



CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION
CITY OF MARSHFIELD, WISCONSIN
TUESDAY, May 20, 2014
Council Chambers Lower Level, City Hall Plaza
7:00 p.m.

- 1. Call to Order. - Chairman Meyer.
2. Roll Call. - Secretary Knoeck.
3. Approval of Minutes. - April 15, 2014 Meeting
4. Election of Vice-Chairman.
5. Conditional Use Request by Dennis Manthe, representing Papagalos, to permit an "Outdoor Commercial Entertainment Use" in the "UMU" Urban Mixed Use District, for the purpose of providing an outdoor seating area, located at 603 North Central Avenue.
6. Master Sign Plan Request by Applebee's with an exception to exceed the total maximum sign allowance, zoned "CMU" Community Mixed Use District, located at 2114 North Central Avenue.
7. Alternative Sign Request by Associated Bank to allow a new internally illuminated sign band facing residentially zoned property (along 4th Street) and the drive-thru lane to the south, zoned "DMU" Downtown Mixed Use District, located at 400 South Chestnut Avenue.
8. Review of Property Acquisition and Easements of Right-of-Way Plat for Wildwood/McMillan Connector trail project - Presenter: Josh Miller - City Planner
9. Appointment of Plan Commission Member to the Historic Preservation Committee.
10. Adjourn.

Posted this 14TH day of May, 2014 at 4:00 PM by Daniel G. Knoeck, Secretary, City Plan Commission

For additional information regarding items on the agenda, please contact Jason Angell, Director of Planning & Economic Development at 715.486.9139 or Josh Miller, 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 APRIL 15, 2014**

Meeting called to order by Chairman Meyer at 7:19 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer; Dan Knoeck, Ken Wood, John Beck; Ed Wagner and Chris Jockheck

ABSENT: None

ALSO PRESENT: Aldermen Earll, Buttke, Feirer and Cummings; City Administrator Barg; Planning & Economic Development Director Angell; City Planner Miller; Zoning Administrator Schroeder; Bill Penker; Laura Mazzini; and others.

PC14-23 Motion by Beck, second by Wood to recommend approval of the minutes of the March 18, 2014 City Plan Commission meeting.

Motion Carried

PUBLIC HEARING – Rezoning request by PCO Real Estate Investment Company to change the zoning from “LI” Light Industrial to “CMU” Community Mixed Use District, located at 2505-2515 West Veterans Parkway.

COMMENTS:

- Shawn Gaffney, proposed buyer, spoke in favor of the proposed rezoning request and is available to answer questions.

PC14-24 Motion by Jockheck, second by Beck to recommend approval of the rezoning request by PCO Real Estate Investment Company to change the zoning from “LI” Light Industrial to “CMU” Community Mixed Use District, located at 2505-2515 West Veterans Parkway with the understanding that the existing uses are allowed at their present use and area and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING - Conditional Use Request by PCO Real Estate Investment Company for an exception to the hard surfacing requirements for off-street parking and traffic circulation areas, located at 2505-2515 West Veterans Parkway, currently zoned “LI” Light Industrial District, proposed to be rezoned to “CMU” Community Mixed Use District.

COMMENTS: None

PC14-25 Motion Wood, second by Wagner to recommend approval of the Conditional Use Request by PCO Real Estate Investment Company for an exception to the hard surfacing requirements for off-street parking and traffic circulation areas, located at 2505-2515 West Veterans Parkway, currently zoned “LI” Light Industrial District, proposed to be rezoned to “CMU” Community Mixed Use District, subject to the following conditions:

1. An exception shall be granted to allow the proposed land use changes without hard surfacing the additional required parking spaces.
2. An exception shall be granted to permit the expansion of the gravel path between the rear of the building to the back parking lot.
3. Any expansion of the parking area except described in No. 2 above must be hard surfaced.
4. The landscaping in the back, adjacent to the residentially zoned properties, may not be reduced to less than the standards for the required bufferyard.
5. The propane area and gravel path in the rear of the development must be completed within 365 days of Common Council approval.
6. If any failure or washout situations occur regarding the gravel driveway, staff may require a review of the Conditional Use Permit, or may require improvements to be made to prevent future washouts from happening.

Motion Carried

PUBLIC HEARING – Conditional Use Request by Wood County to install a 156 foot Communication Tower and Antenna, exceeding the 150 foot maximum height, and allow a 288 square foot equipment shelter, located on the parcel west of 1600 North Chestnut Avenue (parcel 33-03211AF), zoned “CMU” Community Mixed Use Commercial District.

COMMENTS: None

PC14-26 Motion Wagner, second by Beck to recommend approval of the Conditional Use Request by Wood County to install a 156 foot Communication Tower and Antenna, exceeding the 150 foot maximum height, and allow a 288 square foot equipment shelter, located on the parcel west of 1600 North Chestnut Avenue (Parcel 33-03211AF), zoned “CMU” Community Mixed Use Commercial District, subject to the following conditions:

1. The site plan is approved as presented with a flexibility to allow the tower to be moved 10 feet in either direction of the proposed location.
2. The equipment shelter must be screened from residential uses with either a 6-foot solid fence or vegetative screen.
3. The tower and attached antenna may exceed the 150 foot height limitation, allowing up to a 156 foot tall tower.
4. If lighting is required, it must meet the FAA standards.
5. The tower must be constructed within 365 days of Common Council approval.

PC14-27 Motion by Wagner, second by Jockheck to recommend modifying Condition No. 2 above to state that the screening must comply with the existing Municipal Code with the understanding that the existing perimeter vegetation around the site can be considered as adequate screening.

Beck voted ‘No’ Motion Carried

Vote on Motion PC14-26

Jockheck voted ‘No’ Motion Carried

PUBLIC HEARING – Conditional Use Request by Prairie Run Group to construct two – 4 unit townhouse style multiplex buildings as part of a group development, including an exception to the parking lot design standards, in the designated commercial area within the Prairie Run “PUD” Planned Unit Development, zoned “PD” Planned Development, located on the property just west of the Prairie Drive and Wildflower Drive intersection (Parcel 33-0MM072).

COMMENTS:

- Randy Leuth, 1826 Pheasant Run Drive and Landscape Architect, stated that the developer has struggled over the years with development plans and this one appears to be the best one. The homeowners association has met twice and supports this project.

PC14-28 Motion by Beck, second by Wood to recommend approval of the Conditional Use Request by Prairie Run Group to construct two – 4 unit townhouse style multiplex buildings as part of a group development, including an exception to the parking lot design standards, in the designated commercial area within the Prairie Run “PUD” Planned Unit Development, zoned “PD” Planned Development, located on the property just west of the Prairie Drive and Wildflower Drive intersection (Parcel 33-0MM072), subject to the following conditions:

1. The property must be subdivided through a Certified Survey Map.
2. The townhouses may be constructed at the presented setbacks from the street.

3. The building footprint may be modified plus or minus 5% of the size shown on the proposed site plan, provided the minimum setbacks are met (building separation, street and yard).
4. The buildings, parking area and trash enclosure may be shifted to the west up to an additional 4 feet and south up to an additional 8 feet, provided the bufferyard not be reduced to less than 15 feet along the main drive aisle (excluding the south visitor parking area).
5. Landscaping plan is approved as presented.
6. Construction of the proposed development must be initiated within 2 years of Common Council approval.
7. An exception is allowed for the parking lot and drive aisle to be approved as presented with a 40 foot wide parking area and 20 foot wide drive aisle.
8. The development may exceed 25 percent over the minimum required stalls as presented.

PC14-29 Motion by Beck, second by Wood to recommend amending Motion PC14-28 to require that landscaping plant selection is to meet City of Marshfield Municipal Code requirements.

Motion Carried

Vote on Motion PC14-28 as amended.

Motion Carried

PUBLIC HEARING – Municipal Code Amendment Request by the City of Marshfield to amend Section 18-158 and 18-159 the City of Marshfield Municipal Code to increase the distance to which parties-of-interest are mailed a notice of a public hearing, define who can request a zoning amendment, and to specify when a map is needed in the notice.

COMMENTS: None

PC14-30 Motion by Wood, second by Beck to recommend approval of the Municipal Code Amendment Request by the City of Marshfield to amend Section 18-158 and 18-159 the City of Marshfield Municipal Code to increase the distance to which parties-of-interest are mailed a notice of a public hearing, define who can request a zoning amendment, and to specify when a map is needed in the notice, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING – Municipal Code Amendment Request by the City of Marshfield to amend Section 18-159 and 18-160 of the City of Marshfield Municipal Code to clarify the language for majority vote of the Common Council for a zoning amendment in the circumstance that there is protest petition or adverse recommendation by the Plan Commission.

COMMENTS:

- Mayor Meyer read the following email into the record:
Dear Mayor Meyer:
I hereby register my opposition to the proposed amendment to change the 3/4 vote from the entire council to a 3/4 vote of council members in attendance as indicated by proposed Section 18-159-Zoning Amendment.

1. The proposed amendment will weaken the citizen's right of petition and a fair hearing by the entire City Council. This is a direct slap in the face of the citizens along East McMillan Street and their concerns about zoning changes. This is not a clarification but a change to process.
2. Important decisions need to be approved by 3/4 vote by the entire City Council not just a 3/4 vote by a minimum quorum.
3. Developers need to do a better job of presenting their projects. They need to spend more time in presenting their development plans and the City needs more time to investigate what is in the best interests of citizens.

Changing the present Municipal code in the favor of developers will not create jobs or meet housing needs. We do not want to repeat the City of Wausau's \$650,000 mistake because proper procedure, proper review and citizen information is not followed.

Respectfully,

Carl Scott

1002 W. 8th Street

Marshfield, WI

PC14-31 Motion by Wood, second by Jockheck to recommend approval of the Municipal Code Amendment Request by the City of Marshfield to amend Section 18-159 and 18-160 of the City of Marshfield Municipal Code to clarify the language for majority vote of the Common Council for a zoning amendment in the circumstance that there is protest petition or adverse recommendation by the Plan Commission, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PUBLIC HEARING – Municipal Code Amendment Request by the City of Marshfield to amend Section 18-26 through 18-32, 18-54, and 18-65 of the City of Marshfield Municipal Code, pertaining to Onsite Ancillary Uses. The amendment is being proposed to permit and define onsite ancillary uses for nonresidential and multifamily uses in the “SR-2, SR-3, SR-4, SR-6, TR-6, MR-12, and MR-24” residential zoning districts.

COMMENTS: None

PC14-32 Motion by Wagner, second by Jockheck to recommend approval of the Municipal Code Amendment Request by the City of Marshfield to amend Section 18-26 through 18-32, 18-54, and 18-65 of the City of Marshfield Municipal Code, pertaining to Onsite Ancillary Uses. The amendment is being proposed to permit and define onsite ancillary uses for nonresidential and multifamily uses in the “SR-2, SR-3, SR-4, SR-6, TR-6, MR-12, and MR-24” residential zoning districts, and direct staff to prepare an ordinance for Common Council consideration.

Motion Carried

PC14-33 Motion by Wagner, second by Jockheck to recommend approval of the Alternative Sign Request by Karen Mueller of Mueller Investment Properties, LLC., for a wall mounted sign with an exception to extend above the roofline and be mounted on the parapet on top of the roof, located at 601 South Central Avenue, zoned “DMU” Downtown Mixed Us District, subject to the following conditions:

1. The sign may be attached to the parapet located above the roof line and approved as presented.

2. The presented parapet sign shall not be internally illuminated, but may be externally illuminated.

Motion Carried

The appointment of a new town of McMillan Joint Plan Commission Member will be held over to the May 21, 2014 City Plan Commission meeting.

Motion by Jockheck, second by Wagner that the meeting be adjourned at 7:57 PM.

Motion Carried

Daniel G. Knoeck, Secretary
CITY PLAN COMMISSION



City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: May 20, 2014

RE: Conditional Use Request by Dennis Manthe to permit an "Outdoor Commercial Entertainment Use" in the "UMU" Urban Mixed Use District, for the purpose of providing an outdoor seating area, located at 603 North Central Avenue.

Background

The Applicant is proposing to construct a small patio area for the purpose of providing an outdoor seating area located at 603 North Central Avenue. The patio area would be approximately 400 square feet in area and would be located west of the building, extending towards North Central Avenue.

Analysis

According to the Municipal Zoning Code any proposed Outdoor Commercial Entertainment use located in the Urban Mixed Use district is only permitted through a conditional use permit. An Outdoor Commercial Entertainment Use is defined as "land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours." Although many outdoor entertainment areas have the potential to cause a nuisance, the Applicant is proposing a patio area in a commercial area, away from residential properties, and along a primary arterial.

An Outdoor Commercial Entertainment area does increase the onsite parking requirements, requiring an additional 1 stall for every 3 seats. The subject property has 14 parking stalls. The existing restaurant requires 6 parking stalls, which would allow the Applicant to have up to 24 seats in the proposed patio area. Meeting this maximum capacity should not be an issue, because the Applicant is only proposing 2-3 tables with no more than 4 to 5 seats each.

Conditional Use Decision Criteria of 18-161(6)(c):

- (a) 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 expansion does not conflict with the comprehensive plan; it depicts business growth and development.

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.

No, the proposed use will have a limited capacity and is located in a commercial area along a major arterial.

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 outdoor commercial entertainment area is an extension of the principal use.

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 existing property will not require any 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.

There will be no adverse impact to the City.

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 Permit request by Dennis Manthe, representing

Papagalos restaurant to permit an “Outdoor Commercial Entertainment Use” in the “UMU” Urban Mixed Use District, for the purpose of providing an outdoor seating area, located at 603 North Central Avenue with the following conditions:

1. All perimeters of the patio abutting any onsite traffic circulation area must have bollards or some sort of fence to separate pedestrians from vehicle traffic.
2. A pedestrian crosswalk shall be clearly marked from the patio area to the parking area.
3. The maximum capacity for the Outdoor Commercial Entertainment area is 24 seats.
4. Any outdoor music for the designated patio area, must be directed away from residentially zoned properties and must be turned off by 10:00 pm.
5. Any new exterior lighting for the outdoor commercial entertainment area must meet the requirements of Section 18-104, exterior lighting requirements.

Attachments

1. Application
2. Location Map
3. Site Plan
4. Photos

Concurrence:



Jason Angell
Planning and Economic Development Director



MARSHFIELD
The City in the Center

Revised: 02/13/13

**Department of
Planning & Economic Development**

City of Marshfield
P.O. Box 727
630 South Central Avenue
Marshfield, WI 54449-0727
Telephone: 715-486-2075
Fax: 715-384-7631

Email: josh.miller@ci.marshfield.wi.us

**Conditional Use
Permit Application**

Fee: \$250.00

Office use only

Date rec'd/ by 4-25-14

Fee Receipt No. 42981

Site Location: 603 N Central Ave

STREET ADDRESS

Applicant: Dennis Mantle Ph: 715 207 2707 Fax:

Legal Description:

The Applicant is Owner Authorized Representative/Other (Describe)

**Property
Owner**
(if different
from Applicant)

Name: John Verhunce Ph: 715 389 1080

Address: 11879 Maple Fax:

City: Stratford State: WI Zip: 54484

**Detail of
Property &
Request**

Present Use(s) of Property: RESTAURANT

Proposed Use: Same

Present Zoning: UMU Proposed Hours & Days of Operation Mon-Sat 11-9

Conditional Use Narrative (please provide additional pages if necessary)

Paving blocks as per picture

• Outdoor Commercial Entertainment

Documentation Submitted: Site Plan Survey Photographs 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.

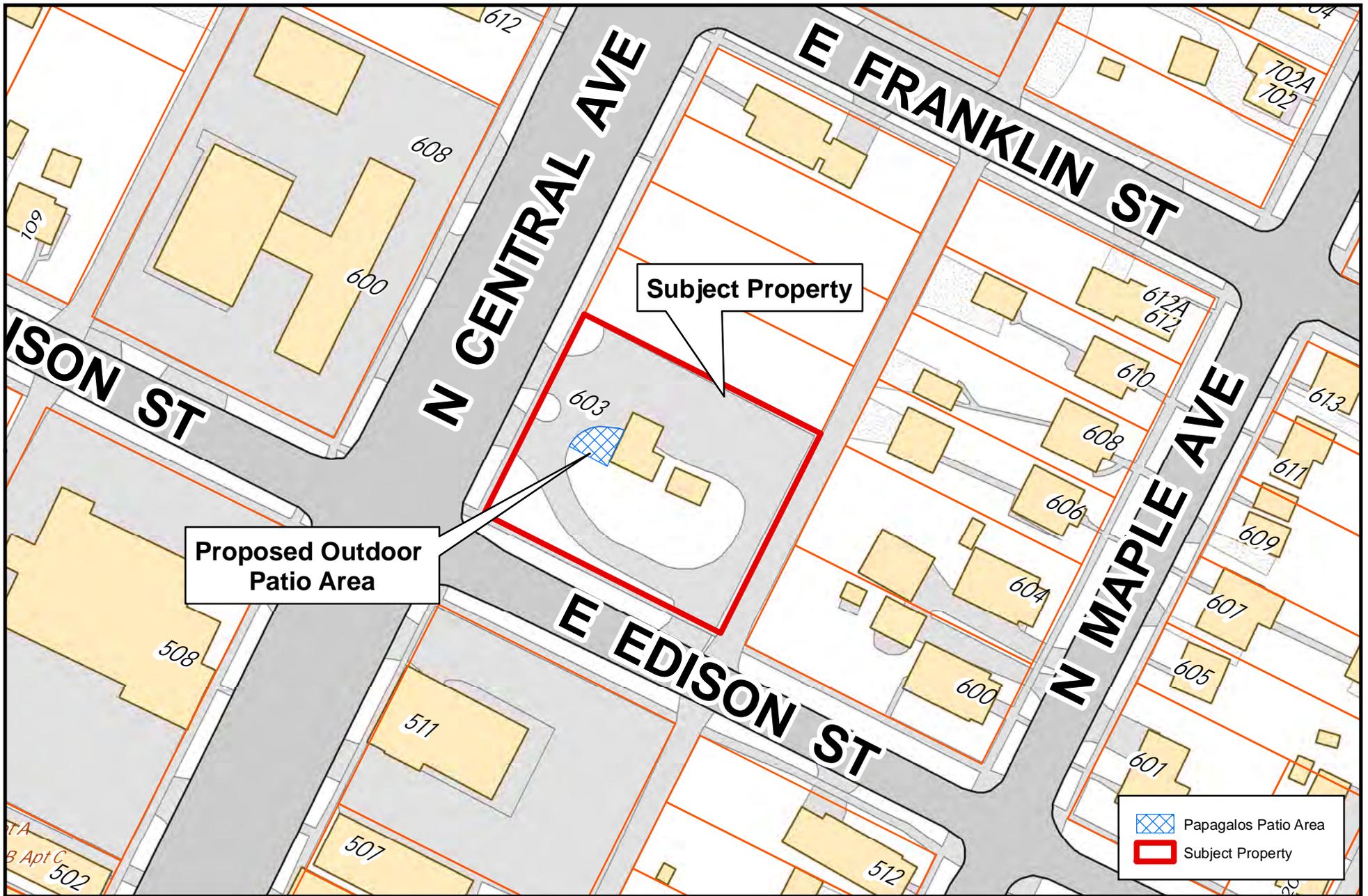
I hereby apply for a conditional use permit, and I acknowledge that the information above is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Marshfield and with Wisconsin Statutes and Building Codes; that the Plan Commission may recommend conditions 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.

Applicant Signature: Dennis Mantle Date: 4-16-14

Site Plan Must include the following information:

- Vicinity Map
- North arrow
- Scale
- Legal Description of the subject property
- Proposed conditional use(s) of subject property
- Lot layout, including all required setbacks
- Building types, with square footage
- Locations of existing and proposed streets, drives, alleys, easements
- rights-of-way, parking areas, vehicular and pedestrian access points, and sidewalks
- Landscaping buffers and other existing and proposed trees and landforms
- Location and details of existing and proposed signs
- Location and details of existing and proposed exterior lighting
- Other unique property features
- Boundaries included on this map should extend 100' beyond the subject property's boundaries and should include:
 - Existing zoning
 - Adjacent streets
 - Adjacent existing buildings

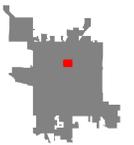
buffer on north side of patio block area to include posts & shrubs.

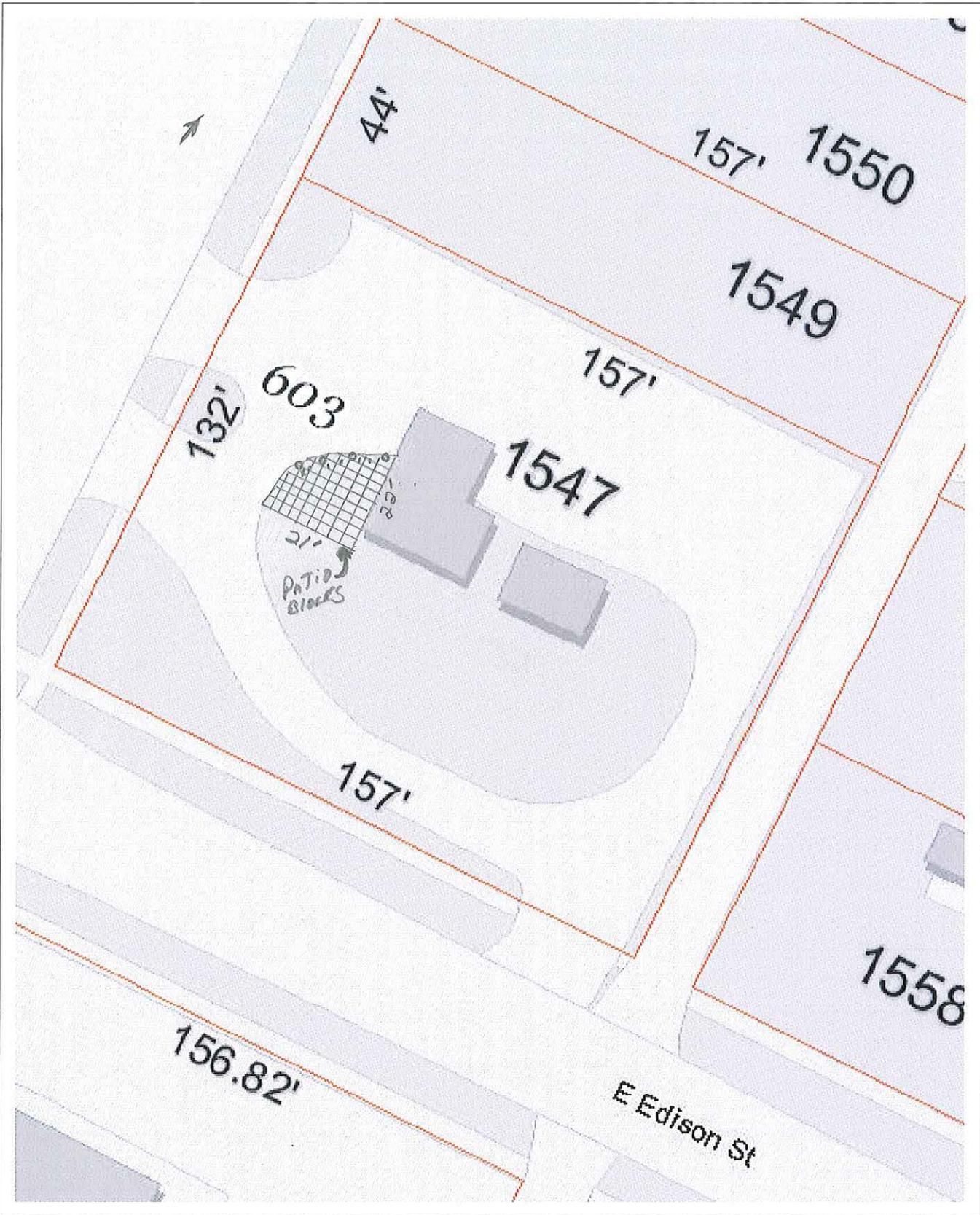


CUP - Outdoor Commercial Entertainment - Papagalos
City of Marshfield - Plan Commission
Meeting Date: May 20, 2014

Map Not To Scale
 For Reference Only

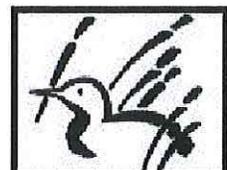
ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.





**City of Marshfield GIS
Intranet Mapping Application**

Printed: Apr 15, 2014





OPEN





City of Marshfield Memorandum

TO: Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: May 20, 2014

RE: Master Sign Plan Application - by Applebee's with an exception to exceed the total maximum sign allowance, located at 2114 North Central Avenue, zoned "CMU" Community Mixed Use district.

Background

Applebee's is proposing to replace, remove and add signage located at 2114 North Central Avenue, zoned "CMU" Community Mixed Use District. The existing property has 6 internally lit wall signs, 1 awning sign, 1 directional sign, 1 pylon sign, and 1 changeable copy sign for a total of 298 square feet of signage. The Applicant is proposing to replace 2 wall signs, the pylon sign, the changeable copy sign, the directional sign and the existing awning sign. The Applicant is also proposing to remove 4 of the existing wall signs, with hopes to add 9 awning signs and 1 canopy sign. The proposed signage, including the replacements, is a total of 372 square feet, which is 74 square feet of additional signage.

Analysis

According to our Municipal Sign Code, a lot is allowed up to 2 square feet of signage per linear foot of public street frontage. In May of 2002, the City of Marshfield Zoning Board of Appeals approved the variance request by Menards Inc. to split a single lot into 6 separate lots. Through the variance, the Menards Plat created 4 outlots that had no public frontage and acquired 80 feet of public frontage along N Central Ave for the Applebee's property. Since 2002, 1 of the 4 outlots was combined with the first lot off of N Peach Ave to develop the Aldi's grocery store, which left 3 lots with no public frontage.

Based on the current calculation of 2 square feet of total signage per linear foot of public right-of-way, this lot would only be allowed 160 square feet of signage. With a total of 298 square feet existing signage, the current property is 138 square feet over their permitted signage. If the property was able to factor in the 131 feet of private street frontage along Redhawk Lane, this lot would be permitted a total sign allowance of 422 square feet, which is 50 square feet more than the proposal of 372 square feet.

In addition to having site difficulties, the applicant is proposing to decrease the intensity of the signage. The Applicant is proposing to remove 4 illuminated wall signs and add 1 canopy sign and 9 awning signs, which are all non-illuminated. The existing wall signs are internally lit with a neon style illumination. The 9 awning signs would replace the existing 9 decorative awnings above the windows, but would contain the Applebee's logo of an 'Apple'. The proposed canopy sign will be a new architecture feature replacing the awning above the front door entrance.

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 Applebee's for new signage with an exception to exceed the total maximum allowable sign area, located at 2114 North Central Avenue, zoned "CMU" Community Mixed Use District with the following conditions/exceptions:

1. All proposed signage is allowed as presented.
2. The property is allowed a total of 372 square feet of signage.
3. Signage is allowed on the east façade of the building, which does not face a parking area or directly to a public right-of-way.

Attachments

1. Application
2. Location Map
3. Site Map
4. Renderings of Signs

Concurrence:



Jason Angell
Planning and Economic Development Director



Department of Planning & Economic Development

City of Marshfield
 P.O. Box 727
 630 South Central Avenue
 Marshfield, WI 54449-0727
 Telephone: 715-486-2077
 Fax: 715-384-7631
 Email: Sam.Schroeder@ci.marshfield.wi.us

Master Sign Plan Application

Master Sign Permit: \$150.00, plus
 \$50.00 for each individual sign permit

Master Sign Permit w/ exception(s):
 \$300.00, plus \$50.00 for each individual sign permit

Date: Apr 29, 2014

Sign Location: 2114 N. Central Avenue **Business Name:** Applebee's Restaurant

Business Contact Person: Paul Radermacher - Sign Me Up of WI, LLC

Applicant/Owner: Wisconsin Hospitality Group - Randy Voelz

Mailing Address: 2120 Pewaukee Road Waukesha, WI 53188

Phone: _____ Email: randy.voelz@whgroup.com

Sign Contractor: Sign Me Up of Wisconsin, LLC **Contact Person:** Paul Radermacher

Mailing Address: 311 Forest Avenue Sheboygan Falls, WI 53085

Phone: 920-550-0009/651-343-8781(cell) Email: paul@signmeupofwi.com

Sign Company UL File Number: _____

Electrical Signs (must be UL listed):

- New Electrical Installation
 - Extend Existing Electrical
 - No Alterations to Existing Electrical
- (Licensed Electrician/
Electrical Permit Needed)

Electrical Contractor: _____

Address: _____

City: _____

State: _____ Zip Code: _____ Ph: _____

Office Use Only: **Electrical Inspector Approval:** _____ **Date:** _____

Allowable Signage:

Street Name	Direction (N, S, E, W)	Lot Frontage (feet)	Allowable Signage
<u>Central Avenue</u>	<u>N</u>	<u>80</u>	* 2 sq. ft. = <u>160.00</u>
_____	_____	_____	* 2 sq. ft. = _____
_____	_____	_____	* 2 sq. ft. = _____
_____	_____	_____	* 2 sq. ft. = _____
Total Allowable Signage =			<u>160.00</u>

Office Use Only:

Use: _____ **Zoning District:** _____ **Downtown Design Corridor:** Yes No

Adjacent to a Residential Zoning District: Yes No **Which facades:** _____

Meet the Max 10% per Facade: Yes No **Corner lot:** Yes No **Permitted:** Yes No

Permit No.(s): #1 _____ #5 _____ #9 _____
 #2 _____ #6 _____ #10 _____
 #3 _____ #7 _____ #11 _____
 #4 _____ #8 _____ #12 _____

Total Permit Fee: \$ _____ **Zoning Administrator Approval:** _____ **Date:** _____

Existing & Proposed Sign Information

Freestanding Sign(s):

A	Location (street / other)	Type (new / existing)	Style (pole / monument)	Area (sq. ft.)	Height (ft.) (to sign top)	Setback (ft.)	Display (message)
1	_____	_____	_____	_____	_____	_____	_____
2	same	new cabine	pole	95.1	21	_____	applebee's(replacing cabinet)

Electronic Message Center: Yes No Area (sq. ft.)= _____ Changeable Copy Sign Yes No Area (sq. ft.)= 47.5

Building Sign(s) Facade 1:

Facade Direction: south Facade Ht: 20 Facade W: 60 x 10 % = 120.00 sqft. Allowable Signage

B	Type (new / existing)	Style (Wall, Projecting, etc)	Sign Dimensions (Ht x W)	Area (sq. ft.)	Illuminated (Yes/No)	Sign Cost	Height (ft.) (to sign top)	Display (message)
1	_____	_____	_____	_____	_____	_____	_____	_____
2	new	wall/canopy/awni	_____	104.85	yes	8000	_____	Applebees/neighborhoodB&G
3	_____	_____	_____	_____	_____	_____	_____	_____
4	_____	_____	_____	_____	_____	_____	_____	_____

TOTAL AREA FOR FACADE 1: 104.85

Building Sign(s) Facade 2:

Facade Direction: East Facade Ht: 20 Facade W: 90 x 10 % = 180.00 sqft. Allowable Signage

C	Type (new / existing)	Style (Wall, Projecting, etc)	Sign Dimensions (Ht x W)	Area (sq. ft.)	Illuminated (Yes/No)	Sign Cost	Height (ft.) (to sign top)	Display (message)
1	_____	_____	_____	_____	_____	_____	_____	_____
2	new	wall/awning	_____	78.96	yes	6500	_____	applebees/vinyl apple decal
3	_____	_____	_____	_____	_____	_____	_____	_____
4	_____	_____	_____	_____	_____	_____	_____	_____

TOTAL AREA FOR FACADE 2: 78.96

Building Sign(s) Facade 3:

Facade Direction: west Facade Ht: 20 Facade W: 90 x 10 % = 180.00 sqft. Allowable Signage

D	Type (new / existing)	Style (Wall, Projecting, etc)	Sign Dimensions (Ht x W)	Area (sq. ft.)	Illuminated (Yes/No)	Sign Cost	Height (ft.) (to sign top)	Display (message)
1	new	awning	_____	40.26	yes	3000	_____	apple vinyl decal image
2	_____	_____	_____	_____	_____	_____	_____	_____
3	_____	_____	_____	_____	_____	_____	_____	_____
4	_____	_____	_____	_____	_____	_____	_____	_____

TOTAL AREA FOR FACADE 3: 40.26

Building Sign(s) Facade 4:

Facade Direction: _____ Facade Ht: _____ Facade W: _____ x 10 % = _____ sqft. Allowable Signage

E	Type (new / existing)	Style (Wall, Projecting, etc)	Sign Dimensions (Ht x W)	Area (sq. ft.)	Illuminated (Yes/No)	Sign Cost	Height (ft.) (to sign top)	Display (message)
1	_____	_____	_____	_____	_____	_____	_____	_____
2	_____	_____	_____	_____	_____	_____	_____	_____
3	_____	_____	_____	_____	_____	_____	_____	_____
4	_____	_____	_____	_____	_____	_____	_____	_____

TOTAL AREA FOR FACADE 4: _____

Directional / Informational Sign(s)

F	Location (street / other)	Type (new / existing)	Style (pole / monument)	Area (sq. ft.)	Height (ft.) (to sign top)	Setback (ft.)	Display (message)
1	Red Hawk Lane	New	pole	4.72	3'		applebees. replacing cabinet
2							
3							

TOTAL SIGN AREA:4.72

Value of New Sign(s)

Sign (A1,B1,etc.)							
Value							

Sign Summary

Sign Type:	Freestanding	Building Sign	Directional / Info	Grand Total Sign Area
Total Area (sq. ft.):	142.6	+ 224.07	+ 4.72	= 371.39

Sign Plan Submittal Requirements:

- SIGN PLANS with the following information:
 - Detailed, dimensioned color drawing(s) of all proposed signs including: height, sq. area, text/copy, materials & colors;
 - Photos & dimensions of existing signs on parcel including: height, dimensions, sq. area and note if existing sign to remain;
 - Illumination details including type, placement, intensity and hours of illumination, and area to be illuminated.
- BUILDING ELEVATION DRAWINGS:
 - All sides of buildings with proposed and existing attached signage including label of façade direction (north, south, east, west), height & dimensions of facade, colors and materials. (Color rendering of each façade with signage may be required.)
- SITE PLAN with the following Information:
 - An accurate plot plan of the entire lot on which the use will be located at a scale of not less than one inch to 100 feet;
 - Location of buildings, parking lots, driveways, and landscaped areas on the lot;
 - An accurate, dimensioned location on the site plan of all freestanding (including directional) signs proposed and existing (indicate whether to be removed) showing compliance with required setbacks as measured from property line and any required vision triangles from street or driveway intersections;
 - Location of all attached signs, proposed and existing (indicate whether to be removed).

