CITY OF MARSHFIELD

MEETING NOTICE

NOTICE OF PUBLIC HEARING

Please Take Notice that the Zoning Board of Appeals of the City of Marshfield, State of Wisconsin, will be in session on Tuesday, May 10, 2016 at 5:00 PM in the 1st Floor Conference Room, Suite 108, City Hall Plaza, 630 South Central Avenue at which time all persons interested or their Agents or Attorneys may be heard on the following matters:

1. Call to Order. – Chairman Markwardt.
2. Roll Call. – Secretary Panzer.
3. Elect Vice Chairman.
4. Approval of Minutes – March 22, 2016.
5. **Variance Request** by Dave Schreiner for an 18 foot variance to the minimum street side yard setback along a Major Street, to allow the construction of a 12 foot by 16 foot detached accessory structure, located at 2511-2513 East Becker Road, zoned "TR-6" Two Family Residential (parcel 33-06279). Section 18-65(7) requires all detached accessory buildings to comply with either the required street side yard setbacks or the setback of the existing façade facing the street side yard, whichever is more permissive. North Galvin Avenue is classified as a major street requiring a 50 foot street setback; however, the existing duplex is setback 35.5 feet from North Galvin Avenue right-of-way making this the minimum required setback.
6. Adjourn

For additional information regarding items on the agenda, please contact Sam Schroeder, Zoning Administrator @ 715-486-2077.

Deb M. Hall, WCMC

City Clerk

Publish 1 x on April 30, 2016

ZONING BOARD OF APPEALS MINUTES OF MARCH 22, 2016

Meeting called to order by Chairperson Gerl at 5:03 p.m. in the 1st Floor Conference Room, Suite 108, City Hall Plaza.

PRESENT: Ed Gerl, Richard Kenyon, Robert Lewerenz, Dean Markwardt and 2nd Alternate Adam Wegner

Excused: Ken Bargender

ALSO PRESENT: Zoning Administrator Schroeder, Bill Schofield, David Johnson, Joe Fonti and Deputy Clerk Panzer

ZB16-05 Motion by Markwardt, second by Lewerenz to approve the minutes of February 9, 2016 as submitted. All Ayes.
Motion carried.

Deputy Clerk read the variance request of Joe Fonti representing the Marshfield Mall, to increase the maximum building coverage of a lot, to allow a building addition located at 503 East Ives Street. Section 18-35(7) states that the maximum building coverage of a lot for nonresidential uses is 40 percent in properties zoned "CMU" Community Mixed Use. The existing development currently exceeds the maximum lot coverage allowance, approximately covering 47 percent of the lot. The proposed addition will increase the lot coverage by approximately 6 percent. This addition would bring the total lot coverage to roughly 53 percent, which would be an approximate variance of 13 percent.

Background

The Marshfield Mall with the address 503 West Ives Street is currently located across three separate parcels: 33-03216BA, 33-03216, and 33-03216C. The exact history of how this structure came to be about at its existing condition being located across three properties is unknown. The ownership of these three properties is made up of multiple parties, which restrict all of the properties from being combined into one lot. Malls 4 U owns the property furthest to the west, parcel 33-03216BA and a group of individuals own the other two parcels, 33-03216 and 33-03216C; however, to add to the confusion Malls 4 U, has a current land lease in place with the group of individuals who own the other two properties giving them rights to the property.

With plans to bring a new tenant into the Mall, the Applicant is currently working on constructing an addition approximately 25,000 square feet near the southeast corner of the Mall site. The location of the addition is proposed to be constructed across two properties, parcels 33-03216 and 33-03216C. In order to meet the standards of the Building Code and the Zoning Code, these two properties must be combined into one lot/tax parcel.

Further reviewing the project, even if the two parcels, 33-03216 and 33-03216C are combined into one lot, the proposed addition would still increase the building lot coverage further past the maximum building lot coverage for the "CMU" Community Mixed Use Zoning District. This leaves the Mall with two options: 1.) Transfer the ownership of all the properties under one party which would allow all three lots to be combined and meet the maximum building lot coverage or 2.) Get a variance to grant a waiver from the maximum building lot coverage requirement.

Analysis

Discussing these options described above, the Applicant has explained that option 1 is simply not possible or at all feasible because they cannot force a group of owners to sell them their property. This leaves us with the second option of requesting a variance to allow the project to move forward.

Section 18-35(7) states that the maximum building coverage of a lot for nonresidential uses is 40 percent in properties zoned "CMU" Community Mixed Use. Viewing the parcels, 33-03216 and 33-03216C, as one lot, the existing development currently exceeds the maximum lot coverage allowance by approximately 7 percent, covering 47 percent of the lot. This makes the existing lot a legal nonconforming situation. The proposed addition would increase the lot coverage by approximately 6 percent, bringing the final lot coverage to roughly 53 percent, which is approximately a 13 percent variance.

Although the proposed development simply cannot meet the zoning code requirements, it can be taken into account that the Marshfield Mall is one site and functions as one development. If we were to take into account the third parcel, 33-03216BA, even though it is technically located on a separate lot, the existing development and proposed development would meet the minimum lot coverage. Using the information provided by the Assessor Department the total area of all three lots is 861,515 square feet. The existing building footprint of the Mall is 282,454 square feet. The proposed addition, per the state approval and the plan set is 25,584 square feet, for a total proposed square footage of 308,038 square feet. Using these figures the Mall site, including all three parcels, has a building coverage of 35.8 percent, which is under the maximum allowable building coverage of 40 percent.

