WISCONSIN RAPIDS

PLANNING COMMISSION MEETING

June 5, 2023
4:00 PM

PUBLIC MEETING NOTICE

PLANNING COMMISSION	AGENDA ITEM RECIPIENTS
Mayor Blaser, Chairperson	Sue Schill, City Attorney
Ryan Austin, Alderperson	Erika Esser, Secretary
Lee Thao	Jennifer Gossick, City Clerk
Eric Daven	
Ben Goodreau	
Thaddeus Kubisiak	
Jeff Marutz	

Notice is hereby given of a meeting of the Wisconsin Rapids Planning Commission to be held in the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, on **Monday, June 5, 2023, at 4:00 PM.** The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. It is possible that members of the Planning Commission may appear remotely via video or audioconferencing for this meeting.

AGENDA

1. Approval of the report from the May 11, 2023, Plan Commission meeting.
2. **23-000359; Michael Jan Nelson** – action on a request for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify the parcel located at 420 First Avenue South (Parcel ID 3402629) from a Commercial land use classification to a Residential land use classification
3. **23-000359; Michael Jan Nelson** – public hearing and action on a request for a zoning map amendment to rezone the parcel located at 420 First Avenue South (Parcel ID 3402629) from B-3 Neighborhood Commercial District to R-2 Mixed Residential District
4. Adjourn

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at this meeting is not possible due to a disability or other reasons, notification to the city clerk's office at least 24 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the clerk at (715) 421-8200 to request accommodations.

PUBLISH: May 19th and 26th, 2023

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Planning Commission will hold a **Public Hearing on Monday, June 5, 2023, at 4:00 PM** within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids. Participation at the public hearing is encouraged. The public can also submit comments prior the hearing by contacting the Community Development Department at 715-421-8228 or CommunityDevelopment@wirapids.org. The following items will be heard and possibly acted on:

1. Public hearing and action on a request from Michael Jan Nelson for a zoning map amendment to rezone the parcel located at 420 First Avenue South (Parcel ID 3402629) from B-3 Neighborhood Commercial District to R-2 Mixed Residential District.

Further details regarding the specific requests can be obtained within the Community Development Department at City Hall, or by calling the department at 715-421-8228.

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk's office at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the Clerk at (715) 421-8200 to request accommodations.

Jennifer Gossick,
Wisconsin Rapids City Clerk

PUBLISH: Friday, May 19th, 2023

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City of Wisconsin Rapids Common Council will hold a **Public Hearing on Tuesday, June 20, 2023, at 6:00 PM** within the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids. Participation at the public hearing is encouraged. The public can also provide comments prior the hearing by contacting the Community Development Department at 715-421-8228 or CommunityDevelopment@wirapids.org. The following items will be heard and possibly acted on:

1. Public hearing and action on a request from Michael Jan Nelson for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify the parcel located at 420 First Avenue South (Parcel ID 3402629) from a Commercial land use classification to a Residential land use classification.

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Jennifer Gossick,
Wisconsin Rapids City Clerk

REPORT OF THE PLANNING COMMISSION

Date of Meeting: May 11, 2023

Report #1

The Planning Commission met at 4:00 p.m. on May 11, 2023 in the Council Chambers at City Hall. It was also streamed live on the City of Wisconsin Rapids Facebook page and broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. Members present in the Chambers included Lee Thao, Eric Daven, Jeff Marutz and Thaddeus Kubisiak; Ben Goodreau attended via Zoom. Thaddeus Kubisiak served as Chairperson in Shane Blaser's excused absence, and member Austin was also excused. Others attending were Community Development Director Kyle Kearns, Associate Planner Carrie Edmondson, Alderperson Dennis Polach and Mitch Altmann.

The meeting was called to order at 4:00 p.m.

1. Approval of the report from the May 1, 2023, Plan Commission meeting.

Motion by Thao to approve the report from the May 1, 2023, Plan Commission meeting; second by Daven.

Motion carried (5 – 0)

2. **23-000285; The Dental Suite, LLC.** – request for site plan and architectural review for a commercial building addition and site improvements at 2301 Chestnut Street (Parcel ID 3410789).

Carrie Edmondson provided a synopsis of the request. Approval was recommended with the conditions outlined in the staff report. The items regarding parking will be presented and voted upon at the next Zoning Board of Appeals meeting.

