



*engineers | architects | planners | environmental specialists
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MEMO

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DATE: August 15, 2013
TO: Jill Rassbach Pember
FROM: Patrick Beilfuss
REGARDING: Feasibility Drawing – Rinck Property

Dear Jill:

I put together two concept drawings with one showing a Duplex and one showing a 4-Plex on the Rinck Property in Menomonie. The items taken into consideration for creating the two concepts are as follows:

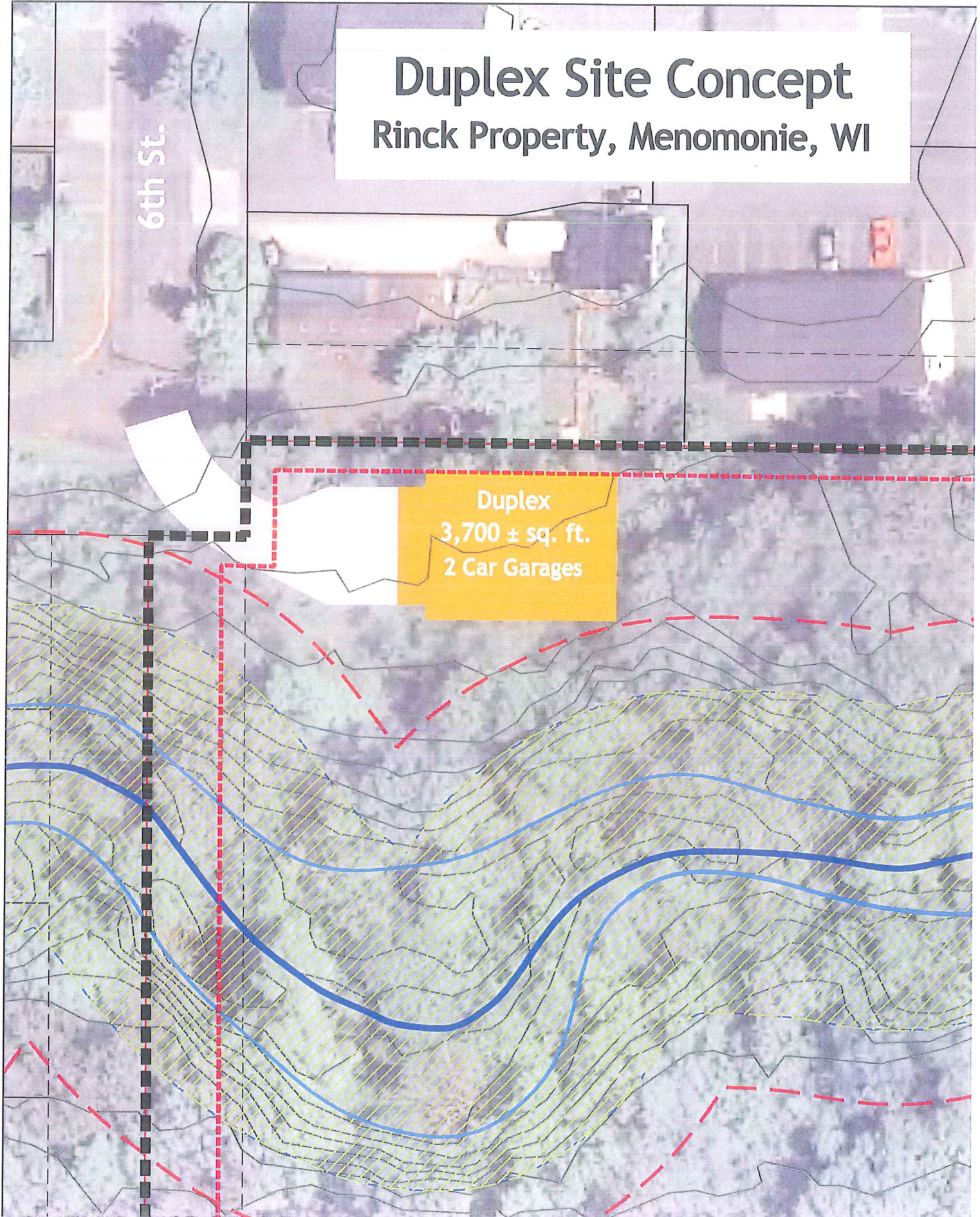
1. The purpose of this project is to determine the feasibility of constructing a duplex or 4-plex on the Rinck property located in Block 7, part of vacated 20th Ave., part of vacated 7th St., part of vacated 6th St. and part of vacated 19th Ave.
2. The Rinck Property is one parcel. Only one building can be constructed on the lot per city ordinance.
3. On all attached concept drawings, the location of Galloway Creek was determined by checking the Dunn County GIS website and viewing aerial photography. For the purposes of this project, the creek is assumed to be 10' in width. The area designated as Conservancy Zoning is offset 50' from each side of the assumed Ordinary High Water Mark of Galloway Creek. This boundary marked 75' Setback from Creek is specified in the city's zoning code. The Floodplain Boundary was provided by FEMA and was most recently updated in December 2011. The yard setbacks were taken from the city's zoning code. It is assumed that the west or east line of the property is the front/rear yard. It is assumed that any address associated with the property would be 6th Street or 7th Street.
4. The property is only accessible on the north side from 19th Avenue and/or 6th and 7th Street.
5. The property is zoned primarily R-2 Limited Multiple-Family Residential District and C Open Development-Conservancy District.
6. The R-2 District allows any permitted use in the single-family residential district and up to one four-family dwelling per lot.
7. Residential dwellings are not allowed in the C Open Development-Conservancy District.
8. Multiple-family dwellings require a stormwater management plan.
9. Any structure must be constructed at or above the regional protection elevation.
10. A wetland delineation may be required.
11. The site concepts show where one duplex and one 4-plex could be placed.
12. The size of an actual structure would have to be based on the verification of the location of Galloway Creek, the Ordinary High Water Mark, boundary of the C Open Development-Conservancy District, 75' setback from Galloway Creek, and yard setbacks.
13. It appears that city utilities do not extend to the Rinck property along 6th Street.
14. Any dwelling constructed will have to meet all relevant city and state regulations.
15. Any dwelling constructed (except a single-family dwelling) will have to submit a site plan to the City of Menomonie for review and approval.