Authorization of Application

I hereby certify that I am the owner or authorized representative of the owner of the property described in this application; that this property constitutes the property for which a Master Sign Plan has been submitted; that the information submitted is complete and accurate to be best of my knowledge; that site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property if necessary; that I understand this is not a permit but only an application for a permit and that work is not to start without a permit.

Applicant Signature: Paul Radermacher Date: April 29, 2014

***** IF REQUESTING AN EXCEPTION TO THE SIGN STANDARDS PLEASE INCLUDE ATTACHMENT A WITH YOUR APPLICATION.**

ATTACHMENT A

Written Submittal Requirements (See Section 24-11)

Signage proposed as part of a Master Sign Plan may deviate from the sign standards if there are unusual site factors, which preclude an allowed sign from being visible to the street immediately in front of the site, an adjustment may be granted to achieve visibility standards. Site difficulties may include the sign face being blocked due to topography of the site, elevation of the street, setback of existing development or landscaping. The adjustment must be minimal, have no negative impact on neighboring properties, will not lead to over proliferation of signs, and must not create any safety or traffic hazards.

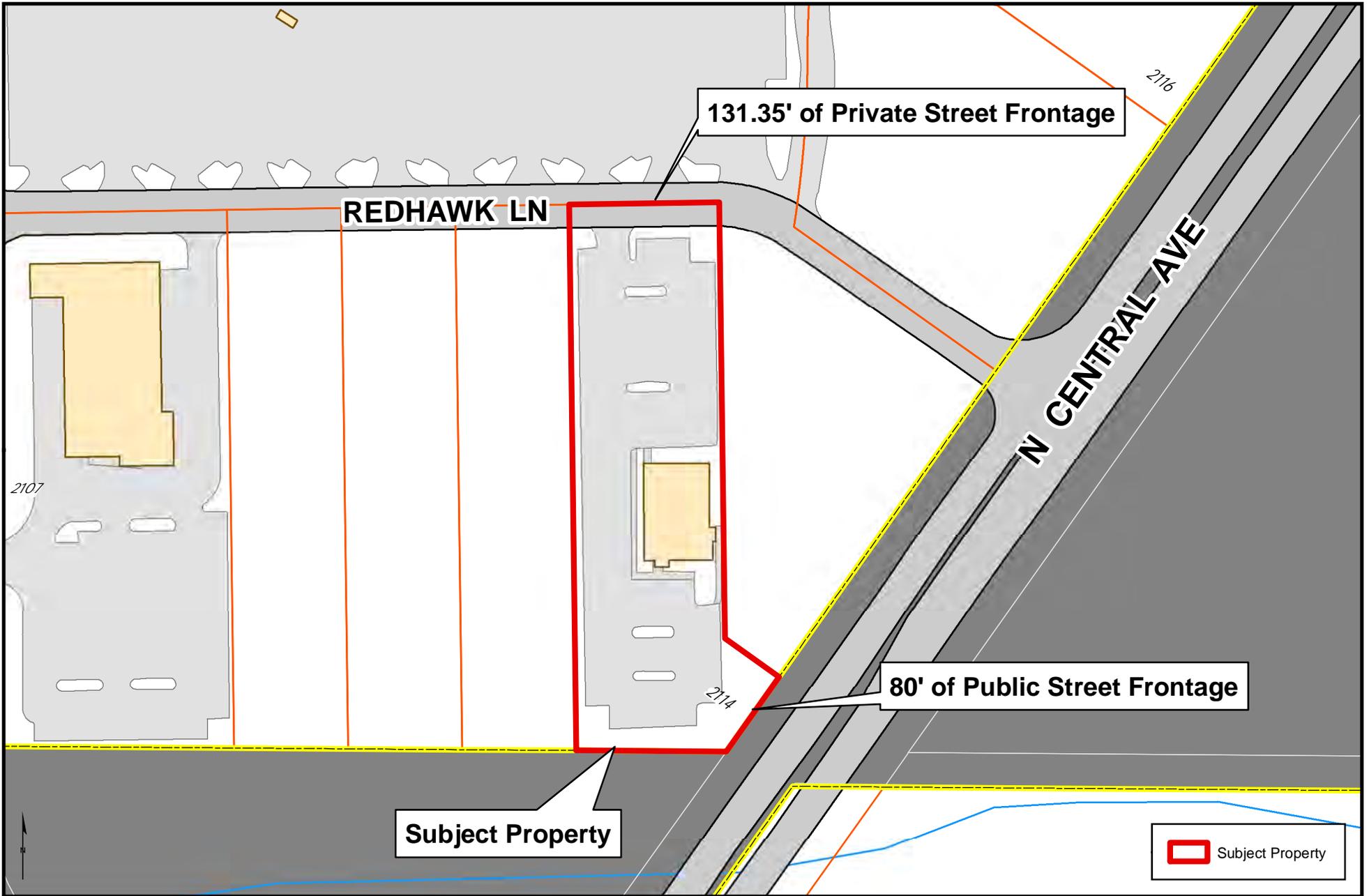
Describe the requested exception(s).

Please see attached overall sign proposal and existing/new square footage summary. Essentially, Applebee's is proposing to remove all of the existing neon and outdated signage and awnings on the building, remove the neon sign cabinets at existing pylon and directional sign locations, and replace with the "new look" LED signs and awnings that the restaurant chain is going to on a nationwide basis. Except for 5 of the awning signs which have an "Apple" vinyl image decal, the proposed sign plan meets the criteria of the City of Marshfield's sign plan. Unfortunately, due to several hardships, the remaining 5 awning signs do not fit the sign plan due to square footage issues. The hardships are due to a lack of lot frontage along N. Central Avenue, the fact that Red Hawk Lane is a "private" road and not a "public" road, the fact that the property to the East is in the Township and not the City, and the property to the North abutts an outlot and not the actual street frontage. If it were not for the site difficulties regarding the geography of this lot location with respect to City/Township boundaries; (cont'd)

Is the sign prohibited at the proposed location, but permitted elsewhere in the community? (see sign allowance under the specific sign type in Section 24-03 of the Sign Code)

private/public street frontage classifications; and landlocked as an outlet so frontage along N Central Avenue can't be counted as frontage; this application would meet all of the criteria of the City's sign ordinance and be approved by the Zoning Administrator. I ask that you take into account the geographic anomaly of this specific area in the City limits and approve the additional Apple images requested for the 5 awnings proposed for this location. Thank you for your consideration.

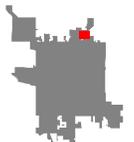
Other comments:

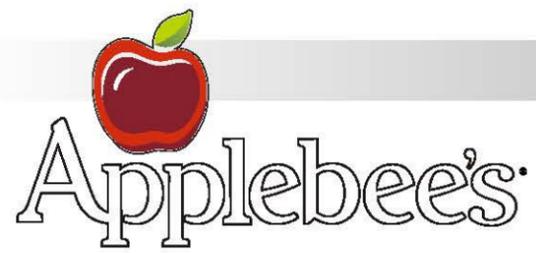


Master Sign Plan Request - Applebee's - 2114 N Central Ave
City of Marshfield - Plan Commission
Meeting Date: May 20, 2014

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.





Location:
2114 N. Central Avenue
Sales: Mel Davey
Project Manager: Josh Wolfe
Graphics: Christina Malone

TABLE OF CONTENTS

- Page 1 -Cover Page
- Page 2 -Site Plan
- Page 3 -South Elevation
- Page 4 -East Elevation
- Page 5 -West Elevation
- Page 6 -28" Direct Mount Channel Letters
- Page 7 -96"x88" Yellow Window Awning with Color Apple
- Page 8 -96"x88" Yellow Window Awning with Mono Apple
- Page 9 -78"x72" Yellow Window Awning with Color Apple
- Page 10 -78"x72" Yellow Window Awning with Mono Apple
- Page 11 -96"x72" Yellow Window Awning with Color Apple
- Page 12 -96"x72" Yellow Window Awning with Mono Apple
- Page 13 -83"x40" Yellow Door Awning with "Carside to Go" Logo
- Page 14 -Canopy
- Page 15 -Pylon
- Page 16 -Readerboard
- Page 17 -Pylon Elevation
- Page 18 -Directional
- Page 19 -Parking Signs

REVISION NOTES



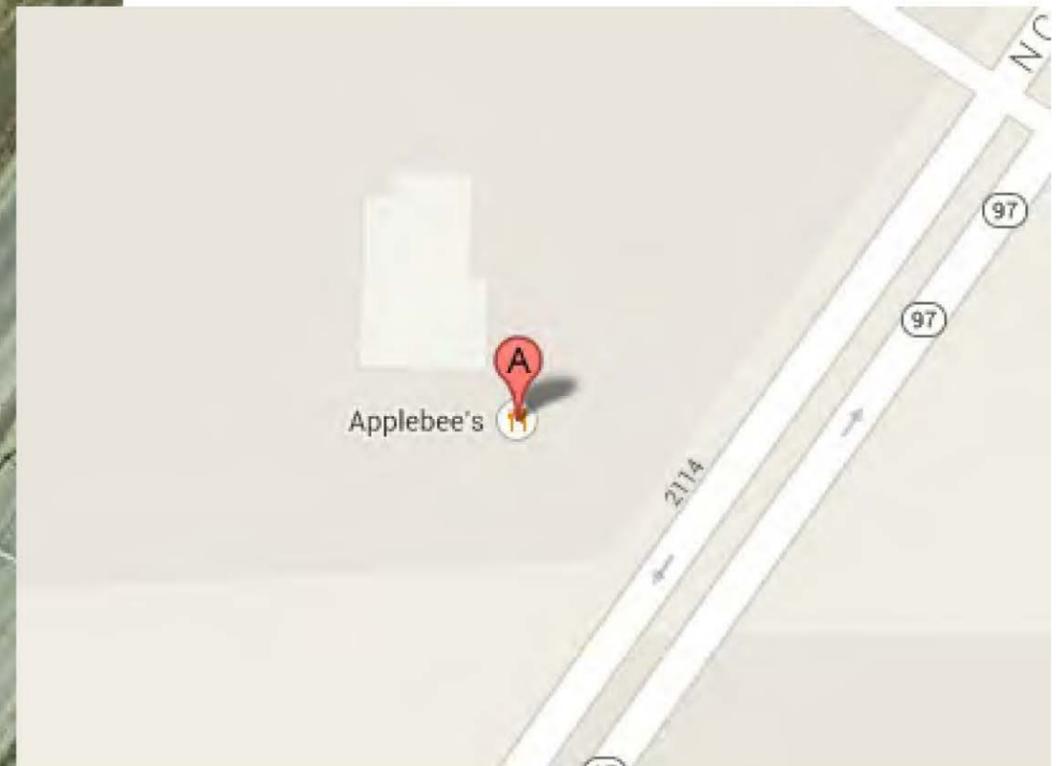
SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 731-926-2022

www.designteam.net



A	28" Direct Mount Channel Letters
B	96"x88" Yellow Window Awning with Color Apple
C	96"x88" Yellow Window Awning with Mono Apple
D	78"x72" Yellow Window Awning with Color Apple
E	78"x72" Yellow Window Awning with Mono Apple
F	96"x72" Yellow Window Awning with Color Apple
G	96"x72" Yellow Window Awning with Mono Apple
H	Canopy
I	83"x40" Yellow Door Awning with "Carside to Go" Logo
J	Pylon and Readerboard
K	Directional (Not Pictured)
L	Parking Signs



APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's

Location: _____

Drawn By: CM Date: 12/5/13

Approved By: _____

Sheet: _____ Scale: _____

File: z/corprest/Applebees/MarshfieldWI/SitePlan



NOTE: REMOVE EXISTING SIGNAGE AND PATCH WALL PENETRATIONS



A	28" Direct Mount Channel Letters
B	96"x88" Yellow Window Awning with Color Apple
C	96"x88" Yellow Window Awning with Mono Apple
H	Canopy



APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's

Location: _____

Drawn By: CM Date: 12/5/13

Approved By: _____

Sheet: _____ Scale: _____

File: z/corprest/Applebees/MarshfieldWI/SouthElev



SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 731-926-2022
www.designteam.net

NOTE: REMOVE EXISTING SIGNAGE AND PATCH WALL PENETRATIONS



A	28" Direct Mount Channel Letters
D	78"x72" Yellow Window Awning with Color Apple
E	78"x72" Yellow Window Awning with Mono Apple
I	83"x40" Yellow Door Awning with "Carside to Go" Logo



APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.

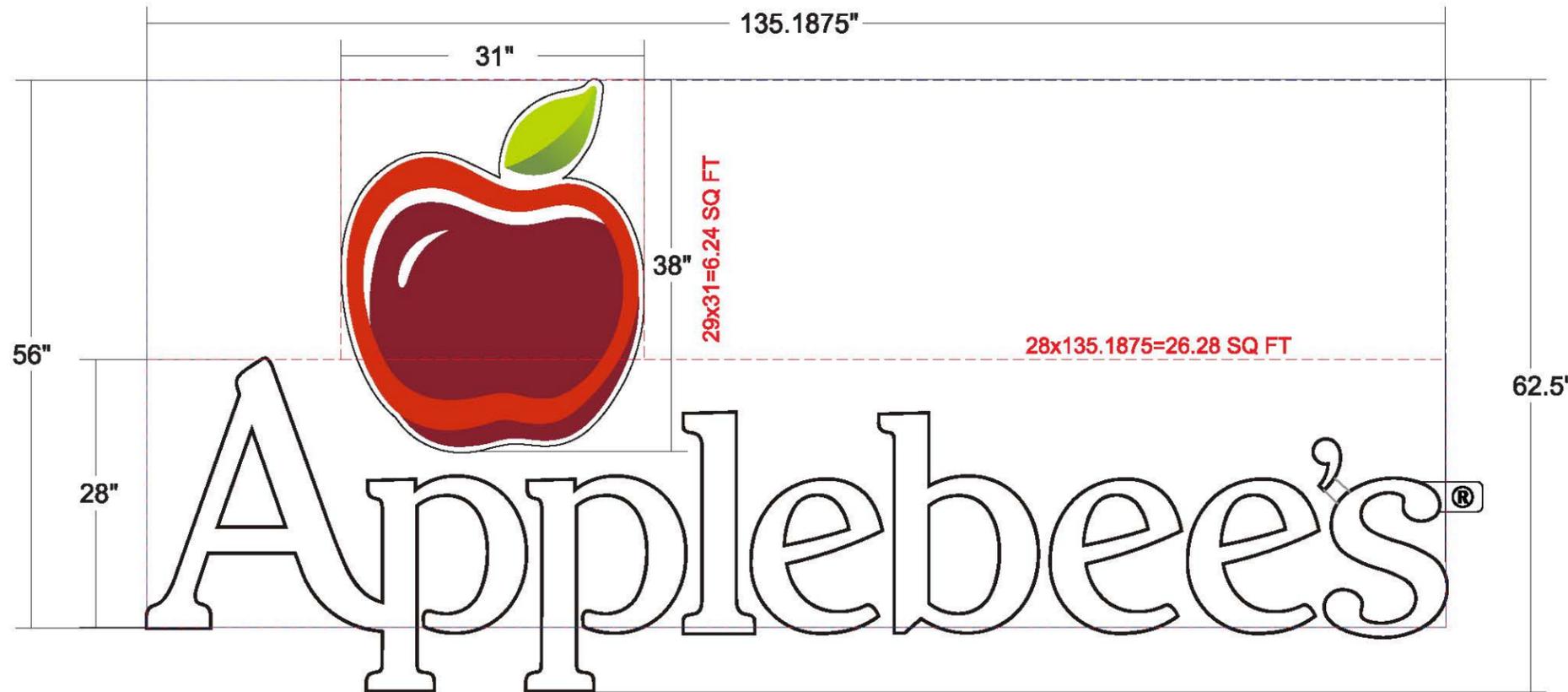


Client:	Applebee's	
Location:		
Drawn By:	CM	Date: 12/5/13
Approved By:		
Sheet:	Scale:	
File:	z/corprest/Applebees/MarshfieldWI/EastElev	

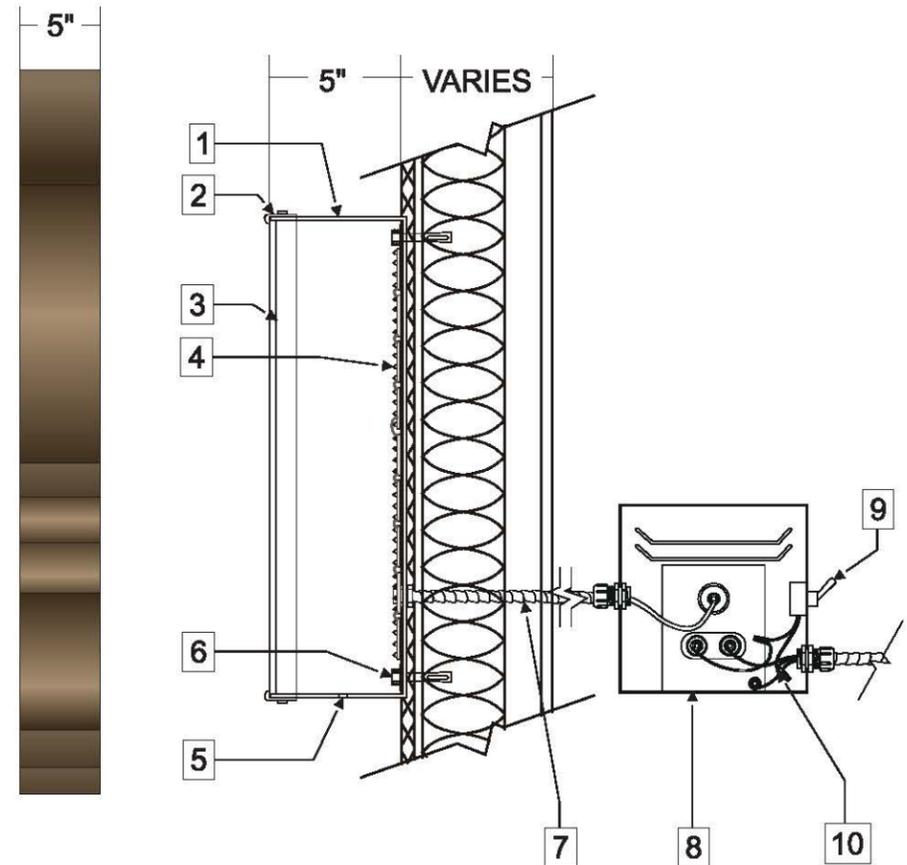
731-925-4448 • 800-953-3744 • Fax 731-926-2022
www.designteam.net

F	96"x72" Yellow Window Awning with Color Apple
G	96"x72" Yellow Window Awning with Mono Apple
M	Parking Signs





56x135.1875 = 52.57 SQ FT
 6.25+26.28 = 32.53 ACTUAL SQ FT



UL REQUIRED **nec** **CIRCUITS REQUIRED**
 ONE (1) 20 AMP. (120 VOLT)
 CIRCUIT DEDICATED TO SIGN ONLY

*** NOTE: RETURNS ARE PRE-FINISHED**

COLORS		RETURNS - DURADONIC BRONZE
		FACES - 2447 WHITE PLASTIC
		LEAF - DIGITALLY PRINTED VINYL
		DARK RED VINYL - ORACAL 030
		BRIGHT RED VINYL - 3M 3630-73
		TRIM - BRONZE

MATERIALS	1	ALUMINUM RETURNS AND BACKS
	2	1" TRIM CAP
	3	WHITE PLASTIC FACES
	4	L.E.D. STRIPS MOUNTED TO BACK OF CHANNEL LETTERS
	5	1/4" WEEP HOLE
	6	1/4" X 2 1/4" TAP CON
	7	1/2" FLEX CONDUIT
	8	POWER SUPPLY
	9	DISCONNECT SWITCH (END OF TRANSFORMER BOX)
	10	PRIMARY ELECTRICAL LEADS (POWER TO SIGN BY OTHERS)

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

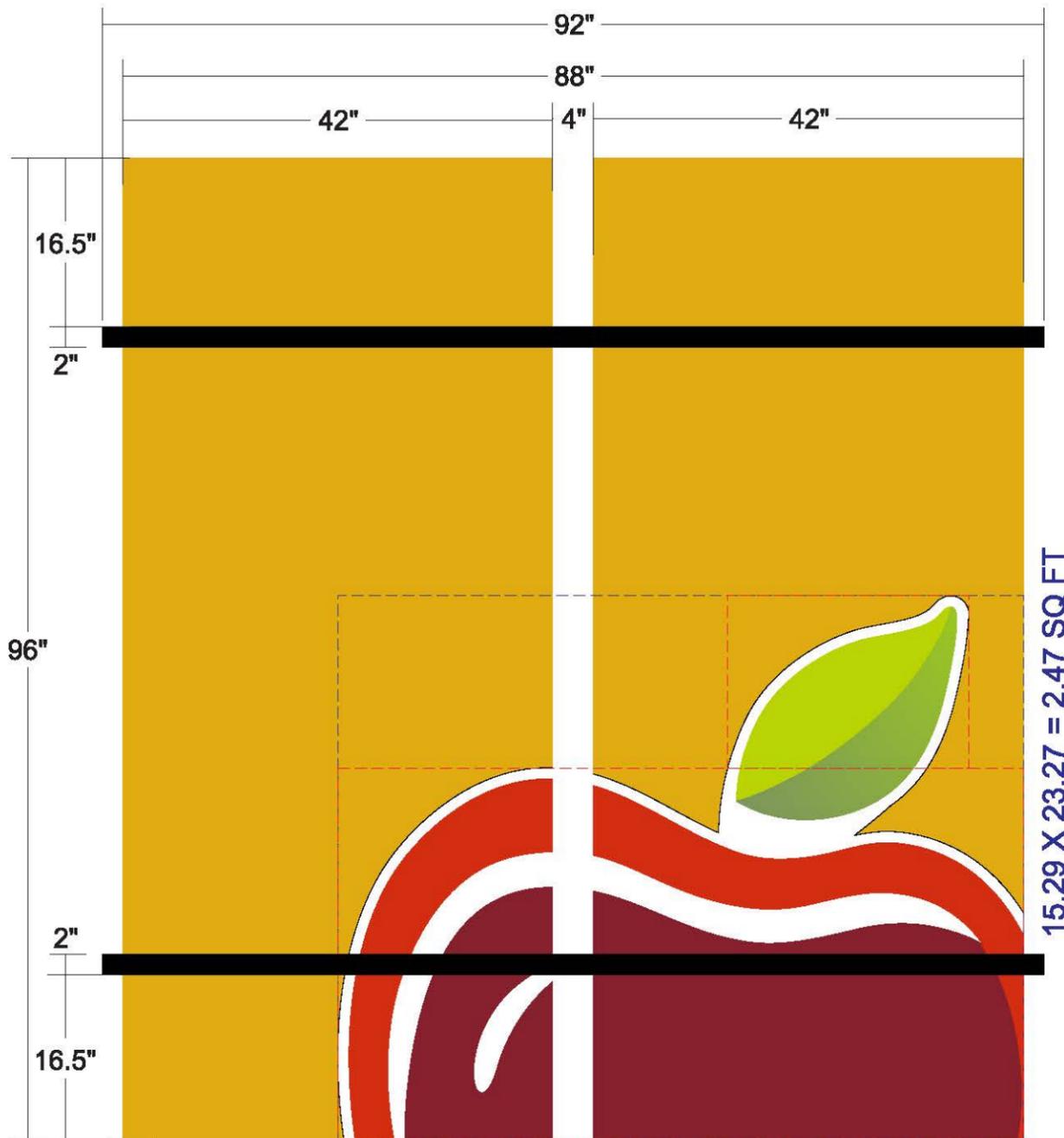
I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.

