



CITY OF MARSHFIELD
MEETING NOTICE

PLAN COMMISSION
City of Marshfield, Wisconsin
Tuesday, December 20, 2016
Council Chambers Lower Level, City Hall Plaza
6:00 p.m.

1. Call to Order. – Mayor Meyer – Chairperson
2. Roll Call. – Secretary Knoeck
3. Approval of Minutes. – November 15, 2016 Meeting
4. Citizen Comments.
5. Conditional Use Request by Terry Gotter to allow the construction of a 3 stall attached garage exceeding the total maximum allowable accessory building area for a residential property and to allow the existing 3 stall detached garage to be used for his business related to rental properties as a **conditional home occupation, located at 3001 West Veterans Parkway, zoned "SR-4" Single Family Residential (Parcel 33-OMS038)**.
Presenter: Sam Schroeder, Zoning Administrator
Public Hearing Required
6. Conditional Use Request by Peter Schau representing Verizon Wireless, to allow an amendment to Resolution 2016-15 to allow a 6 month extension to the time allowance to continue to allow the use of **a temporary communications tower reaching heights of approximately 75' with temporary exceptions to the required setback, located at Grant Mini Park, 704-706 West Doege Street, zoned "SR-6" Single Family Residential (Parcel 33-00357)**.
Presenter: Josh Miller, City Planner
Public Hearing Required
7. Conditional Use Request by Patricia Truel to allow a conditional home occupation, located at **509 East 8th Street, zoned "SR-6" Single Family Residential (Parcel 33-02888)**.
Presenter: Sam Schroeder, Zoning Administrator
Public Hearing Required
8. Conceptual Plan Review for the conversion of the existing Veterans Parkway Estates Condominium to be converted into a Planned Development. This concept includes splitting the existing shared condo lands into individual lots and requesting the City take ownership of the existing and future street.
Presenter: Josh Miller, City Planner
9. Items for Future Agendas.
10. Staff Updates.
 - a. Comprehensive Plan Update
11. Adjourn.

Posted this 14th day of December, 2016 by 4:00 PM by Dan Knoeck, Secretary, City Plan Commission

**PLAN COMMISSION
(Page 2)**

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 NOVEMBER 15, 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 & Kyle Weik

EXCUSED: Joe Gustafson

ABSENT: None

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

PC16-55 Motion by Wood, second by Penker to recommend approval of the minutes of the October 18, 2016 City Plan Commission meeting.

Motion Carried

Citizen Comments - None

PUBLIC HEARING - Conditional Use Request by Pam Johns, to permit an 8-bed Community Based Residential Facility (CBRF), "Community Living Arrangement" use in the "SR-2" Single Family Residential district. The request includes exceptions to being located within 2,000 feet and across the street from another Community Living Arrangement, and for the total "Community Living Arrangement" population to exceed 1% of the City population and 1% of the Aldermanic District population, located at 718 South Drake Avenue.

COMMENTS:

- Alderman Earll brought forward concerns of neighbor at 8th Street and Drake Avenue who was not able to attend the meeting. Her concerns include increased traffic on Drake Avenue; parking restrictions on the west side of Drake Avenue will encourage parking along the east side of the street, possibly causing damage to the terrace area along her house and she would get charged for repair; and she is concerned about property values being impacted.

PC16-56 Motion by Penker, second by Wood that based on findings that the proposed community living arrangement will provide housing to residents that fall within the protected class under the Americans with Disabilities Act and the Fair Housing Amendments Act, recommend approval of a Conditional Use Permit for an 8-Bed Community Based Residential Facility at 718 South Drake Avenue zoned "SR-2" Single Family Residential District with exceptions to the 2,000 foot separation requirement and the Aldermanic and City population limitations, subject to the following conditions:

1. The Conditional Use Permit shall expire if the proper license to establish the regulated care facility is not obtained within 12 months of Common Council approval or if the license is not maintained for a period of 12 or more consecutive months.
2. The site plan for the driveway addition is approved, allowing minor modifications to be approved administratively, including future ramps as long as the changes do not result in development becoming non-compliant with this conditional use permit or other zoning code requirements.
3. Applicant is responsible for obtaining any and all building permits needed.
4. Any exterior changes or additions to the facility must be constructed of similar building materials and visual appearance as the house.
5. Staff must park on-site during shifts.

Motion Carried

PC16-57 Motion by Wagner, second by Kaprelian to recommend approval of the updated Marshfield Urban Area Boundary and Functional Classification System Map as presented.

Motion Carried

City Planner Miller presented a review of Comprehensive Plan Issues and Opportunities. The Commission discussed various issues and opportunities related to the transportation system including our fractured bike trail and route system, heavy truck traffic on Central Avenue, pedestrian safety downtown and the possibility of a trolley system for Marshfield.

Items for Future Agendas:

- Discussion on definition of Institutional Neighborhoods as related to CBRF's.

Staff Updates:

There being no objections, Mayor Meyer adjourned the meeting at 8:22 PM

A handwritten signature in black ink that reads "Daniel G. Knoeck". The signature is written in a cursive style with a large initial "D".

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



City of Marshfield Memorandum

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

RE: Conditional Use Request by Terry Gotter to exceeding the total maximum allowable accessory building area for a residential property and to allow a conditional home occupation, located at 3001 West Veterans Parkway, zoned "SR-4" Single Family Residential (Parcel 33-0MS038).

Background

This past fall the Applicant purchased a property located at 3001 West Veterans Parkway, zoned "SR-4" Single Family Residential, for use of his personal residential home. This property is located on a major arterial and is directly adjacent to commercially zoned property to the southeast. With hopes to improve the property, the Applicant is requesting an exception to allow the construct of a 3 stall attached garage to the rear of the single family home exceeding maximum allowable accessory building area and to allow the use of the existing 3 stall detached garage as a "home base" for his rental property business.

Analysis

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. In this case the footprint of the home is 952 square feet in area. Because this is less than 1,200 square feet, this property is limited by right to 952 square feet of total accessory space. The existing detached garage is 936 square feet. The Applicant is proposing to construct a 936 square foot attached garage for a total proposed accessory building area of 1,872 square feet or a proposed exception of 920 square feet.

The second part of the conditional use request is to conditionally approve the use of a home occupation to occupy the existing detached accessory building. The Applicant currently has several rental properties throughout the City of Marshfield and needs a place to store materials and equipment related to this use in addition to some work space. Typically this type of home occupation use would be considered a minor home occupation since it is not service oriented and will not generate customer visits. A minor home occupation would be permitted by right and not need conditional approval; however, a minor home occupation limits the total space occupied by the business to be no more than 10 percent of the floor area of the dwelling unit. If the exception for the attached garage is approve, the home occupation would occupy approximately 24.8% percent of the floor area of the dwelling unit including the garage ($936 \div 3,776 = 24.8\%$).

Based upon the regulations for conditional home occupations found under Section 18-65(2) of the Zoning Code the following should be met:

- Conducted only within the enclosed area of the garage.
- No exterior alterations which change the characteristics of the structure as a single family dwelling/property.
- Except for one vehicle and one trailer, no storage or display of materials, good, supplies or equipment related to the operations of the conditional home occupation shall be visible outside any structure.
- No detriments to the residential character of the neighborhood due to the emission of noise, odor, smoke, dust, gas, heat, vibration, electrical interference, traffic congestion, or other nuisance resulting from the conditional home occupation.
- May not occupy more than 50% of the floor area of the dwelling unit including the garage (limited to the space of the existing detached garage).
- Limited to a maximum of 3,000 square feet including the basement (limited to 936 square feet of the existing detached garage).
- May only employ one employee not residing at the home.
- The use shall not include a vehicle repair shop or body work related business.
- Shall not endanger the public health and safety and shall not interfere with other parcels in the neighborhood.
- Minimum parking shall be reviewed at the time of the conditional use permit
- Must be reviewed by the Building Inspector and shall meet the WI Commercial Building Code requirements.
- Sale and transfer of the property shall cause the conditional use permit to be null and void.

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 allowing the attached garage addition and the use of the existing detached garage as a home occupation.

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.*

Staff does not believe the proposed exception or use would result in a substantial or undue adverse 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.*

With the proposed home occupation not being a service oriented business or customer driven, the existing and desired consistency of a residential property and should not be affected. In addition, the future land use map recommends this area be viewed as “new neighborhood residential” which is defined as primary single family residential with some additional neighborhood businesses/offices and/or institutional and public space uses.

4. *The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.*

The property is already adequately served.

5. *The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant’s proposal and any requirements recommended by the applicant to ameliorate such impacts.*

Other than the concern of setting a precedent, there is no, known adverse impacts to the public. With this said, staff believes the size of the lot, the lot being located on a major thoroughfare, and being adjacent to a commercially zoned property can be taken into account.

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 an attached 3 stall garage and the home occupation use within the existing detached garage for property zoned “SR-4”, located at 3001 West Veterans Parkway with the following conditions:

1. The property is permitted up to 1,872 square feet of accessory space.
2. The home occupation shall not be service oriented or customer driven; except for one vehicle and trailer there shall not be outdoor storage of materials, supplies or equipment related to the home occupation; there shall be no detriments to the residential character of the neighborhood; and the home occupation shall be reviewed and approved by the Building Inspector.
3. Minor site changes may be administratively approved.

