



July 5, 2019

Robert Christensen
City Planner – Zoning Administrator
City of Medford

Re: Commercial Real Estate Sign located at +/-10.41 Acres, Gibson Street, Medford, WI 54451
Parcel ID #251-01931-0160

Robert,

Paul, David and Peter Zielke (Property Owners) and Dixon Greiner Realty, LLC (Real Estate Broker) request approval of the Plan Commission to temporarily display a 24 square foot commercial real estate for sale sign at the property located at +/-10.41 Acres, Gibson Street, Medford, WI 54451 (Parcel ID #251-01931-0160). The subject property is currently zoned R3/multi-family and offers commercial potential.

Sincerely,

Paul Zielke
Property Co-Owner

Jon G. Knoll
Broker – Firm Partner
Dixon Greiner Realty, LLC

motion to approve the Conditional Use Permit with no conditions. Roll Call Vote: Zimmerman-Yes, Brandner-Yes, Nazer-Yes, Dixon-Yes Johnson-Yes, and Wellner-Yes. Motion Carried (6,0,1)

Discussion/Action: Possible amending of Section 5.2.1.b of the Zoning Code to allow real estate signs to exceed 8 square feet for properties zoned as Commercial or Industrial

Discussion followed regarding signs currently located in the City and Dixon and Lukewich both commented that 32 square feet in C-1, I-1 and I-2 Districts would be the best maximum size for signs in these locations. The Commission also discussed allowing larger signs in the Downtown C-2 district suggesting that larger signs be allowed in the Downtown. Johnson moved and Zimmerman seconded a motion to recommend that Council adopt an ordinance that amends Section 5.2 of the Zoning Code to read as follows:

5.2 Signs Permitted Without Zoning Permit

1. The following signs are permitted in the residential, commercial, industrial and agricultural districts:

b. Real Estate Signs I. Real estate signs located in Districts zoned R-1, R-2, R-3, G-1, A-1 and W-1 shall not to exceed eight (8) square feet in area which advertise the sale, rental, or lease of the premises upon which said signs are temporarily located unless the Plan Commission grants approval on a case by case basis.

II. Real Estate signs located in Districts zoned C-1, C-2, I-1 and I-2 shall not exceed 32 square feet in area which advertise the sale, rental, or lease of the premises upon which said signs are temporarily located.

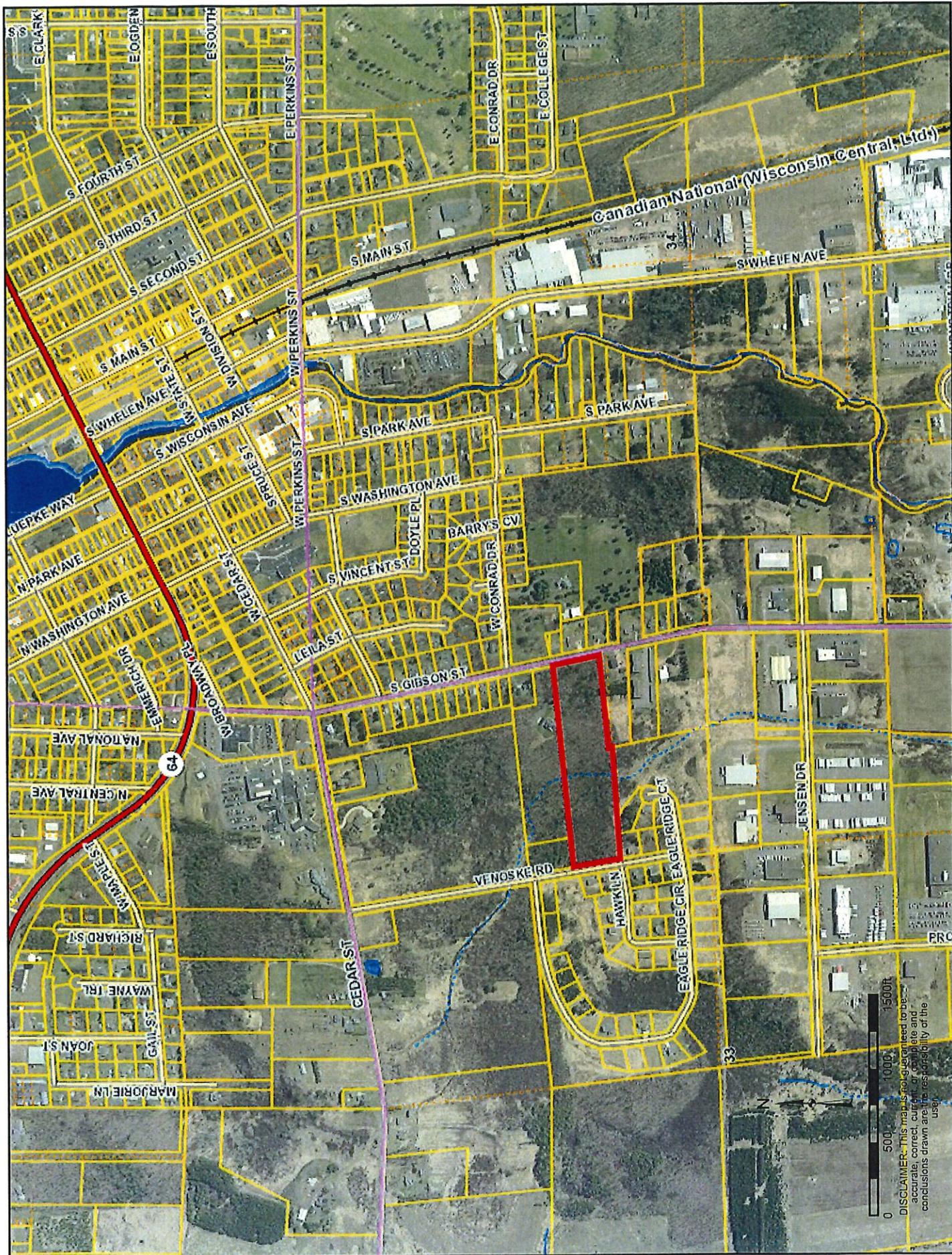
All Ayes, Motion to recommend passed (5,0,1, Dixon abstains)