Client: APPLEBEES
 Location: _____
 Drawn By: TH Date: _____
 Approved By: XX
 Sheet: _____ Scale: 3/4" = 1'
 File: Corp/Applebees/Temp/CL/28_Dura

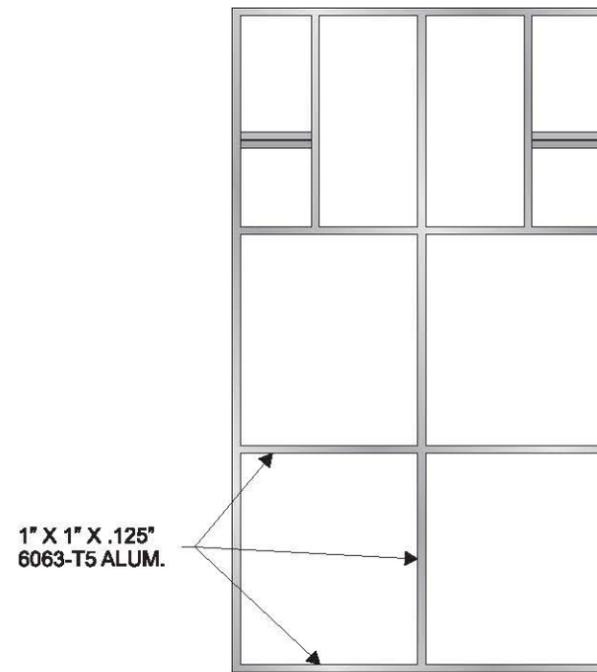
Design Team
SIGN COMPANY LLC.
 731-925-4448 • 800-953-3744 • Fax 731-926-2022
 www.designteam.net

WINDOW AWNINGS

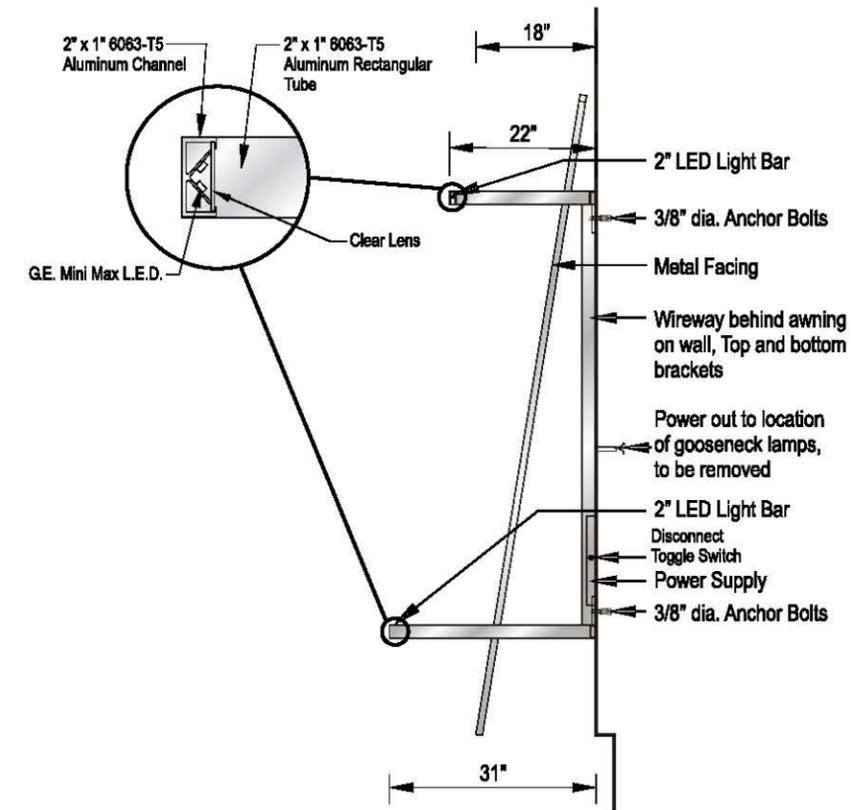


ACTUAL = 19.45 SQ FT
 47.38 X 67 = 22.04 TOTAL SQ FT
 36.5 X 67 = 16.98 SQ FT

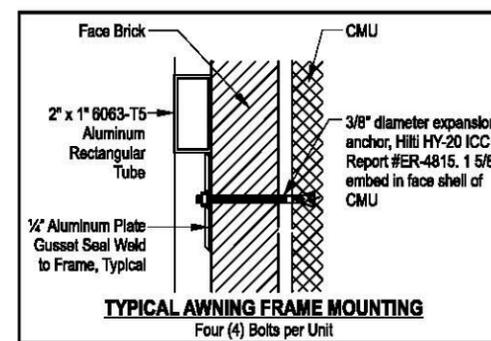
COLORS SCHEDULE	
	PMS 124C (SW #PYS260002 PROJECT #8783-14)
	MATTE BLACK - DUPONTE UFB-55152 POWDER COAT
	PMS 202C (C=0, M=100, Y=61, K=43)
	PMS 485C (C=0, M=95, Y=100, K=0)
	(R=106, G=134, B=73) to (R=159, G=205, B=24)



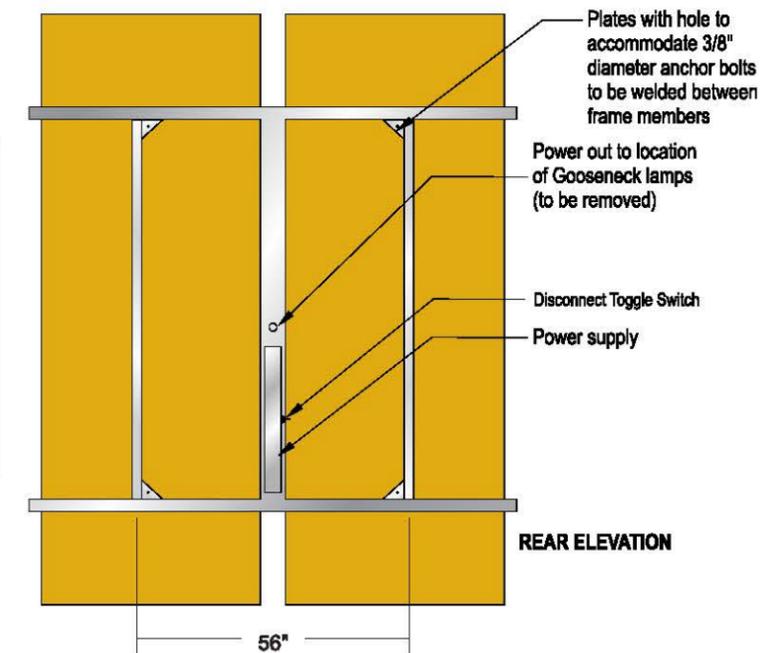
PANEL FRAME DETAIL



SIDE AWNING SECTION
 Scale: Not to Scale



TYPICAL AWNING FRAME MOUNTING
 Four (4) Bolts per Unit



REAR ELEVATION

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

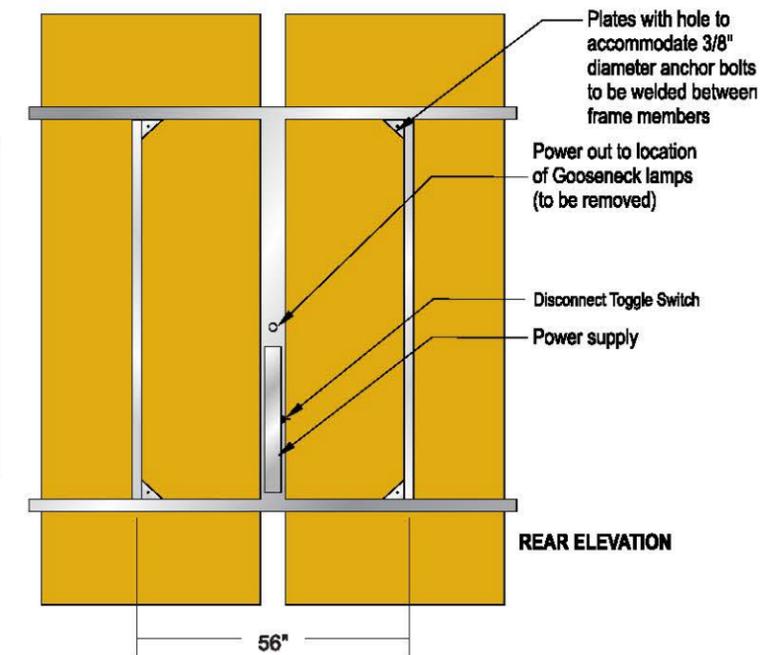
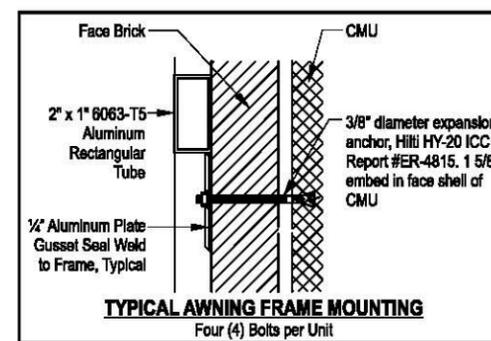
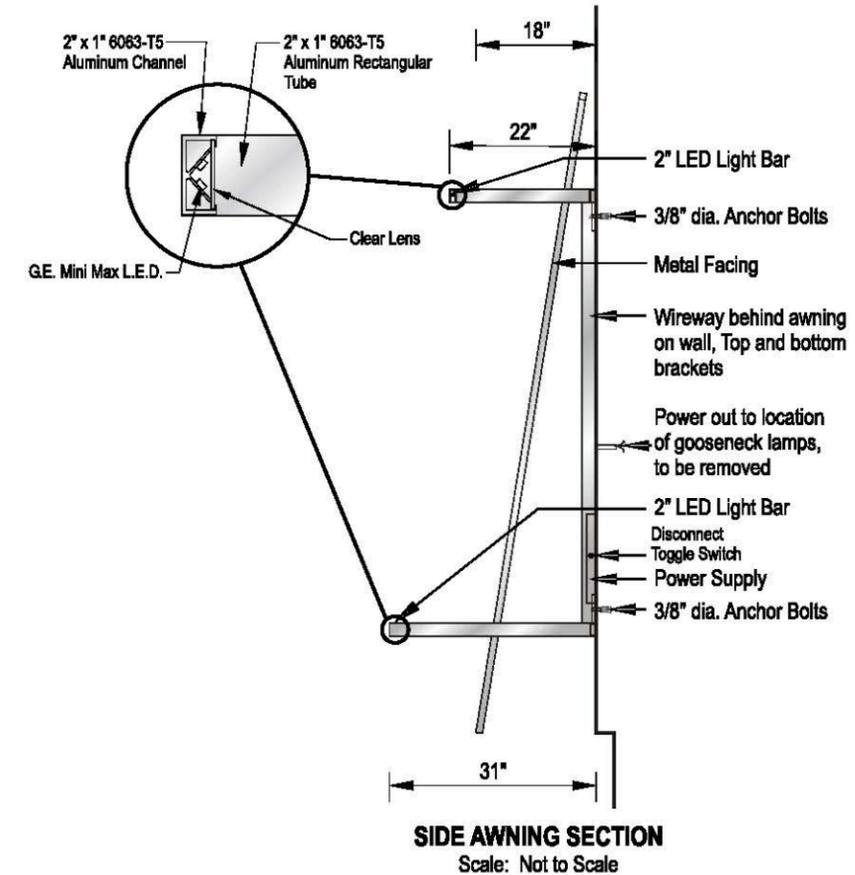
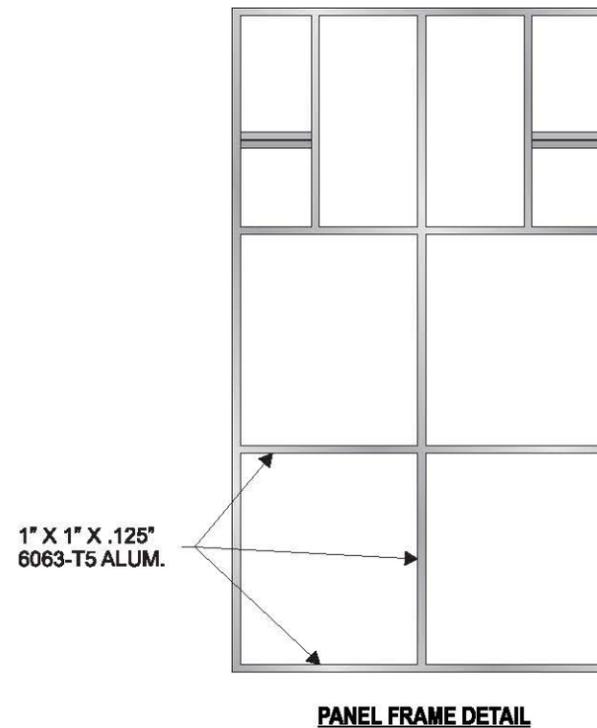
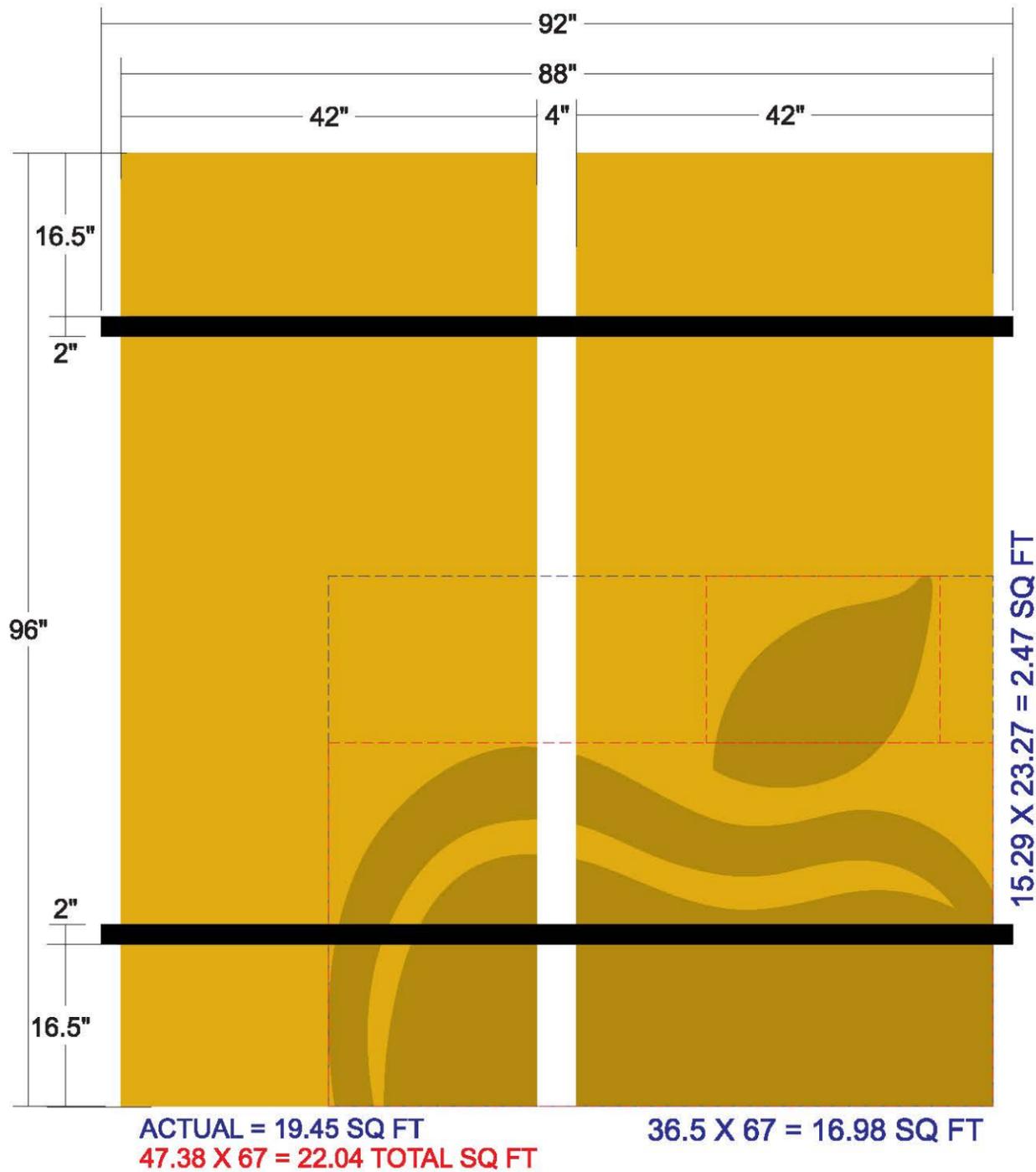
These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's
 Location: _____
 Drawn By: TH Date: 6/15/12
 Approved By: _____
 Sheet: _____ Scale: 3/4" = 1'
 File: Corp/Applebees/Temp/WindowAwnings/96X88_YELLOW

731-925-4448 • 800-953-3744 • Fax 731-926-2022
 www.designteam.net

WINDOW AWNINGS



COLORS SCHEDULE	
	PMS 124C (SW #PYS260002 PROJECT #8783-14)
	PMS 125PC (C=0, M=26, Y=100, K=26)
	MATTE BLACK - DUPONTE UFB-55152 POWDER COAT

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

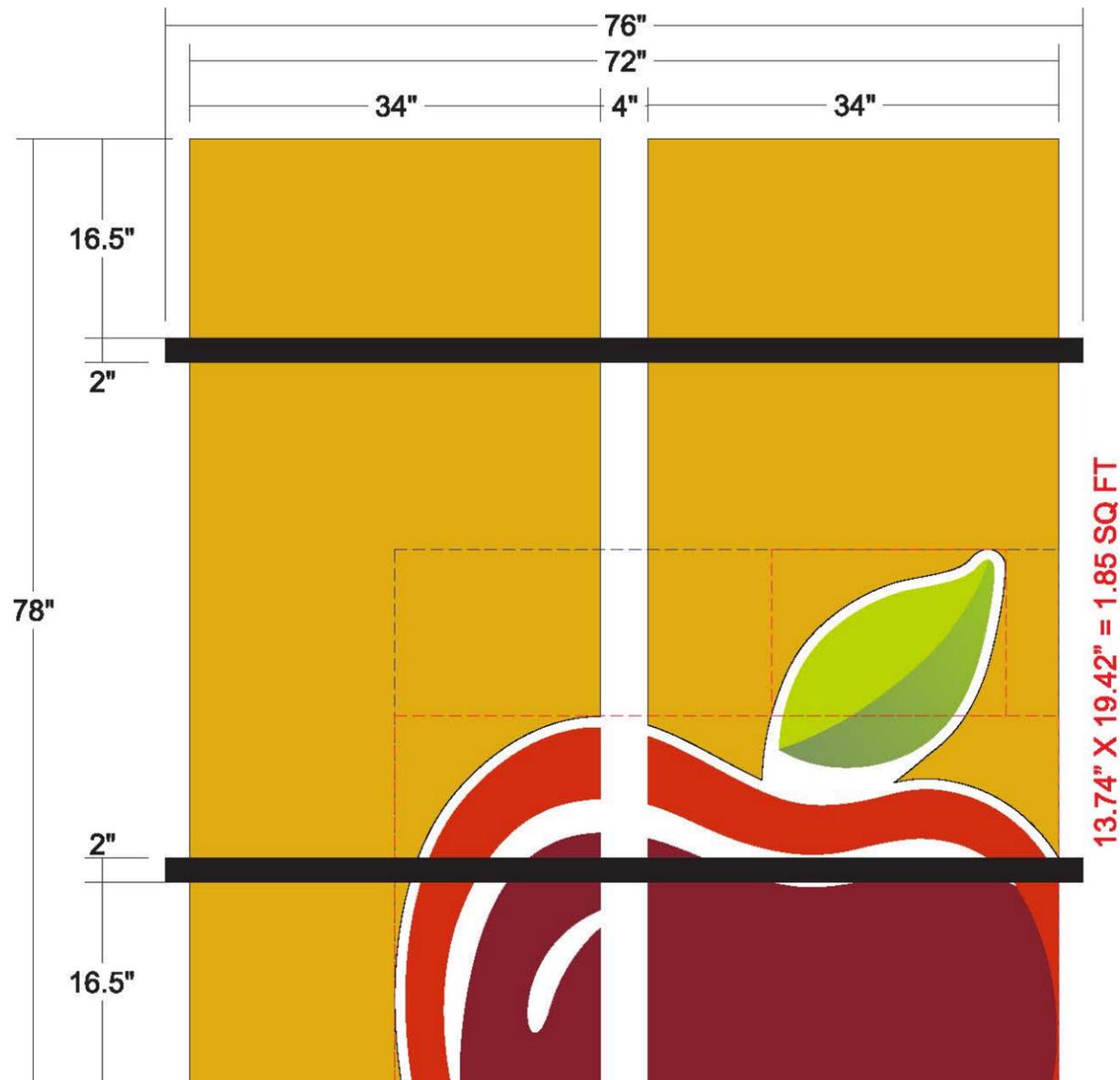
These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's
 Location: _____
 Drawn By: TH Date: 6/15/12
 Approved By: _____
 Sheet: _____ Scale: 3/4" = 1'
 File: Corp/Applebees/Temp/WindowAwnings/96X88_YELLOW

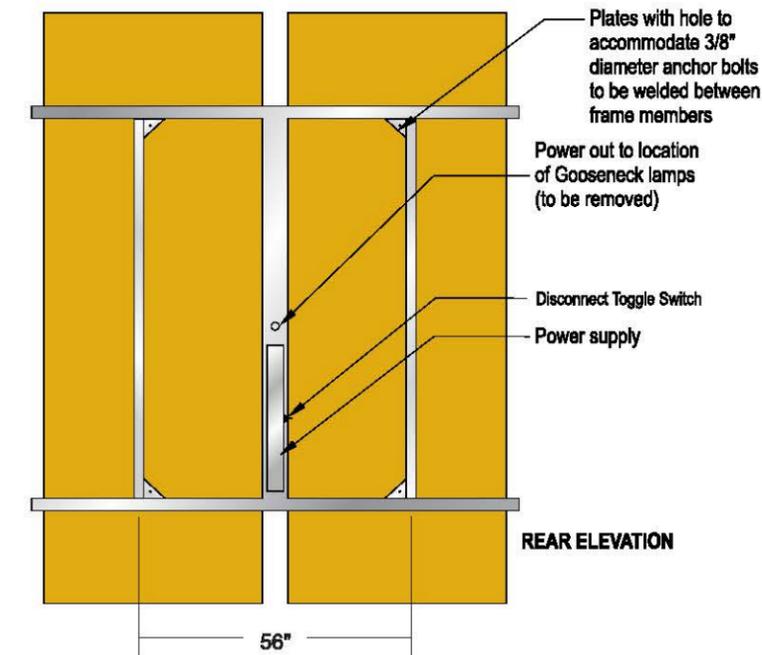
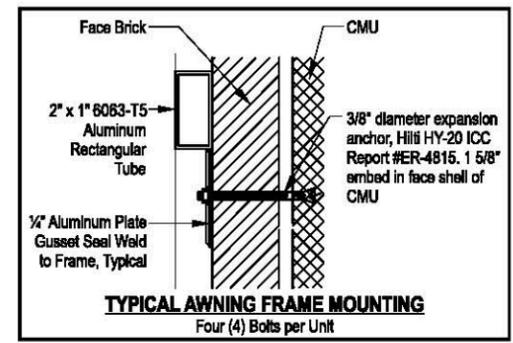
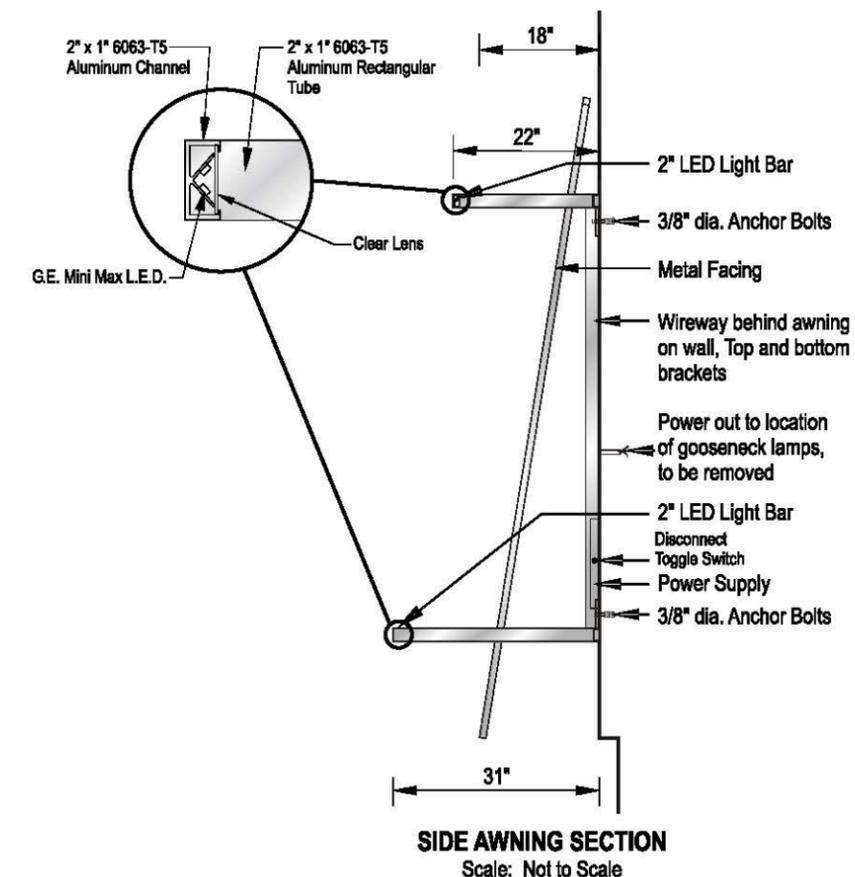
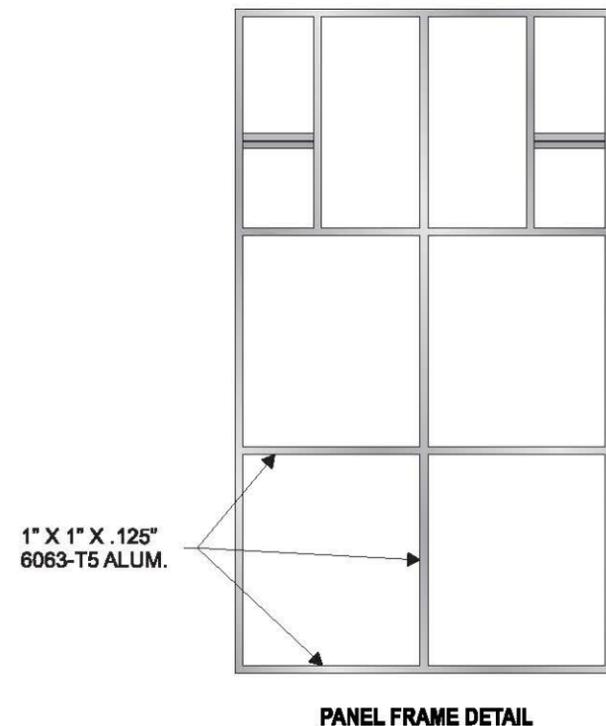
Design Team
SIGN COMPANY LLC.
 731-925-4448 • 800-953-3744 • Fax 731-926-2022
 www.designteam.net

WINDOW AWNINGS



44" x 55" = 16.8 TOTAL SQ FT
 11.57 + 1.85 = 13.42 ACTUAL SQ FT

COLORS SCHEDULE	
	PMS 124C (SW #PYS260002 PROJECT #8783-14)
	MATTE BLACK - DUPONTE UFB-55152 POWDER COAT
	PMS 202C (C=0, M=100, Y=61, K=43)
	PMS 485C (C=0, M=95, Y=100, K=0)
	(R=106, G=134, B=73) to (R=159, G=205, B=24)



APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

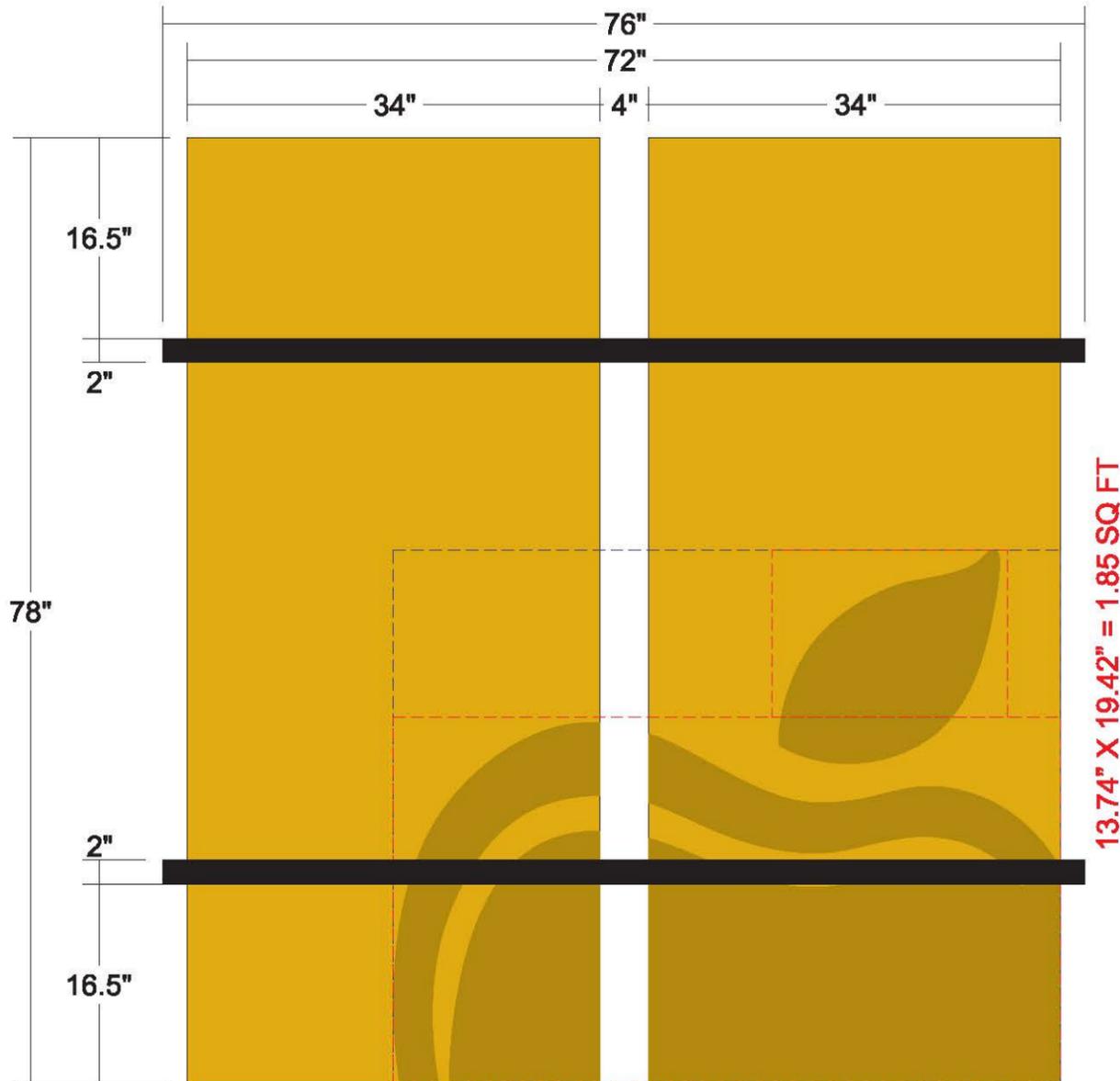
These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's
 Location: _____
 Drawn By: TH Date: 6/15/12
 Approved By: _____
 Sheet: _____ Scale: _____
 File: CorpRest/Applebees/_spec/WindowAwnings/78X72_Yell