Attachments

1. Location Map
2. Plan Set

Concurrence:



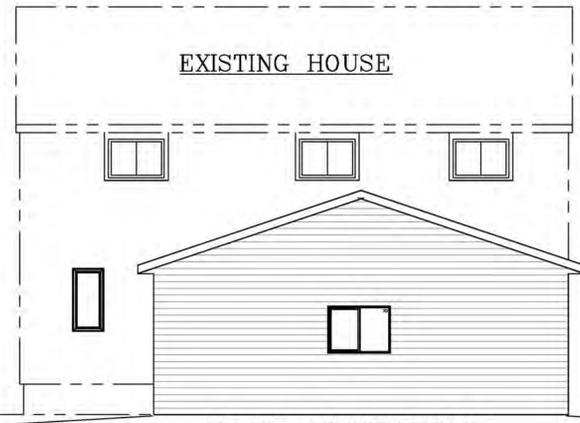
Jason Angell
Director of Development Services



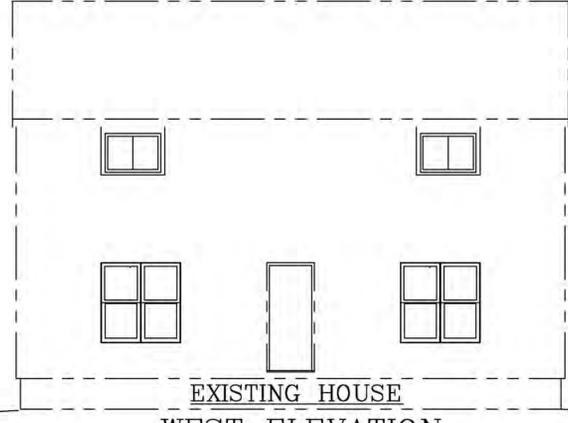
CUP: Terry Gotter - Large Accessory and Home Occupation
City of Marshfield - Plan Commission
Meeting Date: December 20, 2016

Map Not To Scale
 For Reference Only

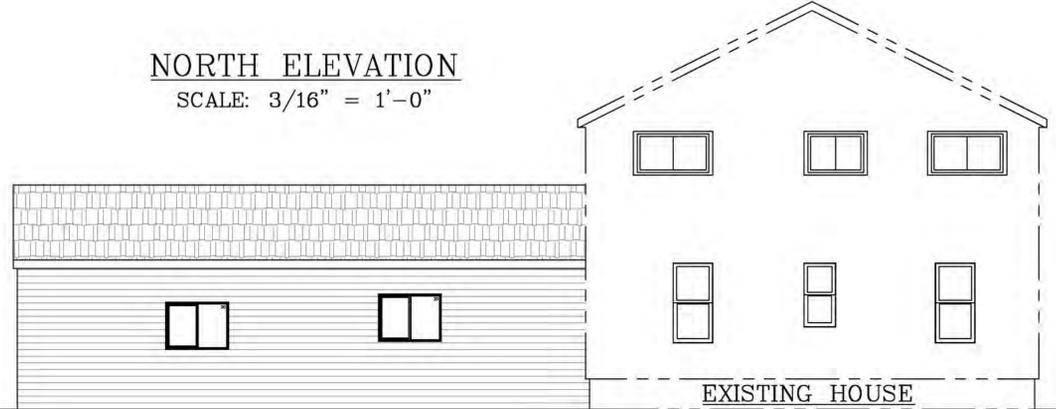
ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.



EAST ELEVATION
SCALE: 3/16" = 1'-0"

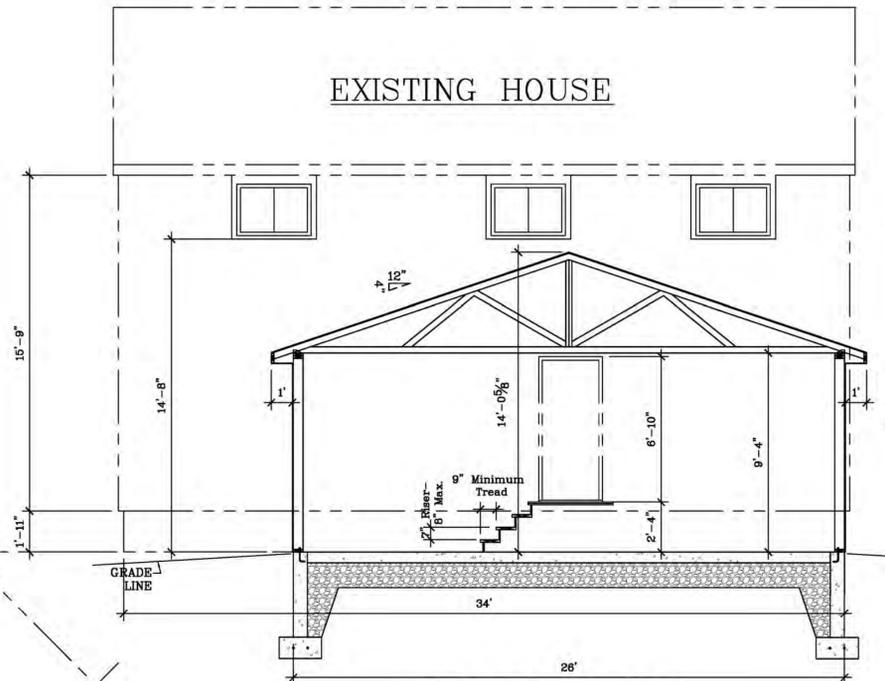


WEST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING HOUSE

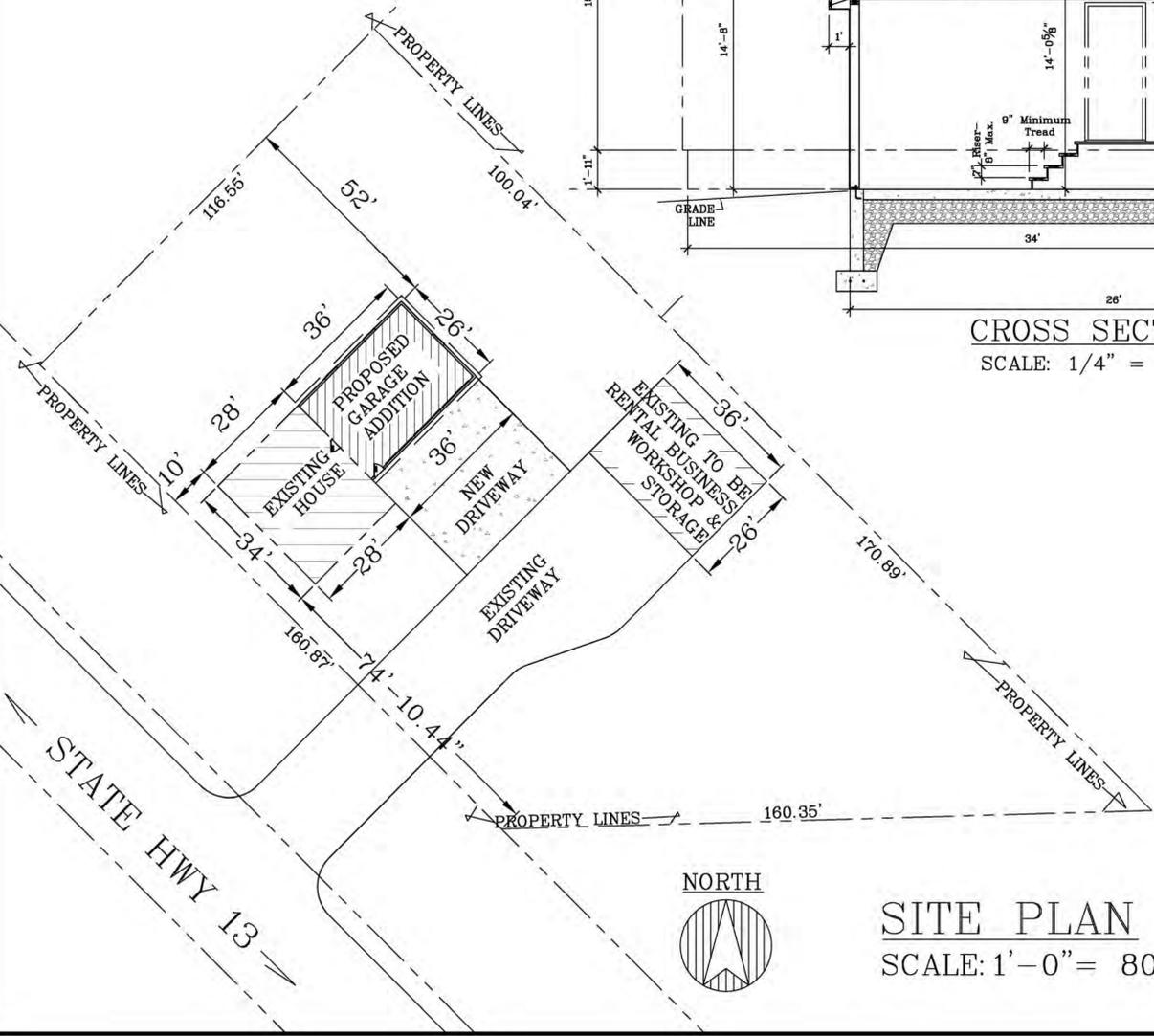


CROSS SECTION
SCALE: 1/4" = 1'-0"

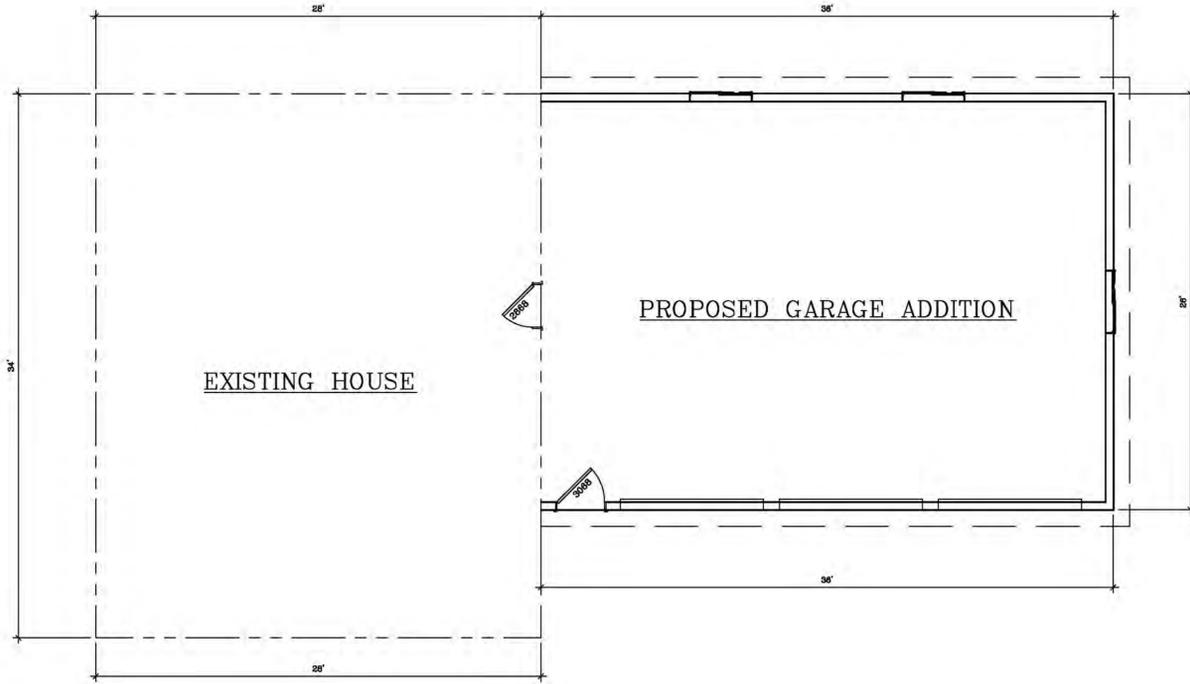


SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING HOUSE



SITE PLAN
SCALE: 1'-0" = 80'