Motion by Daven to approve the request for site plan and architectural review for a commercial building addition and site improvements at 2301 Chestnut Street (Parcel ID 3410789), subject to the following conditions:

1. All exterior materials including siding, windows, doors, and lighting shall match the existing structure.
2. The installation of six parking spaces to the south along Chestnut Street are contingent upon a Variance approved by the Zoning Board of Appeals to permit over 35% of onsite parking in front of a principal building. If a variance is not granted or obtained an updated site plan shall be submitted for review and approval by the Community Development Department.
3. Cut-off lighting fixtures or equivalent shall be used for the development.
4. Light from the business shall not exceed 0.1 foot-candles at all neighboring residential property lines and not exceed 0.2 footcandles at all neighboring commercial property lines.
5. Applicable stormwater and building permits through the City shall be obtained as required.
6. Community development staff shall have the authority to approve minor modifications to the plans.

Second by Thao.

Motion carried (5 – 0)

3. **City of Wisconsin Rapids** – conceptual Comprehensive Plan Future Land Use Map Amendment review and Zoning Map Amendment review for the properties located between Clyde Avenue and Grove Avenue and between 12th Street South and 14th Street South.

Kyle Kearns provided a summary and description of the conceptual Comprehensive Plan Future land Use Map Amendment. Conversations between Commission members and staff ensued. There were no items

that needed to be called to a vote at this time. Further discussions on this subject will occur at a future Planning Commission meeting.

4. Adjourn

Motion by Thao to adjourn the meeting; second by Daven.

Motion carried (5 – 0)

Meeting adjourned at 4:28 p.m.

Respectfully Submitted by Erika Esser, Secretary

Administrative Staff Report

Michael Jan Nelson
Comprehensive Plan Amendment and Zoning Map Amendment
420 First Avenue South
Plan Commission Review
May 30, 2023

WISCONSIN RAPIDS
Department of Community Development

Applicant(s):

- Michael Jan Nelson

Staff:

- Kyle Kearns, Community Development Director
- Carrie Edmondson, Associate Planner

Parcel Number(s):

- 3402629

Lot Information:

- Effective Frontage: 73 feet
- Effective Depth: 168 feet
- Square Footage: 11,228
- Acreage: 0.258

Zone(s):

- "B-3" Neighborhood Commercial District

Council District:

- District 1 - Austin

Master Plan:

- Commercial

Current Use:

- Mental Health Clinic (health care clinic)

Applicable Regulations:

- Chapter 11 - Zoning

Request

Michael Jan Nelson – 23-000359: request for an amendment to the City's Comprehensive Plan, specifically map 7-2 Future Land Use Map, to reclassify the parcel located at 420 First Avenue South (Parcel ID 3402629) from a Commercial land use classification to a Residential land use classification.

Michael Jan Nelson – 23-000359: public hearing and action on a request for a zoning map amendment to rezone the parcel located at 420 First Avenue South (Parcel ID 3402629) from B-3 Neighborhood Commercial District to R-2 Mixed Residential District.

Attachment(s)

1. Application
2. Property Information

Findings of Fact

1. The property is currently identified to develop as Commercial in the Comprehensive Plan.
2. A request has been made to change the future land use designation in the Comprehensive Plan to Residential.
3. A request has also been made to rezone the property from B-3 Neighborhood Commercial District to R-2 Mixed Residential District.
4. The Comprehensive Plan must be amended as the future land use map identifies the property to remain commercial, which would be inconsistent with the rezoning request.
5. The property is primarily surrounded by residential properties.
6. The reason for the request is to establish a single-family home, which was the original use and prior zoning designation of the property.

Staff Recommendation

1. Approve the request to amend the City's Comprehensive Plan to reclassify Parcel No. 3402629 to Residential on the future land use map of the Comprehensive Plan.
2. Approve the request to rezone Parcel No. 3402629 to R-2 Mixed Residential District.

