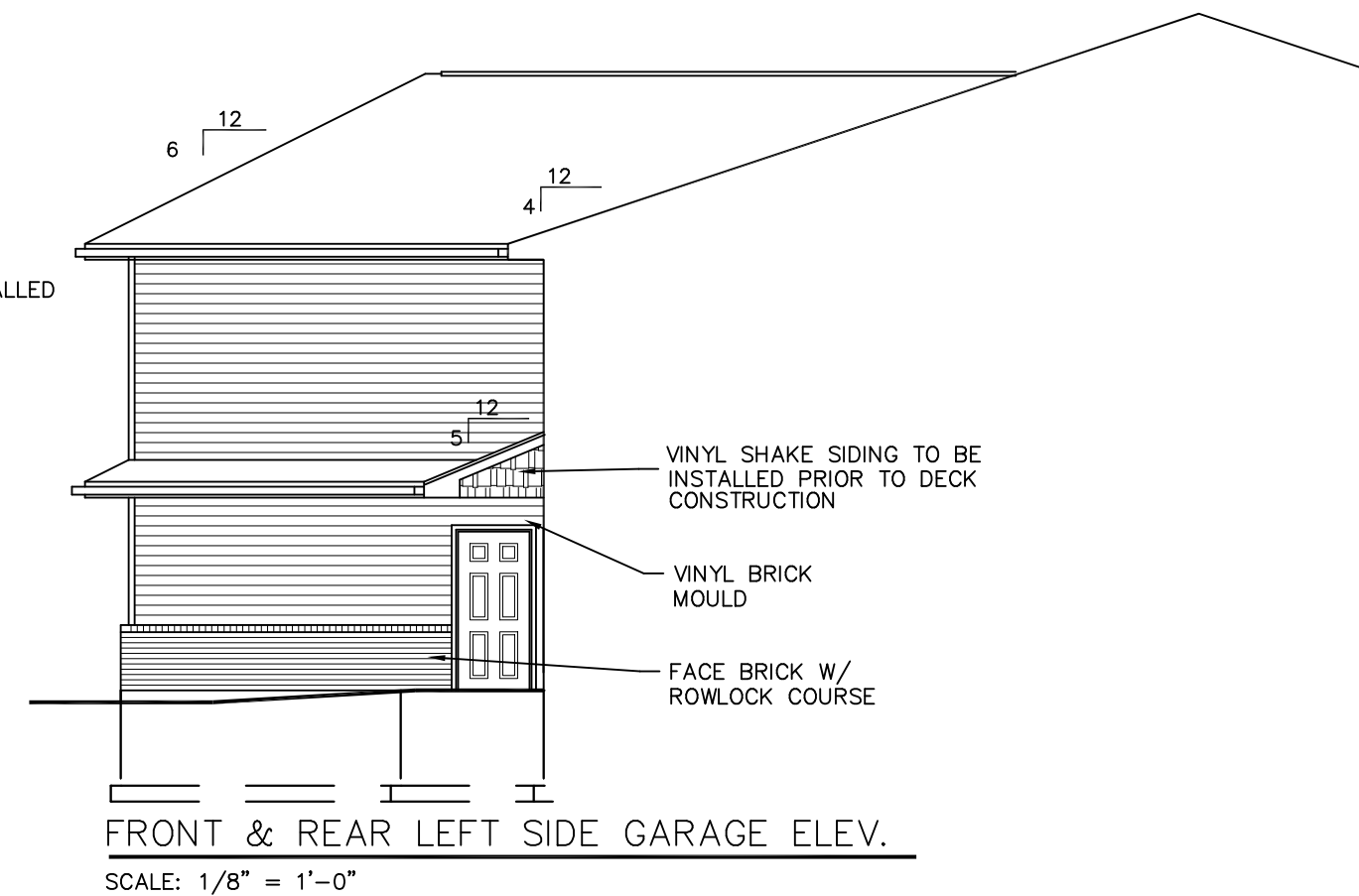
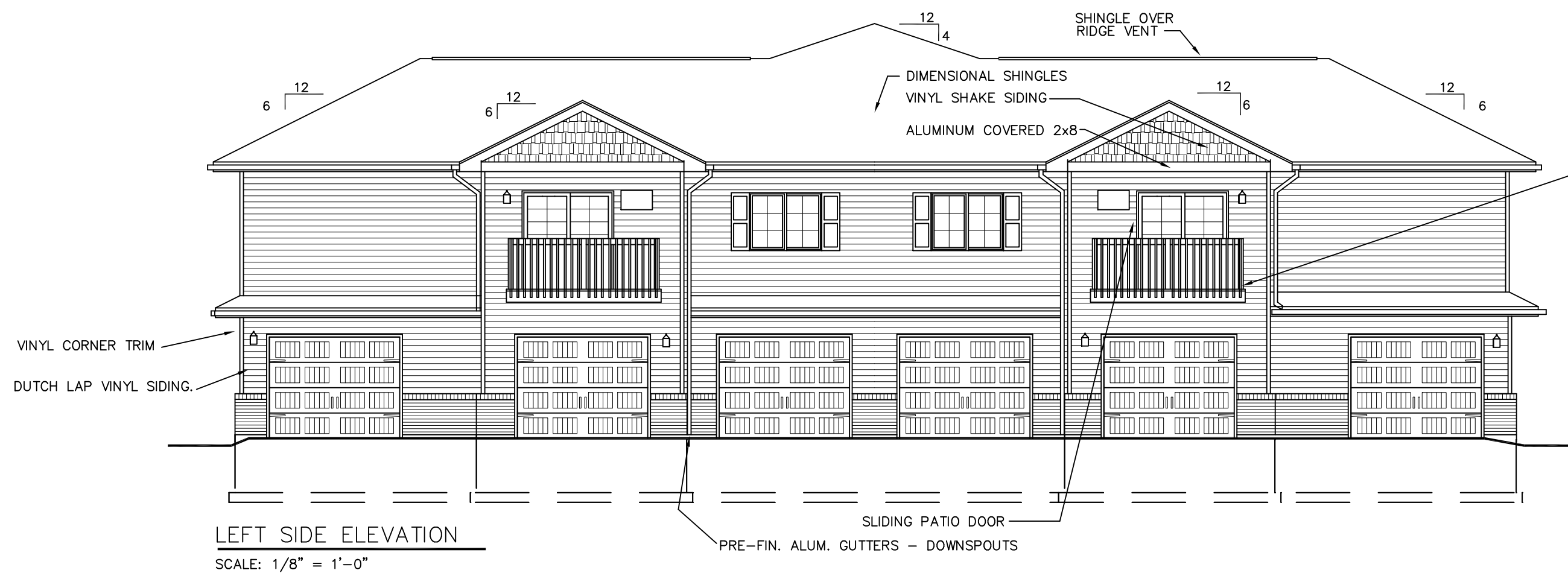
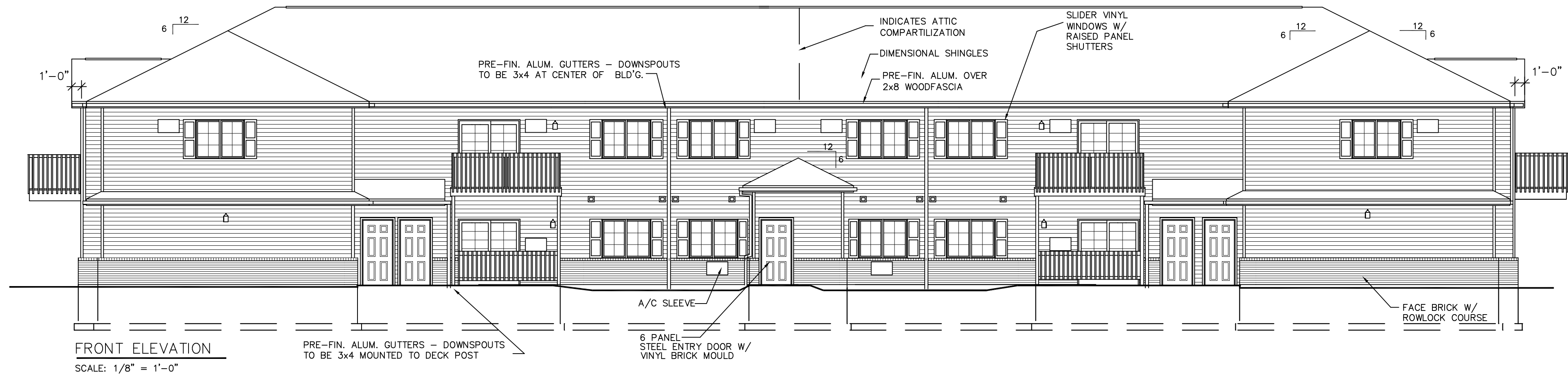