Statement of Facts

1. The subject property is 503 E Ives Street.
2. The Marshfield Mall is currently located across three separate parcels: 33-03216BA, 33-03216, and 33-03216C.
3. The Applicant is Joe Fonti, part owner of Malls4U representing the Marshfield Mall.
4. Mall4U, LLC is the property owner of parcel 33-03216BA.
5. The property owners of parcels 33-03216 and 33-03216C are a group of individuals including:
   a. Ted and Shirley Cichonski – 50%
   b. Anderson Connor – 10%
   c. Thelma Connor – 10%
   d. Kathryn Kent Connor – 10%
   e. Daniel Rupar – 10%
   f. Anderson Connor, Jr. – 10%
6. To meet building and zoning code requirements, parcels 33-03216 and 33-03216C are required to be combined.
7. The existing development already exceeds the 40 percent maximum building lot coverage by approximately 7 percent.
8. The proposed addition will increase the building coverage for this lot by approximately 6 percent, for a total building coverage of 53 percent.

Applicable Ordinance Section(s)

1. Section 18-35(7) requires a maximum building coverage of a lot for nonresidential uses in the "CMU" Community Mixed Use zoning district is 40 percent.

Variance Criteria (Section 18-165(6)(a))

The Zoning Board of Appeals shall review all variance requests against the standards provided under Wisconsin Statutes and applicable case law. To qualify for a variance, an applicant would have the burden of proof to demonstrate that the variance criteria are met. The following are the criteria and the Applicants response:

(How will the variance not be contrary to the public interest?) *"The variance will not harm the public, in fact the variance will serve the best interest of the people of Marshfield. The variance will result in promoting economic growth in the City of Marshfield by adding a national retailer in the Mall."*

(Will substantial justice be done by granting the variance?) *"The granting of the variance will promote substantial justice. Marshfield citizens look at the Mall land and buildings as one shopping complex, the fact that the land is owned by different property owners should not impinge on the best use of this land to increase the square feet of buildings at this Mall complex. The overall Mall complex building currently occupy 30.4% of the land area of the Mall complex and with the proposed 25,000 square foot addition, the buildings would total 33.3% of the land area."*

(Is the variance needed so that the spirit of the ordinance is observed?) *"The Mall buildings are in an unusual placement in relation to the land that is owned by Malls 4 U, LLC and the Ground Lessor's, the Connor's and Cichonski's. This same building configuration has existed since 1979 and since 1979 the Connor's and Cichonski's have owned 11 acres of the Mall complex and various Mall owners have owned the 8.78 acres that make up tax parcel 33-03216BA."*

(Due to special conditions, will a literal enforcement of the provisions of the zoning ordinance result in unnecessary hardship?) *"The ordinance does result in undue hardship to the Mall property owners and will result in land locking the Mall from any further development of the Mall property. The Mall which comprises almost 20 acres could not bring the proposed national retailer that would greatly benefit the Mall and the other stores in the mall. The Mall is viewed as an entire complex and only 33.3% of the land that comprises the Mall complex would be occupied by buildings*

Although making a determination to grant a variance is based on whether it meets all the criteria described under our local ordinance, state statutes, and case law, there are multiple justifications as why the criterion is met: no harm to public interest, viewing the lot as one site meets the intent of the code, the unique property boundaries splitting the building with multiple owners was existing, and there is no reasonable additional uses without such approval.

In addition to the criteria listed above which are stated in our Municipal Zoning Code that reflects Wisconsin State Statute, case law has historically viewed unique property limitations as an additional variance criterion, separate from the hardship requirement. As described above being an existing property splitting the current building with multiple interests could arguably be a unique property limitation specific to this property.

<u>Zoning Board of Appeals Options</u>

1. To grant the variance.
2. To deny the variance.
3. Table the request for further study.

Chairperson Gerl opened the public hearing.

Comments: None

Chairperson Gerl declared the public hearing closed.

ZB16-06 Motion by Lewerenz, second by Kenyon to grant the variance request of Joe Fonti representing the Marshfield Mall, to increase the maximum building coverage of a lot, to allow the building addition located at 503 East Ives Street for the following reasons:

- Granting this variance will result in promoting economic growth for the City of Marshfield.
- Bringing in a national retailer will promote a substantial justice to the Marshfield citizens.
- Nobody knows why the property is split up or why it all got this way, but as long as all parties have long term agreements it should be looked at as one property and that follows the spirt of the ordinance.

The proposed building addition will increase the lot coverage by approximately 6 percent. This addition would bring the total lot coverage to roughly 53 percent, which would be an approximate variance of 13 percent.

All Ayes.
Motion carried

Motion by Kenyon, second by Markwardt to adjourn at 5:34 p.m.
Motion carried

Lori A. Panzer
Deputy City Clerk

City of Marshfield
Memorandum

TO: Zoning Board of Appeals
FROM: Sam Schroeder, Zoning Administrator
DATE: May 10, 2016

RE: Variance Request – 2511-2513 East Becker Road

Applicant: Dave Schreiner

Request: The Applicant is requesting an 18 foot variance to the minimum street side yard setback along a Major Street, to allow the construction of a 12 foot by 16 foot detached accessory structure with a 6 foot separation from the dwelling unit, located at 2511-2513 East Becker Road, zoned "TR-6" Two Family Residential (parcel 33-06279). Section 18-65(7) requires all detached accessory buildings to comply with either the required street side yard setbacks or the setback of the existing façade facing the street side yard, whichever is more permissive. North Galvin Avenue is classified as a major street requiring a 50 foot street setback; however, the existing duplex is setback 35.5 feet from North Galvin Avenue right-of-way making this the minimum required setback.

