



CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION

City of Marshfield, Wisconsin

Tuesday, October 18, 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. – September 20, 2016 Meeting
4. Citizen Comments.
5. Conditional Use Request by Jeff Redetzke representing Dr. Narayana and Hema Murali to allow for the construction of a new single family home with exceptions to exceed the maximum allowable accessory building area for a residential property, exceeding 1,200 square feet and to allow for an extension to the one year hard surfacing requirements, for property zoned "RH-35" Rural Holding, located at 1216 North Lincoln Avenue (Parcel 33-04324A).
Presenter: Sam Schroeder, Zoning Administrator
Public Hearing Required
6. Conditional Use Request by Marshfield Clinic to rescind Resolution 2016-03 and to allow the addition of a large scale indoor institutional use to the existing Marshfield Clinic East Wing facility within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel 33-03233).
Presenter: Sam Schroeder, Zoning Administrator
Public Hearing Required
7. Conditional Use Request by Marshfield Clinic to amend Resolution 2016-04 to allow a reduction to the off-site parking lot being constructed off of West McMillan Street and to allow for a trail connection from the parking lot to Security Health Plan located to the west at 1515 North Saint Joseph Avenue (Parcels 33-03224, 33-03224P, and 33-03224N).
Presenter: Josh Miller, City Planner
Public Hearing Required
8. Master Sign Plan Request by Stratford Sign Company representing Forward Financial Bank, to allow the installation of multiple signs with exceptions as part of a nonresidential large/group development for property zoned "CMU" Community Mixed Use, located at 1001 North Central Avenue (Parcel 33-03257).
Presenter: Sam Schroeder, Zoning Administrator
9. Final Extraterritorial Plat Request by Kevin Boyer, representing Jeff Hill to review the map and other materials 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

**PLAN COMMISSION
(Page 2)**

- 10. Final Plat Request by Tim Vreeland, representing Vern Berg to review the map and other materials for conformity with all ordinances, administrative rules and regulations located across Highway 13 from Berg Equipment (Parcel 33-0MS058C), currently zoned "CMU" Community Mixed Use.
Presenter: Josh Miller, City Planner

- 11. Items for Future Agendas.

- 12. Staff Updates.
 - a. Highway Signage
 - b. Comprehensive Plan Update

- 13. Adjourn.

Posted this 13th day of October, 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 SEPTEMBER 20, 2016**

Meeting called to order by Mayor Meyer at 7:00 PM in the Council Chambers City Hall Plaza.

PRESENT: Mayor Meyer, Ed Wagner, John Kaprelian, Bill Penker, Ken Wood, Joe Gustafson & Kyle Weik

EXCUSED: None

ABSENT: None

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

PC16-42 Motion by Wood, second by Penker to recommend approval of the minutes of the August 16, 2016 City Plan Commission meeting.

Motion Carried

Citizen Comments: None

PUBLIC HEARING - 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).

COMMENTS:

- Scott Weber, 400 South Hawthorn Avenue, stated he is OK with limiting the size of the structure and the required setback but he is concerned with the hard surface requirement and the requirement to use similar building materials as the principle structure. He would prefer to move building closer to house to reduce the amount of hard surface required but the structure can't be built over the utility easement. With regard to building materials, he does plan to use a metal siding product but that doesn't equate to a pole building type look. The rendering does not imply a pole building. He intends to incorporate similar features into the home when he replaces the siding on the home. He asked the Commission to reconsider those two components of the staff recommendation.

PC16-43 Motion by Wagner, second by Wood to recommend approval of the Conditional Use Request by Scott Weber to exceed the maximum allowable accessory building area for a residential zoned property and exceeding 1,200 square feet and the footprint of the home, zoned "SR-3" Single Family Residential, located at 400 South Hawthorn Avenue (Parcel 33-06322), subject to the following conditions:

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.

Motion Carried

PC16-44 Motion by Wagner, second by Kaprelian to amend Motion PC16-43 to amend Condition 4 to require that the driveway expansion area labeled on the site plan as “Proposed Hard Surface Year 1” be completed within one year of occupancy and to allow for the driveway expansion area labeled as “Proposed Hard Surface Year 4” to be done within three years of occupancy of the building.

Motion Carried

PC16-45 Motion by Wagner, second by Penker to amend Motion PC16-43 to amend Condition 6 to require that building materials be of similar design and color as the principal structure.

Motion Carried

PUBLIC HEARING - 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.

COMMENTS:

- Kevin Boyer, EMCS Inc, representing the owner stated that the minimum lot size in the Town of Lincoln is 1.5 acres. Also, with regard to the length to width ratio of the lots, they do have approval of the Town Board and Wood County. He also confirmed that an environmental corridor exists north of the subject plat that would prohibit a future north-south street that was referenced in the staff report.

PC16-46 Motion by Wood, second by Gustafson to recommend approval of the 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.

Motion Carried

PC16-47 Motion by Wood, second by Gustafson to recommend that the City Plan Commission find that there is no future public use for the remnant parcel of property at 4th Street and Galvin Avenue and approves of the sale to the adjacent property owner.

Motion Carried

Items for Future Agendas:

- Highway Signage

Staff Updates:

- City Planner Miller gave an update on the Comprehensive Plan process. A mid-term town hall meeting will be held Wednesday, September 21, 2016 at the Fire Station.

There being no objections, Mayor Meyer adjourned the meeting at 7:48 PM



Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION



City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: October 18, 2016

RE: Conditional Use Request by Jeff Redetzke representing Dr. Narayana and Hema Murali to allow for the construction of a new single family home with exceptions to exceed the maximum allowable accessory building area for a residential property, exceeding 1,200 square feet and to allow for an extension to the one year hard surfacing requirements, for property zoned "RH-35" Rural Holding, located at 1216 North Lincoln Avenue (Parcel 33-04324A).

Background

The Applicant recently purchased a large plot of land located at 1216 North Lincoln Avenue which is on the west side of North Lincoln Avenue and south of West McMillan Avenue, near the Baltus Bulk Fuel Plant and south of the Viaduct Bar for reference. At this time, the applicant is requesting to construct a new single family home with exceptions to exceed the maximum allowable accessory building area for a residential property, exceeding 1,200 square feet and to allow for an extension to the one year hard surfacing requirements.

Analysis

The subject property is a large tract of land, approximately 51 acres in size and is primarily a wooded lot with one existing standalone 576 square foot detached garage on the property. This property is zoned "RH-35" which is a rural holding district. As described in the Zoning Code the intent of this district is to permit agricultural land uses and very low density single family residential development at a density of no more than one dwelling unit for every 35 acres. In addition, this district acts as a "holding zone" to preserve lands until ready for urban development. This property is also identified in our 2007 Comprehensive Plan under the Future Land Use Map as an area designated for New Neighborhood Residential which is described as a new designed neighborhood made up of predominately single family residential but including a mixture of higher density residential land uses and neighborhood businesses. The residential density for this area should be 3 to 7 units per acre.

Initially the applicant had submitted a preliminary survey to split this large plot of land into several separate lots, all having direct access onto North Lincoln Avenue, but because this would not meet the density of a new neighborhood residential land use recommendation and would require the properties to be rezoned, staff denied the proposed Certified Survey Map. As the current property stands, by right, the applicant is

only permitted to construct one single family home. The Applicant has stated that their primary focus is their home, however, that they would like to continue to work with the City to look into the possibility of creating a residential subdivision with a possible mixture of commercial and/or multifamily land uses.

Although the Applicant is permitted by right to construct one single family home on this large tract of land zoned "RH-35", the conditional use permit request is still needed to allow for exceptions to exceed the maximum allowable accessory building area. The proposed home is a large dwelling unit which includes three master suites, two attached garages and an indoor pool area. The footprint of the home is approximately 5,136 square feet in area including the covered and screened porches. The approximate gross floor area of the home is 10,592 square feet including roughly 2,743 square feet of unfinished basement area. The 2 – three stall attached garages are approximately 1,232 square feet each for a total of 2,464 square feet of accessory space.

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 area for all accessory space on the property is 1,200 square feet. The Applicant is proposing to remove the existing detached garage but would still exceed the allowable accessory space by 1,264 square feet which is over the double the allowable accessory space. Although this is a very large exception, it could be argued that there are some unique characteristics with this request that differ from most other requests. Some of the arguable characteristics include:

- Lot size: Although the Applicant does have future visions of later subdividing this lot, the subject property is currently 51 acres in size. Typically a large residential lot within the City of Marshfield falls in the range of a half an acre to an acre and a half.
- Size of the Dwelling: The proposed size of this home is much larger than a typical home constructed within the City of Marshfield. In comparison the proposed accessory space of 2,464 square feet is about 22% of the gross floor area of the home. In reviewing all the new single family homes constructed last year, the average garage size in ratio to the size of the home was 25.9%.
- Design of the Structure: The proposed design of the home shows two attached garages off the front of the home, but instead of the door openings facing the proposed future street, the garage doors face inwards toward each other, which blends with the rest of the home and potentially gives the feel from the future front property line that these "wings" are not garages but part of the living area.

In addition to the request to exceed the allowable accessory space, the applicant is also requesting an exception to the hard surfacing requirements for a residential driveway. Currently there is an existing gravel driveway into the property that serves the detached garage that will be removed. The Applicant is proposing to extend this driveway back to the proposed home location which is setback approximately 400-500 feet from North Lincoln Avenue and 100 feet from the south property line. Although the Applicant does desire a hard surfaced driveway, it would be counter intuitive to install a temporary hard surfaced driveway to the residence if the Applicant has the intent to develop a subdivision where the home would have future access directly to a future street. Section 18-103 of the Zoning Code states that all new and expanded off-street parking and traffic circulation areas (including residential driveways) shall be paved with a hard, all-weather or other surface to the satisfaction of the City Engineer within one year of occupancy.

The Applicant is requesting an extension to this requirement to keep a temporary gravel driveway until such time that a future road be constructed where the driveway would then be connected directly to this road and the remaining gravel portion out to Lincoln would be removed.

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 Comprehensive Plan to grant the conditional use request or to allow the construction of this one home. Staff will continue to work with the Applicant in creating a future neighborhood, adding growth to an area identified as new neighborhood residential.

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.*

At this time, the proposal could be considered a standalone development having no impact on nearby properties, character of the neighborhood, environment, traffic, parking, public improvements or other matters.

3. *Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.*

Being located in a holding district, this one residential home does not affect the consistency of the land use, but rather could trigger future growth following the comprehensive plan and the intent of the zoning district.

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.*

Currently the property only has access to public sanitary sewer utilities. If this area was developed in the future as anticipated, water utilities would need to be extended, but it does not affect the conditional use request at this time because there is currently an existing well on-site that the Applicant intends to use for their water service needs.

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 this request being double the allowable accessory space and the concern of setting a precedent, there is no known adverse impacts to the 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 request based on the information presented and the conditional use criteria being met, to allow for the construction of a new single family home with exceptions to exceed the allowable accessory space and to allow for an extension to the one year hard surfacing requirement, for property zoned "RH-35", located at 1216 North Lincoln Avenue with the following conditions:

1. The property is permitted up to 2,464 square feet of accessory space.
2. If the proposed future road does not get constructed within 3 years of occupancy, the Applicant must hard surface the entire driveway. If said road is completed within 3 years, the Applicant shall hard surface the entire driveway in conjunction with the completion of the road.
3. Minor site changes may be administratively approved.

Attachments

1. Location Map
2. Plan Set

Concurrence:



Jason Angell
Director of Development Services



CUP: Dr. Murali - Large Accessory - 1216 N Lincoln Ave
City of Marshfield - Plan Commission
Meeting Date: October 18, 2016

Map Not To Scale
 For Reference Only

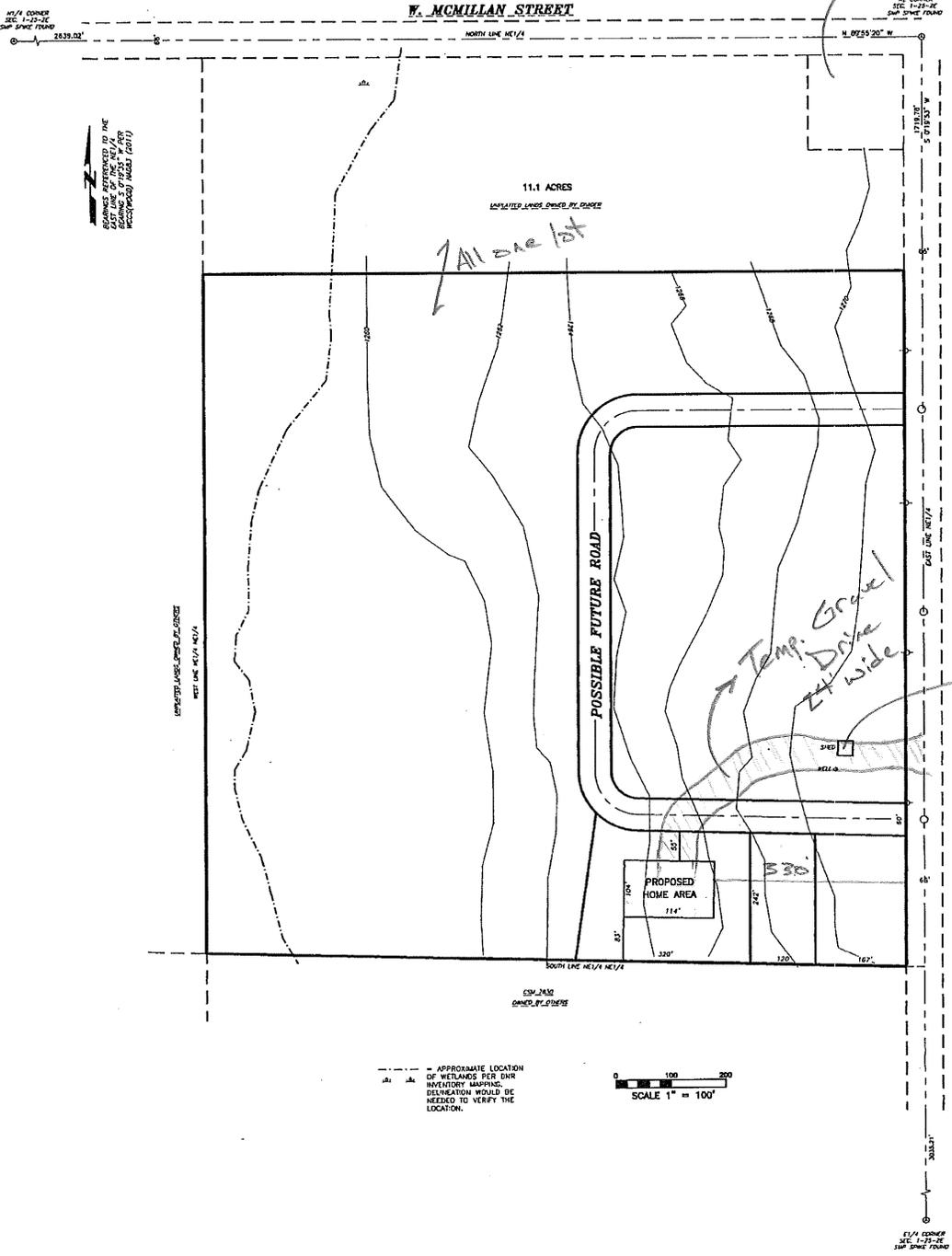
ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.

PRE-PRELIMINARY LAYOUT

PART OF THE NE1/4 OF THE FRACTIONAL NE1/4 OF SECTION 1, TOWNSHIP
25 NORTH, RANGE 2 EAST, CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.		PREPARED FOR OWNER:
8103 DAWN STREET WESTON, WI 54786		MR. MURALI
PH (715) 241-0947 OR TOLL FREE (866) 693-3979		
FAX (715) 241-3026 info@vreelandassociates.us		
FILE # B-93 BERG	DRAFTED BY: TIMOTHY G. VREELAND	DRAWN BY: TIMOTHY G. VREELAND

owned by others



All one lot

Temp. Gravel Drive 24' wide

Remove Existing Shed

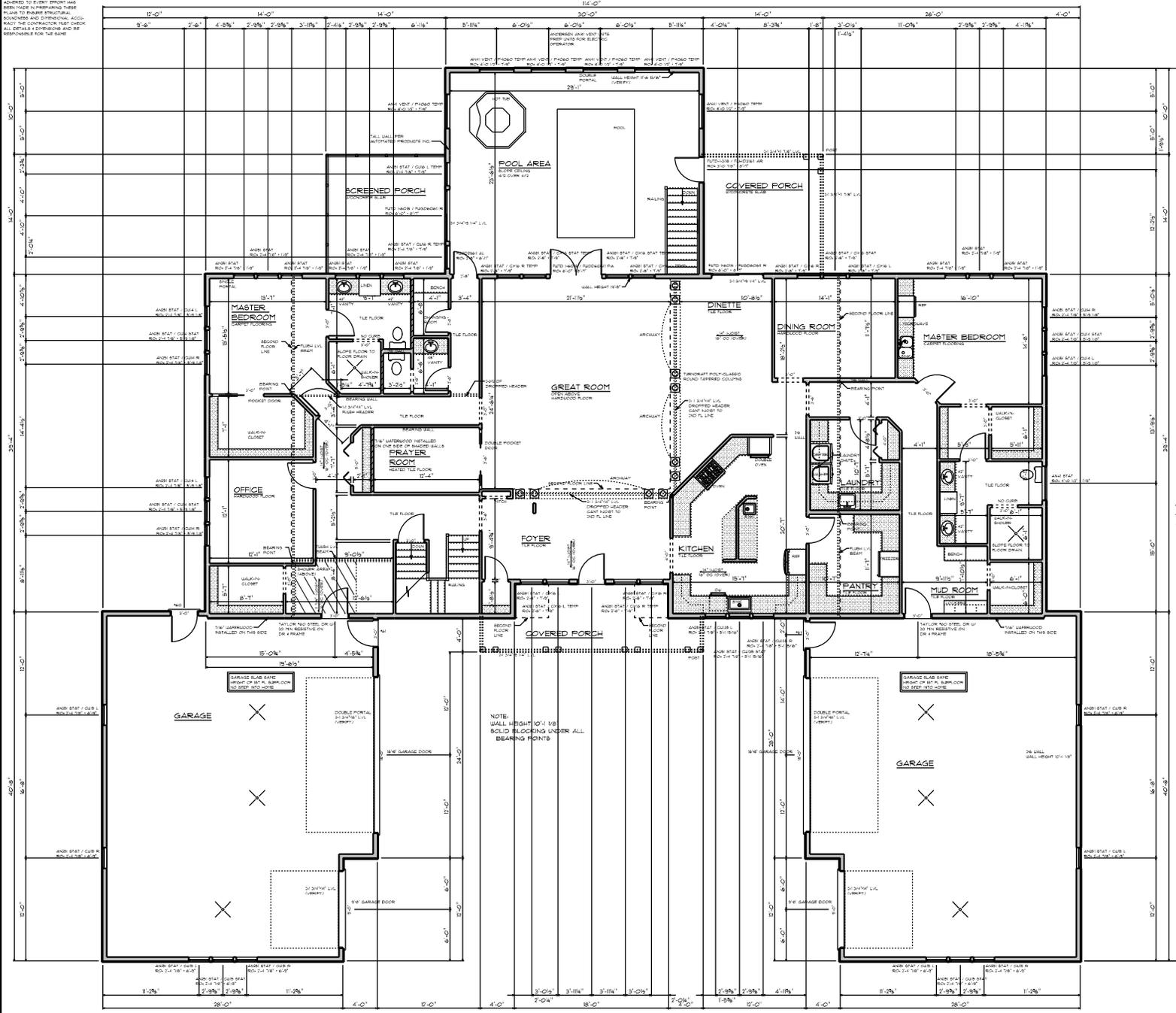
--- APPROXIMATE LOCATION OF WETLANDS PER DNR INVENTORY MAPS. DESIGNATION WOULD BE NEEDED TO VERIFY THE LOCATION.