JOB NO.	DATE	REVISED
2021-01	3/15/21	

JOB NO.	DATE	REVISED
2021-01	3/15/21	

PREMIER FREY AVENUE APARTMENTS
FOR PREMIER REAL ESTATE MANAGEMENT
CITY OF MARSHFIELD, WISCONSIN

EXTERIOR ELEVATIONS

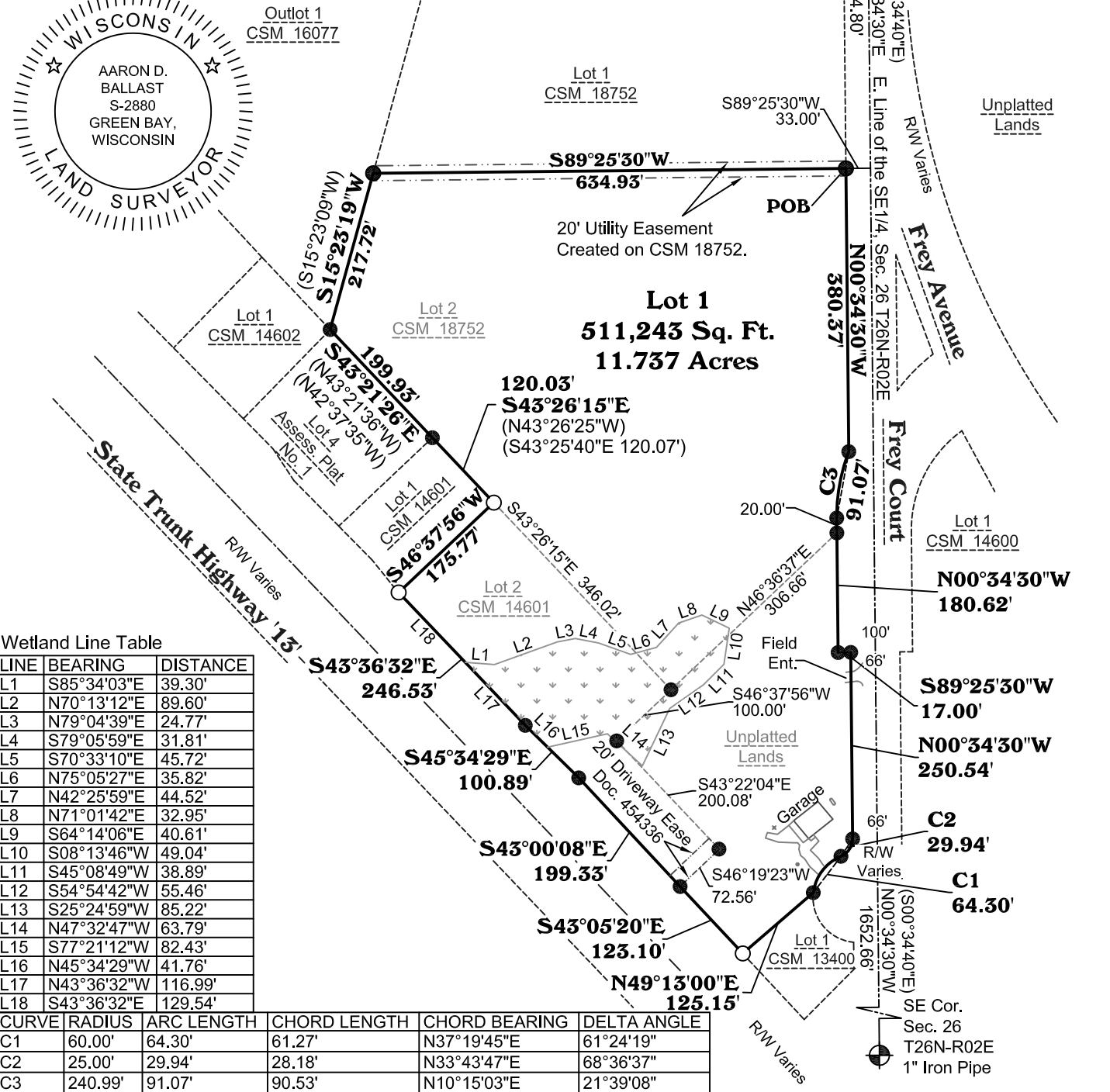


Preliminary

CERTIFIED SURVEY MAP

Marathon County No. _____

All of Lot 2 of Certified Survey Map Number 18752, being part of Lot 2 of Certified Survey Map Number 16077, being part of Lot 1 of Certified Survey Map Number 15278, and also being part of Lot 1 of Assessors Plat No. 1 Town of Spencer; also all of Lot 2 of Certified Survey Map Number 14601, being part of Lot 5 & 6 of Lot 1 of Assessors Plat No. 1 Town of Spencer; and also lands described in Warranty Deed Document No. 1435091, being part of Lot 1 of Assessors Plat No. 1 Town of Spencer; all being situated in the East 1/2 of the Southeast 1/4, Section 26, Township 26 North, Range 2 East, City of Marshfield, Marathon County, Wisconsin.

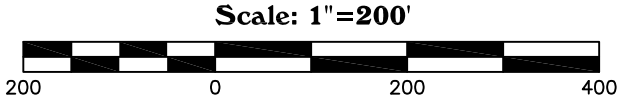


TNT
Professional Land
SURVEYORS Inc.
2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0820-107

Owners: Nicolet Lumber Company, Inc.
Address: 3400 Frey Court

Bearings referenced to the East line of the Southeast 1/4, Section 26, T26N, R02E, published to bear S03°34'30"E.

- US Public Land Corner by Marathon County as noted.
- 1" iron pipe found and used to establish this survey unless noted.
- 1" by 18" Iron pipe weighing 1.13# per linear foot.
- Record Information
- Easement as noted.
- Delineated Wetlands.



Preliminary

CERTIFIED SURVEY MAP

Marathon County No. _____

All of Lot 2 of Certified Survey Map Number 18752, being part of Lot 2 of Certified Survey Map Number 16077, being part of Lot 1 of Certified Survey Map Number 15278, and also being part of Lot 1 of Assessors Plat No. 1 Town of Spencer; also all of Lot 2 of Certified Survey Map Number 14601, being part of Lot 5 & 6 of Lot 1 of Assessors Plat No. 1 Town of Spencer; and also lands described in Warranty Deed Document No. 1435091, being part of Lot 1 of Assessors Plat No. 1 Town of Spencer; all being situated in the East 1/2 of the Southeast 1/4, Section 26, Township 26 North, Range 2 East, City of Marshfield, Marathon County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Aaron D. Ballast, Professional Land Surveyor S-2880-008, do hereby certify that I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map Number 18752, being part of Lot 2 of Certified Survey Map Number 16077, being part of Lot 1 of Certified Survey Map Number 15278, and also being part of Lot 1 of Assessors Plat No. 1 Town of Spencer; also all of Lot 2 of Certified Survey Map Number 14601, being part of Lot 5 & 6 of Lot 1 of Assessors Plat No. 1 Town of Spencer; and also lands described in Warranty Deed Document No. 1435091, being part of Lot 1 of Assessors Plat No. 1 Town of Spencer; all being situated in the East 1/2 of the Southeast 1/4, Section 26, Township 26 North, Range 2 East, City of Marshfield, Marathon County, Wisconsin, bounded and described as follows:

Commencing from the East 1/4 Corner of said Section 26; thence S00°34'30"E a distance of 984.80 feet along the East Line of the Southeast 1/4 of said Section 26; thence N89°25'30"W a distance of 33.00 feet to the West Right of Way of Frey Avenue and the North Line of Lot 2 of Certified Survey Map Number 18752, also being the Point of Beginning; thence S89°25'30"W a distance of 634.93 feet along said North Line to the West Line of said Lot 2; thence S15°23'19"W a distance of 217.72 feet, along said West Line to the Southwesterly Line of said Lot 2; thence S43°21'26"E a distance of 199.93 feet, along said Southwesterly Line; thence continuing along said Southwesterly Line S43°26'15"E a distance of 120.03 feet to the Northwestern Line of Lot 2 of Certified Survey Map Number 14601; thence S46°37'56"W a distance of 175.77 feet along said Northwestern Line of Lot 2 to the Northerly Right of Way of State Trunk Highway 13; thence S43°36'32"E a distance of 246.53 feet along said Northerly Right of Way; thence continuing along said Northerly Right of Way S45°34'29"E a distance of 100.89 feet; thence continuing along said Northerly Right of Way S43°00'08"E a distance of 199.33 feet; thence continuing along said Northerly Right of Way S43°05'20"E a distance of 123.10 feet to the Northwestern Line of Lot 1 of Certified Survey Map Number 13400; thence N49°13'00"E a distance of 125.15 feet, along said Northwestern Line of Lot 1 to the Westerly Right of Way of Frey Court; thence along said Westerly Right of Way, being a curve turning to the right with an arc length of 64.30', with a radius of 60.00', with a chord bearing of N37°19'45"E, with a chord length of 61.27'; thence continuing along said Westerly Right of Way, being a reverse curve turning to the left with an arc length of 29.94', with a radius of 25.00', with a chord bearing of N33°43'47"E, with a chord length of 28.18'; thence continuing along said Westerly Right of Way N00°34'30"W a distance of 250.54 feet; thence continuing along said Westerly Right of Way S89°25'30"W a distance of 17.00 feet; thence continuing along said Westerly Right of Way N00°34'30"W a distance of 180.62 feet; thence continuing along said Westerly Right of Way, being a curve turning to the right with an arc length of 91.07', with a radius of 240.99', with a chord bearing of N10°15'03"E, with a chord length of 90.53'; thence continuing along said Westerly Right of Way, N00°34'30"W a distance of 380.37 feet to the Point of Beginning; having an area of 511,243 square feet, (11.737 acres) more or less, and being subject to all easements and restrictions of record.

I do hereby further certify that I have made such survey under the direction of Jon Hermans, owner of Nicolet Lumber Company, Inc., and that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof, and that this survey fully complies with the Chapter 236.34 of the Wisconsin Statutes, the City of Marshfield Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

Field work was completed on October 7th, 2020.

Dated this _____ day of _____, 2021

Aaron D. Ballast, S-2880-008

NOTES:

1. Wetlands were delineated by Bay Environmental Strategies, Inc on October 6th, 2020.

RESTRICTIVE COVENANTS

1. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.



Preliminary

CERTIFIED SURVEY MAP

Marathon County No. _____

All of Lot 2 of Certified Survey Map Number 18752, being part of Lot 2 of Certified Survey Map Number 16077, being part of Lot 1 of Certified Survey Map Number 15278, and also being part of Lot 1 of Assessors Plat No. 1 Town of Spencer; also all of Lot 2 of Certified Survey Map Number 14601, being part of Lot 5 & 6 of Lot 1 of Assessors Plat No. 1 Town of Spencer; and also lands described in Warranty Deed Document No. 1435091, being part of Lot 1 of Assessors Plat No. 1 Town of Spencer; all being situated in the East 1/2 of the Southeast 1/4, Section 26, Township 26 North, Range 2 East, City of Marshfield, Marathon County, Wisconsin.

