DATE: 4/27/2020

REQUEST FOR REZONING

NAME: Fair Oaks Properties

ADDRESS: 1016 19th Ave E Menomonie, WI 54751

TELEPHONE NUMBER: (715) 235-4995

EMAIL ADDRESS: ryan@menomonietransportation.com

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

LOCATION OF PROPERTY YOU ARE REQUESTING TO BE REZONED (ATTACH MAP):

~~1702 11th St SE~~ 1802 12th St SE KH

EXACT LEGAL DESCRIPTION OF PROPERTY:

0259 - Gallaways 2nd Addition to Menomonie

Tract: 35-28N-13W SE NE Block: 7 ~~lot 1~~ KH

CURRENT ZONING: R1 - Single Family

PROPOSED ZONING: R2 - Limited Multiple

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Construct Single floor plan four-plex. Targeted towards senior living. Ex: Blue Apartments on 9th St by 19th Ave

Applicant's Signature

NON-REFUNDABLE FEE: $250

Receipt # _____ Account - 01.44733 (02)

To City Council: _____

To Plan Commission: _____

Publication Dates: _____

Cedar Notified (Wendy & Mark) _____

City of Menomonie
800 Wilson Avenue
Menomonie, WI 54751
715 232 2369
Website - menomonie-wi.gov

May 27, 2020

Dear Property Owner/Tenant:

You are invited to appear at a public hearing to be held Monday, **June 15, 2020**, at 7:00 p.m. via zoom or in the Council Chambers at 800 Wilson Avenue, at which time all interested persons will be given opportunity to express their opinions on the following proposed change in the Zoning Ordinance.

Section 1. The district boundaries as shown on "District Map, City of Menomonie, Wisconsin," dated April 5, 1971, is hereby amended and changed as follows:

See the attached map

1802 12th St SE
Block 7 Gallaways 2nd Addition

Be and hereby is proposed to be changed
From: Single Family Residential District (R-1)
To: Limited Multiple Residential District (R-2)

Copies of the Rezoning Application are available at the City Clerks office at City Hall (715-232-2180) or online at www.menomonie-wi.gov. Oral, as well as written opinions, will be considered. If you have any questions, please call the Public Works Director, Randy Eide, at 715-232-2207, or email Randy at reide@menomonie-wi.gov.

"ZOOM ACCESS"

NOTE: Due to the COVID-19 pandemic, this meeting is being held in person and via Zoom Teleconference / Video Conference or, over the internet by going to https://zoom.us/join (URL for Zoom meeting), or by calling 1 312 626 6799. The Access Code for the meeting is 883 0977 9602.