0 100 200
SCALE 1" = 100'

NOTE:
ALL APPLICABLE CODES THAT ARE
ADDRESSED TO EVERY REPORT HAVE
BEEN MADE IN REGARDING THESE
PLANS TO BEING STRUCTURAL,
MECHANICAL AND ELECTRICAL. ACCORD-
ING TO THE CONTRACTOR THAT CARRY
OUT THESE OPERATIONS AND BE
RESPONSIBLE FOR THE SAME.

NOTES:
1. DIMENSIONS - OUT OF CONCRETE - OUT OF KING
POST WOOD WALL 15" ON 4" B.O.C. 4" X 10" BRACING
EXT. WALL SHALL BE 15" ON 4" B.O.C. THAT BRACING
EXT. BEARING WOOD 1 1/2" OF WALLS NOTED
FLOOR 1-1/2" IN THE WOOD BEARING BOARD.
2. ALL THE DIMENSIONS USE DIMENSION LINES AND CALLED
ROOM APPROXIMATE DIMENSIONS AND NOT FOR CONSTRUCTION.
3. UNLESS INDICATED OTHERWISE ALL WALLS AND PARTITIONS
SHALL BE CONCRETE BLOCK VENEER.
4. UNLESS INDICATED OTHERWISE ALL DOOR CASES
SHALL BE 1 1/2" WIDE.
5. UNLESS INDICATED OTHERWISE ALL DOOR CASES
SHALL BE 1 1/2" WIDE.
6. UNLESS INDICATED OTHERWISE ALL DOOR CASES
SHALL BE 1 1/2" WIDE.

REVISIONS	BY
9/9/16	
9/20/16	

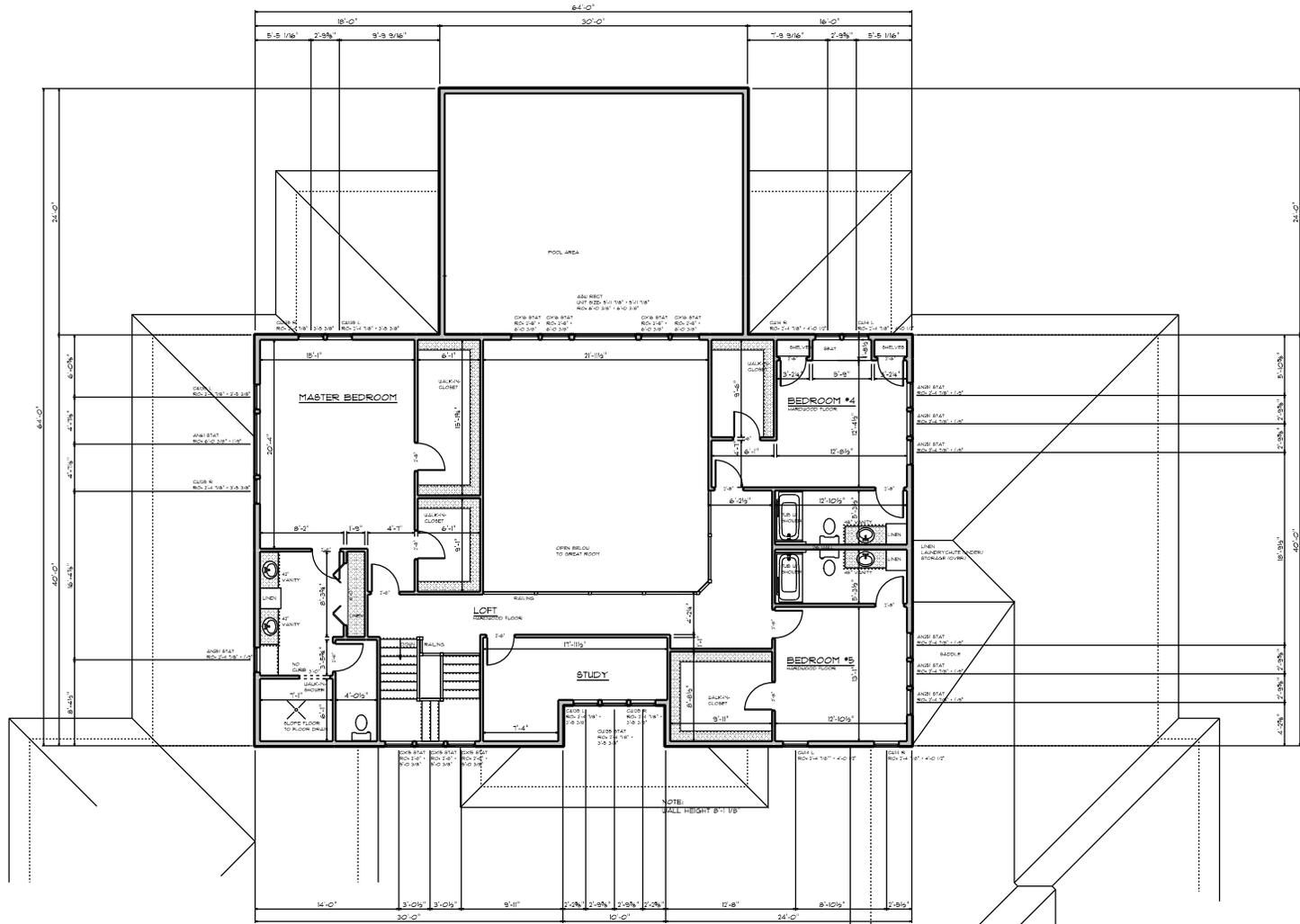


1ST FLOOR PLAN
LIVING AREA 3860 SQFT
POOL AREA 120 SQFT
SCREENED PORCH 196 SQFT

DAVID BUILDING SUPPLY INC.
FOR: MURALI RESIDENCE
BY: JR CONSTRUCTION

DRAWN
CHECKED
DATE 9/1/16
SCALE 3/16" = 1'-0"
JOB NO.
SHEET 4

NOTE:
 ALL APPLICABLE CODES MUST BE
 ADHERED TO. EVERY EFFORT HAS
 BEEN MADE TO PREPARE THESE
 PLANS TO MEET STRUCTURAL,
 MECHANICAL AND ELECTRICAL ACCO-
 RDANCE WITH THE GOVERNORING THAT GOVERN.
 ALL DETAILS & DIMENSIONS AND BE
 RESPONSIBLE FOR THE SAME.



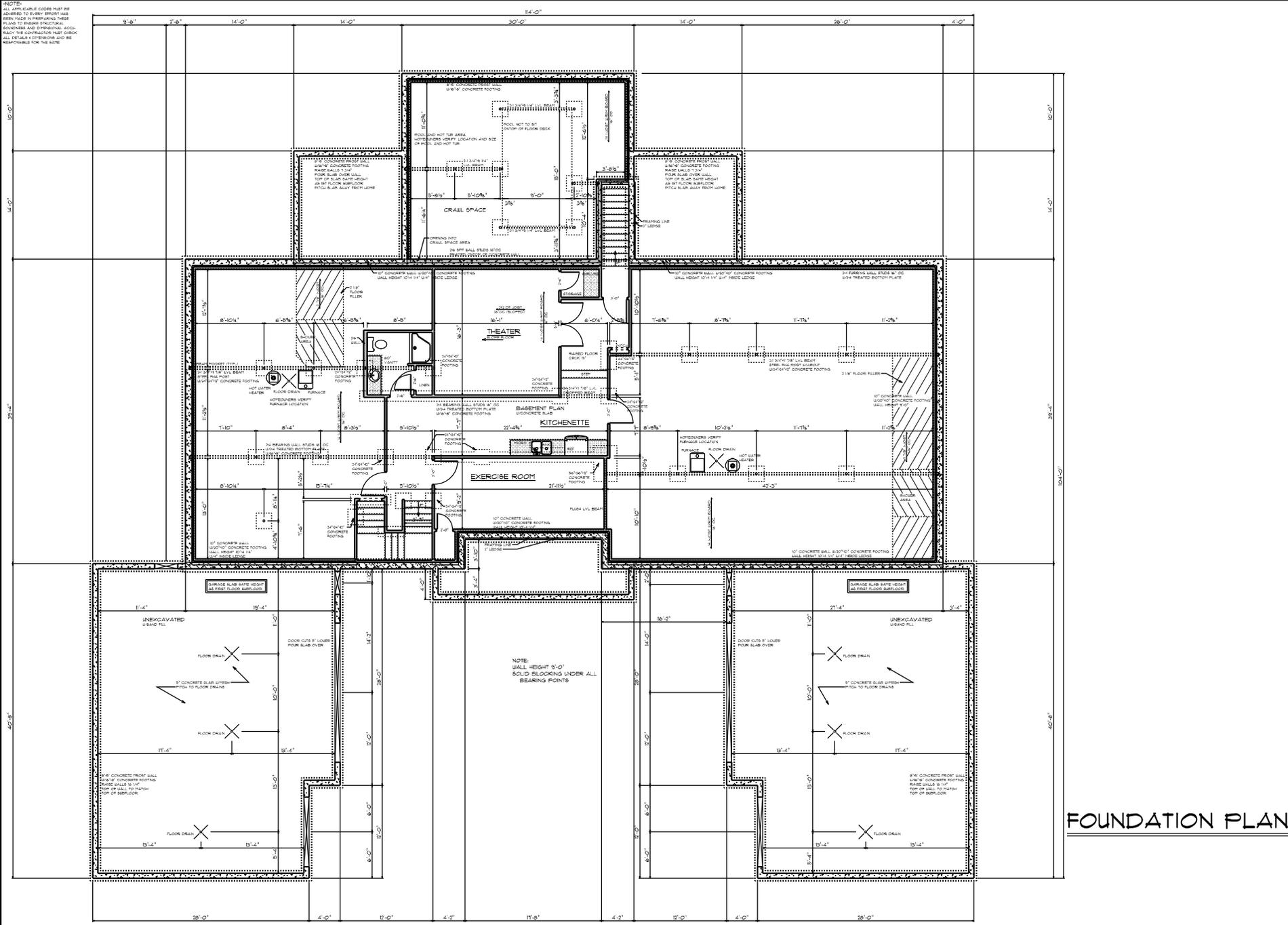
2ND FLOOR PLAN
 LIVING AREA 1921 SQFT

REVISIONS	BY
9/9/16	
9/20/16	

DAVID BUILDING SUPPLY INC.
 FOR: MURALI RESIDENCE
 BY: JR CONSTRUCTION

DRAWN
CHECKED
DATE 9/1/16
SCALE 3/16" = 1'-0"
JOB NO.
SHEET 3

NOTE:
 ALL APPLICABLE CODES THAT ARE REFERRED TO EVERY PRINT HAS BEEN MADE IN PREPARING THESE PLANS TO INSURE STRUCTURAL SOUNDNESS AND DIMENSIONAL ACCURACY. THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.



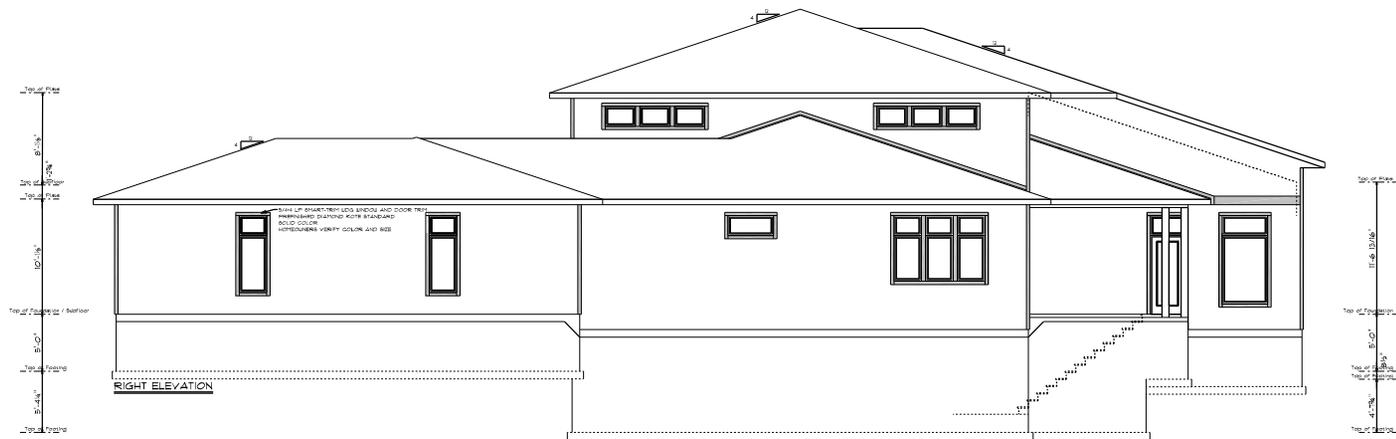
FOUNDATION PLAN

REVISIONS	BY
3/3/16	

DAVID BUILDING SUPPLY INC.
 FOR: MURALI RESIDENCE
 BY: JR CONSTRUCTION

DRAWN
CHECKED
DATE 3/1/16
SCALE 3/16" = 1'-0"
JOB NO.
SHEET 5

NOTE:
 ALL APPLICABLE CODES MUST BE
 CHECKED TO DETERMINE AND
 BEEN MADE IN PREPARING THESE
 PLANS TO ENSURE STRUCTURAL,
 FINISHES AND DIMENSIONAL ACCU-
 RACY. THE CONTRACTOR MUST CHECK
 ALL DETAILS, DIMENSIONS AND BE
 RESPONSIBLE FOR THE SAME.



REVISIONS	BY
9/9/16	
9/20/16	

DAVID BUILDING SUPPLY INC.
 FOR: MURALI RESIDENCE
 BY: JR CONSTRUCTION

DRAWN
CHECKED
DATE 9/1/16
SCALE 3/16" = 1'-0"
JOB NO.
SHEET 1



City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: October 18, 2016

RE: Conditional Use Request by Marshfield Clinic to rescind Resolution 2016-03 and to allow the addition of a large scale indoor institutional use to the existing Marshfield Clinic East Wing facility within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel 33-03233).

Background

Marshfield Clinic received approval of a conditional use permit last January in 2016, to construct a new large scale indoor institutional Hospital building including a central utility plant and an on-site parking ramp structure. Shortly after approval was given to Marshfield Clinic to construct this new Hospital, the plans were put on hold as Marshfield Clinic began conversation to purchase Ministry Saint Joseph's Hospital.

Although there was a condition stated with the approval of the Hospital that the hyperbaric expansion could be administratively approved, there were other conditions that the Applicant felt were not feasible to meet or were not needed at this time. These conditions include the submittal of a draft campus master plan within one year of Council approval (January 26, 2017), the demolition of the residential homes along North Walnut Avenue, and the combination of multiple properties prior to building permits being issued.

With that said the Applicant is requesting to rescind the previous conditional use permit and to allow the addition of the hyperbaric expansion to the existing East Wing facility within property zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue.

Analysis

Section 18-42(4)(b) requires a conditional use for all new land uses and structures within the "CD" Campus Development zoning district prior to the adoption of a Campus Master Plan. Marshfield Clinic has not to this date adopted a Campus Master Plan.

Site/Setbacks

The location of the proposed addition extends to the north off the existing East Wing facility approximately 134 feet, encroaching into some of the existing employee parking area. The existing East Wing facility is located at the northeast corner of West Ives Street and North Oak Avenue intersection with the address of 1001 North Oak Avenue.

The plans also shows the addition of a new fire lane that will be come off the existing fire lane and extend north around the façade of the addition to the parking area and a temporary driveway for construction purposes that is anticipated to be removed after the completion of the addition.

Other than the major street setback and the minimum building separation, the requirements for height, bulk and intensity in the “CD” Campus Development district are not defined by the district itself but rather would be defined in an approved Campus Master Plan. If a Campus Master Plan has not been adopted these requirements shall be defined through the criteria of a conditional use permit. Since Marshfield Clinic does not have an approved Campus Master Plan, setbacks can be defined through the conditional use process. The proposed addition will be setback about 102 feet from the North Oak Avenue right-of-way, 216 feet from the north property line, and 467 feet from the east property lines. Other than the north setback, this addition does not extend beyond the existing setbacks of the East Wing facility.

Building Details

The existing campus is classified under our Zoning Code as a large scale indoor institutional land use under Section 18-57(2). The classification of the hyperbaric use on the campus would be consistent with the existing uses on the property.

The proposed addition is a three story building including the basement with an approximate total gross floor area of 34,000 square feet. One floor will contain the hyperbaric treatment space for 12 patients, exam rooms, and a procedure room. The basement is anticipated to primarily be used for mechanical space. Approximately 11,000 square feet of this building addition will be shelled space. It is unknown what this space will be used for but we can assume it will fall under medical, institutional, or some sort of accessory/ancillary use.

Structure Height

This property falls within the AIR-4 Airport Overlay Zone which is defined as areas outside of the runway approach zones and flight path zones but within 3-miles of the airport boundaries. AIR-4 restrict any structure to be constructed, altered, located or any trees to be grown from exceeding the height limit of 1,399’ AMSL as indicated on the Airport Overlay and Height Limitations Map. With that said the proposed addition is only a three story addition reaching heights of approximately 40 feet above ground level which is about half as tall as the existing East Wing Facility.

Parking

A Campus can be a very unique circumstance and may have particular difficulty complying with the parking requirements established in the Municipal Code for many reasons including multiple uses, multiple properties, cooperative parking, joint facilities, and off-site parking areas. Minimum parking requirements are based on the individual land use. Depending on the land use there are many different labels to calculate out the minimum requirement. These include but are not limited to the number of employees, number of patron, size of the structure, number of seats, and number of units.

Reviewing the parking requirements for this project staff has reviewed the minimum requirement per building use in the central campus area. The central campus area being viewed as properties near or adjacent to the West Kalsched Street and North Oak Avenue intersection and the West Ives Street and North Oak Avenue intersection. In this

area there are six buildings and ten parking areas. The Lewis, Laird, and Lawton buildings were all viewed as predominantly office uses requiring 1 parking stall per 350 square feet of gross floor area, and the primary Clinic building and the East Wing were viewed as general large scale indoor institutional buildings requiring 1 parking stall per 3 patrons at the maximum capacity. With these calculations, staff is estimating that there are a total of 1,742 required parking stalls within the core area for existing development and there is 2,427 existing parking stalls provided.

