



CITY OF MARSHFIELD
MEETING NOTICE

AMENDED

**COMMON COUNCIL MEETING AGENDA
SPECIAL MEETING
MONDAY, NOVEMBER 2, 2015
Council Chambers, Lower Level, 630 South Central Avenue
6:00 P.M. (or right after the Board of Public Works meeting)**

AGENDA

- A. Call to Order – Mayor Meyer
- B. Roll Call
- C. Pledge of Allegiance
- D. Citizen Comments
- E. Staff report – proposed changes to achieve 2.5% pay raise for non-union employees
- F. Discuss possible changes to the proposed 2016 budget
- G. Announce date/time for 4th budget meeting (Thursday, November 5th at 6:00 p.m.), or set date/time for public hearing (Tuesday, November 24th at 7:00 p.m.),
- H. Closed session under Wisconsin Statutes chapter 19.85 (1)(e) “Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.”
 - Possible development within the Tax Incremental District #7
- I. Reconvene into open session
- J. Action on matters discussed in closed session, if appropriate
- K. **First Reading – Ordinance No. 1321, Rezoning Request by the City of Marshfield to change the zoning from “RH-35” Rural Holding to “GI” General Industrial, for property located east of the intersection of South Galvin Avenue and Yellowstone Drive (Parcel No. 33-07087) legally described as: SW ¼ of the SW ¼ of Section 15, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, excluding all dedicated rights-of-way. Presented by Jason Angell, Director of Planning and Economic Development**

Recommended Action: Suspend the rules and approve Ordinance No. 1321

COMMON COUNCIL AGENDA – SPECIAL MEETING
November 2, 2015

- L. Request to approve Resolution No. 2015-51 approving a Certified Survey Map for a possible development within Tax Incremental District #7. Presented by Dan Knoeck, Director of Public Works

Recommended Action: Approve Resolution No. 2015-51

- M. Suggested items for future agendas
- N. Adjournment

Posted this day, October 31, 2015 at 12:30 p.m. by Steve Barg, City Administrator

NOTICE

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 Deb M. Hall, City Clerk at 630 South Central Avenue or by calling (715) 486-2023.



City of Marshfield Memorandum

DATE: October 30, 2015
TO: Mayor Meyer & City Council
FROM: Steve Barg, City Administrator
RE: Budget meeting – November 2nd

Background

At the Council's second budget meeting, staff was asked to develop a plan to give a 2.5% pay raise to all non-represented staff - .5% above what was included in the initial budget. For your review and consideration, I've attached a proposal that accomplishes this goal.

Other changes

In addition, staff will ask that the following 2 motions be approved on Monday night:

- Reduce budget/debt by \$47,021 (before any pay/benefit changes) for adjustments to the 2nd Street Green Corridor Improvements (for direct charge of staffing costs), including relocating these costs to a separate project fund for that portion of work from Central to Chestnut Avenue.
- Authorize staff to make any final balancing adjustments that may be needed, using a mix of minor adjustments to contingency or fund balance, and/or minor changes to miscellaneous revenue/expense categories.

Recommendation

Staff recommends that Council consider the pay issue and any other changes to the 2016 budget, and reach agreement on a proposal to take to a public hearing on November 24th.

SUGGESTED APPROACH, IF 2.5% PAY RAISE IS TO BE INCLUDED

Starting point (additional available funds noted at 10/19 meeting)		\$29,636
Add: Increase resulting from finalized assessed value		<u>4,520</u>
		\$34,156
Proposed additional expenditures		
• Added .5% raise (to 2.5%) for non-represented staff	\$22,743	
• Restore crackfilling funds (to \$40,000 of original cut)	15,000	
• Restore comprehensive plan funds (community survey)	<u>10,000</u>	
		<u>(47,743)</u>
		(\$13,587)
Proposed budget reductions		
• Fire department overtime tied to reduced training	\$6,183	
• Employee Assistance Program (cut in half – start on 7/1)	5,000	
• Veteran’s Parkway weed control (still leaving \$7,000)	1,500	
• City Clerk budget – supplies (will purchase ahead in 2015)	<u>1,000</u>	
		<u>13,683</u>
		\$ 96



City of Marshfield Memorandum

TO: Mayor Meyer & Common Council
FROM: Josh Miller, City Planner
DATE: October 26, 2015

RE: First Reading – Ordinance No. 1321 Rezoning Request by the City of Marshfield to change the zoning from “RH-35” Rural Holding to “GI” General Industrial, for property located east of the intersection of South Galvin Avenue and Yellowstone Drive (Parcel No. 33-07087).