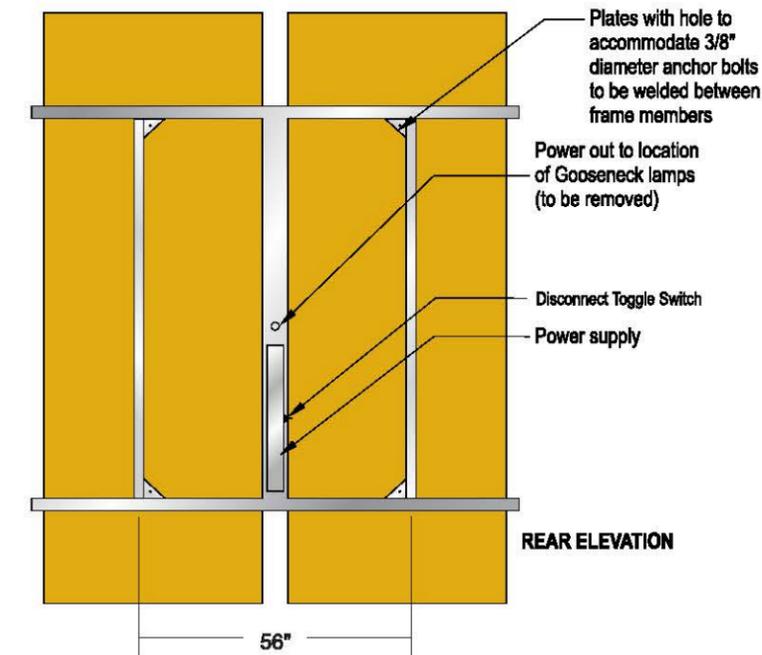
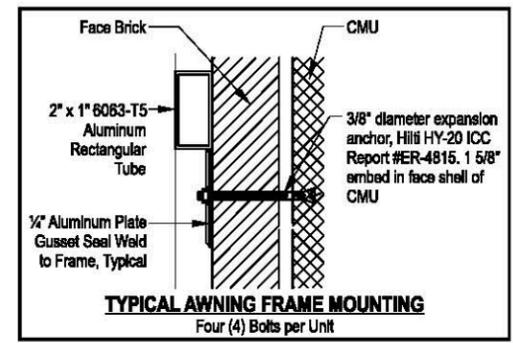
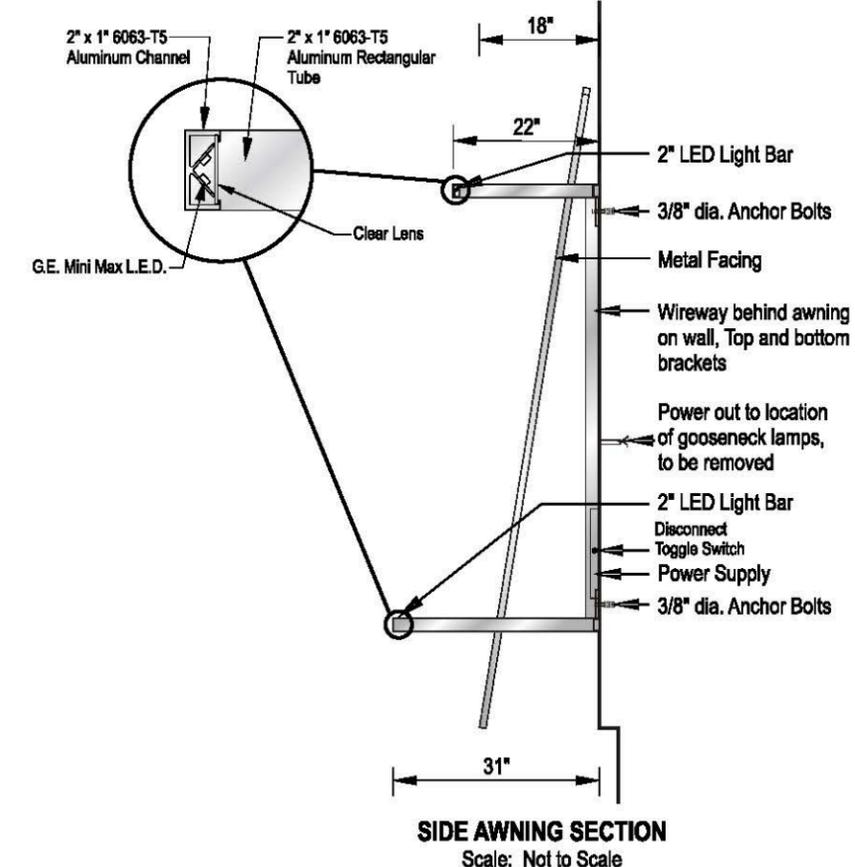
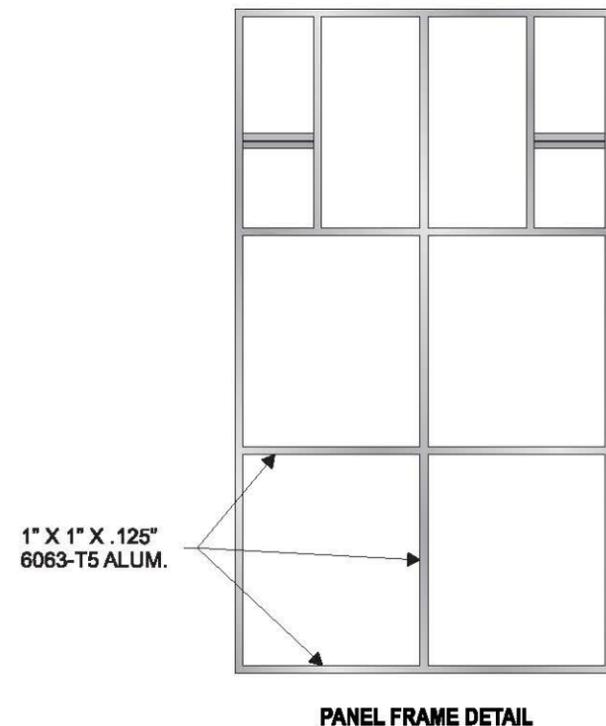
731-925-4448 • 800-953-3744 • Fax 731-926-2022
 www.designteam.net

WINDOW AWNINGS



13.74" X 19.42" = 1.85 SQ FT

COLORS SCHEDULE	
	PMS 124C (SW #PYS260002 PROJECT #8783-14)
	PMS 125PC (C=0, M=26, Y=100, K=26)
	MATTE BLACK - DUPONTE UFB-55152 POWDER COAT



APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

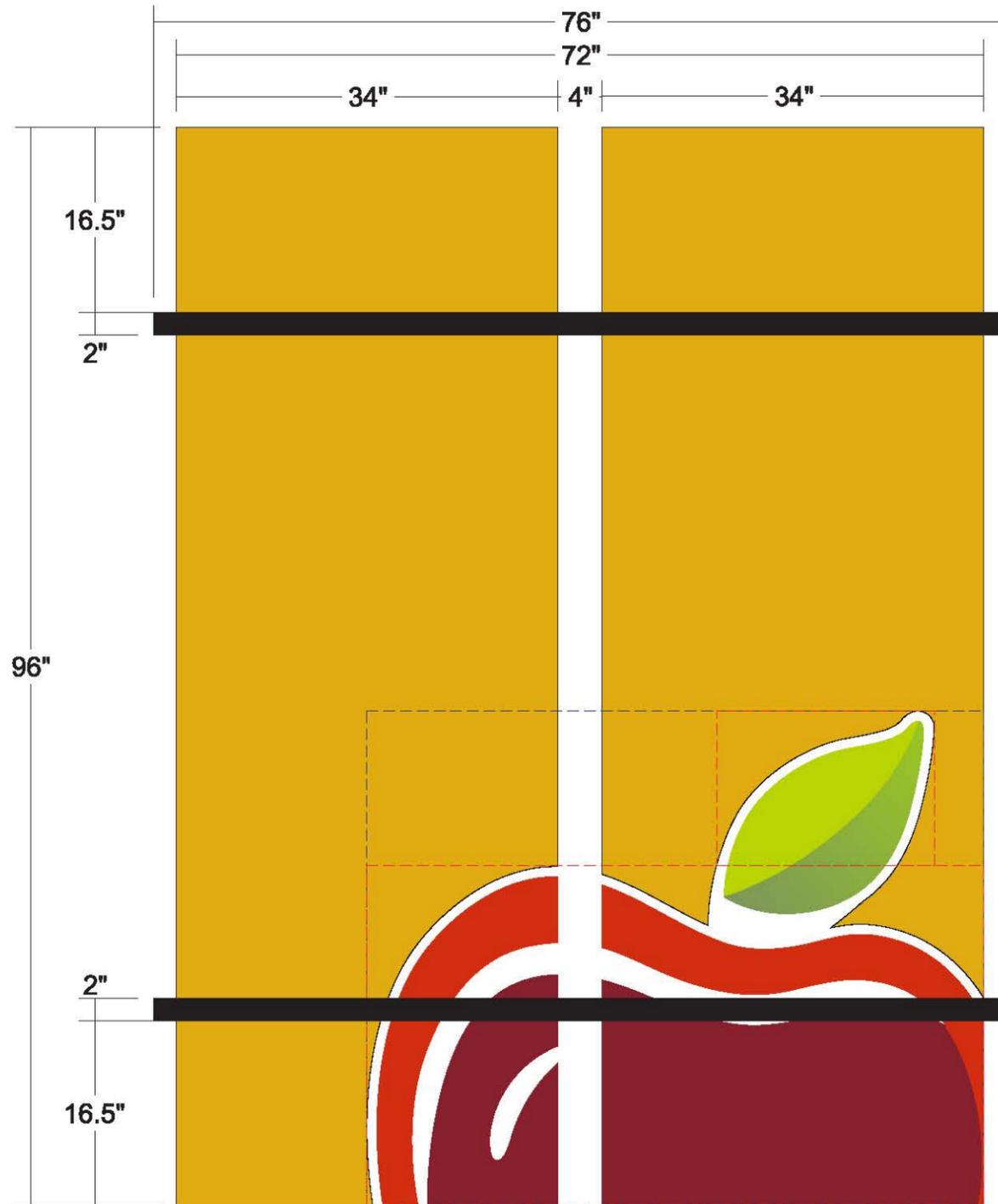
These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's
 Location: _____
 Drawn By: TH Date: 6/15/12
 Approved By: _____
 Sheet: _____ Scale: _____
 File: CorpRest/Applebees/_spec/WindowAwnings/78X72_Yell

Design Team
SIGN COMPANY LLC.
 731-925-4448 • 800-953-3744 • Fax 731-926-2022
 www.designteam.net

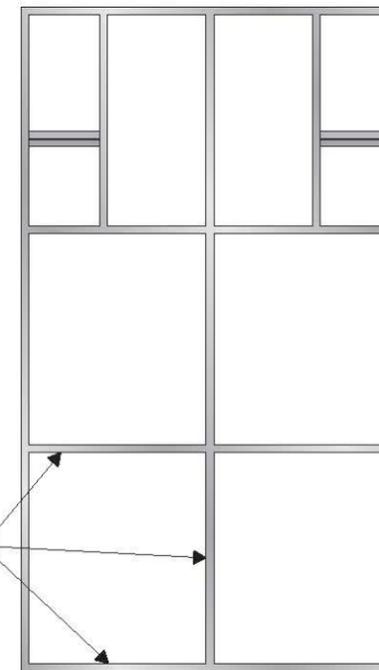
WINDOW AWNINGS



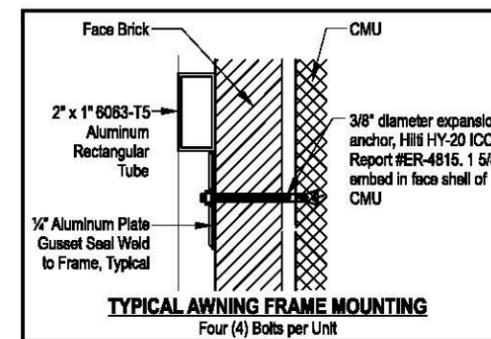
44" x 55" = 16.8 TOTAL SQ FT 30.3" X 55" = 11.57 SQ FT
 11.57 + 1.85 = 13.42 ACTUAL SQ FT

13.74" X 19.42" = 1.85 SQ FT

1" X 1" X .125"
6063-T5 ALUM.



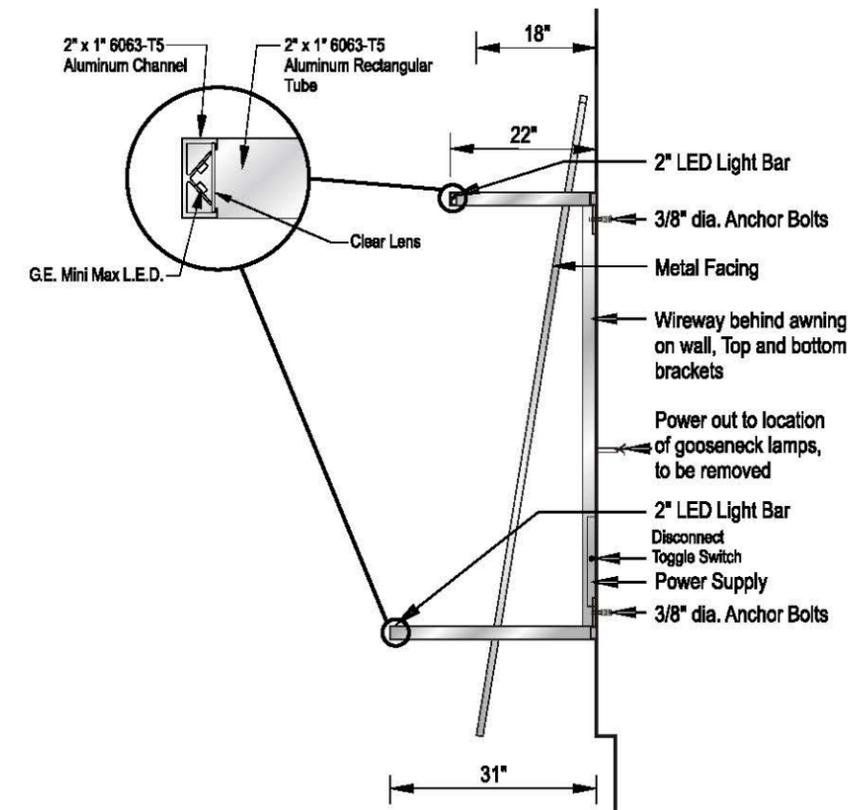
PANEL FRAME DETAIL



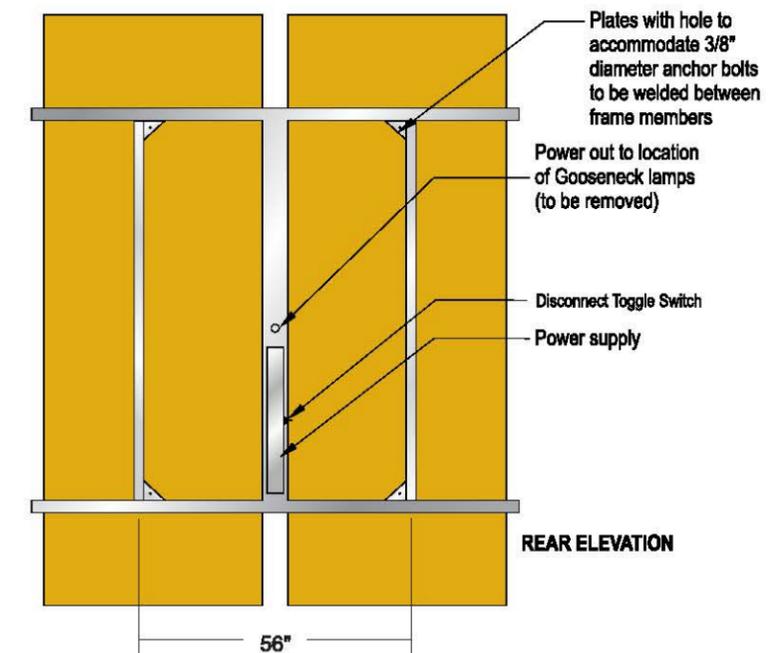
TYPICAL AWNING FRAME MOUNTING

Four (4) Bolts per Unit

COLORS SCHEDULE	
	PMS 124C (SW #PYS260002 PROJECT #8783-14
	MATTE BLACK - DUPONTE UFB-55152 POWDER COAT
	PMS 202C (C=0, M=100, Y=61, K=43)
	PMS 485C (C=0, M=95, Y=100, K=0)
	(R=106, G=134, B=73) to (R=159, G=205, B=24)



SIDE AWNING SECTION
Scale: Not to Scale



REAR ELEVATION

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

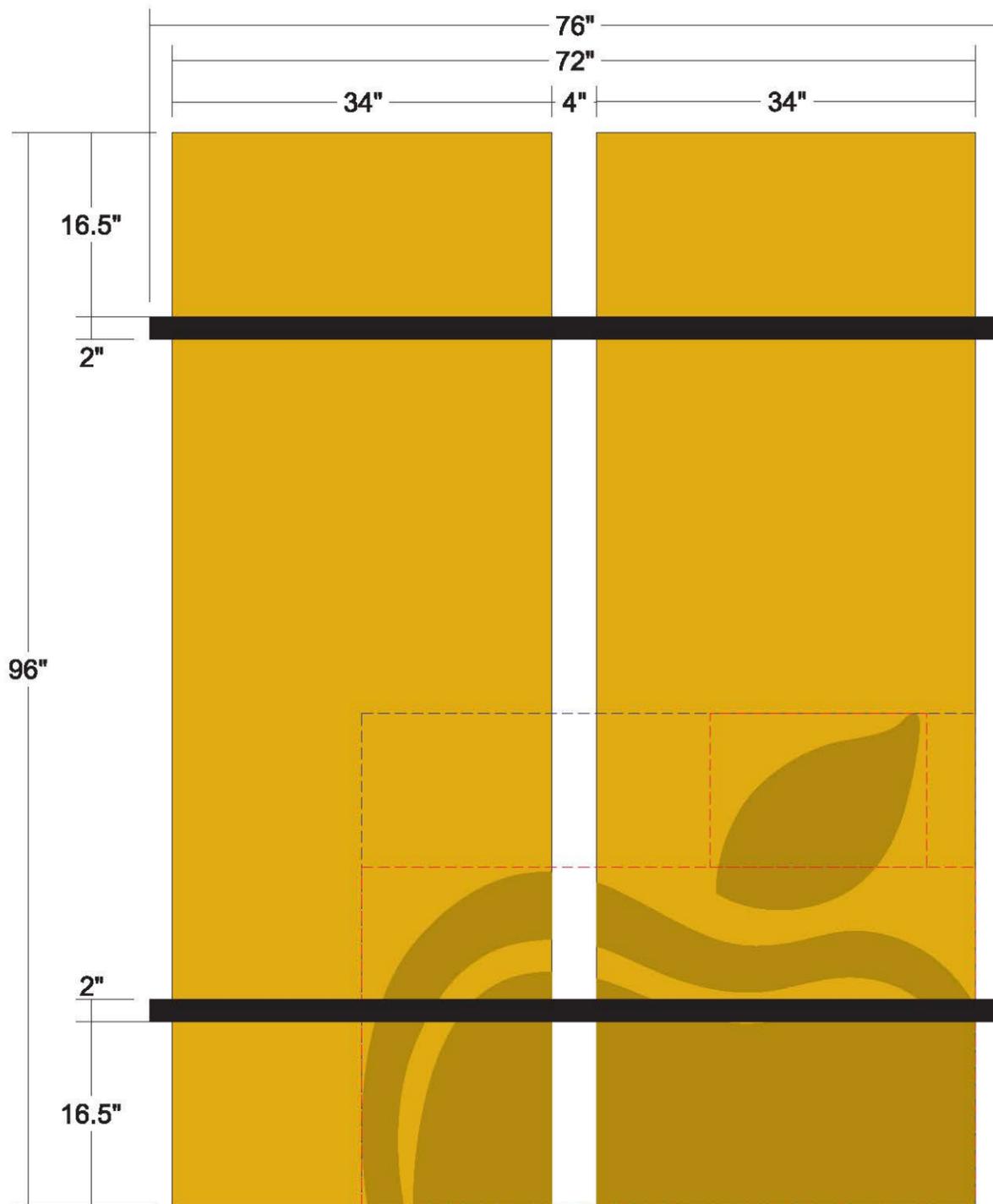
These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's
 Location: _____
 Drawn By: TH Date: 6/15/12
 Approved By: _____
 Sheet: _____ Scale: _____
 File: CorpRest/Applebees/_spec/WindowAwnings/96X72_Yell

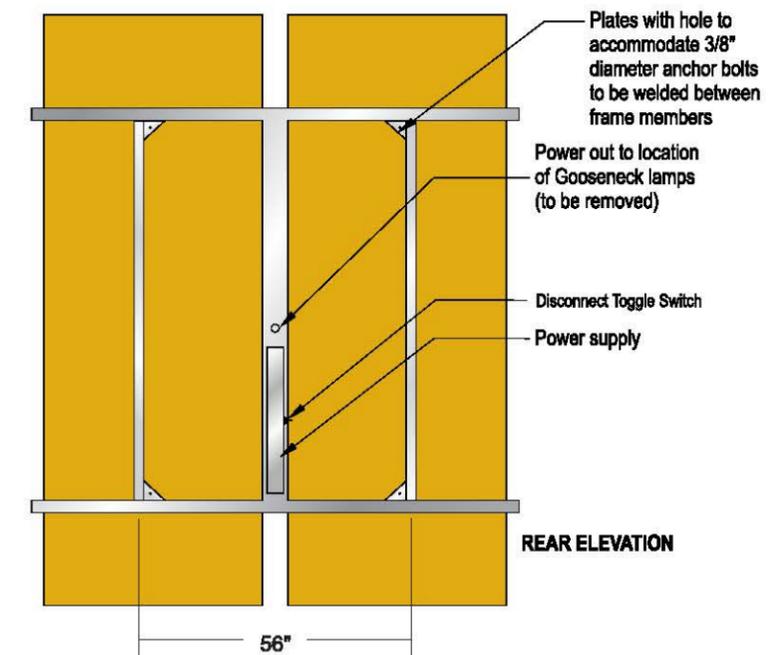
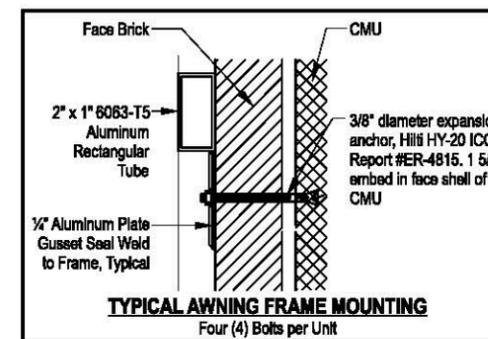
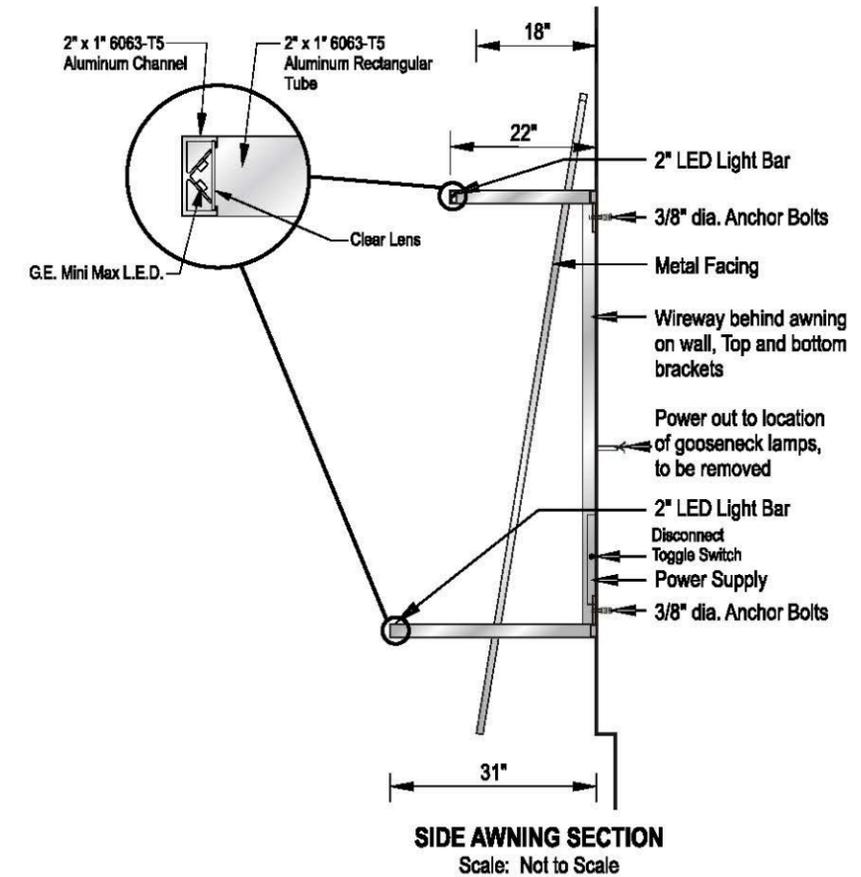
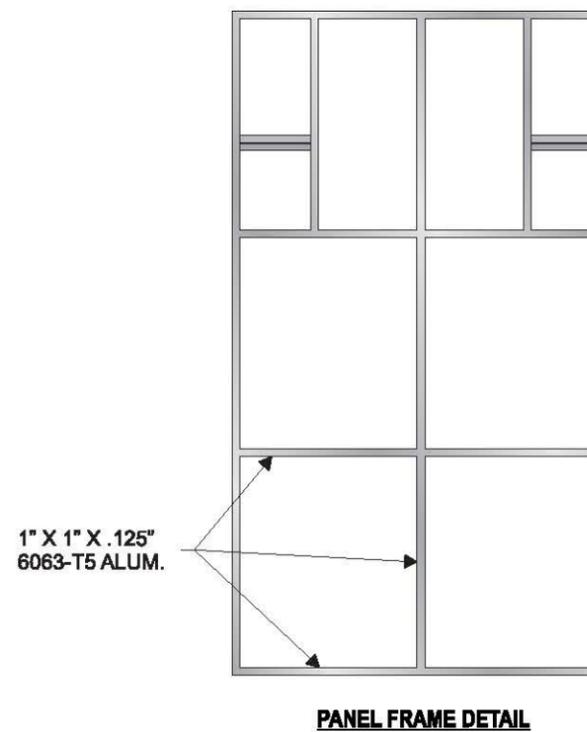
731-925-4448 • 800-953-3744 • Fax 731-926-2022
 www.designteam.net

WINDOW AWNINGS



44" x 55" = 16.8 TOTAL SQ FT 30.3" X 55" = 11.57 SQ FT
 11.57 + 1.85 = 13.42 ACTUAL SQ FT

13.74" X 19.42" = 1.85 SQ FT



COLORS SCHEDULE	
	PMS 124C (SW #PYS260002 PROJECT #8783-14)
	PMS 125PC (C=0, M=26, Y=100, K=26)
	MATTE BLACK - DUPONTE UFB-55152 POWDER COAT

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

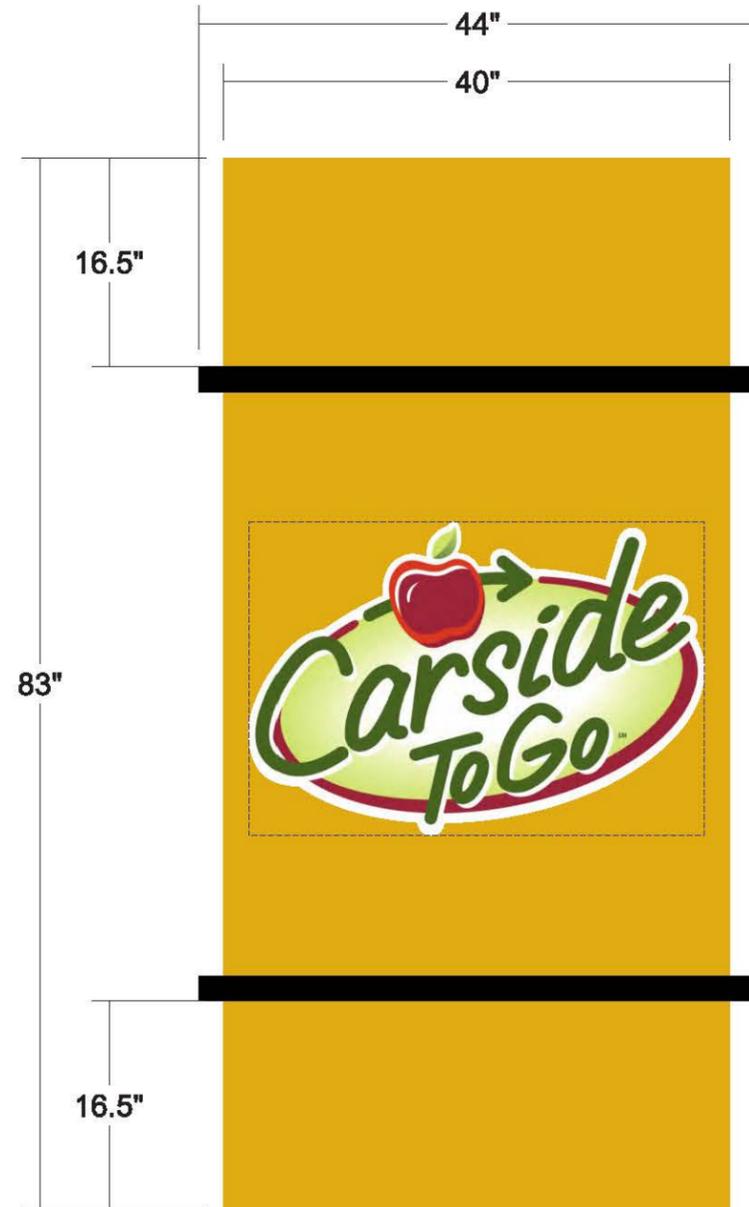
I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



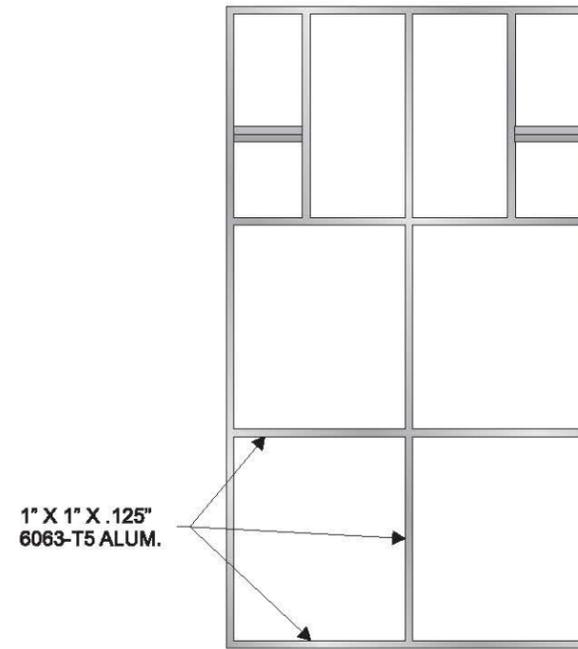
Client: Applebee's
 Location: _____
 Drawn By: TH Date: 6/15/12
 Approved By: _____
 Sheet: _____ Scale: _____
 File: CorpRest/Applebees/_spec/WindowAwnings/96X72_Yell

Design Team
SIGN COMPANY LLC.
 731-925-4448 • 800-953-3744 • Fax 731-926-2022
 www.designteam.net

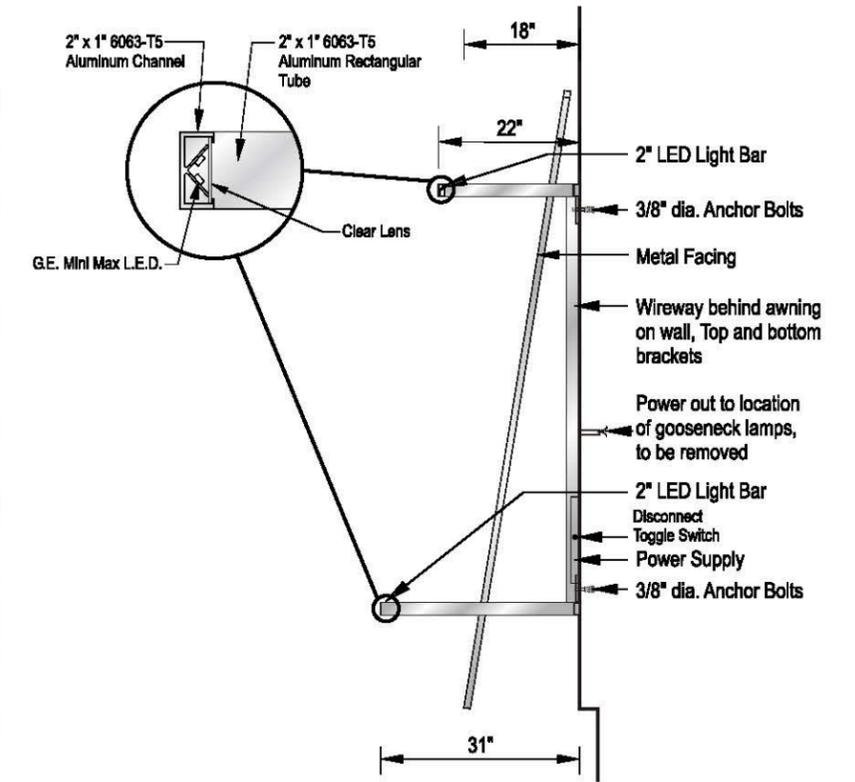


24.75 X 36 = 6.18 SQ FT

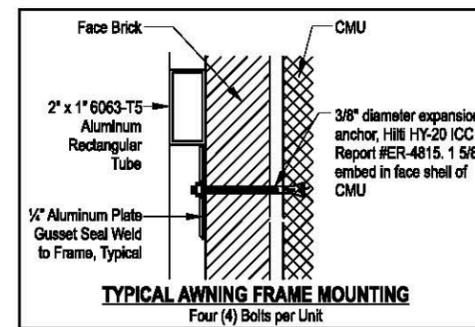
COLORS SCHEDULE	
	PMS 124C (SW #PYS260002 PROJECT #8783-14)
	MATTE BLACK - DUPONTE UFB-55152 POWDER COAT
	"CTG" LOGO - DIGITALLY PRINTED



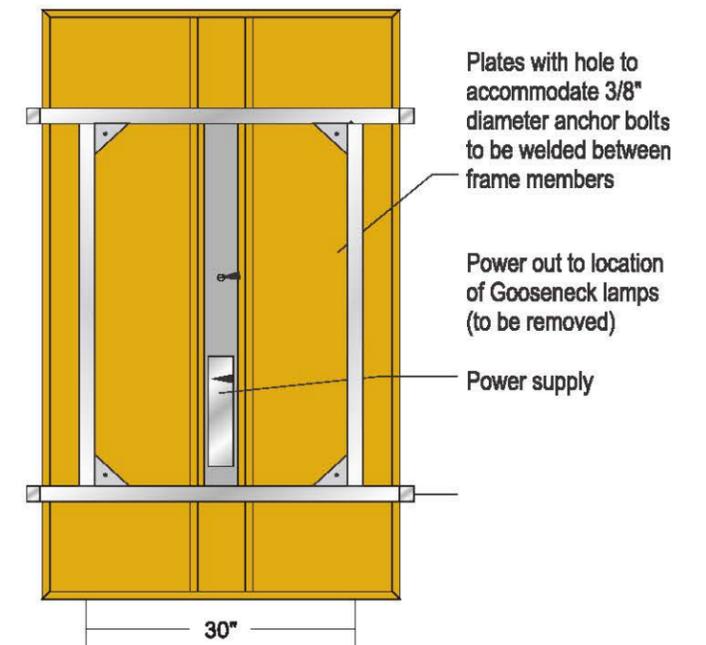
PANEL FRAME DETAIL



SIDE AWNING SECTION
Scale: Not to Scale



TYPICAL AWNING FRAME MOUNTING
Four (4) Bolts per Unit



APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: APPLEBEES

Location: _____

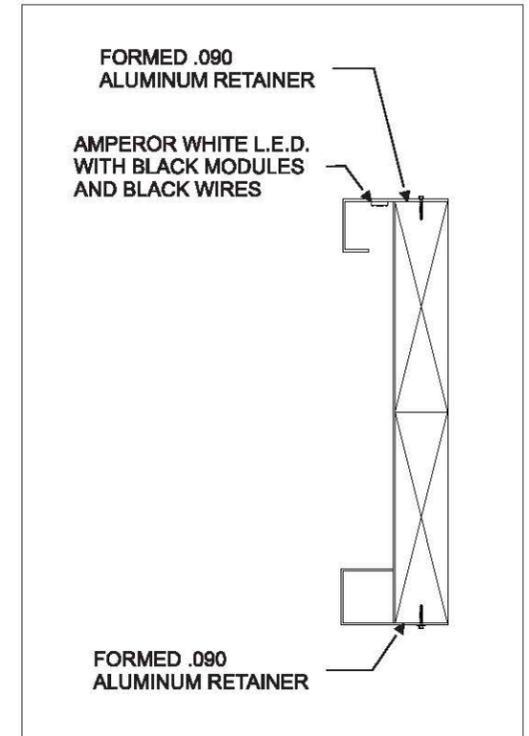
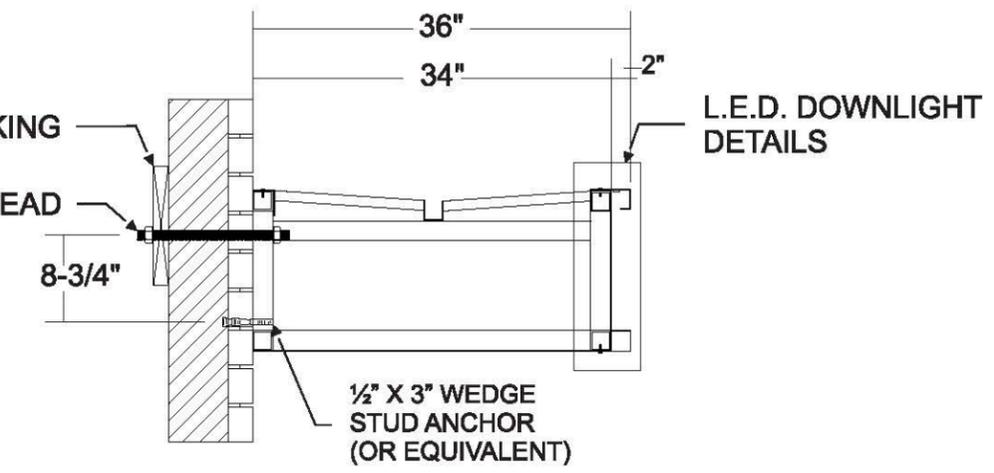
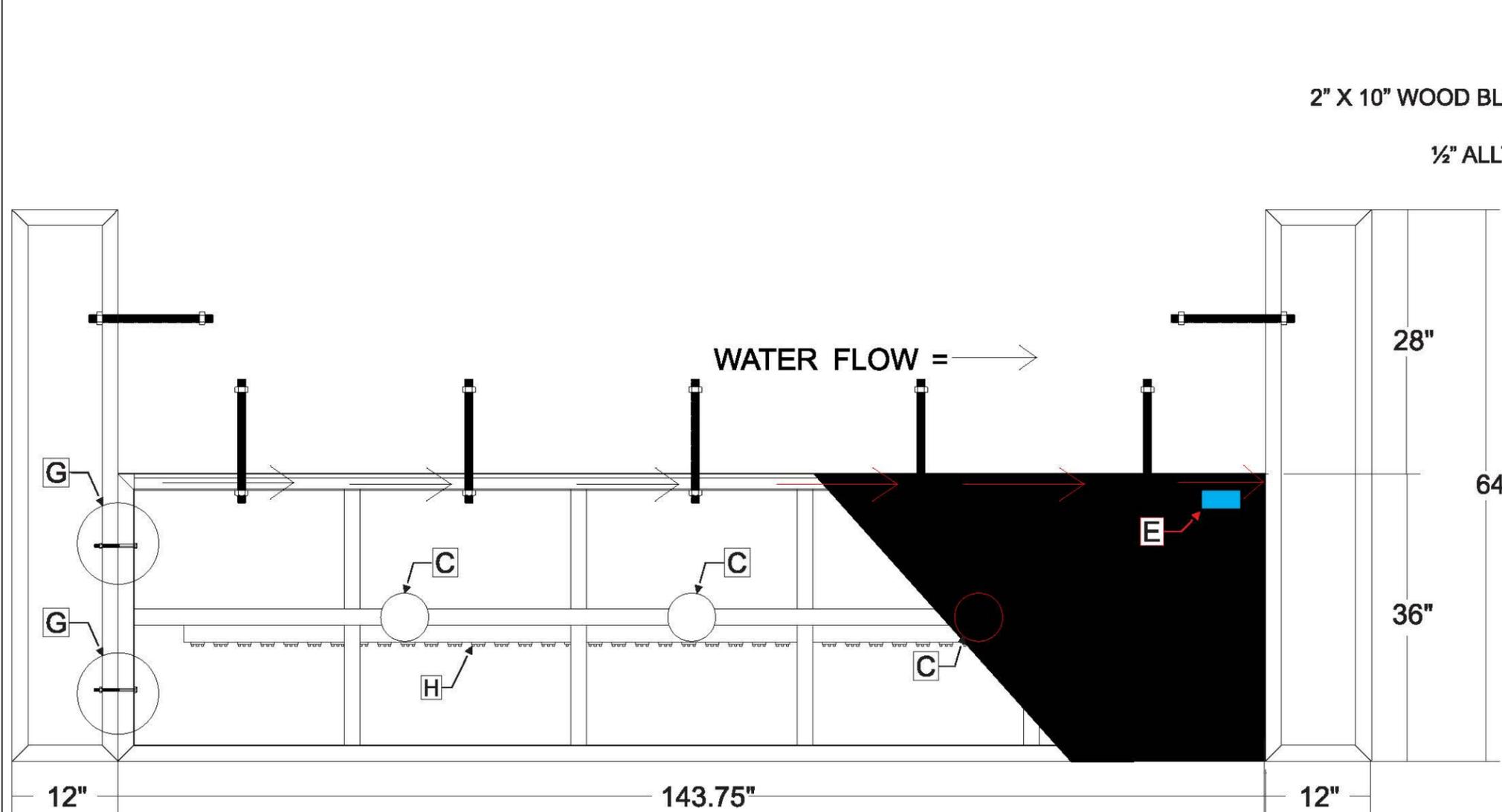
Drawn By: TH Date: _____

Approved By: _____

Sheet: _____ Scale: _____

File: Corp/Applebee's/Temp/CTG Awnings





COLORS	
	SATIN BLACK - CANOPY COLOR
	WHITE - COPY

MATERIALS	
B	6" X 6" X .125" ALUMINUM MOUNTING PLATE FOR ELECTRICAL
C	6" STANDARD CAN DOWN LIGHT
E	DOWN SPOUT
F	CLEVIS MOUNTING BRACKETS (ATTACHED TO BEAM W/ 4" X 5/8" HEX HEAD BOLTS)
G	5" X 3/8" HEX HEAD
H	L.E.D. ILLUMINATION

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's

Location: _____

Drawn By: TH Date: 6/19/12

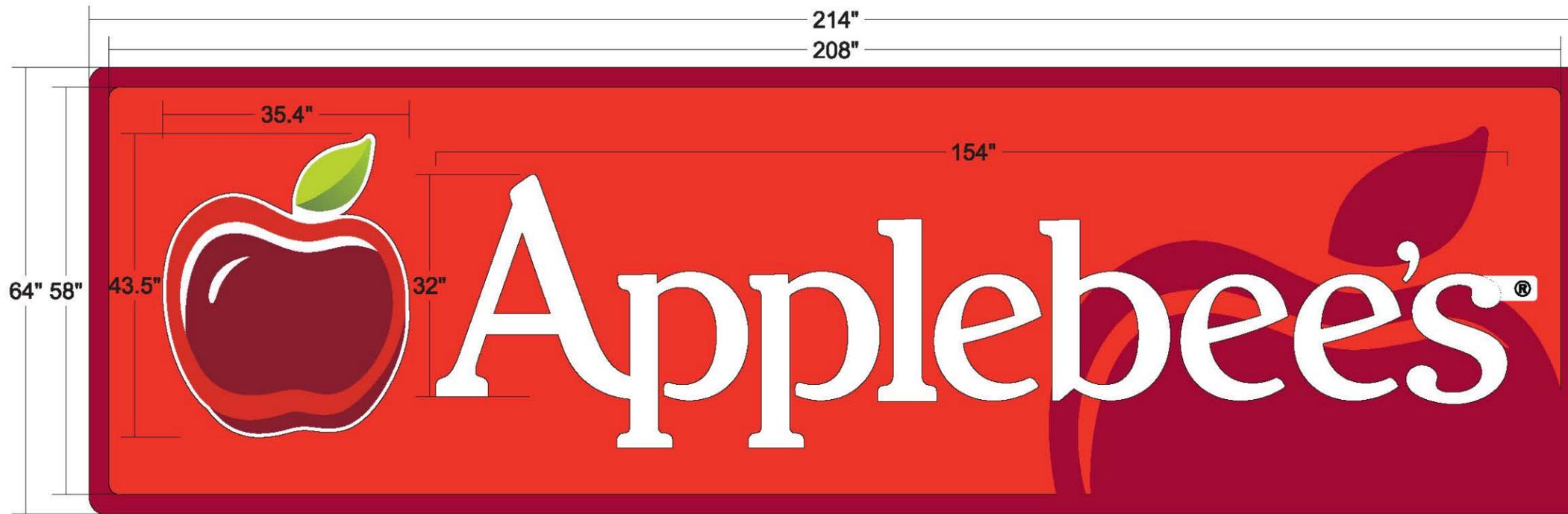
Approved By: _____

Sheet: _____ Scale: _____

File: CORP/APPLEBEES/TEMP/CANOPY

Design Team
SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 731-926-2022
www.designteam.net



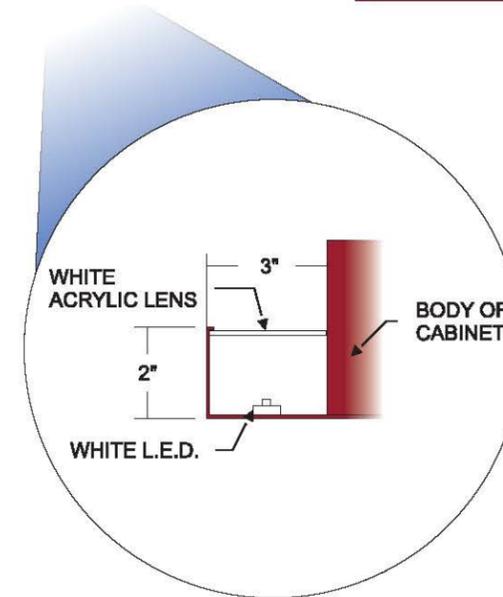
Depth Dimensions
To Be Determined



SQ FT=95.11 SQ FT

SIGN SPECIFICATIONS

Sign to be double faced with L.E.D. border channel illumination and internally illuminated channel letters with logo. Sign shall be a welded tube frame wrapped in .090 aluminum (skin and face.) Skin will be painted to match **PMS 201C Red** in gloss finish and Face will be painted to match **PMS 485C Red** in gloss finish with the, **digitally printed 201PC**, apple graphic applied first surface. Face shall be secured to frame using flush mount screws. Channel letters and "Apple" logo shall be 5" deep, with LED illumination. Letters shall be fabricated from with.050 aluminum returns and .090 aluminum backs. returns shall be painted duradonic bronze. faces shall be white acrylic. Trimcap to be 1" **duradonic bronze**. 1 set of channel letters will be mounted to each side of the sign cabinet. Letters and logo shall be mounted to sign face with threaded bolts through tube frame.



COLORS SCHEDULE	
	SKINS AND RETAINERS - PMS 201C (GLOSS)
	FACE - PMS 485 (GLOSS)
	SILHOUETTE APPLE - PMS 201PC
	RED VINYL - 3M 3630-73
	DARK RED VINYL - ORACAL 8500-030
	LEAF - DIGITALLY PRINTED VINYL
	FACES - 2447 WHITE ACRYLIC

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's
 Location: _____
 Drawn By: CF Date: 3/1/13
 Approved By: _____
 Sheet: _____ Scale: _____
 File: Corp/Applebees/Temp/Pylon-NewLinear



SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 731-926-2022
 www.designteam.net

Dimensions to be Field Verified



New LED Reader Board Cabinet
READER BOARD SPECIFICATIONS
 New Reader Board Cabinet 57"Hx120"Wx30"D with GE Tetra LED Board.
 "Neighborhood Grill & Bar" panel to be pan formed white acrylic painted PMS Red 201C (first surface). White acrylic with 3 lines of 8" letters on 10" panels.

COLORS SCHEDULE	
	SKINS, RETAINERS - PMS 201C (GLOSS)
	FACES - WHITE ACRYLIC

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's
 Location: _____
 Drawn By: CF Date: 3/7/13
 Approved By: _____
 Sheet: _____ Scale: _____
 File: z/corprest/Applebees/Readerboard





APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's

Location: _____

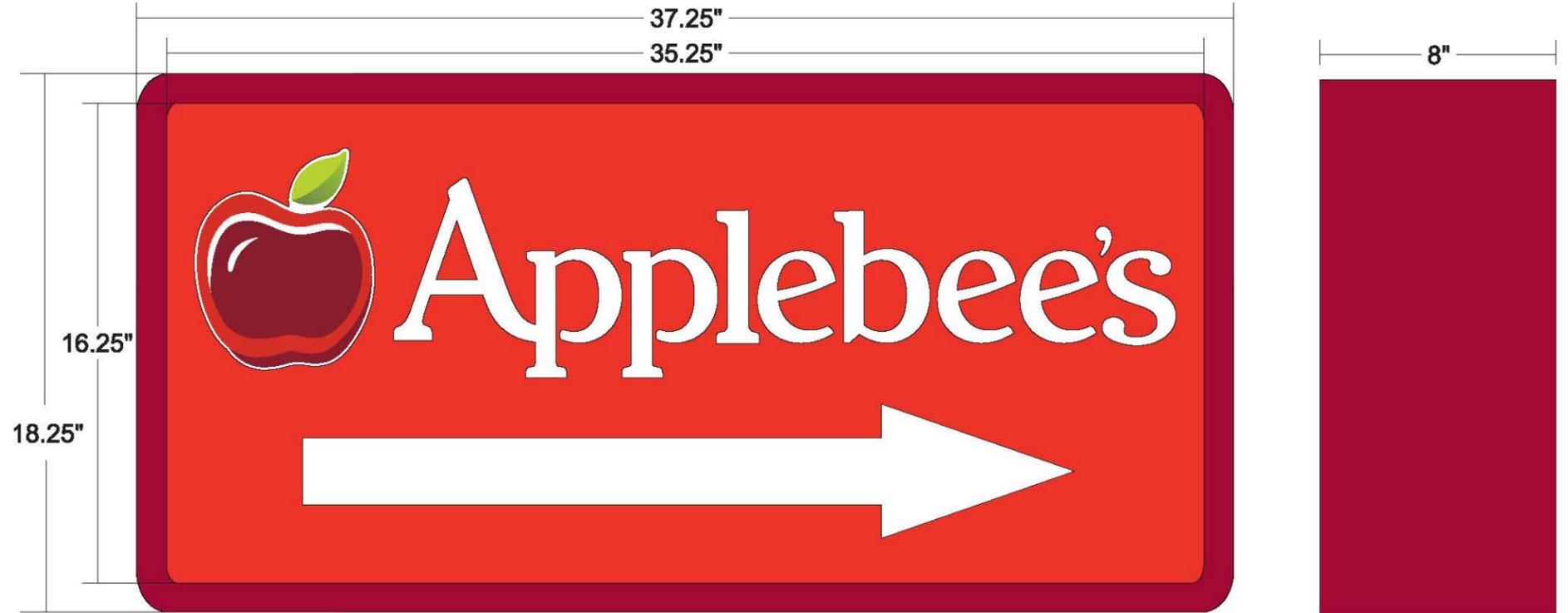
Drawn By: CM Date: 12/5/13

Approved By: _____

Sheet: _____ Scale: _____

File: z:\corprest\Applebees\MarshfieldWI\Pylon





SIGN SPECIFICATIONS

Sign to be Double Sided with welded tube frame wrapped in .090 Aluminum.
 Skins and Retainers will be painted to match **PMS 201C Red** in gloss finish and Face will be **White Acrylic** with **7725-13 Red Vinyl** Applied first surface. Apple Graphic to be Vinyl Applied First Surface Refer to Color chart below. To be internally illuminated with White LED

COLORS SCHEDULE	
	SKINS AND RETAINERS - PMS 201C (GLOSS)
	FACE - 3M 7725-13 Red
	SILHOUETTE APPLE - PMS 201PC
	RED VINYL - 3M 3630-73
	DARK RED VINYL - ORACAL 8500-030
	LEAF - DIGITALLY PRINTED VINYL
	FACES - WHITE ACRYLIC

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Client: Applebee's
 Location: _____
 Drawn By: CF Date: 12/5/13
 Approved By: _____
 Sheet: _____ Scale: _____
 File: z/corprest/Applebees/MarshfieldWI/Directional



SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 731-926-2022
 www.designteam.net



COLORS	
	GREEN - PMS 575C
	DARK GREEN - PMS 349C
	WHITE PAINT
	GRAPHIC - DIGITALLY PRINTED

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use or these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$800 in compensation for time and effort entailed in creating these plans.



Client: Applebee's

Location: _____

Drawn By: TH Date: 6/18/12

Approved By: _____

Sheet: _____ Scale: _____

File: Corp/Applebee/Temp/Parking-Green

Design
SIGN COMPANY LLC.

731-925-4448 • 800-533-3744 • Fax 731-926-2022
www.designteam.net



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, Planner/Zoning Administrator
DATE: May 20, 2014

RE: Alternative Sign Request by Associated Bank to allow a new internally illuminated sign band facing residentially zoned property (along 4th Street) and the drive-thru lane to the south, zoned "DMU" Downtown Mixed Use District, located at 400 South Chestnut Avenue.

Background

The Applicant is requesting to place a green, internally lit sign band along the exterior cornice of the building facing Chestnut Avenue. The sign includes two, 10 foot long sections (11 square feet) that wrap around the building facing 4th Street as well as the south drive-thru area. The sign band will be approximately 1.1 feet from top to bottom. The Applicant is requesting an alternative sign permit to allow an internally illuminated sign band to face residentially zoned property along 4th Street and the drive-thru lane to the south.

A Master Sign Plan was approved by the Plan Commission in August of 2011 for the Associated Bank located at 400 South Chestnut Avenue. The plan included wall signs, directional/informational signs, and a monument sign. At that time, exceptions were granted allowing the Applicant's directional signs to exceed the size and height limitations, approving an electronic message center in the Downtown, and reducing the setback for the monument sign. The message center currently faces the residentially zoned properties and staff is not aware of any concerns from the neighboring properties.

Analysis

The proposed sign is a unique sign in that it consists of a colored glass band along the cornice of the building that is internally lit. It acts as more of an outline to the building than a sign. The glass does not consist of any logo or writing, but will match the Associated Bank logo color. The sign code does allow for unique signs under the alternative sign criteria. If the sign is not in full compliance with the definition or the type of sign is not permitted within a given district, the Plan Commission may make considerations for unique signs that match or have similar architectural styles or materials as the principal building(s). Because the

sign consists of colored glass, doesn't include a logo or message, shouldn't have an impact on adjoining properties, and would primarily be considered architectural lighting, staff feels that the sign is unique and should be considered under the alternative sign criteria.

The total new sign area proposed along Chestnut Street (excluding the colored glass window and ATM sign) is 93 square feet. The new signage along 4th Street and the drive-thru are each 11 square feet, increasing the new wall sign area by 115 square feet. The existing sign is only 28 square feet making the total wall sign area for the east façade 143 square feet. The proposed total signage is less than 10% of the façade (total façade area is approximately 1,800 square feet) and less than 200 square feet allowance for wall signs.

The building is setback over 40 feet from the right-of-way, over 100 feet from the property line for the residentially zoned property. The property is located within the downtown, where an additional, internally lit sign shouldn't have an impact on nearby properties as the downtown is generally a well-lit area and the requested signage is minimal (11 square feet).

In addition to the illuminated sign band, the Applicant is proposing to replace four clear glass panels along the east façade of the building facing Chestnut Avenue with green glass that will be back lit from the inside, including 8 square feet of vinyl lettering with a display of "24 HR ATM." The lighting for both the sign band and the glass would likely be on throughout the evening.

A window sign is a type of sign located within a building that is attached to the inside face of an exterior window and visible from the exterior of the building. Although this does not technically meet the definition of a window sign, staff felt having colored glass panels was more in line with the definition of a window sign versus classifying it as a wall sign. Since it is being classified as a window sign, the sign area would not be counted towards the total sign allowance. Window signs may not exceed over 50% of the window. Over half of the east façade of the building is glass and the four glass panels (121 square feet) take up less than 50% of the window area on that façade.

Although the window sign is not factored in, and could be approved administratively, since the Applicant is requesting an Alternative Sign for a site that had a master sign plan at one time, staff feels Plan Commission review is warranted when considering the request.

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 alternative sign request by Associated Bank to allow an internally illuminated wall sign along the cornice of the building to face a residentially zoned property and the drive-thru lane to the south as presented, located at 400 South Chestnut Avenue.

Attachments

1. Application
2. Location Map
3. Sign Rendering

Concurrence:



Jason Angell
Planning and Economic Development Director



Department of Planning & Economic Development

City of Marshfield
P.O. Box 727
630 South Central Avenue
Marshfield, WI 54449-0727
Telephone: 715-486-2075
Fax: 715-384-7631
Email: josh.miller@ci.marshfield.wi.us

Sign Permit Application

- Standard-Face Change \$25.00
Standard \$50.00
Alternative \$250.00

Date: Apr 25, 2014

Received by 4-28-14 Receipt 43102

Sign Location: 400 S. Chestnut Street Business Name: Associated Bank

Business Contact Person: Tony Ferro

Mailing Address: 300 Wisconsin Ave. Waukesha WI 53186
Phone: 262-548-5223 Email: anthony.ferro@associatedbank.com

Sign Contractor: (General Contractor) Findorff & Sons Inc. Contact Person: Matt Claggett

Mailing Address: 300 S. Bedford St. Madison WI
Phone: 608-729-2155 Email: mclaggett@findorff.com

Sign Company UL File Number: N/A

Electrical Signs (must be UL listed):

- New Electrical Installation
Extend Existing Electrical (Licensed Electrician/ Electrical Permit Needed)
No Alterations to Existing Electrical

Electrical Contractor: TBD - Contact Findorff for Info

Address:
City:
State: Zip Code: Ph:

Office Use Only: Electrical Inspector Approval: Date:

SIGN NO. 1 (if applying for additional new signs at the same location, please fill out Attachment A)

- On-Building Sign Freestanding Sign

- Sub-type: Awning/Canopy Billboard Changeable Copy Community Information
Direction (off-premise) Direction (on-premise) EMC Fuel Home Occupation Highway
Marquee Monument Multi-tenant Mural Off-Premise Post and Panel
Projecting, sign setback: Pylon Suspended Wall

Display message: 24 HR ATM

Sign Dimensions: Height (ft.): Width (ft.): Total New Sign Area (sq. ft.):

Sign Cost (material + installation): \$ TBD - \$150,000 EST. Illumination: No Yes If yes, Internal or External

If On-Building Sign:

Location of sign on facade (Direction/Street): MAINLY CHESTNUT STREET - 10' OF SIGN TO EXTEND ON 5TH & 4TH

If Freestanding Sign:

Setback from the nearest property line: N/A Overall Sign Height: N/A 3' Landscape Area: Yes No

Office Use Only: Use: Zoning District: Permitted: Yes No

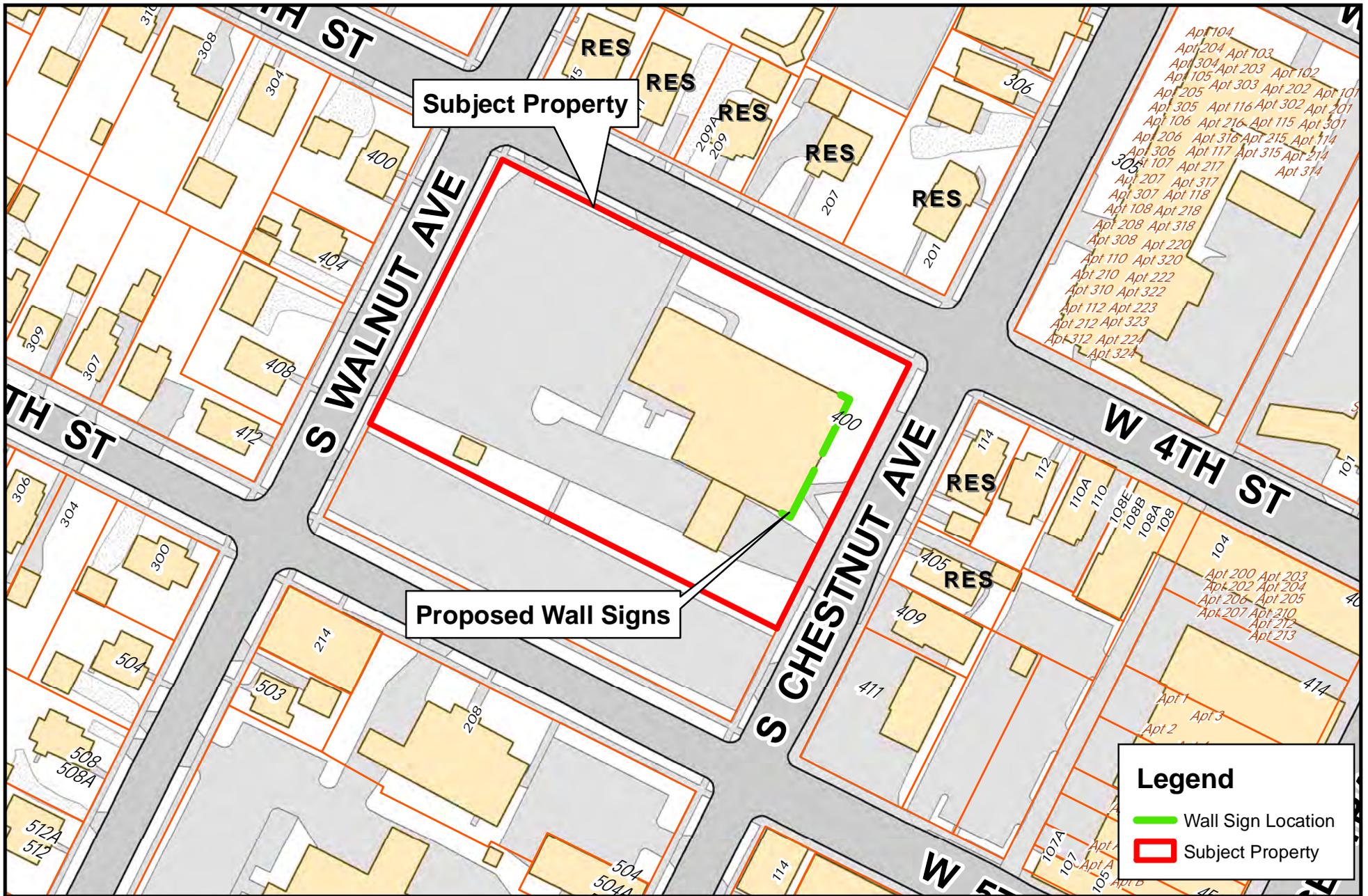
Adjacent to a Residential Zoning District: Yes No Which facades:

Downtown Design Corridor: Yes No Facade Area (sq. ft.): N: E: S: W:

Total sq. ft.: Corner lot: Yes No Lineal street frontage (ft.): N: E: S: W:

Table with 3 columns for permit numbers #1 through #12.

