NOTICE OF HEARING ON AN APPEAL FOR A VARIANCE

Notice is hereby given that the City of Willmar Board of Zoning Appeals will meet on Monday, November 18, 2013, at 5:01 p.m. at the City of Willmar Office Building, 333 SW 6th Street, Willmar, to conduct a public hearing to hear reasons for and against a variance requested by Insite Real Estate, Oak Brook, IL to allow a 5' building setback off of the north property line, 10' setback off of the east property line, and 10' off of the west property line as well as a 3' parking setback off of the east property line and 0' off the west and south property line on property described as: Lot 1 & 2 excluding the easterly 6' and N ½ of Lot 3 excluding the easterly 6' thereof, Block 17, Hanson's Addition to Willmar (902 1st St. S.). Being requested is a variance from SECTION 6.I.5.c. & 4.A.b. of the City of Willmar Zoning Ordinance which establishes a front yard setback of 25', side yard setback off of r-o-w of 25', and a parking setback of 15' off the r-o-w.

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing that they may appear in person or be represented by counsel to be heard on this matter.

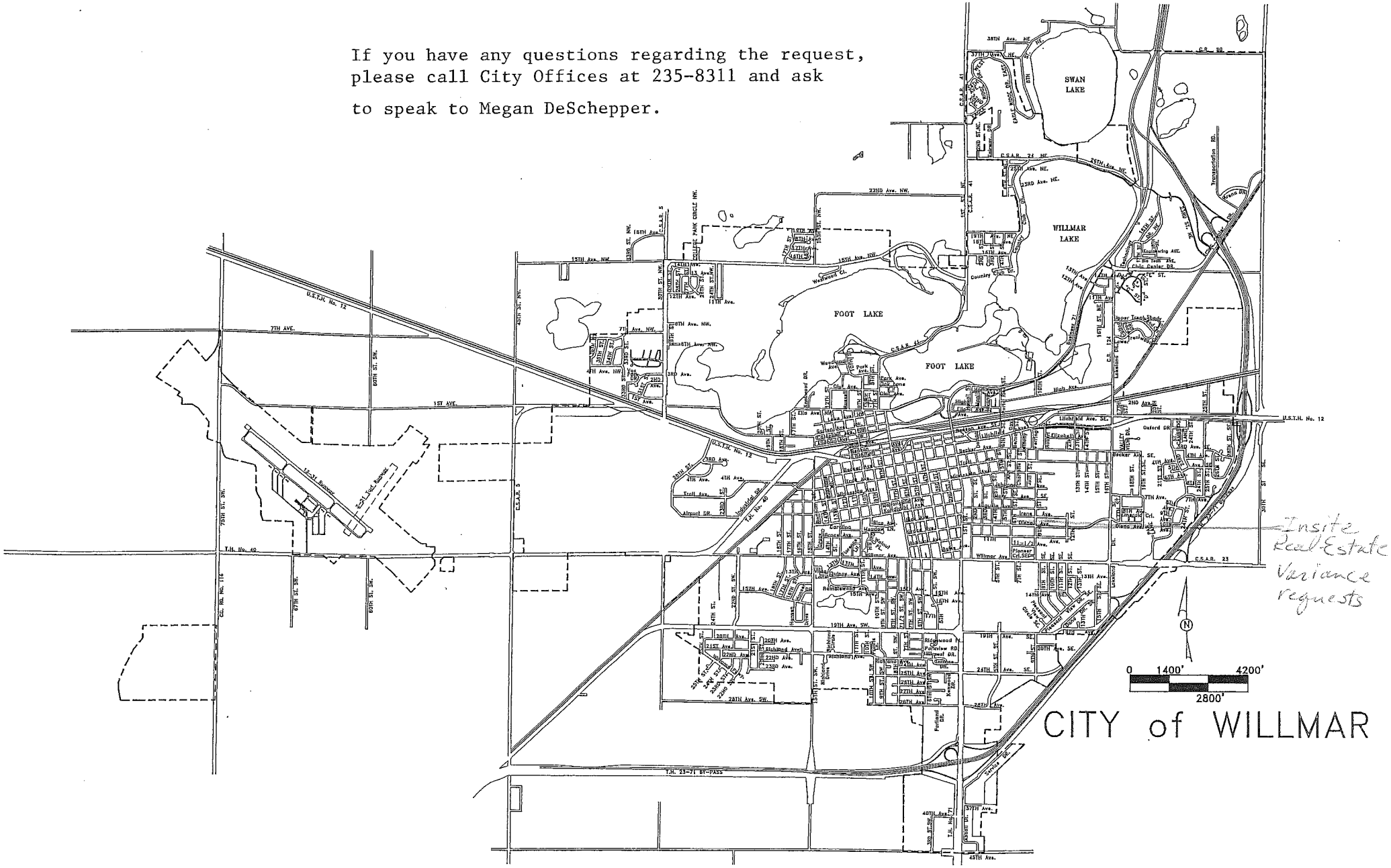
November 8, 2013
Date

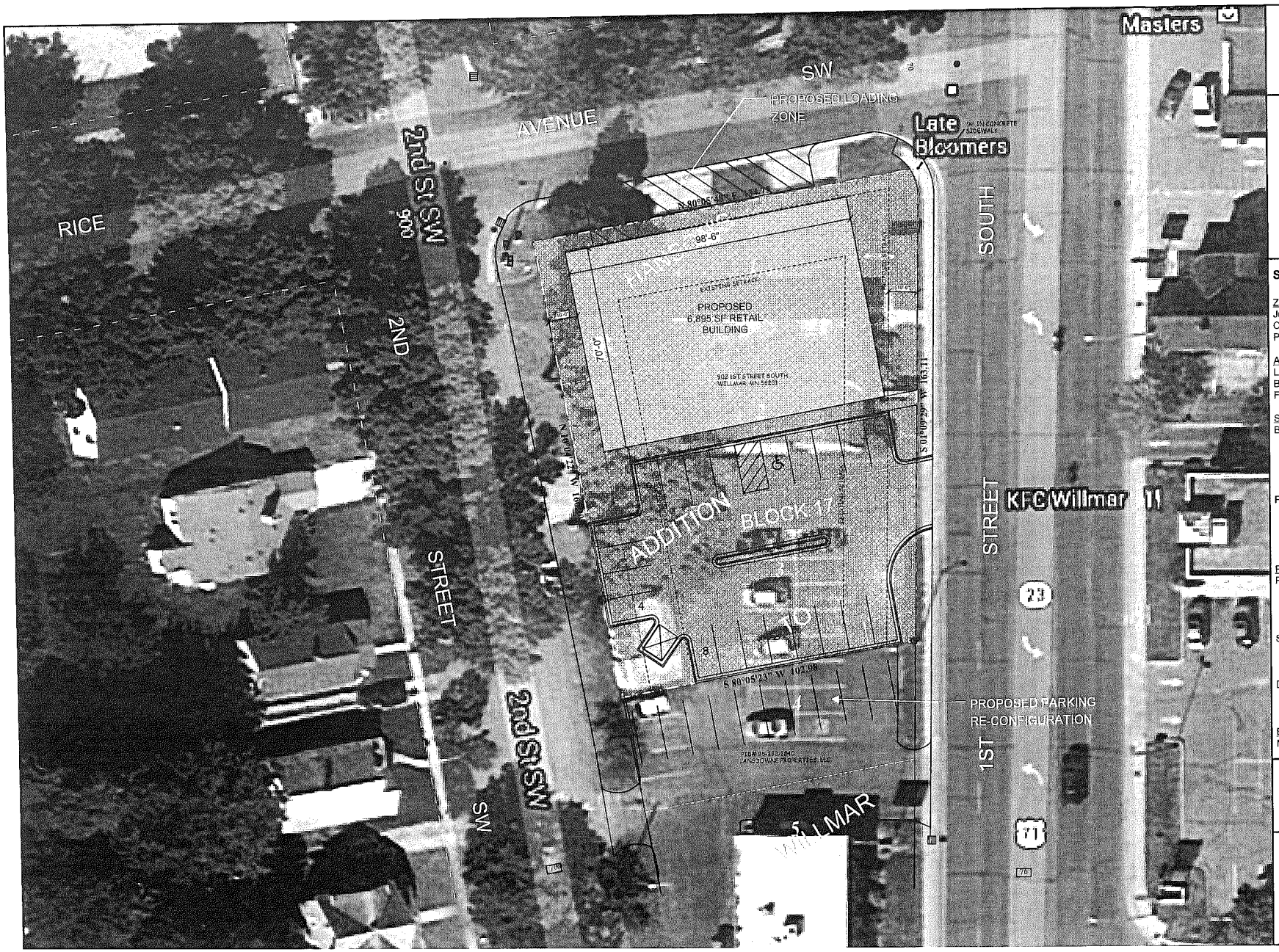
Megan M. DeSchepper
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficient, por favor comuniquese con Jill al 231-8575, de la Cooperativa de Integracion del Oeste Central.

