CITY OF MARSHFIELD, WISCONSIN

MEETING NOTICE

CITY PLAN COMMISSION CITY OF MARSHFIELD, WISCONSIN Tuesday, April 20, 2010 at 7:00 PM Council Chambers, Lower Level, City Hall Plaza

- 1. Call to Order. Chairman Meyer
- 2. Roll Call. Chairman Meyer
- 3. Amendment of Tax Increment District #7 Project Plan and Boundary. Presenter: David Pawlisch, Vierbicher Associates, Inc

Public Hearing Required

4. Conditional Use request by the Marshfield Clinic for an exception to the Off-Street Parking Requirements of Section 18-89 for a proposed Family Health Care Facility at 1307 North St. Joseph Avenue, located in the "I" Public and Semi Public Institutions District.

Presenter: Josh Miller - Planner/Zoning Administration

Public Hearing Required

5. Conditional Use request by Ken Reckner for "Accessory structures over 1,200 square feet" in the "R-3" Residential District for a proposed detached garage at 1105 Fairview Drive.

Presenter: Josh Miller - Planner/Zoning Administration

Public Hearing Required

 Conditional Use request by Joleen Specht for an exception to the distance separation and capacity statutory requirement for a 4-bed Adult Family Home in an "R-3" Standard Single-Family District, located at 801 West Upham Street.

Presenter: Josh Miller - Planner/Zoning Administration

Public Hearing Required

7. Municipal Sign Code Amendment to Chapter 24 Sections 24-02 & 24-03. The proposed amendment changes the definition of oversight committees and the requirements for signage within the Veterans Parkway corridor. Presenter: Josh Miller – Planner/Zoning Administration

Public Hearing Required

8. Rezoning request by the City of Marshfield for "R-6" Residential – Medium High Density District to "B-4" – General Commercial District on property located at 412 East 4th Street.

Presenter: Jason Angell – Director of Planning & Economic Development

Public Hearing Required

Resolution removing from the Master Street Map, vacating and discontinuing Yellowstone Court.
 Presenter: Dan Knoeck – Director of Public Works

10. Update on UW-Extension/Center for Land Use Education workshop.

Presenter: Josh Miller - Planner/Zoning Administration

11. Adjourn.

Posted this 15th day of April, 2010 at 4:00 PM by Daniel G. Knoeck, Secretary, City Plan Commission

For additional information regarding items on the agenda, please contact Jason Angell, Director of Planning & Economic Development at 715.486.9139 or Josh Miller, Planner/Zoning Administrator at 715.486.2075.

NOTE



City of Marshfield Memorandum

TO:

Plan Commission

FROM:

Jason Angell, Director of Planning & Economic Development

DATE:

April 20, 2010

RE:

Amendment to Tax Increment District No. 7 (TID #7)

Yellowstone Industrial Park

Background

TID #7 was created by the City of Marshfield on May 22, 2001. The purpose of creating the TID was to promote industrial development and consisted of 175.5 acres immediately south of Yellowstone Drive/East 29th Street.

April 22, 2008, the Common Council adopted Resolution 2008-13 amending TID #7 to incorporate an additional 88.13 into the TID. These properties are located north of Yellowstone Drive/East 29th Street and to the east of Galvin Avenue.

October 14, 2008, the City of Marshfield entered into a development agreement with TexSand Distributors, LP for the construction of a sand processing plant within the TID. As part of the agreement there are a number of projects or actions that are to be completed by the Developer or the City. Two of the more significant projects have already been completed and are the basis for this proposal.

May 12, 2009, the Common Council adopted Ordinance 1152 approving the annexation request of TexSand Distributors, LP to annex the former "Gust property" into the City limits and establish zoning as 'M-3' General Industrial. Under the development agreement, the Developer was required to complete this action in order to extend the rail service to the site. The property is also part of the future land exchange between the City and the Developer.

Also during 2009, the City acquired, annexed, and rezoned 12.67 acres to the west of the existing waste water treatment property (formerly the Moore property). The purpose of this acquisition was driven by the City obligation to construct Mallard Avenue. At the time of annexation the property was also zoned 'M-3' General Industrial.

<u>Analysis</u>

With the recent changes that have taken place around the development, and the project outlined in the development agreement, staff feels that an amendment to the TID is appropriate based on the following:

- 1. The recently annexed properties are immediately adjacent the existing TID and have been zoned the same as the existing properties within the TID (M-3).
- 2. The City currently owns one of the parcels (Moore) and will eventually own the second parcel (Gust). Thus, the properties will be tax exempt under the City's ownership.
- 3. By including the properties within the TID it will provide the City with more options in marketing the property to future development(s).
- 4. Due to the placement of Mallard Drive, a remnant piece of property currently stands between the street and the "Gust" property. This property, on its own, is undevelopable. It is staff's plan that once the City acquires the "Gust" property the two parcels will be combined. If the TID is not amendment, we may run into a problem with half of the site being within the TID and the half not.
- 5. The property that is located to the east of Mallard Drive and immediately west of the waste water treatment property is unique in shape. TexSand Distributors, LP has expressed an interest in acquiring the northern "tip" of the property to help square off their site and provide space for a potential future office building on the property. Once again, this could lead to a portion of the property being within the TID and a portion outside.

Recommendation

APPROVE Resolution 2010-01 amending Tax Incremental District No. 7 project plan and boundary.

Attachments

- 1. Summary timetable
- 2. Project Plan
- 3. Affidavit of publication for public hearing
- 4. Resolution No. 2010-01

Concurrence:

Michael Brehm, Administrator

CITY OF MARSHFIELD AMENDMENT OF TAX INCREMENT DISTRICT NO. 7 BOUNDARY AND PROJECT PLAN

Summary of Activities and Timetable March 31, 2010

ACTIVITY	PARTY RESPONSIBLE	DATE
Authorization to Proceed with TID Amendment	Common Council	1-26-10
2. Kickoff Meeting with City Staff.	Vierbicher/City Staff	2-1-10
3. Notify Taxing Entities of City TID Proposal	Vierbicher/ City Staff	2-12-10
4. Prepare Draft TID Project Plan Amendment	Vierbicher	2-12-10 to 3-10-10
5. Review Preliminary TID Project Plan Amendment and Projects; Set Date of Public Hearing.	Plan Comm./ Vierbicher	3-16-10
6. Modify TID Project Plan Amendment.	VAI	3-17-10 to 3-18-10
7. Mail TID Public Hearing Notice to Taxing Entities	City/VAI	3-19-10
8. Publish Notice for TID Public Hearing (Class II)	City/VAI	3-23-10 and 3-30-10
9. Joint Review Board Organizational Meeting	Joint Review	3-31-10
(Latest date 14 days after notice of Public Hearing)	Board	Tentative
10. Public Hearing on TID Amendment - at least 7 days after last insertion of public notice.	Plan Commission	4-20-10
11. Plan Commission Meeting – Adopt Resolution Approving TID Project Plan Amendment; Submission of TID Project Plan Amendment to Common Council for Approval	Plan Commission	4-20-10
12. Approve TID Project Plan Amendment and Resolution	Common Council	4-27-10
13. Approval of TID by Joint Review Board (Not more than 30 days after Common Council approval)	Joint Review Board	5-5-10
14. Notification to Municipality of Joint Review Board Approval (Within 7 days of action)	Joint Review Board	5-5-10
15. Submit TID Amendment Base Year Package to Wisconsin Department of Revenue	Clerk/VAI	9-30-10
16. Wisconsin Department of Revenue TID Amendment Certification	Wis. Dept. of Revenue	5-15-11