Duplex Site Concept

Rinck Property, Menomonie, WI

6th St.

Duplex
3,700 ± sq. ft.
2 Car Garages

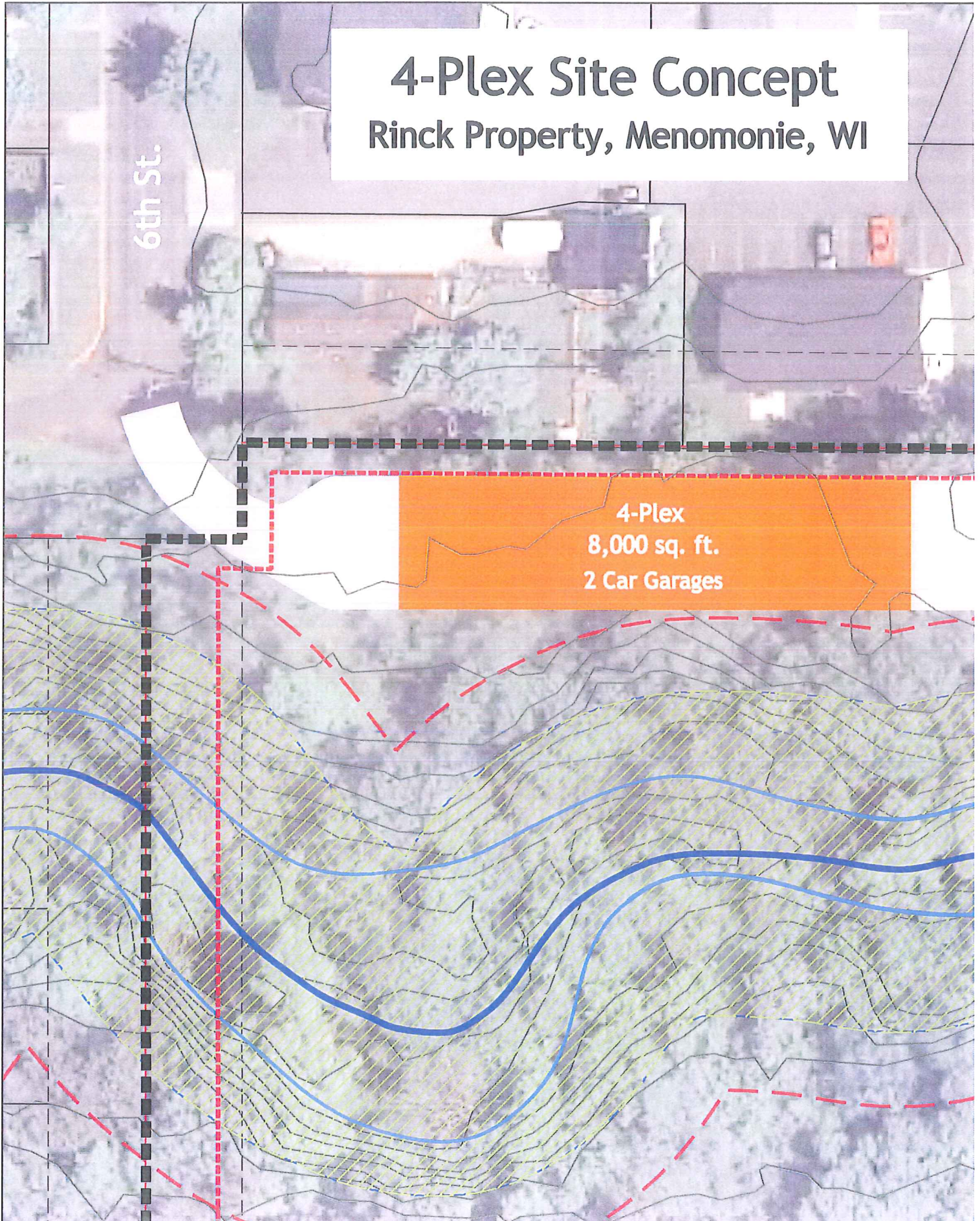


4-Plex Site Concept

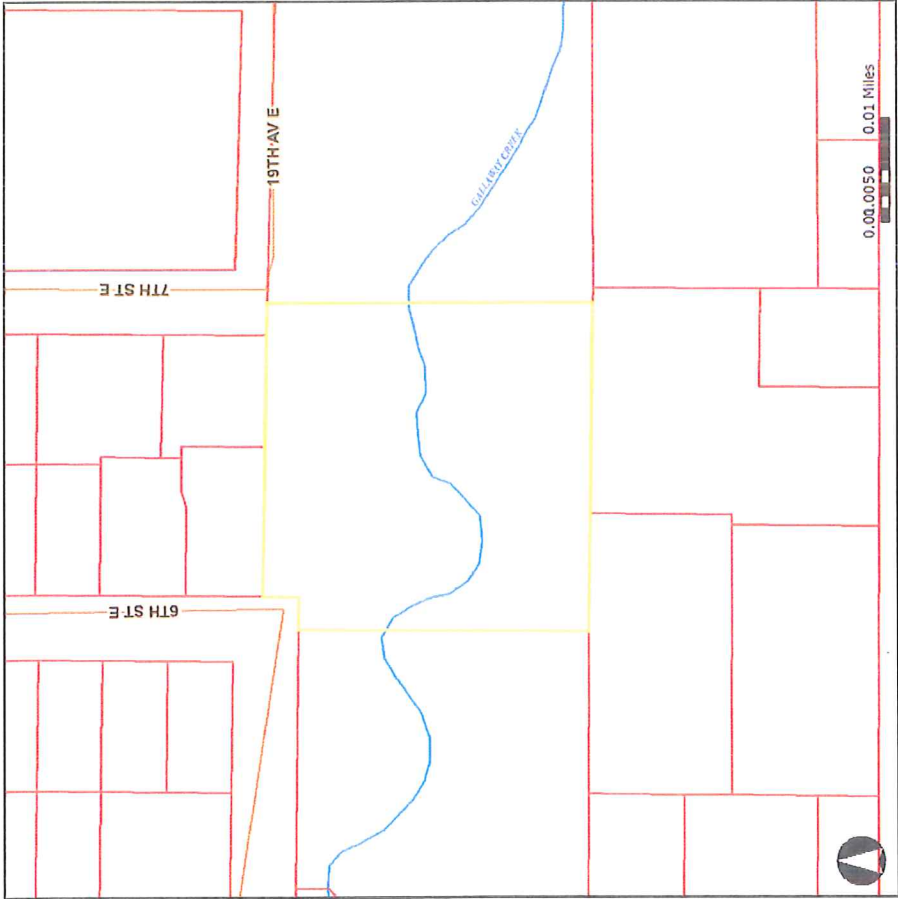
Rinck Property, Menomonie, WI

6th St.

4-Plex
8,000 sq. ft.
2 Car Garages



