



CITY OF MARSHFIELD

MEETING NOTICE

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

1. Call to Order. – Nick Poeschel – Council President.
2. Roll Call. – Secretary Miller.
3. Approval of Minutes – June 15, 2021 Meeting.
4. Citizen Comments.
5. Conditional Use Permit Request by Megan Deleske to allow a Group Daycare Center land use in the "MR-12" Multi-Family Residential district, located at 1033 South Adams Avenue (parcel 33-06971).
Presenter: Emmett Simkowski, Associate Planner
Public Hearing Required
6. Conditional Use Permit Request by Secure Storage of Marshfield to allow a personal storage facility land use in an existing building in the "CMU" Community Mixed Use zoning district, located at 1306 North Central Avenue (parcel 33-03215).
Presenter: Emmett Simkowski, Associate Planner
Public Hearing Required
7. Extraterritorial Preliminary Plat Review Request by Jeff Hill to review the map and other materials of "The Brick Yards" for conformity with all ordinances, administrative rules and regulations. The proposed subdivision is located to the north of Mann Street and to the west of Dragonfly Road in the Town of McMillan. The property can be legally described as: Lot 1 of CSM No. 18871 as Document No. 1829892, located in the west ½ of the southeast ¼ and southwest ¼ of the northeast ¼ of Section 29, Township 26 North, Range 3 East, Town of McMillan, Marathon County, Wisconsin.
Presenter: Bryce Hembrook, City Planner
Public Hearing Required
8. Municipal Code Amendment Request by the City of Marshfield to amend portions of Chapter 18, Article IX (Historic Preservation), in order to give the Historic Preservation Committee authority to review and approve certificate of appropriateness requests in order to retain Certified Local Government (CLG) status. The amendment may also include changing the body's name from Historic Preservation Committee to Historic Preservation Commission.
Presenter: Bryce Hembrook, City Planner
Public Hearing Required
9. Rezoning Request by the City of Marshfield to rezone the property (parcel 33-05225) located to the south of Green Acres Estates Subdivision, between Washington and Hume Avenue, from "SR-4" Single-Family Residential and "GI" General Industrial to "TR-6" Two-Family Residential.
Presenter: Bryce Hembrook, City Planner
Public Hearing Required

PLAN COMMISSION AGENDA

10. Update on Marshfield Clinic Health System projects relating to the Campus Master Plan.
Presenter: Andrew Lane & Brent Hussong (Cannon Design) and Bill Jackson (Marshfield Clinic Health System)
11. Items for Future Agendas.
12. Staff Updates.
13. Adjourn.

Posted this 15th day of July, 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, over-the-top platforms; Roku-TV, Amazon Fire-TV, Apple-TV and on Charter Spectrum Cable Channel 991. The meeting is also archived on the City of Marshfield's YouTube Channel located at the bottom of the City website at www.ci.marshfield.wi.us and replayed the following day and throughout the week on Charter Spectrum Cable Channel 991 and on the over-the-top platforms. For questions regarding the filming of this meeting please contact Communications Director Tom Loucks at 715-486-2070.

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

June 15, 2021

PRESENT: Council President Nick Poeschel, Alderperson Quentin Rosandich, John Kaprelian, Bill Penker, and Alen Johnson
ABSENT: Chris Golden and Steve Okonek
OTHERS: Emmett Simkowski, Associate Planner; Bryce Hembrook, City Planner; Josh Miller, Development Services Director; and others

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

PC21-34 Penker moved and Rosandich seconded the motion to approve the minutes of May 18, 2021 Plan Commission meeting.

Roll call vote: all ayes.

Motion carried.

Citizen Comments

None.

PUBLIC HEARING – Rezoning Request by Megan Deleske to rezone the property located at 1033 South Adams Avenue (parcel 33-06971) from “SR-3” Single-Family Residential to “MR-12” Multi-Family Residential.

Bryce Hembrook presented this item.

Public Comments: Megan Deleske, property owner, 1033 South Adam Avenue. She’s been there two years and has run a licensed family child care facility and her waiting list continues to grow.

Discussion: None.

PC21-35 Rosandich moved and Kaprelian seconded the motion to approve the Rezoning Request by Megan Deleske to rezone the property located at 1033 South Adams Avenue (parcel 33-06971) from “SR-3” Single-Family Residential to “MR-12” Multi-Family Residential and direct staff to prepare an ordinance for Common Council consideration.

Roll call vote: Ayes – 4; Nays – 1 (Penker).

Motion carried.

Presentation and discussion on 2022-2026 City of Marshfield Capital Improvement Plan.

Dan Knoeck presented this item.

Discussion: Penker asked if the street for the sanitary sewer project on Arlington would be blacktop or concrete when it’s complete? Knoeck stated it is currently a concrete street with curb and gutter. Normally what we do on a street like that is we take out the concrete in the middle and replace it with asphalt.

Kaprelian asked if Dan could explain the priority on the packet? Knoeck stated that priority 1 is trying to maintain what we have. Priority II and III are introducing new projects and those are usually a lower priority.

Kaprelian also asked what entity controls the Viaduct. Knoeck stated that is a railroad structure. It would be difficult for the City to initiate a project on that. The railroad stated it works for them.

No additional comments were made.

Alternative Sign Permit Request by Christy Steinle to allow for an exception to the size requirements and the required distance a projecting sign may protrude from the building, located at 630 South Central Avenue (parcel 33-01734).

Emmett Simkowski presented this item.

Discussion: Johnson asked if the sign is stackable? Could they add more signs? Do they plan on getting more tenants? Dan Drexler 110 Conner Avenue, Stratford, Wisconsin, stated that there would be supports to accommodate more additional tenants in the future. The size of the sign would stay the same size, but they could accommodate more tenants.

Penker posed a worst-case scenario of what if the engineer says that you cannot mount that sign on the building? What is the Plan B? Draxler stated he wasn't sure, but he didn't think that would happen. The sign does not project out beyond the rooftop and he's pretty sure the roof can withstand snow loads. The weight of the sign is not that great.

Penker said if the same situation occurs and we cannot have the sign there, what is the suggestion? They could add wall signage or if there is something unique, they could come back to the Plan Commission.

PC21-36 Kaprelian moved and Penker seconded the motion to the Alternative Sign Permit request by Christy Steinle, to allow for an exception to the size requirements and the required distance a projecting sign may protrude from the building, located at 630 South Central Avenue (parcel 33-01734) with the following conditions:

1. The proposed projecting sign may be permitted to have total area of 273 square feet and is permitted to protrude from the wall it is attached by 13 feet.
2. Certification from an engineer that the sign will be securely mounted to the structure shall be submitted to the Development Services Department prior to the installation of the sign.
3. Minor site plan changes may be approved administratively, provided they do not need additional exceptions from the Sign Code, or from any conditions approved with this Alternative Sign Permit.

Roll call vote: all ayes.

Motion carried.

Alternative Sign Permit Request by Stratford Sign Company, to allow for a wall sign that exceeds overall sign area requirements, located at 1810 North Central Avenue (parcel 250-2603-324-9976).

Emmett Simkowski presented this item.

Discussion: Poeschel asked how this compares to the Sears sign that was there? Dan Draxler stated this is a little larger than the Sears sign, but this is their brand standard and what they generally put up in other locations.

PC21-37 Rosandich moved and Penker seconded the motion to approve the Alternative Sign Permit request by Stratford Sign Company, to allow for a wall sign that exceeds overall sign area requirements, located at 1810 North Central Avenue (parcel 250-2603-324-9976) with the following conditions:

1. A 318 square foot sign is permitted on the southern facing façade of the building.
2. Minor site plan changes may be approved administratively, provided they do not need additional exceptions from the Sign Code, or from any conditions approved with this Alternative Sign Permit.

Roll call vote: all ayes.

Motion carried.

Review of Items Under Wisconsin Statue (62.23(5))

Request by the City of Marshfield for consideration and report of the proposed City Subdivision.

Josh Miller presented this item.

Discussion: Rosandich is concerned about the one lot on Lincoln Avenue? Have we considered redesigning the layout it to get rid of the lot with access on Lincoln Avenue? Staff has looked at alternative layouts and had a challenge to get the same density. Rosandich asked if there will be an assessment for the work? Miller stated the driveway aprons off of Cypress Avenue and Birch Avenue will be assessed and City Engineer Tom Turchi is working on that. There are concerns about the tree lines and how they are affected. Will they be notified of the property line? Miller state the property lines will be re-staked as part of the process and hopefully we can address those concerns at the neighborhood meeting on Thursday. Rosandich encouraged more communication with the neighbors on this project.

Discussion on the City of Marshfield Bicycle and Pedestrian Plan.

Bryce Hembrook presented this item and invited the Plan Commission and public to attend the open house on Wednesday, June 16th at 6:00 pm at Wildwood Station.

Discussion: None.

Update on Marshfield Clinic Health System projects relating to the Campus Master Plan.

Bryce Hembrook stated this item will be brought back at the July meeting.

Items for Future Agendas:

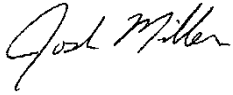
None.

Staff Updates:

None.

With no other business before the Commission, Rosandich moved and Kaprelian seconded to adjourn the meeting at 7:51 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Josh Miller". The signature is written in a cursive, flowing style.

Josh Miller, Secretary
CITY PLAN COMMISSION

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

RE: Conditional Use Permit Request by Megan Deleske to allow a Group Daycare Center land use in the “MR-12” Multi-Family Residential district, located at 1033 South Adams Avenue (parcel 33-06971).

Background

The applicant for this request has approached the Development Services Department to convert her existing family daycare into a group daycare facility. The difference between a family daycare and a group daycare pertains to the number of children allowed at the facility and where these facilities can reside. A family daycare is allowed up to 8 children and the current zoning code allows them in all residential districts and mixed use districts besides the “CMU” Community Mixed Use and “DMU” Downtown Mixed Use Districts. A group daycare is allowed more than 8 children and is allowed in fewer zoning districts and only by conditional use. A group daycare also has stricter building code requirements to meet and is regulated by Wisconsin Department of Children and Families.

In 2008, a Conditional Use Permit for a group daycare within a residential zoning district was approved for this facility by the City Plan Commission, in which the Zoning Code allowed at the time. The facility remained licensed by the State as a group daycare with a capacity to care for 25 children, ages 2 years 6 months to 7 years until 2013. In 2013 the facility went under new ownership and remained licensed as a group daycare with the capacity to care for 16 children, ages 3 years to 10 years until 2016 when the owner at the time chose to relicense the facility as a family daycare with a capacity of 8 children. The applicant took ownership in 2019 and has been operating as a family daycare with a capacity of 8 children, ages 2 years 6 months to 11 years up to present day. The applicant has stated that a family daycare can no longer satisfy the capacity of their waiting list and is wishing to expand to a group daycare.

Because the property’s use as a group daycare has ceased for over a period of 12 months, from 2016 to present day, the approved conditional use from 2008 became void and a group daycare is no longer permitted within a residential zoning district, which was cause for the recent rezoning of this property.

The initial conditional use in 2008 had three conditions:

- Provide a 6-foot high opaque fence around the play area.
- Construct the looped drive and drop-off area, with Engineering Department approval.
- Meet all requirements of the City of Marshfield Building Inspector and the Department of Health and Family Services for group day care occupancy.

Shortly after the permit was approved, it was brought back to Plan Commission for an amendment on the screening requirements. The requested amendment was to replace the 6-foot-high opaque fence with a 4-foot-high chain link fence on all sides of the play area except the

south side, and the south side was to remain a 6-foot-high opaque fence. The amendment was approved and currently the site meets all of these requirements.

Analysis

Location

The subject property is located northeast of the intersection of South Adams Avenue and West 11th Street on the west side of the City. The surrounding area is primarily zoned residential with “SR-3” on the west side of South Adams Avenue and a mix of “SR-2”, “SR-3”, “SR-4” and “TR-6” on the east side of South Adams Avenue.