Discussion: Transfer of strip of land to Huey's Hideaway Museum

Christensen explained that an encroachment existed on land occupied by Huey's Hideaway that was part of the City's Main Street. This occurred years ago when the City acquired land from the railroad but wasn't discovered until a survey of Huey's Hideaway was conducted. The City resolved this by quit claiming approximately 600 square feet of land to Huey's Hideaway(Outlot 1 of Taylor County CSM #2370). This information is being presented to the Plan Commission for their information per the suggestion of the City Attorney. No Action Taken.

Adjournment

Dixon moved and Johnson seconded a motion to adjourn the meeting at 6:55 PM. All Ayes, Motion Carried (7,0,1)



DISCLAIMER: This map is not guaranteed to be accurate, correct, complete and conclusions drawn are the responsibility of the user.

Alt. Parcel #: 251.33.31.1E-4.9

CITY OF MEDFORD
TAYLOR COUNTY,
WISCONSIN

Owner and Mailing Address: DAVID J ET AL ZIEHLKE N3124 COUNTY RD C MEDFORD WI 54451		Co-Owner(s): ZIEHLKE, PAUL E ZIEHLKE, PETER	
Districts:		Physical Property Address(es): Information Not Available	
Dist#	Description		
3409	MEDFORD SCHOOL DISTRICT		
1500	VTAE - WAUSAU		
Abbreviated Description: 251.33.31.1E-4.9 PT OF SE 1/4 NE 1/4 LOT 1 CSM 8-S/193 #1763 (SUBJ DEFER SPEC ASSMTS 276/165) (SUBJ EASMNT 285... <i>more...</i>		Parcel History:	
Acres: 10.410		Date	Doc #
		12/27/2011	342455
		01/12/2004	303212
		05/12/2003	298138
			130/585
		<i>more...</i>	

Plat	Tract (S-T-R 40% 160% GL)	Block/Condo Bldg
* MB-METES AND BOUNDS	33-31N-01E	

2018 Valuations: Values Last Changed on 08/03/2016

Class and Description	Acres	Land	Improvement	Total
G6-PRODUCTIVE FORST LANDS	10.410	26,000.00	0.00	26,000.00
Totals for 2018				
General Property	10.410	26,000.00	0.00	26,000.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2017				
General Property	10.410	26,000.00	0.00	26,000.00
Woodland	0.000	0.00	0.00	0.00