OWNER'S CERTIFICATE:

As owner of Nicolet Lumber Company, Inc., I hereby certify that I caused the land described herein to be surveyed, mapped, divided and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Marshfield.

Jon Hermans

STATE OF WISCONSIN)

COUNTY OF _____) ss

Personally came before me this _____ day of _____, 2021, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires _____

CITY OF MARSHFIELD APPROVAL:

This Certified Survey Map is hereby approved in accordance with Chapter 19-16(3) of the Municipal Code of the City of Marshfield this _____ day of _____, 2021.

Thomas R. Turchi, P.E. City Engineer



TO: Plan Commission
FROM: Emmett Simkowski, Associate Planner
DATE: April 20, 2021

RE: Conditional Use Permit Request by Mid-State Technical College to construct an on-site parking lot for additional parking and occasionally be used for motorcycle training on their campus located at 2600 West 5th Street (parcel 33-04340A), zoned “CD” Campus Development. The request also includes exceptions to pavement setback requirements and parking lot island break requirements.

Background

Mid-State Technical College is requesting a Conditional Use Permit for the construction of a 58-stall, parking lot expansion north of the existing building, located at 2600 W 5th Street. The proposed parking lot will primarily be used for campus parking, but will occasionally be utilized for motorcycle training courses with the Motorcycle Safety Foundation. Campus Districts generally require a 5 Year Master Plan, but in situations where a plan has not yet been adopted, new development is approved through the Conditional Use Permit process.

Analysis

The existing campus building the parking lot will be serving is approximately 51,000 square feet and requires one parking space per staff member on the largest work shift, plus one space per 2 students of the largest class attendance. The existing parking lot has 238 parking stalls, and the proposed parking lot will have 58 parking stalls, with a total of 296 stalls. Currently, the campus has 30 full time employees and a maximum capacity of 465 students, which based on the requirements for a college campus would require 149 parking spaces. The total number of students would rarely be achieved and is a total number of students that would be on site if every classroom was filled simultaneously.

The proposed parking lot is also planned to be used by the Motorcycle Safety Foundation to hold their Basic Rider Course. The Basic Rider Course is intended for beginning motorcyclists which includes six hours of classroom instruction, ten hours of on-cycle riding and are led by trained and certified instructors. The motorcycles that are used in the training are small engine, 250cc - 350cc vehicles that are street legal and have no aftermarket modifications. The training program will take place on Saturdays and Sundays throughout the spring, summer and fall and will take place from 7:30AM until 3:30PM.

The applicant is requesting an exception to the pavement setback from the right of way. The proposed site plan indicates a 5.8-foot setback to the right of way of West 5th Street where a 10-foot setback is required. Section 18-103(14)(f) allows the City Plan Commission to grant an exception to this setback requirement with the issuance of a Conditional Use Permit. Staff has

worked with the applicant and Fire Department in meeting this setback and due to NFPA codes, a 20-foot fire aisle is required within 50 feet of the building. This requirement has limited the available space for the northern aisle to meet the required aisle widths indicated in figure 18-103(b) of 16 feet for 60-degree stalls and are proposing 15.5 feet. In order to ease the burden on the requested setback exception, section 18-103(7)(h) allows the Zoning Administrator to grant exceptions to the requirements of 18-103(b) (which pertains to parking stall and drive aisle dimensions), and due to the minimum increment of relief that is proposed, staff does not have concerns with the aisle width being 15.5 feet. With the NFPA code requirements and parking lot design requirements, the north aisle could not be constructed without an exception to the setback requirement. The property line of the subject parcel on West 5th Street is approximately 15 feet from the street and would leave the proposed parking lot approximately 21 feet from the street itself. The area within the 5.8-foot setback would be utilized for curb and landscaping and is sufficient area and obstruction to prevent parked vehicles from protruding into the right-of-way or sidewalk.

The applicant is also requesting an exception to the code requirement of having a landscaping island every 12 stalls within a parking lot. Section 18-(3)(d)(1) requires parking stalls to be broken up by a landscaped island/peninsula at the rate of one island for each linear row of 12 parking spaces and the proposed site plan does not meet this requirement. Section 18-131(3) states that the Plan Commission may grant exceptions to the parking lot landscaping requirements. At the portion of the parking lot with the most stalls, 21 stalls will be provided with no parking lot islands or breaks. With the parking lot being used by the Motorcycle Safety Foundation, the installation of these islands may present a hazard and render the parking lot unusable for training purposes. The proposed site plan meets all street frontage landscaping and exceeds the other parking lot landscaping requirements, even with the absence of the landscaping islands.

The applicant is proposing to add five new light poles and two will be located along the right-of-way. The applicant has submitted a photometric plan of the proposed lighting and all lighting meets the requirements listed in Article VII, Section 18-104(6) with no light exceeding .5 foot-candles at a property line and the average lighting onsite does not exceed 2.4 foot-candles.

Conditional Use Decision Criteria of 18-161(6)(c):

(c) *The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:*

1. *Is in harmony with the recommendations of the Comprehensive Plan.*

Staff does not find any conflict with the proposed use and the Comprehensive Plan.

2. *Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.*

The character of the neighborhood would not change as this is area is already served by a parking lot utilized by Mid-State Technical College. The hours of the motorcycle training are during the day and have minimal impact on the surrounding neighborhood.

3. *Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.*

The consistency of the land use will not change. The additional parking will add vehicles to this area, which will increase the intensity of use at the proposed site. However, a traffic increase on West 5th Street is not anticipated because it is currently the primary access to Linden Avenue.

4. *The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.*

The subject property is already adequately served by public services, which supports no change.

5. *The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.*

The purpose of the addition is to provide enough parking for the facility and occasionally hold Motorcycle Safety Foundation classes. The overall enrollment of Mid-State Technical College will not be increasing, additional parking spaces will ease the burden on existing parking lots and additional parking spaces will assist with parking overflow in the case of events on campus or if the campus decides to add classes. The nearest Motorcycle Safety Foundation class takes place at the Mid-State Technical College, Wisconsin Rapids Campus. It may be argued that having this course take place within the community will benefit the public by providing adequate training for new motorcycle riders.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendation

APPROVE the conditional Use Permit Request by Mid-State Technical College to construct an on-site parking lot for additional parking and occasionally be used for motorcycle training on their campus located at 2600 West 5th Street (parcel 33-04340A), zoned "CD" Campus

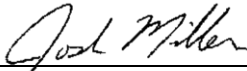
Development, with the following conditions/exceptions:

1. The parking lot is permitted an exception from the parking lot landscaped island/peninsula break every 12 stalls requirement as stated in Section 18-133(3)(d) and is permitted to have 21 stalls in a row without a landscaping island.
2. The parking lot is permitted to be 5.8 feet from the right of way of West 5th Street.
3. Minor adjustments to the site plan may be approved administratively provided no other exceptions are required.

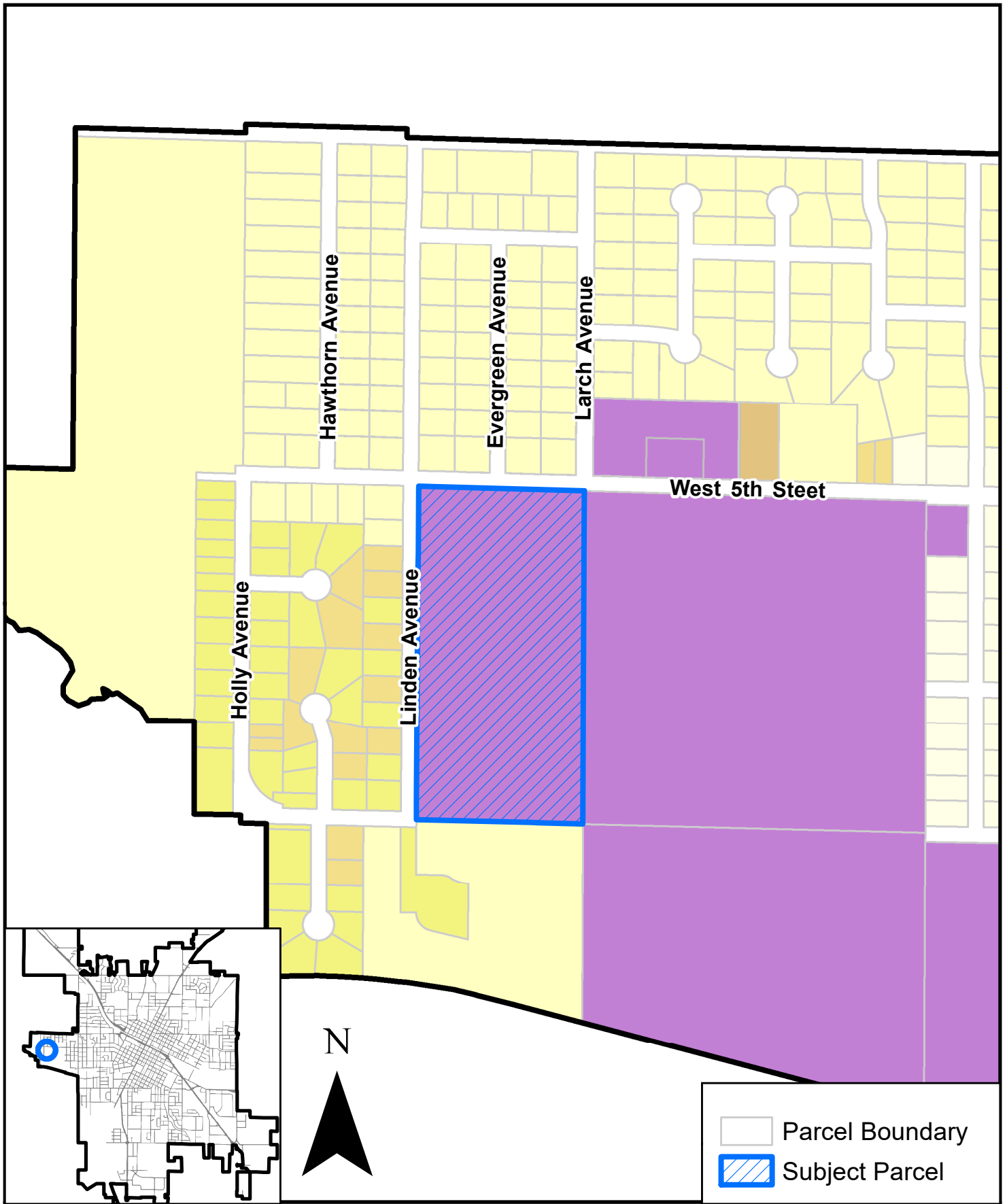
Attachments

1. Application
2. Location Map
3. Site Plan
4. Lighting Plan

Concurrence:



Josh Miller
Development Services Director



CUP: Mid-State Technical College - Parking Lot Addition With Exceptions
2600 West 5th Street.