Background

Because of the lack of storage space, Dave Schreiner is requesting to construct a 12 foot by 16 foot detached accessory structure within the minimum required street side yard between the principal dwelling unit located at 2513 East Becker Road and the right-of-way of North Galvin Avenue. A similar variance was requested by the Applicant in 2003 to allow the addition of a 20 foot wide attached garage. The Zoning Board of Appeals denied the variance based on the following (highlighted in the October 14, 2003 Zoning Board of Appeals minutes):

- They felt that this property is located near a heavy intersection and that the proposed garage would encroach in the vision triangle.
- They felt that there were other options, such as a storage shed or garage in the back of the existing house, since the lot depth is 135 feet.

Although previously denied, the Applicant and staff do feel there are valid unique property circumstances that were not brought into account in 2003. While it is a heavy intersection, the proposal would not encroach into the vision triangle. Also because of the heavy intersection, requiring the Applicant to install a shed in his rear yard could possibly give him unreasonable use of his property.

Analysis

A detached accessory building cannot be constructed between the principal structure

and the front property line and must meet the underlying zoning district setback requirements, which in the “TR-6” Two-Family Residential Zoning District would be a 15 foot setback off of the North Galvin Avenue right-of-way. With that said, North Galvin Avenue is however classified as a minor arterial or major street, which requires a 50 foot setback. The purpose of this higher standard for major streets is to allow for the growth, expansion, or widening of these highly used streets that may show an increase in traffic from one year to the next. If traffic ever increased to a point that it caused traffic concerns, safety issues, or major congestions, this increased setback for new development would allow the City to possibly acquire additional right-of-way to widen a road. Often times a city can look to either construct additional lanes or install designated turn lanes to mediate traffic. The general idea is if additional right-of-way was ever to be acquired that all of the existing development would still meet the minimum underlying zoning district setback requirements and not make any nonconforming situations.

Section 18-65(7)(k)2 states that a detached accessory buildings must comply with either the required street side yard setback (50’) or the setback of the existing façade facing the street side yard street (35.5’), whichever is more permissive. In this case the existing dwelling unit is already located within the required major street setback which would make this the minimum required setback.

The Applicant is proposing to construct a 12 foot by 16 foot detached accessory building between the dwelling unit and North Galvin Avenue right-of-way with a 6 foot separation from the principal building as required by the Zoning Code. This would leave the proposed building to be setback 17.5 feet from the North Galvin Avenue right-of-way which would be an 18 foot variance request.

While the proposed structure is within the required setback because Galvin Avenue is considered a major street it does meet the minimum 15 foot setback of the underlying zoning district. In addition it could be argued that the 50 foot major street setback requirement is no longer needed.

- This intersection was reconstructed in 2006 to configure the lanes for future traffic projections, which added a turn lane.
- After 17 feet of the subject property was dedicated to the right-of-way during the creation of the subdivision plat, the existing right-of-way width for North Galvin Avenue at this location is 83 feet wide which is greater than the recommended width of 80 feet in the Subdivision Ordinance.
- It is likely that this road will never be widened again and if it did need to be widened it already has an adequate right-of-way width.

In most instances, Section 18-72 allows for a setback adjustment by averaging adjacent properties to allow for new development to blend with existing development. A major street setback adjustment does not work in the Applicants case for two reasons. The first reason is that the adjustment and setbacks are measured from the right-of-way line; while the subject property and all the properties to the north dedicated 17 feet of right-of-way, none of the properties south of East Becker Road dedicated any. The second reason is that all of the properties to the north are the rear yards, which are already typically greater than 50 feet for larger properties.

<u>Statement of Facts</u>

1. The Applicant is Dave Schreiner.

2. The subject property is located at 2511-2513 East Becker Road.
3. The current zoning district is “TR-6” Two-Family Residential.
4. East Becker Road and North Galvin Avenue are both considered minor arterials/major streets, requiring a minimum setback of 50 feet.
5. The minimum required setback for a detached accessory structure abutting a major street is either the required street side yard setback (50’) or the setback of the existing façade facing the street side yard (35.5’), whichever is more permissive.
6. The principal structure is currently setback 35.5’ from the North Galvin Avenue right-of-way.
7. The street side yard setback for the underlying zoning district if North Galvin Avenue was not classified as a major street would be 15 feet.
8. The Applicant is requesting an 18 foot variance (existing principal building setback of 35.5’ minus the accessory building separation of 6’ minus the proposed width of the accessory building of 12’ for a remaining setback of 18 feet).

Applicable Ordinance Section(s)

1. Section 18-30(7) Density, Intensity and Bulk Regulations for the Two Family Residential - 6 District, residential uses:
   a. Minimum Street Side Setback: 15 feet.
   b. Major Street Setback: 50 feet or mean of adjoining lots
2. Section 18-65(7)(i) Separation from principal dwelling units. Detached accessory buildings shall be located a minimum of 6 feet from a residential dwelling unit on the same lot, except where the structure will be constructed to fire-rating standards of the uniform Dwelling Code. If the fire-rating standards are met, an accessory building may be located in the required separation area and do not render the structures attached for setback purposes.
3. Section 18-65(7)(k)2. Street side yards: detached accessory buildings must comply with either the required street side yard setback or the setback of the existing façade facing the street side yard street, whichever is more permissive.
4. Section 18-102(4) Vision Triangles at Public Streets. A vision triangle extending 30 feet from all public street right of way intersections shall be maintained. No wall, fence, structure, utility structure or appurtenance, or vegetation shall be permitted within such vision triangle which materially impedes vision between the height of 2 ½ feet and 8 feet.
5. Section 13-126(7)(b)2. At all intersections where traffic devices are installed, a sight triangular area at all corners shall be established by measurements along intersecting street centerlines … The triangle area shall be determined by connecting points on the street centerlines which are 90 feet from the intersection of the centerline as through streets. The triangular area shall be determines by connecting points on the street centerlines which are 60 feet from the intersection of the centerline, as to all other streets.
6. Section 19-64(f) states the right-of-way width shall not be less than 80 feet for a minor arterial.