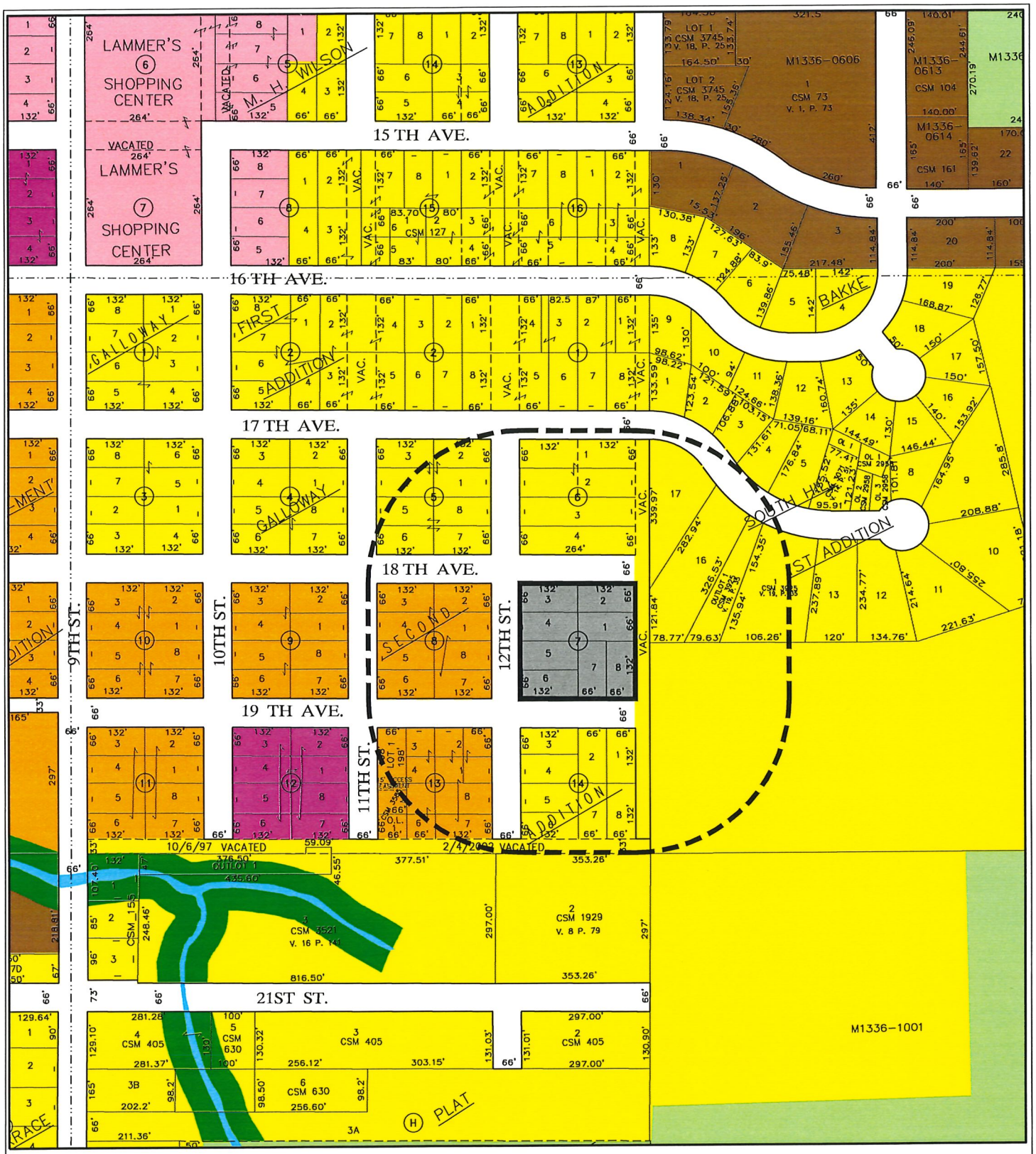
Individuals appearing in person will be seated in the Council Chambers, subject to the social distancing rules. Space available will be on a first come, first served basis.

Sincerely,

Cally Lauersdorf

Cally Lauersdorf
City Clerk

Note: The Plan Commission reviewed and favorably recommended this proposed rezoning request on Tuesday, May 26, 2020.



CITY OF MENOMONIE PROPOSED REZONING

SCALE:
0 150 300

REZONE FROM - R-1 TO R-2

350'-NOTIFICATION LIMITS AS REQUIRED BY THE CITY ORDINANCE

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 LIMITED MULTIPLE RESIDENTIAL DISTRICT
- R-3 MULTIPLE RESIDENTIAL DISTRICT
- B-2 LOCAL COMMERCIAL DISTRICT
- B-3 LOCAL SHOPPING CENTER DISTRICT
- A AGRICULTURE DISTRICT
- C OPEN DEVELOPMENT CONSERVANCY DISTRICT

Cedar corporation
Menomonie, Wisconsin

R:\BaseMaps\Menomonie\ZONING\R-ZONE-20\FairOaks-block7.dwg 05/21/20 1:50:47 PM

Parcel #: 1725122813351400053 Valid as of 04/28/2020 03:25 PM

Alt. Parcel #: 251119010000

CITY OF MENOMONIE
DUNN COUNTY,
WISCONSIN

Owner and Mailing Address:

FAIR OAKS PROPERTIES LLC
1016 19TH AVE E
MENOMONIE WI 54751

Co-Owner(s):

Physical Property Address(es):

* 1802 12TH ST SE

Districts:

Dist#	Description
0100	CHIPPEWA VALLEY TECH
3444	SCH D MENOMONIE AREA

Parcel History:

Date	Doc #	Vol/Page	Type
09/28/2009	566784	/	MISC

Abbreviated Description: **Acres:** 0.000

GALLAWAY 2ND BL 7 AND PT. VAC. STREET

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* 0259-GALLAWAYS 2ND ADDITION TO MENOMONIE	35-28N-13W SE NE	7 LOT 1

2019 Valuations:

Values Last Changed on 07/26/2018

Class and Description	Acres	Land	Improvement	Total
G1-RESIDENTIAL	0.000	30,800.00	81,500.00	112,300.00
Totals for 2019				
General Property	0.000	30,800.00	81,500.00	112,300.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2018				
General Property	0.000	30,800.00	81,500.00	112,300.00
Woodland	0.000	0.00	0.00	0.00