City of Marshfield - City Plan Commission
Meeting Date: April 20, 2021

Map Not To Scale
 For Reference Only

ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.



BENCH MARK

- ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- BENCHMARK #1**
CAP ON HYDRANT
LOCATED ON THE NORTH SIDE OF WEST 5TH STREET,
APPROXIMATELY 930 FEET EAST OF THE INTERSECTION
OF WEST 5TH STREET AND LARCH AVENUE.
ELEVATION = 1287.15
- BENCHMARK #2**
60d SPIKE ON POWER POLE
LOCATED ON THE EAST SIDE OF UW DRIVE,
APPROXIMATELY 230 FEET SOUTH FROM THE
INTERSECTION OF UW DRIVE AND WEST 5TH STREET.
ELEVATION = 1294.78
- BENCHMARK #3**
SOUTHEAST FLANGE BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF WEST 5TH AVENUE,
APPROXIMATELY 330 FEET EAST OF THE INTERSECTION
OF LARCH AVENUE AND WEST 5TH STREET.
ELEVATION = 1261.56
- BENCHMARK #4**
ARROW BOLT ON HYDRANT
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF WEST 5TH STREET AND LARCH AVENUE.
ELEVATION = 1292.87
- BENCHMARK #5**
SOUTHWEST FLANGE BOLT ON HYDRANT
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF WEST 5TH STREET AND EVERGREEN
AVENUE.
ELEVATION = 1245.56

UTILITY DISCLAIMER:

The locations, depths, sizes and types of underground public and private utilities or substructures shown hereon were obtained from visual inspection, field measurements, and/or as-built plans. The locations shown hereon are only approximate, and additional utility lines not discovered, or marked, during the search of records and the field survey may exist. Any contractor using the information shown hereon is hereby forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. POB makes no warranty of any kind, express or implied, with respect to the existing utilities shown hereon. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or substructures within the construction limits and shall bring forward, in writing to the Engineer of Record, all discrepancies that do not align with the existing conditions as shown hereon.

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GENERAL NOTES:

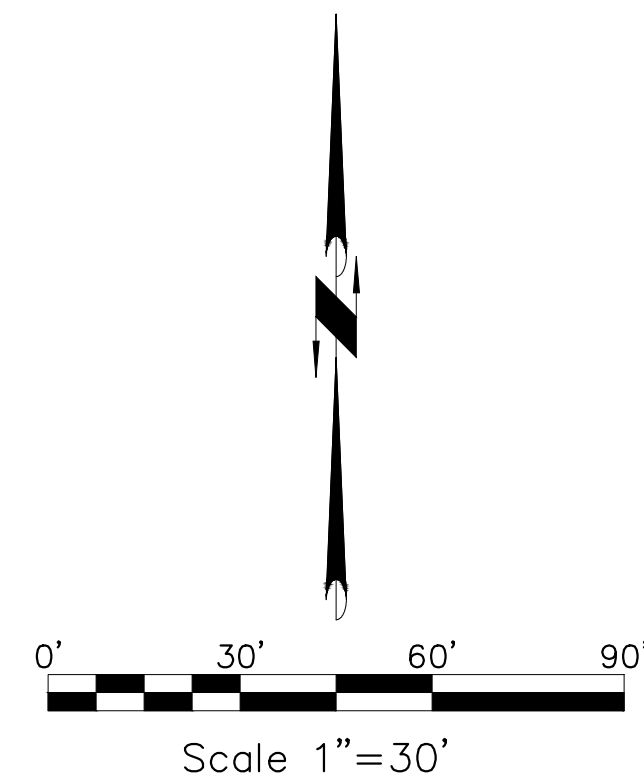
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
8. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
9. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.

KEYNOTES:

- | | |
|---|---|
| 1 SAWCUT BITUMINOUS PAVEMENT | 13 REMOVE STORM PIPE/MANHOLE |
| 2 SAWCUT CONCRETE WALK | 14 REMOVE LANDSCAPE AREA: MULCH, EDGING, FABRIC, ETC. |
| 3 CLEAR & GRUB TREE/VEGETATION | 15 REMOVE STEPS |
| 4 MAINTAIN TREE/VEGETATION | 16 MAINTAIN & PROTECT CANOPY/PILLAR |
| 5 REMOVE/SALVAGE SIGN | 17 REMOVE RETAINING WALL |
| 6 REMOVE/SALVAGE MARQUEE SIGN | 18 REMOVE & SALVAGE DOCK LIFT |
| 7 REMOVE LIGHT POLE- COORDINATE W/UTILITY COMPANY | 19 REMOVE RAILING |
| 8 REMOVE ELECTRICAL SERVICE- COORDINATE W/UTILITY COMPANY | 20 REMOVE & SALVAGE FLAG POLE |
| 9 MAINTAIN ELECTRICAL SERVICE | 21 MAINTAIN BENCH |
| 10 MAINTAIN & PROTECT TELEPHONE LINE | 22 MAINTAIN WATER SERVICE |
| 11 MAINTAIN & PROTECT GAS LINE | |
| 12 MAINTAIN & PROTECT FIBER OPTIC LINE/BOX | |

DEMOLITION HATCH PATTERNS:

- | | |
|--------------------|--|
| BITUMINOUS REMOVAL | |
| CONCRETE REMOVAL | |



REVISIONS

CHECKED:	JL
DRAWN:	MK
DATE	03-28-2021
PROJECT NO.	19.153

DEMOLITION PLAN

PRELIMINARY-NOT FOR CONSTRUCTION

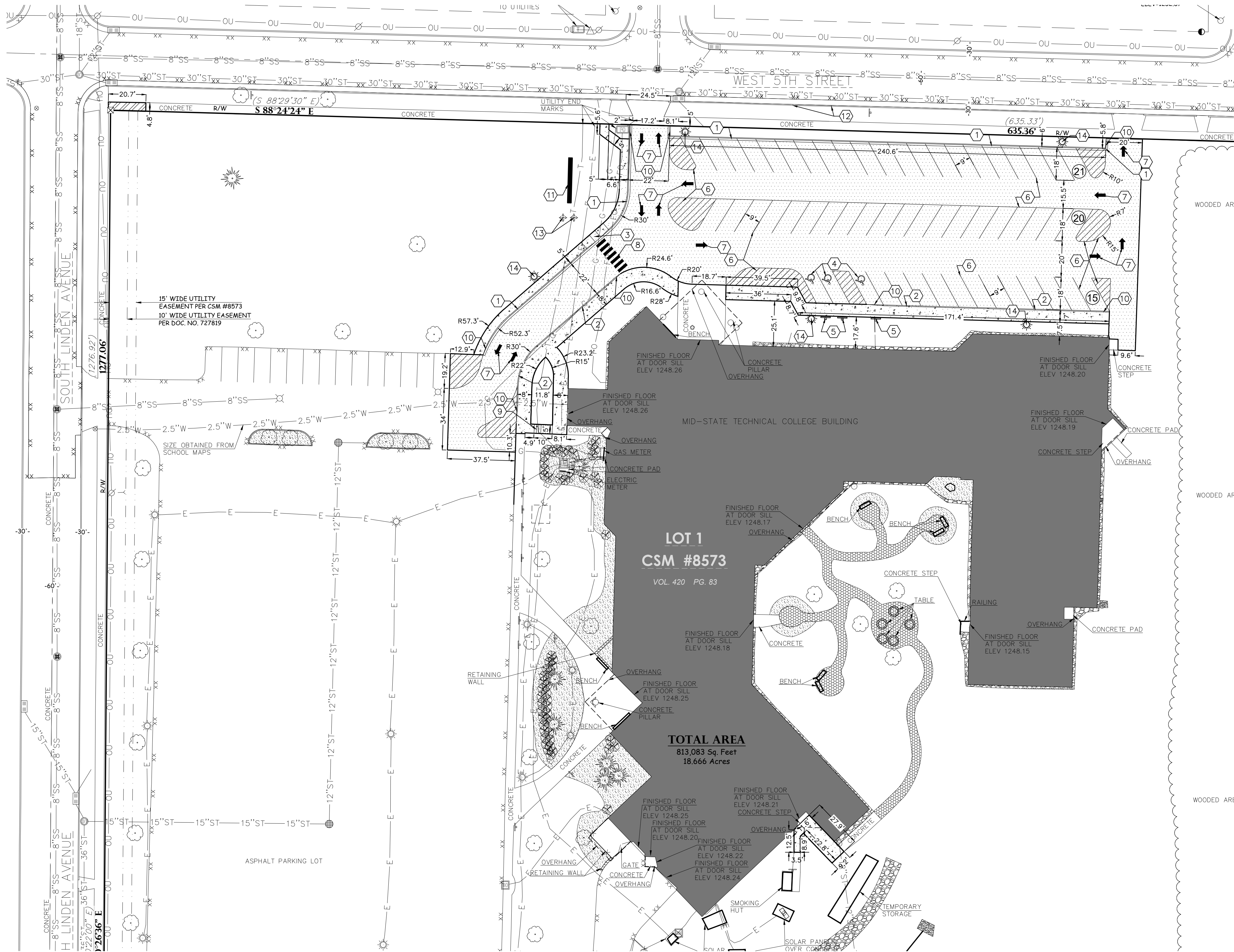
MID-STATE TECHNICAL COLLEGE
MARSHFIELD CAMPUS
CITY OF MARSHFIELD
WOOD COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)