This proposed addition also falls within general large scale indoor institutional requiring 1 parking stall per 3 patrons at the maximum capacity. The expected number of patrons for this proposed addition at this time is approximately 37 people including the additional finished hyperbaric space and expected waiting areas, but this does not include any of the shelled space. Based upon the 1 stall per 3 patrons, at this time, the minimum required parking for this facility would increase by 12 stalls. Although the proposed addition does show a loss of seven parking stalls, the total number of stalls provided within the core campus area still exceeds the minimum requirements. In addition, the Applicant is still planning to construct 202 of the 355 approved off-site parking stalls off of West McMillan Street.

Landscaping

Any new development including expansions of existing building shall provide the installation of landscaping per Article VIII of the Zoning Code. Landscaping requirements are broken into three categories: street frontage, parking area, and bufferyard. For every 100 linear feet of frontage of a developed lot abutting a public street, 40 points of landscaping shall be installed and dispersed along the street frontage. For every 20 parking stalls or 10,000 square feet of parking area, whichever is greater, the development shall install 60 points of landscaping adjacent to or throughout the parking areas. A bufferyard, or visual barrier along the perimeter of a lot wherever two different zoning districts abut one another, defined for the campus development district is based upon the conditions of a conditional use permit or the requirements of an adopted campus master plan.

Because there is no additional parking areas and this development area does not directly impact an abutting property that is not zoned Campus Development, no additional landscaping is needed for these categories. As for the street landscaping with a 134 foot building addition, this development would require about 54 landscaping points to be planted along the street frontage; however, the applicant is anticipating protecting most of the existing landscaping on site which surpasses this minimum requirements. There are 20+ existing evergreen trees to remain between the building addition and the right-of-way parallel to North Oak Avenue. 20 existing coniferous species would be 1,600 landscaping points.

Lighting

The applicant has not yet submitted a complete lighting plan; however, the applicant does anticipate that all lighting will meet the minimum requirements set forth in Section 18-104.

Timeline

The Applicant has submitted a preliminary timeline to complete the requested addition by fall of 2017. This timeframe is subject to change and also does not include the completion of the approximately 11,000 square feet of shelled space that is set for future

growth.

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

The zoning ordinance describes a “conditional use” as: a development which would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met.

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.

Part of the economic development recommendations is to retain and expand existing businesses and focus efforts of growth specifically on the Health Care industry.

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.

The proposed addition does not have any anticipated undue adverse impacts on nearby properties, character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property, or other matters affecting the public health, safety, or general welfare of the public.

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 expansion does maintain the desired consistency of land uses in and around the medical Marshfield Clinic campus.

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.

Current utilities are available to the site; however, it is unknown what the shelled space will be used for that could impact the need for additional 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.

The proposed project will expand the existing Marshfield Clinic medical campus and will provide additional services to the 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

APPROVE a Conditional Use Request by Marshfield Clinic to rescind Resolution 2016-03 and to allow the addition of a large scale indoor institutional use to the existing Marshfield Clinic East Wing facility within property zoned “CD” Campus Development prior to the adoption of a Campus Master Plan, located at 1001 North Oak Avenue (Parcel 33-03233) with the following condition:

1. The Hyperbaric Addition may be constructed as presented allowing minor site changes to be administratively approved.
2. Provided the land use is consistent with the Marshfield Clinic medical campus, the interior build out of the shelled space may be administratively approved.
3. A draft of a Campus Master Plan for the Marshfield Clinic Medical Campus following Section 18-166 must be submitted to the City for review within one year of a resolution being approved by the Common Council.

Attachments

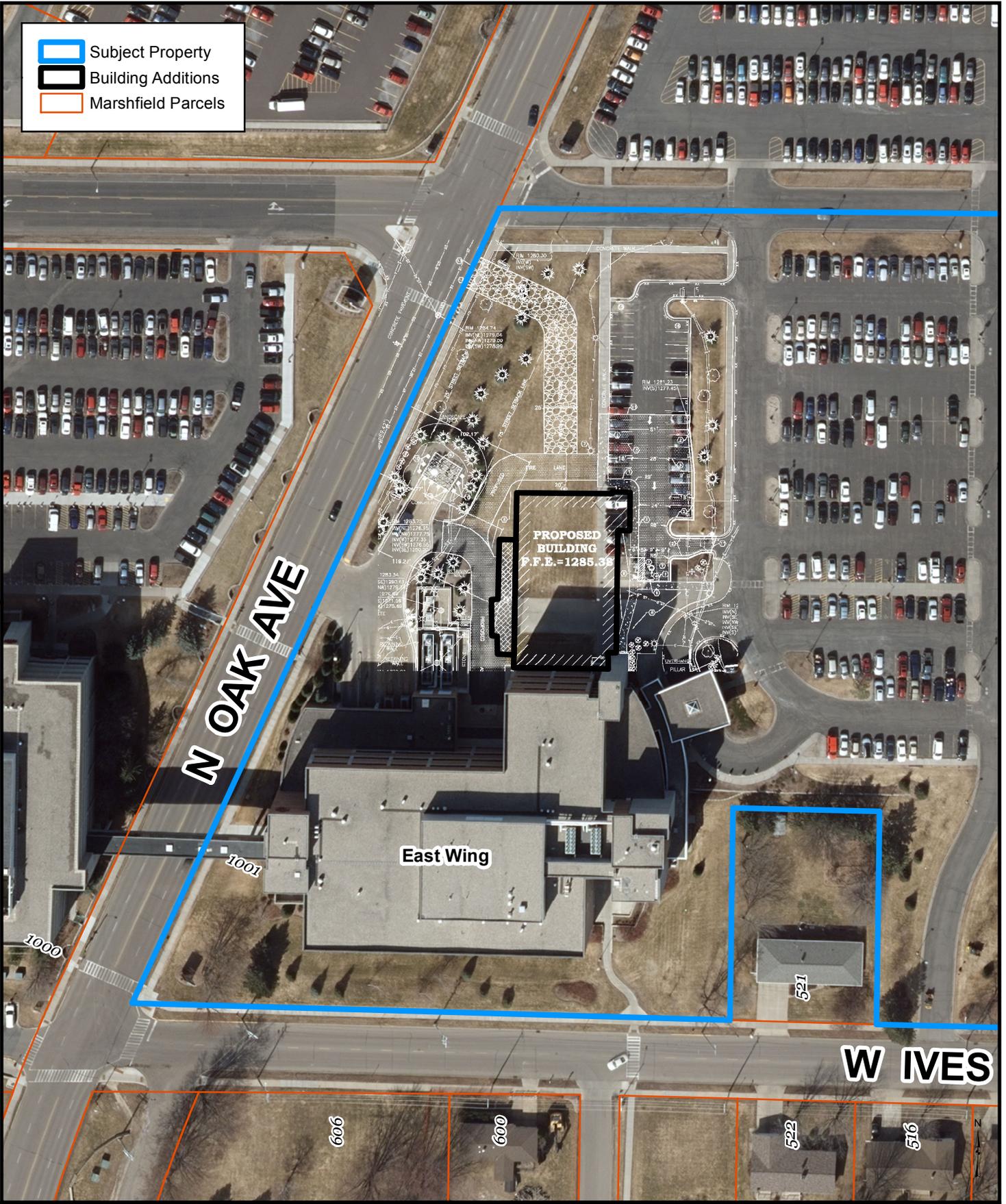
1. Location Map
2. Plan Set

Concurrence:



Jason Angell
Director of Development Services

-  Subject Property
-  Building Additions
-  Marshfield Parcels



CUP: Marshfield Clinic - Hyperbaric Expansion
City of Marshfield - Plan Commission
Meeting Date: October 18, 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.



REVISIONS

CHECKED:	JL
DRAWN:	MP
DATE:	09/20/16
PROJECT NO.:	16.055

CONCEPTUAL SITE PLAN

**MARSHFIELD CLINIC
HYPERBARIC ADDITION
CITY OF MARSHFIELD
WOOD COUNTY, WISCONSIN**

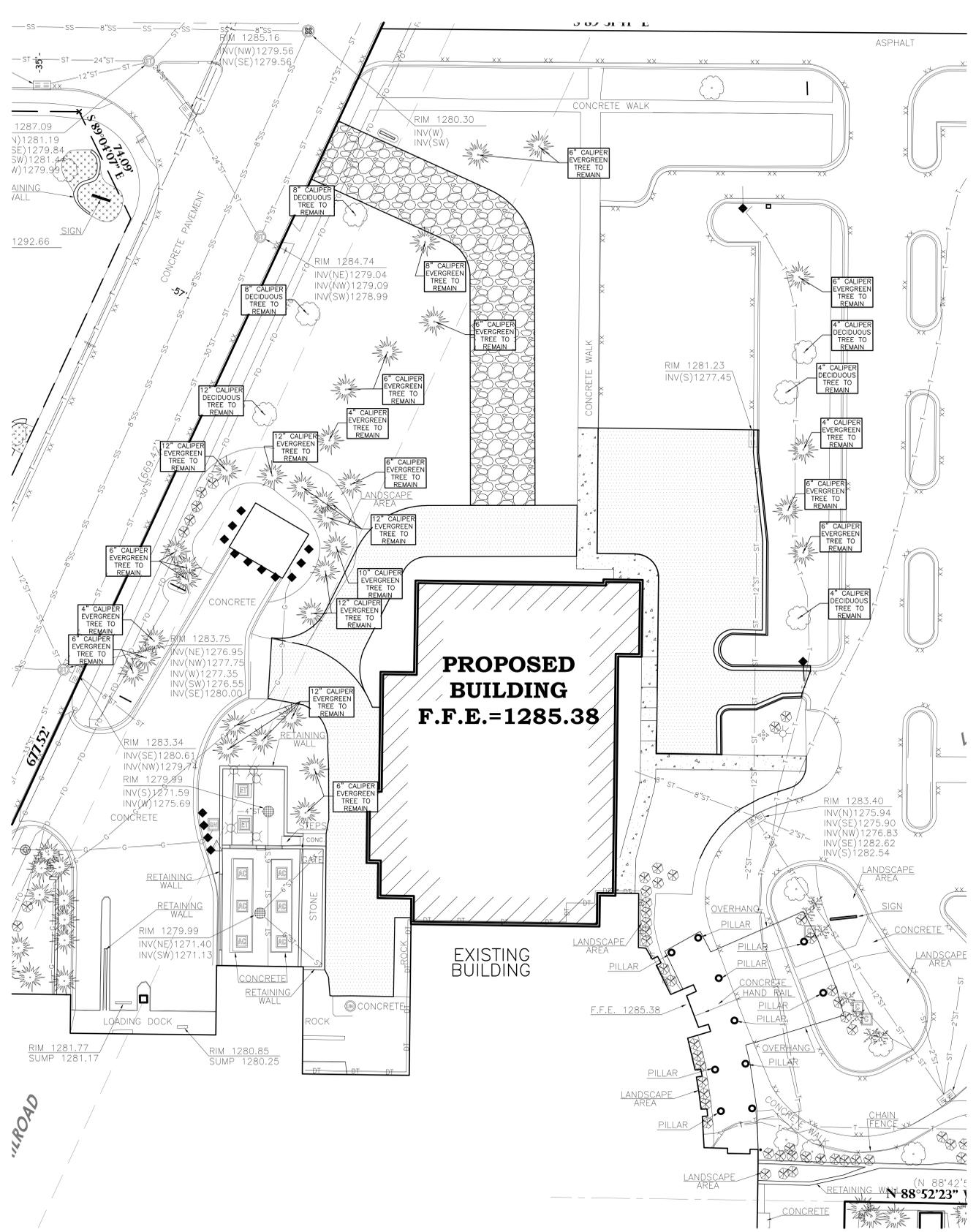
Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (ph) 715.344.9922 (fx)



Point of Beginning
SHEET **1** OF 1

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LEGEND	DESCRIPTION
	SANITARY SEWER
	STORM SEWER
	OVERHEAD UTILITIES
	BURIED ELECTRIC
	BURIED GAS
	BURIED TELEPHONE
	BURIED TELEVISION
	WATERMAIN
	FIBER OPTICS
	FENCE LINE
	EDGE OF BITUMINOUS CONTOUR LINE
	RECTANGULAR CATCH BASIN
	CIRCULAR CATCH BASIN
	SQUARE CATCH BASIN
	SANITARY MANHOLE
	STORM MANHOLE
	UTILITY MANHOLE
	WATER MANHOLE
	WATER SERVICE
	WATER VALVE
	HYDRANT
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC PEDESTAL
	LIGHTPOLE
	POWERPOLE
	GUY WIRE
	GAS METER
	GAS WALK
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	CABLE TV PEDESTAL
	TRAFFIC SIGNAL
	CLOTHES LINE POST
	GUARD POST
	VENT PIPE
	CLEAN OUT
	MONITORING WELL
	BURIED FUEL TANK
	CONTROL BOX
	AIR CONDITIONING UNIT
	SIGN
	FLAGPOLE
	MAILBOX
	ROOF DRAIN
	MEMORIAL PLAQUE
	BASKETBALL HOOP
	BUSH/SHRUB
	HEDGE
	TREE
	PINE TREE
	3/4" O.D. X 18" IRON BAR SET
	1-1/4" O.D. IRON PIPE FOUND
	3/4" O.D. IRON BAR FOUND
	1-1/2" O.D. IRON PIPE FOUND
	MAG NAIL SET
	MAG NAIL FOUND
	CHISELED X SET
	CHISELED X FOUND
	2-1/4" O.D. IRON PIPE FOUND
	BERTENSEN NAIL FOUND
	RECORDED AS



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 LHBcorp.com
 701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401
 612.338.2029

CIVIL / LANDSCAPE
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 Civil Engineering
 Landscape Architecture
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 Stevens Point, WI 54482
 715.344.9999 (PH)
 715.344.9922 (FAX)

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ERICKSEN ROED & ASSOCIATES
 2550 University Avenue West
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 www.eraeng.com

MECHANICAL / ELECTRICAL
DUNHAM
 Dunham Associates, Inc.
 50 South Sixth Street / Suite 1100
 Minneapolis, Minnesota 55402-1540
 Phone 612.465.7550 Fax 612.465.7551
 WEB dunnham.com
 mechanical + electrical consulting engineering

CLIENT:

Marshfield Clinic

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

NO.	DATE	REVISION

I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.

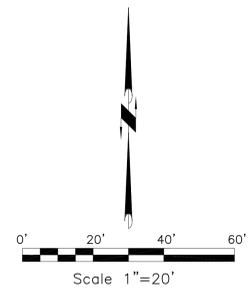
Signature: _____
 Typed or Printed Name: MATTHEW J. PLESHEK

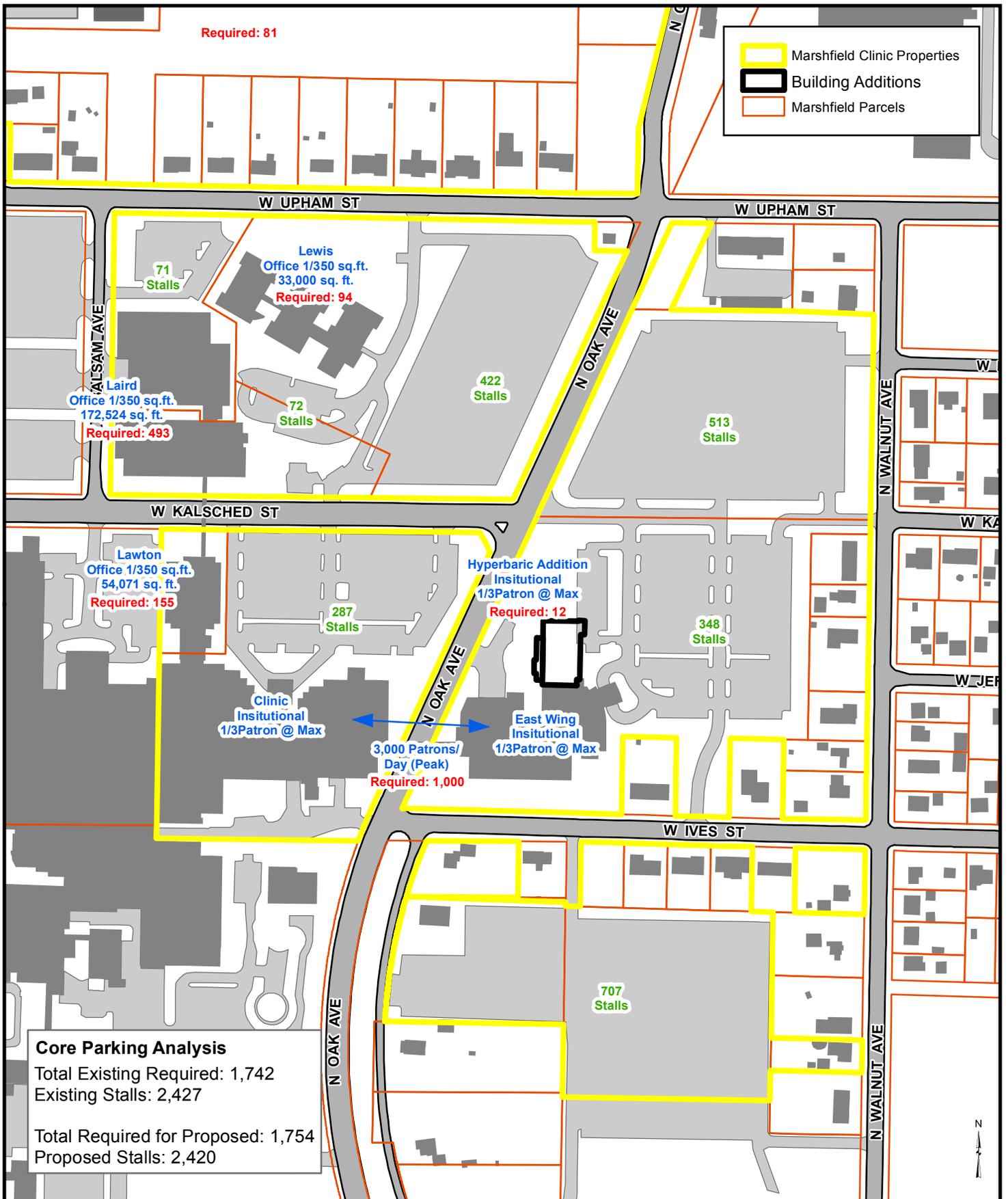
Date: 09-23-16 Reg. No.: E-33621-06
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PROJECT NAME:
EAST WING HYPERBARIC ADDITION

Marshfield, WI
 DRAWING TITLE:

DRAWN BY:
 CHECKED BY:
 PROJ. NO.: 160714
 DRAWING NO.:





Core Parking Analysis
 Total Existing Required: 1,742
 Existing Stalls: 2,427
 Total Required for Proposed: 1,754
 Proposed Stalls: 2,420



CUP: Marshfield Clinic Hyperbaric Expansion
 City of Marshfield - Plan Commission
 Meeting Date: October 18, 2016

Map Not To Scale
 For Reference Only

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City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: October 18, 2016

RE: Conditional Use Request by Marshfield Clinic to amend Resolution 2016-04 to allow a reduction to the off-site parking lot being constructed off of West McMillan Street and to allow for a trail connection from the parking lot to Security Health Plan located to the west at 1515 North Saint Joseph Avenue (Parcel 33-03224, 33-03224P, and 33-03224N).