2019 Taxes

Bill #	Fair Market Value:	Assessment Ratio:
2019034382	126,900.00	0.8853

	Amt Due	Amt Paid	Balance
Net Tax	2,680.10	2,680.10	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Charges	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Prop Tax Interest		0.00	0.00
Spec Tax Interest		0.00	0.00
Prop Tax Penalty		0.00	0.00
Spec Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	2,680.10	2,680.10	0.00

Interest Calculated For 04/28/2020

Installments

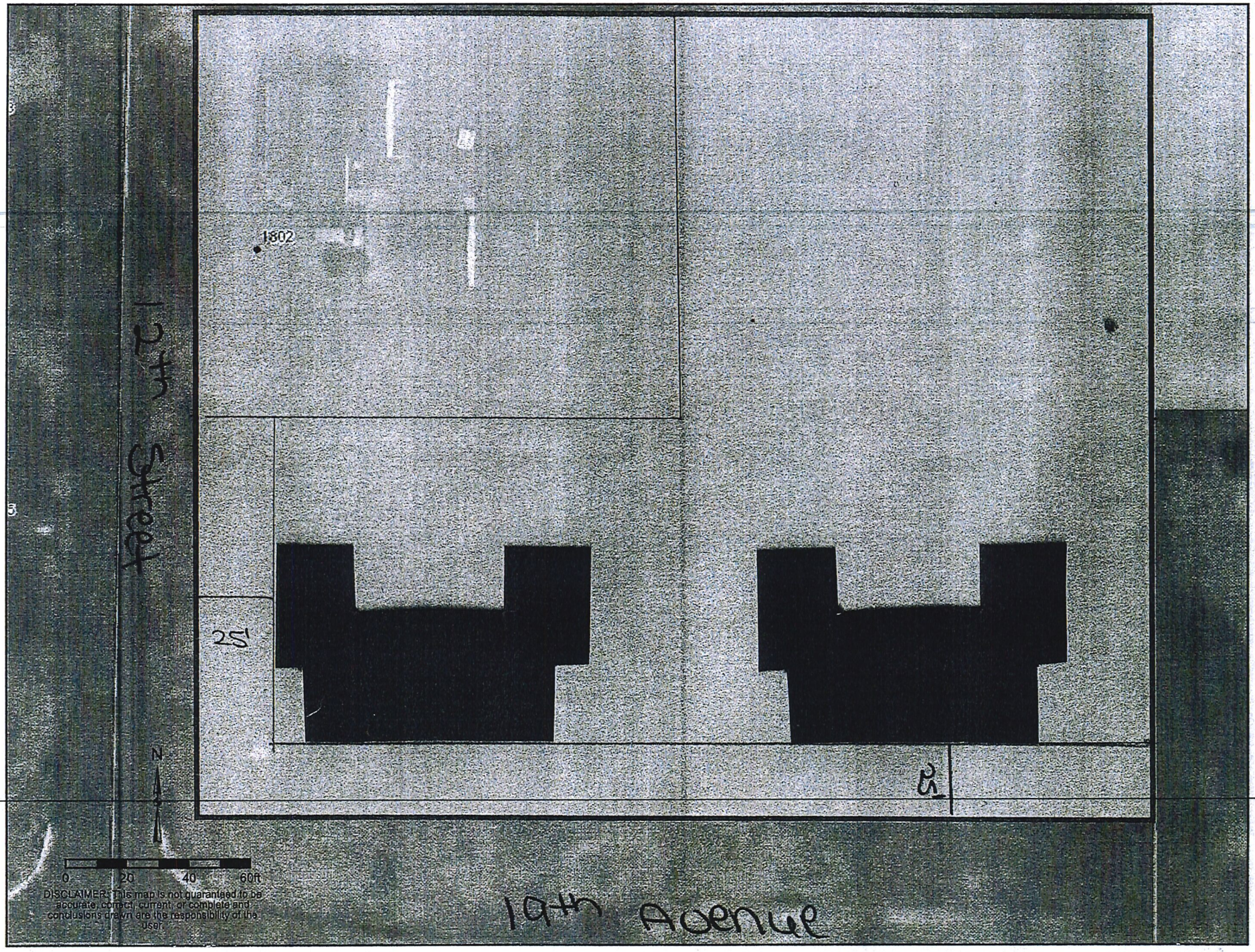
	End Date	Total
1	01/31/2020	1,340.05
2	07/31/2020	1,340.05