Land Use Requirements

According to Section 18-58(14) the Group Daycare land use is defined as: Facilities where qualified persons provide childcare services for 9 or more children. Such land uses may be operated on a for-profit or a not-for-profit basis. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business, or civic organization. In such instances, group day care centers are considered an accessory use and require review as a separate land use. The specific regulations pertaining to group daycares are listed in 18-58(14)(a)-(d) and are as follows:

- (a) Group Daycare Centers shall not be located within a residential building.
- (b) Facility shall be surrounded by a bufferyard with a minimum opacity of 0.50 along all property borders abutting residentially zoned property (see Article VIII).
- (c) The property owner’s permission and signature is required as part of the conditional use permit application.
- (d) Minimum required parking: One space per 5 students, plus one space for each employee on the largest work shift.

Initially, when staff received this request, regulation (a) stood out as a concern because initially the building was constructed as a residential building. However, since the building was constructed and converted to a group daycare, many modifications have taken place to the building to conform to the current commercial building code and state requirements. (fire separation, ingress/egress, accessibility etc.) Since applying to be licensed as a group day care, the building must be brought to the most current commercial building code and has been working with the City’s Commercial Building inspector on these modifications. Staff has confirmed with the Commercial Building inspector regarding applicable building codes that the building would be considered a commercial building and will meet the most current requirements. The applicant will be living in the single-family residence upstairs. Staff will also be proposing to change this regulation to allow them in a residential building only if all applicable building code requirements are met and that was staff’s interpretation of the intent of that regulation.

Article VIII, Section 18-131 regulates applicability of landscaping requirements. Subsection (1) and (2) of this section state that the requirements of the article shall not apply retroactively to existing buildings, structures or parking areas and would only apply to expansions of existing developments such as additions or parking areas. However, subsection (4) does allow the Plan Commission to require additional landscaping as part of a conditional use permit. Staff does not feel the addition of a condition to add a landscaping bufferyard to this property is necessary due to the timeframe in which this facility has existed, the depth of the subject parcel and adjoining ones, and the location of the adjacent single-family dwellings to the north. The property is also

semi screened from the nearby dwellings to the south by a 6-foot-high chain link fence with vinyl screening slats required by the previous conditional use permit.

During the Common Council meeting on July 13, 2021 an Alderperson brought up parking concerns for a group daycare on this parcel. Currently the applicant is anticipating 24 students being enrolled at the facility. This is the maximum anticipated number and the number may be reduced after State inspections as the number of students is limited by floor area requirements. The applicant will also have 2-3 employees onsite during work hours. With 24 students and 3 employees, a total of 8 parking spaces are required with the parking requirements stated above. When the previous Conditional Use Permit was approved, the applicant provided 4 spaces for employees within the driveway and the newly created turn around could easily accommodate more than 4 additional spaces. As a means to ensure parking and congestion issues do not arise with the approval of this use, Staff will monitor the parking situation of this use for 12 months and if concerns are brought up, will be brought back to the Plan Commission.

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.*

In section 6 of the Comprehensive Plan, Utilities and Community Facilities, page 6-24 and 6-25 the Plan references existing childcare facilities within the City and the area. The plan states that in 2010 there were 73 regulated childcare facilities and today only 43. The plan also suggests that the city should try to support new facilities when they are proposed in appropriate settings to keep up with the demand. Also, Goal 6-1, provide quality public services for the community, under programs, policies, and recommendations, bullet 11 recommends considering zoning code amendments to allow more flexibility for childcare facilities. Since 2019, North Wood County lost 9 programs and 179 childcare slots. Demand continues to remain high and the applicant states she has a three year waiting list.

- 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 current building on the property resembles a single family dwelling and will not change in appearance. A group day care was previously present on this parcel and accommodations have been made to reduce traffic and congestion by adding the looped driveway and drop off area.

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 Conditional Use would increase the current intensity of the land use from 8 students enrolled in class to potentially 24. However, this property also contained this intensity at a previous point in time and is arguable that the environs of the property will be impacted. The use has been a daycare for approximately 13 years and the number of students and employees at this facility has fluctuated throughout time. The proposed land use will be no more intense than it has at a previous point in time.

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 establishment 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.

The Comprehensive Plan suggests that the availability of child care facilities within the city and region has been in decline for some time. The potential public benefit of increasing the availability of child care facilities is consistent with the Comprehensive Plan suggesting there appears to be a need for more facilities like this. 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 Permit Request by Megan Deleske to allow a Group Daycare Center land use in the "MR-12" Multi-Family Residential district, located at 1033 South Adams Avenue (parcel 33-06971) with the following conditions/exceptions:

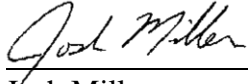
1. Meet all requirements of the City of Marshfield Building Inspector and the Wisconsin Department of Children and Families.
2. Staff will monitor the site for parking concerns for a period of 12 months. If concerns are brought up, this use will be brought back to the Plan Commission.

3. Minor site plan changes 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

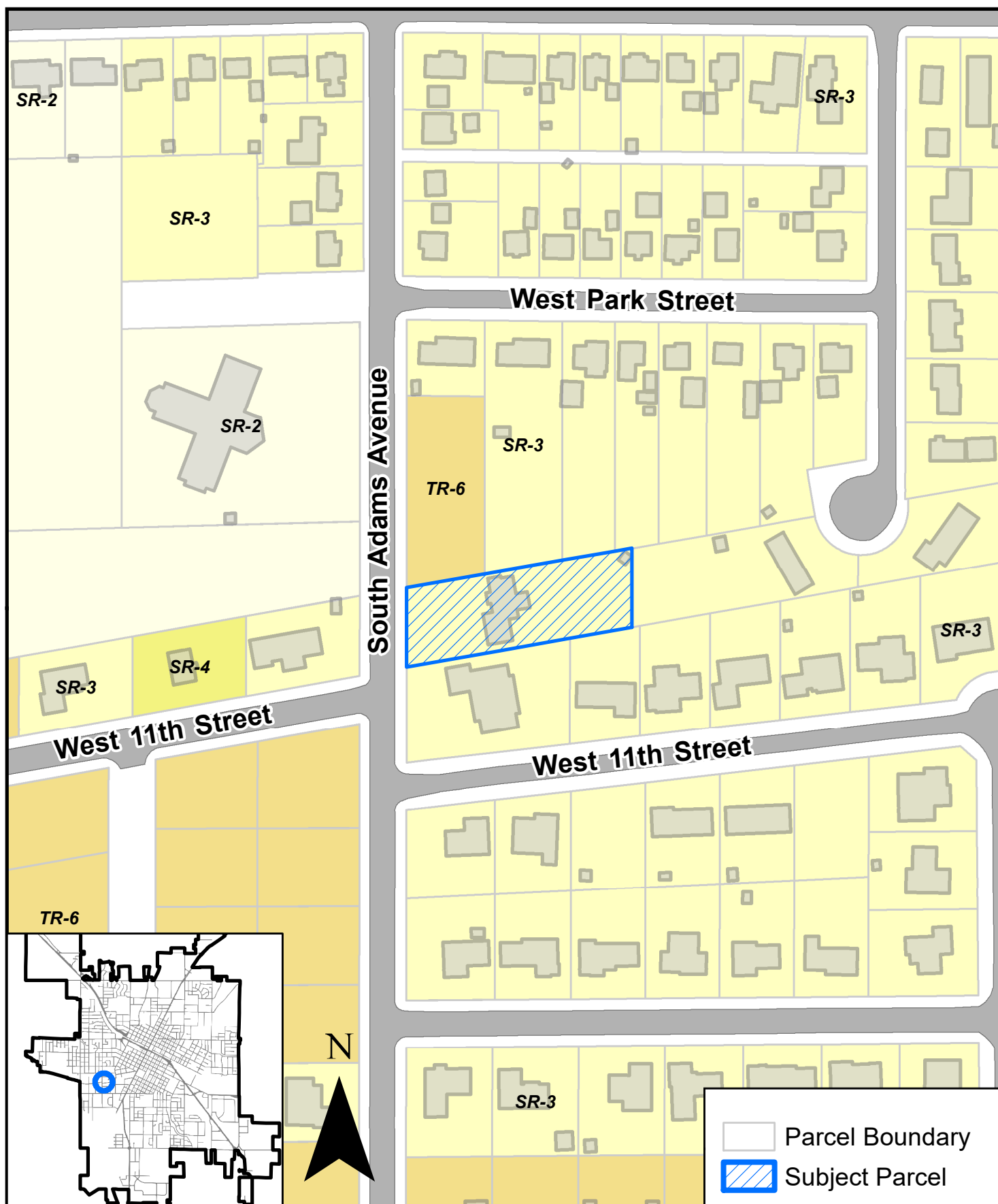
1. Location Map
2. 2020 Air Photo & 2008 Site Plan

Concurrence:



Josh Miller

Development Services Director



CUP: Megan Deleske - Group Daycare within the "MR-12" Zoning District.
1033 South Adams Avenue
City of Marshfield - City Plan Commission
Meeting Date: July 20, 2021

Map Not To Scale
 For Reference Only

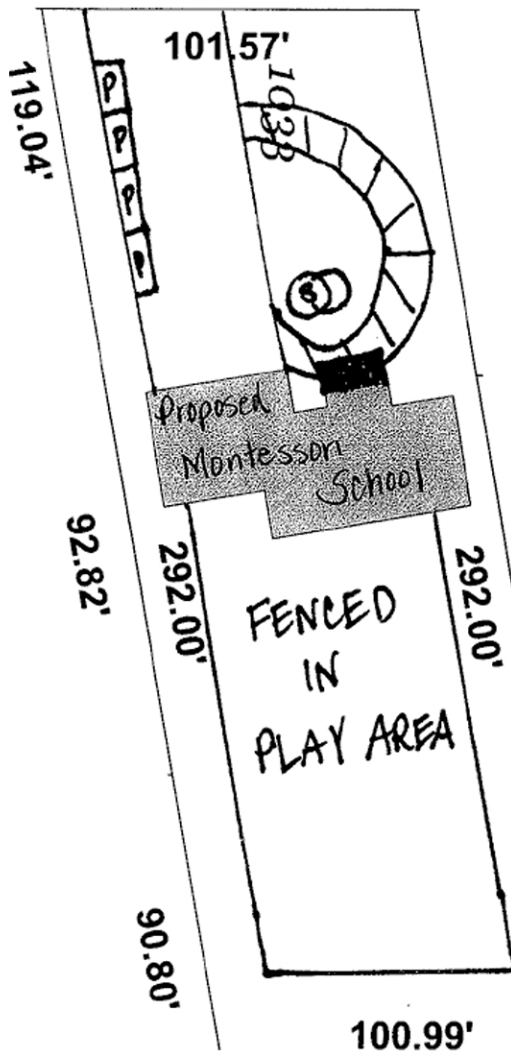
ATTENTION: The representation of data presented for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information. Any duplication without consent is prohibited.

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2020 AIR PHOTO



2008 SITE PLAN



- PARKING FOR STAFF
- CIRCLE DRIVE TO BE ADDED SPRING '08
- PROPOSED SIGNAGE
- Handicap Entrance Extended Drive up Roof area

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

RE: Conditional Use Permit Request by Secure Storage of Marshfield to allow a personal storage facility land use in an existing building in the “CMU” Community Mixed Use zoning district, located at 1306 North Central Avenue (parcel 33-03215).