FLOOR PLAN
SCALE: 3/16" = 1'-0"

SCALE: Noted
DATE: 20OCT16
NAME: BL
DWG. NO.: 16-271
CADFILE: GotterTerry HouseRemodel &GarageAddition 20oct16
REVISIONS: 28oct16

PROPOSED GARAGE ADDITION & HOME REMODEL FOR
TERRY GOTTER
3001 WEST VETERANS PARKWAY
MARSHFIELD WI 54449

BESTIMATE LLC
http://bestimatellc.com
714 E Ninth St
Marshfield, WI 54449
bob@bestimatellc.com
715-506-0040





City of Marshfield Memorandum

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

RE: Conditional Use Request by Peter Schau representing Verizon Wireless, to allow an amendment to Resolution 2016-15 to allow a 6 month extension to the time allowance to continue to allow the use of a temporary communications tower reaching heights of approximately 75' with temporary exceptions to the required setback, located at Grant Mini Park, 704-706 West Doege Street, zoned "SR-6" Single Family Residential (Parcel 33-00357).

Background

Back in February of 2016, Verizon Wireless obtained a Conditional Use Permit to allow the use of a temporary tower or Tower on Wheels (TOW) to host its antennas and equipment during the Marshfield Utilities maintenance project to repaint the water tower on West Doege Street. To provide enough time to get the antennas back on the water tower, one of the conditions allowed a 3 month window from the time the water tower maintenance project was completed to remove the TOW and related equipment.

The TOW is a trailer mounted temporary support structure with an expandable mast that is anchored by three temporary guy lines. This structure reaches heights of 70 feet to maintain the same centerline as its current antennas and equipment located on the water tower. With the antenna and other appurtenances that are mounted on the TOW, the total structure height is approximately 75 feet above ground level (AGL). This TOW is located near and powered by their existing on-site equipment shelter (building furthest to the east on the property). The TOW and guy wires are also completely enclosed by a temporary chain link security fence.

The project was originally scheduled to be completed by the end of June with the temporary equipment and antennas to be removed from the site by October 1, 2016. Because of delays on the repainting project, the water tower was not back online until October 10, 2016 and therefore, the deadline for the temporary equipment was set for January 10, 2017.

Analysis

The Applicant is requesting a 6 month extension since they are unable to get their antennas back on the water tower. They do not want to take the antennas out of service in this location due to the need for emergency management communication. So they need to keep the temporary equipment in place until the antennas can be reinstalled on the water tower.

The applicant has been working with Marshfield Utilities to resolve matters to allow the antennas to be reinstalled on the tower as soon as possible. Based upon recent discussions, the Applicant feels that a 6 month extension would provide sufficient time to relocate the antennas and complete all necessary restoration work.

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 proposed request is an extension of a temporary use to allow the telecommunication company to maintain existing services for the City of Marshfield until the antennas can be placed back on the water tower.

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.

With a 75' tall tower and 3 guy wires all surrounded by temporary chain link fencing, this request will have visual effects on the character of the neighborhood; however, the proposed use is temporary and is needed for the maintenance of a public infrastructure. The City is not aware of any complaints or issues caused by the temporary tower. Staff does not foresee an additional 6 month extension causing an issue.

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

When the tower was first erected, the additional structure in the park and the use of temporary cranes during the maintenance project, there was a change in the intensity of the property. However, since the tower is currently standing and the construction work is finished, little will change with the extended time period.

- 4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.*

The temporary tower extended temporary electric service from their existing equipment shelter on site and this does not impose a burden on public services.

- 5. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.*

Allowing this temporary tower for an additional 6 months will allow the Applicant to maintain existing service for their customers while at the same time allow them to work through the reinstallation issues with the Marshfield Utilities

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 a Conditional Use Request by Peter Schau representing Verizon Wireless, based on the information presented and the conditional use criteria being met, amending Resolution 2016-15 to allow for an additional 6 month use of a temporary communications tower with temporary exceptions to the required setbacks, located at Grant Mini Park, 704-706 West Doege Street, zoned "SR-6" Single Family Residential with the following conditions/exceptions:

1. The temporary mobile service support structure TOW must be removed by July 10, 2017.

2. The site must return to the previous approved state within 3 months of the reinstallation of the antennas on the water tower or by July 10, 2017, whichever occurs sooner, including the following:
 - a. All temporary equipment including the Tower on Wheels, guy wires, and chain link fencing must be removed from the property.
 - b. The existing vinyl fence and landscaping surrounding the existing equipment building must be reinstalled.
 - c. Any disturbed portion of the site must be graded and seeded to its original state including but not limited to any ruts, holes, and grass that may be killed.

Attachments

1. Application
2. Location Map
3. Photo

Concurrence:



Jason Angell
Director of Development Services



Steve Barg
City Administrator



MARSHFIELD
The City in the Center

Revised: 1/1/16

Development Services Department

City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449

Ph: 715-486-2077 Fax: 715-384-7631

Email: Sam.Schroeder@ci.marshfield.wi.us

**Conditional Use
Permit Application**

Fee: \$250.00

Today's Date: November 21, 2016

OFFICE USE ONLY

Date Received: <i>11/23/16</i>	Fee Receipt Number: <i>62590</i>	Zoning District: S-R 6	Parcel #: 3300357
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SITE INFORMATION

Site Address: 706 W. Doege Street	Present Land Use: Municipal Water Tank, Park
Legal Description: A Part of of Block 13 (Lots 17-21), 4th Addition to the Village Plat of Marshfield	

APPLICANT INFORMATION

Applicant Name: Peter Schau, Agent for Verizon Wireless	Phone #: 773-919-5112	Email Address: pschau@ton80realtyservices.com
Address, City, State, Zip: Ton 80 Realty Services, Inc., P.O. Box 578790, Chicago, Il 60657		
The Applicant is the <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Representative/Other (Describe): Agent for Verizon Wireless, Tenant to City of Marshfield		

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name: City of Marshfield, by Marshfield Utility Commission	Owner Phone #: (715) 387-1195	Owner Email Address: wasser@marshfieldutilities.org
Owner Address, City, State, Zip: 2000 South Central Avenue, Marshfield, WI 54449		

DETAIL OF CONDITIONAL USE REQUEST

Proposed Land Use: Temporary Mobile Service Support Structure	Proposed # of Employees: 0	Proposed Hours of Operation: 24/7/365
<input type="checkbox"/> Residential or <input checked="" type="checkbox"/> Nonresidential	Number of Buildings: N/A	Number of Units: N/A
		Density (units per acre): N/A
Narrative of Conditional Use Request: Applicant is requesting a six (6) month extension to its existing Conditional Use Permit #2016-15 for installation and operation of a temporary mobile service support structure for use by Verizon Wireless as needed to host its antennas and other tower mounted equipment upon the property by the City of Marshfield. This request is necessitated due to the refusal of the Marshfield Utilities to allow for the timely re-installation of the permanent Verizon Wireless equipment upon the water tank at the completion of its recent painting project as contemplated by the existing Conditional Use Permit.		
Future Plans/Modifications:	Time Needed to Finish Request:	

CODE REQUIREMENT REFERENCES (ZONING CODE - CHAPTER 18)

<input type="checkbox"/> Setback Requirements - Article II: Establishment of Zoning Districts
<input type="checkbox"/> Parking Requirements - Article III: Land Use Regulations
<input type="checkbox"/> Lighting, Storage, and Parking Standards - Article VII: Design and Performance Standards
<input type="checkbox"/> Landscape Requirements - Article VIII: Landscape Requirements

DOCUMENTATION SUBMITTED

<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Lighting Plan <input type="checkbox"/> Survey <input type="checkbox"/> Photographs <input type="checkbox"/> Other:

Required documentation must be submitted to the Planning & Economic Development Department in order for the application to be placed on the Plan Commission meeting agenda. Although attendance by applicants at the Plan Commission meeting is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information. Fees: the required fee of \$250 shall be submitted with this application, and shall not be refunded should this application be denied.

I hereby apply for a conditional use permit, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Statutes and Building Codes; that the Plan Commission may recommend conditions not expressly stated, prior to the meeting, in documentation or by staff, or deny in part or in whole this request; that I understand this form is not in itself a conditional use permit but only an application for one and is valid only with procurement of applicable approvals. The Common Council shall be the final approval authority for the conditional use. In addition, as owner or authorized agent, my signature authorizes the City Staff or their representatives including members of the Plan Commission and Common Council to visit and inspect the property for which this application is being submitted.

Applicant Signature: *[Signature]*

Date: November 21, 2016



Via: USPS Priority Mail

November 21, 2016

Mr. Sam Schroeder
Zoning Administrator
City of Marshfield
630 South Central Avenue, Suite 602
Marshfield, WI 54449

**Re: Conditional Use Permit Application / Temporary Mobile Service Support Structure / 706 W. Doege Street, Marshfield, WI 54449.
Parcel ID # 3300357**

Mr. Schroeder:

On behalf of our client Verizon Wireless, enclosed please find a completed and signed City of Marshfield Conditional Use Application form, one copy of the project site plan and elevation drawing, and a check in the amount of \$250.00 made payable to the City of Marshfield for the applicable application fees.

Pursuant to our recent discussions and your request, though Verizon Wireless is in disagreement with the expiration date of the existing Conditional Use Permit put forth by the City, we are submitting this application on its behalf so that the City of Marshfield may take the action it deems necessary to extend the existing Condition Use Permit #2016-15 allowing for the continued use and operation of a temporary mobile service support structure by Verizon Wireless upon the property as contemplated by the existing Conditional Use Permit. This action is necessitated due to the refusal of the Marshfield Utilities to allow for the timely reinstallation of the permanent equipment upon the water tank at the completion of its recent painting project.

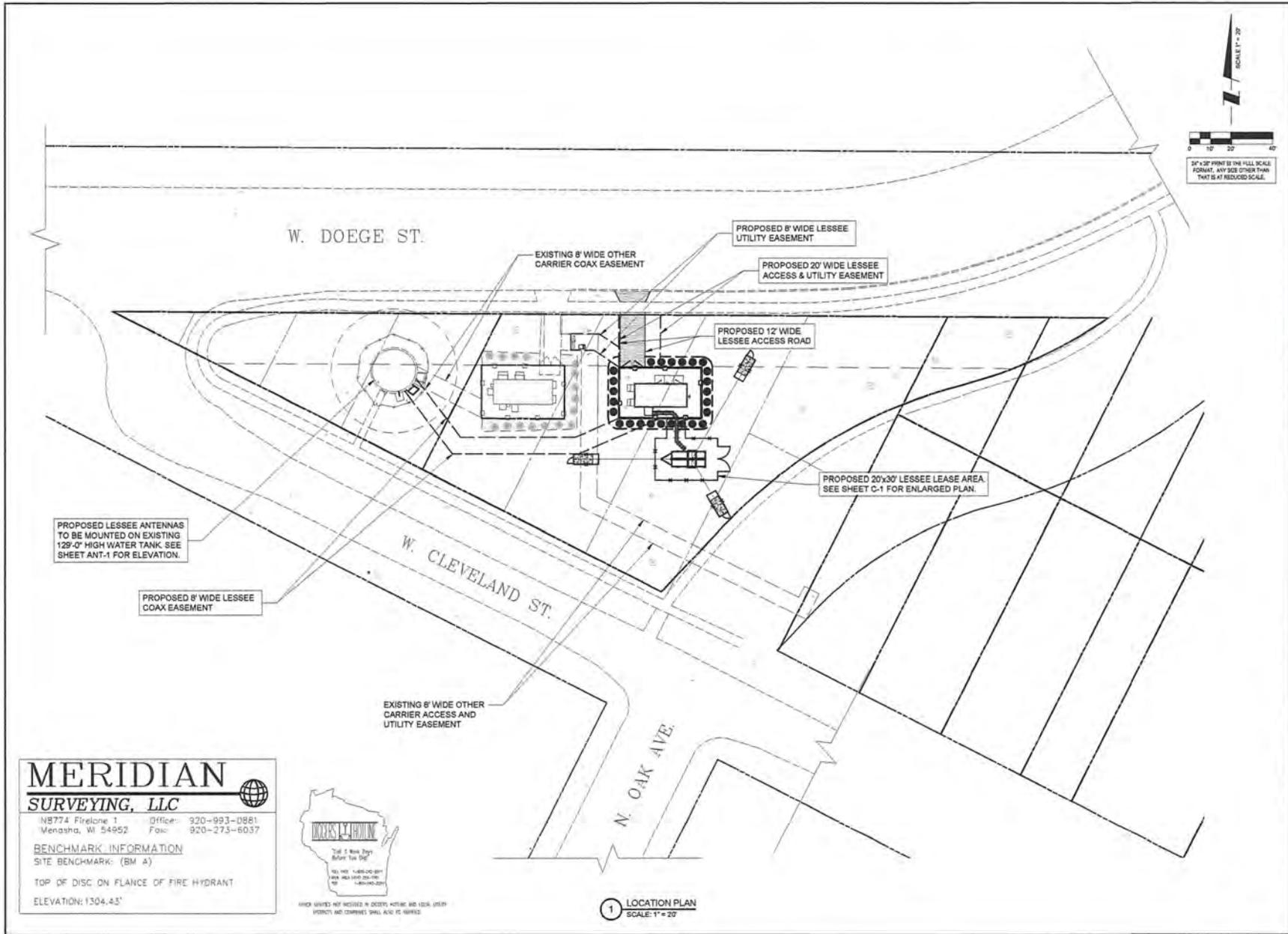
If you should you have any additional information needs or questions regarding the application, please contact me directly at (773) 919-5112.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Schau", written over a light blue horizontal line.

Peter Schau
Ton 80 Realty Services, Inc.,
on behalf of Verizon Wireless

Enclosures as described



VERIZON WIRELESS PERSONAL COMMUNICATIONS LP
 dba Verizon Wireless



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	07/20/15	JLR	ISSUED FOR REVIEW
2	08/03/15	JLR	UPDATE WITH ECR
3	08/03/15	JLR	UPDATE WITH GUY WIRE FRAME DIMENSIONS
4	08/03/15	JLR	REVISED WITH GUY WIRE DIMENSIONS
5	08/03/15	JLR	UPDATE WITH LIGHTING ECR / STRUCTURAL
6	07/20/15	JLR	UPDATE NEW ECR / GUY WIRE PERIS

LOC. # 270682
MARSHFIELD CLINIC

705 W. DOEGE ST.
 MARSHFIELD, WI 54449

DRAWN BY: JLR
 CHECKED BY: WAB
 DATE: 12/15/15
 PROJECT #: 33-2398

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP

MERIDIAN SURVEYING, LLC

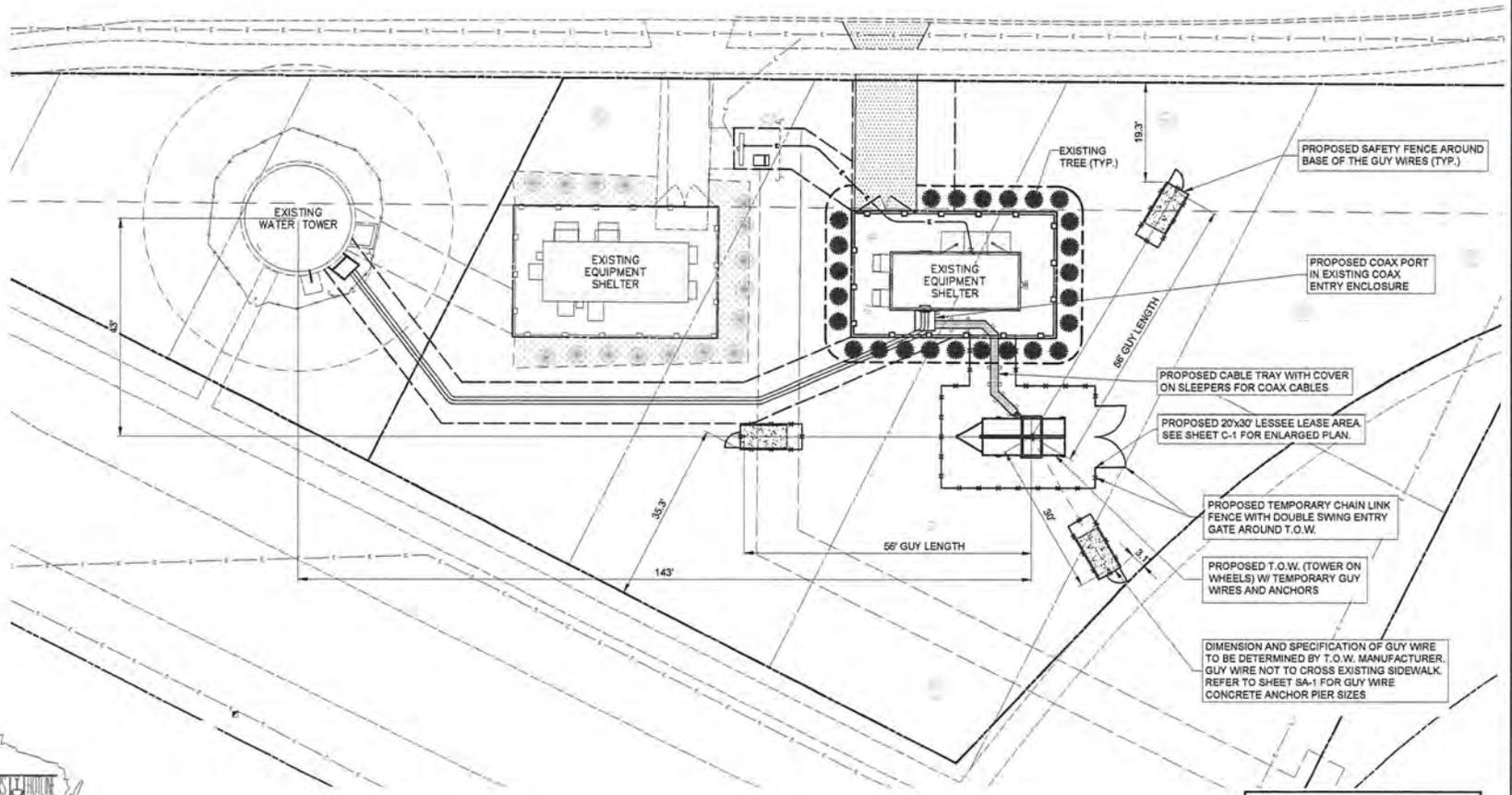
18774 Firestone 1 Office: 920-993-0881
 Menasha, WI 54952 Fax: 920-273-6037

BENCHMARK INFORMATION
 SITE BENCHMARK: (BM 4)
 TOP OF DISC ON FLANGE OF FIRE HYDRANT
 ELEVATION: 1304.45'



