

**COLUMBUS COMMON COUNCIL  
PUBLIC HEARING  
TUESDAY JULY 5, 2016 - 6:15 P.M.  
COLUMBUS CITY HALL  
AGENDA**

1. Roll Call
2. Notice of Open Meeting
3. Approve Agenda
4. Introduce petition on Discontinuance and Vacation of a Portion of Newcomb Street and a Portion of Spring Street in the City of Columbus.
5. Consider and take action to open the public hearing.
6. Hear Public Comments on petition on Discontinuance and Vacation of a Portion of Newcomb Street and a Portion of Spring Street in the City of Columbus.
7. Consider and take action to close public hearing.
8. Adjourn



**CITY OF COLUMBUS**

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565  
920.623.5900 FAX 920.623.5901 [www.cityofcolumbuswi.com](http://www.cityofcolumbuswi.com)

**PETITION FOR STREET VACATION  
IN THE CITY OF COLUMBUS, WISCONSIN**

To the Honorable Mayor and  
Members of the Common Council  
City of Columbus, Wisconsin  
105 N. Dickason Boulevard  
Columbus, WI 53925

Date 1-7-16  
Petitioner PAUL A. & LISA ANN IBISCH  
Address 321 NEWCOMB ST  
COLUMBUS WI 53925  
Telephone 920-623-9155

Dear Mayor and Council Members:

We, the undersigned property owners abutting a certain portion of the public Right-of-Way, respectfully request the vacation of the street or alleyway as described on the attached "Exhibit A" that is commonly known as: SPRING ST. LYING NELY OF RAILROAD R/W  
- AND -  
NEWCOMB ST. FROM MAIN ST. TO DICKASON BLVD.

(Insert closest cross streets and referenced street name, i.e. Bog Street from 1<sup>st</sup> to 2<sup>nd</sup> Street)

We further request that this Petition will be accepted and filed, and that a proper resolution be prepared authorizing the publication of "Notice of Hearing" of said Petition at a meeting to be determined by the Common Council of the City of Columbus, Wisconsin, and after Hearing that the

ABOVE PORTIONS OF SPRING ST. AND NEWCOMB ST.  
(Name of Street or Alley)

Be vacated with or without conditions as determined by the Common Council.

Paul A. Ibsch  
Signature  
PAUL A. IBISCH  
Print name  
321 NEWCOMB ST  
Address  
220, 227, 679, 680 + 705  
Property identification number

Lisa A. Ibsch 1/25/16  
Signature  
LISA ANN IBISCH  
Print name  
321 NEWCOMB ST.  
Address  
220, 227, 679, 680 + 705  
Property identification number

## LETTER OF INTENT

Paul and Lisa Ann Ibisch Property  
City of Columbus, Columbia County

Paul and Lisa Ann Ibisch own five parcels in the City of Columbus that are all currently zoned Industrial and have the following uses:

- Parcel 220 contains a residential house with an address of 120 N. Spring St.
- Parcel 227 contains a commercial building that is currently used as a bar/tavern.
- Parcel 679 contains a residential house with an address of 345 N. Spring St.
- Parcel 680 contains a residential house with an address of 321 Newcomb St.
- Parcel 705 contains vacant land used in conjunction with Parcel 680

A boundary survey was performed to establish existing parcel lines and in this process it was discovered that these long established lines do not conform with existing uses and therefore a land division is proposed to repartition lot lines to fit actual occupation. It was also discovered that existing improvements lie partially in platted Newcomb Street and Spring Street right-of-ways. These street are not improved and research indicates that neither Newcomb St nor Spring Street were previously vacated. The petitioner is requesting that portion of Newcomb Street lying between Main Street and Dickason Boulevard to be vacated together with that portion of Spring Street lying northeasterly of the CP Railway.

A rezoning request is also proposed for Parcels 220, 679, 680 & 705 to change from Industrial to Residential, which would align the zoning with the current and future residential use. The zoning for Parcel 227 will remain Industrial which allows for current use.

