CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF JANUARY 17, 2006

PUBLIC HEARING – 7:00 PM

1. Request from Norbert Dittner for a zoning change to 'R-4' Residential (Low Density Single and Two Family District) for the part of a proposed 2.22 acre lot currently zoned 'A' (Agricultural Holding District), located on the north side of STH 13 and on the west side of Frey Avenue.

   FOR: Norbert Dittner, 3616 North Frey Avenue, withdrew his request for a zoning change because he has sold the property

   AGAINST: None

2. Conditional use request from Muhammad Bakr Ghbeis and Alaa Tello for a home occupation at 510 West Ives Street, zoned 'R-4' Low Density Single and Two Family Residential District.

   FOR: None

   AGAINST: Shirley Pritzl, 504 West Ives Street, questioned exactly why and what they intend to do with the conditional use permit. Planner/Zoning Administrator Curtiss summarized the nature of the request. Mrs. Pritzl is concerned with how many cars would be coming and going and feels there is the potential for blocking of driveways. She has no objection to the request but doesn't want to be inconvenienced by it.

3. Proposed Project Plan and District Boundary for the creation of Tax Incremental Finance District (TID) No. 8.

   FOR: None

   AGAINST: None

   Steve Schulte, M220 Sugarbush Lane, stated that he is not in favor of or against the request. He stated that he has served on the Marshfield School Board for the last 22 years. He is not representing the School District tonight but believes that the School District would share his concerns. During the last School District referendum, numbers were crunched and the taxpayers were told that the School District's share of the tax bill would go down. When the tax bills came out, the School District's share actually increased. Taxes went up not because of decisions of the School Board but because of TIF districts. He is asking for truth in taxation regarding TIF charges and is asking the Plan Commission to consider two things:

   1. Identify cost to taxpayers for $100,000 home for TIF districts.
   2. Show the value of TIF taxes on the annual property tax bill.

MEETING

Meeting called to order by Chairman Meyers at 7:14 PM in the Executive Conference Room of City Hall Plaza.

PRESENT: Mayor Meyers, Dan Knoeck, Gerald Nelson, Sharon Witt, Pete Lotzer, Dave Korth and Dave LaFontaine

EXCUSED: None

ALSO PRESENT: City Administrator Brehm; Planning & Economic Development Director Miller; Planner/Zoning Administrator Curtiss; Finance Director Strey; Dave Pawlisch, Vierbicher & Associates, Inc; the media and others.

PC06-01 Motion by Nelson, second by LaFontaine to recommend approval of the conditional use request from Muhammad Bakr Ghbeis and Alaa Tello for a home occupation at 510 West Ives Street, zoned 'R-4' Low Density Single and Two Family Residential District subject to the following conditions:

1. The home occupation will be operated solely by the residents/applicants with no outside employees.
2. Normal hours of operation will be Sundays, 10:00 AM to 1:00 PM, or other similar hours as set by the Plan Commission.
3. Number of students not to exceed seven (7),
4. Review conditional use permit after six (6) months.

All 'Ayes' Motion Carried

PC06-02 Motion by LaFontaine, second by Korth to recommend approval of the resolution regarding creation of Tax Incremental District No. 8 and refer to the Common Council for their consideration.
All 'Ayes' Motion Carried

Planning & Economic Development Director Miller reviewed recent changes in the Wisconsin State Statutes regarding annexation payments. This was an informational item only.

PC06-03 Motion by LaFontaine, second by Lotzer to receive and place on file the November 15, 2005 minutes of the Joint Plan Commission – Town of Cameron and City of Marshfield Cooperative Boundary Agreement Plan meeting.
All 'Ayes' Motion Carried

PC06-04 Motion by Lotzer, second by Korth to receive and place on file the November 11, 2005 minutes of the Joint Plan Commission – Town of McMillan and City of Marshfield Cooperative Boundary Agreement Plan meeting.
All 'Ayes' Motion Carried

PC06-05 Motion by Nelson, second by Witt to receive the Zoning Administrator's Report (December 14, 2005 – January 10, 2006) and place it on file.
All 'Ayes' Motion Carried

Motion by LaFontaine, second by Lotzer that the meeting be adjourned at 7:59 PM.
All 'Ayes' Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION