



CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION

City of Marshfield, Wisconsin

Tuesday, September 20, 2016

Council Chambers Lower Level, City Hall Plaza

7:00 p.m.

1. Call to Order. – Mayor Meyer – Chairperson.
2. Roll Call. – Secretary Knoeck.
3. Approval of Minutes. – August 16, 2016 Meeting.
4. Citizen Comments.
5. Conditional Use Request by Scott Weber to exceed the maximum allowable accessory building area for a residential zoned property, exceeding 1,200 square feet and the footprint of the home, and to allow for an extension for the one year hard surfacing requirement, zoned “SR-3” Single Family Residential, located at 400 South Hawthorn Avenue (Parcel 33-06322).  
Presenter: Josh Miller, City Planner  
**Public Hearing Required**
6. Extraterritorial Preliminary Plat Request by Jeff Hill to review the map and other materials of “Bushman Estates” for conformity with all ordinances, administrative rules and regulations, located on West Ives Street just north of Sunset Drive to the west of North Lincoln Avenue. Legally described as: Being all of Lot 2 of CSM 3620 and all of Lots 1 and 2 and part of 3 of CSM 3621, located in and part of the SE ¼ of the NW ¼ and part of the SW ¼ of the NE ¼ of Section 1, Township 25 North, Range 2 East, Town of Lincoln, Wood County, Wisconsin.  
Presenter: Josh Miller, City Planner  
**Public Hearing Required**
7. Approval of sale of public property at the intersection of 4th Street and Galvin Avenue.  
Presenter: Dan Knoeck, Director of Public Works
8. Items for Future Agendas.
  - a. Highway Signage
9. Staff Updates.
  - a. Comprehensive Plan Update.
10. Adjourn.

Posted this 15<sup>th</sup> day of September, 2016 by 4:00 PM by Dan Knoeck, Secretary, City Plan Commission

For additional information regarding items on the agenda, please contact Jason Angell, Director of Development Services at 715.486.2074 or Josh Miller, City Planner at 715.486.2075.

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 Mary Anderson, Public Works Department at 630 South Central Avenue or by calling (715) 387-8424.

**CITY PLAN COMMISSION  
MARSHFIELD, WISCONSIN  
MINUTES OF AUGUST 16, 2016**

Meeting called to order by Mayor Meyer at 5:30 PM in Room 108 of City Hall Plaza.

**PRESENT:** Mayor Meyer, Ed Wagner, John Kaprelian, Bill Penker, Ken Wood, & Kyle Weik (arrived at 5:39 PM)

**EXCUSED:** Joe Gustafson

**ABSENT:** None

**ALSO PRESENT:** Development Services Director Angell; City Planner Miller; Zoning Administrator Schroeder; Director of Public Works Knoeck; the media and others.

**PC16-41** Motion by Wood, second by Penker to recommend approval of the minutes of the July 19, 2016 City Plan Commission meeting.

**Motion Carried**

**Citizen Comments: None**

The City Plan Commission discussed allowing duplexes as a Conditional Use in “SR-6” and “SR-4” Residential districts and the “NMU” Neighborhood Mixed Use district, and reviewing zoning regulations for “MR-12” and “MR-24” Multi-Family Residential districts. The current zoning code is very limiting in where duplexes can be built. Staff is looking for options to allow further development of duplex lots, possibly as a conditional use with limitations on lot size for duplexes as well as minimum dwelling unit size.

Discussion was held on changes to the highway sign regulations. The new Kwik Trip site was granted several exceptions for their highway sign which may indicate that our code is too restrictive. Staff is looking at options for an overlay district or other possible code changes.

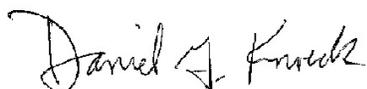
Discussion was held on establishing policies for allowing exceptions to the hard surface requirements. Future requests should include recommendations from staff for things like storm water management and dust control.

Discussion was held regarding daycare and adult daycare regulations. Daycare for 3 or fewer individuals whether child or adult should be treated the same and allowed in home. Daycare for 4 to 8 adults should be in properly zoned districts.

**Staff Updates:**

- City Planner Miller gave an update on the Comprehensive Plan process.

There being no objections, Mayor Meyer adjourned the meeting at 7:09 PM



**Daniel G. Knoeck, Secretary  
CITY PLAN COMMISSION**



# City of Marshfield Memorandum

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TO: Plan Commission  
FROM: Sam Schroeder, Zoning Administrator  
DATE: September 20, 2016

RE: Conditional Use Request by Scott Weber to exceed the maximum allowable accessory building area for a residential zoned property, exceeding 1,200 square feet and the footprint of the home, and to allow for an extension to the one year hard surfacing requirement, zoned "SR-3" Single Family Residential, located at 400 South Hawthorn Avenue (Parcel 33-06322).

## **Background**

The Applicant is proposing to construct a new detached accessory building on his residential property located at 400 South Hawthorn Avenue to allow for additional personal storage space. The requested garage would exceed the maximum allowable accessory building area for a residential zoned property with the total accessory space exceeding 1,200 square feet and exceeding the footprint of the home.

## **Analysis**

The proposed new detached garage is a ladderframe type of structure with a total area of 1,644 square feet including a small covered porch area. The front façade of the building facing South Hawthorn Avenue will be finished with residential style materials including vinyl siding (or similar materials) and some brick work. The other three sides of the building will be finished with a metal siding having a similar appearance of a pole barn. It will be located along the north side of the property behind the existing home. The proposed structure is to be setback approximately 4 feet from the right side property line (north), 102 feet from the rear property line, 165 feet from the left side property line, and separated from the dwelling by 54 feet. Currently along the north side of the dwelling unit/attached garage there is a hard surfaced parking pad. The Applicant is proposing to extend this driveway and parking pad area to the new garage. Per code any new driveway expansion would have to be hard surfaced within one year of occupancy. In addition to the requested size exception, the Applicant is also requesting an extension to the time allowance for the hard surface requirements from one year to four years.

Section 18-65(7) of the Municipal Zoning Code limits the total allowable accessory building area for a residential zoned property to 1,200 square feet or the footprint of the home, whichever is less. Because the footprint of the house is greater than 1,200 square feet, the maximum allowable space for all accessory space is 1,200 square feet. Below is a breakdown of the existing conditions and the requested exceptions (existing conditions are based upon City Assessor records).

- Footprint of the Home: 1,859 square feet
- Total Existing Accessory Space: 681 square feet
  - Existing Garage: 541 square feet
  - Existing Shed: 140 square feet (if approved – shed to be removed)
- Proposed New Detached Garage: 1,644 square feet (32' x 48' with a 6' x 18' covered porch)
- Total Proposed Accessory Space: 2,185 square feet
- Total Proposed Exception Over 1,200 Square Feet: 985 square feet

Based upon the above information, the Applicant is requesting a 985 square foot exception (roughly 28' by 35' for comparison). In addition to exceeding the maximum total allowable accessory space of 1,200 square feet, the total requested accessory space would also exceed the footprint of the home by 326 square feet. These numbers are based upon the existing 140 square foot shed being removed from the property.

Included in the 1,644 square feet of accessory space is a 108 square foot covered porch. Anytime posts are used to support a covered porch, this area is included in the total square footage. The City of Marshfield has consistently taken this approach to include the posts when calculating the area of a structure or the minimum setbacks, with the reasoning and past experience that it is all too easy for a property owner to enclose this space or use it as outdoor storage.

As previously stated, the Applicant has indicated that this proposed garage would be for personal use and storage. In no way would the approval of this conditional use permit give the Applicant approval to conduct a conditional home occupation out of this structure.

The Applicant does own a double lot (two deep) that directly abuts Weber Park where there was a previously right-of-way but was vacated. Besides this one large lot, the Applicant also owns a separate abutting lot behind the neighboring house to the south. Combined, these lots would be over an acre of land which is on the larger spectrum of existing developed single family home lots in the City limits.

**Conditional Use Criteria**

The following information is based on the specific requirements outlined in Section 18-161(6) Conditional Use Review Criteria for Plan Commission consideration

*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.*

Staff does not find any conflict with the proposed use and the Comprehensive Plan.

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.*

Although the subject property is a very large lot, the proposed request is one of the largest exceptions we have seen. In addition being constructed of metal siding it could be argued that this is not a “residential” style building and could impact adjacent property owners.

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 request is for a residential accessory building on a residential lot which does maintain the desired consistency of land use; however, this large request does increase the intensity of the property. As previously stated in the analysis, approval of this request would not approve a conditional home occupation to be conducted out of this unit.

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 subject property is already adequately served by public services, which would not cause any changes to public services.

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.*

Other than the aesthetic views of the adjacent neighborhood and setting a precedent for future request, the proposed request does not have any adverse impacts on the general public.

### **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**

Staff recommends approval of the Conditional Use Permit with the conditions listed below based on the information presented and the conditional use criteria being met, to exceed the maximum allowable accessory building area for a residential zoned property, exceeding 1,200 square feet of total allowable accessory space located at 400 South Hawthorn Avenue (Parcel 33-06322), zoned “SR-3” Single Family Residential.

1. The proposed detached garage is permitted up to a total square footage of 1,308 square feet with 108 square feet of the total square footage being occupied by the covered porch.

2. The overall property is permitted up to 1,849 square feet of accessory space including the existing attached garage and the proposed garage with the covered porch.
3. The porch may not be used for outdoor storage and may not be enclosed.
4. The entire driveway expansion must be hard surfaced within one year of occupancy per Section 18-103(7) of the Zoning Code.
5. Because of the size of the proposed garage, the garage must meet principal building setbacks including a 7.5 foot side setback.
6. The exterior siding of the garage must be constructed of similar building materials and visual appearance as the principal structure located on premise (no metal siding).
7. Minor site changes may be administratively approved.

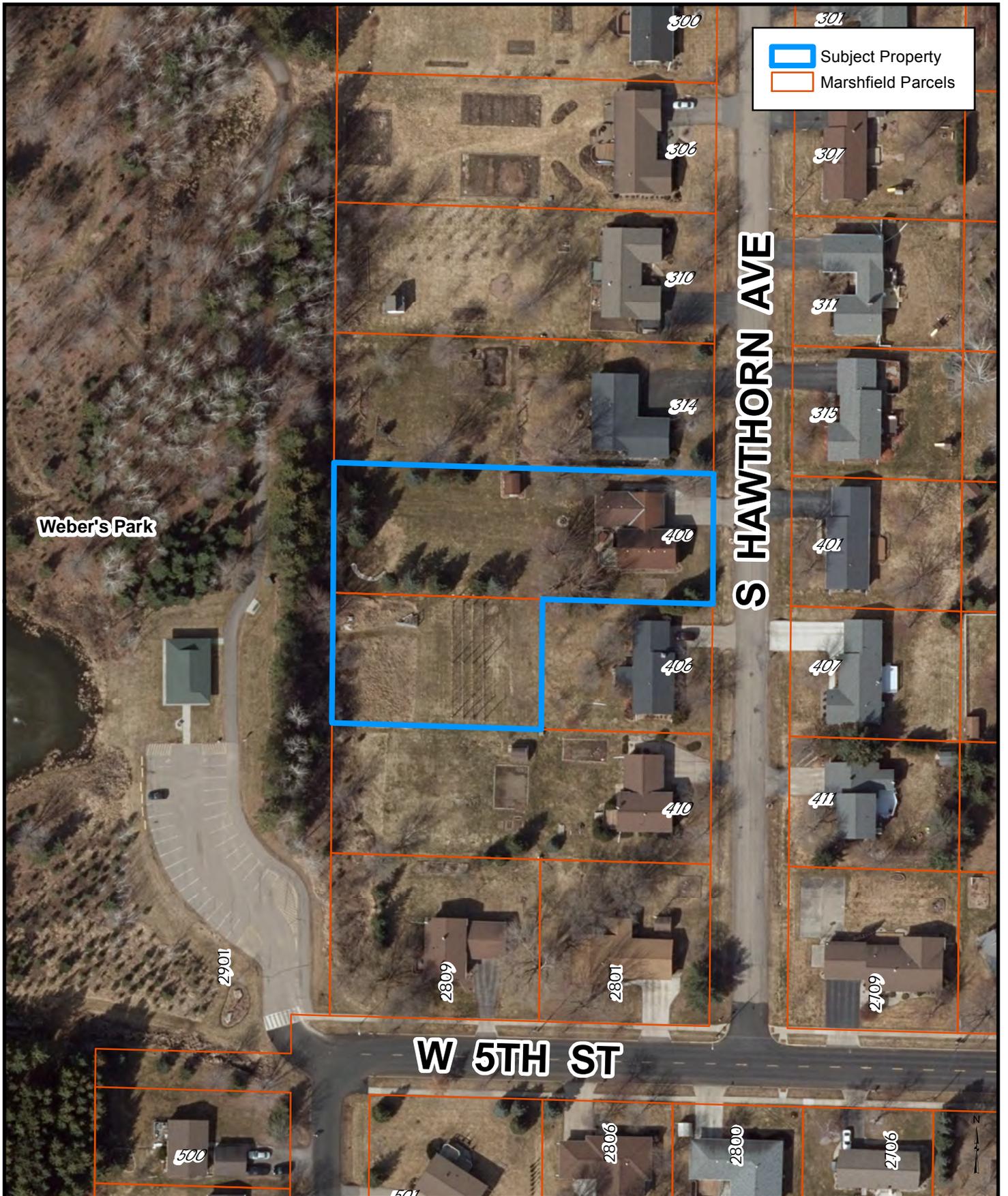
**Attachments**

1. Location Map
2. Plan Set

Concurrence:



Jason Angell  
Director of Development Services



Subject Property  
 Marshfield Parcels

Weber's Park

S HAWTHORN AVE

W 5TH ST



**CUP: Scott Weber - Large Accessory - 400 S Hawthorn Ave**  
**City of Marshfield - Plan Commission**  
**Meeting Date: September 20, 2016**

Map Not To Scale  
For Reference Only

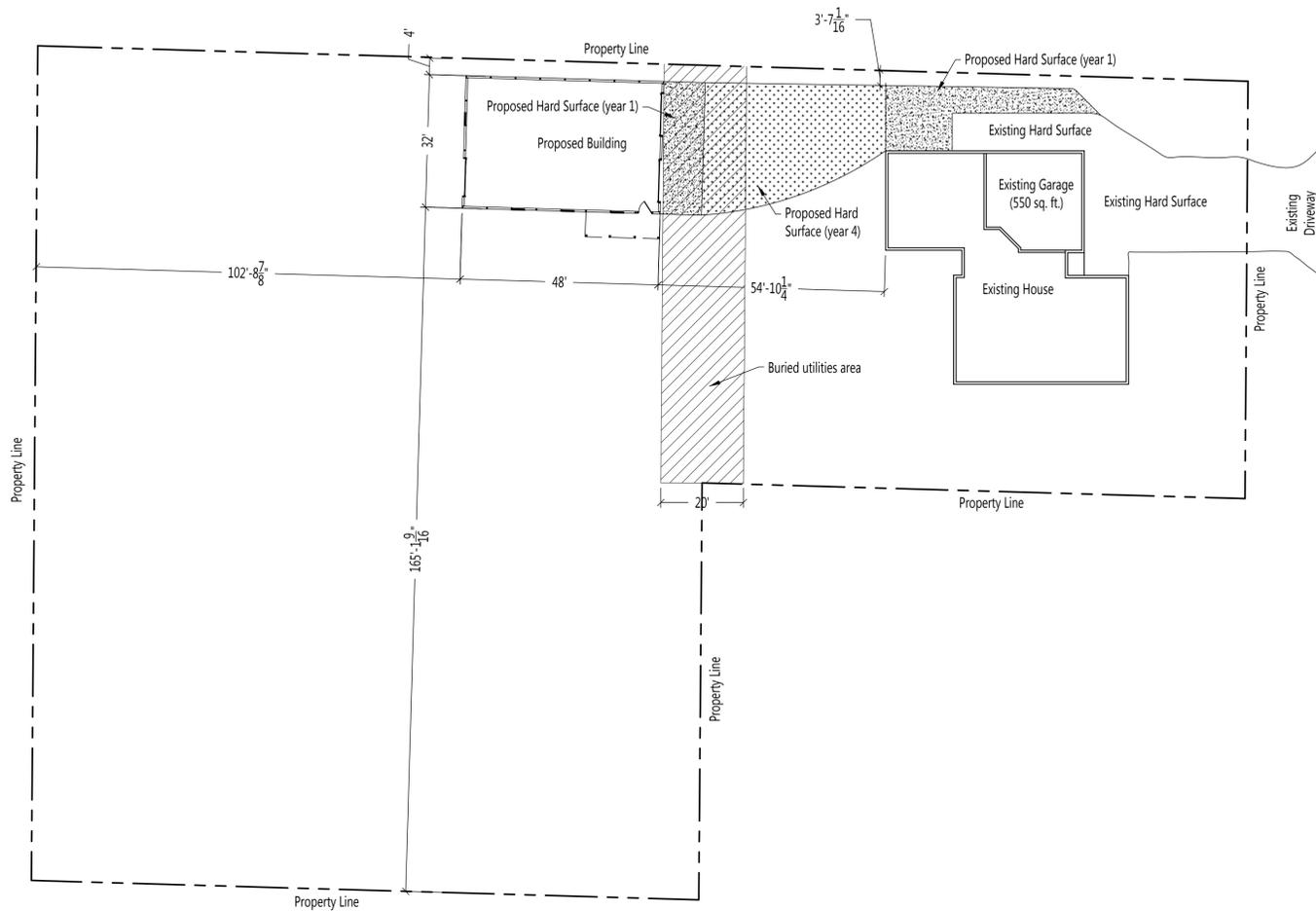
ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.



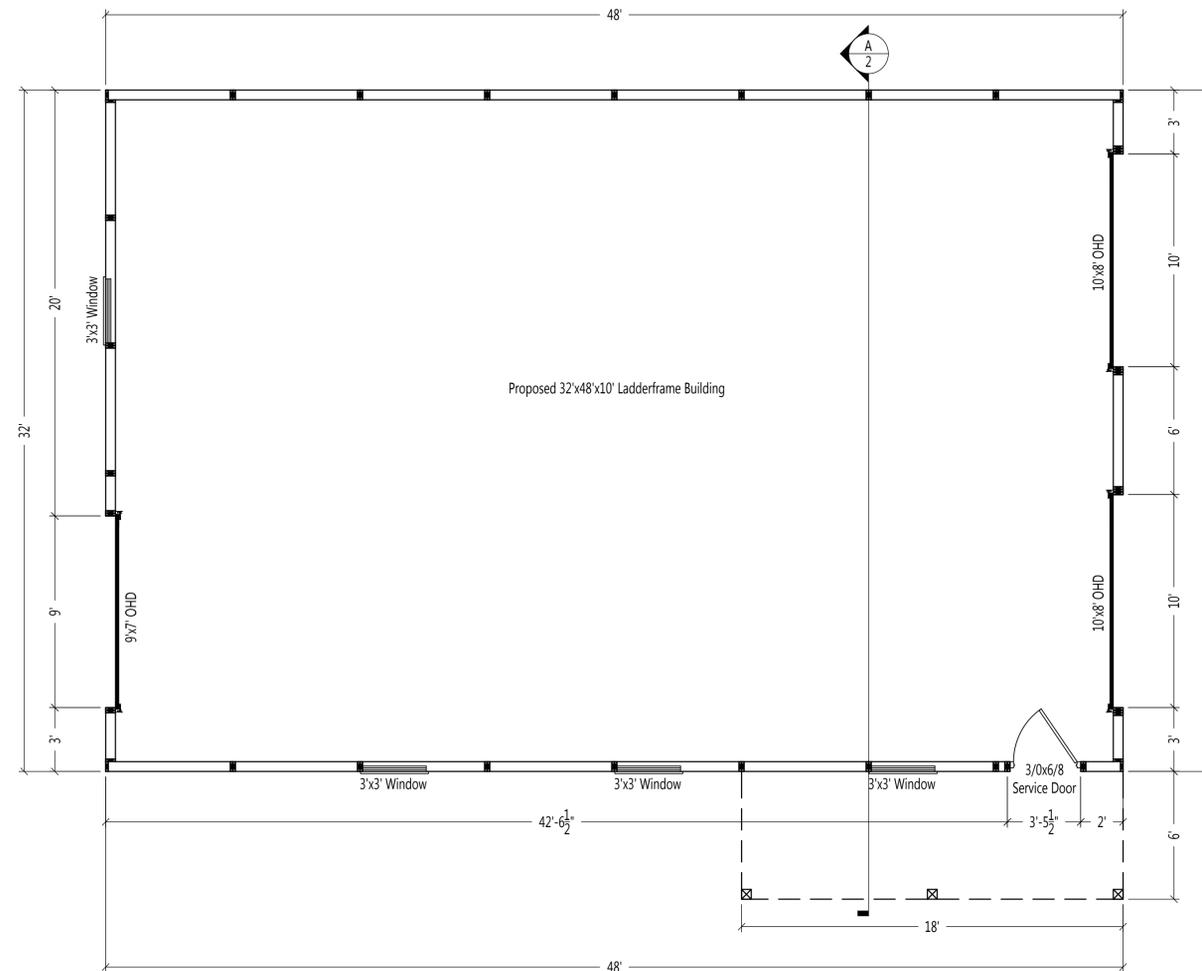
# Proposed Project For:

## Scott Weber

### Marshfield, WI



**SITE PLAN**  
Scale: 1"=20'



**FLOOR PLAN**  
Scale: 1/4"=1'

Revisions:

1
2
3

2025 West Veterans Parkway  
Marshfield, WI 54449  
Phone: (715) 287-1256  
Fax: (715) 289-2158  
www.marawood.com

**MARAWOOD CONSTRUCTION SERVICES, INC.**  
DESIGNER • BUILDER • CONTRACTOR

Marawood Construction Services, Inc. (MCS) has produced these plans for the limited purpose of serving the Customer listed below while MCS has a business relationship with that Customer. If Customer hires MCS to provide construction, construction management, design-build, or some combination of the foregoing services to Customer, MCS grants to Customer a limited license to use the plans for the services that MCS actually provides. Neither Customer's payment of any sum to MCS, nor MCS' provision of services to Customer transfers any copyright or other ownership interest in the plans to Customer or anyone other than MCS. Customer may not reproduce or use the plans for any purpose other than the purpose for which they have been explicitly licensed, including but not limited to obtaining competitive bids or actual construction of the facilities presented. Individuals and entities that violate a copyright are subject to significant penalties. These penalties include: (1) the designer's actual damages; (2) the designer's lost profits; (3) any profits made by other parties; (4) statutory damages, which may be as high as \$100,000; and (5) the designer's legal fees incurred in protecting the copyright and prosecuting the infringement, which often exceed the damages described in (1)-(3) above. If a copyright is violated, all parties, regardless of notice or knowledge, may be responsible for the violation. This includes other designers, owners, builders, contractors, sub-contractors, and copy shops. MCS will pursue copyright violators aggressively and seek all of the damages to which it is entitled.

**Proposed Project:**  
Scott Weber  
400 Hawthorn Ave.  
Marshfield, WI 54449

**Drawn By:**  
J.A.K.

**Date:** 7/25/2016

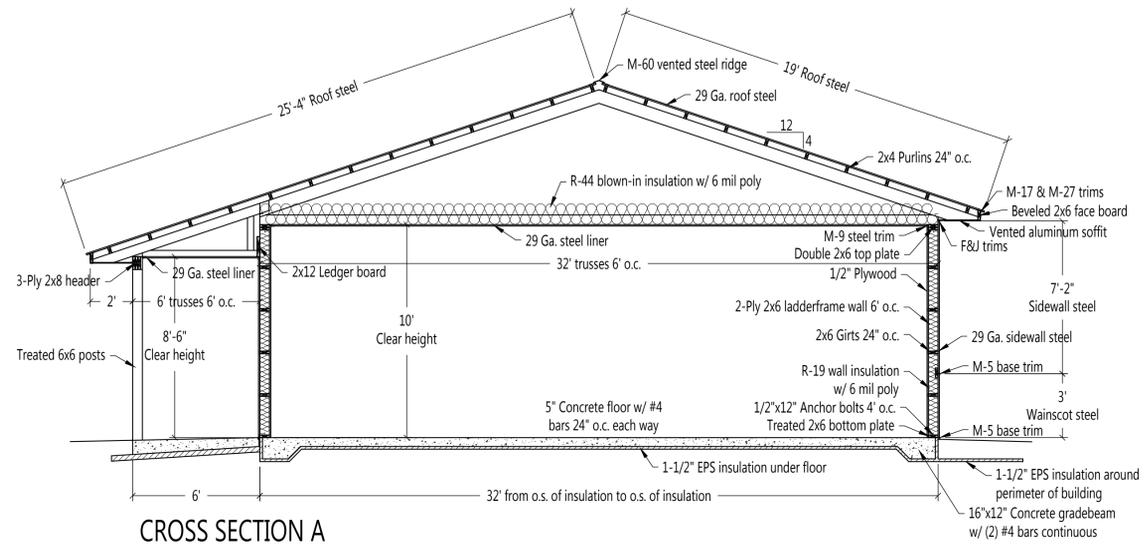
**CAD File:** See Plot Stamp

**Job No.:** P16082

SHEET

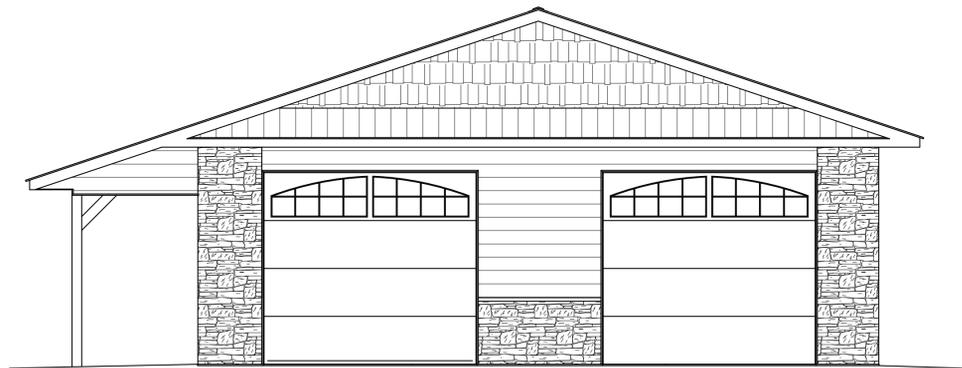
1 OF 2

**Preliminary  
Plan  
Not For  
Construction**



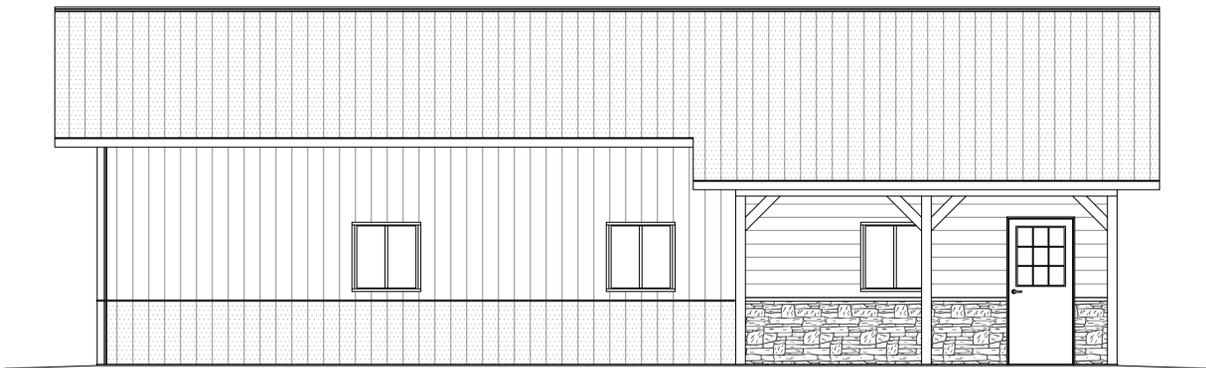
**CROSS SECTION A**

Scale: 1/4"=1'



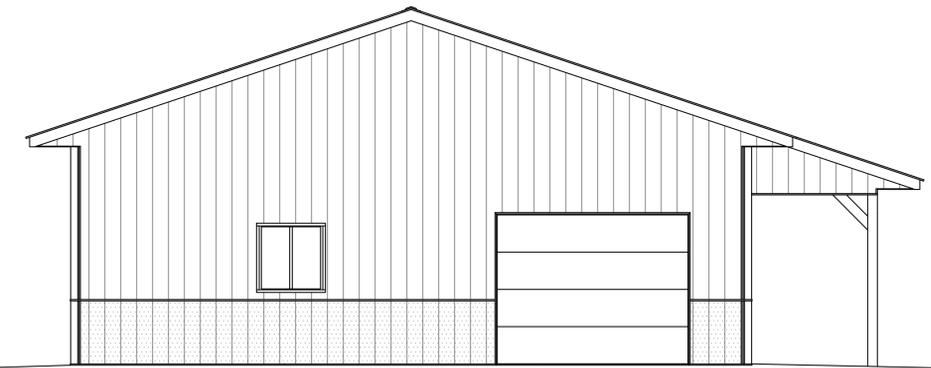
**EAST ELEVATION**

Scale: 1/8"=1'



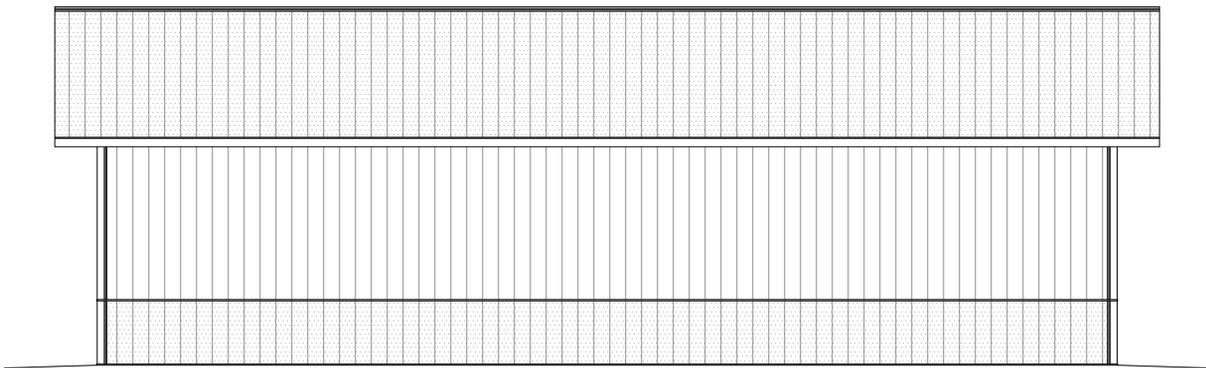
**SOUTH ELEVATION**

Scale: 1/8"=1'



**WEST ELEVATION**

Scale: 1/8"=1'



**NORTH ELEVATION**

Scale: 1/8"=1'

Revisions:

- 1)
- 2)
- 3)

2025 West Veterans Parkway  
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**Proposed Project:**  
Scott Weber  
400 Hawthorn Ave.  
Marshfield, WI 54449

**Drawn By:**  
J.A.K.  
**Date:** 7/25/2016  
**CAD File:** See Plot  
**Stamp:**  
**Job No.:** P16082  
SHEET  
2 OF 2

**Preliminary  
Plan  
Not For  
Construction**



# City of Marshfield Memorandum

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TO: Plan Commission  
FROM: Josh Miller, City Planner  
DATE: September 20, 2016

RE: Extraterritorial Preliminary Plat – Bushman Estates, located on West Ives Street just north of Sunset Drive to the west of North Lincoln Avenue in the Town of Lincoln.

## **Background**

Jeff Hill, is proposing to subdivide just over 40 acres of land (not including proposed dedicated rights-of-way), located just north of Sunset Drive approximately 2,000 feet west of the Lincoln Avenue right-of-way (City Limits). Although located in the Town of Lincoln, the property is within the City of Marshfield's 3-mile extraterritorial plat jurisdiction. The proposed plat would create 17 lots for residential development and one outlot for stormwater management. A copy of the preliminary plat is attached.

## **Analysis**

The City of Marshfield Comprehensive Plan 2007-2027 establishes general policy for extraterritorial plat review according to where a subdivision is located within the 3-mile plat review area. This subdivision is located within the "1 mile Priority Plat Review Area" – a designated long-term planning area. Areas within 1-mile of the City's boundaries may represent long term growth areas for expansion and scattered rural development patterns are discouraged that would prevent the City from providing orderly, cost-effective growth in the long term. Because there are other similar large lot subdivisions to the east and to the south, it is unlikely that the land west and north of the existing subdivisions would ever be annexed.

The Comprehensive Plan does recommend prohibiting the use of cul-de-sacs unless natural features or access to arterials prevent extension or looping of the roadway system. In this situation, there is an environmental corridor to the east of the plat which would essentially meet the exception described in the Comprehensive Plan. The remainder of the proposed street pattern does provide a loop back to Ives Street, aligning with the Sunset Drive loop to the south.

Related to this subdivision, the Comprehensive Plan does identify future growth areas extending to the west of Lincoln Avenue but not past the Amber Drive Subdivision, east of the proposed plat. Thus the City growth projections run up to the east boundary of the proposed plat. Additionally, there is a proposed future street shown on the Future Street Map in the Comprehensive Plan that connects Ives Street with McMillan Street to the north. However, due to the following reasons, staff is not recommending that street be included on the plat:

- The street is not listed on the City's Official Map
- The area is not shown in the Future Growth Area for the City
- The proposed route goes through existing development
- The proposed route does not line up with Sunset Drive
- There are a number of natural resource barriers (wetlands and forestland) that would require further study to identify an appropriate route.

One other aspect of the plat that staff wants to identify is the shape of some of the lots. According to the 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 seventy (70) feet wide or more. There are a few lots that exceed that ratio, but for the most part, those occur on the street curves or around the cul-de-sac which often don't meet that desired ratio in many existing subdivision. Given the language in the Subdivision Ordinance, it is staff's interpretation that a desirable maximum is not an absolute maximum and there would be discretion to exceed that ratio, especially on curvilinear portions of a street.

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 do to the density (lot sizes) of the development.

### **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 Preliminary Plat of Bushman Estates.

### **Attachments**

1. Location Map
2. Preliminary Plat

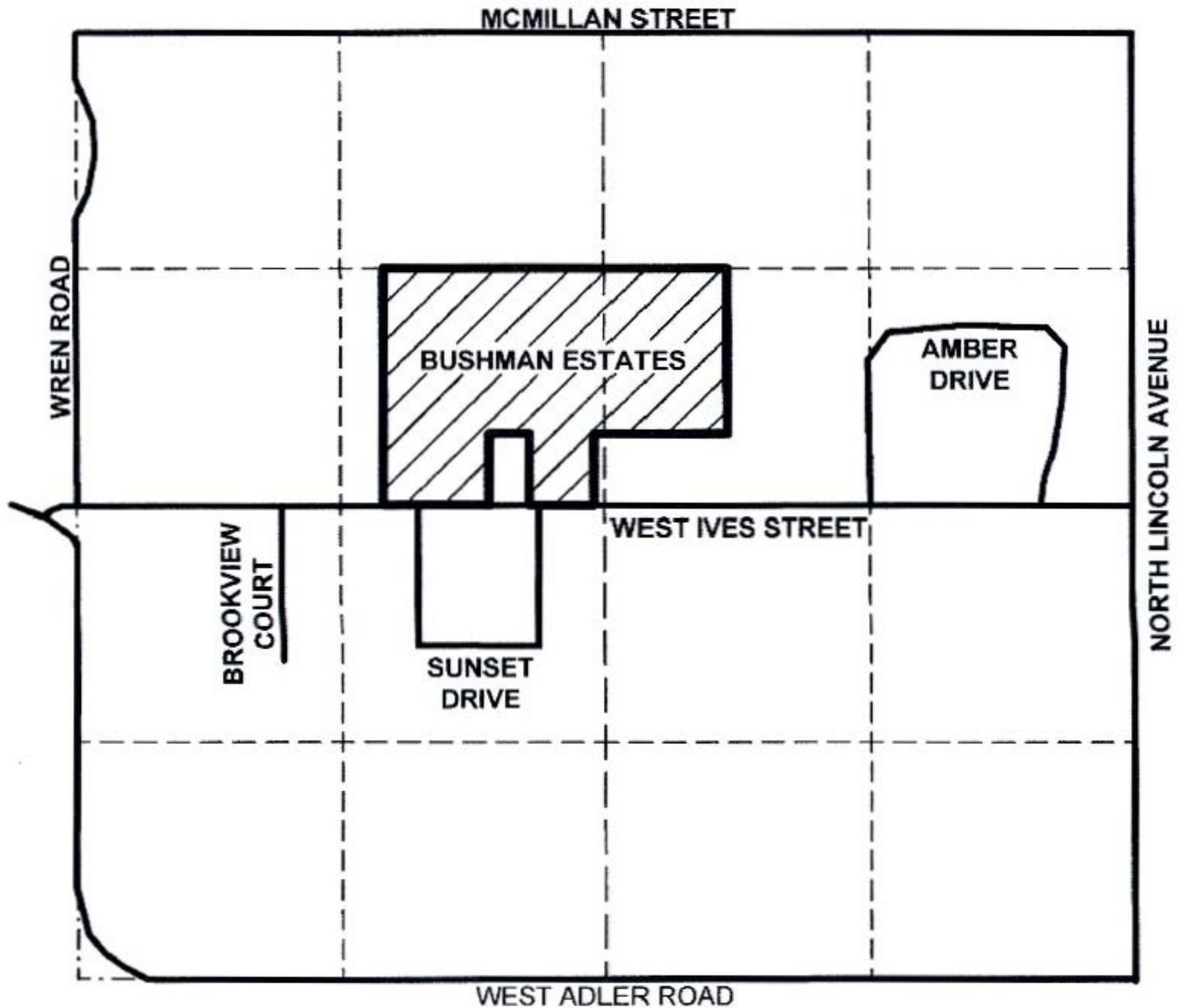
Concurrence:

A handwritten signature in black ink, appearing to read "Jason Angell". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

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Jason Angell  
Director of Development Services

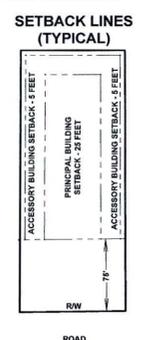
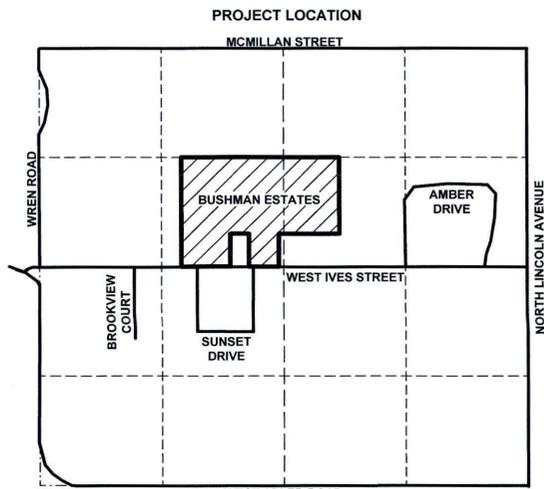
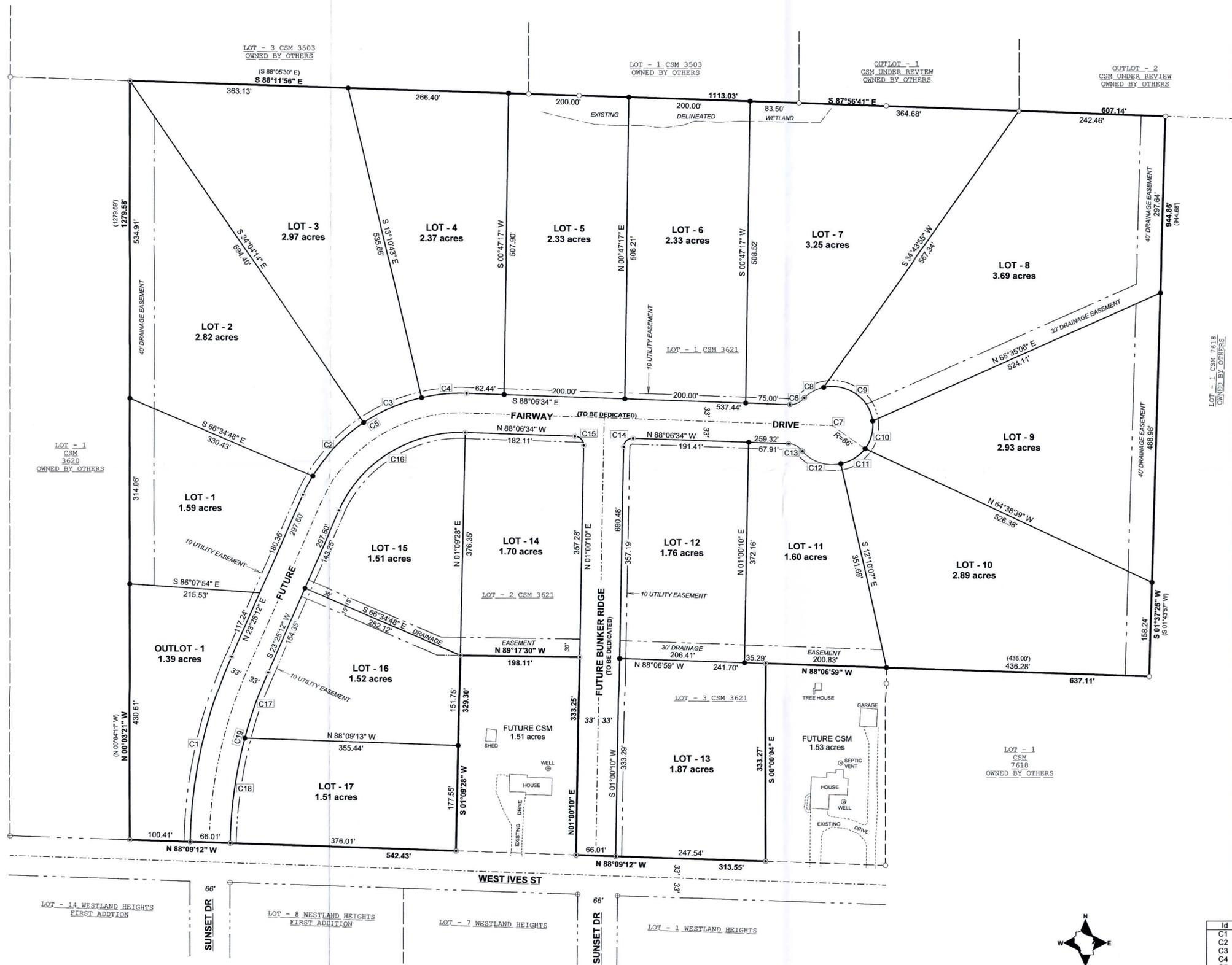
# PROJECT LOCATION



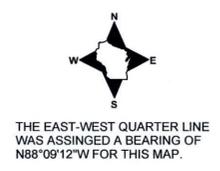
# PRELIMINARY PLAT BUSHMAN ESTATES

BEING ALL OF LOT 2 OF CSM 3620 AND ALL OF LOTS 1 AND 2 AND PART OF 3 OF CSM 3621, LOCATED IN  
AND PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 OF SECTION 1,  
TOWNSHIP 25 NORTH, RANGE 2 EAST, TOWN OF LINCOLN, WOOD COUNTY, WISCONSIN

RESERVED FOR RECORDING DATA



Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear	PC Tangent	PT Tangent
C1	22°20'58"	822.96'	321.01'	162.57'	318.98'	S 12°14'43" W	S 23°25'12" W	S 01°04'14" W
C2	25°09'18"	286.43'	125.75'	63.91'	124.75'	S 43°07'56" W	S 55°42'35" W	S 30°33'17" W
C3	21°06'42"	286.43'	105.54'	53.37'	104.94'	S 66°15'56" W	S 76°49'17" W	S 55°42'35" W
C4	15°04'08"	286.43'	75.33'	37.88'	75.11'	S 84°21'21" W	N 88°06'34" W	S 76°49'17" W
C5	68°28'13"	286.43'	342.29'	194.91'	322.28'	S 57°39'19" W	N 88°06'34" W	S 23°25'12" W
C6	53°28'30"	29.78'	27.79'	15.00'	26.79'	N 65°09'11" E	S 88°06'34" E	N 38°24'55" E
C7	273°54'00"	66.00'	315.51'	N/A	90.11'	S 01°53'26" W	N 44°56'25" E	N 41°09'34" W
C8	32°31'51"	66.00'	37.47'	19.26'	36.97'	N 61°12'21" E	N 44°56'25" E	N 77°28'18" E
C9	95°46'59"	66.00'	110.33'	73.02'	97.93'	N 54°38'14" W	N 06°44'45" W	S 77°28'18" E
C10	42°56'53"	66.00'	49.47'	25.96'	48.32'	N 14°43'42" E	N 36°12'08" E	N 06°44'45" W
C11	41°18'32"	66.00'	47.58'	24.88'	46.56'	N 56°51'24" E	N 77°30'40" E	N 36°12'08" E
C12	61°19'46"	66.00'	70.65'	39.13'	67.32'	N 71°49'27" W	S 77°30'40" W	N 41°09'34" W
C13	53°28'30"	29.78'	27.79'	15.00'	26.79'	S 61°22'19" E	S 88°06'34" E	S 34°38'04" E
C14	90°53'15"	14.77'	23.43'	15.00'	21.05'	N 46°26'48" E	N 01°00'10" E	S 88°06'34" E
C15	89°06'45"	15.23'	23.69'	15.00'	21.38'	S 43°33'12" E	S 88°06'34" E	S 01°00'10" E
C16	68°28'13"	220.43'	263.42'	150.00'	248.02'	N 57°39'19" E	N 23°25'12" E	S 88°06'34" E
C17	08°52'32"	756.96'	117.26'	58.75'	117.14'	S 18°58'56" W	S 23°25'12" W	S 14°32'40" W
C18	13°32'30"	756.96'	178.90'	89.87'	178.49'	N 07°46'25" E	N 01°00'11" E	N 14°32'40" W
C19	22°25'02"	756.96'	296.16'	150.00'	294.28'	S 12°12'41" W	S 23°25'12" W	S 01°00'11" W



**emcs inc**  
Transforming challenges into SOLUTIONS  
500 North 17th Avenue Wausau, WI 54401  
715.845.1081 phone 715.845.1099 fax  
www.emcsinc.com

PREPARED FOR:  
GENE HILL CONSTRUCTION  
JEFFREY HILL  
9813 WEST IVES STREET  
MARSHFIELD, WI 54449

DRAWN BY: KCB  
DATE: 8/22/2016  
DRAWING FILE: 4984  
REVISION DATE:



**City of  
Marshfield**  
**Memorandum**

---

September 15, 2016

TO: Board of Public Works

FROM: Dan Knoeck, Director of Public Works

SUBJECT: Sale of City Owned Property at 4<sup>th</sup> Street and Galvin Avenue

**BACKGROUND**

The parcel in question, located in the southeast quadrant of the 4<sup>th</sup> Street and Galvin Avenue intersection, was purchased by the City in 1995 for the realignment of 4<sup>th</sup> Street. While a majority of the property was needed for the project, a remnant parcel remains that has no public purpose. The property owner to the south is interested in purchasing this remnant from the City.

**ANALYSIS**

The Board of Public Works and Common Council have approved the sale of the parcel, however, staff has learned that sales of land owned by the public should be reviewed by the Plan Commission. The purpose of the review is to determine that there is no other public use for the property. Attached is an aerial photo showing the existing property lines as well as the certified survey map showing the proposed lot configurations, with the parcel to be sold highlighted in yellow.