Variance Criteria (Section 18-165(6)(a))

The Zoning Board of Appeals shall review all variance requests against the standards provided under Wisconsin Statutes and applicable case law. To qualify for a variance, an

applicant would have the burden of proof to demonstrate that the variance criteria are met. The following are the criteria and the Applicants response:

(How will the variance not be contrary to the public interest?) *"No"*

(Will substantial justice be done by granting the variance?) *"The current single car garage does not allow for safe keeping of tools, snow blower, motorcycle, boat, etc. In addition most properties along Galvin are in violation of the required setbacks."*

(Is the variance needed so that the spirit of the ordinance is observed?) *"Currently Galvin and Becker require a 50 foot setback however a large part of my property along Galvin was already dedicated to right of way. Also Galvin has a right turn land and will likely not need widening again."*

(Due to special conditions, will a literal enforcement of the provisions of the zoning ordinance result in unnecessary hardship?) *"If the shed is to be placed in my backyard it defeats the purpose of having access to a snow blower which I would have to snow blow a trail from back yard to the front where it is needed. Also safe keeping of my motorcycle from back yard would require me to drive on wet grass which could result in accidents."*

Although making a determination to grant a variance is always difficult, there are multiple justifications as to why the criterion is met based on all the criteria described under our local ordinance, state statutes, and case law:

- There is no harm to public interest – although this is a busy intersection, the proposed shed is well outside either of the required vision triangles.
- Substantial justice will be done – allowing this shed will allow the Applicant reasonable use of his property. The Applicant will still be able to use the rear yard without a safety concern and this will allow the Applicant to remove the temporary structure. In addition, a small one stall garage is not a reasonable amount of storage space in this day and age.
- Would the spirit of the ordinance be observed – the reason for a major street setback is to allow for future expansion if needed, North Galvin Avenue was recently reconstructed to allow a right turn lane, the right-of-way is already 83 feet wide which is wider than most, and it is unlikely in the near future that North Galvin Avenue would ever need to be expanded.
- Will literal enforcement result in unnecessary hardship – although there is room to construct a shed of this size in the rear yard, this will likely leave the applicant with an unreasonable use of his property specifically the street side yard. The high traffic volume could be a safety concern if the Applicant had to do activities in the street side yard instead of the back yard if he were forced to install the shed in the back yard. In addition, the City of Marshfield would not grant an additional ingress or egress into the property off of North Galvin Avenue if the shed were to be installed in the back yard. Also with a previously portion of the property previously dedicated to the right-of-way, the City will likely not need to acquire additional right-of-way in addition to the major street will likely not need to be expanded for many years to come,

In addition to the criteria listed above which are stated in our Municipal Zoning Code that reflects Wisconsin State Statute, case law has historically viewed unique property

limitations as an additional variance criterion, separate from the hardship requirement. Being a property abutting two major streets could possibly be viewed as a unique property circumstance having an unreasonable use of a large portion of the lot.

Zoning Board Options

The Zoning Board can make the following recommendations:

1. Approval of the variance request with justification the criteria are met as stated by the Zoning Board.
2. Denial of the request with justification the criteria are not met stated by the Zoning Board.
3. Table the request for further study.

Recommendation

Per the discretion of the Zoning Board of Appeals based on findings that the request meets all four variance criteria.

Attachments

1. Variance Application
2. Location Map
3. Site Plan
4. Letter from the City Engineer
5. Photos

MARSHFIELD
The City in the Center
Revised: 1/1/16

Development Services Department
City of Marshfield
630 South Central Avenue
6th Floor, Suite 602
Marshfield, WI 54449
Ph: 715-486-2077 Fax: 715-384-7631
Email: Sam.Schroeder@ci.marshfield.wi.us

Variance Request Application

Fee: $250.00

Today's Date: _____

OFFICE USE ONLY

Date Received:	Fee Receipt Number:	Zoning District:	Parcel #:
4/19/16	58496	TR-6	33-06279

Terms of Ordinance (requirement and Section #):

SITE INFORMATION

Site Address:	Lot Area (sq. ft.):	Lot Dimensions (ft.):
2513 E. Becker Rd	14688	108 x 135

Present Land Use: Residential

Legal Description: Lot 1 Heating Heights subdivision

APPLICANT INFORMATION

Applicant Name:	Phone #:	Email Address:
David Schreiner	715-305-7925	Roadkingdjs@Gmail.com

Address, City, State, Zip: 2513 E. Becker Rd Marshfield, WI 54449

The Applicant is the [X] Owner [ ] Authorized Representative/Other (Describe):

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT INFORMATION)

Owner Name:	Owner Phone #:	Owner Email Address:
Same		

Owner Address, City, State, Zip:

REQUESTED VARIANCE NARRATIVE (PLEASE PROVIDE ADDITIONAL PAGES IF NECESSARY)

Need A 12X16' storage shed to provide secure storage for Tools ($2500.00) snowblower ($800.00) motorcycle ($15,000.00) outboard motor ($500.00) etc.