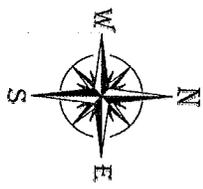
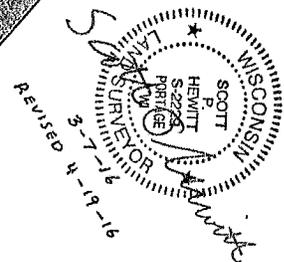
A certified survey map is attached to give an illustration of the new 4 lot layout with improvements and relationship to street boundaries. Lot 1 will consist of both Parcels 680 and 705 together with a portion of vacated Newcomb Street. This lot abuts unimproved Main St. right-of-way and will have indirect access to Spring St. via an ingress/egress easement. Additional land is combined to Parcel 679 to provide frontage on Spring Street, as shown as Lot 2 of this CSM. Lot 3 contains the commercial building, vacated Spring St. and Newcomb St. and fronts directly on Spring Street. Lot 4 contains the easterly home, a portion of Newcomb St. and has indirect access to Spring Street over the existing traveled way.

Lastly, a waiver of access is requested to allow the creation of Lot 4 without street frontage and a variance for a reduction to street frontage for Lot 2. A Joint Driveway Agreement as well as an easement for existing and future utilities will be recorded to address these concerns. All of the above requests are made to correct long standing encroachments and to make lots more conforming with City code of ordinances.

# VACATION EXHIBIT

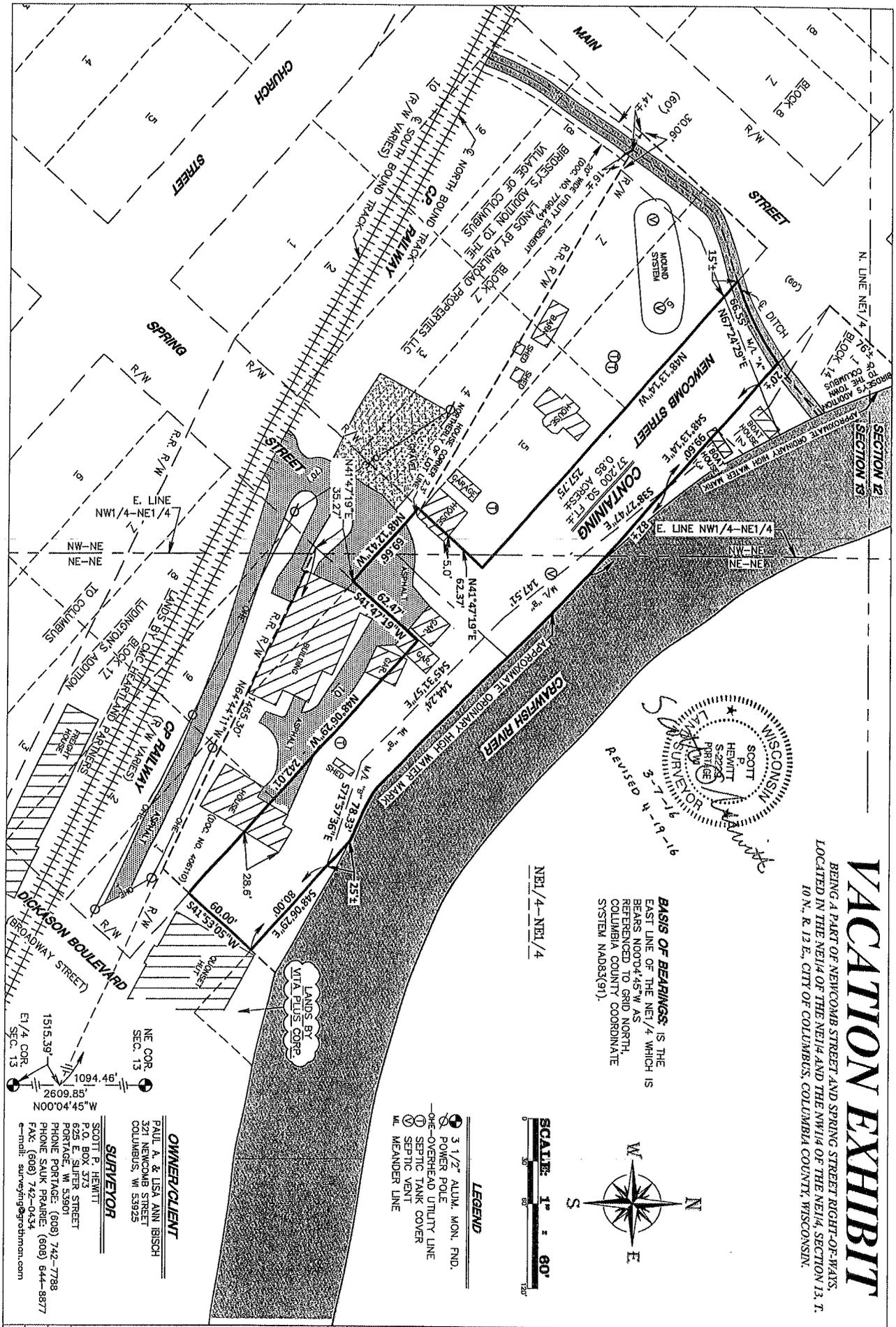
BEING A PART OF NEWCOMB STREET AND SPRING STREET RIGHT-OF-WAYS,  
 LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4, SECTION 13, T.  
 10 N., R. 12 E., CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