Vicinity Map

Site Photos

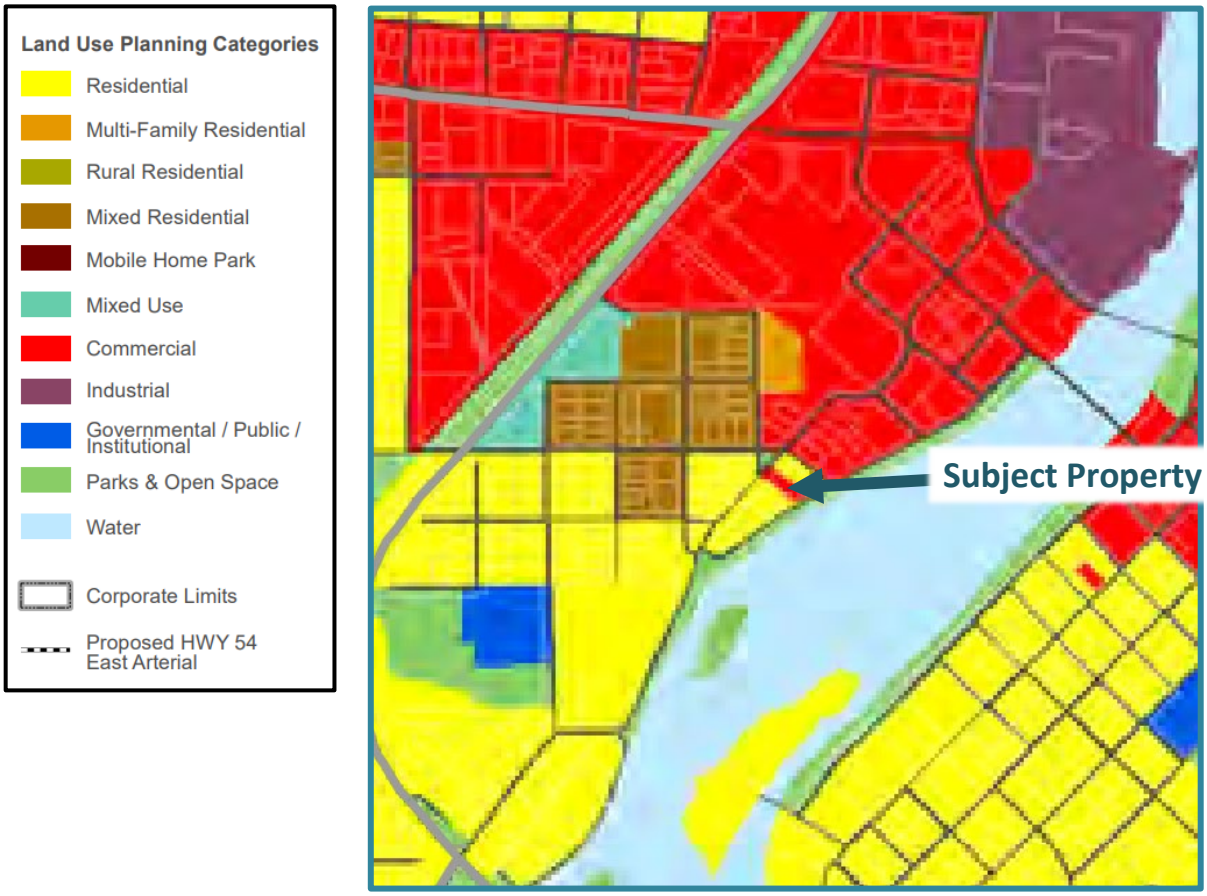
Background

The applicant is requesting to amend the City's Comprehensive Plan Future Land Use Map (Map 7-2) to a Residential land use designation to then rezone the property from B-3 Neighborhood Commercial District to R-2 Mixed Residential District. The R-2 Mixed Residential District would enable the applicant to establish a single-family home on the property. The existing structure was originally constructed as a single-family home and has been owned by the applicant for the past several decades. The applicant applied for a rezone in 1994 to change from a residential zoning classification to a commercial zoning classification to establish a psychological clinic. However, he now has a desire to restore the previous zoning classification and again use the structure as a single-family residence, which would be a permitted use in the R-2 Mixed Residential District. The applicant's future plans include lot consolidation with the subject lot and the lot to the north, as the applicant desires to construct a detached garage on site. Additionally, the proposed rezone to R-2 Mixed Residential District would be consistent with the future land use designation of Residential as required, if amended.

Standards of review are analyzed in greater detail below.