STATEMENT OF HARDSHIP

A variance can only be approved if the request meets all four criteria listed in Section 18-165(6)(a) of the Zoning Code, which includes a hardship. A hardship can be described as a specific issues with to the property that prevents compliance with zoning regulations. A hardship is created by a physical condition of the property such as a steep slope, irregular lot lines, or the unusual placement of an existing structure. The desire for an exception to zoning regulations as a matter of personal preference or convenience is not considered a hardship.

Continue to Page 2

VARIANCE CRITERIA

Address the variance criteria described in the Zoning Ordinance, Section 18-165(6)(a), by answering the following questions: (attached additional pages if necessary)

1) Will the variance result in harm to the public interest?

No

2) Will substantial justice be done by granting the variance?

The current single car garage does not allow for safe keeping of tools, snowblower, motorcycle, boat acc. In addition most properties along Galvin are in violation of the req.d setbacks

3) Are there unique property limitations that limit the ability to observe the spirit of the ordinance?

Currently Galvin & Becker require a 50' setback however a large part of my property along Galvin was already dedicated to right of way, also Galvin has a right turn lane & will likely not need widening again.

4) Will literal enforcement of the provisions of the zoning ordinance result on unnecessary hardship and create no reasonable use of the property?

If shed is to be placed in my back yard it defeats the purpose of having access to a snow blower which I would have to snow blow a trail from back yard to the front when it is needed. Also safe keeping of my motorcycle from back yard would require me to drive on wet grass which could result in accidents

DOCUMENTATION SUBMITTED

☒ Site Plan (Required) ☐ Survey ☐ Photographs ☐ Filling Fee $250.00 ☐ Other:

APPLICANT (OR SOMEONE REPRESENTING APPLICANT) IS STRONGLY RECOMMENDED TO BE PRESENT AT THE PUBLIC HEARING

****

NOTE: The Zoning Board of Appeals' review of this application is a quasi-judicial proceeding. You will have an opportunity to present information to the Board in favor of your application at a public hearing. It is not appropriate to contact individual Board members in advance regarding a pending decision. Please file any written communication about your application with the Zoning Administrator and direct additional copies to Board members and other persons who have registered an interest in your application.

****

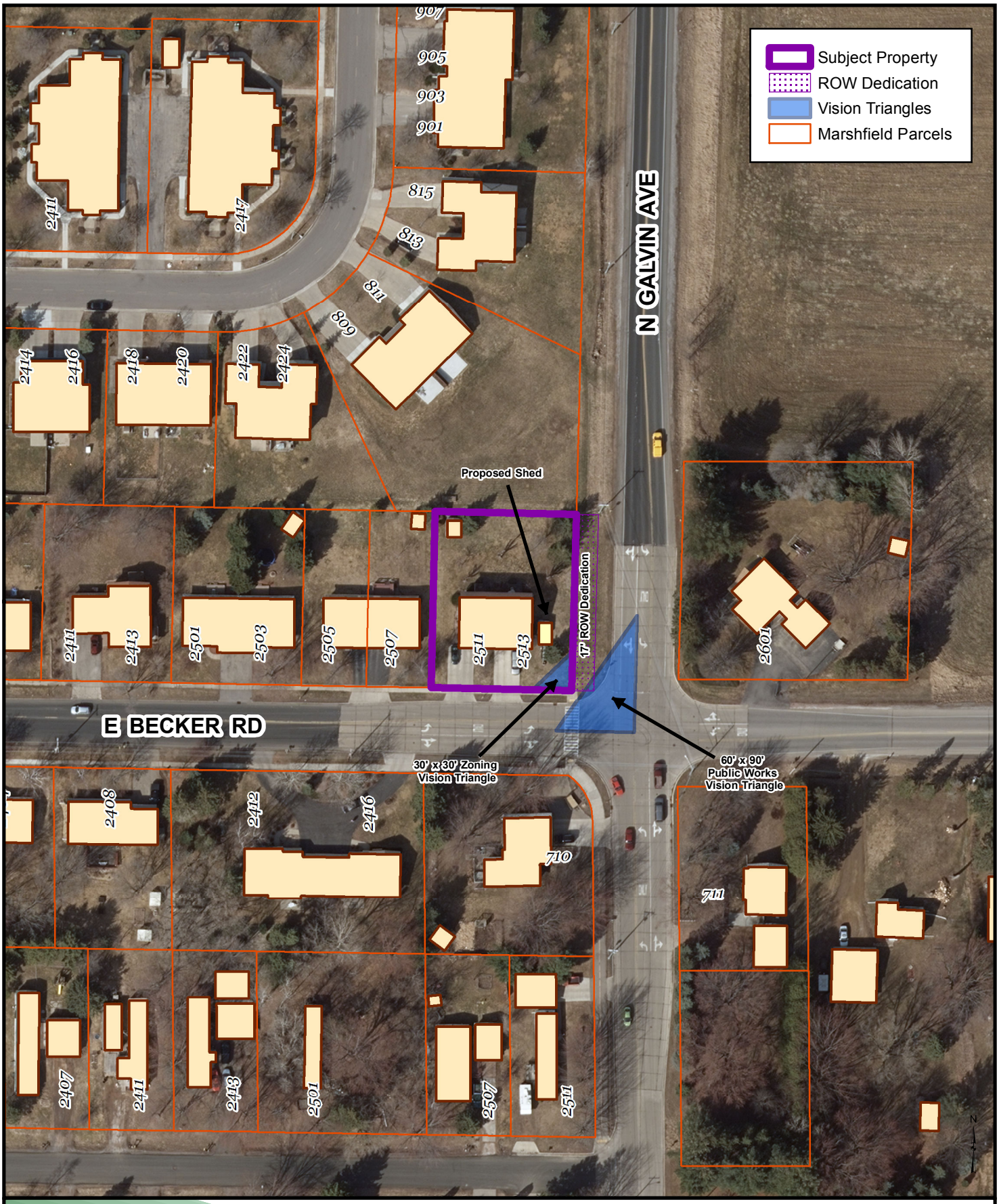
APPEAL OF BOARD DECISIONS: A decision of the Board may be appealed to Wood or Marathon County Circuit Court within 30 days after the decision. Applicants commencing construction prior to expiration of the 30-day appeal period assume any risk of having the Board decision overturned.