Background

The City of Marshfield is proposing to rezone one parcel located east of the intersection of South Galvin Avenue and Yellowstone Drive from “RH-35” Rural Holding to “GI” General Industrial to allow this property to be developed for manufacturing. Although it is one parcel, it was split by the realignment of Yellowstone Drive with a small triangular piece lying south of Yellowstone Drive. This rezoning request covers both pieces of land.

The 35-acre property is currently being farmed and is part of the Yellowstone Industrial Park, located in Tax Incremental District #7. If the rezoning is approved, the southern half of the parcel would be planned for manufacturing development, and the north half would likely remain as farmland until it is developed in the future.

Analysis

According to the 2007 City of Marshfield 20 year Comprehensive Plan, this specific area is identified as “General Industrial.” Rezoning the property to “GI” General Industrial, would match the designated land use shown on the Future Land Use map for this area.

Based on the neighborhood context, the surrounding land uses, similar properties, and future growth patterns it is reasonable to consider a rezoning of this property and adjacent properties in the future to “GI” General Industrial.

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 Natural Resources (WisDNR) and the Federal Emergency Management Agency (FEMA).

Section 18-03 refers to the protection of health, safety, morals, comfort, convenience, and general welfare of the public. Rezoning land that is located in an industrial park, to industrial zoning, would allow future manufacturing uses to be located near other manufacturing uses and away from incompatible residential uses. The northern part of the property does contain an intermittent stream based on GIS data. If that area does become developed, any regulations pertaining to shoreland zoning will be followed. Based on the available data, there are no identified floodplains or wetlands on the subject property.

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

The Future Land Use Map identifies this area as "General Industrial". According to the Comprehensive Plan, this planning district has been designated to provide locations for the various manufacturing and industrial districts and intensities allowed by City zoning. This includes the M1, M2, and M3 (now the IP, LI, and GI) districts. Areas given this planning designation have good highway access and limited conflicts with residential areas. Thus, this area is planned to support a range of employment uses, including more intense uses as allowed by zoning. As opportunities for reinvestment and redevelopment occur, the appearance of building facades exposed to the public view, especially those visible from Veterans Parkway should be improved. Aesthetic treatments should include the use of high quality building materials, improved window treatments, screening, and landscaping.

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

The surrounding properties to the north and south are zoned "GI" General Industrial. Property to the west of Galvin Avenue is zoned "CMU" Community Mixed Use. Property to the east of the subject property is zoned "RD" Research and Development, but the majority is zoned for general industrial. Since the majority of the surrounding properties are zoned "GI" General Industrial, rezoning this parcel to "GI" is consistent with the Comprehensive Plan and the future growth pattern of the industrial park.

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.

There is demand for new manufacturing development in the Yellowstone Industrial Park and the current zoning does not match the designation of the Future Land Use map in the Comprehensive Plan.

Plan Commission Recommendation

A public hearing was held on October 20, 2015 where no public comment was made. The Plan Commission recommended approving the proposed ordinance as presented.

Council Options

The Common Council can take the following actions:

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

Recommendation

To allow the proposed project to continue moving forward, and to break ground yet this year, staff is requesting that the rules be suspended and action be taken after the first reading. Staff is recommending approval of Ordinance No. 1321 to rezone the property from "RH-35" Rural Holding to "GI" General Industrial.

Attachments

1. Ordinance 1321
2. Location Map

Concurrence:



Jason Angell
Planning and Economic Development Director



Steve Barg
City Administrator

ORDINANCE NO. 1321

AN ORDINANCE REZONING AN UNADDRESSED PARCEL EAST OF THE INTERSECTION OF SOUTH GALVIN AVENUE AND YELLOWSTONE DRIVE, PARCEL 33-07087, FROM "RH-35" RURAL HOLDING DISTRICT TO "GI" GENERAL INDUSTRIAL DISTRICT.