OTHER SERVICES NOT SHOWN IN DETAILS NOTES AND LEGAL OPINION
 PROJECTS AND COMPANIES SHALL ALSO BE ADVISED

1 LOCATION PLAN
 SCALE: 1" = 20'



VERIZON WIRELESS PERSONAL COMMUNICATIONS LP
doing business as
 Verizon Wireless



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	12/16/15	JJR
2	UPDATE WITH REVISIONS	01/05/16	JJR
3	UPDATE WITH COMMENTS	01/20/16	JJR
4	UPDATE WITH COMMENTS	02/01/16	JJR
5	UPDATE WITH COMMENTS	02/01/16	JJR

LOC. # 270682
MARSHFIELD CLINIC
 706 W. DOEGE ST.
 MARSHFIELD, WI 54449

DRAWN BY:	JJR
CHECKED BY:	WAB
DATE:	12/16/15
PROJECT #:	53-2088

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1



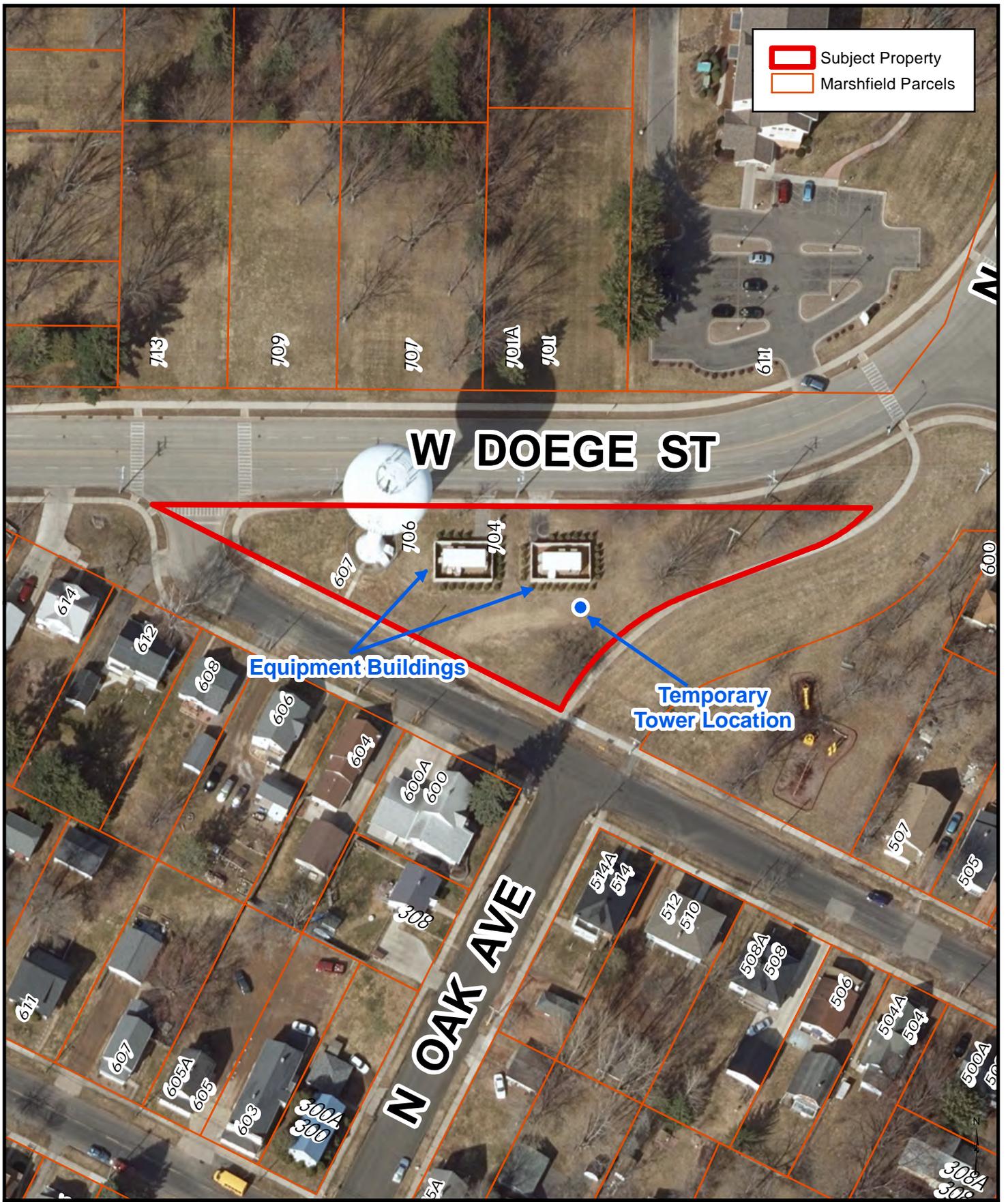
UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 DIMENSIONS AND DIMENSIONS SHALL ALSO BE NOTED.

1 SITE PLAN
 SCALE: 1" = 10'

POWER INFORMATION:
 PRIMARY POWER: EXISTING,
 FROM EXISTING SHELTER

FIBER INFORMATION:
 FIBER: EXISTING, FROM
 EXISTING SHELTER

NOTE:
 FOR GUY ANCHOR ANALYSIS SEE SHEET SA-1
 FOR COMPLETE STRUCTURAL ASSESSMENT
 REFER TO RAMAKER & ASSOCIATES
 PROJECT: #32380
 SITE: MARSHFIELD CLINIC (270682)
 DATE: 02/01/16



CUP: Verizon Wireless - Temp. Tower - 704 W Doege St
City of Marshfield - Plan Commission
Meeting Date: December 20, 2016

Map Not To Scale
 For Reference Only

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City of Marshfield Memorandum

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

RE: Conditional Use Request by Patricia Truel to allow a cupcake shop to be occupied as a conditional home occupation, located at 509 East 8th Street, zoned "SR-6" Single Family Residential (Parcel 33-02888).

Background

This past fall the Applicant purchased the property of 509 East 8th Street and 712 South Ash Avenue, zoned "SR-6" Single Family Residential. This property contains a single family home and a small building that has historically been used as commercial space, both located on one lot. The most recent use of this space was a hair salon. The Applicant is requesting a conditional use permit to grant a conditional home occupation to legally covert this previous used hair salon building into a cupcake shop/bakery.

Analysis

Although this building has historically been used as commercial space, there was no indication within the City of Marshfield records that this commercial space was ever legally approved to be located within a residential neighborhood. Per the realtor the facility was occupied by mix of uses including a hair salon, sporting goods store, resale shop, ski and bike shop, power tool store, in addition to others. A legal nonconforming use or grandfathered status typically only comes into effect if it can be shown that the use was legal prior to the ordinance change. In addition staff concluded that the proposed use was an increase in land use intensity from the previous hair salon use.

In discussing the proposed use of the property with the Applicant, City staff offered two options to legally occupy this space for a commercial operation. The first option was to request to rezone the property from single family to a commercial mixed use district such as "NMU" Neighborhood Mixed Use. This option would allow the Applicant and all future owners to conduct any light commercial business out of this facility by right without the need for conditional approval. While beneficial to the property owner making the property conforming, the City would have no input on what type of business was operated within the residential neighborhood. The second option, more supportive by staff, was to have the Applicant apply for a conditional use permit to allow the Applicant to conduct a conditional home occupation out of the facility. The conditional home occupation allows the City to review the request and possibly place conditions on the use such as hours of operation in addition to being specific to that property owner. Any sale or transfer of the property would cause the conditional use permit to be null and void.

With that said the Applicant is requesting a conditional use permit to allow a conditional home occupation to be occupied out of the existing building located at 509 East 8th Street. The proposed use will be a cupcake shop – a small bakery with a café atmosphere. As explained by the Applicant the primary focus of the business will be preparing orders for larger events/parties to be delivered off-site or picked up by the purchaser on-site. The on-site commercial grade kitchen within this facility will allow the Applicant to make cupcake and possibly other baked goods on-site instead of a rented space such as an incubator kitchen elsewhere. The Applicant would also like to provide a small seating area for customers to wait for an order to be completed, consult with the Applicant, or even possibly enjoy a quick treat. Also to associate with the potential event/party cliental, the Applicant is proposing a small retail area within the bakery to sell specialty items such as a custom birthday onsie for a new born baby.

One of the Applicants main priorities with this proposed cupcake shop other than the primary goal of any business, to be successful, is to give her family especially her son real life experience beyond everyday tasks such as school. Furthermore she hopes her son will someday take over the facility in operating a small business of his passion. Part of this conditional use request is to allow the flexibility to be able to modify the business plan in the future. If the cupcake operation would not pan out or her son would decide he would like to explore a different business, they would like to be able to convert the cupcake shop into a small retail space for example without needing to come back to amend the conditional use permit.

At this time the Applicant has requested minimal hours of operation to be open to the public since this business will not be their full time place of employment. These hours are basically weekends in the afternoon (Friday 3 pm to 7 pm, Saturday 12 pm to 5 pm, and Sunday 12 pm to 5 pm). There may be additional times outside of the requested hours of operation where the Applicant would be working within the facility to complete an order or such, but closed to the public.

The last piece of the puzzle is required parking. Because of the provided seating within the facility staff has viewed this use similar to a restaurant increasing the required on-site parking. To accommodate this increase the Applicant is intending to remove the dilapidated detached garage located near the alley and extend the parking area further to the north. The existing parking area is currently graveled and because the alley is gravel, by code they are permitted to expand this parking area with gravel. By code they would be required to provide four on-site parking stalls for the property. There is also on-street parking available on both East 8th Street and South Ash Avenue.

Based upon the regulations for conditional home occupations found under Section 18-65(2) of the Zoning Code the following should be met:

- Conducted only within the enclosed area of the dwelling unit or garage.
- No exterior alterations which change the characteristics of the structure as a single family dwelling/property.
- Except for one vehicle and one trailer, no storage or display of materials, good, supplies or equipment related to the operations of the conditional home occupation shall be visible outside any structure.
- No detriments to the residential character of the neighborhood due to the emission of noise, odor, smoke, dust, gas, heat, vibration, electrical interference, traffic congestion, or other nuisance resulting from the conditional home occupation.