Background

Since the new hospital for the Marshfield Clinic is currently on hold and Security Health Plan has a need for additional parking, the Marshfield Clinic is proposing to amend their plans for an off-site parking area for the hospital and provide off-site parking for Security Health Plan instead. The Applicant is proposing to reduce the size of the parking lot from what was originally approved and include two paths to connect the parking lot to the insurance building and to the public sidewalk.

Because the base of the parking area has already been installed, the Applicant is proposing to leave the base for the unfinished portion of the parking lot, but will cover it with black dirt and seed it. Additionally, the light poles and bases will be cut down to grade in the undeveloped portion of the parking lot.

Analysis

Section 18-103(14)(c) does allow off-site parking for required parking spaces, subject to a distance limitation (required to be within a 1,000 feet from the entrance) and that the property of the off-site parking facility must either be owned or leased by the owner of the establishment not meeting the onsite parking requirements.

Site

This off-site facility would have access from McMillan Street and would be located approximately 1,110 feet east of the intersection of St. Joseph Avenue and McMillan Street. The access already has a curb cut at the entrance to the parking lot. The new proposed layout contains 200 stalls, including 6 accessible

stalls closest to the enclosed shelter in the northeast corner of the parking lot (the current layout shows 202 stalls, but they will have to remove two or add another accessible stall). The original plan called for 355 stalls. Based on the proposed number of spaces, the Applicant is required to provide 6 handicapped accessible stalls, one of which is required to be van accessible.

Two enclosed shelters (shown as 11' x 6') are proposed for this facility. One will be located near the northeast corner of the parking lot, the other on the southwest corner of the parking lot. The shelters will provide cover from the elements as construction workers and staff wait for the shuttle services.

Two paths will also be constructed. One path will connect to the southern edge of the parking lot and run up to the back entrance of Security Health Plan. The second path will connect from the parking lot to the southern public sidewalk along McMillan Street. Both paths will be crossing into Parcel No. 33-03224P, the vacant parcel to the west. The southern path will also cross into Parcel No. 33-03224N.

The proposed parking lot will have the following approximate setbacks:

- Front – 54 feet
- West side – 33 feet
- East side – 143 feet
- South rear – 868 feet

To allow some flexibility, staff would propose to allow minor site adjustments to the setbacks to be approved administratively.

Location

According to Section 18-103(14)(c), off-site parking can be provided for required parking if the furthest extent of the parking lot is within 1,000 feet of the main entrance of the establishment. Even with the pedestrian path, the main Security Health Plan entrance is located approximately 850 feet away from where the pedestrian path connects to the parking lot. So portions of the parking lot are still beyond 1,000 feet from the main entrance. This exception was granted in the initial request and both paths reduce the distance a pedestrian would have to walk to get to Security Health Plan.

Traffic Impact Analysis Recommendations

According to the Wisconsin Department of Transportation's AADT (Annual Average Daily Traffic), the average volume of vehicles in this location is 8,000 per day. The Traffic Impact Analysis (TIA) recommends that the new driveway for the off-site parking area include a stop sign control and a separate left-turn and right-turn lanes on the northbound approach. This new parking lot configuration provides that. Although it was not included as part of the recommendations, the exhibits show a 100 foot stacking distance for the northbound traffic coming out of the parking lot. Currently, the stacking distance is about 100 feet for the two exit lanes.

The TIA also recommended constructing a westbound left-turn lane on McMillan Street with at least 150-feet of storage (not including taper). If the available space is there, it may just be a matter of repainting the street to include a left-turn lane.

Landscaping

Under the zoning code, the Campus Development district does not have a specific landscape requirement. The reason for that is that each campus district is different and landscaping will be reviewed either at the time the Campus Master Plan is adopted or through each Conditional Use Permit request. When discussing this project with the Marshfield Clinic, staff has recommended that the landscape requirements for the new development match the standards that are in place for the Community Mixed Use (“CMU”) district. The “CMU” district is the City’s most intense commercial district and landscape requirements for the “CMU” district seem like a logical starting point for landscaping in the medical campus.

The “CMU” district would require a minimum of 40 points of landscaping per 100 linear feet of street frontage, 60 points of landscaping per 20 parking stalls or 10,000 square feet of parking area whichever is greater, and a 0.5 opacity separating the proposed development to any adjoining residential properties. Also included as part of the 0.5 opacity requirement is that 50% of the plantings must be of the coniferous species.

Based on the “CMU” district requirements, the Marshfield Clinic would be required to add 191 landscape points along the street frontage and 606 points around the parking area. They are proposing 202 landscape points along the street frontage and 720 landscape points around the parking area, meeting those requirements. Below are the calculations for the street and parking area landscaping:

TYPE	DIMENSION	CALCULATION	REQUIRED POINTS	PROPOSED POINTS	TOTAL
Street Frontage	476’ street frontage	40 pts per 100 linear feet	191 points	202	4 Gingko Biloba (40 x 4 = 160) + 14 Birds Nest Spruce (3 x 14 = 42)
Paved Area	200 stalls	60 pts per 20 stalls	600 points	720	13 Maples (40 x 13 = 520) + 21 Gingko Biloba (40 x 21 = 840)

American Transmission Company (ATC) does have an easement along south side of McMillan Street for the transmission line. The easement restricts the ability to add plantings or landscaping along the street frontage therefore, staff would recommend that the applicant plant whatever landscape points (a minimum of 191 points) that are permitted by the easement, along the street frontage, to be planted.

The only yard requiring a bufferyard is to the south (property to the west is "CD" and property to the east is "CMU"). The single family properties along Upham Street are zoned SR-2, requiring a 0.5 opacity. The Marshfield Clinic owns all of those homes and there are trees along both sides of the property line. Based on that opacity and the lot width, the minimum number of landscape points required for the bufferyard would be 761.6 (160 x 4.76) and the minimum bufferyard distance is 10 feet. Because the tree line is existing, the point value for each tree is worth double. There are approximately 8 to 10 coniferous trees and another 7 to 10 deciduous trees along that property line and there is nearly 900 feet of distance between the parking lot and the property line, providing more than the required bufferyard.

Section 18-133(3)(d) states that parking spaces must be broken up by a landscaped island/peninsula at the rate of one island/peninsula for each linear row of 12 parking spaces for a single-row, or for each 24 parking spaces in a double row configuration. The proposed parking configuration meets that requirement.

The remaining parking area requires a minimum of 600 landscape points based on 200 parking stalls. The proposed parking lot landscaping (720 points) will consist of large deciduous trees and be placed within the landscape peninsulas and islands throughout the parking lot.

The Applicant is also proposing to add 5 Prairie Titan Kentucky Coffee trees (Large Deciduous) along the north edge of the southern path and one Autumn Gold Ginkgo tree (Large Deciduous) just south of the northern sidewalk connecting to the public sidewalk along McMillan Street.

Lighting

Under Section 18-104(6)(c)1. the maximum height for all light poles within the "CD" Campus Development district may not exceed 40 feet unless the fixture is within 100 feet of a residentially zoned property. Within a 100' of a residential zoned property the pole may not exceed 25 feet. This section goes on to explain that the height of all light poles shall be measured from the ground to the top of the fixture. The proposed plan will include 22 freestanding lights (which includes 8 light poles along the south pedestrian path). The parking lot light poles will be installed within the interior landscape islands and on the perimeter of the parking area. The parking lot fixtures are full cutoff and will be mounted approximately 28 feet above the ground, including the height of the base. The lights along the pedestrian path will be mounted approximately 15 feet about the ground.

The maximum number of footcandles at a property line that is abutting a residentially zoned property shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or property line abutting a nonresidential zoning district is 2.0 footcandles. According to the photometric plan, there will be no more than 0.0 footcandles on the east side yard. The photometric plan did not

show the illumination at the right-of-way; however, staff has requested a revised photometric plan and will make sure the illumination standards are met.

Finally, since the pedestrian path crosses property lines, the footcandle measurement will exceed the standards; however, the zoning code allows properties owned by the same owner, to be excluded from the footcandle requirement at the abutting property lines. The lighting standards in our zoning code will be met by the proposed plan.

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.

The Economic Development chapter recommendations of the Comprehensive Plan state that another key task of the City is ensuring there is adequate infrastructure to support planned economic development activities. Adequate parking is part of the transportation services infrastructure. The Comprehensive Plan also recommends utilizing shared parking between lots. This parking lot could meet parking needs of other buildings within the campus, not just for Security Health Plan. Therefore, this proposed parking lot would be in harmony with the recommendations of 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.

Within the same block, there are other large parking lots (Security Health Plan and the Family Health Center building) so this new lot would not cause a significant change to the neighborhood. There are single family homes (owned by the Marshfield Clinic) to the south, but there is a significant distance between the parking area and the homes (nearly 900 feet). Additionally, there is a single family home to the east of the parking lot, but that property has a significant tree line buffer and is zoned "CMU". So in the future, it is conceivable this parcel would be commercial.

The only concern staff had regarding the off-site parking is the location of the access to the parking lot. The access is in the middle of a significant slope on McMillan Street. McMillan Street is one of the busiest streets in the City and with a 35 mph speed limit, traffic is moving rather quickly. Traffic traveling west to east on McMillan may have some difficulty stopping in the winter if a car is pulling into or out of the parking lot. Additionally, if vehicles traveling west are making a left turn, it could cause traffic to back up going west on McMillan Street. If approved, staff would recommend the Engineering Division review the roadway around the parking lot access to see if there are any additional safety improvements that can be made.

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 new parking lot would likely increase the traffic volume on McMillan Street. If this is primarily staff parking, it would not likely be a constant flow of traffic, but would probably add to the volume at peak times. Because McMillan Street is a primary arterial, it will be able to handle the additional volume of vehicles.

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.*

Because the improvement is a parking lot, only electrical service is needed. Storm sewer will be handled on-site with stormwater ponds in the northeast corner of the property.

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.*

The public benefit of the off-site parking should outweigh any adverse impacts. If there is enough parking in the designated parking lots, people are less likely to park in the nearby residential neighborhoods, reducing congestion in those settings and improving visibility by not having to look around vehicles parked on the street.

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

Based on findings that the Conditional Use Review criteria is being met, APPROVE a Conditional Use Request by Marshfield Clinic to amend Resolution 2016-04 to allow a reduction to the off-site parking lot being constructed off of West McMillan Street and to allow for a trail connection from the parking lot to Security Health Plan located to the west at 1515 North Saint Joseph Avenue and allow the construction of an off-site parking area and enclosed shelter, including exceptions to the landscape and proximity requirements, to accommodate the parking needs of Security Health Plan, within properties zoned "CD" Campus Development prior to the adoption of a Campus Master Plan, located off of West McMillan Street to the East of Security Health (Parcel Nos. 33-03224, 33-03224P, and 33-03224N) with the following conditions:

1. The proposed off-site parking lot, pedestrian paths, and shelter structures, including landscaping and lighting, may be constructed as presented, subject to the conditions listed, with minor modifications to the site plan, setbacks, shelter location and size, lighting plan, and landscape plan that may be approved administratively.
2. A left-turn lane for McMillan's west bound traffic with 150-feet of storage (not including taper) shall be reviewed and implemented if the City Engineer determines it to be feasible.
3. Any minimum required street frontage landscaping that is not allowed along McMillan Street due to an easement, must be dispersed along the perimeter of the parking area.
4. Any signage proposed for the site must match the Marshfield Clinic Master Sign Plan.
5. The project, including landscaping and traffic improvements, must be complete within one year of the approved resolution by the Common Council.

Attachments

1. Project Narrative
2. Location Map
3. Site, Landscape, and Lighting Plans

Concurrence:



Jason Angell
Director of Development Services

Conditional Use Permit Narrative
for
Marshfield Clinic Parking Lot Expansion Amendment

Project Description:

The original project consisted of constructing a 355 parking stall parking lot approximately 1,100 feet east of the intersection of St. Joseph Avenue and McMillan Street. The owner would like to reduce the number of stalls to be constructed down to 202 stalls and request that this be an amendment be made to the originally approved conditional use permit for this project. The driveway entrance will still connect to McMillan Avenue at the location of an existing gravel driveway connection. This parking lot will be available to Marshfield Clinic staff, patrons. A shuttle service will be provided to riders utilizing this parking lot. Two shelters will be provided to parkers for protections from the elements while waiting for the shuttle. One shelter is being proposed within the setback along McMillan, and will require a variance to do so. However, the proximity of this shelter to the handicap stalls, and the shuttle routing through the parking lot, this location appears to make the most sense programmatically, and functionally. Additionally, this will be a clear glass structure, so it will create very little obstruction visually.

Lighting:

Parking lot lighting will consist of LED pole mounted cutoff lighting fixtures mounted at a height of 25 feet to meet the requirements of Section 18-104 of The City of Marshfield Municipal Code. The fixture quantity and layout will be designed to meet the Section 18-104 requirement of no more than 2.4 foot candles on average in the parking lot with no spot in the lot with a light level lower than 0.2 foot candles.

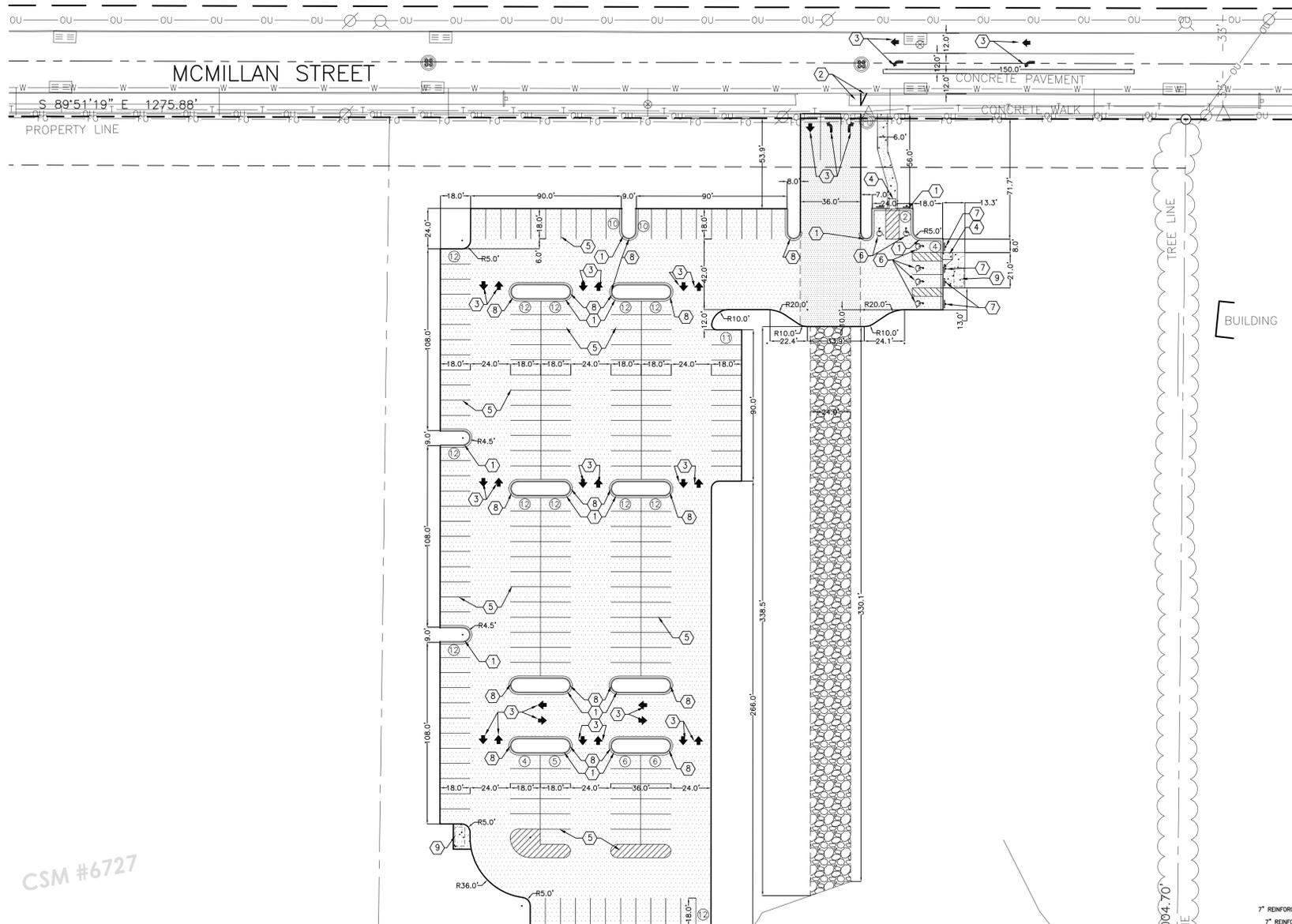
Site Improvements:

Asphalt paved surfaces are anticipated to include a standard 3" pavement thickness. Because of the high probability of clay soil, the pavement section will also include a combination of a dense gravel base, breaker run (3" minus crushed stone), and a geotextile fabric soil separator to prevent the fines associated with clay from migrating into the gravel base soils, and causing settlement. It is also recommended that subsurface drainage be installed at low points in the parking lot subgrade, to prevent saturation of the subsoils.

A site landscaping has been included and is believed to meet, or exceed, the City of Marshfield code requirements.

Site Stormwater Management:

State and Local Code requires that stormwater runoff from the redeveloped site be treated for Total Suspended Solids removal (Total Suspended Solids (TSS) are the particles from the parking surfaces that transport pollutants when conveyed by stormwater runoff, and cause damage to downstream waterways), and control the rate at which stormwater runoff is discharged from the project site by implementing measures for stormwater management. Rate control is providing stormwater detention to control the rate at which runoff is discharged from the project site, with the goal of matching, or reducing, the runoff rate, in comparison to existing conditions. Currently, a wet detention pond is proposed at the northeast corner of the project site, which will serve as a stormwater management facility.