WHEREAS, the Common Council of the City of Marshfield, having reviewed the recommendation of the City Plan Commission regarding the proposed change in zoning classification for the property described below; and

WHEREAS, the City Clerk, having published a Notice of Public Hearing regarding such change in zoning and, pursuant thereto, a public hearing having been held on the 20th day of October, 2015 at 7:00pm, and the Plan Commission having heard all interested parties or their agents and attorneys;

NOW, THEREFORE, the Common Council of the City of Marshfield, Wisconsin, do ordain as follows:

SECTION I. Zoning

The following described property is hereby rezoned from "RH-35" Rural Holding District to "GI" General Industrial District, as set forth in, and regulated by, the provisions of Chapter 18, Marshfield Municipal Code:

The SW ¼ of the SW ¼ of Section 15, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, excluding all dedicated rights-of-way.

SECTION II. Effective Date

This Ordinance shall be effective upon passage and publication as required by law and the Zoning Administrator is hereby directed to make the necessary changes to the Zoning Maps forthwith.

ADOPTED: _____

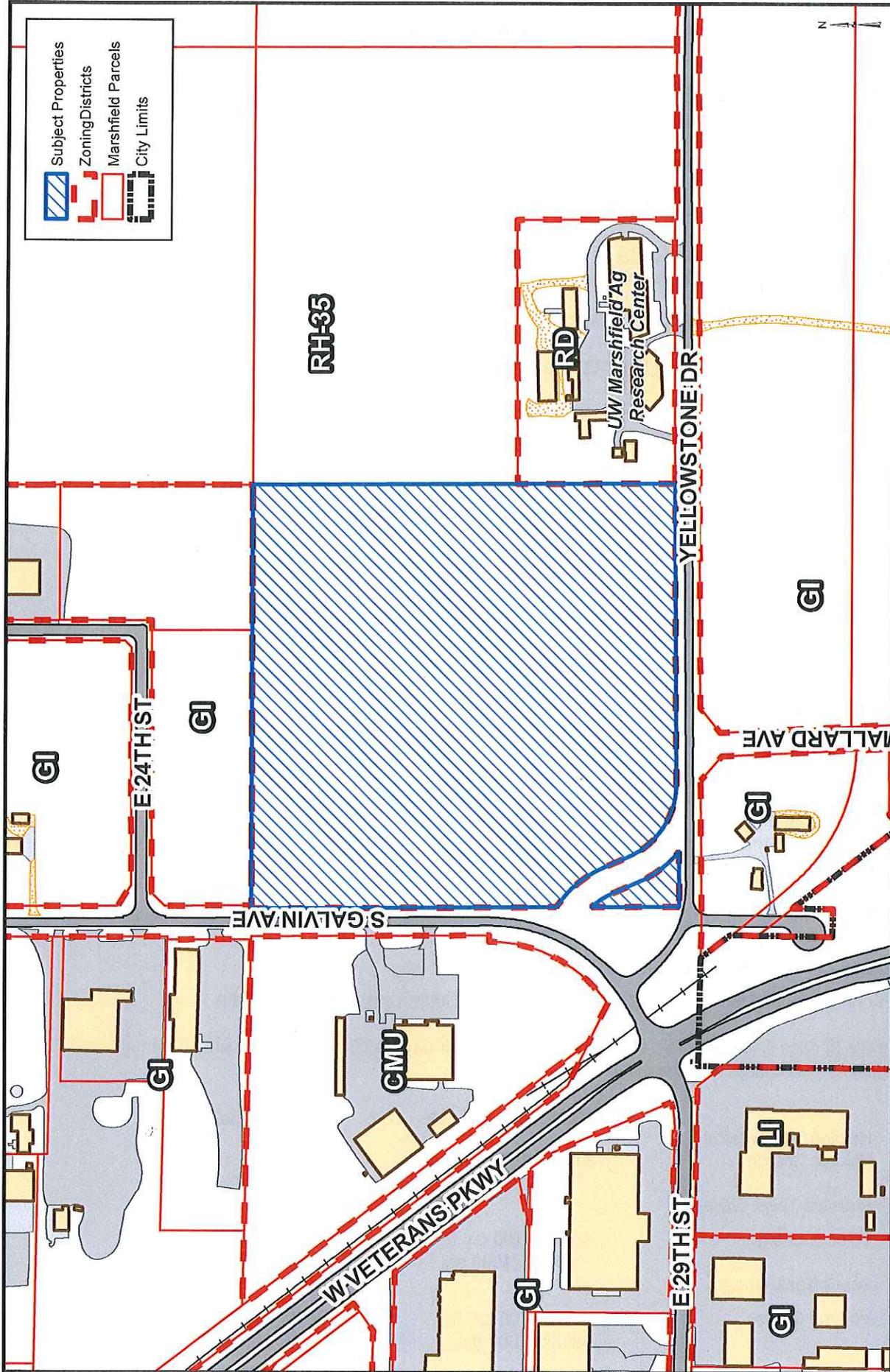
Chris L. Meyer, Mayor

APPROVED: _____

ATTEST: _____

PUBLISHED: _____

Deb M. Hall, City Clerk



RZN Request: 'RH-35' to 'G1' Parcel 33-07087
City of Marshfield - Plan Commission
Meeting Date: October 20, 2015

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.