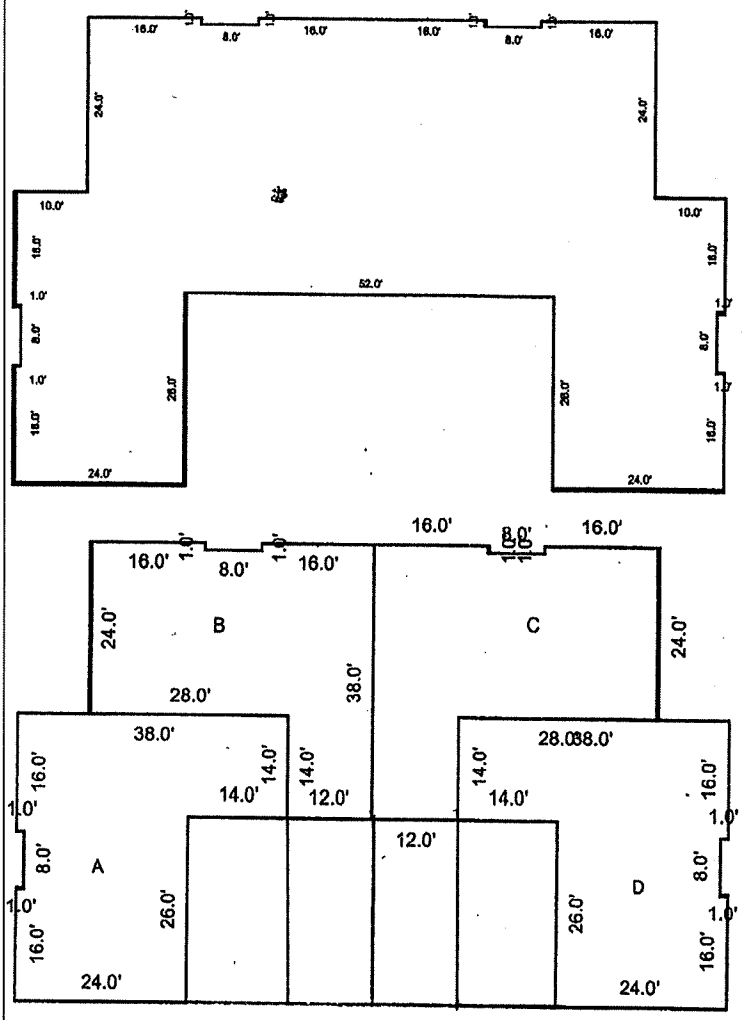
Net Mill Rate		0.024404319
Gross Tax		2,937.16
School Credit		196.55
Total		2,740.61
First Dollar Credit		60.51
Lottery Credit	0 Claims	0.00
Net Tax		2,680.10

Payment (Posted Payments)

Date	Receipt #	Type	Amount	Note
12/26/2019	18029272	T	2,680.10	W/CK #7736 FAIR OAKS PROPERTIES DLM

Key Payment Type: A - Adjustment, R - Redemption, T - Tax * - Primary


1802
25'
24th Street
19th Avenue
N
0
20
40
60ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	4536.0	
	UNIT B	1120.0	
	UNIT C	1120.0	
	UNIT D	1148.0	
	UNIT A	1148.0	9072.0
Net LIVABLE Area		(Rounded)	9072

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
1.0	x	16.0	16.0
1.0	x	16.0	16.0
16.0	x	24.0	384.0
23.0	x	64.0	1472.0
1.0	x	16.0	16.0
16.0	x	24.0	384.0
16.0	x	24.0	384.0
14.0	x	98.0	1372.0
10.0	x	23.0	230.0
10.0	x	23.0	230.0
1.0	x	16.0	16.0
1.0	x	16.0	16.0
UNIT B			
16.0	x	24.0	384.0
23.0	x	24.0	552.0
12.0	x	14.0	168.0
1.0	x	16.0	16.0
UNIT C			
16.0	x	24.0	384.0
23.0	x	24.0	552.0
12.0	x	14.0	168.0
1.0	x	16.0	16.0
UNIT D			
23.0	x	40.0	920.0
1.0	x	16.0	16.0
1.0	x	16.0	16.0
14.0	x	14.0	196.0
4 Items Not Listed			1148.0
28 Items		(Rounded)	9072