Hadii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo WAC Contact: Lul Yusaf, Somali Women & Family Center (320)235-0532 or (678)467-3217.

If you have any questions regarding the request, please call City Offices at 235-8311 and ask to speak to Megan DeSchepper.





InSite

Proposed Retail Development

902 1st Street South
Willmar, MN

Variance Submittal
10/22/2013

SITE DATA

ZONING
Jurisdiction: Willmar, MN
Classification: GB General Business
Proposed Use: Automotive Retail (Permitted)

AREAS
Lot Area: ±0.44 Acres (±19,028 SF)
Building Area: 6,895 SF
FAR: 0.35

SETBACKS
Building:
- Front – 25' (Variance Requested)
- Rear – 25' (Variance Requested)
- Side Street– 25' (Variance Requested)
- Interior Side – 10'

Parking:
- Front – 15' (Variance Requested)
- Rear – 15' (Variance Requested)
- Side Street– 15'
- Interior Side – None

PARKING
Proposed Parking:
- Provided – 21 (6/1,000SF of Retail Area)
- Required – 20 (5.71/1,000SF of Retail Area)
  Est. 3,400 SF of Retail Area

Stall Dimensions:
- Provided – 9' X 18'
- Required – 9' X 18'

Drive Aisle Dimensions:
- Provided - 20'
- Required - 20'-26'

BUILDING
Max Height: 55'

InSite Real Estate, LLC
1400 16th Street, Suite 300 | Oak Brook, IL 60523-8854
t: 630-617-9100 | f: 630-617-9120 | www.insiterealestate.com

0 ft. 18 ft. 30 ft. 60 ft.

SCHEDULE B NOTES

MISCELANIOUS NOTES

1. The property described hereon is the same as the property described in the title commitment, prepared by First American Title Insurance Company, file number 1327945 and was prepared on September 18, 2013.
2. The utilities shown hereon were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines,ect may not have been located. O'Malley & Kron cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to digging, contact Gopher One at 1-800-252-1166 and refer to ticket number 132010573.
3. Subject property is zoned: GB (General Business), per the City of Willmar.
   Setbacks per the City of Willmar
   -Front yard = 25 feet
   -Side yard = 25 feet
   -Interior Side yard = 10 feet
   -Rear yard = 10 feet
   Height cannot exceed 45 feet without plan review by the Planning Commission.
4. Subject property has 18 regular parking stalls and 1 handicap parking stall.
5. The City of Willmar does not participate in the National Flood Insurance Program.
6. There was no observable evidence of current earth moving, building construction or building additions at the time of this survey.
7. There are no proposed changes to street right of way lines at the time of this survey.
8. There is no observed evidence of the site used as a solid waste dump, sump or sanitary landfill.