Total Permit Fee: \$ Zoning Administrator Approval: Date:



Alternative Sign Request - Associated Bank - 400 S Chestnut Ave
City of Marshfield - Plan Commission
Meeting Date: May 20, 2014

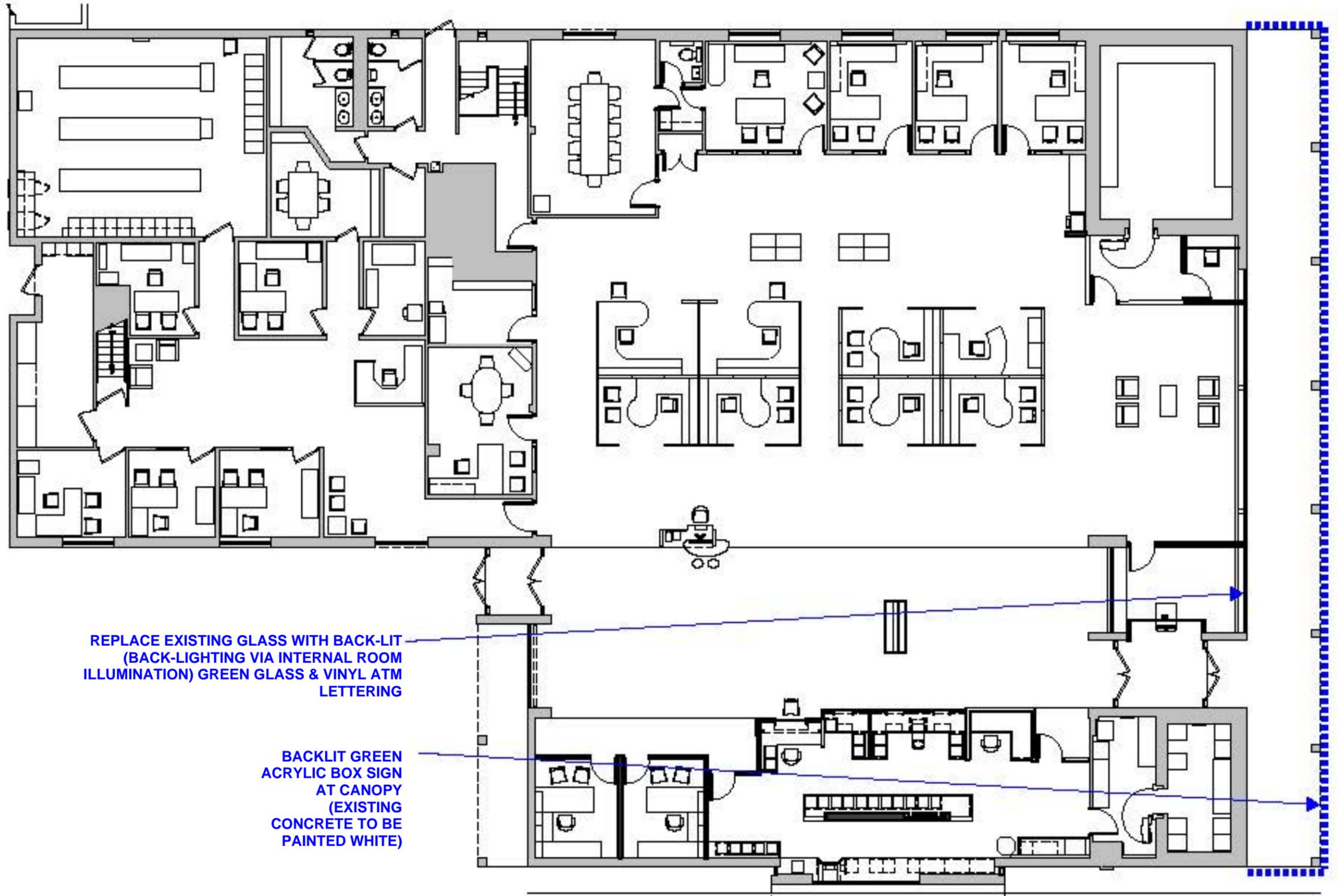
Map Not To Scale
 For Reference Only

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.



FLOOR PLAN

NORTH



REPLACE EXISTING GLASS WITH BACK-LIT
(BACK-LIGHTING VIA INTERNAL ROOM
ILLUMINATION) GREEN GLASS & VINYL ATM
LETTERING

BACKLIT GREEN
ACRYLIC BOX SIGN
AT CANOPY
(EXISTING
CONCRETE TO BE
PAINTED WHITE)

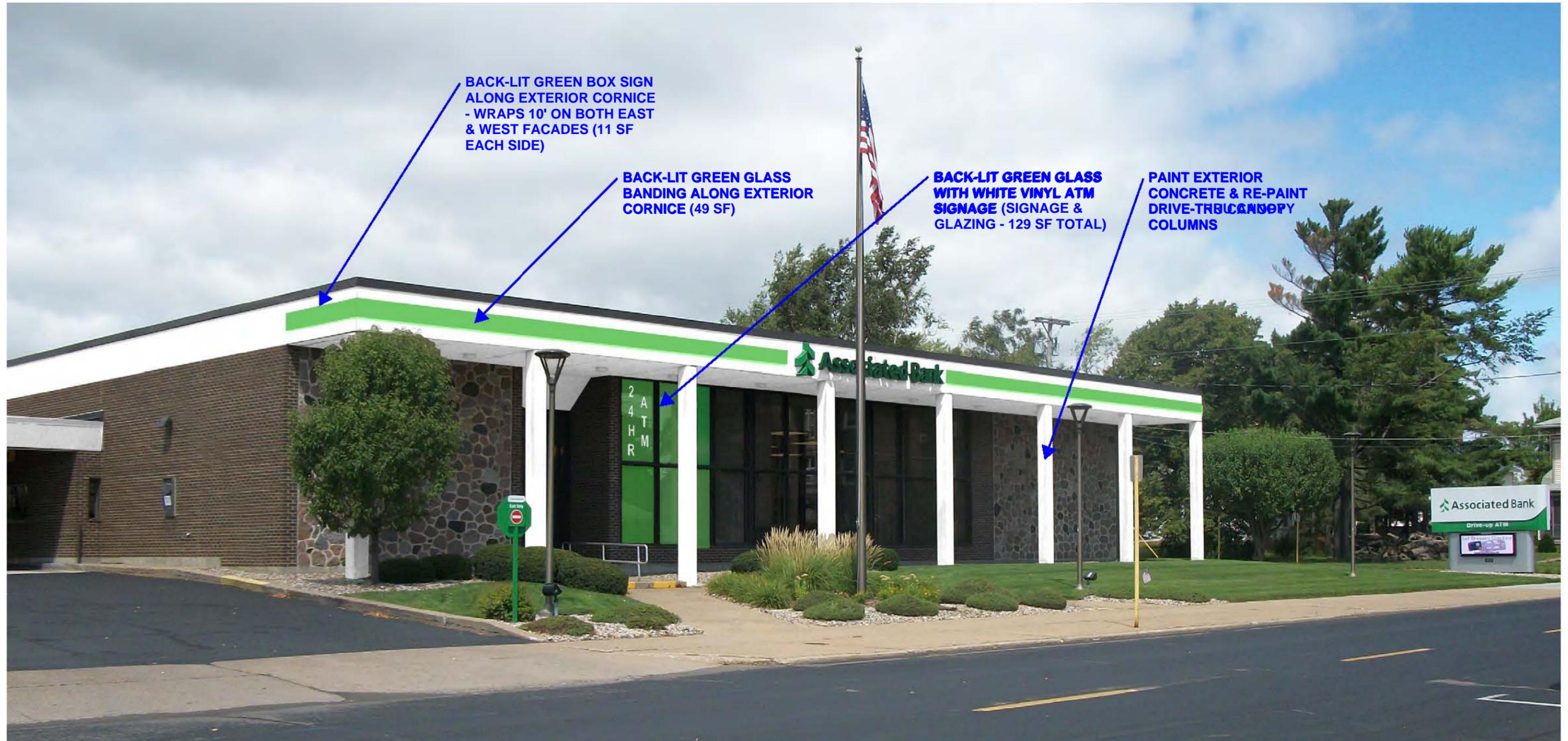
AERIAL VIEW



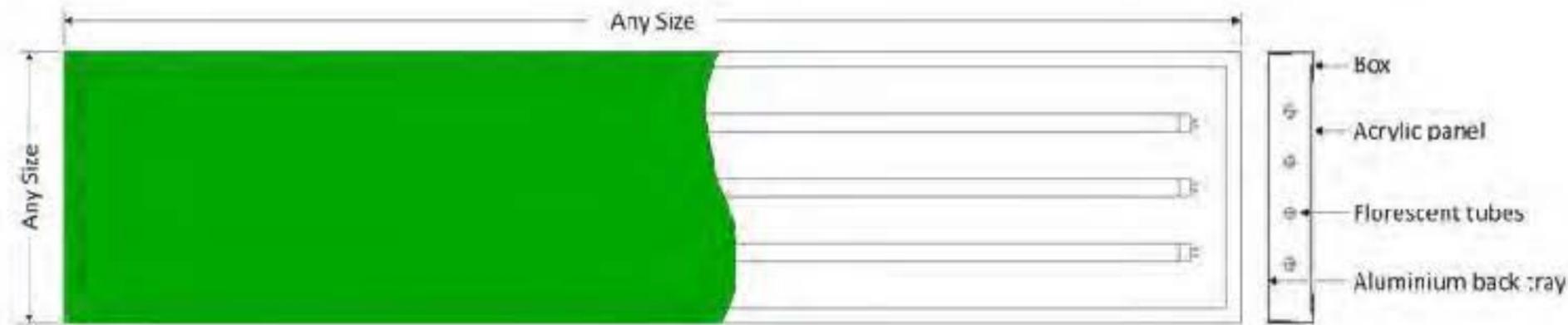
EXISTING EXTERIOR VIEW



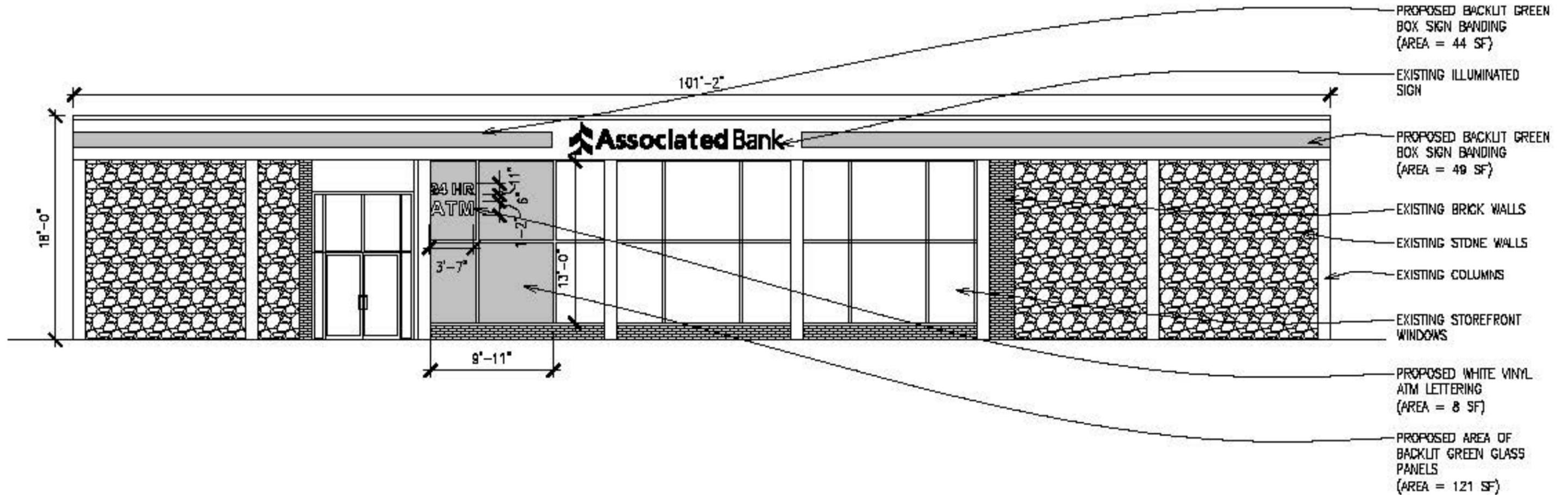
PROPOSED EXTERIOR VIEW



PROPOSED EXTERIOR ELEVATION



ILLUMINATED BOX SIGN CONCEPT -
TO BE MECHANICALLY FASTENED TO EXISTING CANOPY



1 PROPOSED EXTERIOR ELEVATION - CHESTNUT STREET
1/8" = 1'-0"

EXISTING SIGNAGE



POBLOCKI
SIGN COMPANY

426 W. 4th St. Ste. 214, Marshfield, WI 54449
715.735.8121, Fax: 715.735.8122

FOR LEADERSHIP

PROJECT:

**Associated Bank
80258**

400 S. Chestnut Street
Marshfield, WI

This document represents only an approximation of what will be provided. Actual product colors may vary from the colors shown on this plan.

CUSTOMER APPROVAL:

DATE:

DATE:

WORK ORDER NO.:

J50482

REVISION NO.:

01

REVISIONS / APPROVALS:

- Draw (s)
- Copy
- As per site (s)
- Close out work
- Other

APPROVED BY:

Gordon Lindemann

PROJECT BY:

Andrew L. Lindemann

DATE:

02/11

SCALE:

None

DATE:

00

WORK ORDER NO.:

80-8822

THIS DOCUMENT IS THE PROPERTY OF POBLOCKI SIGN COMPANY, LLC. BY ACCEPTING THIS DOCUMENT, YOU AGREE TO HOLD POBLOCKI SIGN COMPANY, LLC HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE USE OF THIS DOCUMENT. POBLOCKI SIGN COMPANY, LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT.

Copyright © 2011 by Poblocki Sign Company, LLC.

EXISTING SIGNAGE

EXISTING PYLON SIGN AT CORNER OF 4TH STREET & CHESTNUT STREET



PSM-70 Pylon Sign
Aluminum
7'-2" x 10'-0" (20'-0" OAH)
70 Sq. Ft.
Galaxy 20mm RGB Outdoor Matrix Display 3500
Model # AF-3500-48x112-20-RGB-2V
(2) one-sided displays

EXISTING LIT LETTERS ON BUILDING FACING CHESTNUT STREET

Approximate Size & Location Shown



LHA-30 Illuminated Letters
2'-6" x 17'-5" (1'-6"-AJ)
28 Sq. Ft.

EXISTING SIGNAGE

EXISTING ILLUMINATED WALL SIGN AT REAR OF BUILDING FACING WALNUT STREET

Approximate Size & Location Shown



WS-50 Wall Sign
Aluminum / Illuminated
6'-2" x 9'-1"
64 Sq. Ft.

EXISTING ILLUMINATED DIRECTIONAL SIGN AT PARKING ENTRANCES ON 4TH STREET & WALNUT STREET (3 TOTAL)

Approximate Size & Location Shown



D-12 Directional Sign (DF)
Aluminum / Illuminated
3'-2" x 3'-9" (6'-0" OAH)
12 Sq. Ft.



EXISTING SIGNAGE

EXISTING NON-ILLUMINATED DRIVE-THRU REGULATORY SIGNS - FACING WALNUT STREET

Approximate Sign & Location Shown



(2) FP-01 Flat Panel
Aluminum; non-lit
8' x 2'-3 1/2"

FP-03 Flat Panel
Aluminum; non-lit
1'-0" x 1'-6"

Custom FP-01 Flat Panel
Aluminum; non-lit
8' x 2'-3 1/2"



OTHER EXISTING NON-ILLUMINATED REGULATORY SIGNS - SEE PLAN FOR LOCATIONS

1 RESERVED PARKING THIS SPACE
QUANTITY: 1 RA-01 Regulatory
Options: A11 - IL, A12 - MN

2 VAN ACCESSIBLE
QUANTITY: 1 RA-02A Supplemental Regulatory

3 \$250 FINE
QUANTITY: 1 RA-02R Supplemental Regulatory
* Note: \$250 is IL State minimum fine for disabled parking. Municipalities can charge maximum \$350.
* Note: Fine is included on MN Layout of handicap Regulatory, no Fine panel needed for MN Locations

4 CUSTOMER PARKING ONLY
QUANTITY: 1 RA-04 Regulatory
* Note: State Statute needs to change with each location state.

5 EXIT ONLY
QUANTITY: 1 RA-05 Regulatory

6 EXIT ONLY
QUANTITY: 1 RA-06 Regulatory

7 1/2 HOUR CUSTOMER PARKING ONLY
QUANTITY: 1 RA-07 Regulatory

8 BANK EMPLOYEES ONLY
QUANTITY: 1 RA-08 Regulatory

9 NO STOPPING OR LOADING IN PARKING LOT
QUANTITY: 1 RA-09 Regulatory

10 ONE WAY DO NOT ENTER
QUANTITY: 1 RA-10 Regulatory

11 ENTER
QUANTITY: 1 RA-11 Regulatory

STOP
QUANTITY: 1 RA-03 Regulatory

Dimensions: 2'-0" x 2'-0"

Other dimensions: 1'-0", 3 1/2", 1'-8"

Labels: Front, Back, P1

Note: DO NOT PAINT BACKS OF WALL MOUNTED PANELS



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: May 20, 2014

RE: Review of Property Acquisition and Easements of Right-of-Way (R/W) Plat for Wildwood/McMillan Connector trail project.

Background

The Wildwood-McMillan Connector Trail project is being developed to construct a pedestrian/bicycle trail between Wildwood Park and McMillan Street. In 2009, the City of Marshfield entered into an agreement with the Wisconsin Department of Transportation for development of the trail. In late 2010, the City and the Wisconsin Department of Transportation entered into an agreement with Strand Associates, Inc. to provide design engineering services for the project. The design process has taken significantly longer than was originally planned; however, WISDOT recently approved the project's Design Study Report (DSR) and the R/W Plat prepared by Strand Associates, allowing the City to proceed with the right-of-way acquisition.

According to State Statute, the Common Council or other public body shall refer to the Plan Commission, acquisition of land for or lease of land for any street, alley or other public way. Because this project involves land acquisition, the Plan Commission is required to review and make a recommendation to the Common Council. The Board of Public Works has already approved the R/W Plat.

Analysis

With the approval of the Design Study Review and the R/W Plat the City can now enter into the real estate acquisition phase of the project. This phase secures the right of way that has been identified in the plans necessary to construct the trail project. Included is the issuance of a Relocation Order that indicates the City's intent to acquire the use of the property identified in the project's R/W Plat. The R/W Plat includes twenty (27) parcels with 20 unique property owners. Some parcels require only temporary limited easements (TLE) for construction purposes while others require permanent limited easements (PLE) for a portion of the trail to be located on. Some such as the Wisconsin Central LTD. parcel (former Marshfield-Texas Spur rail line) may require purchase of the parcel. The

Wisconsin Department of Transportation will take the lead in securing the railroad parcel. The City will require real estate consultant services to complete the clearing of the right-of-way for the project. It is expected to take six to eight months to complete the real estate portion of the project. The initial step to begin the process is to issue the Relocation Order and approve the R/W Plat.

The proposed location of the trail generally lines up with the “Bicycle Routes and Trails” map in the Comprehensive Outdoor Recreation Plan (Figure 3.1). The only area where the proposed trail deviates from the plan is between Park and 7th Street. Originally, the trail was to follow the old railroad right-of-way between some of the homes. But due to the narrow right-of-way (~15 feet), and objections by the neighbors, the trail continues along Spruce Avenue and then heads west along Park Street as an on-road bike facility, meeting up with the original route at Pine Avenue.

The proposed trail also generally lines up with the “Bicycle Routes and Trails Plan” map in the Comprehensive Plan (Figure 6.4). The proposed trail also has a slight deviation from the Plan, but in a different area. The Plan shows the trail going along Park Street until Oak Avenue. The proposed trail will turn south at Pine Avenue, along the unopened right-of-way, and turn west through the Marshfield Furniture property, ultimately connecting to the railroad property along Oak Avenue.

The primary purpose of the Plan Commission review is to consider whether the project is consistent with the Comprehensive Plan and to ensure that the project does not create additional nonconforming situations. The general route is recommended in the Comprehensive Plan and is located primarily along existing transportation corridors. The proposed R/W Plat will not result in any new nonconforming lots/situations as easements do not change the actual property line and any parcel that is purchased will be a whole parcel. Therefore staff is recommending approval of the proposed R/W Plat

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 R/W Plat for the purpose of acquiring property and easements necessary for the construction of the Wildwood/McMillan Connector trail project.

Attachments

1. Project Location Map
2. "Bicycle Routes and Trails Plan" from the Comprehensive Plan
3. R/W Plat
4. Parcel Map and Listings

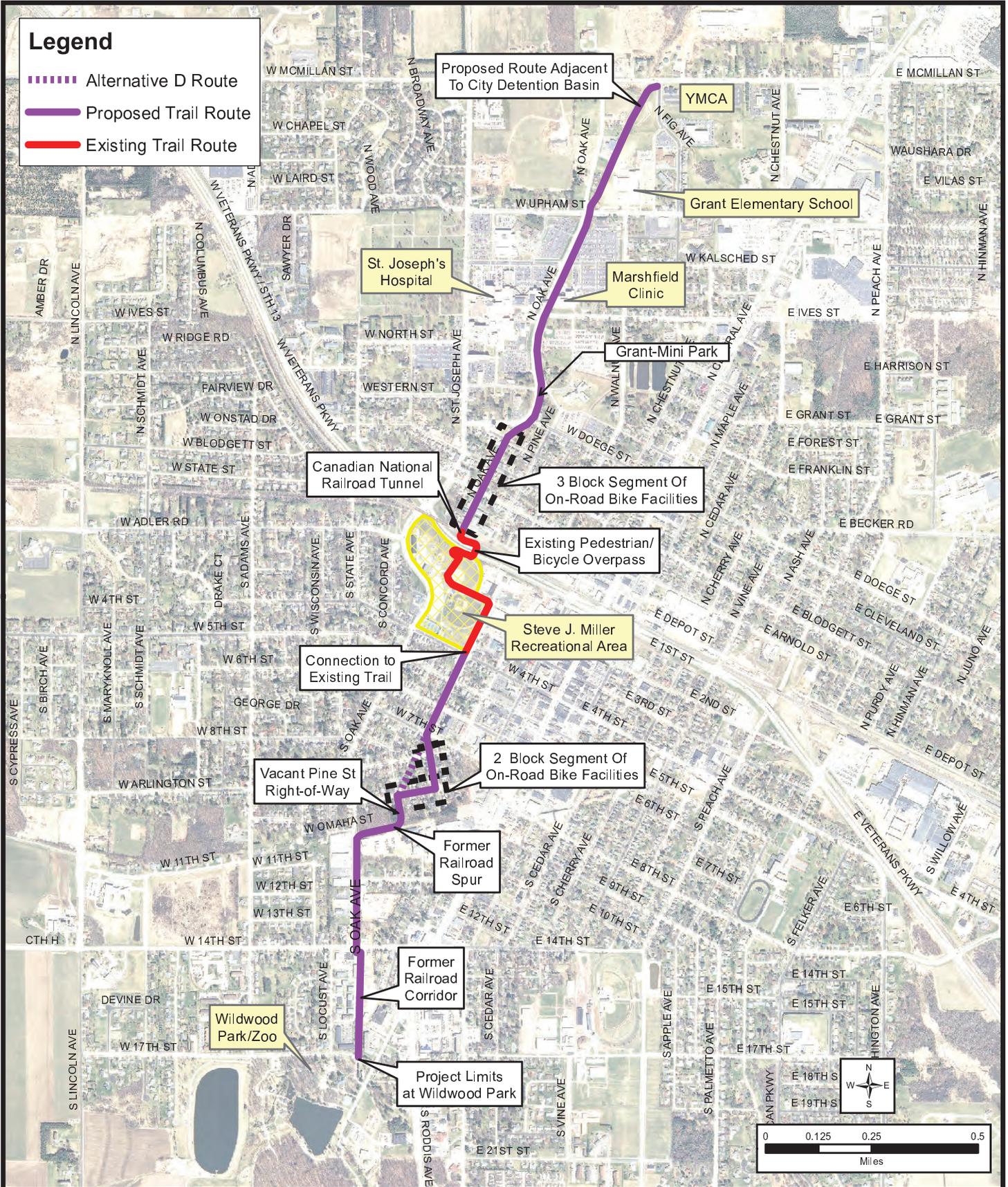
Concurrence:



Jason Angell
Planning and Economic Development Director

Legend

-  Alternative D Route
-  Proposed Trail Route
-  Existing Trail Route

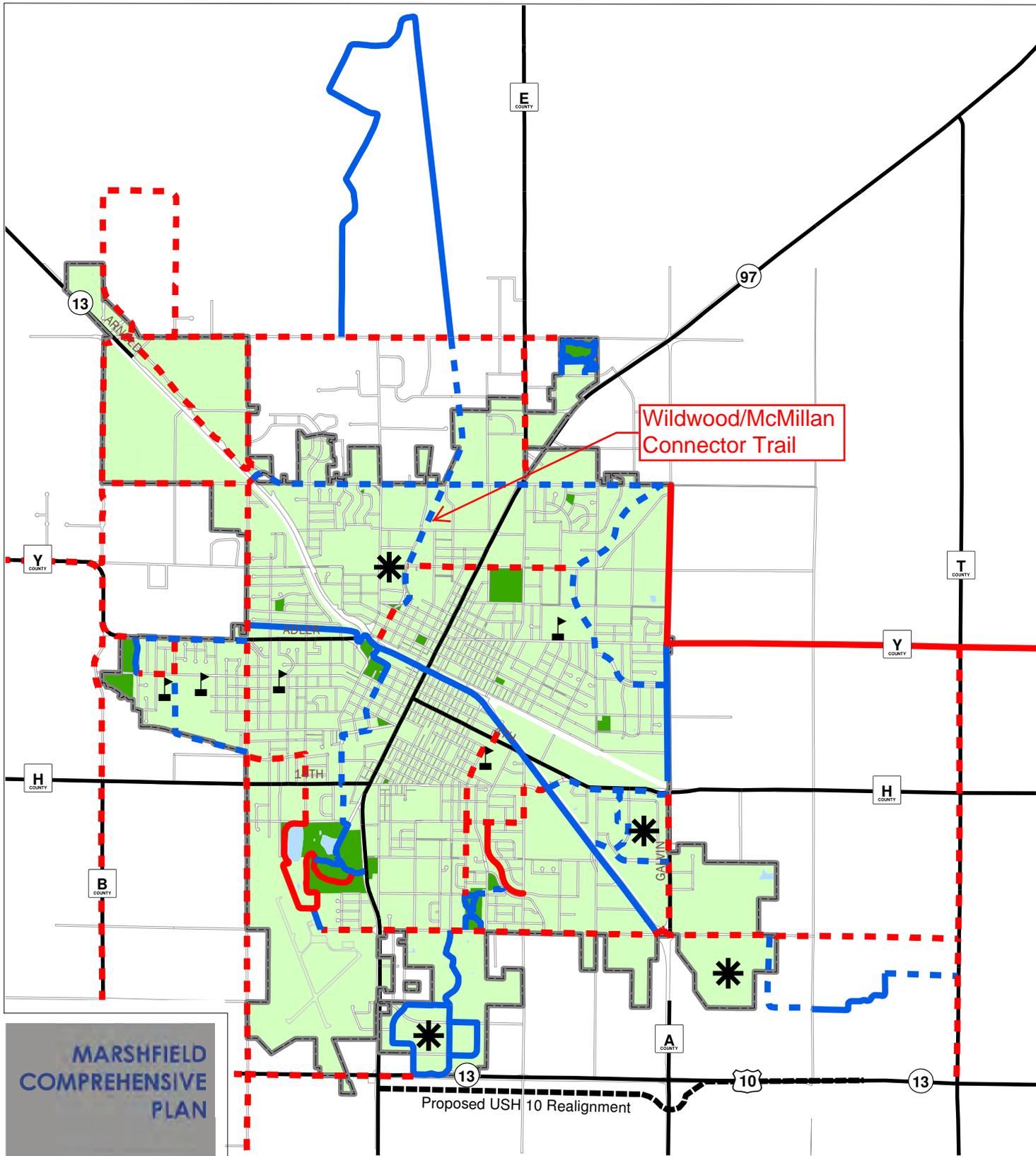


OVERVIEW MAP - ALTERNATIVE C (PREFERRED) WILDWOOD-MCMILLAN CONNECTOR TRAIL

**17TH STREET - MCMILLAN STREET
CITY OF MARSHFIELD
WOOD COUNTY, WISCONSIN**



EXHIBIT C.1

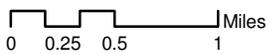


Wildwood/McMillan
Connector Trail

**MARSHFIELD
COMPREHENSIVE
PLAN**

MARSHFIELD,
WISCONSIN
April 2007

6.4



Source: City of Marshfield GIS Department;
ESRI

Legend

- Existing - Off-Road
- Existing - On-Road
- Future - Off-Road
- Future - On-Road
- City Limits
- Parks
- * Employment Centers
- Schools



Bicycle Routes and Trails Plan

R/W PROJECT NUMBER 6995-10-00	SHEET NUMBER 4.01	TOTAL SHEETS 10
FEDERAL PROJECT NUMBER		
PLAT OF RIGHT-OF-WAY REQUIRED FOR WILDWOOD - MCMILLAN CONNECTOR TRAIL 17TH STREET SOUTH TO MCMILLAN STREET LOCAL STREET. WOOD COUNTY		
CONSTRUCTION PROJECT NUMBER 6995-10-70		

CONVENTIONAL ABBREVIATIONS

ACCESS POINT/ DRIVEWAY CONNECTION	AP	REFERENCE LINE	R/L
ACCESS RIGHTS	AR	RELEASE OF RIGHTS	ROR
ACRES	AC.	REMAINING	REM.
AND OTHERS	ET. AL.	RIGHT-OF-WAY	R/W
BUILDING	B.	SECTION	SEC.
CENTERLINE	C/L	STATION	STA.
CERTIFIED SURVEY MAP	CSM	TEMPORARY LIMITED EASEMENT	TLE
CORNER	COR.	VOLUME	V.
DOCUMENT	DOC.	CURVE DATA	
EASEMENT	EASE.	LONG CHORD	LCH
HIGHWAY EASEMENT	H.E.	LONG CHORD BEARING	LCB
HOUSE	H.	RADIUS	R
LAND CONTRACT	LC	DEGREE OF CURVE	D
MONUMENT	MON.	CENTRAL ANGLE OR DELTA	DELTA
PAGE	P.	LENGTH OF CURVE	L
PERMANENT LIMITED EASEMENT	PLE	TANGENT	TAN
PROPERTY LINE	PL		
RECORDED AS	(100')		

CONVENTIONAL SYMBOLS

FOUND IRON PIPE/PIN	IF (UNLESS NOTED)	PROPOSED R/W LINE	---
R/W MONUMENT	▲ (SET)	EXISTING H.E. LINE	---
R/W STANDARD	▲ (SET)	PROPERTY LINE	---
SIGN	ISIGN	LOT & TIE LINES	---
SECTION CORNER MONUMENT	●	SLOPE INTERCEPTS	///
SECTION CORNER SYMBOL	○	CORPORATE LIMITS	
FEE (HATCH VARIES)		NO ACCESS (BY PREVIOUS ACQUISITION/CONTROL)	
TEMPORARY LIMITED EASEMENT		NO ACCESS (BY ACQUISITION)	
PERMANENT LIMITED EASEMENT		NO ACCESS (BY STATUTORY AUTHORITY)	
R/W BOUNDARY POINT	○	SECTION LINE	---
PARCEL NUMBER	100	QUARTER LINE	---
UTILITY PARCEL NUMBER	100	SIXTEENTH LINE	---
SIGN NUMBER (OFF PREMISE)	21	EXISTING CENTERLINE	---
BUILDING	■	PROPOSED REFERENCE LINE	---
		PARALLEL OFFSET	---

CONVENTIONAL UTILITY SYMBOLS

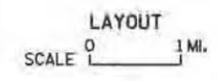
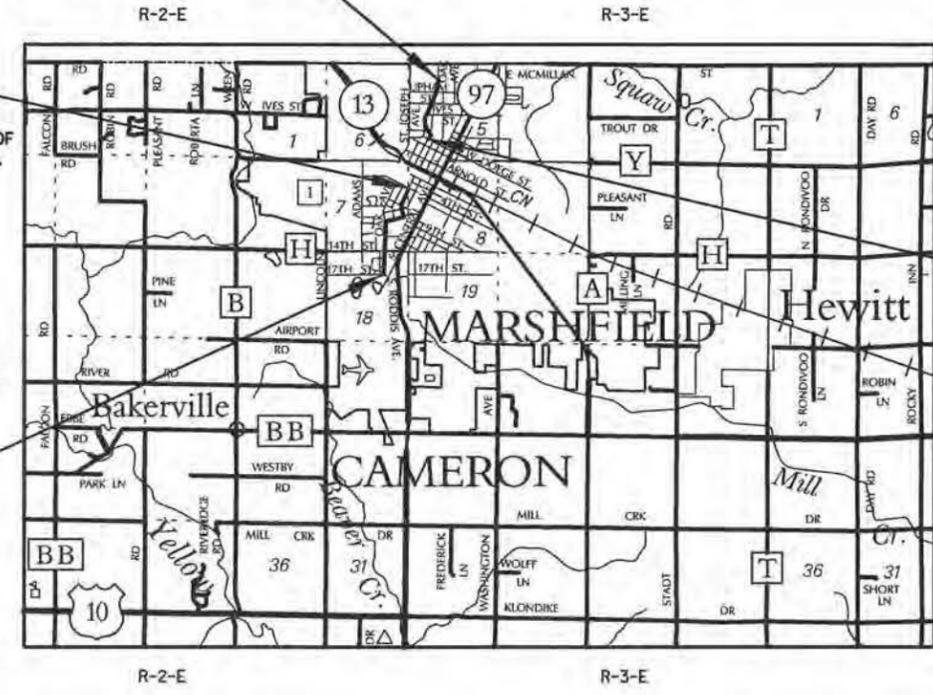
WATER	—W—	NON COMPENSABLE	—
GAS	—G—	COMPENSABLE	—
TELEPHONE	—T—	COMPENSABLE	—
OVERHEAD	—OH—	COMPENSABLE	—
TRANSMISSION LINES	—	COMPENSABLE	—
ELECTRIC	—E—	COMPENSABLE	—
CABLE TELEVISION	—TV—	COMPENSABLE	—
FIBER OPTIC	—FO—	COMPENSABLE	—
SANITARY SEWER	—SAN—	COMPENSABLE	—
STORM SEWER	—SS—	COMPENSABLE	—
POWER POLE	⊕	COMPENSABLE	⊕
TELEPHONE POLE	⊕	COMPENSABLE	⊕
TELEPHONE PEDESTAL	⊕	COMPENSABLE	⊕
ELECTRIC TOWER	⊕	COMPENSABLE	⊕

END RELOCATION ORDER
STA. 67+44.71 N
 535.99 FEET SOUTH OF AND 600.56 FEET WEST OF
 THE N 1/4 CORNER OF SEC. 5, T.25N., R.3E.

END RELOCATION ORDER
STA. 70+73.64 S
 1607.33 FEET SOUTH OF AND 4.76 FEET WEST OF
 THE NORTHWEST CORNER OF SEC. 8, T.25N., R.3E.

BEGIN RELOCATION ORDER
STA. 10+00.00 S
 1526.06 FEET SOUTH OF AND
 1304.98 FEET WEST OF THE
 NE CORNER OF SEC. 18,
 T.25N., R.3E.

BEGIN RELOCATION ORDER
STA. 29+00.00 N
 1178.86 FEET SOUTH OF AND 878.10 FEET EAST OF
 THE W 1/4 CORNER OF SEC. 5, T.25N., R.3E.



TOTAL NET LENGTH OF CENTERLINE = 1.88 MI.

NOTES

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATES, WOOD COUNTY, NAD 83 (2007), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

RIGHT-OF-WAY MONUMENTS ARE TYPE 2 MONUMENTS (TYPICALLY 3/4"X24" REBAR) AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER SURVEYS OF PUBLIC RECORD.

ACCEPTED FOR
 CITY OF MARSHFIELD

DATE: _____ (Signature)

ORIGINAL PLAT PREPARED BY



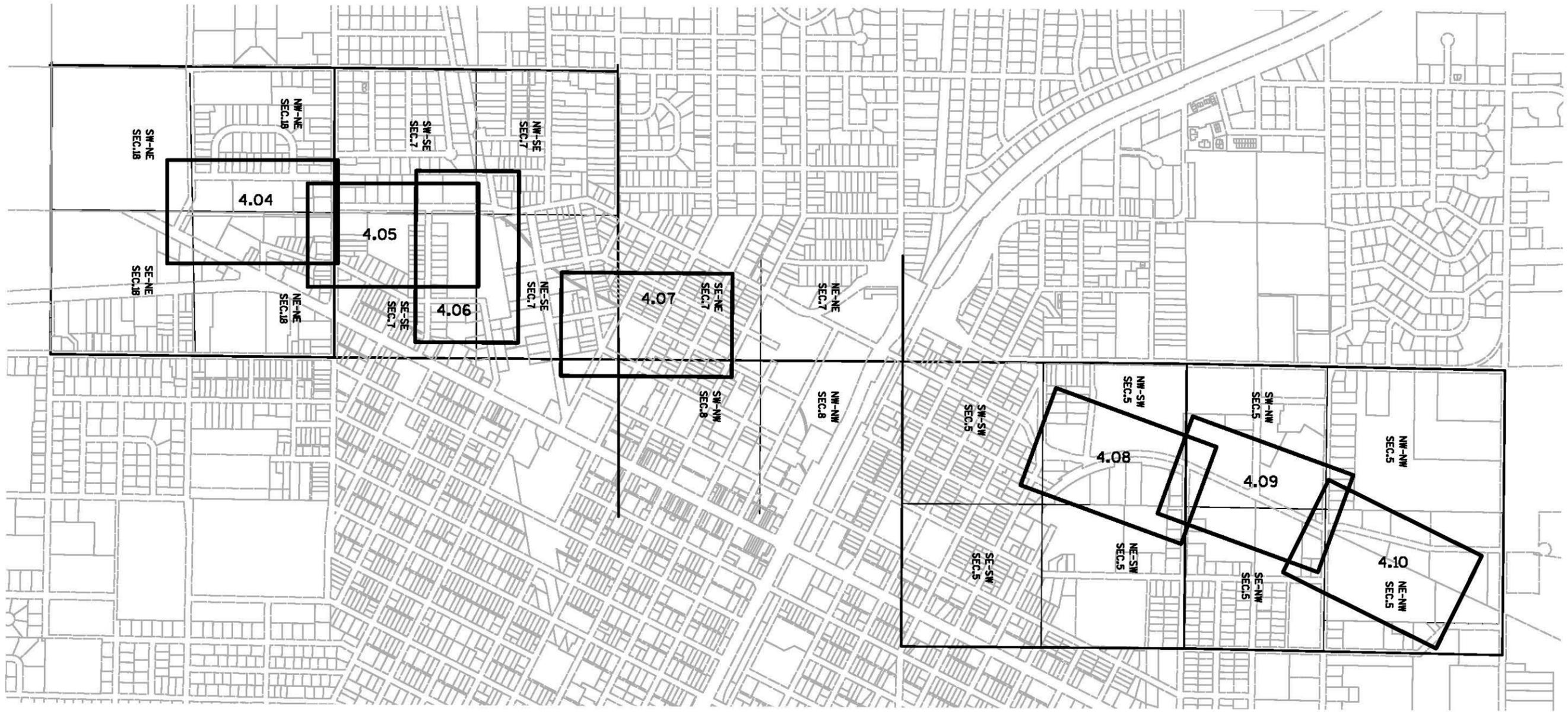
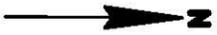
REVISION DATE

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE
PURPOSED ONLY AND ARE SUBJECT TO CHANGE
PRIOR TO THE TRANSFER OF LAND INTERESTS
TO THE DEPARTMENT.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W S.F. REQUIRED			T.L.E. S.F.	P.L.E. S.F.
				NEW	EXISTING	TOTAL		
1	4.03, 4.04, 4.05, 4.06	WISCONSIN CENTRAL LTD.	FEE, TLE	77,797	----	77,797	108	----
2	4.03	WILDWOOD REGENCY HOUSE, LLC.	TLE	----	----	----	1,863	----
3	4.03	DON NIKOLAI CONSTRUCTION AND SUPPLY	TLE	----	----	----	2,885	----
4	4.03	SUPERIOR GAS SERVICE	PLE, TLE	----	----	----	1,622	120
5				----	----	----	----	----
6	4.03	IK B HAE, ETAL. D.B.A. MARSHFIELD/LOCUST INVESTMENT CO.	TLE	----	----	----	1,351	----
7	4.03	QUALITY RENTAL PROPERTIES, LLC	PLE, TLE	----	----	----	1,729	219
8	4.03	V&H PROPERTIES, INC.	PLE, TLE	----	----	----	504	255
9	4.04	ROGER E. GROGSTAD	TLE	----	----	----	1,333	----
10				----	----	----	----	----
11	4.04	UNITED RENTALS	TLE	----	----	----	2,667	----
12	4.05	TWOMORKS INVESTMENTS LLC.	PLE, TLE	----	----	----	7,829	18,841
13	4.06	RONALD W. & HELEN M. GOTZ	TLE	----	----	----	3,535	----
14	4.07	PAULETTE SCHMITT	PLE	----	----	----	----	121
15				----	----	----	----	----
16	4.07	ST. JOSEPH HOSPITAL OF MARSHFIELD, INC.	PLE, TLE	----	----	----	4,966	37,764
17	4.07	GERALDINE STATZ	PLE, TLE	----	----	----	373	234
18	4.08	MARSHFIELD CLINIC	PLE, TLE	----	----	----	6,719	26,961
19	4.09	JUDITH MCGIVERN	PLE	----	----	----	----	1,159
20				----	----	----	----	----
21	4.09	GRANT ELEMENTARY SCHOOL	PLE, TLE	----	----	----	48,999	32,667
22	4.06	GLENN O. PERCIVAL	TLE	----	----	----	1,543	----
23	4.06	MARSHFIELD LODGE #224	TLE	----	----	----	1,543	----
24	4.09	TWO REHLINGERS, LLC.	TLE	----	----	----	6,572	----
25				----	----	----	----	----
26				----	----	----	----	----
27				----	----	----	----	----
28				----	----	----	----	----
29				----	----	----	----	----
100	4.03, 4.04, 4.05, 4.07, 4.09	MARSHFIELD UTILITIES-ELECTRIC	RELEASE OF RIGHTS					
101	4.03, 4.07	FRONTIER COMMUNICATIONS-TELEPHONE	RELEASE OF RIGHTS					
102	4.03	FRONTIER COMMUNICATIONS-CABLE TELEVISION	RELEASE OF RIGHTS					
103	4.04, 4.08	WE ENERGIES-GAS	RELEASE OF RIGHTS					
104	4.04, 4.09	MARSHFIELD UTILITIES-WATER	RELEASE OF RIGHTS					

REVISION DATE	DATE	SCALE, FEET 0 _____ N/A	HWY: N/A	STATE R/W PROJECT NUMBER 6995-10-00	PLAT SHEET 4.02
			COUNTY: WOOD	CONSTRUCTION PROJECT NUMBER 6995-10-70	PS&E SHEET E



4

4

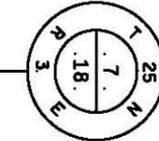
REVISION DATE	DATE	SCALE, FEET 0 N/A	HWY: N/A	STATE R/W PROJECT NUMBER 6995-10-00	PLAT SHEET 4.03
			COUNTY: WOOD	CONSTRUCTION PROJECT NUMBER 6995-10-70	PS&E SHEET
					E

HWY	BASIS OF EXIST. R/W	WIDTH
RAILROAD	MARSHFIELD & TEXAS SPUR RAILROAD MAP	33'
	CSM 7755	VARIABLES
	CSM 8238	VARIABLES
	CSM 3085	33'
	CSM 2774	33'
	CSM 3705	VARIABLES
17TH	CSM 7755	60'

CITY OF MARSHFIELD



FOUND DRILL HOLE
Y = 548,442.426
X = 634,491.913



S. LOCUST AVE.

70'

NOTE
NOTICE OF CONTAMINATION
TO PROPERTY/ DOC.876213
PARCEL 8

101 FRONTIER COMMUNICATIONS-TELEPHONE
MANHOLE, PEDESTALS & BURIED CABLE
PARCEL 1

IK B HAE, ETAL.
D.B.A. MARSHFIELD/LOCUST INVESTMENT CO.

102 FRONTIER COMMUNICATIONS-CABLE TV
BURIED CABLE
PARCEL 1

100 MARSHFIELD UTILITIES-ELECTRIC
POWER POLES
PARCEL 1

QUALITY RENTAL PROPERTIES, LLC

NOTE
NOTICE OF CONTAMINATION
TO PROPERTY/ DOC.876213
PARCEL 8

1 WISCONSIN CENTRAL LTD.
N 0° 18' 05" E, 415.24'

N 0° 20' 02" E, 285.48'

TLE-SLOPES
1351 S.F.

LOT 1
CSM 3085
V.11 P.85

TLE-SLOPES
1729 S.F.

N 0° 28' 47" E, 187.35'

504 S.F.
PLE-PATH
255 S.F.

CITY OF MARSHFIELD
LANDS

PRW4

IR+TL97 S
-23.63

P.L.

10+00 S

S 0° 31' 34" W

N 0° 0' 0" E

BEGIN RELOCATION ORDER
STA. 10+00 S
Y = 546,927.719
X = 635,849.262

LOT 1
CSM 7755
V.26 P.255

WILDWOOD REGENCY HOUSE, LLC

100 MARSHFIELD UTILITIES-ELECTRIC
EASEMENTS
PARCEL 2

EASE FOR POWER POLES,
ANCHORS, AND OVERHEAD
PER CSM 7755

TLE-SLOPES
1863 S.F.

S 0° 27' 53" W, 998.08'

OUTLOT 1
CSM 7755
V.26 P.255

TLE-SLOPES
2885 S.F.

S 0° 27' 53" W, 998.08'

LOT 1
CSM 8238
V.28 P.138

TLE-SLOPES
1622 S.F.

S 0° 0' 33" W, 339.34'

LOT 1
CSM 8238
V.28 P.138

TLE-SLOPES
1622 S.F.

S 0° 0' 33" W, 339.34'

S 0° 14' 40" E, 27.58'

PLE500 PLE 24+97.36 S
-21.58

PLE45 PLE/TLE 24+77.69 S
-25.39

TLE 24+72.69 S
-25.37

TLE 24+72.80 S
-15.87

PLE1 PLE 24+77.86 S
-10.86

PLE48 PLE 24+78.10 S
9.00

PLE47 PLE 24+78.20 S
17.00

RW26 25+06.21 S
-29.69

STORM SEWER
MANHOLE

PLE-PATH & DRAINAGE
219 S.F.

24+96.37 S
-6.12

PRW9

N 22° 55' 46" W

N 89° 43' 14" E, 19.74'

24+88.77 S
12.10

PRW1

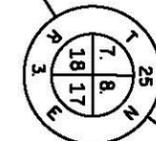
PLE 24+85.68 S
19.48

PLE46

PLE-DRAINAGE
120 S.F.

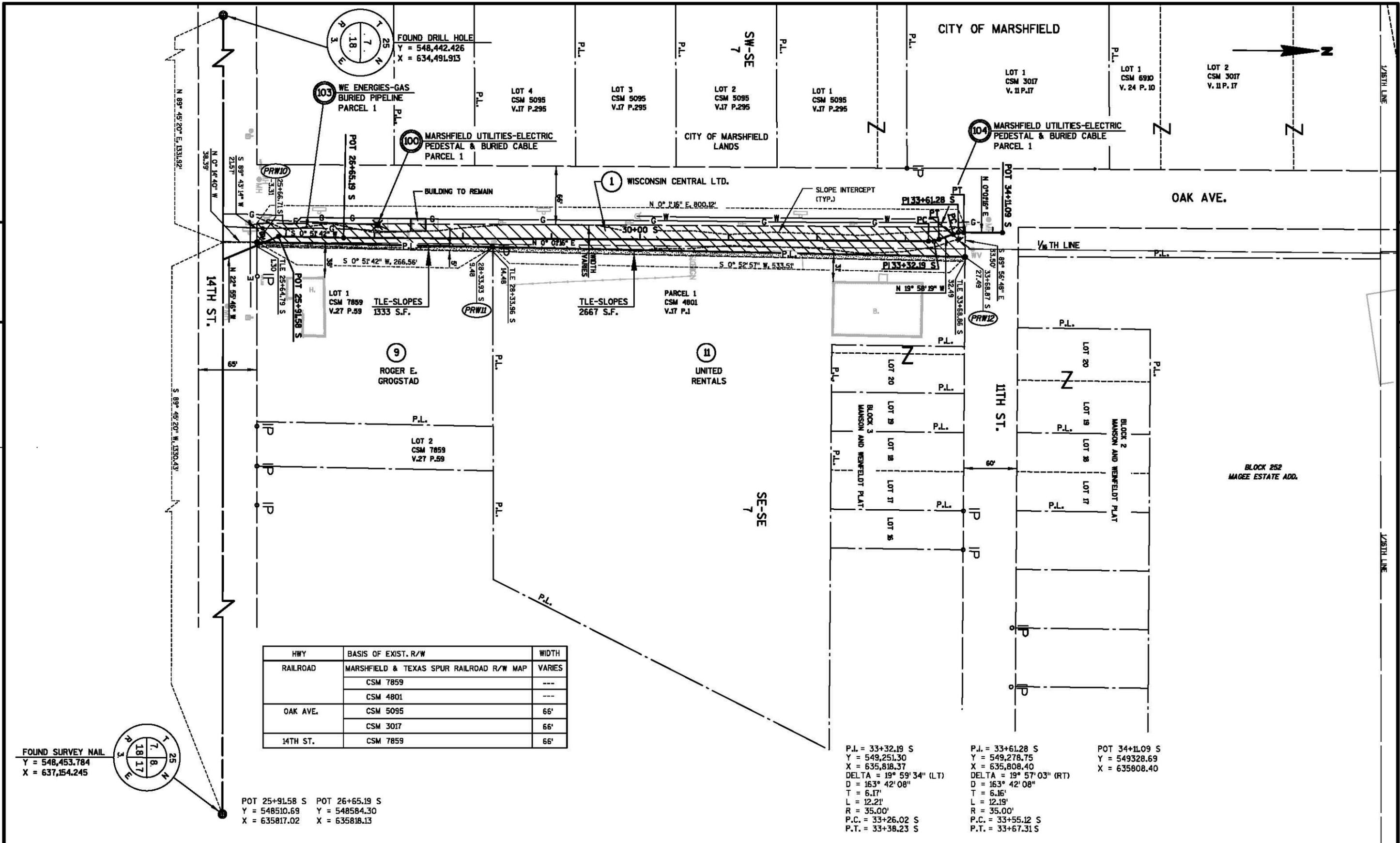
PLE COURSE TABLE		
PRW9 - PLE1	S	0° 27' 49" W 15.00'
PLE1 - PLE45	S	89° 43' 14" W 14.53'
PLE45 - PLE500	N	0° 10' 44" E 9.97'
PLE500 - PLE2	S	89° 35' 07" W 50.43'
PLE2 - PLE3	N	0° 27' 49" E 5.04'
PLE3 - RW26	N	89° 33' 42" E 39.46'
RW26 - PRW9	N	89° 43' 14" E 25.54'
PRW1 - PLE46	N	89° 43' 14" E 8.00'
PLE46 - PLE47	S	0° 00' 33" W 15.00'
PLE47 - PLE48	S	89° 43' 14" W 8.00'
PLE48 - PRW1	N	0° 00' 33" E 15.00'

FOUND SURVEY NAIL
Y = 548,453.784
X = 637,154.245



POT 24+83.18 S
Y = 548410.86
X = 635859.25

REVISION DATE	DATE	SCALE, FEET 0 50 100	HWY: N/A	STATE R/W PROJECT NUMBER 6995-10-00	PLAT SHEET 4.04
			COUNTY: WOOD	CONSTRUCTION PROJECT NUMBER 6995-10-70	PS&E SHEET



HWY	BASIS OF EXIST. R/W	WIDTH
RAILROAD	MARSHFIELD & TEXAS SPUR RAILROAD R/W MAP	VARIES
	CSM 7859	---
	CSM 4801	---
OAK AVE.	CSM 5095	66'
	CSM 3017	66'
14TH ST.	CSM 7859	66'

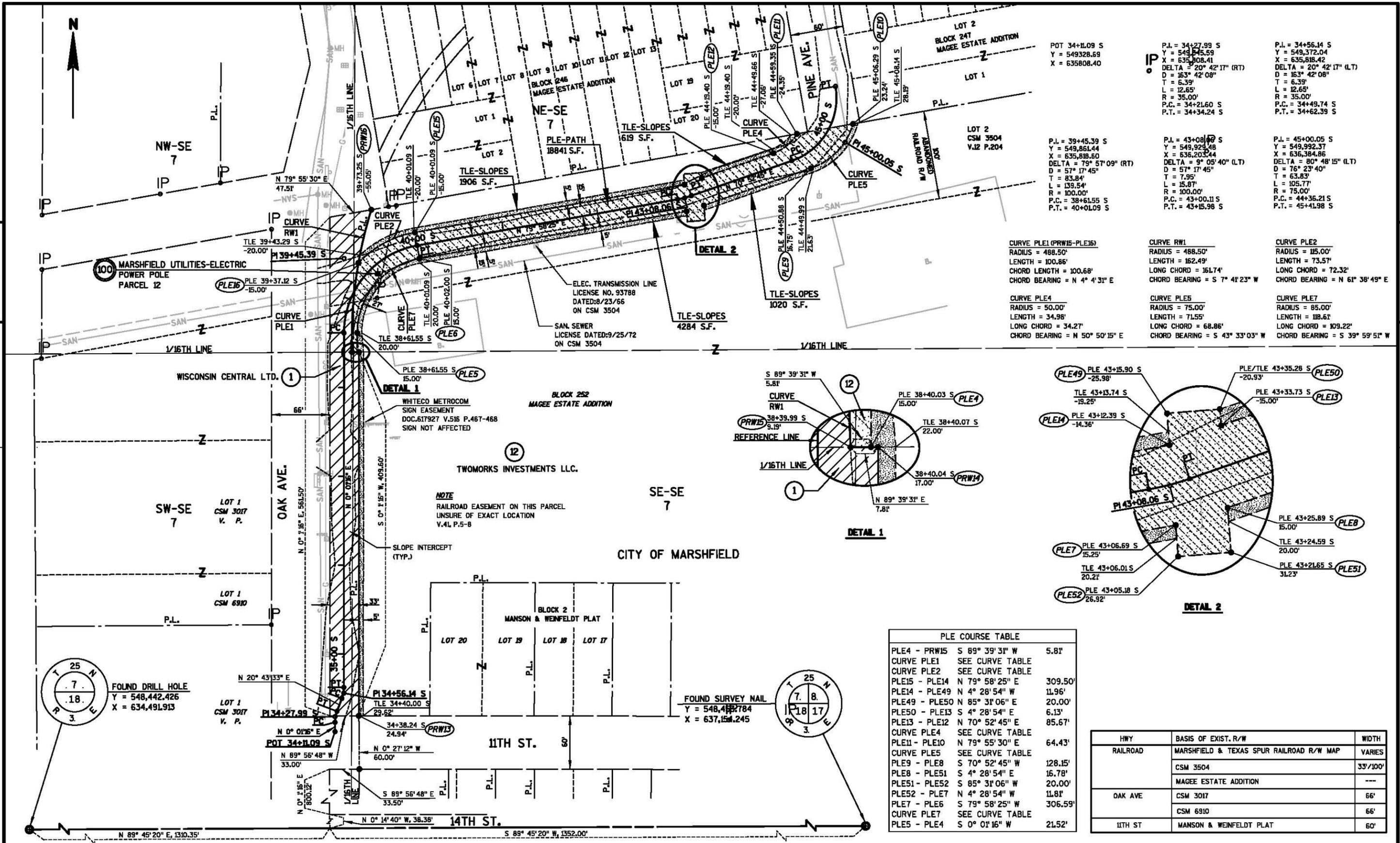
POT 25+91.58 S POT 26+65.19 S
 Y = 548510.69 Y = 548584.30
 X = 635817.02 X = 635818.13

P.I. = 33+32.19 S Y = 549,251.30 X = 635,818.37
 DELTA = 19° 59' 34" (LT)
 D = 163° 42' 08"
 T = 6.17' L = 12.21' R = 35.00'
 P.C. = 33+26.02 S P.T. = 33+38.23 S

P.I. = 33+61.28 S Y = 549,278.75 X = 635,808.40
 DELTA = 19° 57' 03" (RT)
 D = 163° 42' 08"
 T = 6.16' L = 12.19' R = 35.00'
 P.C. = 33+55.12 S P.T. = 33+67.31 S

POT 34+11.09 S Y = 549328.69 X = 635808.40

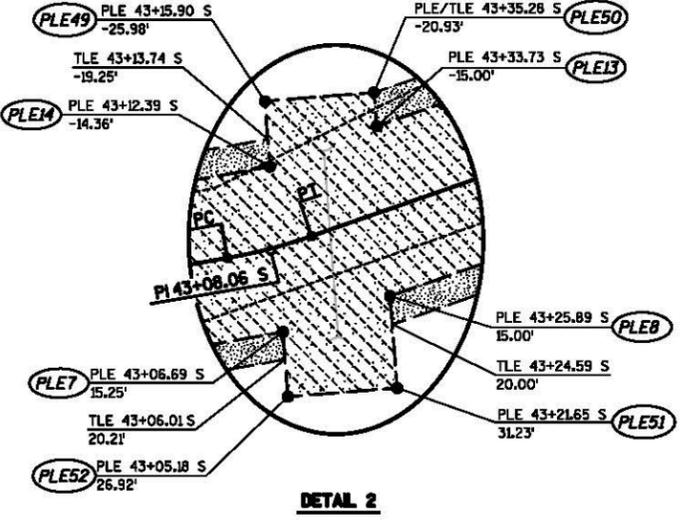
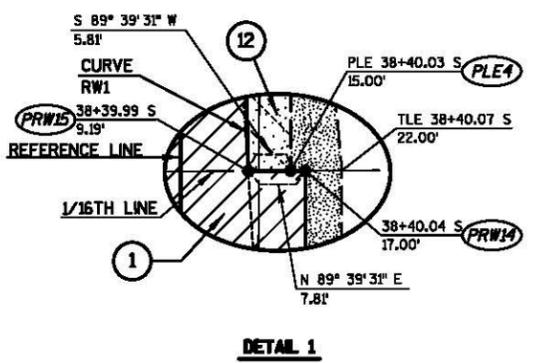
REVISION DATE	DATE	SCALE, FEET 0 50 100	HWY: N/A	STATE R/W PROJECT NUMBER 6995-10-00	PLAT SHEET 4.05
			COUNTY: WOOD	CONSTRUCTION PROJECT NUMBER 6995-10-70	PS&E SHEET
					E



POT 34+11.09 S Y = 549,328.69 X = 635,808.40	P.I. = 34+27.99 S Y = 549,328.69 X = 635,808.40 DELTA = 20° 42' 17" (RT) D = 163' 42' 08" T = 6.39' L = 12.65' R = 35.00' P.C. = 34+21.60 S P.T. = 34+34.24 S	P.I. = 34+56.14 S Y = 549,372.04 X = 635,818.42 DELTA = 20° 42' 17" (LT) D = 163' 42' 08" T = 6.39' L = 12.65' R = 35.00' P.C. = 34+49.74 S P.T. = 34+62.39 S
--	--	--

P.I. = 39+45.39 S Y = 549,861.44 X = 635,818.60 DELTA = 79° 57' 09" (RT) D = 57' 17' 45" T = 83.84' L = 139.54' R = 100.00' P.C. = 38+61.55 S P.T. = 40+01.09 S	P.I. = 43+08.09 S Y = 549,929.48 X = 636,203.44 DELTA = 9° 05' 40" (LT) D = 57' 17' 45" T = 7.95' L = 15.87' R = 100.00' P.C. = 43+00.11 S P.T. = 43+15.98 S	P.I. = 45+00.05 S Y = 549,992.37 X = 636,384.86 DELTA = 80° 48' 15" (LT) D = 76° 23' 40" T = 63.83' L = 105.77' R = 75.00' P.C. = 44+36.21 S P.T. = 45+41.98 S
--	---	---

CURVE PLE1 (PRW15-PLE16) RADIUS = 488.50' LENGTH = 100.86' CHORD LENGTH = 100.68' CHORD BEARING = N 4° 4' 31" E	CURVE RW1 RADIUS = 488.50' LENGTH = 162.49' LONG CHORD = 161.74' CHORD BEARING = S 7° 4' 23" W	CURVE PLE2 RADIUS = 115.00' LENGTH = 73.57' LONG CHORD = 72.32' CHORD BEARING = N 61° 38' 49" E
CURVE PLE4 RADIUS = 50.00' LENGTH = 34.98' LONG CHORD = 34.27' CHORD BEARING = N 50° 50' 15" E	CURVE PLE5 RADIUS = 75.00' LENGTH = 71.55' LONG CHORD = 68.86' CHORD BEARING = S 43° 33' 03" W	CURVE PLE7 RADIUS = 85.00' LENGTH = 118.61' LONG CHORD = 109.22' CHORD BEARING = S 39° 59' 51" W



PLE4 - PRW15	S 89° 39' 31" W	5.81'
CURVE PLE1	SEE CURVE TABLE	
CURVE PLE2	SEE CURVE TABLE	
PLE15 - PLE14	N 79° 58' 25" E	309.50'
PLE14 - PLE49	N 4° 28' 54" W	11.96'
PLE49 - PLE50	N 85° 31' 06" E	20.00'
PLE50 - PLE13	S 4° 28' 54" E	6.13'
PLE13 - PLE12	N 70° 52' 45" E	85.67'
CURVE PLE4	SEE CURVE TABLE	
PLE11 - PLE10	N 79° 55' 30" E	64.43'
CURVE PLE5	SEE CURVE TABLE	
PLE9 - PLE8	S 70° 52' 45" W	128.15'
PLE8 - PLE51	S 4° 28' 54" E	16.78'
PLE51 - PLE52	S 85° 31' 06" W	20.00'
PLE52 - PLE7	N 4° 28' 54" W	11.81'
PLE7 - PLE6	S 79° 58' 25" W	306.59'
CURVE PLE7	SEE CURVE TABLE	
PLE5 - PLE4	S 0° 01' 16" W	21.52'