Background

The prior Shopko building has been sitting vacant since 2019 and has been for sale for some time. Staff has received multiple inquiries from potential buyers of the building and all inquiries have been related to personal storage facilities and light industrial or manufacturing. Currently, Secure Storage of Marshfield is under contract with the owner, pending this Conditional Use Request, to take over ownership of the building. The applicant is proposing to convert the existing building into an interior oriented personal storage facility. The proposed facility is planned to be converted into a climate-controlled facility with indoor access storage units with the total build out having 1,018 units. The units vary in size and range from 5’X4’ to 10’X30’. The proposed project will require a limited amount of site work with bollards and keypads for proposed vehicle entrances into the existing building. The facility is proposed to have month to month leases and 24/7 access with security cameras to be installed. Access to the units will be by the loading bays on the north and south side of the building and also the main entrance on the east side of the building. The front of the building has a few areas that are planned to have retail and/or office spaces rented out. No tenants have been identified and the exact design of these spaces are undetermined at this time.

Recently the City has approved a Municipal Code Amendment to allow interior oriented personal storage facilities within the “CMU” Community Mixed Use zoning district. The intent of the Code Amendment was to allow these uses as an adaptive reuse of existing vacant buildings within Commercial Zoning Districts with minimal impact to the surrounding area.

Analysis

Location

The property in question is located southwest of the intersection of North Central Avenue and West Upham Street. The surrounding area is primarily zoned “CMU” Community Mixed Use to the northeast, east and southeast, with “UMU” Urban Mixed Use to the north, “SR-6” Single Family Residential to the south and “MR-24” Multi-Family Residential and “CMU” Community Mixed Use to the west. The parcel is approximately 7.35 acres and the building itself is approximately 103,000 square feet (2.36 acres). The remainder of the parcel is covered in asphalt for the late Shopko’s parking lot, which contains over 300 parking spaces. The building is physically attached to the building on the adjacent parcel to the east (Mattress Firm and Pizza Ranch).

Land Use Requirements

According to Section 18-60(3) a personal storage facility land use is oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned storage area.

Such storage areas may be available on either a condominium or a rental basis. The land use may include multiple buildings, shall be regulated as a conditional use, and shall not be considered a group development. The following regulations apply specifically for this land use within the “CMU” Community Mixed Use district:

- All entrances to individual storage units shall be accessed from the interior of a building.
- Shall be located in an existing commercial building as an adaptive re-use project.
- No bufferyard is required.
- Facilities may run electrical power within hallways, common area, or office areas but not in individual storage units, except for lighting.

On the east side of the building, facing the parking lot, the applicant is proposing to add false garage doors to advertise the storage business and break up the façade. These garage doors will not be functional and not provide access into the building. Staff wanted to address that although this use is 100 percent interior oriented storage, these doors may give the impression or the appearance of exterior accessible storage, which is not permitted within the “CMU” Community Mixed Use Zoning District. On the other hand, the eastern façade of this building is quite large and there are not many features to break up the large uniform façade. Typically, when breaking up a façade, to create a more unique appearance windows are utilized. With this specific use, if windows were utilized one would see interior oriented storage units through the window and would be less desirable than a blank, uniform façade or false storage unit doors. Staff feels the false doors may improve the exterior appearance of the building but may also give the appearance of a storage facility with exterior access. The Plan Commission may choose to either remove, modify or approve the false doors on the exterior of the building. No other exterior modifications are planned besides signage.

Parking

Parking for the proposed use will utilize the existing parking provided for the previous Shopko building. Utilizing the 2020 aerial photograph, over 300 parking stalls are marked on this site. Chapter 18-60(3)(e) requires one space for each employee on the largest work shift. The applicant states that Secure Storage currently has 5 employees and will be adding 3-4 staff members. The requirement for the prior Shopko would have been 294 parking stalls based on square footage, which greatly exceeds the requirements for a personal storage facility. Due to the low parking requirements and the amount of parking available, staff does not anticipate the addition of this use will overwhelm the parking situation for this parcel and the neighboring businesses.

Additional Considerations

Personal storage facilities are generally associated with large metal buildings in which the units are accessed through garage like doors. Our recent code update excluded facilities in which units are accessed from the exterior within the “CMU” Community Mixed Use district and shall utilize existing commercial buildings.

Ideally the applicant would like the units available to customers 24 hours a day, 7 days a week. Staff does not see an issue allowing this with the secured entry to the building. However, on the south loading bay off the West Kalsched Street frontage, Staff recommends setting hours of operation to protect the residential properties (zoned “SR-6”) across the street from headlights from the loading bay. Kalsched is a local road and the distance between the loading area and the street isn’t very wide. The applicant has proposed hours of operation on this entrance from 6AM through 9PM. If the Plan Commission feels these hours are not sufficient, they may choose to alter the hours of operation.

Although not necessarily zoned residential, the “UMU” Urban Mixed Use parcels on the north side of the building across West Upham Street do contain some single family dwellings and businesses. Staff

feels that because these properties are setback approximately 200 feet from the loading bays and are separated by a minor arterial street, no hours of operation should be required on this entrance.

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.

Goal 7-5 under the City of Marshfield's Comprehensive Plan states "Promote the redevelopment of vacant, blighted, and underdeveloped commercial and industrial properties" and objective two under this section states "increase tax base without adding significant infrastructure costs." The current building has been vacant since 2019 and the infrastructure is already set for a new owner.

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. Alterations to the exterior of the existing building will be minimal and will include signage, which will be permitted in accordance with Chapter 24, the City of Marshfield Sign Code. The interior oriented personal storage facility would impose a lesser burden on parking facilities and the amount of traffic visiting the site than the previous use.

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 interior oriented personal storage facility would be in conjunction with existing commercial development at the West Upham Street and North Central Avenue intersection, which contains many different commercial land uses. The surrounding area is on the North Central Avenue corridor and contains a wide variety of commercial land uses similar to this location.

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 the demand on utilities for this use will be lesser than the previous 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. It may be arguable that the use of this building may be better served with a use other than personal storage, more specifically another big box store or retail. Big box stores are being vacated throughout the State and Nation and the best use of these buildings is debatable. However, it is difficult for these types of stores to utilize each other's vacant buildings due to their specific design standards and requirements which are duplicated Nationwide. Staff has received no inquiries on this building for retail since it has been vacated, only personal storage and light industrial and manufacturing. It is likely if this building is held for future retail or another big box store, it will remain vacant.

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

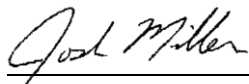
APPROVE the Conditional Use Permit Request by Secure Storage of Marshfield to allow a personal storage facility land use in an existing building in the "CMU" Community Mixed Use zoning district, located at 1306 North Central Avenue (parcel 33-03215), with the following conditions:

1. The storage of items outdoors is prohibited.
2. No personal business may be run out of the personal storage facility units.
3. The southern loading bay on the West Kalsched Street frontage shall have set hours of operation from 6AM through 9PM.
4. Minor site plan changes 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

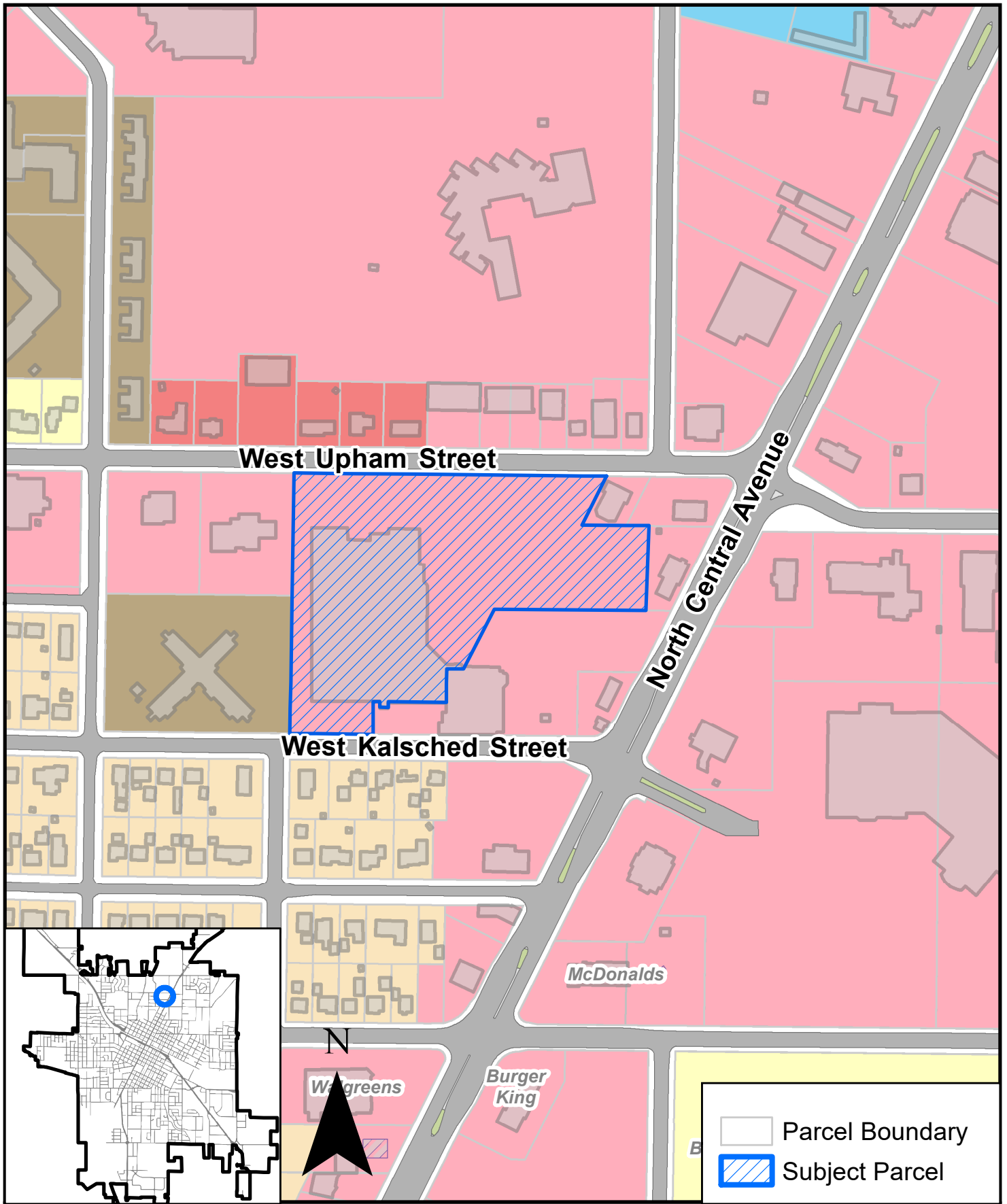
1. Location Map
2. Site Plans & Renderings

Concurrence:



Josh Miller

Development Services Director



CUP: Secure Storage of Marshfield - Personal Storage Facility within the "CMU" Zoning District.
1306 North Central Avenue
City of Marshfield - City Plan Commission
Meeting Date: July 20, 2021

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.