**BASIS OF BEARINGS:** IS THE  
 EAST LINE OF THE NE1/4 WHICH IS  
 BEARS N00°04'45"W AS  
 REFERENCED TO GRID NORTH,  
 COLUMBIA COUNTY COORDINATE  
 SYSTEM NAD83(91).



SCALE 1" = 60'

- LEGEND**
- 3 1/2" ALUM. MON. FND.
  - POWER POLE
  - ONE-OVERHEAD UTILITY LINE
  - SEPTIC TANK COVER
  - SEPTIC VENT
  - MEANDER LINE



**OWNER/CLIENT**  
 PAUL A. & LISA ANN IBISCH  
 321 NEWCOMB STREET  
 COLUMBUS, WI 53925

**SURVEYOR**  
 SCOTT P. HEWITT  
 P.O. BOX 373  
 625 E. SILVER STREET  
 PORTAGE, WI 53901  
 PHONE PORTAGE: (608) 742-7788  
 PHONE SAUK PRRAIE: (608) 644-5877  
 FAX: (608) 742-0434  
 e-mail: surveying@grothman.com

VACATION EXHIBIT  
 FOR  
**PAUL A. & LISA ANN IBISCH**  
 CITY OF COLUMBUS  
 COLUMBIA COUNTY, WISCONSIN

NO.	DATE	REVISION	BY	CHKD

THIS INSTRUMENT DRAFTED BY A. L. HOEL SHEET 1 OF 1

**CA GROTHMAN & ASSOCIATES S.C.**  
 LAND SURVEYORS  
 625 EAST SILVER STREET P.O. BOX 373 PORTAGE, WI 53901  
 PHONE PORTAGE: (608) 742-7788 SAUK PRRAIE: (608) 644-5877  
 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
 (NEED LOGO REPRESENTS THE ORIGINAL MAP)

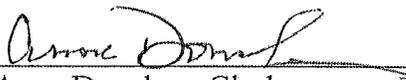
**CITY OF COLUMBUS**

**NOTICE OF PUBLIC HEARING ON DISCONTINUANCE AND VACATION OF  
A PORTION OF NEWCOMB STREET AND A PORTION OF SPRING STREET  
IN THE CITY OF COLUMBUS**