****

AUTHORIZATION

The undersigned hereby certifies that this application has been made with the consent of the property owner(s) and that all information submitted with this application is complete and accurate to the best of knowledge. This application also authorizes City representatives and members of the Zoning Board of Appeals to visit and photograph the property in order to process the application.

Applicant Signature: Dave Schreiner Date: 4-19-16



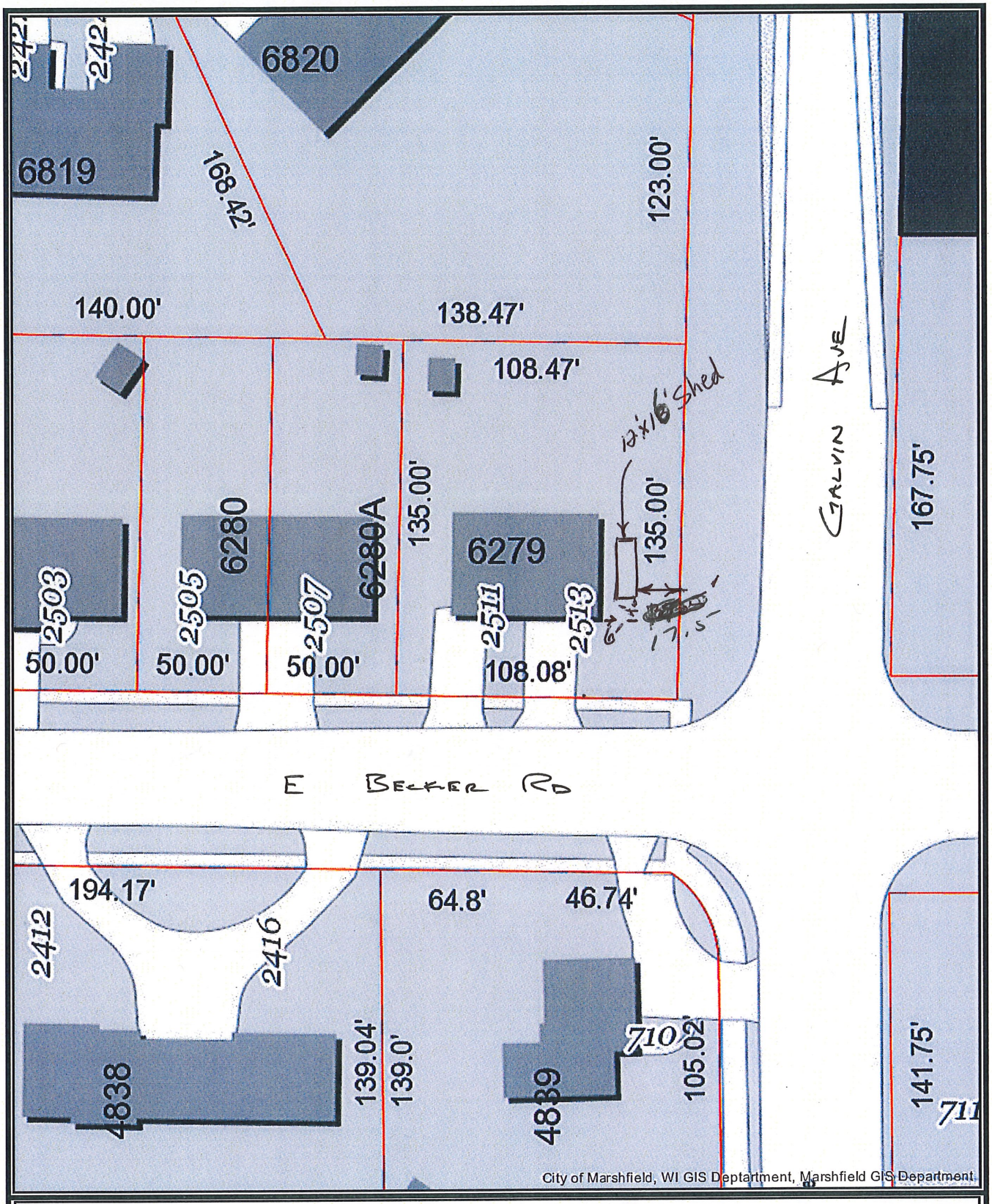
Variance: Dave Schreiner - 2513 E Becker Rd