POB

Point of Beginning

C1.0



BENCH MARK
ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCH-MARK #1
CAP ON HYDRANT
LOCATED ON THE NORTH SIDE OF WEST 5TH STREET,
APPROXIMATELY 930 FEET EAST OF THE INTERSECTION
OF WEST 5TH STREET AND LARCH AVENUE.
ELEVATION = 1287.15

BENCH-MARK #2
600 SPIKE ON POWER POLE
LOCATED ON THE EAST SIDE OF UW DRIVE,
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LOCATED ON THE SOUTH SIDE OF WEST 5TH AVENUE,
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BENCH-MARK #4
ARROW BOLT ON HYDRANT
LOCATED AT THE NORTHWEST CORNER OF THE
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ELEVATION = 1292.87

BENCH-MARK #5
SOUTHWEST FLANGE BOLT ON HYDRANT
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AVENUE.
ELEVATION = 1245.56

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GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- ROLLED CURB
- THICKENED EDGE WALK
- ADA RAMP
- ADA PARKING SIGN
- ADA PARKING SPACE
- PARKING LOT STRIPING
- DIRECTIONAL ARROW
- CROSSWALK STRIPING
- CONCRETE STAIR W/RAILING
- 6" CURB HEAD TAPER SECTION
- MARQUEE SIGN (BY OWNER)
- REPLACE CONCRETE CURB HEAD
- REINSTALL SALVAGED FLAG POLE; VERIFY LOCATION W/OWNER PRIOR TO INSTALLATION
- PROPOSED LIGHT POLE-SEE ELECTRICAL PLANS FOR ADDITIONAL DETAILS

PAVEMENT HATCH PATTERNS:

- PROPOSED 3.5" ASPHALTIC CONCRETE PAVEMENT W/12" BASE COURSE
- PROPOSED 4" CONCRETE PAVEMENT W/6" BASE COURSE
- PROPOSED CONCRETE PAVEMENT W/BASE COURSE- COORDINATE W/CITY TO MATCH EXISTING PAVEMENT SECTION

OWNER:

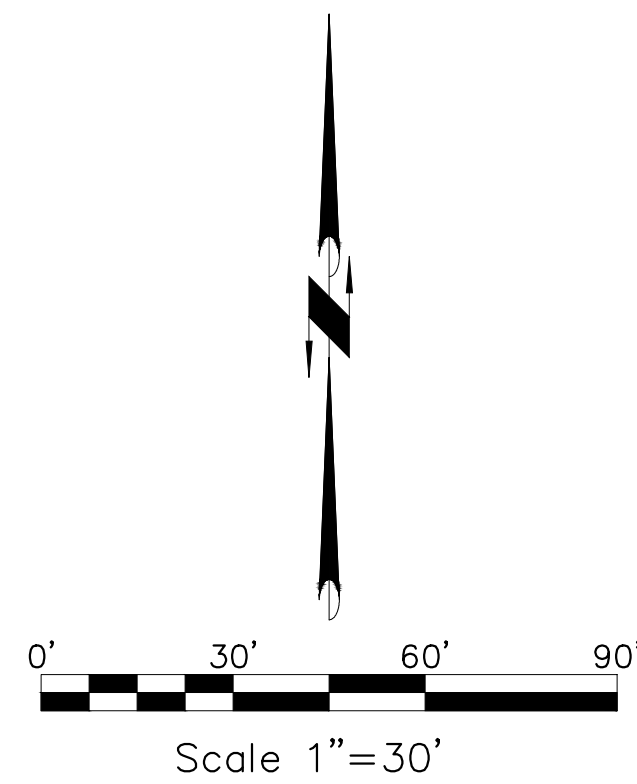
MID-STATE TECHNICAL COLLEGE
500 32ND STREET N
WISCONSIN RAPIDS, WI 54494

SITE STATISTICS

ZONING = CD - CAMPUS DISTRICT		TOTAL AREA DISTURBED = 45,074 S.F.
PRE-DEVELOPMENT		
BUILDING	CONCRETE WALKS & BITUMINOUS PAVEMENT	GREEN SPACE
0 S.F. OR 0% OF SITE	10,827 S.F. OR 24.0% OF SITE	34,247 S.F. OR 76.0% OF SITE
POST-DEVELOPMENT		
BUILDING	CONCRETE WALKS & BITUMINOUS PAVEMENT	GREEN SPACE
0 S.F. OR 0% OF SITE	33,204 S.F. OR 73.7% OF SITE	11,870 S.F. OR 26.3% OF SITE

SITE PARKING RE-CAP

OFF-STREET PARKING-EXISTING 9 SPACES
OFF-STREET PARKING-PROPOSED 58 PARKING SPACES



REVISIONS	
CHECKED: JL	
DRAWN: MK	
DATE: 03-28-2021	
PROJECT NO. 19.153	

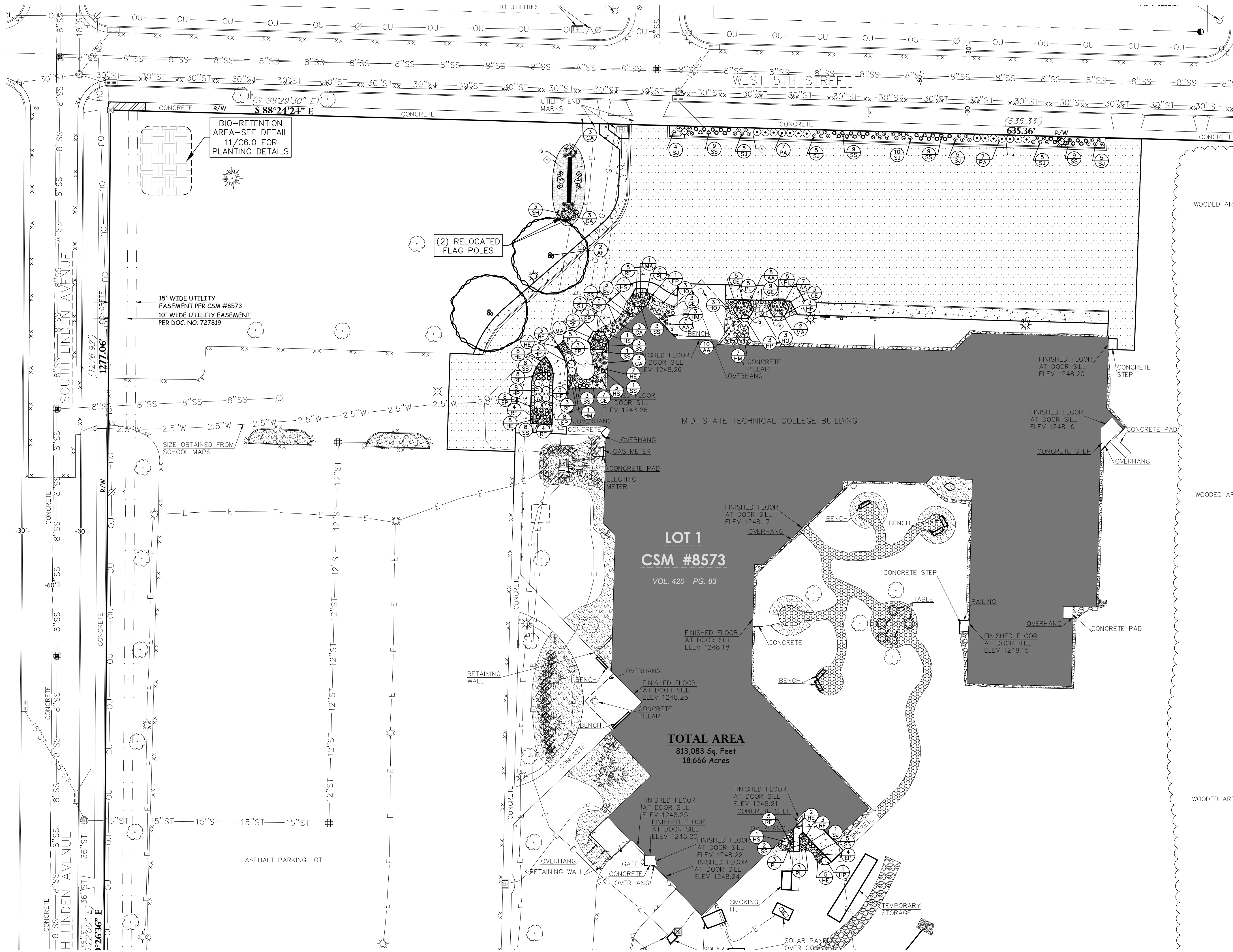
LAYOUT PLAN

PRELIMINARY-NOT FOR CONSTRUCTION

MID-STATE TECHNICAL COLLEGE
MARSHFIELD CAMPUS
CITY OF MARSHFIELD
WOOD COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)

POB Point of Beginning
C2.0



BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

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CAP ON HYDRANT
LOCATED ON THE NORTH SIDE OF WEST 5TH STREET,
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ELEVATION = 1287.15

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LOCATED ON THE EAST SIDE OF UW DRIVE,
APPROXIMATELY 230 FEET SOUTH FROM THE
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ELEVATION = 1294.78

BENCHMARK #3
SOUTHEAST FLANGE BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF WEST 5TH AVENUE,
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OF LARCH AVENUE AND WEST 5TH STREET.
ELEVATION = 1261.56

BENCHMARK #4
ARROW BOLT ON HYDRANT
LOCATED AT THE NORTHWEST CORNER OF THE
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ELEVATION = 1232.87

BENCHMARK #5
SOUTHWEST FLANGE BOLT ON HYDRANT
LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF WEST 5TH STREET AND EVERGREEN
AVENUE.
ELEVATION = 1251.56