**PLEASE TAKE NOTICE**, the Common Council of the City of Columbus will hold a public hearing on the 5<sup>th</sup> day of July, 2016, at 6:15 p.m. or as soon thereafter as the matter may be heard, at the City Hall of Columbus, 105 N. Dickason Blvd., Columbus, Wisconsin 53925, upon the Resolution herein described and will act upon said Resolution following the public hearing. Said Resolution was introduced by the Common Council of the City of Columbus on the 3<sup>rd</sup> day of May, 2016, and proposes the discontinuance and vacation of certain portions of Newcomb Street and Spring Street as shown and described on the diagram and legal descriptions attached hereto and incorporated herein.

Dated this 5 day of MAY, 2016.

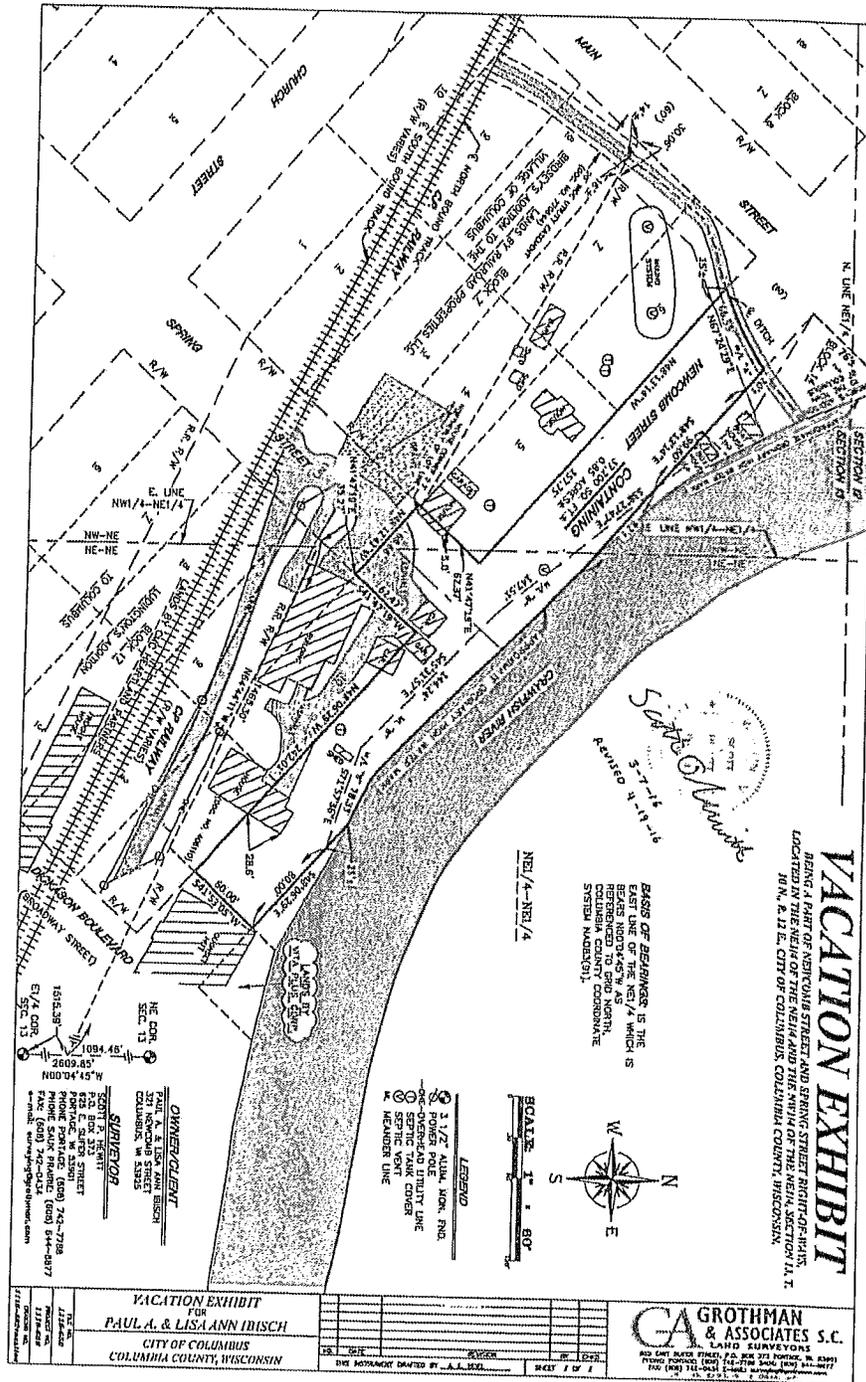
**CITY OF COLUMBUS**

By:   
Anne Donahue, Clerk

**This instrument drafted by:**  
***Attorney Paul A. Johnson***  
***Boardman & Clark LLP***  
***113 S. Main Street, Suite 301***  
***Post Office Box 256***  
***Lodi, WI 53555***  
***608-592-3877 (p)***  
***608-592-5844 (f)***  
***pjohnson@boardmanclark.com***

Attachments: Exhibit A – Map  
Exhibit B – Legal Descriptions

# EXHIBIT A Map



## EXHIBIT B

### Legal Descriptions

#### LEGAL DESCRIPTION

City of Columbus Properties  
City of Columbus, Columbia County, WI

#### Portions of Spring Street & Newcomb Street Right-of-Ways To Be Vacated:

Being a part of the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 13, Town 10 North, Range 12 East, City of Columbus, Columbia County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 13;  
thence North 00°04'45" West along the East line of the Northeast Quarter of said Section 13, 1,515.39 feet;  
thence North 64°44'11" West, 1,465.30 feet to the point of intersection with the Northerly right-of-way line of the CP Railway and the Southeasterly right-of-way line of Spring Street;  
thence North 41°47'19" East along the Southeasterly right-of-way line of Spring Street, 35.27 feet to the point of beginning;  
thence North 48°12'41" West, 69.66 feet to a point in the Northwesterly right-of-way line of Spring Street;  
thence North 41°47'19" East along the Northwesterly right-of-way line of Spring Street, 62.37 feet to the point of intersection with the Southwesterly right-of-way line of Newcomb Street;  
thence North 48°13'14" West along the Southwesterly right-of-way line of Newcomb Street, 257.75 feet to a point which lies South 48°13'14" East, 15 feet more or less from the centerline of an existing drainage ditch and being the beginning of meander line "A" along said ditch;  