Comprehensive Plan Amendment Review Standards

Staff has reviewed the request based on two criteria: (1) consistency with the Comprehensive Plan, and (2) whether the amendment is in the public interest. Below is an analysis of each criterion along with findings of fact relating to the property. Furthermore, Section 8.6 of the Comprehensive Plan, describing future land use categories is below.



Comprehensive Plan – Chapter 7.2 (F)

F. Future Land Use

A future land use plan displays the desired patterns of development and establishes the future intent of growth in the community. These areas are not intended as zoning but indicate the type of zoning that should prevail. Land use and zoning are similar, but they are not the same. Land use categories are more general, while zoning is much more detailed. Zoning is the legal tool to regulate specific land uses. Since the land use categories are generalized, it is possible that more than one zoning district would correspond to each of the categories. The city has a zoning code and related map that details the current zoning and requirements. As described in Table 9, ten basic future land use-planning categories were established for the future land use plan map. The single largest land area is designated for residential uses.

Existing Designation:

Commercial: *Areas for a wide range of commercial development, including retail sales, personal and professional services, and offices. This area may also include lands designated for environmental protection and compatible civic uses.*

Proposed Designation:

Residential: *Areas for typical single-family residential development, consisting of smaller lot sizes served by municipal services. This area may also include lands designated for environmental protection and compatible civic uses.*

The table below outlines the surrounding zoning and existing land uses.

Direction	Zoning	Uses	Future Land Use Designation
North	R-2 Mixed Residential	Vacant	Residential
South	R-2 Mixed Residential	Single-Family Residential	Residential
East	P-1 Park and Recreation	Riverfront	Parks and Open Space
West	R-2 Mixed Residential	Multi-Family Residential	Residential

1. **Is the proposed amendment in the public interest?**

   Analysis: The property exists within an established residential area within the City. The prior Comprehensive Plan Amendment was essentially to accommodate the psychological clinic proposed by the applicant. There was a prior determination that a commercial future land use designation to accommodate the neighborhood commercial zoning that was required for the clinic use was fitting for the area.

   Findings: Given the surrounding land use designations and uses, the Residential land use designation is consistent and fitting for this site. This proposed future land use designation is consistent with the surrounding area. This amendment is consistent with the overarching future land use goals of the City and with the public interest.

   2. Is the proposed amendment consistent with the remainder of the plan?

   Analysis: The proposed amendment creates a land use designation for this parcel of Residential rather than Commercial.

   Findings: The Comprehensive Plan identifies several goals, objectives and policies that would be consistent with the proposed amendment. Chapter 3 Housing identifies the following goals:

   Goal: Provide an adequate supply of safe, energy efficient housing for individuals of all income levels throughout the community.

Goal: Maintain and rehabilitate the existing housing stock.

Additionally, Chapter 7 Land Use identifies the following goal:

Goal: Provide for safe, affordable housing for all residents.

This amendment is consistent with the remainder of the plan. When looking at the entire block south of the intersection of Chase Street and 3rd Avenue South, the historic homes are more appropriate to remain as residential and the streets act as a line of demarcation. Furthermore, the plan prioritizes investment in existing housing stock and expanding housing options. Additionally, a designation of residential is more consistent with the immediately surrounding area and is keep with the overarching future land use vision of the plan.

Zoning Map Amendment Standards of Review

The existing and proposed zoning districts are described in greater detail below:

Existing Zoning

Neighborhood Commercial "B-3" District: This district is intended to accommodate low-intensity commercial uses in a residential setting.

Proposed Zoning

Mixed Residential "R-2" District: This district is intended to accommodate single-family dwellings and duplex units along with compatible community and civic uses.

Zoning map amendment. If a proposed amendment would revise the zoning map, the Planning Commission in making its recommendation and the Common Council in making its decision shall consider the following factors:

1. whether the amendment is consistent with the City's comprehensive plan, including future land use maps or similar maps;

Analysis: The Comprehensive Plan future land use map is proposed to be amended as well. Currently the Comprehensive Plan indicates a future land use category of Commercial.

Findings: See the previous standards above regarding the proposed Comprehensive Plan amendment. A rezoning request to a residential zoning classification would not be consistent with the current Comprehensive Plan unless the Comprehensive Plan is amended.