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GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZER/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- ALL TREES IN THE TURF AREA SHALL HAVE A 4" DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH (CHOCOLATE COLOR).
- CURV-RITE LANDSCAPE EDGING OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
- 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS. SEE KEYNOTES. CONTRACTOR TO PROVIDE A SAMPLE OF MAROON AND CHOCOLATE COLORED MULCH TO OWNER TO VERIFY COLOR PRIOR TO INSTALLATION.
- 4" DEPTH OF 1 1/2" DIAMETER DECORATIVE LANDSCAPE STONE (COLOR:BLACK CHERRY) SHALL BE PLACED AROUND PROPOSED SIGN AS NOTED. STONE TO BE CLEAN AND WASHED. CONTRACTOR TO PROVIDE A SAMPLE TO THE OWNER PRIOR TO INSTALLATION.
- 20-YEAR WEED BARRIER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE OR BARK MULCH.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AF	ACER X FREEMANNI 'JEFFREY'	AUTUMN BLAZE MAPLE	2" CAL.	50" T X 40" W	2
MA	MALUS SARGENTI 'SELECT A'	FIREBIRD CRABAPPLE	1 1/2" CAL.	8" T X 10" W	4
SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HM	HYDRANGEA MACROPHYLLA 'MONMAR'	BLUE ENCHANTRESS HYDRANGEA	3 GAL.	3-5" T & W	11
HP	HYDRANGEA PANICULATA 'BOMBHELL'	BOMBHELL PANICLE HYDRANGEA	3 GAL.	2-3" T X 3-4" W	18
HS	HYDRANGEA PANICULATA 'SMHPCW'	STRAWBERRY SHAKE HYDRANGEA	3 GAL.	4-5" T X 4" W	6
PA	PICEA ABIES 'NIDIFORMIS'	NEST SPRUCE	3 GAL.	3-5" T X 4-5" W	14
PL	PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	3 GAL.	18" T & W	26
SJ	SPIRAEA JAPONICA 'TRACY'	DOUBLE PLAY BIG BANG SPIREA	3 GAL.	2-3" T & W	46

ORNAMENTAL GRASS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CA	CALAMAGROSTIS X ACUTIFLORA	KARL FÖRSTER FEATHER REED GRASS	2 GAL.	5"-7" T	12
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2 GAL.	2-3" T & W	3
SS	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	BLUE HEAVEN LITTLE BLUESTEM	2 GAL.	3'-6" T	71

PERENNIALS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AA	ASTILBE X ARENDSI 'FANAL'	FANAL ASTILBE	1 GAL.	1-2" T X 1" W	30
EP	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH PURPLE CONEFLOWER	1 GAL.	2" T & W	27
GE	GERANIUM X 'ROZANNE'	ROZANNE CRANESBILL	1 GAL.	20" T X 24" W	27
HE	HEMEROCALLIS X 'ROSY RETURNS'	ROSY RETURN DAYLILY	1 GAL.	12-15" T X 10-12" W	40
HO	HOSTA X 'JUNE'	JUNE PLANTAIN LILY	1 GAL.	12" T X 30" W	9
RF	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED-SUSAN	1 GAL.	24" T X 24" W	46

LANDSCAPE BOULDERS	INSTALLATION SIZE	QUANTITY
⊗	3'-4" W&T	6
⊙	2-3" W&T	4
⊖	1-2" W&T	14

KEYNOTES:

- 4" DEPTH OF 2" DECORATIVE LANDSCAPE STONE-SEE GENERAL NOTE #9
- LANDSCAPE EDGING
- 3" DEPTH SHREDDED HARDWOOD BARK MULCH (MAROON COLORED)-SEE GENERAL NOTE #8
- 3" DEPTH SHREDDED HARDWOOD BARK MULCH (CHOCOLATE COLORED) - SEE GENERAL NOTE #8

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE REQUIREMENT: FOR EVERY 100 L.F. OF STREET FRONTAGE OF DEVELOPED LOT ABUTTING A PUBLIC STREET, ADD 40 PTS OF LANDSCAPING.

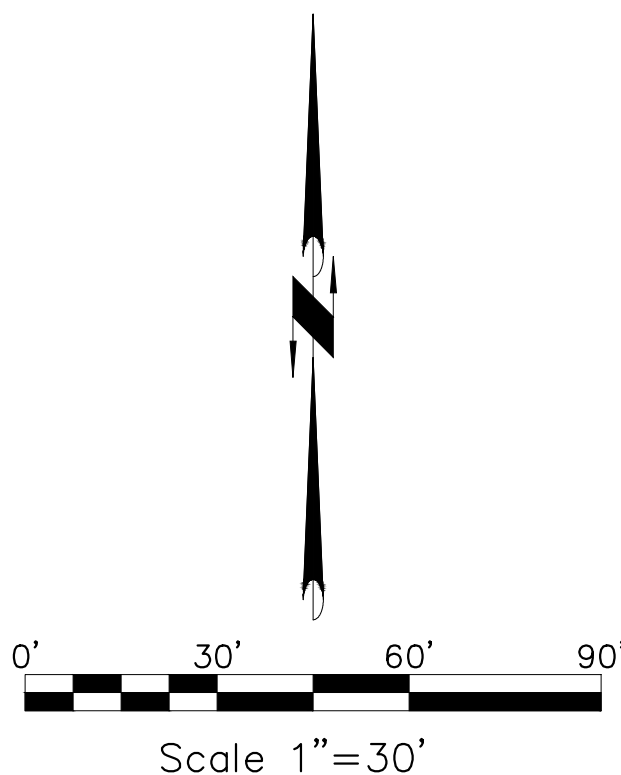
300 L.F. OF STREET FRONTAGE/100 = 3 * 40 PTS = 120 PTS REQUIRED

PROPOSED: 120 PTS (40 SHRUBS)

PARKING AREA REQUIREMENT: FOR EVERY 20 PARKING STALLS OR 10,000 S.F. OF PARKING AREA (WHICHEVER YIELDS GREATER LANDSCAPE REQ.) PROVIDE 60 PTS OF LANDSCAPING

58 PARKING STALLS/20 = 2.9 * 60 PTS = 174 PTS OR
27,268 S.F. OF PARKING AREA/10,000 = 2.73 * 60 PTS = 164 PTS

PROPOSED: 188 PTS (2 LARGE DECIDUOUS TREES, 30 SMALL SHRUBS & 18 ORNAMENTAL GRASSES)



REVISIONS

CHECKED: JL
DRAWN: MK
DATE: 03-28-2021
PROJECT NO. 19.153

LANDSCAPE PLAN

PRELIMINARY-NOT FOR CONSTRUCTION

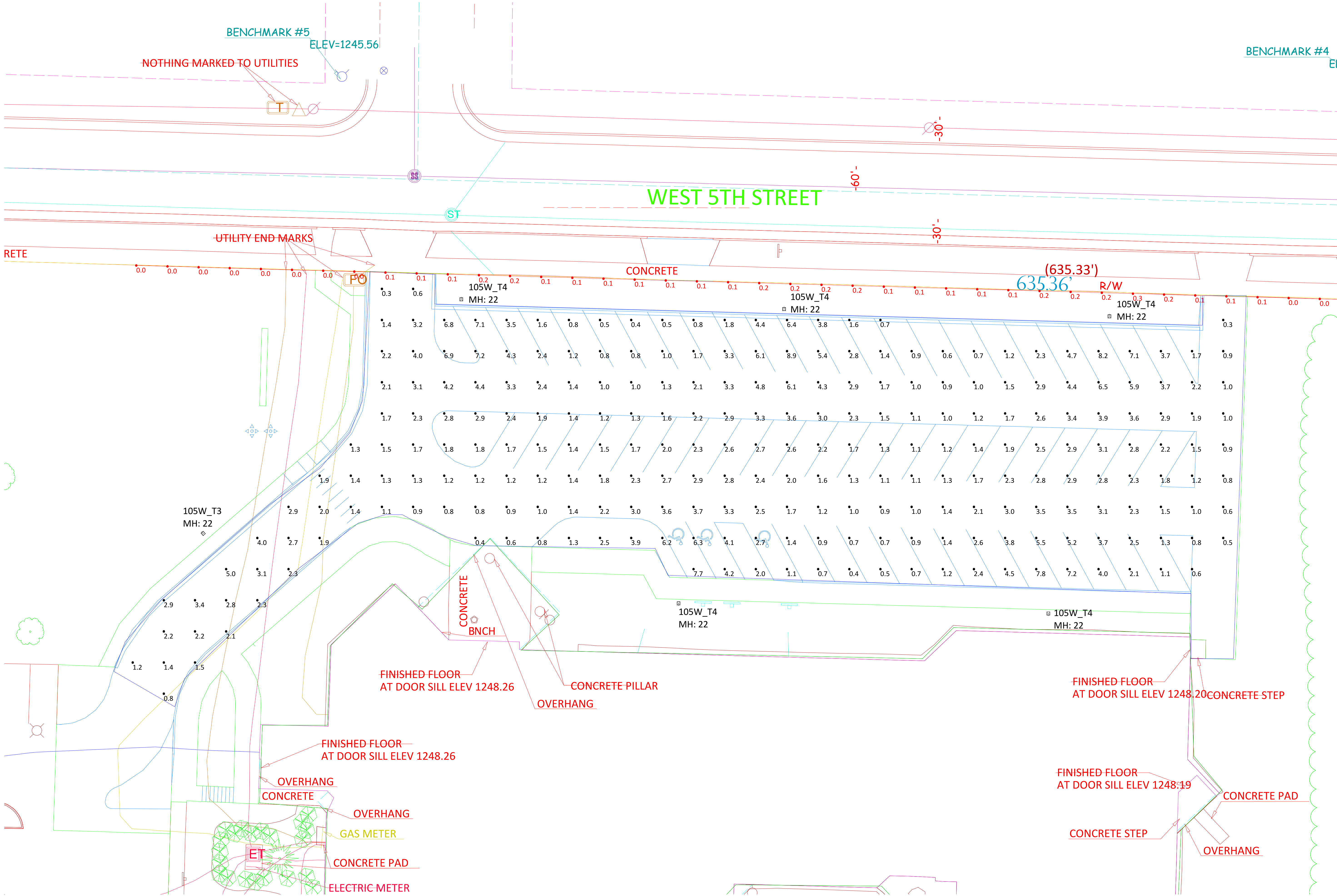
MID-STATE TECHNICAL COLLEGE
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Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)

POB

Point of Beginning

C6.0



Scale: 1 inch= 14 Ft.