HWY	BASIS OF EXIST. R/W	WIDTH
RAILROAD	MARSHFIELD & TEXAS SPUR RAILROAD R/W MAP	VARIABLE
	CSM 3504	33'/100'
	MAGEE ESTATE ADDITION	---
OAK AVE	CSM 3017	66'
	CSM 6910	66'
11TH ST	MANSON & WEINFELDT PLAT	60'

REVISION DATE	DATE	SCALE, FEET 0 50 100	HWY: N/A	STATE R/W PROJECT NUMBER 6995-10-00	PLAT SHEET 4.06
			COUNTY: WOOD	CONSTRUCTION PROJECT NUMBER 6995-10-70	PS&E SHEET E

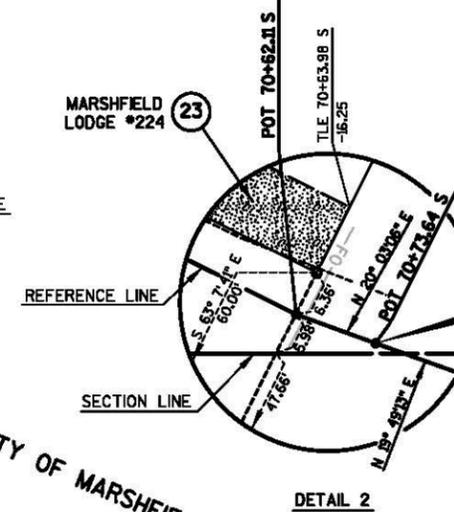
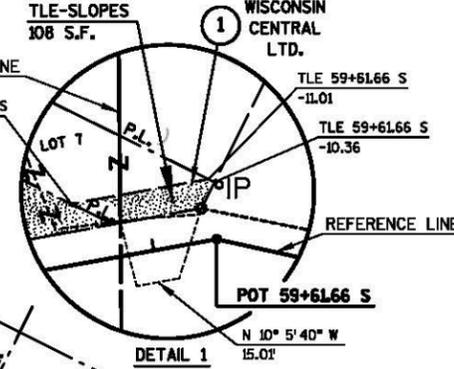
POT 56+93.75 S POT 57+53.67 S
 Y = 550824.68 Y = 550883.18
 X = 636724.63 X = 636711.68

POT 59+61.66 S POT 60+09.84 S
 Y = 551087.96 Y = 551134.96
 X = 636675.22 X = 636685.78

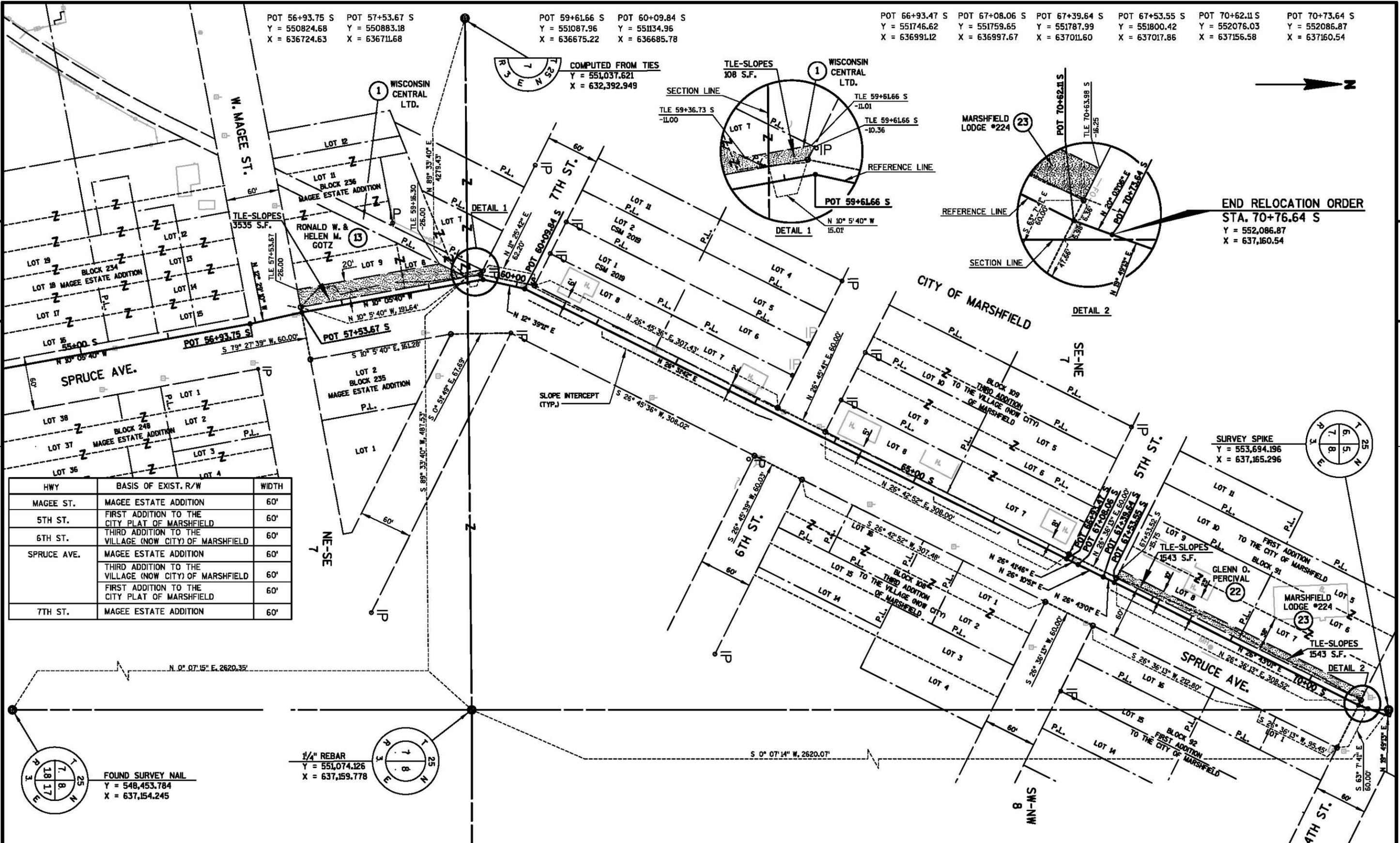
POT 66+93.47 S POT 67+08.06 S POT 67+39.64 S POT 67+53.55 S POT 70+62.11 S POT 70+73.64 S
 Y = 551746.62 Y = 551759.65 Y = 551787.99 Y = 551800.42 Y = 552076.03 Y = 552086.87
 X = 636991.12 X = 636997.67 X = 637011.60 X = 637017.86 X = 637156.58 X = 637160.54



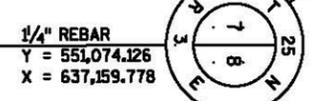
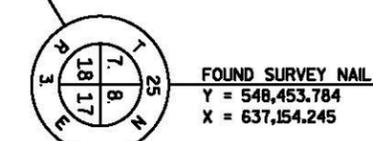
COMPUTED FROM TIES
 Y = 551,037.621
 X = 632,392.949



END RELOCATION ORDER
 STA. 70+76.64 S
 Y = 552,086.87
 X = 637,160.54



HWY	BASIS OF EXIST. R/W	WIDTH
MAGEE ST.	MAGEE ESTATE ADDITION	60'
5TH ST.	FIRST ADDITION TO THE CITY PLAT OF MARSHFIELD	60'
6TH ST.	THIRD ADDITION TO THE VILLAGE (NOW CITY) OF MARSHFIELD	60'
SPRUCE AVE.	MAGEE ESTATE ADDITION	60'
	THIRD ADDITION TO THE VILLAGE (NOW CITY) OF MARSHFIELD	60'
7TH ST.	FIRST ADDITION TO THE CITY PLAT OF MARSHFIELD	60'
	MAGEE ESTATE ADDITION	60'



REVISION DATE	DATE	SCALE, FEET 0 50 100	HWY: N/A	STATE R/W PROJECT NUMBER 6995-10-00	PLAT SHEET 4.07
			COUNTY: WOOD	CONSTRUCTION PROJECT NUMBER 6995-10-70	PS&E SHEET

CURVE PLE8
 RADIUS = 90.00'
 LENGTH = 36.60'
 LONG CHORD = 36.35'
 CHORD BEARING = S 15° 19' 32" W

CURVE PLE9
 RADIUS = 1160.00'
 LENGTH = 549.30'
 LONG CHORD = 544.18'
 CHORD BEARING = S 0° 5' 54" E

CURVE PLE10
 RADIUS = 120.00'
 LENGTH = 60.91'
 LONG CHORD = 60.26'
 CHORD BEARING = S 1° 38' 28" E

CURVE PLE11 (PLE26-RW161)
 RADIUS = 1170.92'
 LENGTH = 53.87'
 LONG CHORD = 53.87'
 CHORD BEARING = S 23° 36' 17" E

CURVE PLE12 (RW161-RW160)
 RADIUS = 1170.92'
 LENGTH = 949.95'
 LONG CHORD = 924.11'
 CHORD BEARING = N 1° 40' 53" W

CURVE PLE13
 RADIUS = 120.00'
 LENGTH = 18.05'
 LONG CHORD = 18.04'
 CHORD BEARING = S 9° 9' 29" W

POINT #	STATION	OFFSET
RW163	30+76.37 N	-4.32
RW164	30+08.21 N	-10.78

PLE COURSE TABLE		
PLE17 - PLE18	S 20° 16' 58" W	20.11
PLE18 - PLE19	S 26° 58' 30" W	35.83
PLE19 - PLE20	SEE CURVE PLE8	
PLE20 - PLE21	S 3° 40' 34" W	55.46
PLE21 - PLE22	SEE CURVE PLE13	
PLE22 - PLE23	SEE CURVE PLE9	
PLE23 - PLE24	S 16° 10' 55" E	71.74
PLE24 - PLE25	SEE CURVE PLE10	
PLE25 - PLE26	S 12° 54' 01" W	42.98
PLE26 - RW161	SEE CURVE PLE11	
RW161 - PLE27	N 84° 30' 13" W	22.24
PLE27 - PLE28	S 6° 00' 03" W	58.11
PLE28 - PLE29	S 12° 55' 36" W	82.34
PLE29 - PLE30	S 15° 05' 09" W	31.69
PLE30 - PLE31	N 89° 35' 01" W	5.56
PLE31 - PLE32	S 18° 40' 55" W	28.96
PLE32 - RW164	N 1° 02' 51" E	78.97

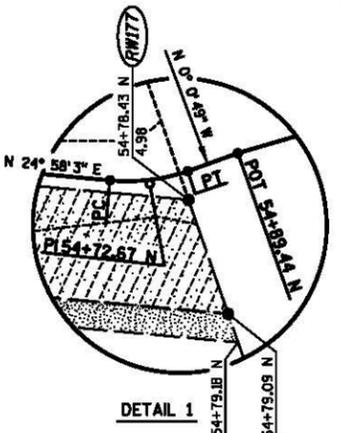
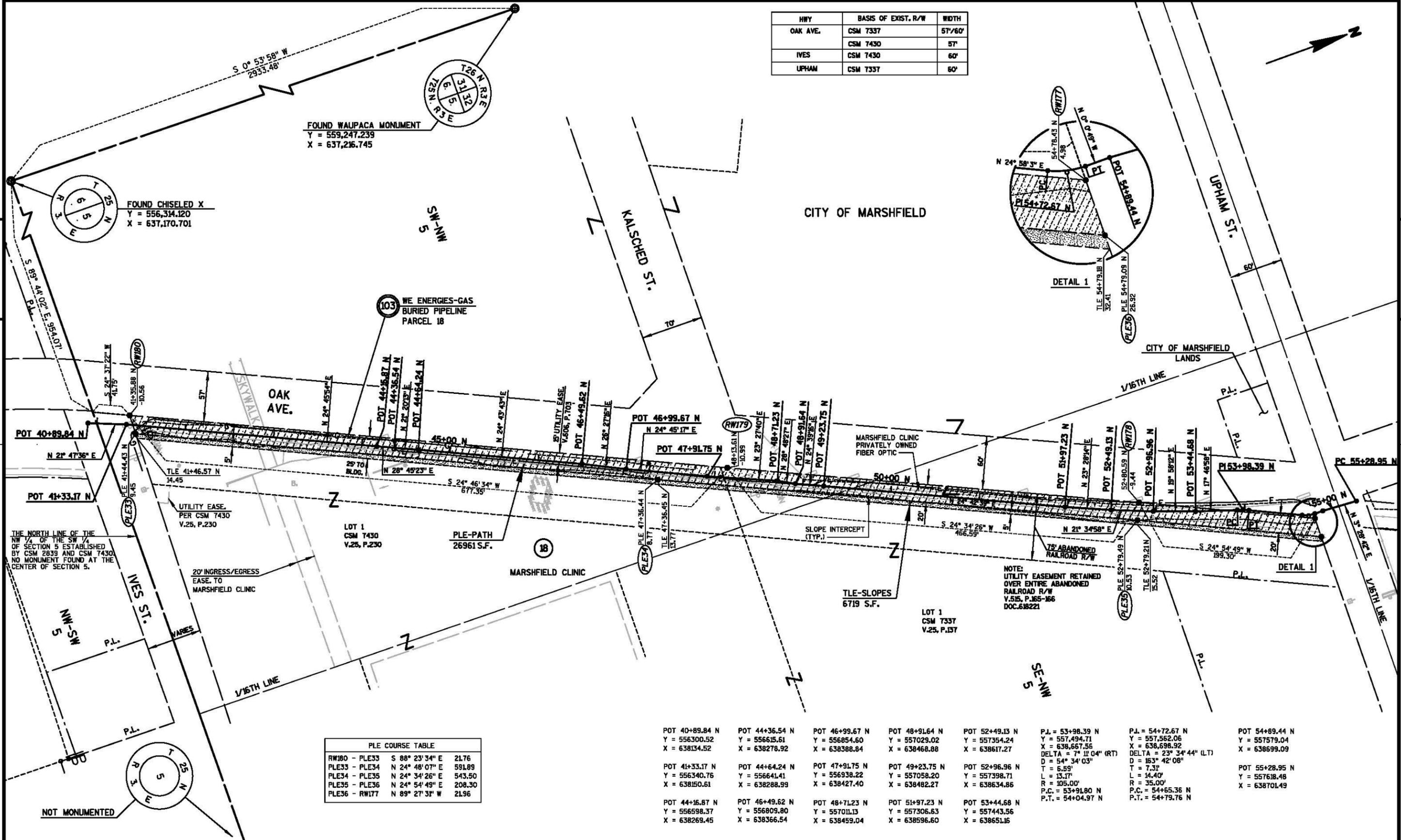
BEGIN RELOCATION ORDER
STA. 29+00.00 N
 Y = 555,135.263
 X = 638,048.802

HWY	BASIS OF EXIST. R/W	WIDTH
OAK AVE.	CSM 2839	57'
	CSM 7372	VARIES
	DEED V. 456, P.571 - 572, DOC. 538676	VARIES
IVES	CSM 2839	60'
	CSM 7430	60'

POT 27+45.31 N Y = 555004.34 X = 637970.54	P.L. = 28+22.50 N Y = 555,064.07 X = 638,019.43 DELTA = 3° 56' 01" (LT) D = 12.36' T = 24.72' L = 360.00' P.C. = 28+10.13 N P.T. = 28+34.85 N	P.L. = 28+39.98 N Y = 555,078.34 X = 638,029.55 DELTA = 16° 40' 51" (LT) D = 163° 42' 33" T = 5.13' L = 10.19' R = 35.00' P.C. = 28+34.85 N P.T. = 28+45.04 N	POT 29+92.91 N Y = 555223.76 X = 638076.97	POT 30+74.03 N Y = 555302.83 X = 638095.12	POT 31+46.10 N Y = 555374.50 X = 638102.56	POT 31+78.58 N Y = 555406.97 X = 638103.04	POT 32+50.38 N Y = 555,416.28 X = 638,103.69 DELTA = 8° 52' 26" (RT) D = 163° 42' 08" T = 2.72' L = 5.42' R = 35.00' P.C. = 31+85.19 N P.T. = 31+90.61 N	P.L. = 32+50.38 N Y = 555,417.19 X = 638,117.64 DELTA = 29° 04' 44" (LT) D = 54° 34' 03" T = 27.23' L = 53.29' R = 105.00' P.C. = 32+23.15 N P.T. = 32+76.44 N	P.L. = 36+32.24 N Y = 555,648.24 X = 638,022.58 DELTA = 21° 08' 39" (RT) D = 4° 52' 37" T = 283.62' L = 556.59' R = 1174.85' P.C. = 33+48.62 N P.T. = 39+05.21 N	P.L. = 39+13.11 N Y = 556,131.75 X = 638,036.77 DELTA = 8° 34' 02" (LT) D = 54° 18' 52" T = 7.90' L = 15.77' R = 105.00' P.C. = 39+05.21 N P.T. = 39+20.98 N	P.L. = 39+97.84 N Y = 556,216.32 X = 638,096.37 DELTA = 23° 18' 00" (RT) D = 54° 34' 03" T = 21.65' L = 42.70' R = 105.00' P.C. = 39+76.19 N P.T. = 40+18.89 N	POT 40+54.14 N Y = 556267.02 X = 638122.18	POT 40+89.84 N Y = 556300.52 X = 638134.52	POT 41+33.17 N Y = 556340.76 X = 638150.61
--	---	--	--	--	--	--	---	---	---	---	---	--	--	--

REVISION DATE	DATE	SCALE, FEET 0 50 100	HWY: N/A	STATE R/W PROJECT NUMBER 6995-10-00	PLAT SHEET 4.08
			COUNTY: WOOD	CONSTRUCTION PROJECT NUMBER 6995-10-70	PS&E SHEET E

HWY	BASIS OF EXIST. R/W	WIDTH
OAK AVE.	CSM 7337	57'60"
	CSM 7430	57'
IVES	CSM 7430	60'
UPHAM	CSM 7337	60'



FOUND WAUPACA MONUMENT
Y = 559,247.239
X = 637,216.745

FOUND CHISELED X
Y = 556,314.120
X = 637,170.701

103 WE ENERGIES-GAS
BURIED PIPELINE
PARCEL 18

OAK AVE.

POT 40+89.84 N

POT 41+33.17 N

TLE 41+46.57 N
14.45

UTILITY EASE
PER CSM 7430
V.25, P.230

20' INGRESS/EGRESS
EASE, TO
MARSHFIELD CLINIC

LOT 1
CSM 7430
V.25, P.230

PLE-PATH
26961 S.F.

MARSHFIELD CLINIC

POT 46+99.67 N

POT 47+91.75 N

POT 48+71.23 N

POT 48+91.64 N

POT 49+23.75 N

POT 51+97.23 N

POT 52+49.13 N

POT 52+96.96 N

POT 53+44.68 N

POT 54+89.44 N

POT 55+28.95 N

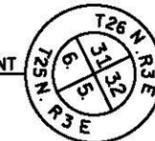
PLE COURSE TABLE			
RW180 - PLE33	S 88° 23' 34" E	21.76	
PLE33 - PLE34	N 24° 48' 07" E	591.89	
PLE34 - PLE35	N 24° 34' 26" E	543.50	
PLE35 - PLE36	N 24° 54' 49" E	208.30	
PLE36 - RW177	N 89° 27' 31" W	21.96	

POT 40+89.84 N Y = 556300.52 X = 638134.52	POT 44+36.54 N Y = 556615.61 X = 638278.92	POT 46+99.67 N Y = 556854.60 X = 638388.84	POT 48+91.64 N Y = 557029.02 X = 638468.88	POT 52+49.13 N Y = 557354.24 X = 638617.27	P.L. = 53+98.39 N Y = 557494.71 X = 638667.56 DELTA = 7° 11' 04" (RT) D = 54° 34' 03" T = 6.59' L = 13.17' R = 105.00' P.C. = 53+91.80 N P.T. = 54+04.97 N	P.L. = 54+72.67 N Y = 557562.06 X = 638698.92 DELTA = 23° 34' 44" (LT) D = 163° 42' 08" T = 7.31' L = 14.40' R = 35.00' P.C. = 54+65.36 N P.T. = 54+79.76 N	POT 54+89.44 N Y = 557579.04 X = 638699.09
POT 41+33.17 N Y = 556340.76 X = 638150.61	POT 44+64.24 N Y = 556641.41 X = 638288.99	POT 47+91.75 N Y = 556938.22 X = 638427.40	POT 49+23.75 N Y = 557058.20 X = 638482.27	POT 52+96.96 N Y = 557398.71 X = 638634.86		POT 55+28.95 N Y = 557618.48 X = 638701.49	
POT 44+16.87 N Y = 556598.37 X = 638269.45	POT 46+49.62 N Y = 556809.80 X = 638366.54	POT 48+71.23 N Y = 557011.13 X = 638459.04	POT 51+97.23 N Y = 557306.63 X = 638596.60	POT 53+44.68 N Y = 557443.56 X = 638651.16			

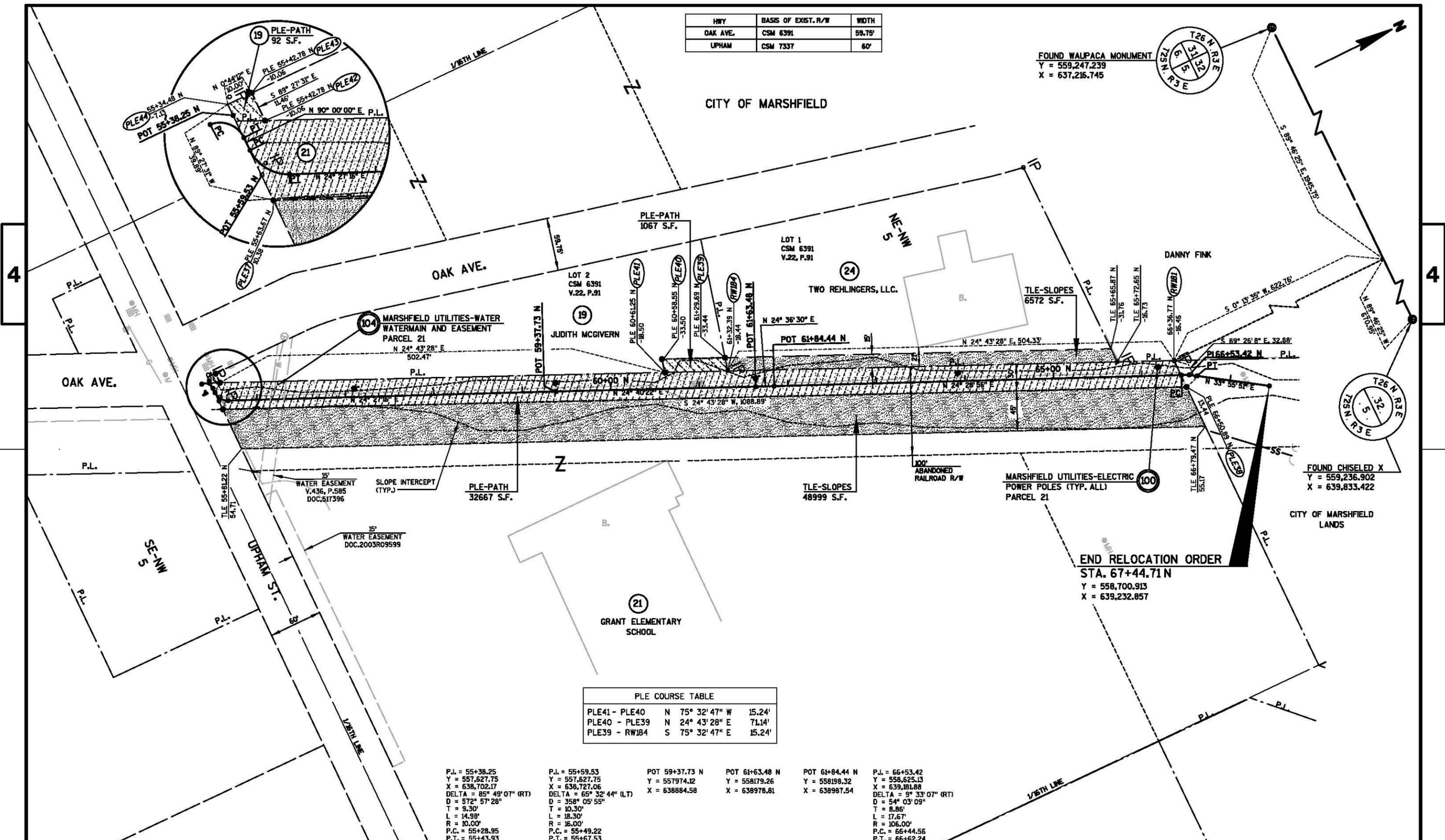
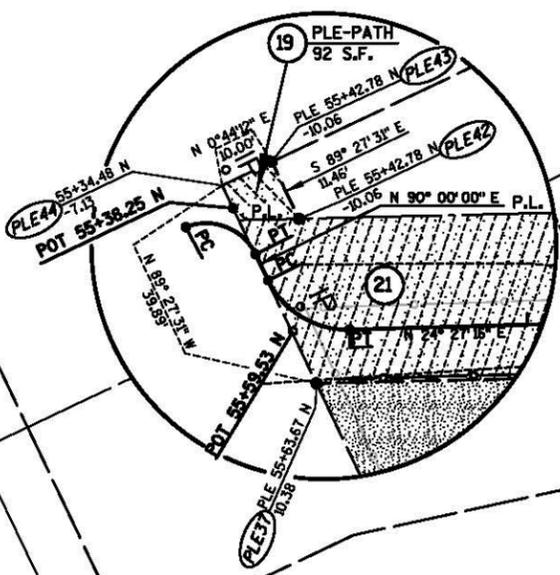
REVISION DATE	DATE	SCALE, FEET 0 50 100	HWY: N/A	STATE R/W PROJECT NUMBER 6995-10-00	PLAT SHEET 4.09
			COUNTY: WOOD	CONSTRUCTION PROJECT NUMBER 6995-10-70	PS&E SHEET E

HWY	BASIS OF EXIST. R/W	WIDTH
OAK AVE.	CSM 6391	59.75'
UPHAM	CSM 7337	60'

FOUND WALPACA MONUMENT
 Y = 559,247.239
 X = 637,216.745



CITY OF MARSHFIELD



104 MARSHFIELD UTILITIES-WATER
 WATERMAIN AND EASEMENT
 PARCEL 21
 N 24° 43' 28" E
 502.47'

PLE-PATH
 32667 S.F.

TLE-SLOPES
 48999 S.F.

MARSHFIELD UTILITIES-ELECTRIC
 POWER POLES (TYP. ALL)
 PARCEL 21

END RELOCATION ORDER
 STA. 67+44.71 N
 Y = 558,700.913
 X = 639,232.857

PLE41 - PLE40	N 75° 32' 47" W	15.24'
PLE40 - PLE39	N 24° 43' 28" E	71.14'
PLE39 - RW184	S 75° 32' 47" E	15.24'

P.L. = 55+38.25 Y = 557,627.75 X = 638,702.17 DELTA = 85° 49' 07" (RT) D = 572' 57" 28" T = 9.30' L = 14.98' R = 10.00' P.C. = 55+28.95 P.T. = 55+43.93	P.L. = 55+59.53 Y = 557,974.12 X = 638,727.06 DELTA = 65° 32' 44" (LT) D = 358' 05' 55" T = 10.30' L = 18.30' R = 16.00' P.C. = 55+49.22 P.T. = 55+67.53	POT 59+37.73 N Y = 557,974.12 X = 638,884.58	POT 61+63.48 N Y = 558,179.26 X = 638,978.81	POT 61+84.44 N Y = 558,198.32 X = 638,987.54	P.L. = 66+53.42 Y = 558,625.13 X = 639,181.88 DELTA = 9° 33' 07" (RT) D = 54' 03' 09" T = 8.86' L = 17.67' R = 106.00' P.C. = 66+44.56 P.T. = 66+62.24
--	---	--	--	--	---

REVISION DATE	DATE	SCALE, FEET 0 50 100	HWY: N/A	STATE R/W PROJECT NUMBER 6995-10-00	PLAT SHEET 4.10
			COUNTY: WOOD	CONSTRUCTION PROJECT NUMBER 6995-10-70	PS&E SHEET
					E

-  S.J. Miller Recreation Area Trail
-  Wildwood-McMillan Connector Trail
-  Parcels - Property and Lease Acquisitions



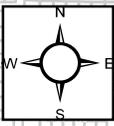
Connector Trail



Wildwood-McMillan Connector Trail Parcels
City of Marshfield - Plan Commission
Meeting Date: May 20, 2014

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.



Parcel Listings

Map Number	Sheet Number	Parcel Number(s)	Owners	Interest Required	T.L.E. S.F.	P.L.E. S.F.
1	4.04	33-03521C				
2	4.04	33-03521B				
3	4.05	33-03377A				
4	4.06	33-03371A	Wisconsin Central LTD.	Fees, TLE	108	
5	4.04	33-03505C	Wildwood Regency House, LLC.	TLE	1,863	
6	4.04	33-03505D	Don Nikolai Construction and Supply	TLE	2,885	
7	4.04	33-03723				
8	4.04	33-03504A	Superior Gas Service	PLE, TLE	1,622	120
9	4.04	33-03521A	IK B HAE, Etal. D.B.A. Marshfield/Locusst Investment Co.	TLE	1,351	
10	4.04	33-03521	Kind Properties	PLE, TLE	1,729	219
11	4.04	33-03521AD	V&H Properties, Inc.	PLE, TLE	504	255
12	4.05	33-03387	Roger E. Krogstad	TLE	1,333	
13	4.05	33-03377	United Rentals (Ryan McGivern)	TLE	2,667	
14	4.06	33-03371	Twomorks Investments LLC.	PLE, TLE	7,829	18,841
15	4.07	33-01763	Ronald W. & Helen M. Gotz	TLE	3,535	
16	4.07	33-01043	Glenn O. Percival	TLE	1,543	
17	4.07	33-01040	Marshfield Lodge #224	TLE	1,543	
18	4.08	33-03081	Paulette Schmitt	PLE		121
19	4.08	33-03080	St. Joseph Hospital of Marshfield, Inc.	PLE, TLE	4,966	37,764
20	4.08	33-03060A				
21	4.08	33-03086	Geraldine Statz	PLE, TLE	373	234
22	4.09	33-03233	Marshfield Clinic	PLE, TLE	6,719	26,961
23	4.09	33-03237				
24	4.09	33-03231C				
25	4.10	33-03223	Judith McGivern	PLE		1,159
26	4.10	33-03219	Grant Elementary School	PLE, TLE	48,999	32,667
27	4.10	33-03223E	Two Rehlingers, LLC.	TLE	6,572	