2. whether the amendment is consistent with other planning documents adopted by the Common Council;

Analysis: The rezone is consistent with other planning documents adopted by the Common Council including the Comprehensive Plan, relevant Municipal Code Chapters including Chapter 11 – Zoning, Comprehensive Outdoor Recreation Plan and the Sewer Service Area Plan. In addition, the property falls under the Shoreland Overlay District and the amendment is consistent with this district.

Findings: The amendment is consistent with other planning documents adopted by the Common Council. Typically uses permitted within the R-2 Mixed Residential District would be considered less intensive than those uses permitted within the B-3 Neighborhood Commercial District and therefore less inclined to conflict with any existing planning documents.

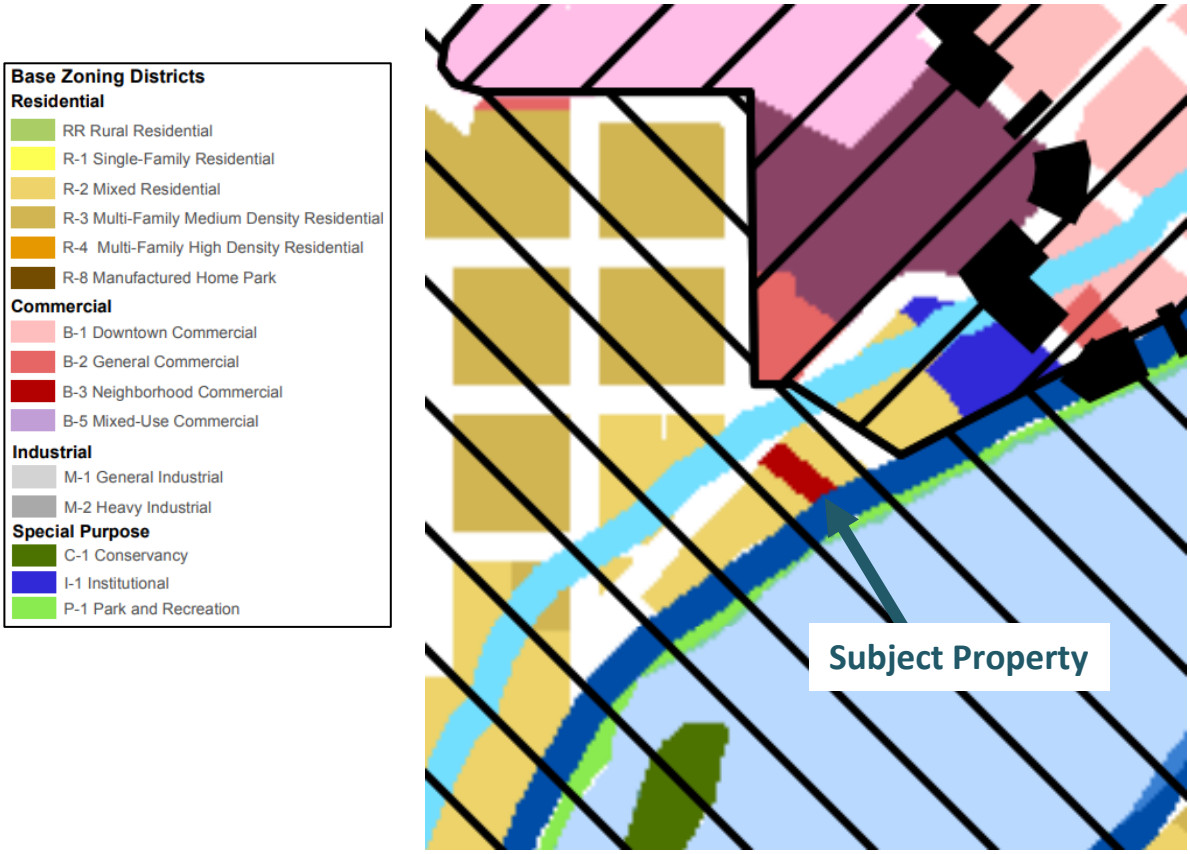
3. the extent to which the amendment will or will likely increase or decrease the number of nonconforming uses and structures; and

Analysis: The property was originally developed as a single-family home. The lot is 0.26 acres and the proposed zoning map amendment would not create an increase in nonconformity.