Luminaire Schedule					Lum. Watts	Total Watts	Tag
Symbol	Qty	Label	Description				
⊕	5	105W_T4	105W LED Area Light on 20' Round Tapered Steel Pole on 2' Concrete Base		108	540	RAB ALED4T105NK/RTPI511G20SBLKGA
⊕	1	105W_T3	105W LED Area Light on 20' Round Tapered Steel Pole on 2' Concrete Base		108	108	RAB ALED3T105NK/RTPI511G20SBLKGA

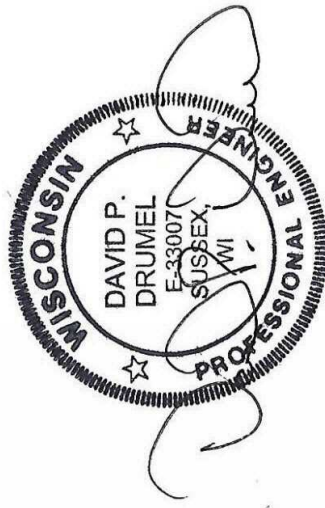
Calculation Summary				
Label	Units	Avg	Min	Max/Min
LOT_LINE	Fc	0.10	0.0	N.A.
NEW_NORTH_LOT	Fc	2.37	0.3	29.67

To request the Project Quotation for these materials or to place the order, please contact:
Sales@LightingDesignSolutions.com or call us at 1-888-357-7070

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These plans are not approved for construction unless specifically noted. They have not been reviewed or approved by any local or state agency, nor has the building owner confirmed final acceptance of the design or materials. Once approved, the final product details, voltages, accessories and quantities are the responsibility of the installing contractor and are to be fully verified by the contractor prior to release of order. Lead time for luminaires will vary but should be assumed to be 4-6 weeks after release unless specifically noted as "in-stock" or "quick ship" on the LDS Project Quotation.

Lighting performance and energy calculations are based on photometric data provided by the specified manufacturers, expected site finishes, anticipated energy costs, current rebate programs, and the projected operational use of the facility. Lighting Design Solutions, Inc. accepts no responsibility for variances resulting from inaccurate or changed data files, drawings, reflectance values, or rebate programs, and guarantees no alternate funding or rebate payment.



PROJECT INFORMATION:		DRAWN BY:	REVIEWED BY:	CONTRACTOR:	
NEW CONSTRUCTION MID-STATE TECHNICAL COLLEGE 3600 W 5TH STREET MARSHFIELD, WI 54449		A. THOMER	A. THOMER	D. DRUMEL	
Lighting Design Solutions, Inc. (Schofield & Milwaukee)		P.O. Box 375 Schofield, WI 54476		N78W14573 Appleton Ave # 101 Menomonee Falls, WI 53051	
DATE: 02/10/2020		1.888.357.7070 Office		Design@LightingDesignSolutions.com	
		715.693.2594 Fax		www.LightingDesignSolutions.com	

TO: Plan Commission
FROM: Bryce Hembrook, City Planner
DATE: April 20, 2021

RE: Rezoning Request by Pat Zimmermann to rezone the property located at 307 East 21st Street (parcel 33-06265) from “SR-3” Single-Family Residential to “TR-6” Two-Family Residential.

Background

The applicant owns the subject property and eventually plans to build a duplex on the property. The property is currently zoned “SR-3” Single-Family Residential and the requested zoning district is “TR-6” Two-Family Residential.

Analysis

According to the City of Marshfield 2017-2037 Comprehensive Plan Future Land Use Map, the subject property is located in the Medium Density Residential district. The ideal land uses in the Medium Density Residential district includes single-family, two-family, and townhouse residential land uses. The ideal density in this district is 3-10 units per acre. The “TR-6” zoning district anticipates single-family detached and two-family attached dwellings at an approximate density of 6 dwelling units per acre. Prior to the 2013 citywide rezoning, the subject property was zoned “R3” Standard single-family district.

The following land uses are permitted by right in the “TR-6” zoning district:

- Single-family
- Two flat
- Twin house
- Duplex
- Small scale indoor institutional
- Community living arrangement (1-15 residents)
- Other minor land uses

The following land uses are permitted by conditional use in the “MR-12” zoning district:

- Large scale indoor institutional
- Communication Tower

The proposed density for this site would be approximately 7.4 units per acre, assuming a duplex is constructed. The recommended density for the “TR-6” zoning district is approximately 6 units per acre and the recommended density for the future land use district is approximately 3-10 units per acre. The subject property is approximately 11,917 square feet in size, or .27 acres, and has frontage on East 21st Street. The “TR-6” zoning district requires a minimum lot size of 6,000 square feet for existing single-family, two flat, and duplex lots and 12,000 square feet for newly platted duplex lots. The lot is existing and thus 6,000 square feet is required and there is a minimum lot width requirement of 80 feet. The subject property is proposed to meet all lot width

and size requirements for the “TR-6” zoning district, assuming a duplex is constructed. The property is located on the south side of the city and the neighborhood is predominantly a medium density residential neighborhood. To the west, south, and north there are mainly single-family homes (zoned SR-3) and a mobile home park (zoned MH-8). To the east there is a mix of single-family homes (zoned SR-3 & SR-4) and duplexes (zoned TR-6). This location is suitable for a two-family residence and would fit in with the surrounding neighborhood.

Staff has received a few phone calls and one email from neighbors that are opposed to the request citing concerns about potential decrease in property values, traffic, and that they are concerned with having more rental properties in the neighborhood.

The Zoning Code requires a review of any zoning map amendment with the following criteria:

1. Advances the purposes of this Chapter as outlined in Section 18-03 and the applicable rules of Wisconsin Department of Administration, Wisconsin Department of Natural Resources, and the Federal Emergency Management Agency (FEMA).

The request does not adversely affect the purpose and intent of Section 18-03. There does not appear to be a history of wetlands on this property.

2. Is in harmony with the recommendations of the Comprehensive Plan.

Yes, the Future Land Use Map in the Comprehensive Plan identifies the subject property as Medium Density Residential. The surrounding neighborhood is predominantly medium density residential and thus a duplex is appropriate.

3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

The change in zoning would result in a slight increase in density; however, the surrounding area consists of single-family homes, duplexes, and mobile homes so this slight increase in density should have a minimal impact.

4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
 - b. A mapping mistake was made. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
 - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

The comprehensive plan shows the property as being located in the Medium Density Single-Family, Two-Family, and Townhouse (3-10 units per acre) Residential district and duplexes are an appropriate land use in this district. The Housing Study has indicated that the City needs more duplexes; however, it should be noted that if the property is rezoned there is no guarantee that a duplex would be constructed. Also, the City is low on available housing lots and this is an example of infill development which is encouraged due to utilizing existing infrastructure.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Commission feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.
- 4.

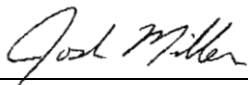
Recommendation

APPROVE the Rezoning Request by Pat Zimmermann to rezone the property located at 307 East 21st Street (parcel 33-06265) from “SR-3” Single-Family Residential to “TR-6” Two-Family Residential and direct staff to prepare an ordinance for Common Council consideration.

Attachments

1. Location Map
2. Rezoning Report
3. Future Land Use Map

Concurrence:



Josh Miller
Development Services Director



RZN: Pat Zimmermann - Rezoning From SR-3 to TR-6

City of Marshfield - Plan Commission

Meeting Date: April 20, 2021

Map Not To Scale
For Reference Only

ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.