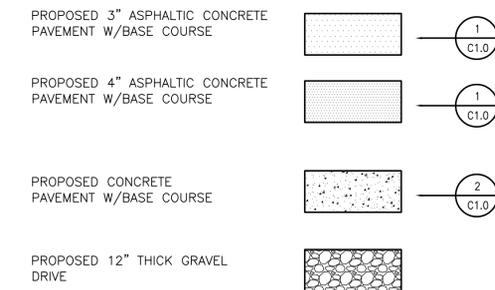
GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
- SEE SHEET C3.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

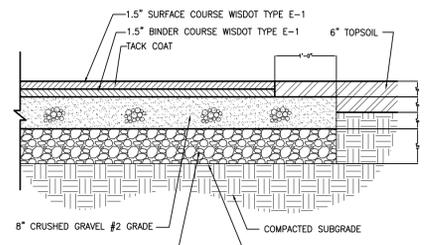
KEYNOTES:

- ① 18" CONCRETE CURB & GUTTER
- ② EXPAND DRIVEWAY ENTRANCE
- ③ DIRECTIONAL ARROW
- ④ HANDICAP ACCESSIBLE CURB RAMP
- ⑤ PARKING LOT STRIPING
- ⑥ HANDICAP PARKING STALL
- ⑦ HANDICAP PARKING SIGN
- ⑧ 4.5' RADIUS typ.
- ⑨ ENCLOSED SHELTER

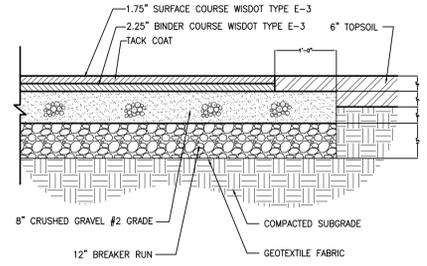
PAVEMENT HATCH PATTERNS:



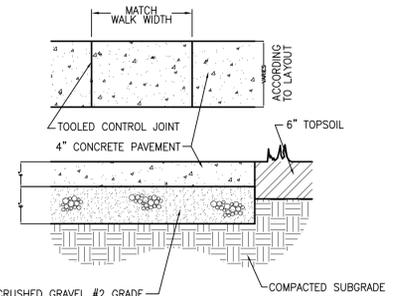
CSM #6727



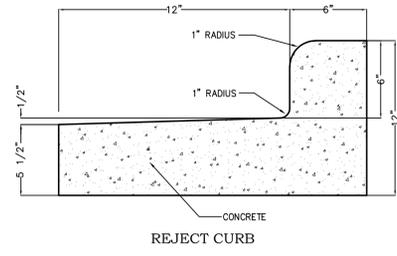
3" ASPHALT PAVEMENT



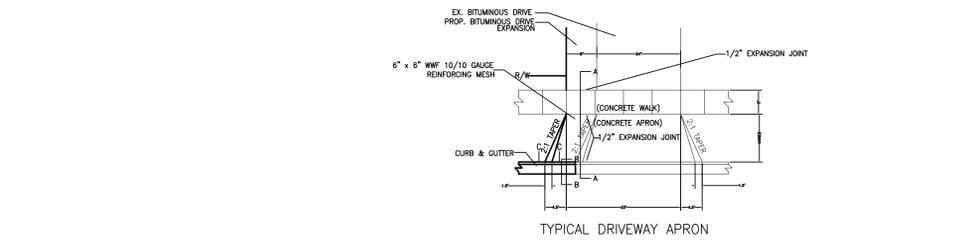
4" ASPHALT PAVEMENT



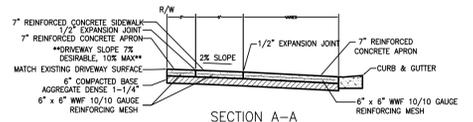
4" CONCRETE



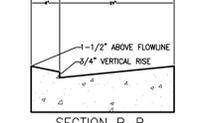
18" CONCRETE CURB & GUTTER



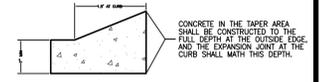
TYPICAL DRIVEWAY APRON



SECTION A-A

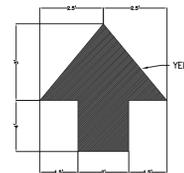


SECTION B-B

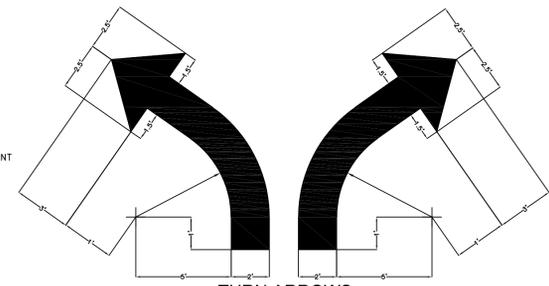


SECTION C-C

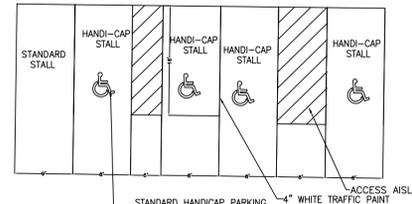
5. EXPAND DRIVEWAY APRON



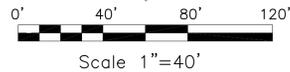
DIRECTIONAL ARROW



TURN ARROWS



PARKING LOT STRIPING



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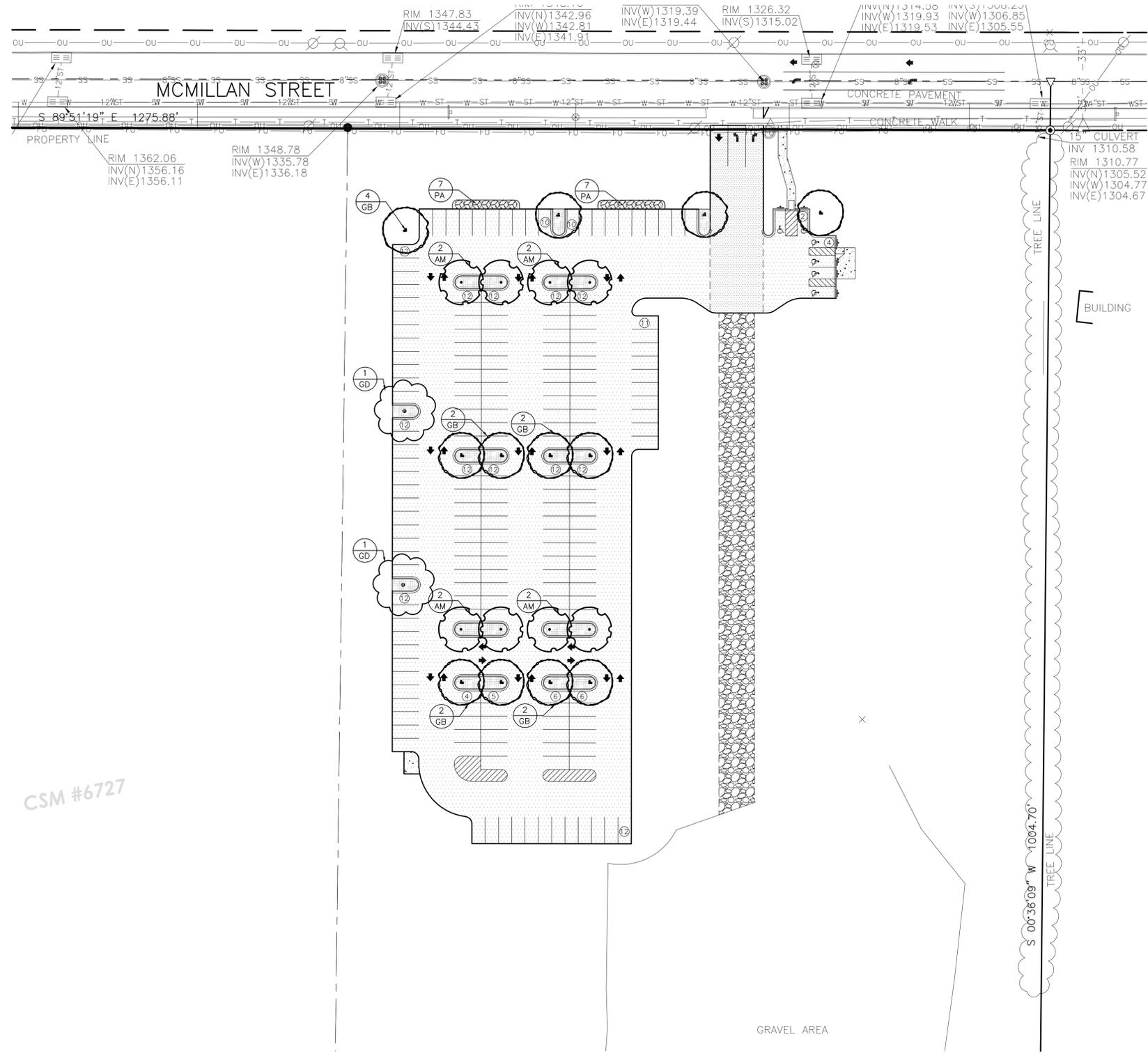
CHECKED:	JL
DRAWN:	MK
DATE:	09/23/16
PROJECT NO.:	15.130

LAYOUT PLAN

**MARSHFIELD DENTAL CLINIC
PARKING LOT EXPANSION
CITY OF MARSHFIELD
WOOD COUNTY, WISCONSIN**

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (Ph) 715.344.9922 (Fx)





GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. 3" OF SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED IN ALL LANDSCAPE PLANTING BEDS OR AS INDICATED ON THIS SHEET. COLOR TO BE SELECTED BY OWNER.
6. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
7. ALL TREES IN THE TURF AREA SHALL HAVE A 3' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
8. FILTER FABRIC SHALL BE PLACED BENEATH ALL BARK MULCH.
9. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AM		ACER MIYABEI 'MORTON'	STATE STREET MAPLE	2" CAL.	40'TX40'W	8
GB		GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL.	40'TX30'W	12
GD		GYMNOCLADUS DIOICUS 'J.C. MCDANIEL'	PRAIRIE TITAN KENTUCKY COFFEE TREE	2" CAL.	60'TX40'W	2

SHRUBS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
PA		PICEA ABIES 'NIDIFORMIS'	BIRDS NEST SPRUCE	5 GAL.	4'TX6'W	14

LANDSCAPE REQUIREMENTS:

ZONING DISTRICT REQUIREMENTS
 USED: CAMPUS DISTRICT

STREET FRONTAGE: 476'/100' = 4.76 4.76 X 40 PTS = 191 PTS REQUIRED 202 PTS PROPOSED
PAVED AREA: *BY PARKING STALLS- 202 STALLS/20 STALLS= 10.1 X 60= 606 PTS 720 PTS PROPOSED (73,553 S.F. PAVED AREA/10,000 S.F. = 7.36 7.36 X 60 PTS = 442 PTS REQUIRED)

LANDSCAPE HATCH:

3" OF SHREDDED HARDWOOD BARK MULCH W/FILTER FABRIC BENEATH



REVISIONS	
CHECKED:	JL
DRAWN:	MK
DATE:	09/23/16
PROJECT NO.	15.130

LANDSCAPE PLAN

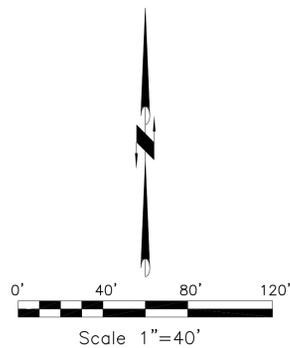
**MARSHFIELD DENTAL CLINIC
 PARKING LOT EXPANSION
 CITY OF MARSHFIELD
 WOOD COUNTY, WISCONSIN**

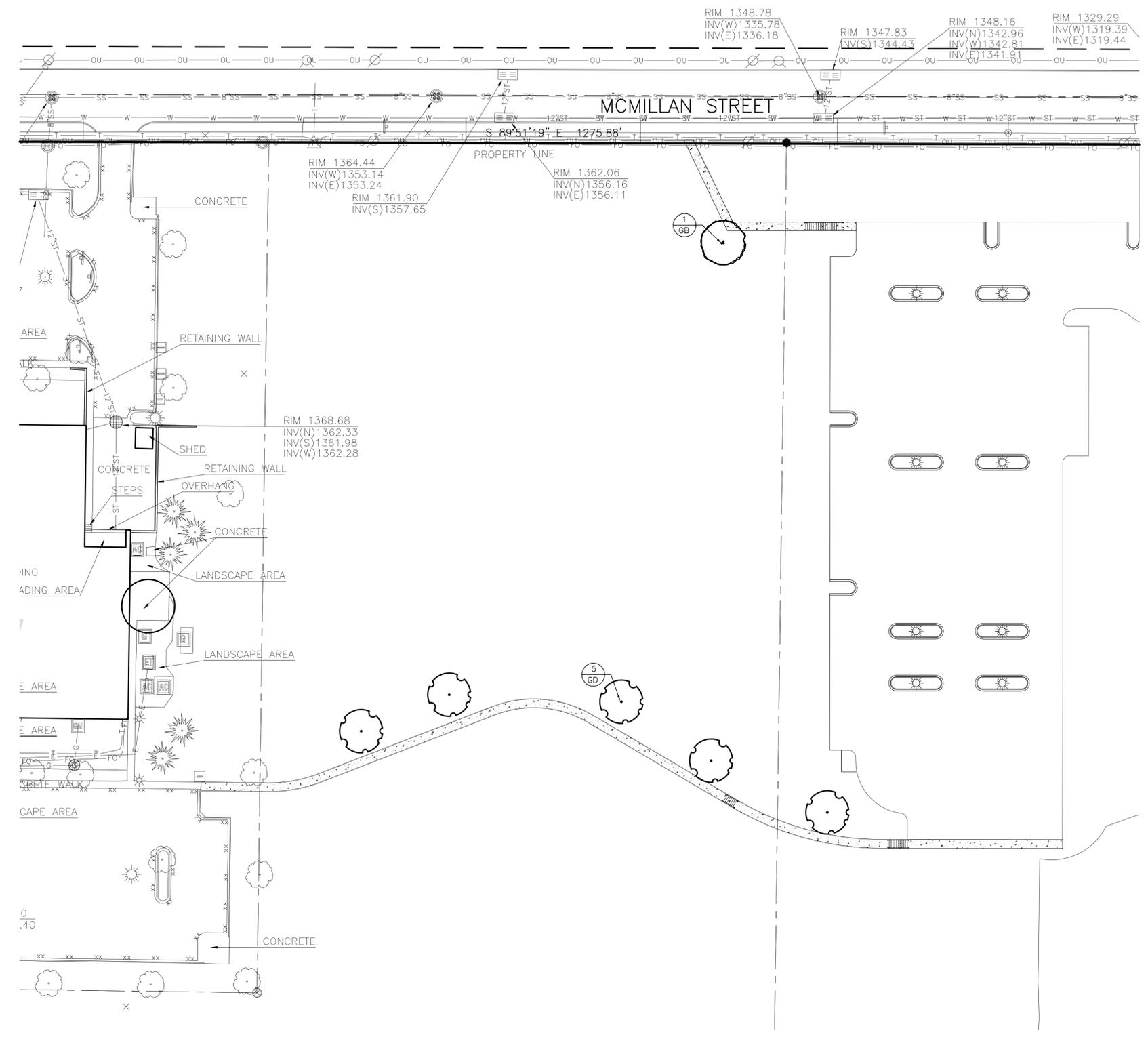
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GENERAL NOTES:

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PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL.	40'TX30'W	1
GD	GYMNOCLADUS DIOICUS 'J.C. MCDANIEL'	PRAIRIE TITAN KENTUCKY COFFEE TREE	2" CAL.	60'TX40'W	5

LANDSCAPE REQUIREMENTS:

ZONING DISTRICT REQUIREMENTS
USED: CAMPUS DISTRICT

STREET FRONTAGE:
 $600' / 100' = 6$
 6 X 40 PTS = 240 PTS REQUIRED
 280 PTS PROPOSED (6 PROPOSED TREES + 1 EXISTING 3" CAL. TREE)

CHECKED:	JL
DRAWN:	MK
DATE:	09/23/16
PROJECT NO.	16.112

LANDSCAPE PLAN

MARSHFIELD CLINIC
CITY OF MARSHFIELD
WOOD COUNTY, WISCONSIN

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (Ph) 715.344.9922 (Fx)



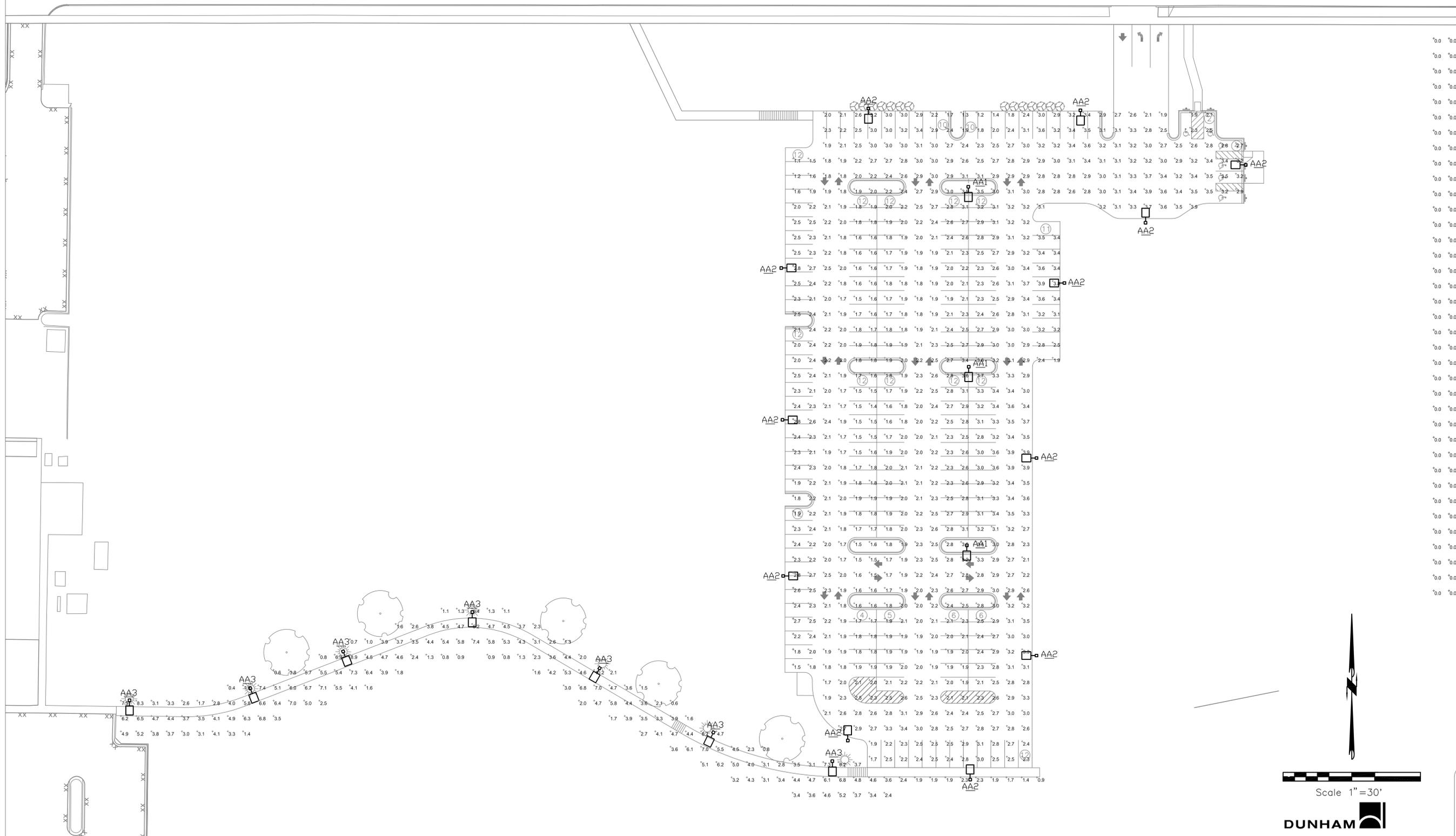
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SITE LIGHTING FIXTURE SCHEDULE