thence North 67°24'29" East along said meander line "A", 66.55 feet to a point in the Northeasterly right-of-way line of Newcomb Street, said point lies South 48°13'14" East, 20 feet more or less from the centerline of an existing drainage ditch and being the end of meander line "A" along said ditch;  
thence South 48°13'14" East, along the Northeasterly right-of-way line of Newcomb Street, 99.60 feet to a point which lies North 48°13'14" West, 82 feet more or less from the water's edge of the Crawfish River and being the beginning of meander line "B" along said river;  
thence South 38°27'47" East along said meander line "B", 147.51 feet;  
thence South 45°31'57" East along said meander line "B", 144.24 feet;  
thence South 71°57'36" East along said meander line "B", 78.33 feet to a point in the Northeasterly right-of-way line of Newcomb Street, said point lies South 48°06'29" East, 25 feet more or less from the water's edge of the Crawfish River and being the end of meander line "B" along said river;  
thence South 48°06'29" East along the Northeasterly right-of-way line of Newcomb Street, 80.00 feet to a point in the Southeasterly line of lands described and recorded in Document No. 406110;  
thence South 41°53'05" West along the Easterly line of lands described and recorded in Document No. 406110, 60.00 feet to a point in the Southwesterly right-of-way line of Newcomb Street;  
thence North 48°06'29" West along the Southwesterly right-of-way line of Newcomb Street, 242.01 feet to the point of intersection with the Southeasterly right-of-way line of Spring Street;  
thence South 41°47'19" West along the Southeasterly right-of-way line of Spring Street, 62.47 feet to the point of beginning.  
Containing 37,200 square feet, (0.85 acres), more or less. Intending to include all lands lying between meander line "A" herein described and the centerline of an existing drainage ditch lying between true Northwesterly extensions of the Northeasterly and Southwesterly lines herein described and Intending to include all lands lying between meander line "B" and the water's edge of the Crawfish River lying between true Southeasterly and Northwesterly extensions of the Northeasterly lines herein described and being subject to servitudes and easements of use or record if any.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, SC  
SCOTT P. HEWITT  
Professional Land Surveyor, No. 2229  
Dated: March 7, 2016  
Revised: April 19, 2016  
File No.: 1116-652