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

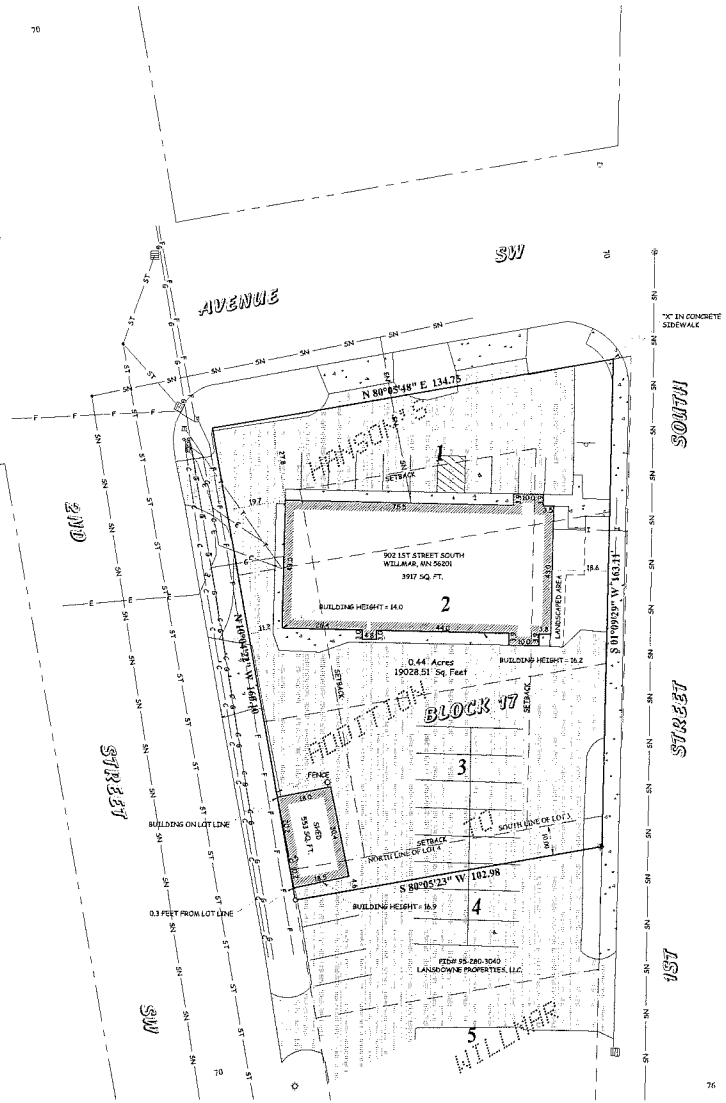
SURVEYORS CERTIFICATION

To: InSite Real Estate, LLC. , and :

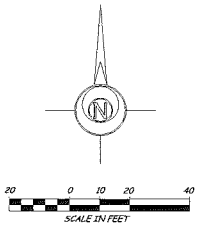
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(b), 13, 14,16,17 and 18 of Table A thereof.

The field work was completed on October 14, 2013.

By: Benjamin C. O'Malley
Date: 10-14-13
Minnesota Professional Land Surveyor No. 42300



LEGAL DESCRIPTION



Legend

- INDICATES IRON MONUMENT PLACED
- INDICATES IRON MONUMENT FOUND
- ST — INDICATES STORM SEWER LINE
- SN — INDICATES SANITARY SEWER LINE
- I — INDICATES UNDERGROUND WATER
- G — INDICATES UNDERGROUND GAS
- E — INDICATES UNDERGROUND ELECTRIC
- T — INDICATES UNDERGROUND TELEPHONE
- C — INDICATES UNDERGROUND CABLE
- F — INDICATES UNDERGROUND FIBER OPTIC
- INDICATES STORM MANHOLE
- INDICATES SANITARY MANHOLE
- INDICATES CATCH BASIN
- INDICATES WATER VALVE
- INDICATES HYDRANT
- INDICATES LIGHT POLE
- INDICATES ELECTRIC PEDESTAL
- INDICATES TELEPHONE PEDESTAL
- INDICATES CABLE PEDESTAL
- INDICATES SIGN

A.L.T.A./A.C.S.M. LAND TITLE SURVEY PREPARED FOR:

INSITE REAL ESTATE

JOB NO: 2013-338
FILE NAME: 2013-338.DWG
LOCATION: 15-119-35

NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT FIRST CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

370 CHAPEL HILL RD., SUITE 105
COLD SPRING,MN 56320
PH. 320-685-5905
FAX 320-685-3056

A.L.T.A./A.C.S.M. LAND TITLE SURVEY PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.

1004 2nd ST. SE
WILLMAR,MN 56201
PH. 320-235-4012
FAX 320-685-3056

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

BENJAMIN C. O'MALLEY *DATE: 10-9-13*
MINNESOTA REGISTRATION NO. 42300