- May not occupy more than 50% of the floor area of the dwelling unit including the garage.
- Limited to a maximum of 3,000 square feet including the basement.
- May employ one employee not residing at the home.
- The use shall not include a vehicle repair shop or body work related business.
- Shall not endanger the public health and safety and shall not interfere with other parcels in the neighborhood.
- Minimum parking shall be reviewed at the time of the conditional use permit
- Must be reviewed by the Building Inspector and shall meet the WI Commercial Building Code requirements.
- Sale and transfer of the property shall cause the conditional use permit to be null and void.

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 allowing the home occupation.

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.*

Staff does not believe the proposed use would result in a substantial or undue adverse impact on nearby properties, character of the neighborhood, environment, traffic, parking, public improvements or other matters as this structure has historically been used as a commercial space.

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 future land use map views this area be viewed as “existing city residential”. Seeing that there is an existing residential home in addition to a historically existing commercial space, allowing this use as a conditional home occupation should not have any adverse impacts.

4. *The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.*

The property is already adequately served.

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.*

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 the home occupation use of the existing structure located at 509 East 8th Street, zoned "SR-6" Single Family Residential with the following conditions:

1. Except for one vehicle and trailer there shall not be outdoor storage or display of materials, foods, supplies, or equipment related to the operations of the conditional home occupation; there shall be no detriments to the residential character of the neighborhood; and the home occupation shall be reviewed and approved by the Building Inspector.
2. The home occupation shall be limited to hours of operation open to the public, Sunday through Saturday, 8 am to 8 pm.
3. The minimum parking for the property must be met on-site.
4. Provided the land use intensity does not increase, staff may administratively approve a change in use. Any increased intensity or potentially controversial use may be reviewed and approved by City Plan Commission through the conditional use process.
5. Minor site changes may be administratively approved.

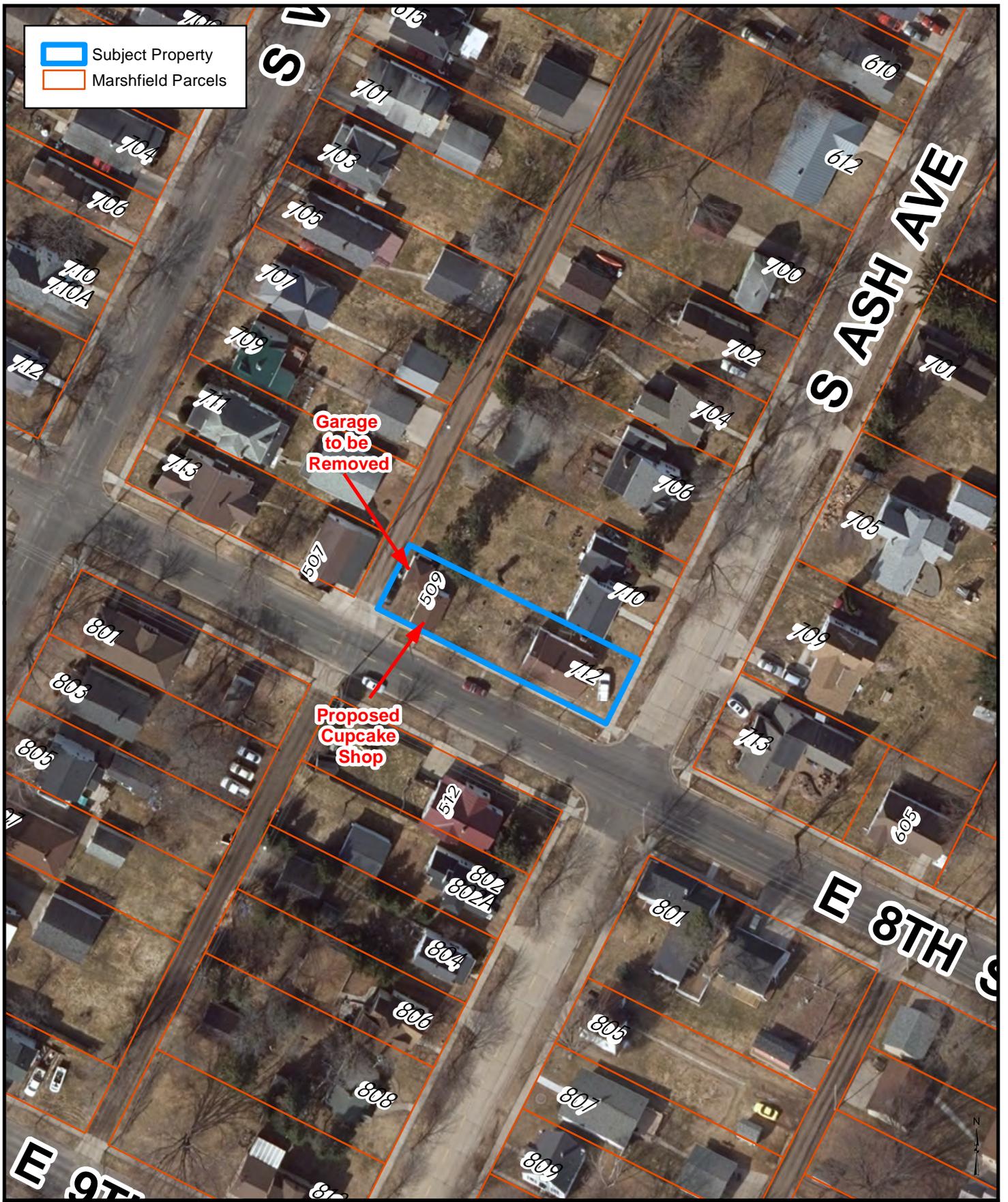
Attachments

1. Location Map
2. Business Plan

Concurrence:



Jason Angell
Director of Development Services



CUP: Patricia Truel - Home Occupation
City of Marshfield - Plan Commission
Meeting Date: December 20, 2016

Map Not To Scale
 For Reference Only

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CUPCAKES ON 8TH
BUSINESS PLAN

Prepared by:
Patricia Truel

509 E. 8th Street
Marshfield, Wisconsin 54449
cupcakeson8th@gmail.com
715-209-5800

November 22, 2016

I. EXECUTIVE SUMMARY

Cupcakes on 8th (referred to from hereon in as the "Company") will be established as a Limited Liability Company at 509 E. 8th Street, Marshfield Wisconsin 5449 within 30 days of acceptance of the rezoning.

Business Description:

The Company was originally a home-based business under Cottage Law in the state of Ohio and headed by Patricia Truel that was formed in 2009.

Mrs. Truel has been baking for school functions, women's groups, Christmas parties, church outings, anniversary parties, birthday parties, fundraising events in NYC area, and other various celebrations for 20 years.

Cupcakes on 8th bakes delicious from-scratch homemade gourmet cupcakes and cakes.

Being a previously home-based part-time business and Mrs. Truel's passion, it was her goal to not borrow any monies from personal accounts and to function solely on profit from sales; and to finish the first year at a profit. Mrs. Truel met that goal 100%

The Company employs one full-time employee (Mrs. Truel); and two part-time employees (her mother from time to time; and her son with down syndrome). Our goal is to teach our son to have business skills to be able to function in society and be successful and not a financial liability to the community.

Management Team:

The Company has assembled an experienced management team:

CFO, Co-Owner - Brad Truel, 28 years Plant Manager for General Mills and Land O' Lakes

Co-Owner, Operator - Patricia Truel 20 years baking experience, including 7 years running a home-based cupcakery.

Business Mission

To provide delicious, high quality cupcakes that enhance already special occasions.

Product

The Company's primary product is gourmet cupcakes, and when available, using local eggs, milk, & cream. We accomplish this by providing excellent customer service at an affordable cost.

CUPCAKES ON 8TH
BUSINESS PLAN (cont'd)

Prepared by:
Patricia Truel

509 E. 8th Street
Marshfield, Wisconsin 54449
cupcakeson8th@gmail.com
715-209-5800

II. BUSINESS SUMMARY

Industry Overview

In the United States, the bakery industry presently makes \$40 billions in sales.

At the moment, gourmet and "off-the-wall" flavors are in trend.

Research shows that consumers in the industry primarily focus on the following factors when making purchasing decisions:

Taste, flavors, frostings, toppings, and value. Off-the-wall and gourmet flavors add a little excitement to your cupcake experience.

BUSINESS GOALS AND OBJECTIVES

Short-Term:

To be self-sufficient and have no debt; and to establish a cupcake community in Marshfield.

Long-Term:

To have many repeat customers and to establish 10 corporate accounts.

III. MARKETING SUMMARY

Target Markets:

The Company's major markets are as follows:

Our market will consist partly of the 56,903 families in Marshfield and the surrounding areas. We are in the celebration business and we provide fun and excitement for many occasions.

The estimated number of potential clients within the Company's geographic scope (Marshfield, WI & surrounding areas) is 500.

Marketing:

The Company will market and advertise through social media (this includes Facebook, Instagram, and Twitter). Offering flavors of the week and taking customer suggestions for new flavors. We will offer all police, firefighters, and our fellow American Soldiers in uniform a complimentary coffee and cupcake when they enter our store!

Pricing Strategy:

The Company has completed a thorough analysis of its competitors' pricing. Keeping in mind our competition's pricing and the costs of customer acquisition, we have decided on the following pricing strategy:

A standard cupcake size is approximately \$2.75+

CUPCAKES ON 8TH
BUSINESS PLAN (cont'd)

Prepared by:
Patricia Truel

509 E. 8th Street
Marshfield, Wisconsin 54449
cupcakeson8th@gmail.com
715-209-5800

Distribution Strategy

Cupcakes on 8th will offer delivery service to Marshfield and local surrounding area. We also ship!