THIS DESCRIPTION WAS PREPARED FOR: Mr. & Mrs. Paul Ibsich  
321 Newcomb Street  
Columbus, WI 53925

**ADMISSION OF SERVICE**

In re the Resolution to Vacate Parts of Newcomb Street and Spring Street as introduced by the Columbus Common Council on May 3, 2016.

I, CRAIG GERITSEN, as an authorized representative of Vita Plus Corp., an abutting land owner, do hereby admit service of a copy of the Notice of Public Hearing on Discontinuance and Vacation of a Portion of Newcomb Street and a Portion of Spring Street in the City of Columbus.

Dated this 13 day of MAY, 2016.



CRAIG GERITSEN (print name)  
Authorized Representative, Vita Plus Corp.



**NOTICE OF PENDENCY OF RESOLUTION TO DISCONTINUE AND VACATE A PORTION OF NEWCOMB STREET AND A PORTION OF SPRING STREET LOCATED WITHIN THE CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN**

**DOC # 880678**  
REGISTER OF DEEDS  
COLUMBIA COUNTY

RECORDED ON:  
05/13/2016 10:13:34AM  
PAGES: 3

KAREN A MANSKE  
REGISTER OF DEEDS

REC FEE: 30.00  
Exempt #:

**TO WHOM IT MAY CONCERN:**

**PLEASE TAKE NOTICE** that the Common Council of the City of Columbus has introduced a Resolution providing for the discontinuance and vacation of portions of Newcomb Street and Spring Street in the City of Columbus, Columbia County, Wisconsin, shown and described in the diagram and legal descriptions attached hereto as Exhibits A and B and incorporated herein.

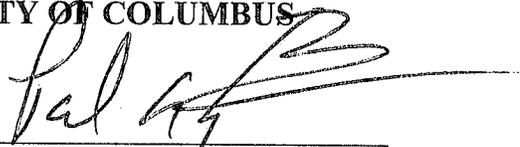
Proceedings. The introduction of said Resolution will be conducted according to the provisions of § 66.1003, Wis. Stats.

Name and Return Address:  
Paul A. Johnson  
Boardman & Clark LLP  
PO Box 256  
Lodi, WI 53555

Parts of 11-211 679, 680, 705, 220 and 227  
Parcel Identification Numbers

Dated this 11<sup>th</sup> day of May, 2016.

**CITY OF COLUMBUS**

By:   
Paul A. Johnson, City Attorney

**This instrument drafted by:**  
***Attorney Paul A. Johnson***  
***Boardman & Clark LLP***  
***113 S. Main Street, Suite 301***  
***Post Office Box 256***  
***Lodi, WI 53555***  
***608-592-3877 (p)***  
***608-592-5844 (f)***  
***pijohnson@boardmanclark.com***

Subscribed and sworn to before me  
this 11<sup>th</sup> day of May, 2016.

  
Shelly M. Stephenson  
Notary Public, State of Wisconsin  
My commission expires 4/24/2020



Attachments: Exhibit A – Map  
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