City of Marshfield - Zoning Board of Appeals

Meeting Date: May 10, 2016

Map Not To Scale
For Reference Only

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



Marshfield GIS Map

Author: Marshfield GIS Department

Printed: 4/14/2016

N

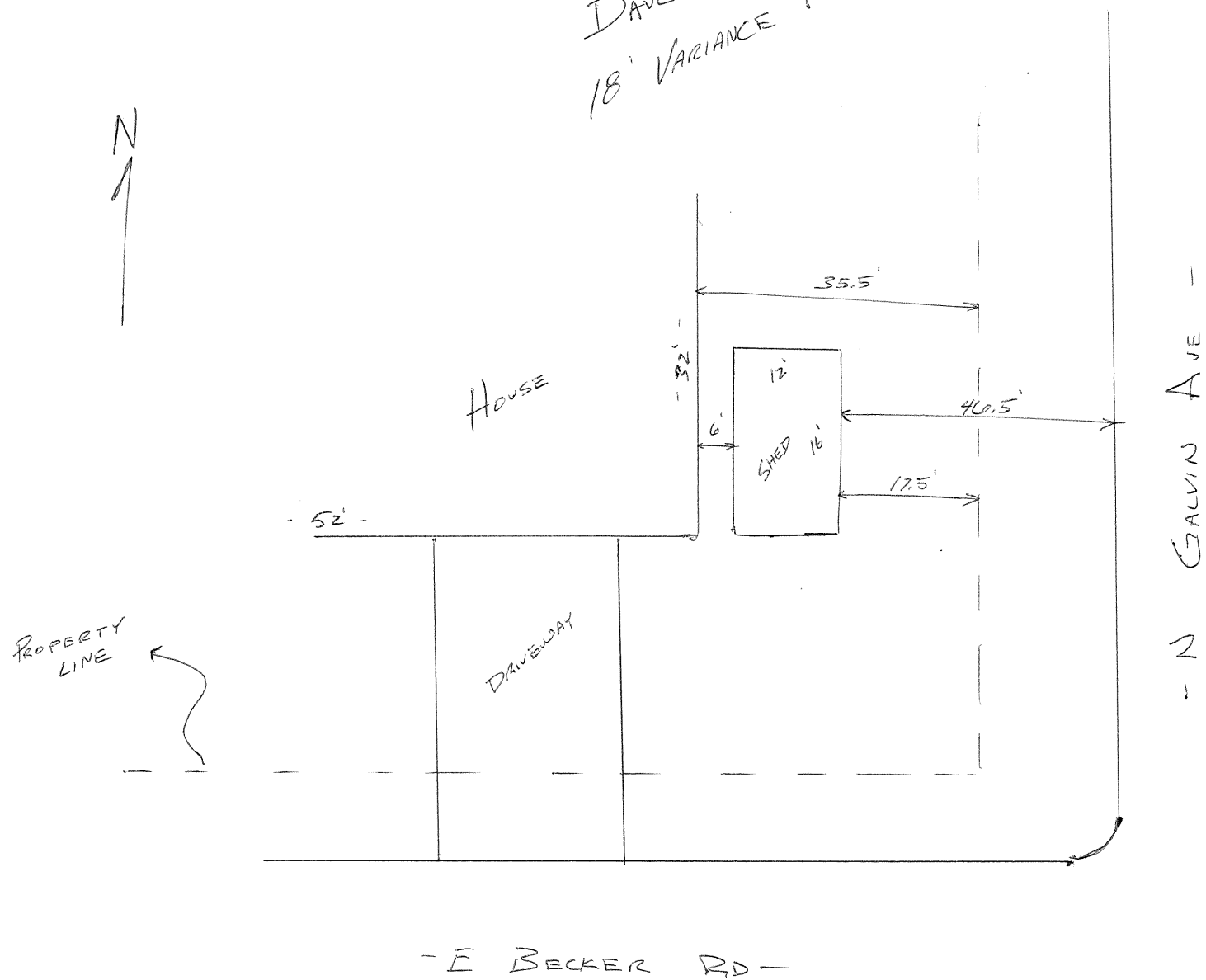
0 25 50 100

Feet

This is not a legal survey document. This map was compiled by the City of Marshfield's Geographic Information System based on interpretation of resources to the date printed herein.

Sources: City of Marshfield GIS Department

DAVE SCHREINER
18' VARIANCE REQUEST

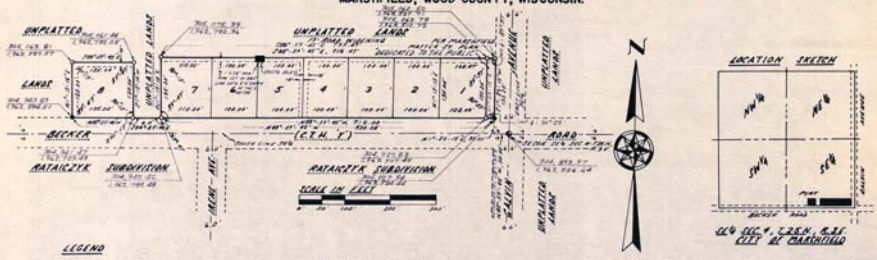


* approx. setbacks - not guaranteed to survey grade.

Additional Copies Of Plat No. 0611
Highway
Jt
County
NUMBER OF COPIES 5
Rec'd JUN 7 1978

HEITING HEIGHTS SUBDIVISION

LOCATED IN THE SE 1/4 - SE 1/4 SECTION 4, T. 25 N., R. 3 E., CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.



LEGEND

- FOUND 3/4" IRON PIPE
- SET 3/4" IRON PIPE WEIGHING 0.85 LBS/LINEAL FOOT ALL OTHER SET MONUMENTS SHALL BE 1" IRON PIPE WEIGHING 1.13 LBS/LINEAL FOOT
- UTILITY EASEMENT

NOTE: ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND CONVERTED TO THE NEAREST SECOND.