RESOLUTION NO. 2015-51

Resolved, by the Common Council of the City of Marshfield, Wood County, Wisconsin, that this Certified Survey Map and dedication of public right-of-way for Galvin Avenue, located in the SE ¼ of the SE ¼ of Section 15, Town 25 North, Range 3 East, done for the City of Marshfield, owner, by Land Surveyor Timothy Vreeland, be approved and accepted.

Chris L. Meyer, Mayor
City of Marshfield

Date

I, Deb M. Hall, City Clerk, City of Marshfield, do hereby certify that the above Resolution was adopted by the Common Council of the City of Marshfield, Wood County, Wisconsin at its regular meeting this ____ day of _____, 2015.

Deb M. Hall, City Clerk
City of Marshfield

Date

ADOPTED: _____

APPROVED: _____

CERTIFIED SURVEY MAP

WOOD COUNTY NO. _____ VOL. _____ PAGE _____

PART OF THE SW1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.

SHEET 2 OF 3 SHEETS

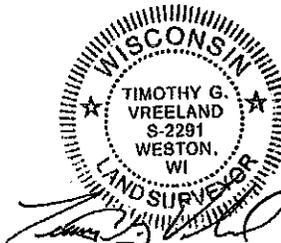
SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF DAN KNOECK, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE N 0°19'23" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER 439.99 FEET; THENCE N 89°32'19" E 41.25 FEET TO THE EAST LINE OF GALVIN AVENUE AND TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°32'19" E 786.20 FEET; THENCE S 0°14'05" E 400.00 FEET TO THE NORTH LINE OF YELLOWSTONE DRIVE; THENCE S 89°32'19" W ALONG THE NORTH LINE OF YELLOWSTONE DRIVE 420.74 FEET; THENCE 273.15 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WHOSE RADIUS IS 235.00 FEET, WHOSE CENTRAL ANGLE IS 66°35'49" AND WHOSE CHORD BEARS N 57°09'35" W 258.03 FEET; THENCE N 23°51'41" W 86.60 FEET; THENCE 180.40 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS IS 315.00 FEET, WHOSE CENTRAL ANGLE IS 32°48'50" AND WHOSE CHORD BEARS N 40°16'07" W 177.95 FEET TO THE EAST LINE OF GALVIN AVENUE; THENCE N 0°19'23" W ALONG THE EAST LINE OF GALVIN AVENUE 42.15 FEET TO THE POINT OF BEGINNING. 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 CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE CITY OF MARSHFIELD, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 5TH DAY OF OCTOBER, 2015

TIMOTHY G. VREELAND P.L.S. 2291

THIS CERTIFIED SURVEY MAP IS APPROVED IN ACCORDANCE WITH CHAPTER 19-61(3) OF THE MUNICIPAL CODE.

DATE _____

CITY ENGINEER _____

CERTIFIED SURVEY MAP

WOOD COUNTY NO. _____ VOL. _____ PAGE _____

PART OF THE SW1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.

SHEET 3 OF 3 SHEETS

OWNERS CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MARSHFIELD

WITNESS THE HAND AND SEAL OF SAID OWNERS ON THIS _____ DAY OF _____ 2015.

CHRIS L MEYER, MAYOR

DEB M. HALL, CITY CLERK

STATE OF WISCONSIN) SS
WOOD COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED CHRIS L. MEYER AND DEB M. HALL TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WOOD COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF MARSHFIELD, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF MARSHFIELD, THE CITY OF MARSHFIELD, OWNERS OF THE LANDS.

DATE APPROVED _____

MAYOR _____
CHRIS MEYER

DATE SIGNED _____

MAYOR _____
CHRIS MEYER

CITY CLERK

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MARSHFIELD.

DEB M. HALL