FIXTURE DESCRIPTION										POLE DESCRIPTION						BASE DESCRIPTION									
LETTER	TYPE	MOUNTING	LAMPS/LIGHT ENGINE	BALLAST/DRIVER	VOLTAGE	WATTS	CONTROL MEDIA (LENS/LOUVER)	MANUFACTURER SERIES NUMBERS	DESCRIPTION	POLE LENGTH	POLE SHAPE	POLE MATERIAL	POLE COLOR/FINISH	FIXTURE MOUNT	SUPPORTS CCTV CAMERA	SUPPORTS FLAG OR BANNER	INTEGRAL DUPLEX RECEPTACLE	VIBRATION DAMPERS	FOUNDATION	BASE HEIGHT ABOVE GRADE	BASE HEIGHT BELOW GRADE	BASE DIAMETER	VERTICAL BARS	TIES	NOTES
AA1	LED AREA LIGHT	POLE	LED, 4000K	STANDARD	277	279	NONE	EATON GLEON SERIES	TYPE V DISTRIBUTION	25	SQUARE	ALUM.	BY ARCH	7" ARM	--	--	--	--	CONCRETE	36"	8 FEET	24"	--	--	--
AA2	LED AREA LIGHT	POLE	LED, 4000K	STANDARD	277	225	HOUSE SIDE SHIELD	EATON GLEON SERIES	TYPE IV DIST. WITH HOUSE SIDE SHIELD	25	SQUARE	ALUM.	BY ARCH	7" ARM	--	--	--	--	CONCRETE	36"	8 FEET	24"	--	--	--
AA3	LED AREA LIGHT	POLE	LED, 4000K	STANDARD	277	113	HOUSE SIDE SHIELD	EATON GLEON SERIES	TYPE II DIST. WITH HOUSE SIDE SHIELD	12	SQUARE	ALUM.	BY ARCH	7" ARM	--	--	--	--	CONCRETE	36"	8 FEET	24"	--	--	--

GENERAL NOTES:
 A. SEE SPECIFICATIONS FOR ADDITIONAL LIGHT FIXTURE REQUIREMENTS.
 B. MINIMUM LUMENS LISTED FOR SOLID STATE LIGHT FIXTURES ARE DELIVERED LUMENS BASED ON PHOTOMETRIC TESTING COMPLETED IN ACCORDANCE WITH IES LM-79 STANDARDS.



1 ELECTRICAL SITE LIGHTING PLAN
 1" = 30'-0"

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REVISIONS

CHECKED:	JAT
DRAWN:	TCH
DATE:	09/23/16
PROJECT NO.:	15.130

SITE LIGHTING PHOTOMETRICS

MARSHFIELD CLINIC
 CITY OF MARSHFIELD
 WOOD COUNTY, WISCONSIN

Land Surveying
 Engineering
 Landscape Architecture
 5709 Windy Drive, Suite D
 Stevens Point, WI 54482
 715.344.9999 (Ph) 715.344.9922 (F)

POB Point of Beginning
DUNHAM
 Dunham Associates, Inc.
 50 South Sixth Street / Suite 1100
 Minneapolis, Minnesota 55402-1540
 PHONE 612.465.7550 FAX 612.465.7551
 WEB dunhameng.com
 mechanical + electrical consulting engineering



City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: October 18, 2016

RE: Master Sign Plan Request by Stratford Sign Company representing Forward Financial Bank, to allow the installation of multiple signs with exceptions as part of a nonresidential large/group development for property zoned "CMU" Community Mixed Use, located at 1001 North Central Avenue (Parcel 33-03257).

Background

In April of 2016 the Plan Commission reviewed and approved the plans for the proposed Forward Financial Bank building. This building is a large multitenant development with the possibility of becoming a group development or subdividing a separate lot for a future development site near the intersection of North Cedar Avenue and East Ives Street. Building permits have been approved and site preparation has begun for this development.

The applicant is now requesting approval of a Master Sign Plan for the property which includes one monument sign, two directional signs, and one wall sign at this time.

Analysis

According to our Municipal Sign Code, Section 24-10, a master sign plan shall be required if two or more signs are proposed that do not meet all of the individual sign standards, two or more signs are proposed in a nonresidential group or large development, signs in a group or large development that exceed 50 square feet, an amendment to an existing master sign plan, or if the Zoning Administrator determines that a master sign plan is needed because of project characteristics such as the number of proposed signs, limited visibility, and/or site location relative to major transportation routes.

The purpose of this Master Sign Plan is to approve signage for a large/group development and request exceptions to some of the individual sign standards including sign height, sign area, and the possibility of future off-premise signage.

Allowable Signage

In addition to the regulations for each sign type, Section 24-04 limits the total amount of signage for each lot to 2 square feet of signage per linear foot of street frontage. Where a lot abuts multiple frontages, the total sign area that is oriented towards that particular street may not exceed that portion of the total sign area allocation in addition to the individual sign type requirements. Below is a table showing the maximum allowable signage street frontage.

Street Name	Direction	Lot Frontage	Allowable	Proposed
N Central Ave	West	164.34 feet	328.68 sq. ft.	258 sq. ft.
E Ives St	North	191.58 feet	383.16 sq. ft.	-
N Cedar Ave	East	551.79	1,103.58 sq. ft.	46 sq. ft.
-	North	-	-	-

Proposed Signage

The following is a break down summary of the proposed new signage for the Forward Financial Bank development and any exceptions:

- Freestanding Monument Sign – a monument sign is limited to 12 feet tall, 100 square feet in area with up to 10 additional square feet per tenant with a maximum of 150 square feet, must be setback a minimum of 5' from all property lines, and must meet the visibility standards of Section 18-102.

The proposed freestanding monument sign located near the front entrance off of North Central Avenue reaches a height of 20 feet, is 131 square feet in area including a 31 square foot electronic message center and includes an area for up to 6 individual tenant space, the sign is setback 20 feet from North Central Avenue right-of-way to ensure it is outside an existing utility easement and is not located within the vision triangle. Exceptions for this sign include exceeding the maximum monument sign height by 8 feet.

- Wall Sign – wall signage is limited to the lesser of 10 percent of the building façade or a maximum of 200 square feet. The proposed wall sign will be located on the front of the building facing North Central Avenue. The area of the front building façade is approximately 7,600 square feet, making the maximum sign area on the front of the building 200 square feet. The Applicant is proposing a 127 square foot wall sign on the front façade (104 square feet if area is calculated as a circle - πr^2).
- Directional Signage – a directional sign is limited to one sign for each vehicular entrance and one per exit, 5 feet in height, 8 square feet in area, and must meet the visibility standards of Section 18-102.

The applicant is proposing two directional signs, one at each of the two vehicular entrance/exits off of North Cedar Avenue. Both of these directional signs are proposed to be 7 feet tall, 23 square feet in area, setback 20 feet from the North Cedar Avenue right-of-way, and are not located within the vision triangle. Exceptions for these signs include exceeding the maximum height by 2 feet and the maximum sign area by 17 square feet each.

Future Signage

At this time there are no plans for future signage for this development; however, there is a possibility for a separate development on this property either making this a group development or subdividing a portion of the lot, creating a separate lot near the intersection of North Cedar Avenue and East Ives Street. Creating a separate lot would affect the allowable signage based upon the linear feet of street frontage and as the site plan shows would make the directional sign "B" located at the northern access off of North Cedar Avenue an off-premise directional sign.

Staff is suggesting that provided no additional exceptions are needed, excluding the possibility of two freestanding sign if the site is developed as a group development or off-

premise directional signage if a separate lot is created, that all future signage for this property may be administratively approved.

Plan Commission Options

The Plan Commission can make the following recommendations:

1. Approval of the request with any exceptions or conditions 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 Master Sign Plan request by Stratford Sign Company, representing Forward Financial Bank to allow the installation of multiple signs including exceptions for property zoned "CMU" Community Mixed Use, located at 1001 North Central Avenue (Parcel 33-03257) with the following conditions/exceptions:

1. The freestanding monument sign and wall sign are permitted as presented.
2. The two directional signs may not exceed 5 feet in height and 16 square feet in sign area.
3. Minor changes to the proposed signage and future signage may be administratively approved provided no additional exceptions are needed.

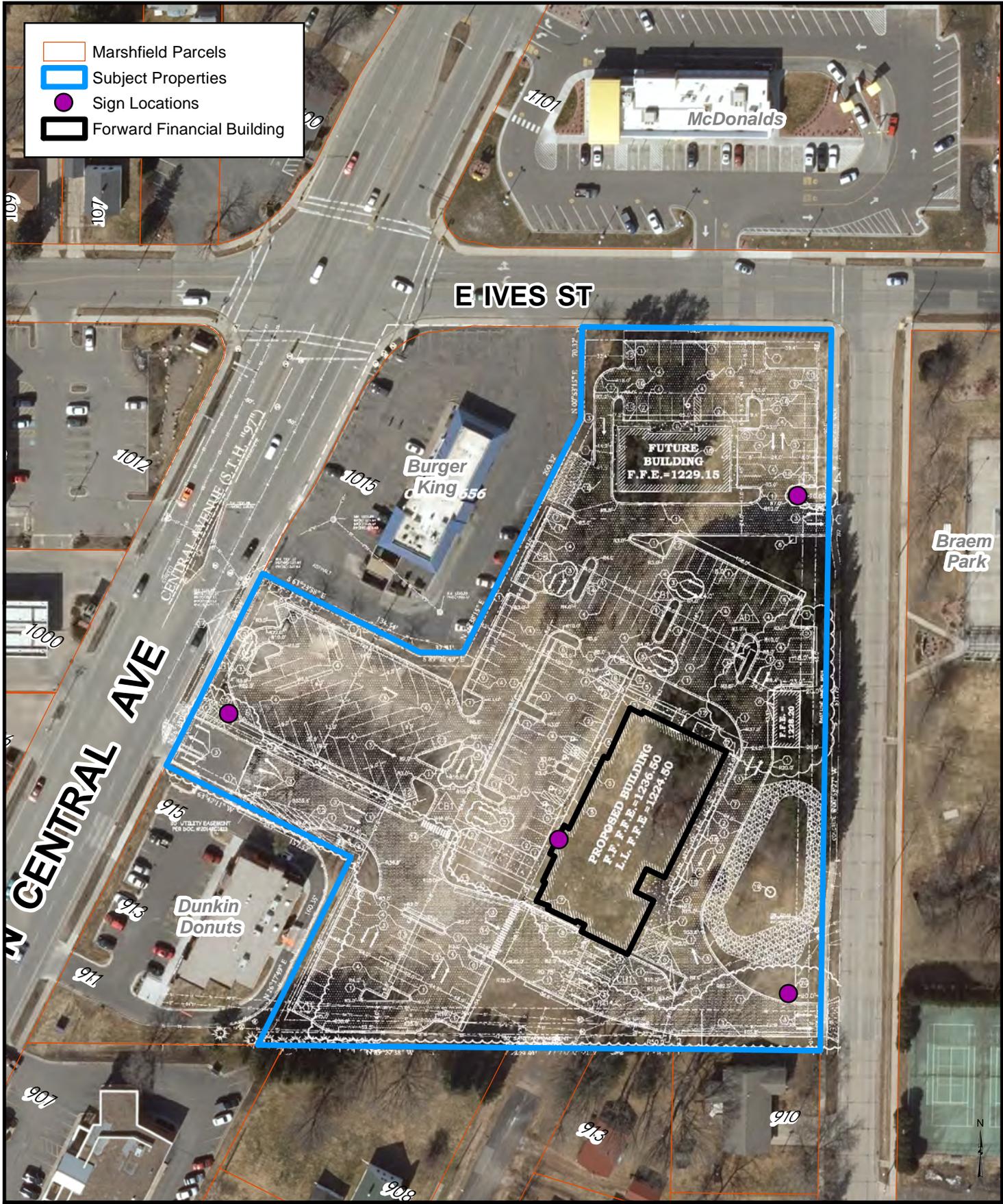
Attachments

1. Location Map
2. Site Map
3. Sign Renderings

Concurrence:



Jason Angell
Director of Development Services



MSGN: Forward Financial Bank - 1001 N Central Ave
City of Marshfield - Plan Commission
Meeting Date: October 18, 2016

Map Not To Scale
 For Reference Only

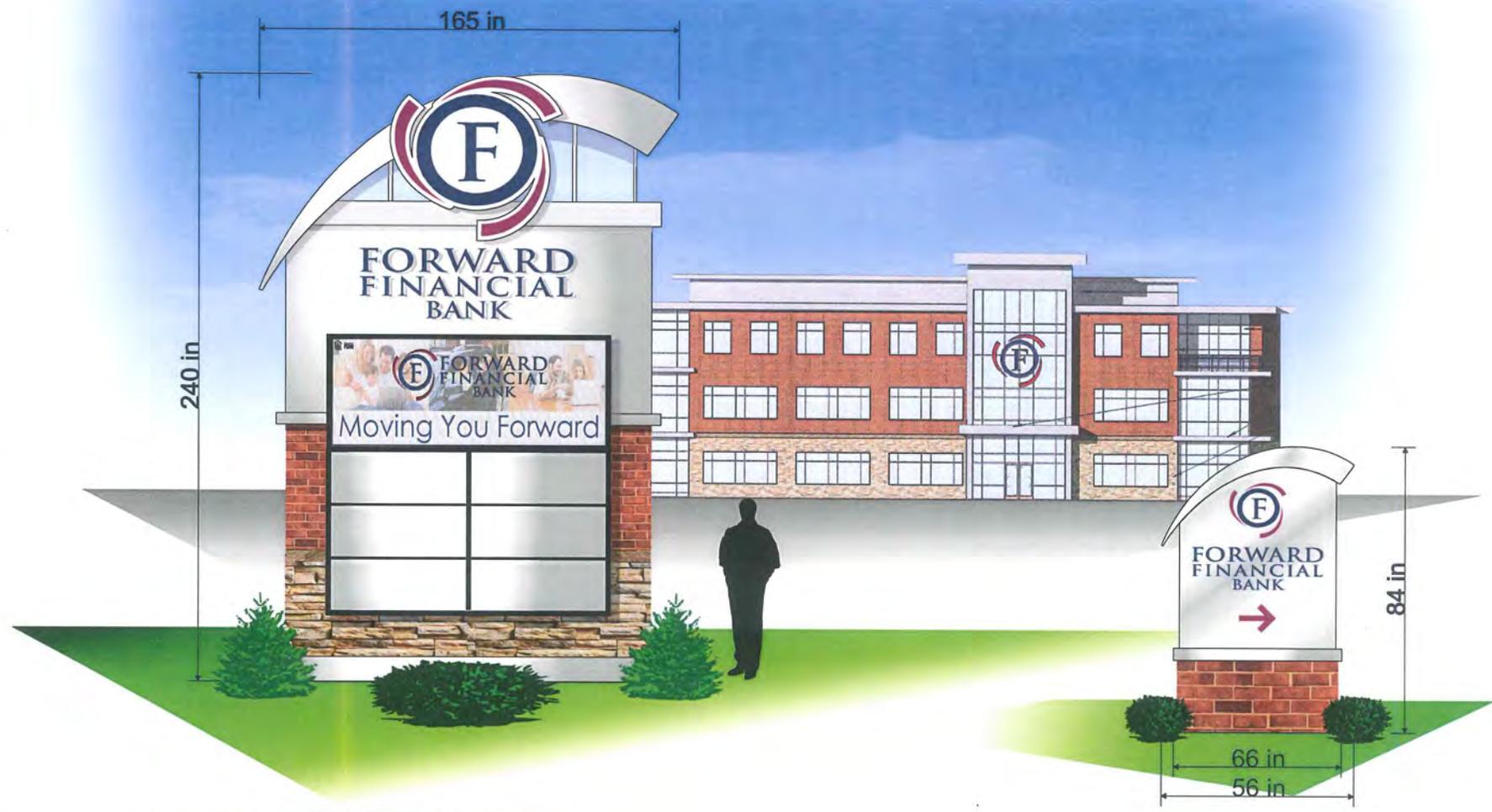
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Forward Financial Bank

DESIGNER / SALES REP: Tom Kolb	DATE: 09-09-16	MATERIAL:	CONTACT: Jennifer Sobotta
COLORS:	SAVED AS:	PHONE:	
NOTES:		PO#:	EMAIL:

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 PO BOX 134
 STRATFORD, WI 54484
 CALL 715.687.3250
 FREE 888.264.4459
 FAX 715.687.4657

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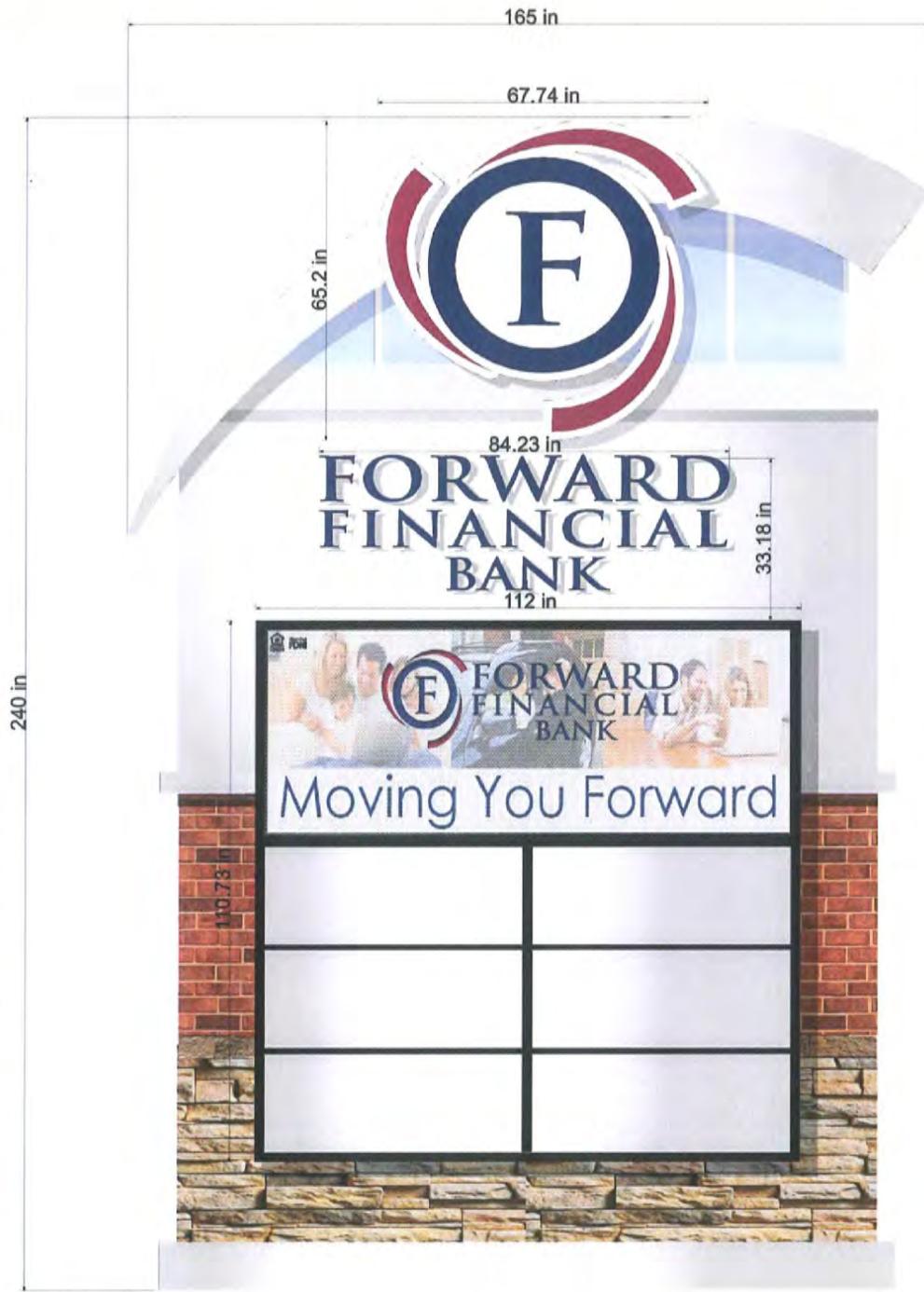
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SIGNATURE: _____ DATE: _____