PLAT BEARINGS REFERENCE THE SOUTH LINE OF THE SE¼ SEC. 4, T25N, R3E WISCONSIN COORDINATE SYSTEM (NORTH ZONE) (NAD 1927 DATUM)

THIS INSTRUMENT WAS DRAFTED BY Thomas R. Van Ginkel

OWNERS' CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection: Department of Local Affairs & Development and the Common Council of the City of Marshfield, Wood County, Wisconsin.

Witness the hand and seal of said owners this _____ day of _____ 19__.
In presence of:

_____ _____ Donald W. Heiting, Owner

_____ _____ Loretta Heiting, Owner

_____ _____ Robert J. Heiting, Owner

_____ _____ Lucille C. Heiting, Owner

STATE OF WISCONSIN } ss
WOOD COUNTY }

Personally came before me this _____ day of _____ 19__, the above named Donald W. Heiting and Loretta Heiting and Robert J. Heiting and Lucille C. Heiting, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public _____, Wisconsin
My commission expires _____

SURVEYOR'S CERTIFICATE

I, John M. Schultz, registered land surveyor, hereby certify, that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Marshfield and under the direction of Donald W. and Loretta Heiting and Robert J. and Lucille C. Heiting owners of said land, I have surveyed, divided, and mapped HEITING HEIGHTS SUBDIVISION that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that the land is located in the SE¼-SE¼ Section 4, Township 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, to wit:

Commencing at the Southeast corner of the SE¼ of said Section, thence N00°-57'-01"W. along the South line of said SE¼, 33.00 feet to the West line of Galvin Avenue; thence N 01°-23'-16", along the West line of said Galvin Avenue and parallel to the East line of said SE¼, 33.00 feet to the North line of Becker Road and the point of beginning.

Thence N88°-59'-01"W. along the North line of said Becker Road and parallel to the South line of said SE¼-SE¼, 330.00 feet to a point 330.00 feet East of the West line of said SE¼-SE¼; thence N 01°-16'-16"E, parallel to the West line of said SE¼-SE¼, 132.00 feet; thence S88°-59'-01"E, parallel to the South line of said SE¼-SE¼, 165.00 feet; thence S 01°-16'-16"W, parallel to the West line of said SE¼-SE¼, 132.00 feet to the North line of said Becker Road; thence S88°-59'-01"E, along the North line of said Becker Road, 165.00 feet; thence N 01°-16'-16"E, parallel to the West line of said SE¼-SE¼, 132.00 feet; thence S88°-59'-01"E, parallel to the South line of said SE¼-SE¼, 330.00 feet to the West line of said Galvin Avenue; thence S 01°-23'-16"W, along the West line of said Galvin Avenue, 264.00 feet to the point of beginning.

Dated this 6TH day of June, 1978
Revised this 5TH day of July, 1978

John M. Schultz
John M. Schultz, Registered Land Surveyor
Perry-Carrington Engineering Corp.
Box 414 Route 2
Marshfield, Wisconsin 54449

WISCONSIN JOHN M. SCHULTZ S-1181 MARSHFIELD, WIS. LAND SURVEYOR

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN } ss
WOOD COUNTY }

I, Dorothy Kraus being the duly elected, qualified and acting city treasurer of the City of Marshfield, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of August 7, 1978 on any of the land included on the plat of HEITING HEIGHTS SUBDIVISION.

August 7, 1978
Date

Dorothy Kraus
Dorothy Kraus, City Treasurer

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN } ss
WOOD COUNTY }

I, Edward Krein, being the duly elected, qualified and acting treasurer of the County of Wood, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of HEITING HEIGHTS SUBDIVISION.

_____
Date

_____
Edward Krein, County Treasurer

COMMON COUNCIL RESOLUTION

Resolved that the plat of HEITING HEIGHTS SUBDIVISION in the City of Marshfield, Donald W. and Loretta Heiting and Robert J. and Lucille C. Heiting owners, is hereby approved by the Common Council.

August 7, 1978
Date

Approved: Marilyn Hardacre
Marilyn Hardacre, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Marshfield.

Aug 7, 1978
Date

G.E. Michelson
G.E. Michelson, City Clerk

7155

City of Marshfield
City Hall Plaza
630 S. Central Avenue
Suite 622
Marshfield, WI 54449

MARSHFIELD
The City in the Center
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

Thomas R. Turchi, P.E.
City Engineer
(715) 486-2034
Fax (715) 384-7631
E-mail: tom@ci.marshfield.wi.us.

www.ci.marshfield.wi.us

May 4, 2016

To: Zoning Board of Appeals

RE: Variance Request – 2513 E Becker Rd

Dear Members of the Zoning Board,

After reviewing the variance request by Dave Schreiner to allow a reduction in the minimum required street side yard setback for a detached accessory building I do not foresee any initial concerns if the variance was granted based on the following:

- The intersection of East Becker Road and North Galvin Avenue was reconstructed in 2006. The lane configuration was designed for future traffic projections.
- There are no future plans at this time for construction or traffic improvements of North Galvin Avenue that would warrant the purchase of additional right-of-way.
- The proposed detached accessory structure is located outside of the required vision triangle found under Chapter 13.
- The existing right-of-way width meets our minimum requirement for minor arterials therefore no additional right of way would be required at this time or the immediate future.
- The City of Marshfield will not permit any ingress or egress onto this property from North Galvin Avenue.

Sincerely,

Tom Turchi
City Engineer
City of Marshfield

ONLY