Dunn Co GIS



LORNA RINCK (2013 Parcel) 162675.028, 166525.919 (1)

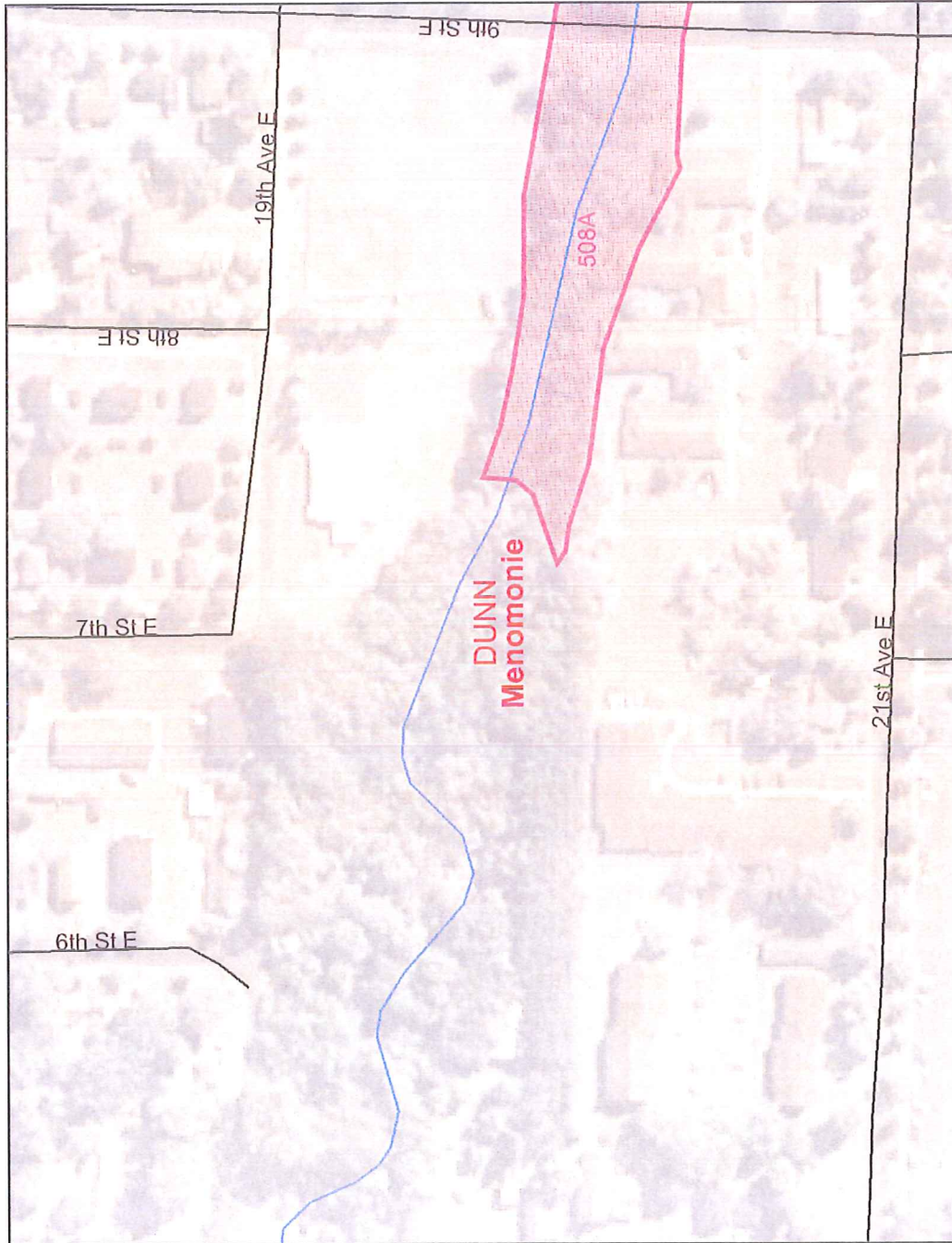
LORNA RINCK (2013 Parcel) (1)																								
Pin	Computer No	Owner	STREET	CITY	STATE	ZIP	Site Address	Site Zip	Zoning	Municipal No	SECTION	TOWN	RANGE	Tax Legal Acres	Legal School Dist	HISTORY	Doc Number	Current Taxes	Previous Taxes	Lottery	Total Land	Total Improvs	Total Value	Display Field
1725122813351300084	251129004000	LORNA RINCK	N4873 460TH ST	MENOMONIE	WI	54751	Null	Null	C	251	35	28	13	0	3444	945/33;372/488	945/33	939.81	958.01	0	39200	0	39200	LORNA RINCK