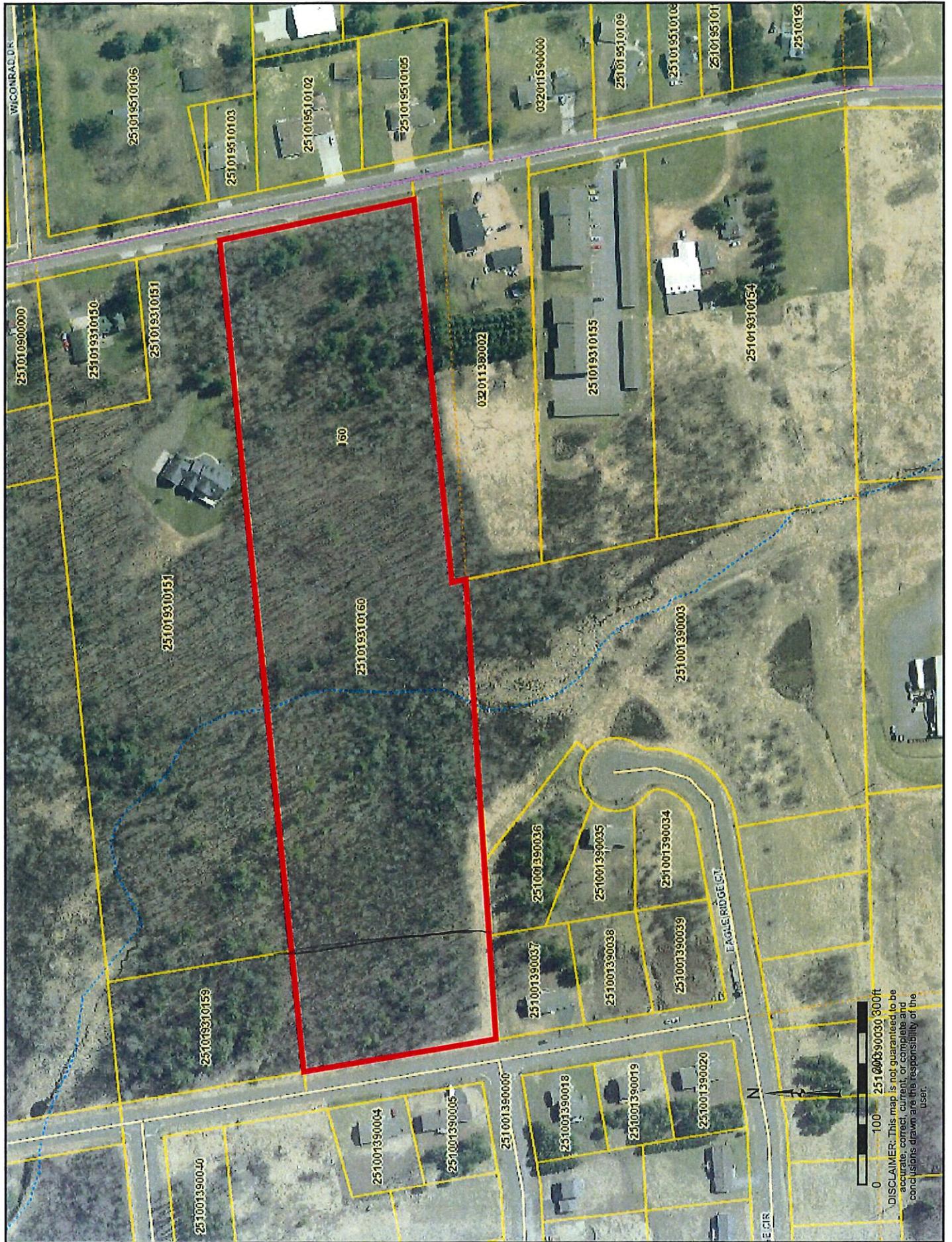
2018 Taxes	Bill # 22132	Fair Market Value: 27,200.00	Assessment Ratio: 0.9569
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	Amt Due	Amt Paid	Balance	Installments	
Net Tax	631.19	315.60	315.59	End Date	Total
Special Assessments	0.00	0.00	0.00	1 01/31/2019	315.60
Special Charges	0.00	0.00	0.00	2 07/31/2019	315.59
Delinquent Charges	0.00	0.00	0.00	Net Mill Rate 0.024276452	
Private Forest Crop	0.00	0.00	0.00	Gross Tax 667.14	
Woodland Tax	0.00	0.00	0.00	School Credit 35.95	
Managed Forest Land	0.00	0.00	0.00	Total 631.19	
Prop Tax Interest		0.00	0.00	First Dollar Credit 0.00	
Spec Tax Interest		0.00	0.00	Lottery Credit 0 Claims 0.00	
Prop Tax Penalty		0.00	0.00	Net Tax 631.19	
Spec Tax Penalty		0.00	0.00		
Other Charges	0.00	0.00	0.00		
TOTAL	631.19	315.60	315.59		

Interest Calculated For 06/08/2019

(Posted
Payment Payments)

Date	Receipt #	Type	Amount	Note
01/14/2019	15036	T	315.60	ck 1003 Ziehlke



WICONRAD DR

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