Map Not To Scale
 For Reference Only

G:\Current Files R-2\Secure Storage\2-0521-266 Marshfield Indoor Storage\CAD 2-0521-266.dwg, 6/28/2021 10:43:04 AM



PRELIMINARY NOT FOR CONSTRUCTION



General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)

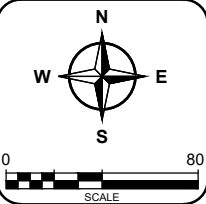
www.generalengineering.net

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PROPOSED SITE PLAN
SECURE STORAGE
SECURE STORAGE, LLC

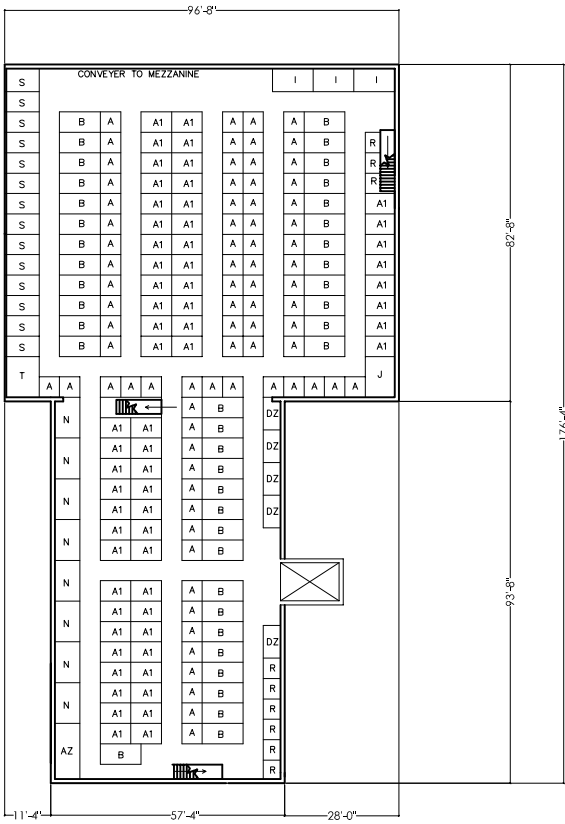
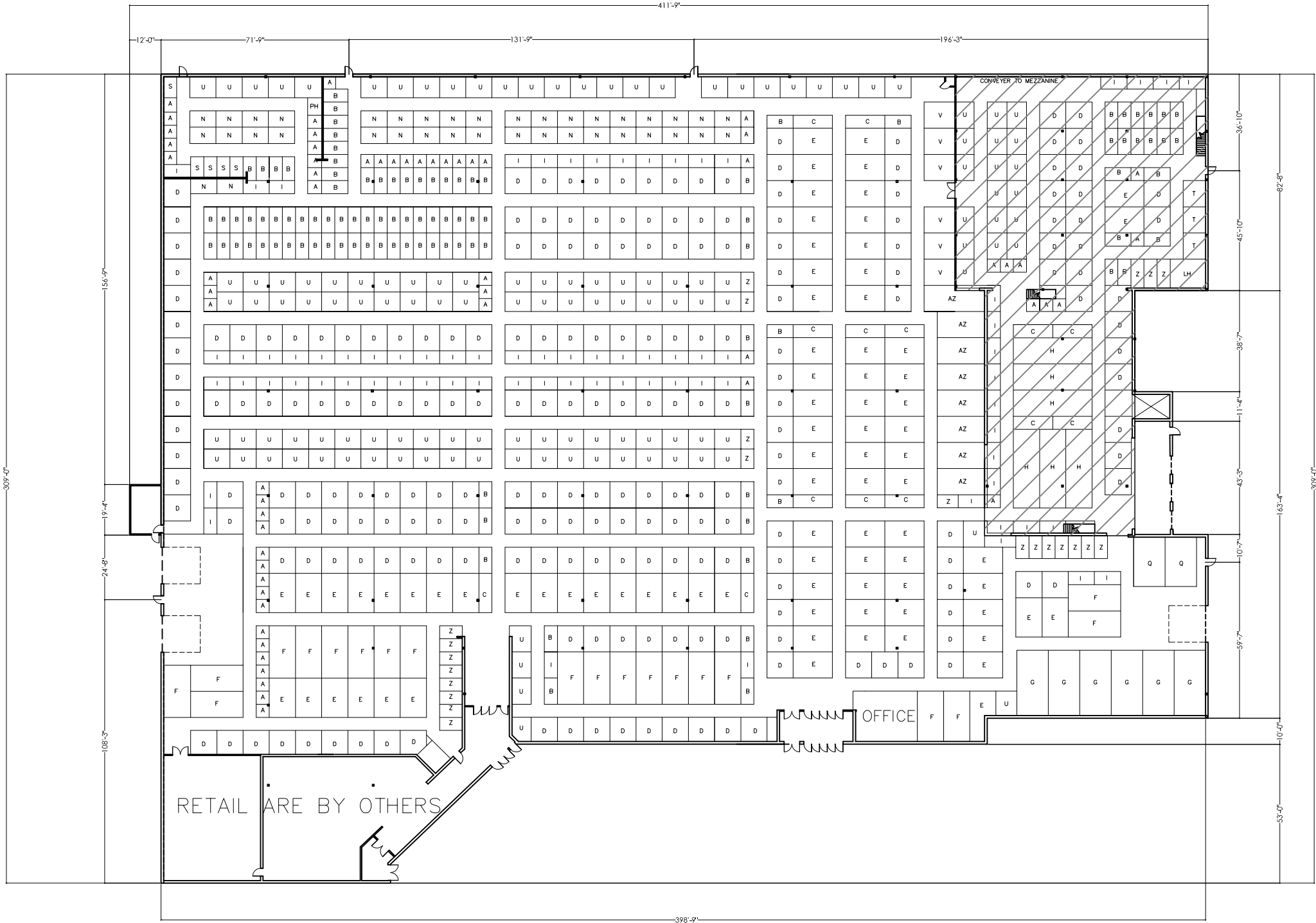
CITY OF MARSHFIELD
WOOD COUNTY, WI

REVISIONS	NO.	BY	DATE



DRAWN BY	BRU
REVIEWED BY	BRB
ISSUE DATE	6/24/2021
GEC FILE NO.	2-0521-266
SHEET NO.	

C1.0



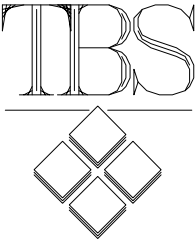
UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
A	5 x 5	135	13.3	3375.0
B	5 x 10	144	14.1	7200.0
C	5 x 15	14	1.4	1050.0
R	5 x 4	9	0.9	180.0
Z	5 x 7.5	85	8.3	3187.5
S	5 x 8	19	1.9	760.0
PH	7 x 5	1	0.1	35.0
DZ	8 x 4	5	0.5	160.0
I	10 x 5	78	7.7	3900.0
D	10 x 10	219	21.5	21900.0
V	10 x 12	6	0.6	720.0
E	10 x 15	81	8.0	12150.0
AZ	10 x 18	9	0.9	1620.0
F	10 x 20	20	2.0	4000.0
G	10 x 25	6	0.6	1500.0
H	10 x 30	6	0.6	1800.0
N	10 x 6	46	4.5	2760.0
U	10 x 7.5	128	12.6	9600.0
T	10 x 8	4	0.4	320.0
Q	12 x 20	2	0.2	480.0
LH	13 x 11	1	0.1	143.0
TOTAL		1018	100	76840.5

Revisions:			By:
6/28/21 REVISED LAYOUT PER NEW ENTRANCE LOCATIONS			MGU
Name: MGU			Scale: 1 = 60'
			Date: 6/7/21

TRACHTE BUILDING SYSTEMS, Inc.

*This drawing and all parts thereof
is the exclusive property of
Trachte Building Systems, Inc.
314 Wilburn Road, Sun Prairie, Wisconsin
(800/356-5824) (Local 608/837-7899)
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Job Description:		PAGE 1 of 1	
PROPOSED STORAGE SYSTEM FOR: Storage World Tim Moy Marshfield, WI			
Sheet Title	Plan #	Phase	
FLOOR PLAN	54613		



General Engineering Company
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net
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ELEVATIONS
SECURE STORAGE

1306 N Central Ave
Marshfield WI

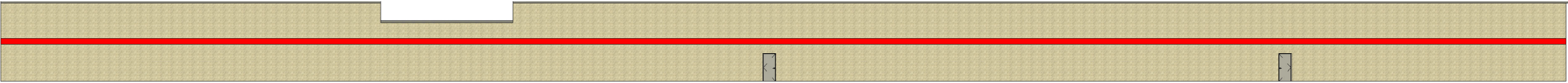
REVISIONS	NO.	BY	DATE

1/32" = 1'-0"
SCALE

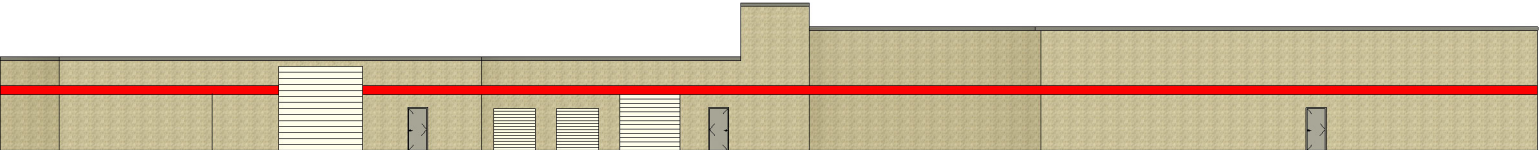
DRAWN BY	IPJ
REVIEWED BY	KEF
ISSUE DATE	6/7/21
GEC FILE NO.	2-0521-266
SHEET NO.	1.0



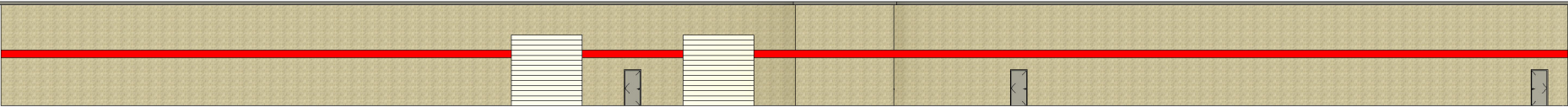
① FRONT ELEVATION
1/32" = 1'-0"



② BACK ELEVATION
1/32" = 1'-0"



③ NORTH ELEVATION
1/32" = 1'-0"



④ SOUTH ELEVATION
1/32" = 1'-0"



BUILDING FRONT ELEVATION



Photo of a re-purposed Pick N Save in Watertown, Wisconsin. Exterior of the proposed conversion to match colors and materials.



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

RE: Extraterritorial Preliminary Plat Review Request by Jeff Hill to review the map and other materials of “The Brick Yards” for conformity with all ordinances, administrative rules and regulations. The proposed subdivision is located to the north of Mann Street and to the west of Dragonfly Road in the Town of McMillan.

Background

The applicant, Jeff Hill, is proposing to subdivide approximately 55 acres of land (including proposed dedicated rights-of-way), located north of Mann Street and to the west of Dragonfly Road in the Town of McMillan. Although located in the Town of McMillan, the property is within the City of Marshfield’s 3-mile extraterritorial plat jurisdiction. The proposed plat could create 24 residential lots, having a minimum lot size of 2 acres in size. A copy of the preliminary plat is included in the packet.

Analysis

The City of Marshfield Comprehensive Plan 2017-2037 Extraterritorial Plat Areas Map (Map 9.6) shows that the subject property is located within the 1-mile radius boundary of the city limits; thus, the City is able to review this plat through our plat review process. This map also identified areas where major subdivisions should be limited in the Townships unless annexed to the City. The subject property is not located within this identified area. The property is located in the Town of McMillan but is not located within the Joint Plan Commission boundary area. This area is highly unlikely to be annexed to the city within the next few decades. This property is also not included in the Future Land Use Map or in the Future Development Staging Plan in the City’s Comprehensive Plan. The proposed plat shows just one road, Brick Yard Drive, to be installed and this road will connect with Mann Road and Dragon Fly Road.

One aspect of the plat that staff wants to identify is the shape of some of lots. According to Chapter 19 Subdivision Ordinance, excessive depth to width ratios shall be avoided and that a length/width ratio of 2.5 to 1 ratio shall generally be considered as a desirable maximum for lots that are 70 feet wide or more. There are a few lots that exceed this ratio; however, some of these lots also contain wetlands or stormwater management features which limits the property’s buildable area. Additionally, the proposed subdivision is not located near current city limits and it is unlikely this subdivision would be annexed into the City anytime soon. Staff does not believe that the proposed length/width ratios will create an adverse impact.

At this time, staff sees no negative impact to approving the subdivision as proposed, but the applicant should be made aware that although unlikely, future requests to connect to City

services (i.e. water & sewer) may be cost prohibitive due to the density (lot sizes) of the development. The County and Town of McMillan will review the preliminary plat review and the City's Plan Commission will review the final plat when submitted.