Findings: A structure that was originally developed as a single-family residence exists on the property. It meets all dimensional standards except the side yard setback requirement. However, the structure would not meet setback standards in any zoning district. It is the intent of the applicant to combine this lot with the lot to the north and construct a garage. This would bring both lots into increased conformity.

4. any other factor not specifically or generally listed, but deemed appropriate by the Planning Commission or Common Council given the particular circumstances.

Analysis: Below is the zoning map showing the property and surrounding properties.



Residential uses are typically located in expansive clusters throughout the City. This property is located within one of these large clusters and was originally developed as a single-family residence. This property is surrounded on all sides (except the east side which is adjacent to the Wisconsin River) by residential properties. Several decades prior, the applicant applied for a comprehensive plan amendment and zoning map amendment to establish a psychological clinic in a neighborhood setting. Reverting back to the originally intended residential future land use designation and zoning, are consistent with the surrounding area and the larger land use vision for this area, which is in a transition zone between zoning and land uses. It is fitting that the line to separate uses and zoning occurs at the intersection or Chase Street and 3rd Avenue South, rather than mid-block as it currently exists.

Therefore, staff is recommending approval of the rezone from B-3 Neighborhood Commercial District to R-2 Mixed Residential District contingent upon approval of the Comprehensive Plan Amendment.

WISCONSIN RAPIDS

Code Amendment
City of Wisconsin Rapids, Wisconsin
Version: January 3, 2019

Community Development Department
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780
P: (715) 421-8228 Fax: (715) 421-8291

Overview: The Common Council adopted the City's zoning code, which consists of text and a zoning map. Both of these can be amended.

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

General instructions: Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at https://wisconsinrapids.zoninghub.com/

Application fee: $300.00 for zoning map (rezoning); $300 for text amendment

Application submittal deadline: Applications must be submitted at least 3 weeks prior to the meeting. Please consult the annual Planning Commission schedule for specific dates.

Mandatory meeting with staff: To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

Office Use Only

Date Received	5/12/23
Received By	CE
Fee	$300.00
Case #	23-000359
Aldermanic District	1-Austin
Plan Commission Date	6/5/23

1. Applicant information

Applicant name	Michael Jan Nelson
Street address	560 3rd St So
City, state, zip code	Wis Rapids, WI 54494
Daytime telephone number	608 5096185
Email	michaeljannelson@gmail.com

2. Agent contact information Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2
Name		
Company		
Street address		
City, state, zip code		
Daytime telephone number		
Email		

3. Type of proposed amendment (check one or both)

- [x] Map amendment — Complete Part A and C
- [ ] Text amendment — Complete Part B and C

Part A. Questions Related to Map Amendment

4. Subject property information

Physical address: 420 1st Ave S. Wisconsin Rapids, WI

Parcel number(s): _____

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

- [x] No
- [ ] Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

- [x] No
- [ ] Yes

If yes, please explain.

Comment: Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

5. **Zoning information** (refer to https://wisconsinrapids.zoninghub.com/zoningmap.aspx)

The subject property is located in the following base zoning district(s). (check all that apply)

[ ] RR Rural Residential	[ ] R-8 Manufactured Home Park	[ ] M-1 General Industrial
[ ] R-1 Single-family Residential	[ ] B-1 Downtown Commercial	[ ] M-2 Heavy Industrial
[ ] R-2 Mixed Residential	[ ] B-2 General Commercial	[ ] I-1 Institutional
[ ] R-3 Multi-family Medium Density Residential	[x] B-3 Neighborhood Commercial	[ ] P-1 Park and Recreation
[ ] R-4 Multi-family High Density Residential	[ ] B-5 Mixed Use Commercial	[ ] C-1 Conservancy

The subject property is also located in the following overlay zoning district(s). (check all that apply)

[ ] Planned Development (PDD)	[ ] Shoreland	[ ] Floodplain
[ ] Downtown Design	[ ] Shoreland-Wetland	[ ] Wellhead Protection

6. **Proposed map amendment.** Select the general reason(s) why you believe the zoning classification should be changed and provide additional details.

- [ ] The zoning designation should be brought into conformity with the City's comprehensive plan.

Change to R2, formerly was zoned residential, then was used as office. We wish to return the property to residential & reside on the property.