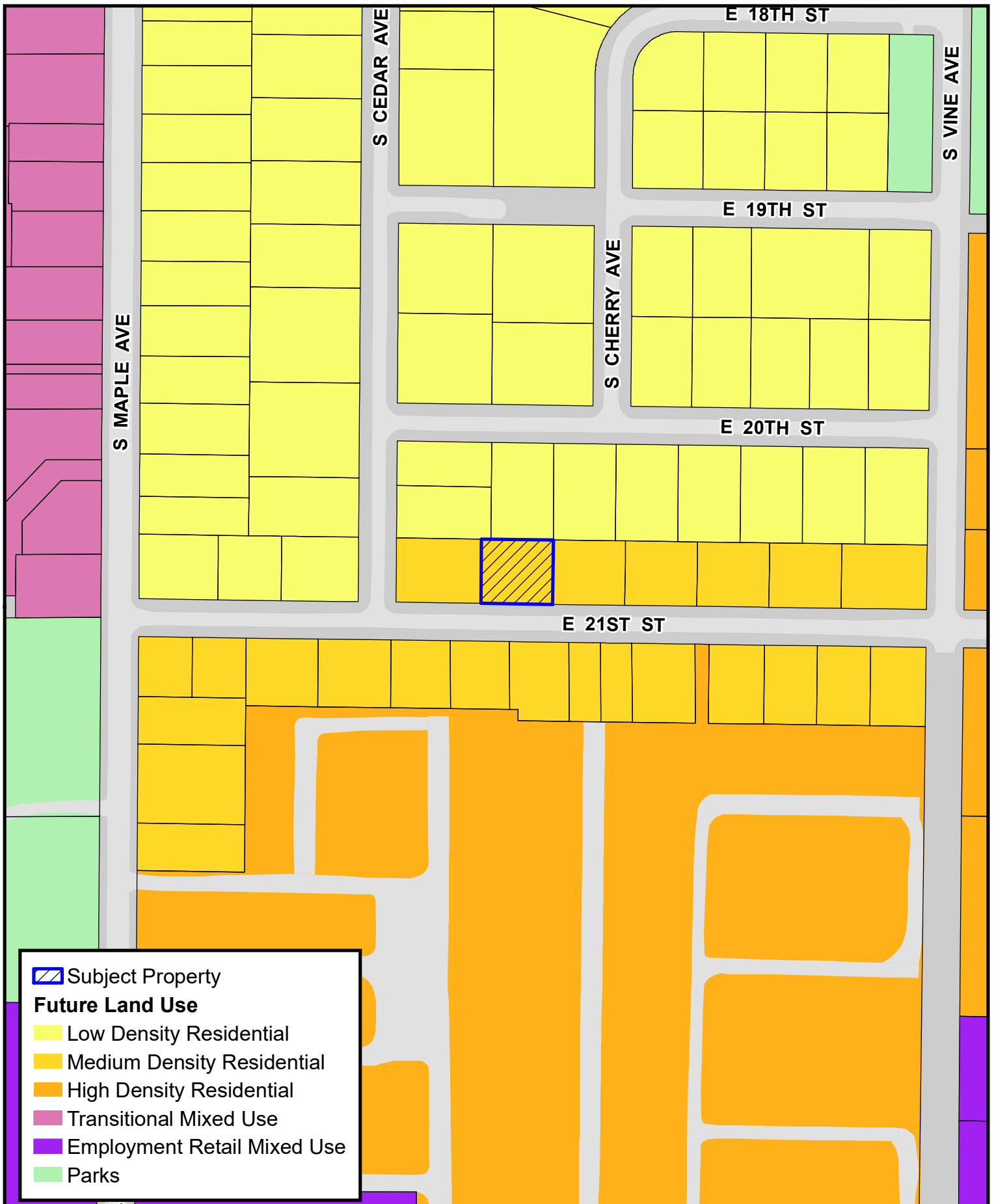


City of Marshfield Planning Commission Rezoning Report

Agenda Date: 4/20/21
Applicant: Pat Zimmermann
Owner(s): Pat Zimmermann

Parcel Numbers: 33-06265
Jurisdiction: Aldermanic District 6
Location: 307 East 21st Street
Approx. Size of Tracts: 11,917 square feet or .27 acres
Future Land Use Plan: Medium Density Single-Family, Two-Family, and Townhouse (3-10 units per acre)
Accessibility: 21st Street
Utilities: Yes

Present Zoning: "SR-3" Single-Family Residential
Zoning Requested: "TR-6" Two-Family Residential
Existing Land Use: Vacant
Proposed Use: Duplex
Extension of Zone: No, but the "TR-6" zoning district is located a few properties over to the east.
History of Zoning: Prior to the 2013 City-wide rezoning the property was zoned "R3" Standard Single-Family district. Since the 2013 City-wide rezoning, the property has remained "SR-3" Single-Family Residential.
Surrounding Land Use and Zoning: North: Single-family – Zoned "SR-3"
East: Single-family and two-family – Zoned "SR-3 & TR-6"
South: Single-family. Two-family, and mobile home park– Zoned "SR-3, TR-6, & MH-8"
West: Single-family – Zoned "SR-3"
Neighborhood Context: The subject property is located a medium density residential neighborhood that has a number of single-family homes, duplexes, and mobile homes.



Subject Property

Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Transitional Mixed Use
- Employment Retail Mixed Use
- Parks



TO: Plan Commission
FROM: Josh Miller, Development Services Director
DATE: April 20, 2021

RE: Request by the William Schwantes for consideration and report on the approval of the certified survey map for the 1607 Immanuel Court and for dedicated right-of-way McMillan Street.

Background

The property owner is proposing to subdivide (through a Certified Survey Map) a parcel that abuts McMillan Street which requires a dedication of 7 feet of right-of-way. They are interested in creating a second lot on Immanuel Court. Per Wisconsin Statute 62.23, the Plan Commission should review this prior to final action by the Common Council even though the additional dedication is already required by code.

Analysis

Although most of the right-of-way along this stretch of McMillan Street is 66 feet wide, and there are no plans to widen the street, McMillan Street is a Minor Arterial and the City should be proactive in obtaining the necessary right-of-way when able. The City is able to obtain the necessary land to meet that width at the time of a proposed subdivision. Chapter 19, Subdivision and Platting ordinance, requires an 80-foot right-of-way for Minor Arterials. The current right-of-way width at this location is 66 feet. Therefore, the right-of-way would eventually be increased by an additional 14 feet. The right-of-way is usually split in half at the centerline so each side of the street would dedicate the 7 feet as the properties are subdivided.

The Official Map shows this stretch of McMillan Street as an area for Right-of-Way Widening.

A draft of the CSM is attached. If approved, the CSM and resolution will authorize City signatures on the CSM and acknowledge that the City is accepting the additional right-of-way dedication. The dedicated piece of land is approximately 1,548 square feet in area.

Recommendation

Provide any feedback to the Common Council prior to their final action on the approval of the land acquisition.

Attachments

1. Location Map
2. Draft CSM

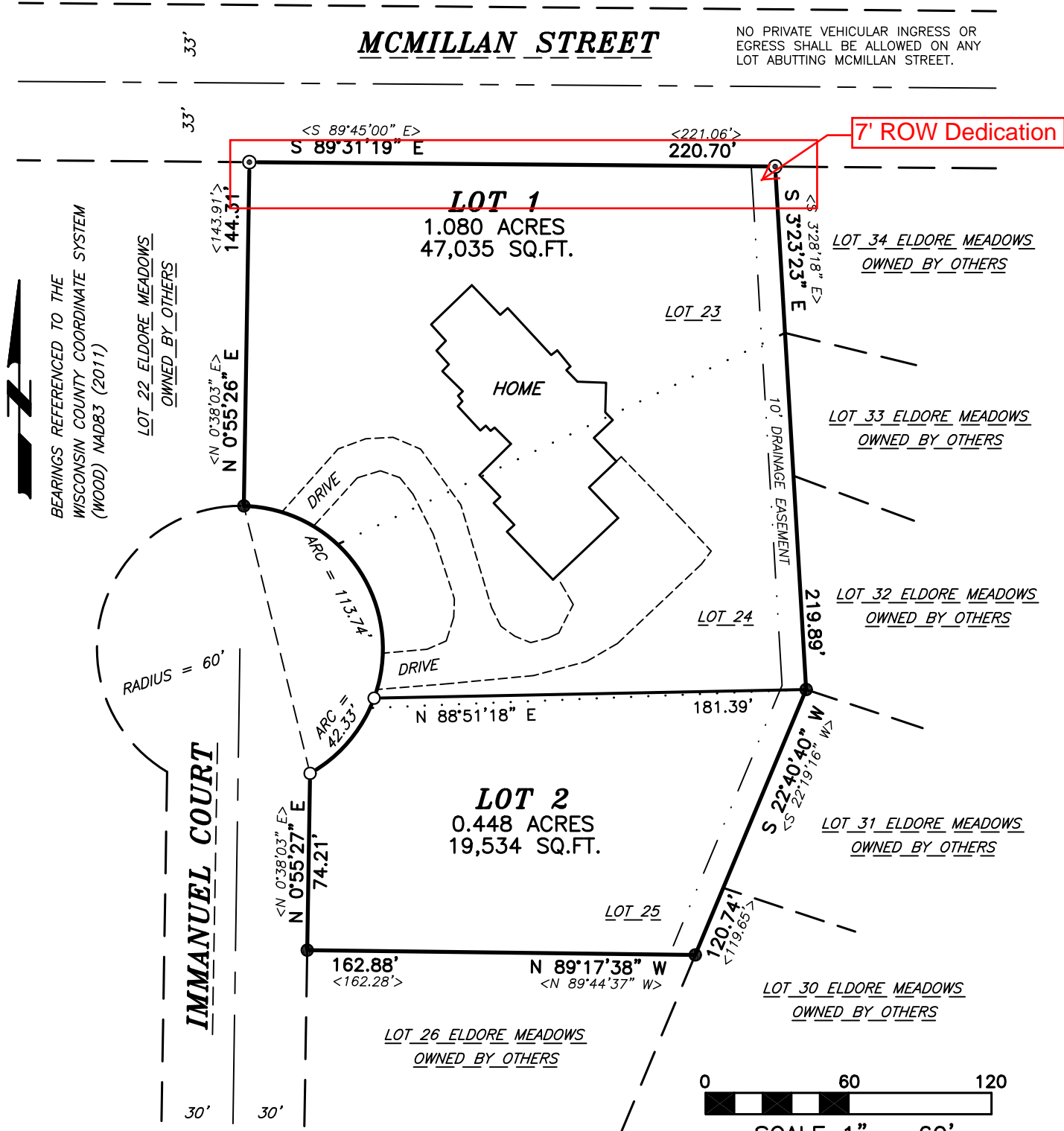
CERTIFIED SURVEY MAP

WOOD COUNTY NO. _____ VOL. _____ PAGE _____

LOTS 23, 24 AND 25 OF ELDORE MEADOWS, LOCATED IN THE NORTHWEST
1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 25 NORTH,
RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us		PREPARED FOR OWNER: WILLIAM SCHWANTES	
FILE #: 21-0094 HELWIG		DRAFTED BY: TIMOTHY G. VREELAND	DRAWN BY: TIMOTHY G. VREELAND

SHEET 1 OF 2 SHEETS



LEGEND

- ▲ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 3/4" x 24" REBAR 1.502 POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ⊙ = 3/4" REBAR FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS

CURVE DATA
RADIUS = 60.00'
CHORD = S 13°54'28" E 115.65'
CENTRAL ANGLE = 149°02'18"
LOT 1
CHORD = N 34°07'12" W 97.46'
CENTRAL ANGLE = 108°36'52"
LOT 2
CHORD = N 40°23'57" E 41.46'
CENTRAL ANGLE = 40°25'26"