Forward Financial Bank

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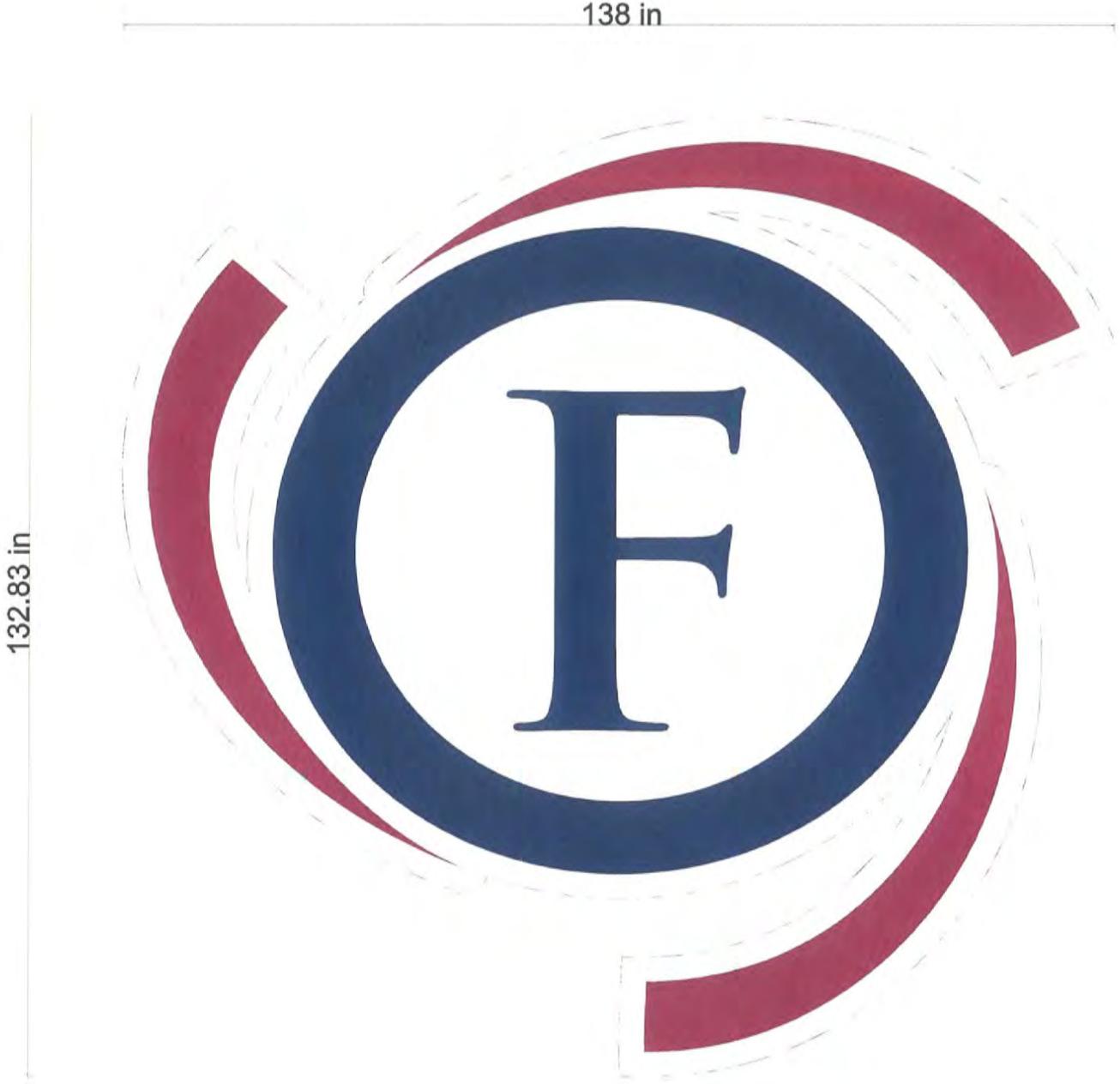
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Forward Financial Bank

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SIGNATURE:

DATE:



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: October 18, 2016

RE: Extraterritorial Final 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 final 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.

There have been no changes from the preliminary plat to the final plat.

The Subdivision Ordinance requires that the City Engineer shall determine if a final plat "substantially conforms" to the preliminary plat. This determination shall be given to the Common Council along with a recommendation for approval/denial of the final plat. Tom Turchi found that the extraterritorial final plat for Bushman Estates "substantially conforms" to the preliminary plat and recommended that it be approved as submitted.

Preliminary Plat Review

The Plan Commission reviewed and recommended approval of the extraterritorial plat on Tuesday, September 20, 2016 as presented.

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 Extraterritorial Final Plat of Bushman Estates.

Attachments

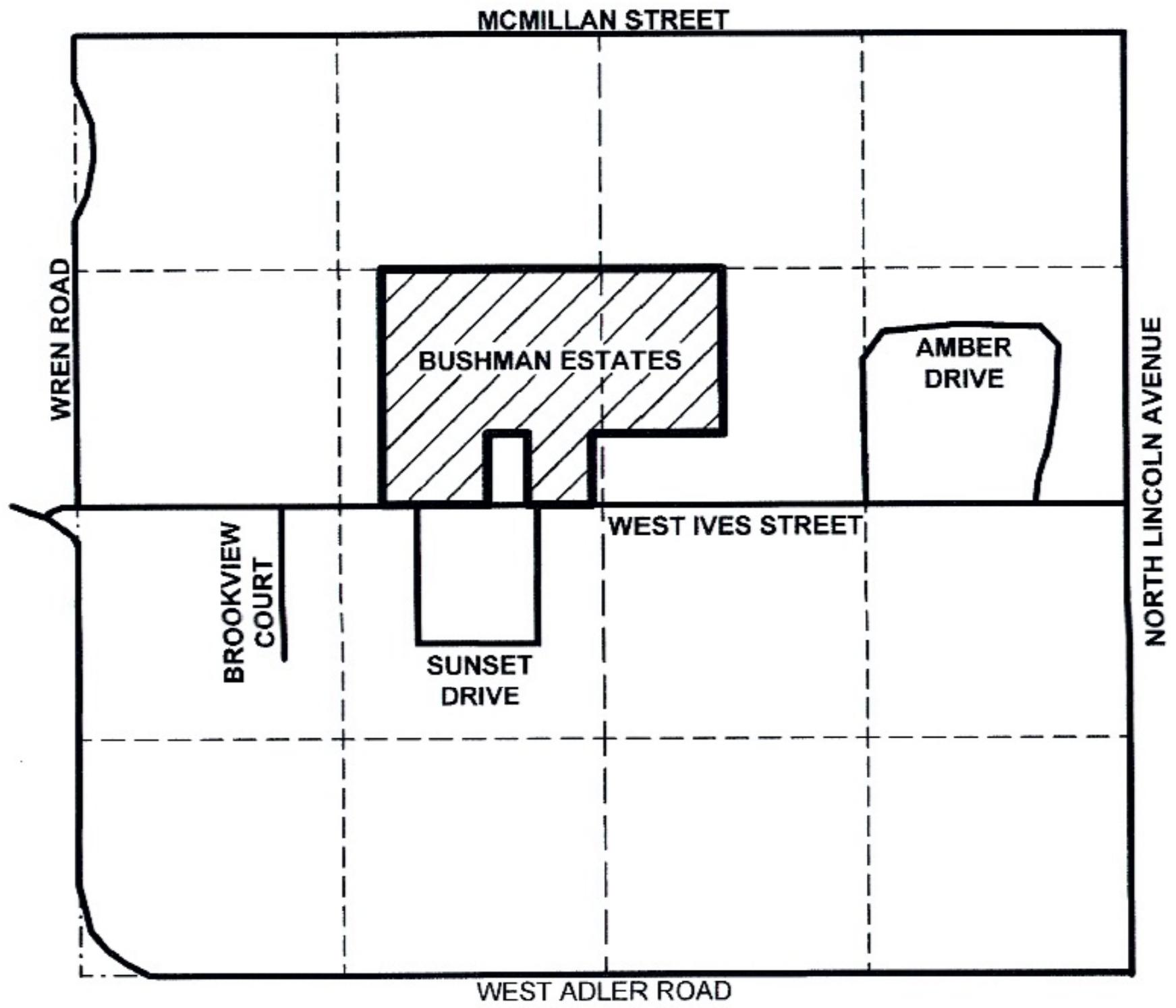
1. Location Map
2. Extraterritorial Final Plat

Concurrence:



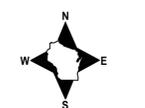
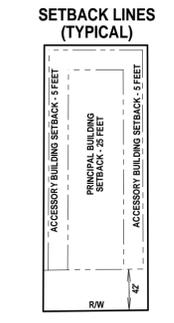
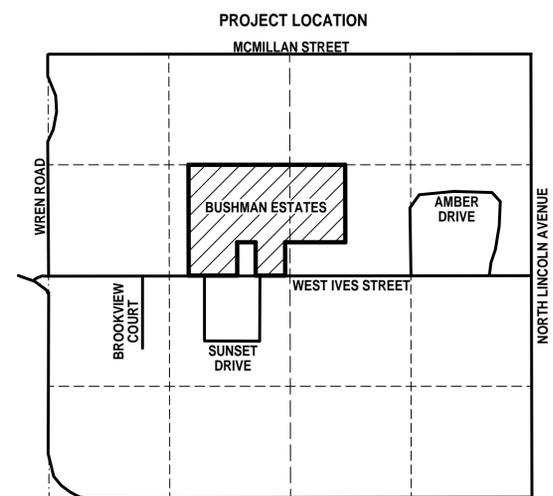
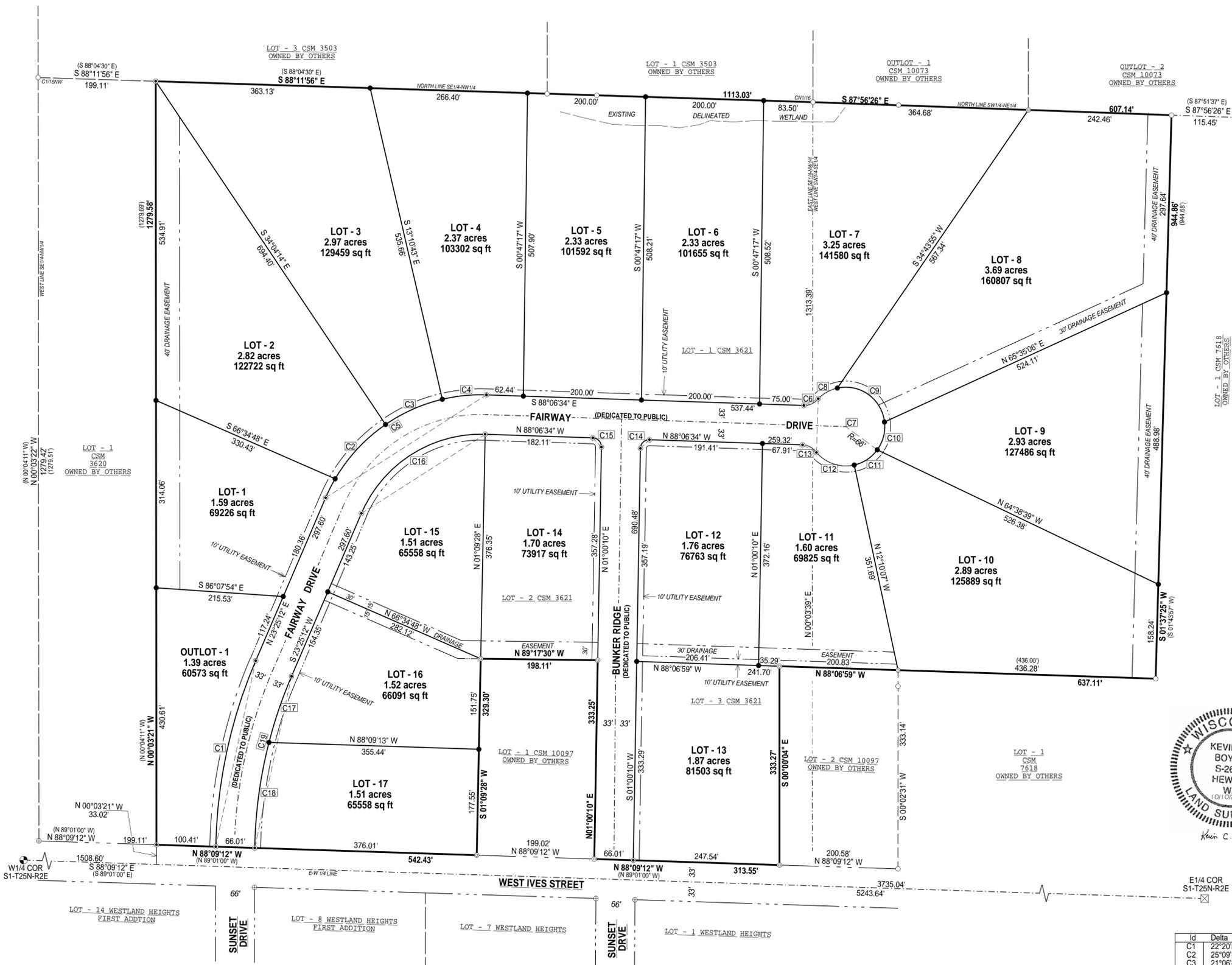
Jason Angell
Director of Development Services

PROJECT LOCATION

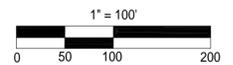


BUSHMAN ESTATES

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



THE EAST-WEST QUARTER LINE WAS ASSIGNED A BEARING OF S88°09'12"E FOR THIS MAP.



THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP. SALE OR TRANSFER OF PROPERTY REQUIRES A DEED.



Kevin C. Boyer

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

UTILITY EASEMENT RESTRICTION
UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION.
NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF ANY SURVEY MONUMENT IS VIOLATION OF S.236.32 OF WISCONSIN STATUTES.

- 3/4" X 24" IRON REBAR SET, 1.50#/FT
- 1-1/4" X 30" IRON REBAR SET, 4.17#/FT
- 1-1/4" OD IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- 2-3/8" OD IRON PIPE FOUND
- WAUPACA MONUMENT FOUND
- ⊙ CORNER BY TIES (FALLS ON MANHOLE)
- (xxx) PREVIOUSLY RECORDED AS INFORMATION

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

DRAWN BY: KCB
DATE: 10/6/2016
FIELD SURVEY: 9/7/2016
DRAWING FILE: 4984.FINAL
REVISION DATE:

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°34'14" 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" E	S 01°00'10" E	N 41°09'34" E
C8	32°31'51"	66.00	37.47	19.26	36.97	N 61°12'21" E	N 44°56'25" E	N 77°28'16" E
C9	95°46'59"	66.00	110.33	73.02	97.93	N 54°38'14" W	N 06°44'45" E	S 77°28'16" 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" E
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	S 57°39'19" E	N 23°25'12" E	S 98°06'34" E
C17	08°52'32"	756.96	117.26	58.75	117.14	S 18°58'56" E	S 23°25'12" E	S 14°32'40" E
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" E
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

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

SURVEYOR'S CERTIFICATE:

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR WITH EMCS, INC., HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THIS PLAT, BEING ALL OF LOT 2 OF CSM 3620 AND ALL OF LOTS 1 AND 2 AND PART OF LOT 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.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF JEFFREY HILL, CONTAINING 43.62 ACRES AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SECTION 1, TOWNSHIP 25 NORTH, RANGE 2 EAST;

THENCE ALONG THE EAST-WEST QUARTER LINE S88°09'12"E, A DISTANCE OF 1508.60';

THENCE N00°03'21"W, A DISTANCE OF 33.02' TO THE NORTH RIGHT-OF-WAY LINE OF WEST IVES STREET AND THE SOUTHEAST CORNER OF LOT 1 OF CSM 3620 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EAST LINE OF LOT 1 OF CSM 3620 N00°03'21"W, A DISTANCE OF 1279.58' TO THE NORTH LINE OF THE SE1/4 OF THE NW1/4 AND THE SOUTH LINE OF LOT 3 OF CSM 3503;

THENCE ALONG THE NORTH LINE OF THE SE1/4 OF THE NW1/4 AND THE SOUTH LINE OF LOTS 1 AND 3 OF CSM 3503 S88°11'56"E, A DISTANCE OF 1113.03' TO THE NORTHEAST CORNER OF THE SE1/4 OF THE NW1/4 AND THE SOUTHEAST CORNER OF LOT 1 OF CSM 3503;

THENCE ALONG THE NORTH LINE OF THE SW1/4 OF THE NE1/4 AND THE SOUTH LINE OF OUTLOTS 1 AND 2 OF CSM 10073 S87°56'26"E, A DISTANCE OF 607.14' TO THE NORTHWEST CORNER OF LOT 1 OF CSM 7618;

THENCE ALONG THE WEST LINE OF LOT 1 OF CSM 7618 S01°37'25"W, A DISTANCE OF 944.86';

THENCE ALONG THE NORTHERLY LINE OF LOT 1 OF CSM 7618 AND THE NORTH LINE OF LOT 2 OF 10097 N88°06'59"W, A DISTANCE OF 637.11';

THENCE ALONG THE WEST LINE OF LOT 2 OF CSM 10097 S00°00'04"E, A DISTANCE OF 333.27' TO THE NORTH RIGHT-OF-WAY LINE OF WEST IVES STREET;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST IVES STREET N88°09'12"W, A DISTANCE OF 313.55' TO THE SOUTHEAST CORNER OF LOT 1 OF CSM 10097;

THENCE ALONG THE EAST LINE OF LOT 1 OF CSM 10097 N01°00'10"E, A DISTANCE OF 333.25';

THENCE ALONG THE NORTH LINE OF LOT 1 OF CSM 10097 N89°17'30"W, A DISTANCE OF 198.11';

THENCE ALONG THE WEST LINE OF LOT 1 OF CSM 10097 S01°09'28"W, A DISTANCE OF 329.30' TO THE NORTH RIGHT-OF-WAY LINE OF WEST IVES STREET;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST IVES STREET N88°09'12"W, A DISTANCE OF 542.43' TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE COUNTY OF WOOD, TOWNSHIP OF LINCOLN AND THE CITY OF MARSHFIELD, IN SURVEYING, DIVIDING, AND MAPPING THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 10th DAY OF October, 2016

Kevin C. Boyer

KEVIN C. BOYER
P.L.S. NO. S-2675

OWNER'S CERTIFICATE OF DEDICATION

AS OWNER, I HERBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT THIS IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED FOR APPROVAL: WOOD COUNTY PLANNING AND ZONING, TOWN OF LINCOLN, CITY OF MARSHFIELD.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____, IN PRESENCE OF:

JEFFREY G. HILL

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAM BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED JEFFREY HILL TO ME KNOW TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF JEFFREY HILL, OWNER.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ ITS PRESIDENT, AND COUNTERSIGNED BY _____ ITS SECRETARY (CASHIER), AT _____, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 20____.