DISCLAIMER OF LIABILITY

The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Map may be reproduced with permission of the Dunn County Administrative Coordinators Office. Errors should be reported to the GIS Division, 800 Wilson Ave, Menomonie WI 54751. Phone (715) 231-6505.

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Map Created on Aug 13, 2013



0 200 400 600 ft.

Map created on Aug 13, 2013

Wisconsin Wetland Inventory (WVI) maps show graphic representations of the type, size and location of wetlands in Wisconsin. These maps have been prepared from the analysis of high altitude imagery in conjunction with soil surveys, topographic maps, previous wetland inventories and field work. State statutes define a wetland as "an area where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. The principal focus of this inventory is to provide a statewide map of wetlands and to provide information for planning purposes. There is no attempt, in either the design or products of this inventory, to define the limits of jurisdiction of any Federal, State, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, State, or local agencies concerning specified agency regulatory programs and jurisdictions that may affect such activities. The most accurate method of determining the legal extent of a wetland for federal or state regulations is a field delineation of the wetland boundary by a professional trained in wetland delineation techniques.



Legend

- Major Highways
 - Interstate
 - State Highway
 - U.S. Highways
- County Roads
- Local Roads
- 24K County Boundaries
- Civil Towns
- Civil Town
- USDA Wetspots
- DNR Wetland Points
- Excavated Pond
- Dammed Pond
- Wetland Too Small to Delineate
- Filled Excavated Pond
- Filled Dammed Pond
- Filled Wetland Too Small to Delineate
- Filled or Drained Wetland
- DNR Wetland Areas
- Upland
- Wetland
- Filled or Drained Wetland
- Wetland Indicator Soils
- 24K Open Water
- 24K Rivers and Shorelines
- Intermittent
- Fluctuating
- Perennial
- Cities and Villages
- Village
- City
- NAIP 2010 Color Air Photo



Scale: 1:2,131