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.

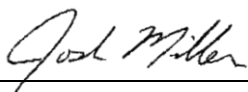
Recommendation

APPROVE the Extraterritorial Preliminary Plat Review Request by Jeff Hill to review the map and other materials of "The Brick Yards" for conformity with all ordinances, administrative rules and regulations. The proposed subdivision is located to the north of Mann Street and to the west of Dragonfly Road in the Town of McMillan.

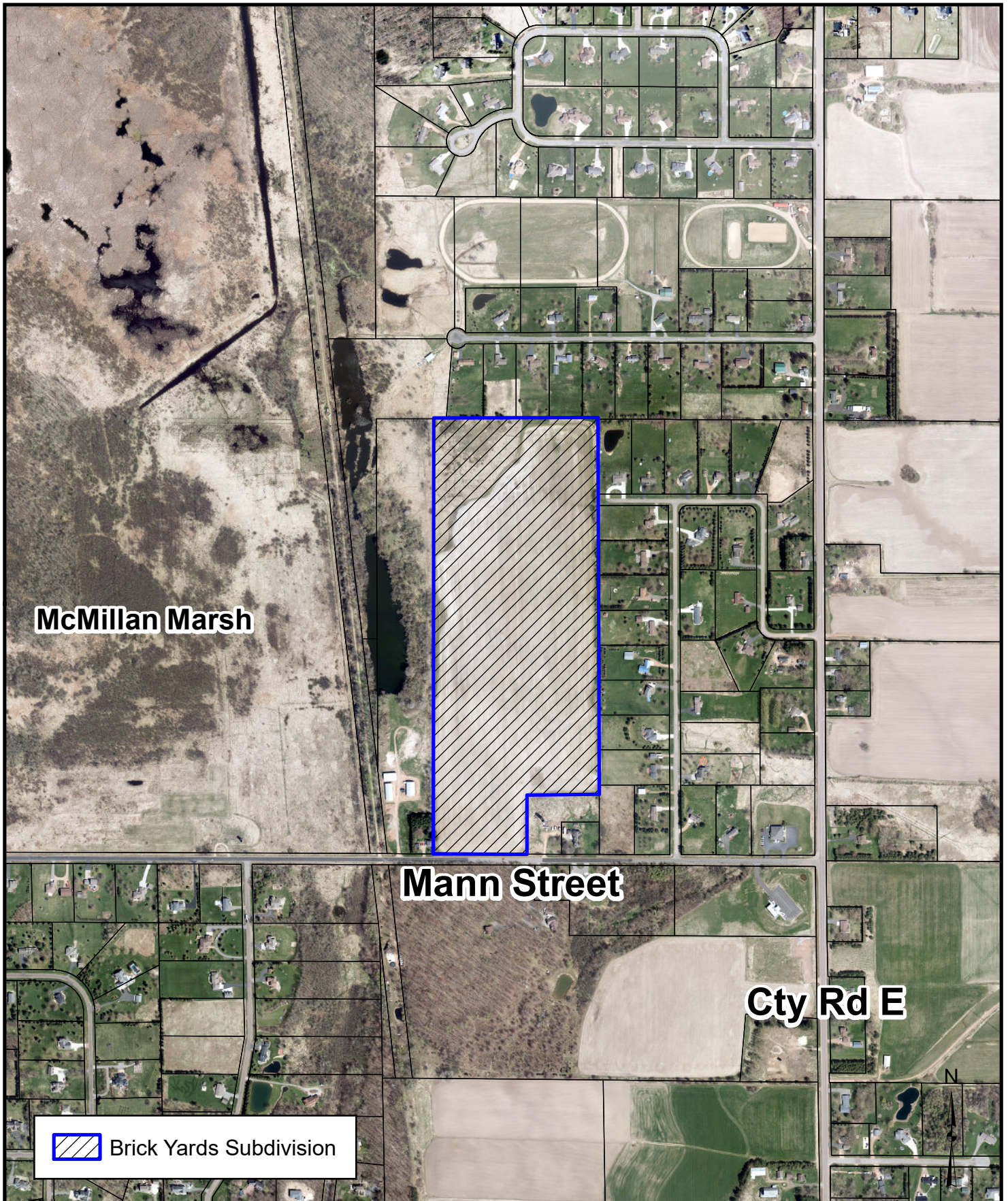
Attachments

1. Location Map
2. Preliminary Plat

Concurrence:



Josh Miller
Development Services Director



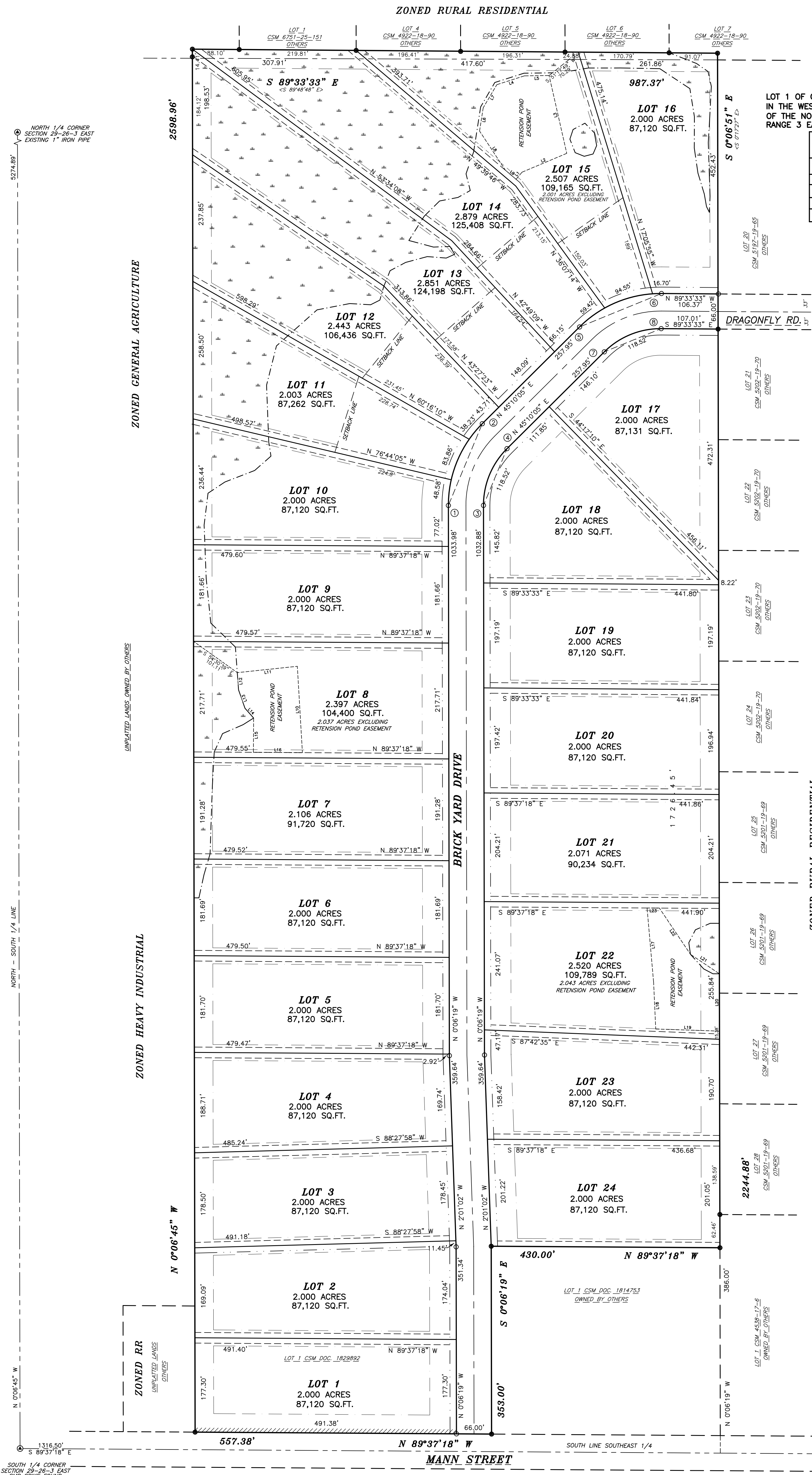
SDV: The Brick Yards - Extraterritorial Plat Review

City of Marshfield - Plan Commission

Meeting Date: July 20, 2021

Map Not To Scale
For Reference Only

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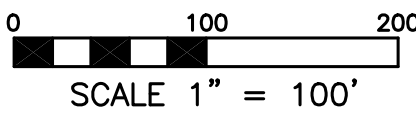
PRELIMINARY
THE BRICK YARDS
A COUNTY PLAT

LOT 1 OF CSM NO. 18871 AS DOCUMENT NO. 1829892, LOCATED
IN THE WEST 1/2 OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4
OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 26 NORTH,
RANGE 3 EAST, TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
6103 DAWN STREET WESTON, WI 54478	
PH (715) 241-0947 tim@vreelandassociates.us	
PREPARED FOR: JEFF HILL	
FILE #: 20-0212	
DRAFTED BY: TIMOTHY G. VREELAND	
DRAWN BY: DUSTIN M. VREELAND E-46804-6	
CREW CHIEF: DUSTIN M. VREELAND E-46804-6	

SHEET 1 OF 2 SHEETS

BEARING REFERENCED TO THE
SOUTH LINE OF THE SOUTHEAST 1/4
BRICK YARD LOTS 1-24
(MARATHON) (2011)



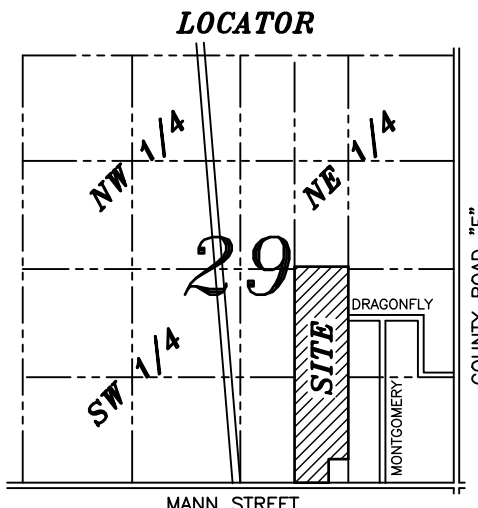
- LEGEND
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
 - = 1 1/4" x 24" ROUND IRON BAR
 - = 4.173 POUNDS PER FOOT SET
 - = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ALL OTHER LOT CORNERS MONUMENTED WITH 1.315" OUTSIDE DIAMETER x 24" IRON PIPE 1.68 POUNDS PER FOOT
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP
///// = NO VEHICULAR ACCESS
- = 12' UTILITY EASEMENT
--- = 10' DRAINAGE EASEMENT
- = WETLANDS AS DELINEATED BY GARY STARZINSKI OF STAR ENVIRONMENTAL AND LOCATED BY VREELAND ASSOCIATES ON 4-12-2021.

LOT 15 POND EASEMENT		
Line #	Length	Bearing/Delta
L1	172.50'	N 40°06'54" E
L2	91.16'	N 87°10'26" E
L3	150.01'	N 12°47'07" W
L4	54.51'	S 72°17'58" W
L5	46.35'	S 89°15'15" W
L6	44.27'	S 08°54'07" W
L7	50.41'	S 30°30'04" E
L8	88.07'	S 33°22'58" E
L9	26.42'	S 49°39'46" E

LOT 8 POND EASEMENT		
Line #	Length	Bearing/Delta
L10	162.53'	N 03°22'26" W
L11	113.43'	S 83°59'02" W
L12	32.56'	S 04°05'13" E
L13	36.47'	S 19°15'14" E
L14	24.57'	S 41°27'30" E
L15	64.44'	S 02°22'42" W
L16	92.18'	S 89°37'18" E

LOT 22 POND EASEMENT		
Line #	Length	Bearing/Delta
L17	140.57'	S 05°01'20" E
L18	87.48'	S 02°35'38" E
L19	119.98'	S 88°07'41" E
L20	107.75'	N 00°06'51" W
L21	65.54'	N 98°07'16" W
L22	104.73'	N 33°54'42" W
L23	23.13'	N 89°37'18" W

--- = BUILDING SETBACK LINES



SECTION 29, TOWNSHIP 26 NORTH, RANGE 3 EAST,
TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN.