SWOT Analysis

Strengths:

- Orders to be delivered to areas surrounding Marshfield.
- Offer a never-before-seen type of cupcakes shop, where in-store customers are given the option to purchase decorated cupcakes; or they can pick and chose all the elements for their cupcakes to have their own unique experience. The customer can order from a selection of cake flavors, frostings, and toppings, and the cupcakes will be assembled in front of them. This concept has been proven in ice cream parlors all over the world. Once the customer has selected either the already decorated version, or they have built their own, it will happily be served in a china tea cup & saucer with a vintage napkin and a fork. This will give Cupcakes on 8th an edge and offer something different than your typical cupcake shop!

Weaknesses:

- We are a small family operated business, with the majority of our business being deliveries

Opportunities:

- A great opportunity for expansion is the offer "First Birthday Smash Cake Photo events
- Birthday cupcake decorating parties
- Decorating classes for adults
- Mom's night out
- Cupcake of the Month Club
- Mini of the Month
- Package Cupcake Kits
- Mother's Day Tea Events
- Cupcake & Coffee socials
- Team-building off-site experiences

Threats:

- Copycats

Competition

In the bakery industry, customers make choices based on price, flavors, frostings, quality and taste. Off-the-Wall flavor combinations and gourmet cupcakes offer some excitement to you standard cupcake experience.

The level of competition appears to be low, as there's only one cupcakery in Marshfield and our cupcake experiences differ.

The primary Competitors for the business would be large grocery chains. However, most of their product are baked elsewhere, then froze, and shipped to their store. NOTHING beats a fresh, scratch cupcake!

Service

First-rate service is intended to be the focus of our Company and a cornerstone of the brand's success. All clients will receive a one-on-one experience, timely service in all capacities to create a loyal brand following.



City of Marshfield Memorandum

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

RE: Conceptual Plan Review for the conversion of the existing Veterans Parkway Estates Condominium to be converted into a Planned Development. This concept includes splitting the existing shared condo lands into individual lots and requesting the City take ownership of the existing and future street.

Background

In March 2005, a Conditional Use Permit was approved for a 34-unit condo development on this 13-acre parcel; seventeen two-unit buildings served by private roads and utilities with a layout according to the attached development plan.

In 2008, the developer had seen a shift in the market and requested an amendment to the CUP to construct five (5) single-unit condos on the west side of Shortess Drive instead of the three (3) two-unit condo buildings.

To date, there have been two (2) two-unit condo buildings constructed on the west cul-de-sac of Savannah Circle and three (3) single-unit condos on the west side of Shortess Drive. Additionally, the east cul-de-sac and the northern extension of Shortess Drive were never constructed.

The development has since been acquired by a new developer, Shane Ruesch, owner of Ruesch Companies, LLC., out of Wisconsin Rapids. He is planning on finishing the roads, subdividing the property, and constructing duplexes. To do that, he will need to turn the roads and utilities over to the City and he is in the process of working on that with the City.

Analysis

Mr. Ruesch is proposing the attached concept plan as a Planned Development with the intent of constructing thirteen (13) new 3-bedroom duplexes. The purpose of a Planned development is to provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning

district (such as setbacks or lot size requirements) and the other requirements of this Chapter. In exchange for such flexibility, planned developments shall provide a much higher level of site design, architectural control, and other aspects of aesthetic and functional excellence than normally required for other developments.

Based on the proposed layout, the only setbacks that would significantly deviate from the minimum required setbacks in the "TR-6" Two-family zoning district would be for the existing development. Those homes were built with the setback measured from the street because it was privately owned and there were no property lines along the street. For the City to take over the street and utilities, additional right-of-way is needed (total of 60 feet for the street and 120 feet for the cul-de-sac) which ultimately cuts into the front yards of the existing development. The only mild concern about the reduced setbacks is how short a couple of the driveways are along Shortess Drive. If the City takes over the street and acquires additional right-of-way, the physical driveway would not be getting any shorter. The only change would be that a portion of the driveway would be right-of-way. So ultimately, it should function just fine as it has since the homes were constructed.

Staff wanted to bring this forward to the Plan Commission for an initial conceptual review to try to address any major concerns before the developer puts together the General Development Plan for the Planned Development.

Recommendation

Provide comments on the proposed concept and layout.

Attachments

1. Location Map
2. 2005 Layout
3. 2008 Changes
4. 2016 Proposed Layout

Concurrence:



Jason Angell
Director of Development Services



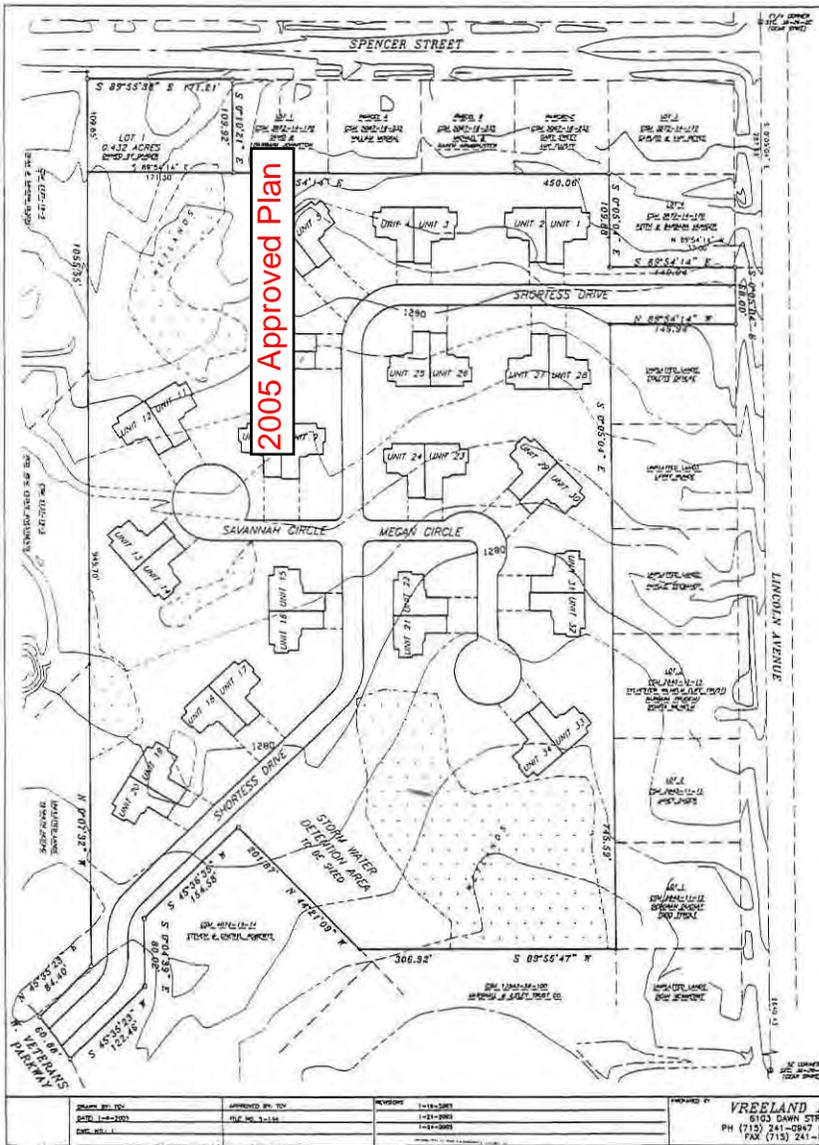
Subject Property
 City Limits
 Marshfield Parcels



Concept Review for Veterans Estates
City of Marshfield - Plan Commission
Meeting Date: December 20, 2016