**RECOMMENDATION**

That the Plan Commission find that there is no future public use for the remnant parcel recommend approval of the sale to the adjacent property owner.

Concurrence:   
Steve Barg, City Administrator



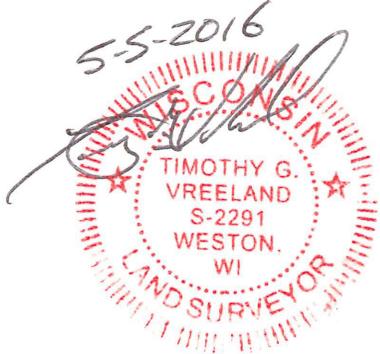
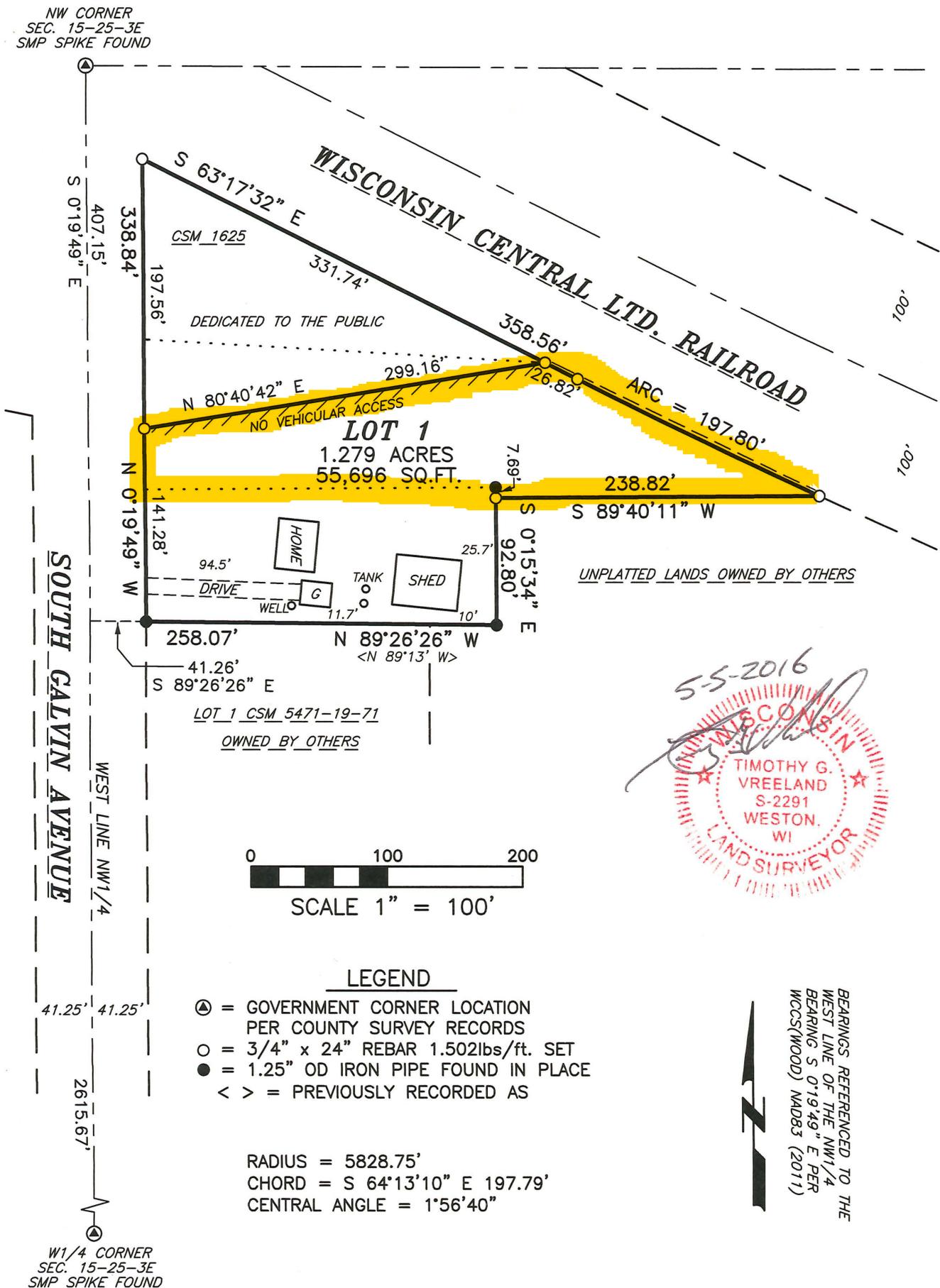
# CERTIFIED SURVEY MAP

**WOOD COUNTY NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PAGE \_\_\_\_\_**

PART OF CSM 1625 AND THAT PART OF THE NW1/4 OF THE NW1/4 OF SECTION 15,  
TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b> 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR: <h2 style="text-align: center; margin: 0;">CITY OF MARSHFIELD</h2>
FILE #: M-54 MARSHFIELD	DRAFTED BY: TIMOTHY G. VREELAND
DRAWN BY: TIMOTHY G. VREELAND	

SHEET 1 OF 3 SHEETS



# CERTIFIED SURVEY MAP

WOOD COUNTY NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

PART OF CSM 1625 AND THAT PART OF THE NW1/4 OF THE NW1/4 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 KRIS HAWLEY FROM THE CITY OF MARSHFIELD, I SURVEYED, MAPPED AND DIVIDED PART OF CERTIFIED SURVEY MAP NUMBER 1625 AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 3 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE S 0°19'49" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER 407.15 FEET; THENCE S 89°26'26" E 41.26 FEET TO THE EAST LINE OF SOUTH GALVIN AVENUE AND TO THE POINT OF BEGINNING; THENCE N 0°19'49" E ALONG THE EAST LINE OF SOUTH GALVIN AVENUE 338.84 FEET TO THE SOUTHERLY LINE OF THE WISCONSIN CENTRAL LTD. RAILROAD; THENCE S 63°17'32" E ALONG THE SOUTHERLY LINE OF THE WISCONSIN CENTRAL LTD. RAILROAD 358.56 FEET; THENCE 197.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WHOSE RADIUS IS 5828.75 FEET, WHOSE CENTRAL ANGLE IS 1°56'40" AND WHOSE CHORD BEARS S 64°13'10" E 197.79 FEET; THENCE S 89°40'11" W 238.82 FEET; THENCE S 0°15;34" E 92.80 FEET; THENCE N 89°26'26" W 258.07 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 MAY, 2016

TIMOTHY G. VREELAND

P.L.S. 2291

# CERTIFIED SURVEY MAP

WOOD COUNTY NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

PART OF CSM 1625 AND THAT PART OF THE NW1/4 OF THE NW1/4 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. I 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 \_\_\_\_\_ 2016.

\_\_\_\_\_  
CHRIS L MEYER, MAYOR

\_\_\_\_\_  
DEB M. HALL, CITY CLERK

STATE OF WISCONSIN) SS  
WOOD COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, 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