PRELIMINARY
THE BRICK YARDS
A COUNTY PLAT

LOT 1 OF CSM NO. 18871 AS DOCUMENT NO. 1829892, LOCATED
IN THE WEST 1/2 OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4
OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 26 NORTH,
RANGE 3 EAST, TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us	
OWNER:	JEFF HILL
FILE #:	20-0212
DRAFTED BY:	TIMOTHY G. VREELAND
DRAWN BY:	DUSTIN M. VREELAND
CREW CHIEF:	DUSTIN M. VREELAND

SHEET 1 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JEFF HILL, I SURVEYED, MAPPED AND DIVIDED LOT 1 OF CERTIFIED SURVEY MAP NUMBER 18871 AS DOCUMENT NUMBER 1829892, LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 3 EAST, TOWN OF MCMILLAN, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE COUNTY PLAT MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE TOWN OF MCMILLAN, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

TIMOTHY G. VREELAND PLS - 2291
DATED THIS 14TH DAY OF JUNE, 2021

OWNERS CERTIFICATE OF DEDICATION

I, JEFFREY G. HILL OF ROXY PROPERTIES LLC, DO HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE TOWN OF MCMILLAN AND THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE FOR APPROVALS PER MARATHON COUNTY LAND DIVISION ORDINANCE.

WITNESS THE HANDS AND SEALS OF SAID OWNERS THIS ____DAY OF _____, 20__

JEFFREY G. HILL ROXY PROPERTIES LLC.

STATE OF WISCONSIN) SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS ____DAY OF _____, 20__. THE ABOVE NAMED JEFFREY G. HILL OF ROXY PROPERTIES LLC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF MORTGAGEE

I, _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF JEFFREY G. HILL OF ROXY PROPERTIES LLC., OWNER.

WITNESS THE HAND AND SEAL OF _____, MORTGAGEE, THIS ____DAY OF _____, 20__.

IN THE PRESENCE OF:

MORTGAGEE (SEAL)

STATE OF _____) SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS ____DAY OF _____, 20__. THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, _____ BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF MCMILLAN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 20__ AFFECTING THE LANDS INCLUDED IN THE PLAT OF THE BRICK YARDS, A COUNTY PLAT.

DATE _____ TOWN TREASURER _____

TOWN BOARD RESOLUTION

RESOLVED THAT THE PLAT OF THE BRICK YARDS, A COUNTY PLAT IN THE TOWN OF MCMILLAN IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF MCMILLAN. ROXY PROPERTIES LLC., BEING THE OWNER OF THE LANDS.

DATE APPROVED _____ TOWN CHAIRMAN _____

DATE SIGNED _____ TOWN CHAIRMAN _____

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF MCMILLAN.

TOWN CLERK _____

MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

RESOLVED THAT THE PLAT OF THE BRICK YARDS, A COUNTY PLAT, IS HEREBY APPROVED BY THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE.

DATE APPROVED _____ SIGNED BY _____

DATE SIGNED _____ SIGNED BY _____

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, _____ BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF THE BRICK YARDS, A COUNTY PLAT.

DATE _____ COUNTY TREASURER _____

CURVE DATA TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD	TANGENT BEARINGS
1-2	216.00'	45°16'23"	N 22°31'53" E 166.27'	S 0°06'19" E N 45°10'05" E
LOT 10	" "	12°53'14"	N 6°20'19" E 48.48'	
LOT 11	" "	22°14'38"	N 23°54'15" E 63.33'	
LOT 12	" "	10°08'31"	N 40°05'49" E 38.18'	
3-4	150.00'	45°16'23"	N 22°31'53" E 115.46'	S 0°06'19" E N 45°10'05" E
5-6	216.00'	45°16'23"	N 67°48'16" E 166.27'	S 45°10'05" W S 89°33'33" E
LOT 14	" "	15°45'44"	S 53°02'56" W 59.23'	
LOT 15	" "	25°04'52"	S 73°28'14" W 93.80'	
LOT 16	" "	4°25'47"	S 88°13'34" W 16.70'	
7-8	150.00'	45°16'23"	N 67°48'16" 115.46'	S 45°10'05" W S 89°33'33" E
LOT 10	" "	15°43'45"	N 22°53'51" E 41.05'	

DISTANCES ON CURVES ARE ARC DISTANCES

UTILITY EASEMENT RESTRICTION

NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF §.236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION.

APPROVED FOR RECORDING UNDER
THE TERMS OF THE MARATHON
COUNTY LAND DIVISION REGULATIONS.

BY _____

DATE _____
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.
CPZ TRACKING NO. _____

REGISTER OF DEEDS
MARATHON COUNTY, WI

RECEIVED FOR RECORD THIS _____
DAY OF _____ A.D. 20____
AT _____ O'CLOCK _____ M. IN PLAT
CABINET NO. _____ ON PAGE _____

REGISTRAR _____

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

RE: Municipal Code Amendment Request by the City of Marshfield to amend portions of Chapter 18, Article IX (Historic Preservation), in order to give the Historic Preservation Committee authority to review and approve certificate of appropriateness requests in order to retain Certified Local Government (CLG) status. The amendment may also include changing the body's name from Historic Preservation Committee to Historic Preservation Commission.

Background

Article IX of the zoning code establishes the powers, procedures, and requirements for historic preservation and the Historic Preservation Committee (HPC) in Marshfield. Marshfield is currently considered to be a Certified Local Government (CLG), but are in danger of losing this designation if the City's ordinance is not updated. The proposed changes will allow for the City to maintain its Certified Local Government status which makes the City eligible to apply for Wisconsin Historic Preservation Fund Subgrants, allows the committee to formally comment on National Register of Historic Places nominations, and ensures eligibility to authorize the use of Chapter 11 of the International Existing Building Code for locally designated historic buildings. Due to the committee's small budget, it is imperative to be able to apply for grants that can assist with historic preservation projects. The committee has also requested to change the name of the group from committee to commission since Marshfield is the only historic preservation group in the state with the word committee in the title.

Analysis

One of the primary changes of this amendment is to allow the Historic Preservation Committee to review and approve certificates of appropriateness. A certificate of appropriateness is a permit for restoration or change of a landmark, landmark site or historic preservation district site appearing on the Local Municipal Register of Historic Places which shall accompany a building or demolition permit. The current process is that the building inspector shall refer a building permit application, involving the exterior architectural appearance of any designated historic structure or site or a property within a historic district, to the Historic Preservation Committee for review. The Committee then gives a recommendation to the Plan Commission and the Plan Commission votes on the request. The Common Council then approves the minutes of the Plan Commission and the request is officially approved. The new procedure will allow the Historic Preservation Committee to approve the request without sending a recommendation to the Plan Commission. The Plan Commission is essentially losing the power to approve or deny a certificate of appropriateness; however, there are very few Plan Commissions in the state that review these requests, especially those with a Historic Preservation Committee/Commission.

The following is a brief summary of the recommended changes (shown in *italics*):

- Replace all instances of “*Committee*” with “*Commission*”. The Commission will now be known as the Historic Preservation Commission.
- Add “to review *and approve* certificate of appropriateness and to adopt policies and procedures for this function” to Section 18-141(2)(f).
- Remove Section 18-143(4)(b) & 18-143(5)(b). This regulation stated that the Commission may recommend additional guidelines or criteria to the Plan Commission when reviewing certificate of appropriateness requests. The Plan Commission will no longer need to review these requests.
- Replace “*Plan Commission*” with “*Historic Preservation Commission*” throughout Section 18-145 (Appeals).

The proposed changes have been reviewed by the Historic Preservation Committee and they recommended to approve the request. City staff has also sent the proposed changes to the Certified Local Government Coordinator for the Wisconsin Historical Society to review and he is supportive of the proposed changes. He also provided some additional suggestions. Most of his suggestions may be addressed during the zoning code re-write process since they are not urgent changes that need to be made.

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 Municipal Code Amendment Request by the City of Marshfield to amend portions of Chapter 18, Article IX (Historic Preservation), in order to give the Historic Preservation Committee authority to review and approve certificate of appropriateness requests in order to retain Certified Local Government (CLG) status and to change the body’s name from Historic Preservation Committee to Historic Preservation Commission; and direct staff to prepare an ordinance for Common Council consideration.

Attachments

1. Draft Redline Ordinance Language
2. Draft Ordinance Language

Concurrence:



Josh Miller
Development Services Director

Section 18-140: Landmarks and Historical Preservation

It is a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public benefit and is in the interest of health, prosperity, safety, and welfare of the people. The purpose of this article is to:

- (1) Protect, enhance and perpetuate structures, sites and districts which represent or reflect the cultural, social, economic, political, engineering or architectural history of Marshfield, referred to in this article as "the City."
- (2) Safeguard the City's historic and cultural heritage as embodied and reflected in its historic structures, sites and districts.
- (3) Ensure that construction or alteration on or near historic structures, sites and districts will be in keeping with the historic character to be preserved.
- (4) Strengthen the City's economy through incentives which stimulate historic preservation and serve as a support to business and industry.
- (5) Foster civic pride in the beauty and accomplishments of the past.
- (6) Promote the use of historic structures, sites and districts for the education, pleasure and welfare of Marshfield residents and visitors.

Section 18-141: Historic Preservation ~~Committee~~Commission

Composition of the Historic Preservation ~~Committee~~Commission shall be as follows:

- (1) Composition and Qualifications.
 - (a) A Historic Preservation ~~Committee~~Commission is hereby created, consisting of 7 members. Of the membership, one shall be a registered architect or an individual with building design background; one shall be a historian or an individual with historical background; one shall be a member of the Plan Commission; 3 shall be citizen members, and one shall be an alderperson. Each member shall have, to the highest extent practicable, a demonstrated interest or background in historic preservation. The City Director of Planning and Economic Development shall serve as ex officio member. The mayor shall appoint the ~~Committee~~Commission subject to confirmation by the Council. Of the initial members so appointed, 2 shall serve a term of one year, 2 shall serve a term of 2 years, and 3 shall serve a term of 3 years. Thereafter, the term for each member shall be 3 years except for the alderperson, whose term shall be limited to one year.
 - (b) Training. In order to ensure continued Historic Preservation ~~Committee~~Commission expertise and credibility, the ~~Committee~~Commission shall designate at least one meeting each year for training to be provided by a recognized specialist in historic preservation.
- (2) Powers and Duties. The Historic Preservation ~~Committee~~Commission shall have the following powers and duties:
 - (a) To develop appropriate criteria and standards for identifying and evaluating historic structures, sites and districts.
 - (b) To collect, as determined necessary by the ~~Committee~~Commission, data, including photographs, drawings, descriptions, recorded interviews and written documentation, and to survey and permanently record the origin, development, use and historical significance of structures, sites and districts and place in an appropriate facility.
 - (c) To recommend the designation of historical structures, sites and districts within the City limits. Such historic structures, sites and districts shall be subject to all the provisions of this Article.
 - (d) To cooperate with federal, state and local agencies in the nomination of locally designated historic structures, sites and districts to the National Register of Historic Places.

- (e) To recommend legislation and programs which provide economic incentives for historic preservation.
- (f) To review and approve certificates of appropriateness and to adopt policies and procedures for this function.
- (g) To recommend appropriate markers or plaques for historic structures, sites and districts.
- (h) To receive and solicit gifts and contributions for historic preservation in the City, to be placed in a special account.
- (i) To promote among the citizens of Marshfield continuing public awareness and support for the heritage of the City, as exemplified by its historic structures, sites and districts.