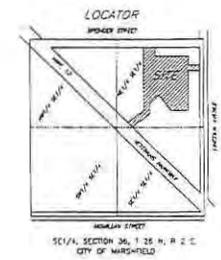
Map Not To Scale
For Reference Only

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VETERANS PARKWAY
ESTATES
CONDOMINIUMS
EASTSIDE DEVELOPMENT

Cup-
Approved
March 2005

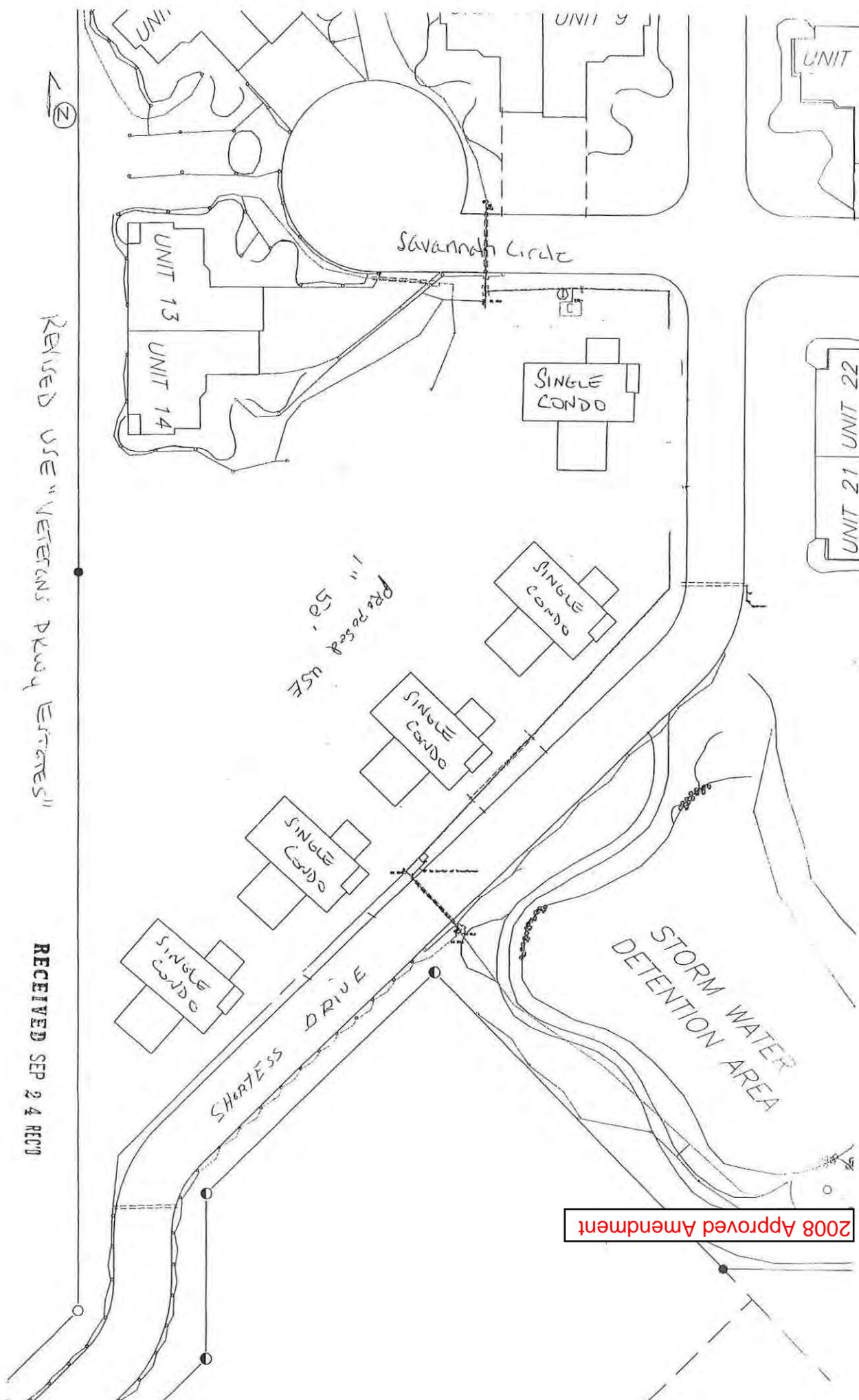


SCALE: 1" = 150'

- LEGEND
- M = CONDOMINIUM CORNER LOCATOR PER COUNTY CORNER RECORDS
 - = 1" DIA. IRON PIPE 1.38 DIA. I.D.
 - = 1" DIA. IRON PIPE FOUND IN PLACE
 - = 2" DIA. IRON PIPE FOUND IN PLACE
 - = 1 1/4" DIA. IRON PIPE FOUND IN PLACE
 - = 3/4" IRON PIPE FOUND IN PLACE
- CONFORM PER CITY GIS MAPPING

DESCRIPTION
PART OF THE NE 1/4 SE 1/4, SECTION 36, TOWNSHIP 26 NORTH, RANGE 2 EAST, CITY OF MARSHFIELD, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE S 0°53'04" E 287.89 FEET; THENCE N 80°24'14" W 32.00 FEET TO THE WEST LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING; THENCE S 0°53'04" E ALONG THE EAST LINE OF LINCOLN AVENUE 68.00 FEET; THENCE N 80°24'14" W 148.84 FEET; THENCE S 0°53'04" E 745.26 FEET; THENCE S 88°20'47" W 308.83 FEET; THENCE N 44°31'08" W 201.87 FEET; THENCE S 45°28'51" W 154.28 FEET; THENCE S 0°43'08" E 80.02 FEET; THENCE S 49°35'23" W 122.46 FEET; THENCE 80.88 FEET ALONG THE ARC OF A CURVE CONTOUR TO THE SOUTHWEST THENCE IS 302.64 FEET, WHOSE CENTRAL ANGLE IS 113°31'04" AND WHOSE CHORD BEARS N 25°14'33" W 40.76 FEET; THENCE N 45°32'27" E 84.40 FEET; THENCE N 0°07'25" W 84.30 FEET; THENCE S 80°24'14" E 621.28 FEET; THENCE S 0°53'04" E 109.86 FEET; THENCE S 80°24'14" E 148.84 FEET TO THE POINT OF BEGINNING, CONTAINING 15.38 ACRES.

DESIGNED BY: VRE DATE: 1-28-2004	APPROVED BY: VRE DATE: 3-1-05	REVISIONS: 1-18-2005 1-21-2005 1-24-2005	DRAWN BY: VRELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI 54476 PH (715) 241-0847 OR TOLL FREE (888) 893-2879 FAX (715) 241-8826 vreland@vare.net	PROJECT: VETERANS PARKWAY ESTATES	PROJECT FOR: LARRY SHORTESS 810 SAMPER DRIVE P.O. BOX 7 MARSHFIELD, WI 54449 PHONE (715) 387-1073	SHEET NO: 1 OF 1
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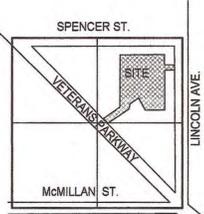
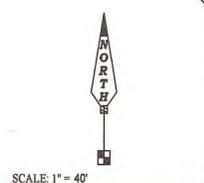
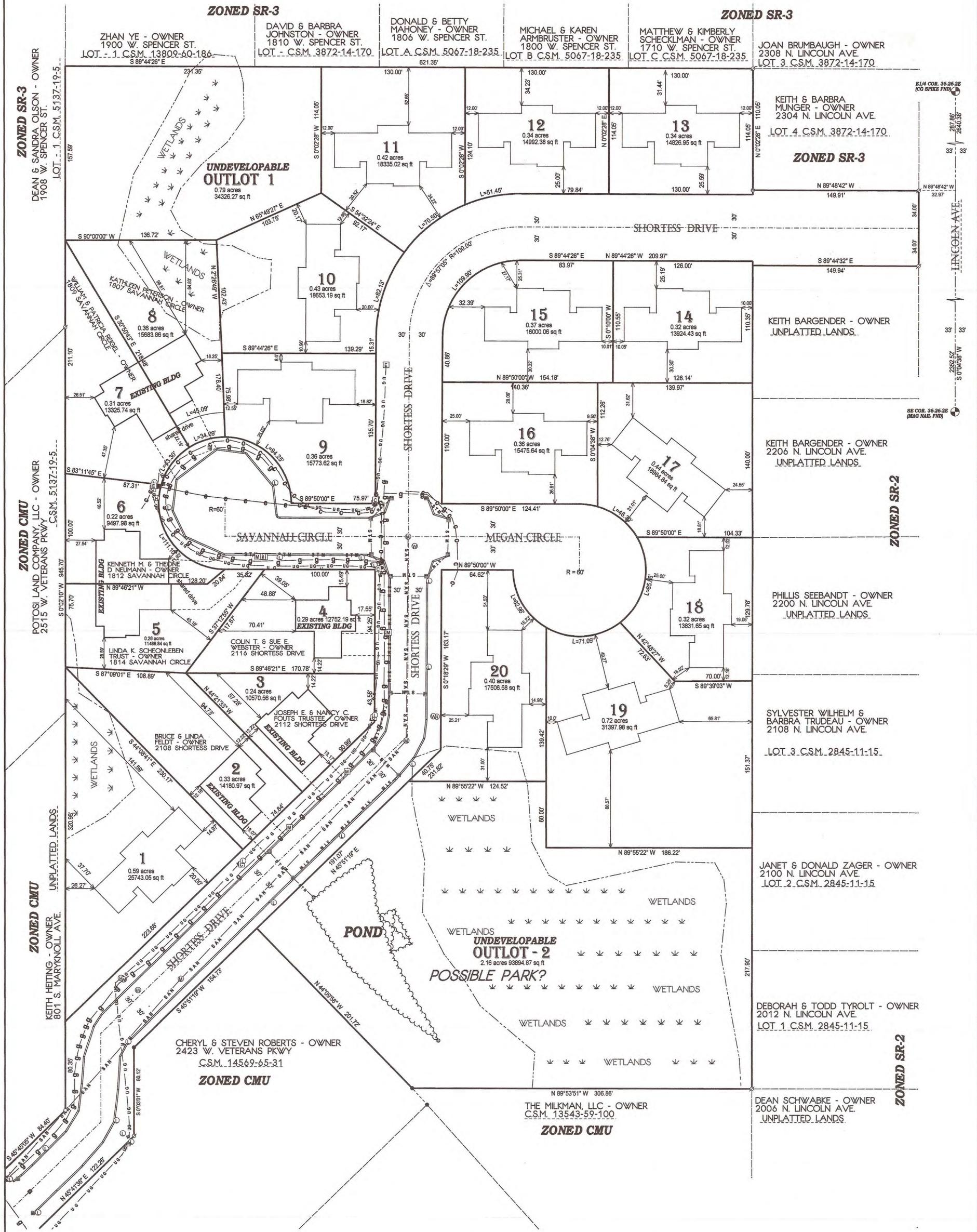
REVISED USE "VETERANS PLAZA ENTRANCE"

RECEIVED SEP 24 2008

2008 Approved Amendment

VETERANS PARKWAY SUBDIVISION

BEING ALL OF LOT 2 OF MARATHON COUNTY CERTIFIED SURVEY MAP NO. 13809 AS RECORDED IN VOL. 60 OF SURVEYS ON PAGE 186, LOCATED IN PART OF THE NE 1/4 SE 1/4 OF SECTION 36, TOWNSHIP 26 NORTH, RANGE 2 EAST, CITY OF MARSHFIELD, MARATHON COUNTY, WISCONSIN, ALSO INCLUDING ALL OF VETERANS PARKWAY ESTATES CONDOMINIUM AND VETERANS PARKWAY ESTATES CONDOMINIUM ADDENDUM 1



OWNER:
SHANE RUESCH / RUESCH COMPANIES, LLC
2311 OAK ST.
WISCONSIN RAPIDS, WI 54494
(715) 422-0819

SURVEYOR:
BADGER - LAND
SURVEY, LLC
2610 WEST GRAND AVE.
WISCONSIN RAPIDS, WI 54495
KEVIN M. WHIPPLE P.L.S. 2444

BADGER - LAND SURVEY, LLC 2610 WEST GRAND AVE. WISCONSIN RAPIDS, WI 54495 © 2016, BADGER-LAND SURVEY, LLC	PHONE: (715) 424-5900 FAX: (715) 424-5901 E-MAIL: bhsurvey@wisc.net www.badgerlandsurvey.com	PREPARED FOR: SHANE RUESCH / RUESCH COMPANIES, LLC 2311 OAK ST. WISCONSIN RAPIDS, WI 54494
	DRAWN BY: KW ICS# 81016C	

PLAT OF SURVEY This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.