- [ ] A mapping error was made on the official zoning map.

Has the City approved a variance or special exception for the subject property?

- [x] No
- [ ] Yes

If yes, provide the year of issuance and a short description of each one.

1. Property was initially residential in mixed use zone. It was changed to commercial. Present desire is to return property to its original designation & function.
2.
3.
4.

Part B. Questions Related to Text Amendment

8. **Proposed text amendment.** For each proposed text amendment, identify the section number (e.g., 7-444) to be revised and describe the proposed change and the reason(s) why you believe the change should be made.

Section number	Proposed change	Justification
1.		
2.		
3.		
4.		

Part C.

9. **Attachments** List any attachments included with your application.

10. **Other information** You may provide any other information you feel is relevant to the review of your application.

☐ Other

7. **Consistency with zoning requirements**

Are there any buildings on the subject property?

☐ No
☑ Yes

If yes, please describe each and state whether it is consistent with the proposed zoning classification.

1. Cream colored Stucco house - consistent
2.
3.
4.

Are there any existing land uses on the subject property?

☐ No – Land is vacant / undeveloped
☐ Yes

If yes, please describe each, including conditional uses, and state whether it is consistent with the proposed zoning classification.

1.
2.
3.
4.
5.
6.

Does the size of the subject property comply with the minimum lot size of the proposed zoning district?

☐ No
☑ Yes

If no, describe why you believe the map amendment should be made in spite of this.

11. Mandatory meeting with staff

When did you meet with the Community Development Director? _____ Month/year

12. Applicant certification

- I understand that I, or any of my agents, may not discuss this application with any member of the Planning Commission or the Common Council until after a final decision is rendered.
- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

Michael Jan Nelson	Michael Jan Nelson	04/30/2023
Name – print	Name – Signature	Date
Name – print	Name – Signature	Date

Tax key number: 34-02629

Property address: 420 1st Ave S

Owner: C C. Elliott
560 3rd St S
Wisconsin Rapids, WI 54494

Zoning: B-3, Neighborhood Commercial
Traffic / water / sanitary: Medium / City water / Sewer
Legal description:

Summary of Assessment	
Land	$14,900
Improvements	$172,300
Total value	$187,200

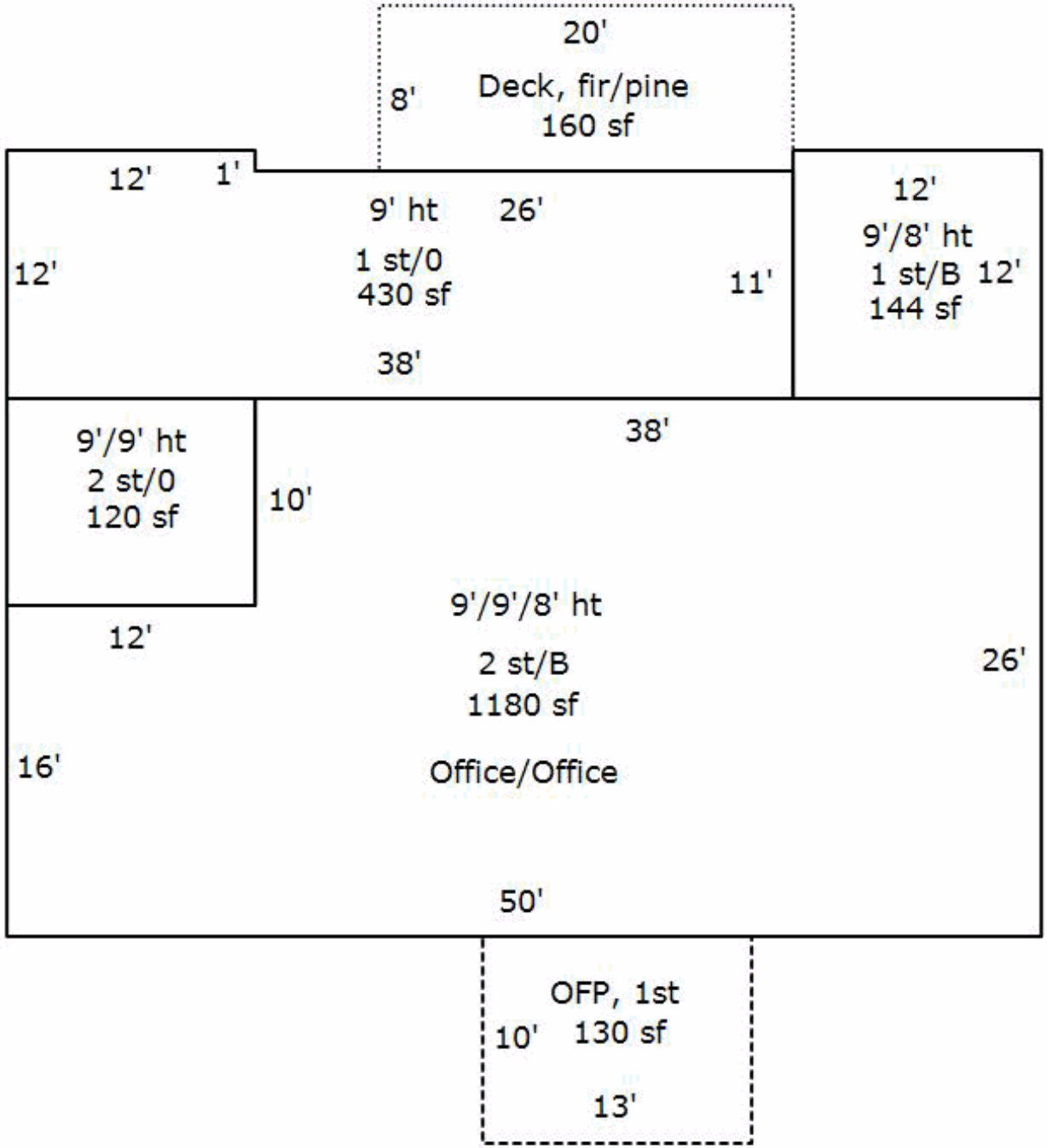
Land

Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial	73	168	11,228	0.258	River (View only)	Commercial		$14,900

Residential Building

Year built:	1921	Full basement:	1,324 SF
Year remodeled:	1994	Crawl space:	
Stories:	2 story	Rec room (rating):	
Style:	Colonial	Fin bsmt living area:	
Use:	Office	First floor:	1,874 SF
Exterior wall:	Stucco	Second floor:	1,300 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Finished attic:	
Heating:	Gas, forced air	Unfinished attic:	
Cooling:	A/C, same ducts	Unfinished area:	
Bedrooms:		Deck	160 SF
Family rooms:		Open porch	130 SF
Baths:	1 full, 1 half		
Other rooms:	11		
Whirl / hot tubs:			
Add'l plumb fixt:			
Masonry FPs:	1 stacks, 1 openings		
Metal FPs:			
Gas only FPs:			
Bsmt garage:			
Shed dormers:		Energy adjustment:	No
Gable/hip dorm:		Percent complete:	100%

Total living area is 3,174 SF; building assessed value is $168,100


20'
8'
Deck, fir/pine
160 sf
12'
1'
9' ht
26'
12'
9'/8' ht
1 st/B
12'
144 sf
12'
1 st/0
430 sf
11'
38'
9'/9' ht
2 st/0
120 sf
38'
10'
9'/9'/8' ht
12'
2 st/B
1180 sf
26'
16'
Office/Office
50'
OFP, 1st
10'
130 sf
13'

# of identical OBIs: 1	Other Building Improvement (OBI)				
Main Structure				Modifications (Type, Size)	Photograph
OBI type: Paving Const type: Concrete Year built: 1980	Width: 1,600 LF Depth: 1 LF Flr area: 1,600 SF	Grade: C Condition: Average % complete: 100% Assessed $: $4,200			not available

Building Permits				
Issued	Permit #	Purpose	$ Amount	Completed
7/30/2020	20-0625	Remove some interior walls	$8,000	9/21/2020
7/8/2010	83270	Porch Repairs	$11,000	12/31/2010
5/3/2010	83003	Walkway Replaced	$375	12/31/2010
7/24/2007	57628	Repair Roof	$5,200	7/24/2009
1/6/2000	45673	PLBG - Sewer Replaced	$2,000	1/6/2002

Sales History		
Date	Price	Type