Section 18-142: Designation of Historic Structures, Sites, Districts

- (1) Criteria. Criteria for designation of historic structures, sites and districts is as follows:
 - (a) A historic structure, site or district designation may be placed on any natural or improved site, or on any area of particular historic, architectural or cultural significance which:
 - 1. Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community; or
 - 2. Is identified with historic persons or with important events in national, state or local history; or
 - 3. Embodies the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style or method of construction or of indigenous materials or craftsmanship; or
 - 4. Represents the notable work of a master builder, designer or architect whose work was influential.
 - (b) The Historic Preservation ~~Committee~~Commission may recommend to the Plan Commission additional guidelines for designation that are in accordance with generally accepted historic preservation principles.
- (2) Procedure for Designation of an Historic Structure or Site. Upon recommendation of the Historic Preservation ~~Committee~~Commission, the Plan Commission shall hold a public hearing following publication of a Class 1 notice and application of the criteria provided in this section, subject to the following:
 - (a) At least 10 days prior to such hearing, the Plan Commission shall notify in writing the owners of record as listed in the office of the City assessor who are owners of property in whole or in part situated within 200 feet of the boundaries of the property affected.
 - (b) At such public hearings, the Plan Commission may hear other witnesses in addition to the persons notified.
 - (c) Within 40 days after such public hearing, the Plan Commission may recommend designation of a property as a historic structure or a historic site.
 - (d) Council approval of the Plan Commission recommendation shall constitute designation. Notice of such designation shall be sent to the property owner of record and to the other persons identified in Subsection (2)(a) of this section. Notification also shall be given to the City Clerk, building services supervisor and City assessor.
 - (e) Upon designation, the historic structure or site automatically shall be zoned "D" for historic preservation area and shall be included on an official land use map.
 - (f) Upon designation, the historic structure or site shall be added to the municipal register of historic places.

- (3) Rescission of Designation of an Historic Structure or Site. The designation of a historic structure or site may be rescinded as follows:
- (a) If the owner of record of a designated historic structure or site desires to sell and is unable to find a buyer willing to preserve the structure or site, the owner may petition the Plan Commission for a rescission of its designation. Such petition shall contain an affidavit under oath that the person has made reasonable attempts in good faith to find and attract such a buyer, as well as such further information deemed reasonably necessary by the commission for the purpose of evaluating the petition.
 - (b) Following the filing of such petition, the commission shall instruct the Historic Preservation ~~Committee~~Commission to work with the owner for up to 6 months to locate a buyer who is willing to abide by the designation. If no such buyer is found at the end of 6 months, and the owner still desires to sell the property, the commission shall recommend rescission to the Council for action.
 - (c) In the event of rescission, the Council shall notify the City Clerk, building services supervisor and City assessor and shall cause the rescission to be recorded at City expense in the County Register of Deeds' office and to be removed from the municipal register and land use map.
 - (d) Following any such rescission, the commission may not recommend designation of the subject property as a historic structure or site for at least 2 years from the date of rescission.
- (4) Procedure for Creation of Historic District. The procedure for creation of a historic district shall be as follows:
- (a) For preservation purposes, the Historic Preservation ~~Committee~~Commission shall select geographically defined areas within the City to be designated as historic districts and shall work with the City attorney to prepare a historic preservation plan in ordinance form for each area to be recommended to the Plan Commission. Such designation and plan shall meet the criteria of designation as stipulated in this section. Each historic preservation plan prepared for or by the ~~Committee~~Commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development and a statement of preservation objectives.
 - (b) Upon recommendation of the ~~Committee~~Commission, the Plan Commission shall hold a public hearing, following publication of a Class 2 notice.
 - (c) At least 10 days prior to such hearing, the City Clerk shall give notice to the alderperson of the district and the owners of record in whole or in part situated within 200 feet of the boundaries of the proposed district.
 - (d) The Plan Commission shall review the historic district plan and make a recommendation to the Council within 40 days of the public hearing.
 - (e) Council adoption of the historic district plan in ordinance form shall constitute designation.
 - (f) Upon designation, the historic district automatically shall be zoned "D" for historic preservation area and shall be included on an official land use map.
 - (g) Upon designation, the historic district shall be listed on a municipal register of historic places.
- (5) Recognition of Historic Structures Sites and Districts. After a historic structure, site or district has been so designated in accordance with this section, the Plan Commission may with consent of the owner cause to be prepared and erected on such property at City expense a suitable plaque or sign declaring that the property is a historic structure or site. Such marker shall be easily visible to pedestrians.
- (6) Maintenance. Owners of record of a historic structure, historic site or an improvement in a historic district shall keep in good repair all of the exterior portions of such improvement and all interior

portions which, if not so maintained, may cause or tend to cause the exterior portions of the improvement to fall into a state of disrepair.

- (7) Voluntary Restrictive Covenant. The owner of any historic structure or site, at any time following a designation of the property, may enter into a restrictive covenant on that property after negotiation with the ~~Committee~~Commission and the approval of the Plan Commission. The Historic Preservation ~~Committee~~Commission may assist the owner in preparing such covenant in the interest of preserving the historic structure or site. The owner shall record such covenant in the County Register of Deeds' office and shall notify the City assessor of such covenant and the conditions thereof.

Section 18-143: Construction and Alteration

Construction and alteration of historic structures, sites or improvements within a historic district shall be in accordance with the following:

- (1) Certificate of Appropriateness Required. After designation of a historic structure, site or district, no person shall alter, reconstruct, move or permit any alteration of all or any exterior portion of a historic structure or site or a property within a historic district unless the Historic Preservation ~~Committee~~Commission has recommended and the Plan Commission has approved such work, and the building services supervisor has issued a certificate of appropriateness. Application for review of construction or alteration shall be made on a form prepared by the Historic Preservation ~~Committee~~Commission and available at the building services supervisor's office. Such an application shall include accompanying plans and specification.
 - (a) For a building permit involving the exterior architectural appearance of any designated historic structure or site or a property within a historic district, the building services supervisor shall refer the application to the Historic Preservation ~~Committee~~Commission for a certificate of appropriateness within 10 days of receipt of an application.
 - (b) For alterations of designated historic properties not requiring a building permit, the building services supervisor shall issue the certificate of appropriateness based on guidelines approved by the Historic Preservation ~~Committee~~Commission. If the building services supervisor determines that a certificate of appropriateness cannot be issued based on guideline criteria, the applicant shall be referred to the Historic Preservation ~~Committee~~Commission.
- (2) Application Review by Historic Preservation ~~Committee~~Commission. Upon receipt of an application for a certificate of appropriateness involving the exterior of a designated structure, site or property within a historic district, the Historic Preservation ~~Committee~~Commission shall review the application at its next regular meeting. The Historic Preservation ~~Committee~~Commission shall determine if the proposed work would not detrimentally change, destroy or adversely affect any feature of the improvement, would harmonize with the external appearance of the neighboring sites, and, if in a historic district, would conform to the established preservation plan objectives and design criteria. The Historic Preservation ~~Committee~~Commission shall approve or deny the issuance of a certificate of appropriateness within 30 days. The Historic Preservation ~~Committee~~Commission may attach certain conditions to its approval. The building services supervisor shall issue a certificate of appropriateness after approval.
- (3) Denial of Application. If an application for a certificate of appropriateness is denied, the Historic Preservation ~~Committee~~Commission shall cooperate and work together with the applicant in an attempt to obtain approval within the guidelines of this Article.
- (4) Criteria for Existing Structures and Sites. Criteria for construction or alteration of existing structures shall be as follows:
 - (a) The Secretary of the Interior's Standards for Historic Rehabilitation, as revised, shall apply to reconstruction and alteration to existing structures. The current standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

~~(b) The Historic Preservation Committee may recommend to the Plan Commission additional guidelines or criteria which are in conformance with generally accepted historic preservation principles.~~

(5) New Construction. Criteria for new construction shall be as follows:

(a) The criteria for new construction in historic districts shall be:

1. The mass, volume, height, roof type, materials, size and setback of proposed structures should appear to be compatible with existing buildings in the immediate area.
2. The facade of new structures should maintain a compatible relationship with those of existing structures in terms of windowsill or header lines, proportion of window and door openings, horizontal or vertical emphasis of major building elements, and extent of architectural detail.
3. The building materials and colors used should complement and be compatible with other buildings in the immediate area.
4. The sizing, design and placement of signs should fit the building and the adjacent structures.
5. All landscaping and parking provisions should complement and be compatible with improvements in the immediate area.

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~~(b) The Historic Preservation Committee may recommend to the Plan Commission additional guidelines or criteria which are in conformance with generally recognized historic preservation principles.~~

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Section 18-144: Demolition

Demolition of locally designated historic building sites and improvements within a historic district shall be in accordance with the following:

- (1) Demolition Permit Required. No person shall demolish all or part of a historic structure or structure within a historic district or destroy all or part of a historic site unless the Historic Preservation ~~Committee~~Commission recommends and the Plan Commission approves such work and the building services supervisor issues a permit to raze.
- (2) Demolition Permit Application. Upon receipt of an application for a permit to demolish a historic property, the ~~Committee~~Commission may recommend that the Plan Commission deny approval for a period of up to 12 months, during which time the ~~Committee~~Commission and the applicant, in good faith, shall attempt to find a means by which to save such property from demolition.
- (3) Demolition Permit Issuance Procedure. If at the end of 12 months, no mutually agreeable method of saving the property is underway, or no funds have been granted to preserve the property, the building services supervisor may issue a demolition permit without the approval of the Plan Commission.

Section 18-145: Appeals

An appeal of any ~~Historic Preservation Commission~~Plan Commission action relating to the regulation of construction, reconstruction or exterior alteration or the regulation of demolition may be initiated by filing a petition to appeal, specifying the grounds for such appeal, with the City Clerk prior to the date on which the Council is scheduled to approve the ~~Historic Preservation Commission~~Plan Commission action. The City Clerk shall file the petition to appeal with the Council and the Council shall schedule a public hearing after which the Council may, by a favorable vote of 2/3 of its members, reverse or modify the decision of the ~~Plan Commission~~Historic Preservation Commission. In modifying or reversing a decision of the ~~Historic Preservation Commission~~Plan Commission, the Council shall find that owing to special conditions, the decision of the ~~Historic Preservation Commission~~Plan Commission would cause serious hardship to the property owner or preclude reasonable use of the property. Self-created hardship or expectation of increased economic return shall not be the basis for modifying or reversing a decision of the ~~Historic Preservation Commission~~Plan Commission.

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

RE: Rezoning Request by the City of Marshfield to rezone the property (parcel 33-05225) located to the south of Green Acres Estates Subdivision, between Washington Avenue and Hume Avenue, from “SR-4” Single-Family Residential and “GI” General Industrial to “TR-6” Two-Family Residential.

Background

The subject property is located on the south side of the city and is located approximately 1,200 feet to the east of Washington Avenue and 650 feet to the west of Hume Avenue. The property is unique in that it is considered to be a split zone property. The northwest quarter of the property is zoned “SR-4” Single-Family Residential and the rest of the property is zoned “GI” General Industrial. The City is currently exploring the idea of creating a mixed-use TIF district and this could open up opportunities for a future subdivision development. The proposed land use will likely be single-family homes with the possibility of some two-family homes being constructed. The City should rezone this property to put the parcel under one zoning district prior to the TIF district being created.

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 is intended to create, preserve, and enhance areas for 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 majority of the subject property was zoned “M3” General Industrial district and there was also a portion of the property that was zoned “C” Conservancy district. Due to the stream that runs through the property and the disconnect from Hume Avenue, this property is no longer a suitable option for industrial land uses. The property is better suited as a residential area.