IN THE PRESENCE OF:

PRESIDENT

DATE

SECRETARY OR CASHIER

DATE

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAM BEFORE ME THIS _____ DAY OF _____, 20____, _____ PRESIDENT AND SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FORGOING INSTRUMENT AS SUCH OFFICERS AD THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

PLANNING AGENCY APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF BUSHMAN ESTATES IN THE TOWN OF LINCOLN, JEFFREY HILL, OWNER, IS HEREBY APPROVED BY THE COUNTY ZONING ADMINISTRATOR.

DATE _____

APPROVED _____
JASON GRUENEBURG

TOWN BOARD APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF BUSHMAN ESTATES IN THE TOWN OF LINCOLN, JEFFREY HILL, OWNER, IS HERBY APPROVED BY THE TOWN BOARD.

DATE _____

APPROVED _____
DAVID ROGERS, TOWN CHAIR

DATE _____

SIGNED _____
DAVID ROGERS, TOWN CHAIR

CERTIFICATE OF TOWN TREASURER

I, JANET BELL, BEING THE DULY ELECTED QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF LINCOLN, DO HERBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 20____ ON ANY OF THE LAND INCLUDED IN THE PLAT OF BUSHMAN ESTATES.

DATE _____

SIGNED _____
JANET BELL, TOWN TREASURER

CERTIFICATE OF COUNTY TREASURER

I, HEATHER GEHRT, BEING THE DULY ELECTED, QUALIFIED AND ACTING TRESURER OF THE COUNTY OF WOOD, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20____ AFFECTING THE LANDS IN THE PLAT OF BUSHMAN ESTATES.

DATE _____

SIGNED _____
HEATHER GEHRT, COUNTY TREASURER

COMMON COUNCIL RESOLUTION

RESOLVED, THAT THE PLAT OF BUSHMAN ESTATES IN THE TOWN OF LINCOLN, JEFFREY HILL, OWNER, IS HERBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF MARSHFIELD.

DATE _____

APPROVED _____
CHRIS L. MEYERS, MAYOR

DATE _____

SIGNED _____
CHRIS L. MEYERS, MAYOR

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

DEB M HALL, CITY CLERK

CERTIFICATE OF CITY FINANCE DIRECTOR

STATE OF WISCONSIN)
COUNTY) SS

I, KEITH R. STREY BEING DULY APPOINTED, QUALIFIED AND ACTING FINANCIAL DIRECTOR OF THE CITY OF MARSHFIELD, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF BUSHMAN ESTATES.

DATE _____

SIGNED _____
KEITH R. STREY



Kevin C. Boyer



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: October 18, 2016

RE: Final Plat – Popp Place, located across Highway 13 from Berg Equipment between West Veterans Parkway and Popp Avenue (Parcel 33-0MS058C), currently zoned “CMU” Community Mixed Use.

Background

Property owner, Vern Berg, is proposing to subdivide a roughly 2.6 acre parcel, between Popp Avenue and State Highway 13, creating five lots for potential commercial development. The parcel is currently zoned “CMU” Community Mixed Use district. A copy of the preliminary plat is attached.

Analysis

The minimum lot requirements for the “CMU” district are as follows:

- Lot area: 12,000 square feet
- Lot width: 80 feet
- Front setback: 20 feet
- Street side setback: 15 feet
- Side setback: 10 feet
- Rear setback: 20 feet
- Maximum building coverage of a lot: 40 percent

All of the lots in the proposed layout will meet the above minimum requirements. The smallest proposed lot (Lot 5) is on the southeast edge of the plat at a size of 20,337 square feet. The narrowest lot is Lot 4 at a width of just over 100 feet. Setbacks listed above pertain to the principal building. Other site improvements such as parking lots, landscaping, and signage have less restrictive setbacks. Until a project or site plan is submitted, the building coverage is unknown, but the proposed lot sizes could accommodate an average sized commercial building without exceeding 40 percent of the lot area.

Access would also be prohibited along State Highway 13 and a 50 foot setback would be required because the highway is considered a major street. Vehicular access would only be available off of Popp Avenue and no additional roads are

proposed as part of this plat. Sanitary and water services are readily available to the lots from Popp Avenue.

The Future Land Use Map in the Comprehensive Plan identifies this area as New Neighborhood Residential. That land use category does allow for a portion (35 percent or less) of the “neighborhood” to be comprised of neighborhood office, neighborhood business, or institutional. Minimum recommended neighborhood size is 40 acres. Therefore, 2.6 acres of commercial or mixed use development would be well under the 35 percent of the neighborhood.

The Subdivision and Platting Code prohibits the City from requiring a property owner to dedicate more than 1/5 of a plat for parkland dedication and the minimum size for parkland dedication is 1 acre, this plat does not have enough land for dedication. Because the property is zoned Community Mixed Use “CMU”, we did not require a parkland dedication fee as residential uses are not permitted by right. However, if the property were to be rezoned or a Conditional Use Permit for residential use be obtained, the City should be able to collect the parkland dedication fee.

The only two changes from the preliminary plat to the final plat are the 50 foot setback and the 12 foot utility easement along State Highway 13 have been added to the plat. The setback was required by the Wisconsin Department of Transportation and the 12 foot utility easement was requested by Marshfield Utilities.

The Subdivision Ordinance requires that the City Engineer shall determine if a final plat “substantially conforms” to the preliminary plat. This determination shall be given to the Common Council along with a recommendation for approval/denial of the final plat. Tom Turchi found that the final plat for Popp Place “substantially conforms” to the preliminary plat and recommended that it be approved as submitted.

Preliminary Plat Review

The Plan Commission reviewed and recommended approval of the preliminary plat on Tuesday, July 19, 2016 as presented.

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 Final Plat of Popp Place with the following condition:

1. Any changes to the zoning regulations that allow residential uses on this plat (such as a rezoning or issuance of a Conditional Use Permit), shall be required to follow the Parkland Dedication requirements in Chapter 19 Subdivision and Platting Ordinance.

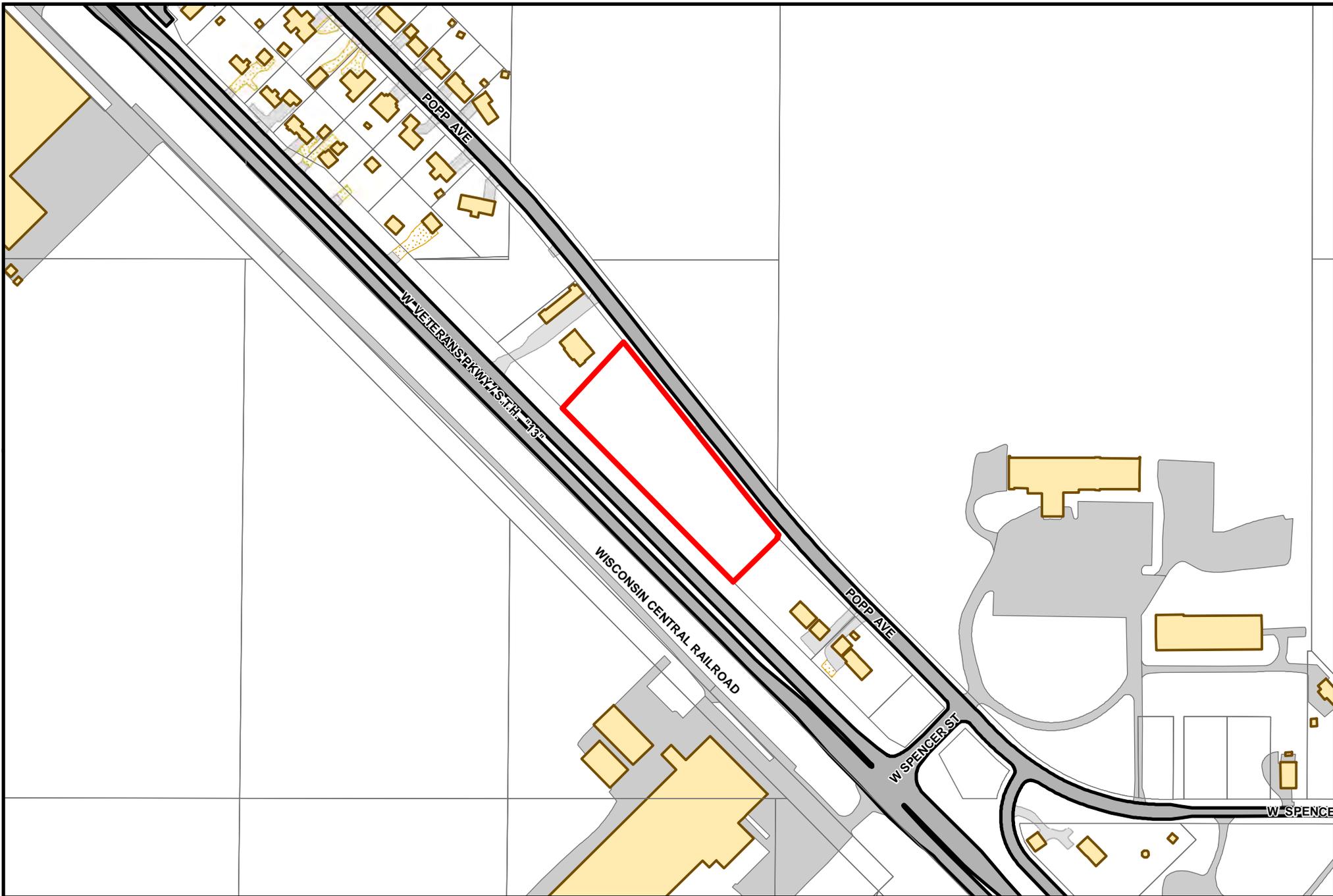
Attachments

1. Location Map
2. Final Plat

Concurrence:



Jason Angell
Director of Development Services



Preliminary Plat: Popp Place
City of Marshfield - Plan Commission
Meeting Date: July 19, 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.



SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15688, RECORDED IN VOLUME 71 OF SURVEYS ON PAGE 112, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 26 NORTH, RANGE 2 EAST, CITY OF MARSHFIELD, MARATHON COUNTY, WISCONSIN.

SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF WAYS OF RECORD OR USAGE, THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF VERN BERG OF LONGVIEW REALTY, LLC., OWNER OF THE LANDS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MARSHFIELD, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 25TH DAY OF MAY, 2016
REVISED THIS 22ND DAY OF SEPTEMBER, 2016

OWNERS CERTIFICATE OF DEDICATION

AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE CITY OF MARSHFIELD, THE DEPARTMENT OF TRANSPORTATION AND THE DEPARTMENT OF ADMINISTRATION FOR APPROVAL OR OBJECTION PER s.236.10 OR s.236.12.

WITNESS THE HANDS AND SEALS OF SAID OWNERS THIS _____ DAY OF _____, 20____.

STATE OF WISCONSIN) SS VERN BERG, LONGVIEW REALTY LLC.
COUNTY) _____
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED VERN BERG OF LONGVIEW REALTY LLC., OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, _____ COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

COMMON COUNCIL RESOLUTION

RESOLVED THAT THE PLAT OF POPP PLACE, A PLAT IN THE CITY OF MARSHFIELD, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF MARSHFIELD. VERN BERG, LONGVIEW REALTY LLC., OWNER OF THE LANDS.

DATE APPROVED _____ MAYOR _____ CHRIS L. MEYERS

DATE SIGNED _____ MAYOR _____ CHRIS L. MEYERS

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

CITY CLERK _____ DEB M. HALL

CERTIFICATE OF CITY FINANCE DIRECTOR

STATE OF WISCONSIN) SS
WOOD COUNTY) _____
I, _____ BEING THE DULY APPOINTED, QUALIFIED AND ACTING FINANCIAL DIRECTOR OF THE CITY OF MARSHFIELD, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF POPP PLACE.

DATE _____ FINANCIAL DIRECTOR _____ KEITH R. STREY

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) SS
MARATHON COUNTY) _____
I, _____ BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF POPP PLACE.

DATE _____ COUNTY TREASURER _____ AUDREY JENSEN

ACCESS NOTE

AS OWNER I HEREBY RESTRICT ALL LOTS AND BLOCKS SO THAT NO OWNER, POSSESSOR, USER LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY "13", EXCEPT AS SHOWN ON THE LAND DIVISION MAP; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS."

SETBACK NOTE

"NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT."

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats, as provided by s. 236.12, Wis. Stats.

Certified September 21st 2016

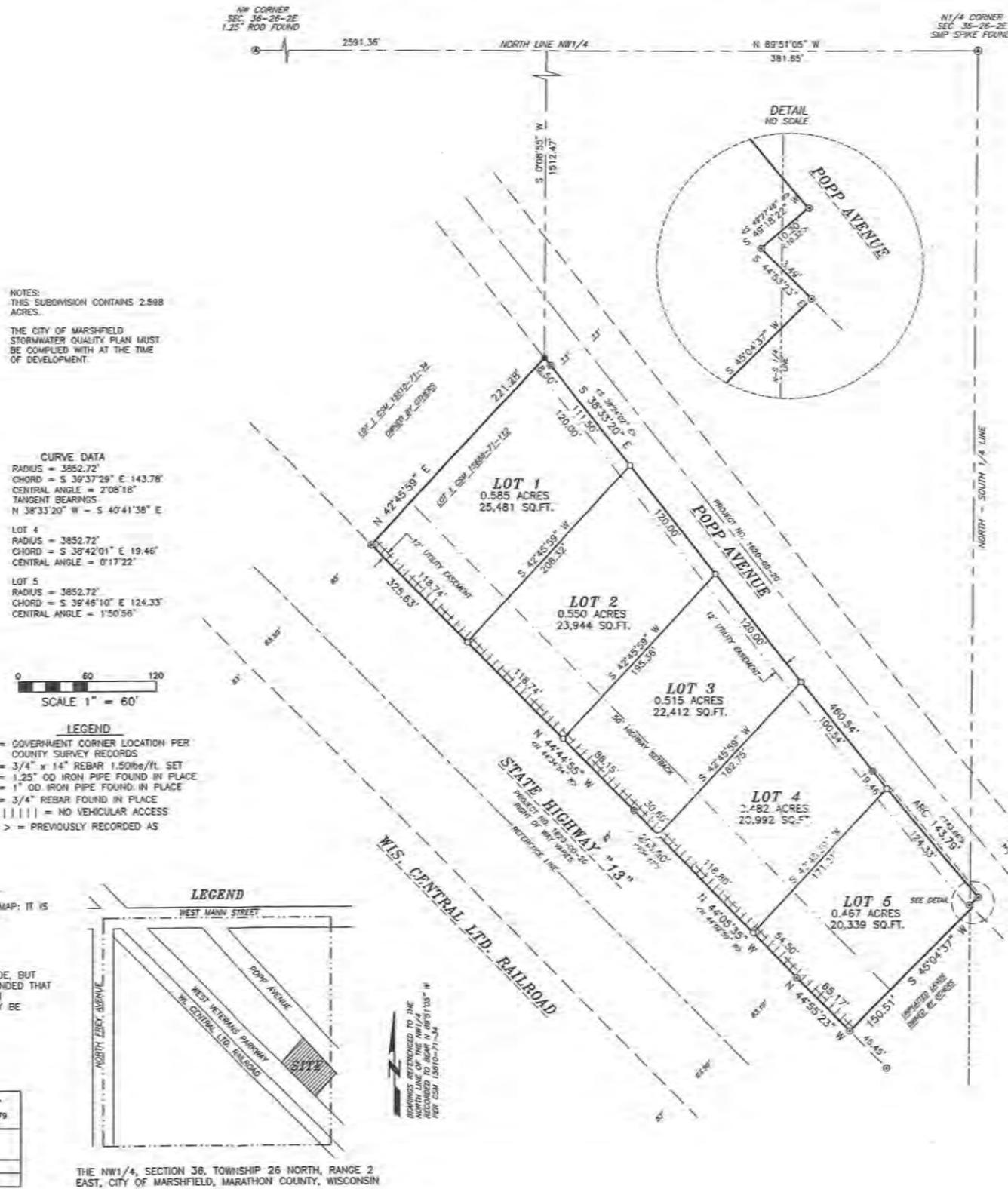
Rebecca M. Pomeroy
Department of Administration

REGISTER OF DEEDS
MARATHON COUNTY, WI
RECEIVED FOR RECORD THIS
DAY OF _____ A.D. 20____
AT _____ O'CLOCK _____ M. IN PLAT
CABINET NO. _____ ON PAGE _____
DOCUMENT NO. _____
REGISTRAR _____

VREELAND ASSOCIATES, INC.
6103 DAWN STREET WESTON, WI 54476
PH (715) 241-0947 OR TOLL FREE (866) 593-3979
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PREPARED FOR: VERN BERG
FILE #: B-465 BERG
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

POPP PLACE

ALL OF LOT 1 OF CSM 15688, LOCATED IN THE SE1/4 NW1/4 & SW1/4 NE1/4, SECTION 36, TOWNSHIP 26 NORTH, RANGE 2 EAST, CITY OF MARSHFIELD, MARATHON COUNTY, WISCONSIN.



THE NW1/4, SECTION 36, TOWNSHIP 26 NORTH, RANGE 2 EAST, CITY OF MARSHFIELD, MARATHON COUNTY, WISCONSIN