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

- Single-family
- Two flat
- Twin house
- Duplex
- Community garden
- Small scale indoor institutional
- Outdoor open space institutional
- Passive & active outdoor recreation
- Small scale public services and utilities
- Community living arrangement (1-15 residents)

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

- Large scale indoor institutional
- Communication tower

The subject property is approximately 734,408 square feet in size, or 16.86 acres, and currently does not have any street frontage. The site is located along several proposed rights-of-way and will have access once these streets are installed. The majority of the property consists of wetlands and thus, development will likely be limited to the northwest quarter of the property. The subject property is proposed to meet all lot width and size requirements for the “TR-6” zoning district. The property is located on the south side of the city and is located in between a low- to medium-density residential neighborhood to the west and an industrial area to the east.

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. The City is aware that the eastern portion of the property is considered to be a wetland area and that development would only occur in the northwest quarter of the subject property. A wetland delineation will be completed at a later date to determine the developable area.

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

The Future Land Use Map in the Comprehensive Plan identifies the subject property as Medium Density Residential. The ideal land uses in this district includes single-family, duplex, and townhouse. Rezoning to the “TR-6” district can be consistent depending on the specific development proposed. The anticipated development will likely consist of single-family homes and potentially a few two-family homes, which would be consistent with the recommendations of the Comprehensive Plan.

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

A medium density residential neighborhood would be consistent with the land uses to the west. The stream that runs through the property creates a barrier from the industrial properties to the east.

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 City is exploring the possibility of creating a mixed-use TIF district for a potential subdivision and it would be ideal to have the same zoning district as the property to the west (across the proposed right-of-way). The future subdivision is expected to be a medium density residential neighborhood and will need to meet a certain density in order to meet the criteria set for the TIF district. This rezoning is supported by the recommendations of the comprehensive plan.

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 Rezoning Request by City of Marshfield to rezone the property (parcel 33-05225) located to the south of Green Acres Estates Subdivision, between Washington Avenue and Hume Avenue, from “SR-4” Single-Family Residential and “GI” General Industrial to “TR-6” Two-Family Residential and direct staff to prepare an ordinance for Common Council consideration.

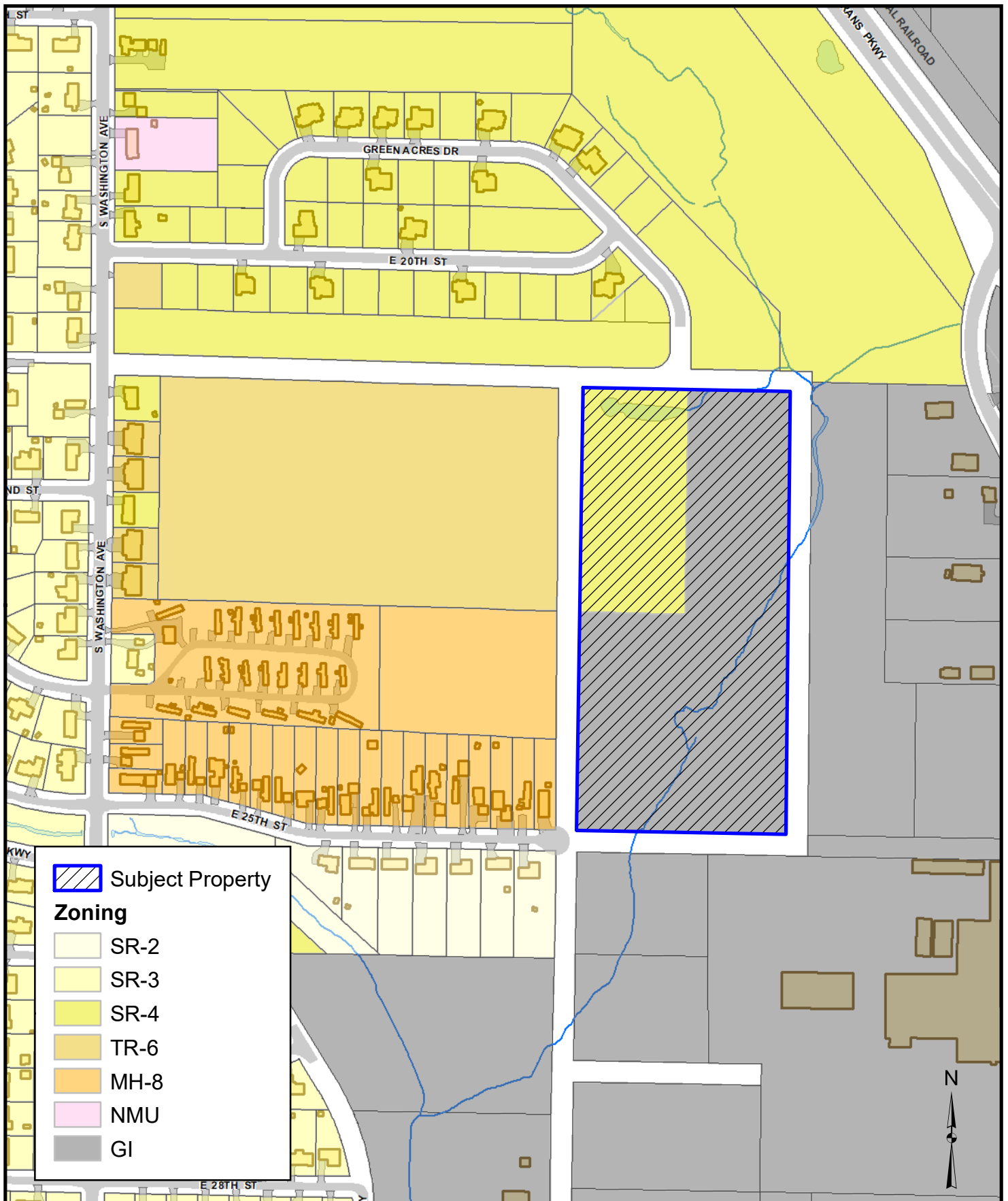
Attachments

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

Concurrence:



Josh Miller
Development Services Director



RZN: City of Marshfield - Rezoning From SR-4 & GI to TR-6

City of Marshfield - Plan Commission

Meeting Date: July 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.



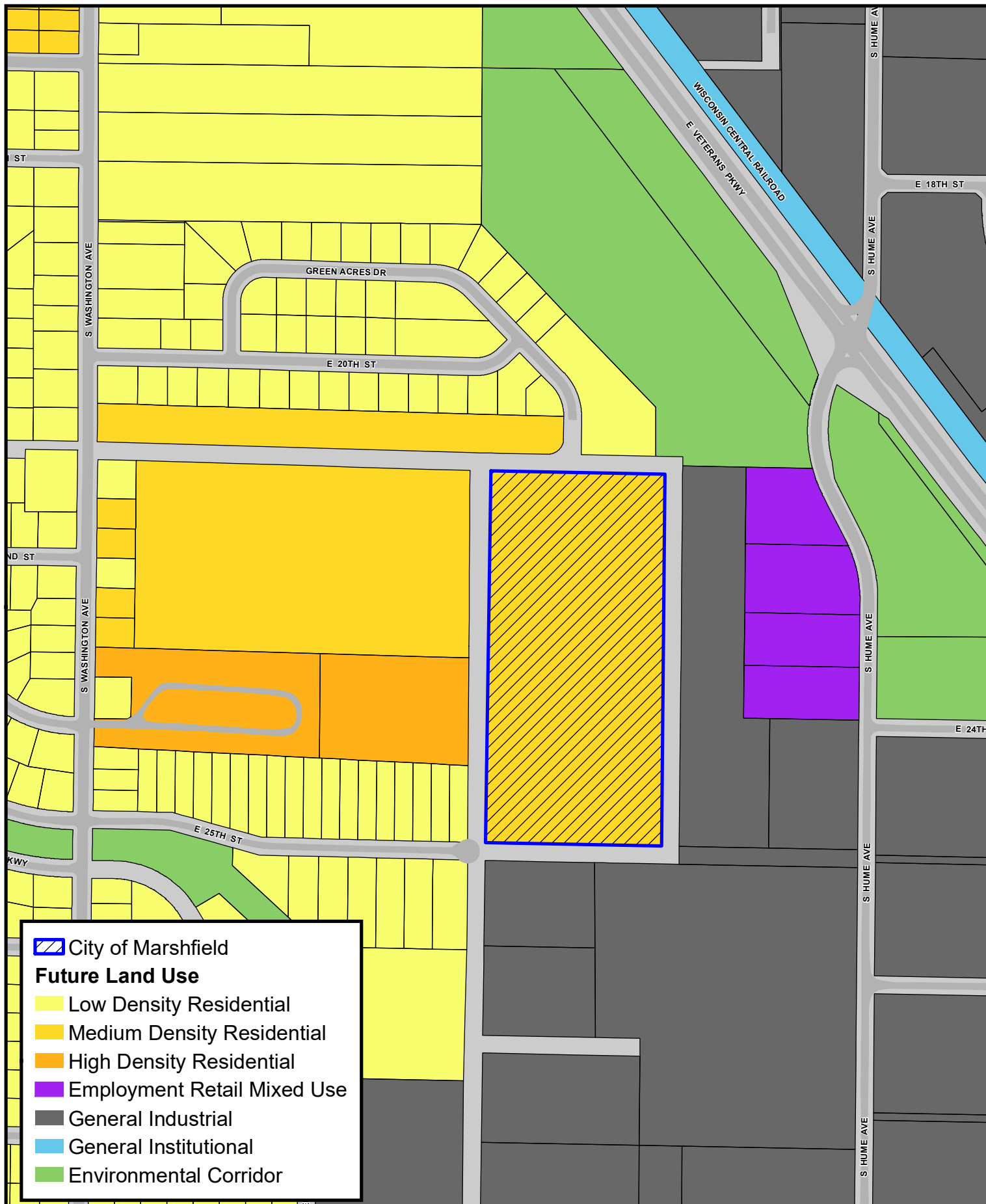
City of Marshfield Planning Commission Rezoning Report

Agenda Date: 7/20/21
Applicant: City of Marshfield
Owner(s): City of Marshfield

Parcel Numbers: 33-05225
Jurisdiction: Aldermanic District 7
Location: East of Washington Ave, south of Green Acres Subdivision, west of Hume Avenue, and northeast of 25th
Approx. Size of Tracts: 734,408 square feet or 16.86 acres
Land Use Plan: Medium Density Single-Family, Two-Family, and Townhouse (3-10 units per acre)
Accessibility: No, but surrounded by proposed right-of-ways
Utilities: No

Present Zoning: "SR-3" Single-Family Residential & "GI" General Industrial
Zoning Requested: "TR-6" Two-Family Residential
Existing Land Use: Vacant and wetlands
Proposed Use: Southwest quarter of property will likely be single-family with potential for two-family homes. Rest of property will likely be vacant/wetlands
Extension of Zone: Yes, TR-6 district across right-of-way to the west
History of Zoning: Prior to the 2013 City-wide rezoning the property was zoned "M3" General Industrial District and "C" Conservancy District. Since the 2013 City-wide rezoning, the majority of the property has remained "GI" General Industrial, but the northwest portion of the property was rezoned to "SR-4" Single-Family Residential in 2016.
Surrounding Land Use and Zoning: North: Single-family – Zoned "SR-4"
East: Industrial and wetlands – Zoned "GI"
South: Industrial and wetlands – Zoned "GI"
West: Single-family, vacant, two-family, and mobile homes – Zoned "SR-3", "SR-4", "MH-8", and "TR-6"

Neighborhood Context: The subject property is located between a low to medium density residential neighborhood and an industrial area. There is a small stream that acts as a barrier between the two land uses. Only a small portion of the property would be suitable for development and residential is the best option.



Future Land Use

City Plan Commission - July 20, 2021

6/30/2021



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Miles

Sources: City of Marshfield GIS Dept.