

# Appraisal Report

Project I.D.: 1054-01-23

Parcel 86N

Rainbow Lane

Town of Rib Mountain

Marathon County, Wisconsin

Prepared for:

**Wisconsin Department of Transportation**

**North Central Region**

**Rhineland Office**

510 N. Hanson Lake Road

Rhineland, WI 54501

Prepared by:

**Cindy White**

WI Certified General Appraiser, #2058-10

CORRE, Inc.

1802 Warden Street

Eau Claire WI 54703

**CORRE**



LETTER OF TRANSMITTAL

May 8, 2015

Attn: Patricia Massino  
Real Estate Specialist  
WisDOT—NC Regional Office--Rhineland  
510 N. Hanson Lake Road  
Rhineland, WI 54501

RE: Original ID: 1054-01-23, Parcel 86N; Surplus Parcel

Dear Ms. Massino:

As requested by you I have prepared an appraisal of the above captioned property. The purpose of the appraisal is to estimate the fair market value of a surplus land parcel as a separate entity.

The definition of fair market value is found in the body of the report. My analysis, opinions and conclusions were developed, and this report has been prepared, in conformance with the Uniform Standards of Professional Appraisal Practice.


The following appraisal report and the format used are consistent with the WisDOT Real Estate Program Manual and satisfy the conditions of the report. A summary of facts and conclusions is included in the report. Any extraordinary assumptions made or hypothetical conditions used are identified in the body of the report. Please note the Assumptions and Limiting Conditions upon which the value conclusions are estimated within the report.

An inspection of the subject property and collection and analysis of the pertinent data was made.

As of April 17, 2015, the fair market value of the property is estimated to be \$45,700.

Enclosed is my narrative report.

Sincerely,



Cindy White  
Certified General Appraiser #2058-10

# STANDARD FORMAT SURPLUS PARCEL APPRAISAL REPORT

Wisconsin Department of Transportation

**Historical Project ID # (original plat acquisition project ID):** 1054-01-23

**Parcel:** 86N

**County:** Marathon

**Municipality:** Town of Rib Mountain

**Legal Description:**

A parcel of land described as Lot 1 of Marathon County Certified Survey Map No. 16671 as recorded in Volume 78, Page 20 Marathon County Certified Survey Maps, as Document #1658672, being part of the Northeast ¼ of the Northwest ¼, (NE NW) of Section 23, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon County, Wisconsin.

Said parcel contains 0.703 acres (30,636 square feet).

It is expressly intended and agreed by and between the parties hereto that:

Lot 1 of this land division may experience noise at levels exceeding levels in Section Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing State Trunk Highways or Connecting Highways in the absence of any increase by the Department to the through-lane capacity.

No advertising signs or billboards of any type shall be located, erected or maintained on the above-described lands, except for on-premise signs.

All existing public and private utilities and public recreational trails located upon, over or under the above-described lands, whether by permit or easement, shall have the continued right of occupancy and the continued right of ingress and egress for personnel and equipment for the purpose of maintaining or improving their transmission and/or distribution facilities located wholly or partially within the above-described lands as of the date of this instrument.

The above-described lands shall be subject to all applicable zoning laws and/or ordinances, and all easements, reservations, and restrictions of record.

These covenants, burdens and restrictions shall run with the land and shall forever bind the grantee, its successors and assigns; and, upon breach or failure of all or any part thereof, the State of Wisconsin, Department of Transportation (WisDOT) may bring an action in the courts of this state to enforce said restriction, and shall recover in any such action its costs and expenses of enforcing the restriction, including actual attorneys fees, from the owner of the property, his successors, assigns, trustees, personal representative or administrators.

**Zoning:**

The subject property is currently exempt from zoning. Based on verification with Dan Dziadosz, Town of Rib Mountain Zoning Administrator, this parcel would be zoned Mixed Residential (MR-4), with access from Rainbow Lane. (Zoning was to take up this issue in their meeting scheduled for June 10, 2015.) When WisDOT acquired this property in 1971 for STH 29 frontage road, it was zoned as RR (Rural Residential). In addition, Attachment A shows that the parcel meets all dimensional requirements and setbacks for potential improvements allowable under the expected zoning. Based on this information it is reasonably probable to assume that this parcel is independently saleable.

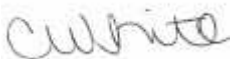
## CERTIFICATE OF APPRAISER

To the best of my knowledge and belief, the statements contained in this appraisal report are true and the information upon which the opinions expressed herein are based is correct, subject to the limiting conditions herein set forth.

- This appraisal has been made in conformity with appropriate Wisconsin Statutes, the Wisconsin Real Estate Program Manual (REPM) and the Uniform Standards of Professional Appraisal Practice (USPAP).
- I personally made a field inspection of both the property being appraised as well as the comparable sales being relied upon to make this report.
- The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions and conclusions.
- The report is being prepared for the sole purpose of establishing a value for surplus land(s) being disposed of, and owned, by the Wisconsin Department of Transportation.
- I have no present or prospective interest in the property being appraised and we have no personal interest or bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Neither my compensation nor my employment are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- Nick Moeller of CORRE, Inc. provided professional assistance to the person signing this appraisal by aiding in the verification of comparable sales.
- The findings of this report and opinions therein have not been revealed to anyone other than the client.
- The appraiser has the knowledge and experience to competently express this opinion of value.

It is my personal opinion and conclusion that as of the effective date of 4/17/2015, the:

VALUE OF SUBJECT PROPERTY is: **\$45,700; Rounded**



May 8, 2015

---

Cindy White  
Certified General Appraiser #2058-10

## **ASSUMPTIONS AND LIMITING CONDITIONS**

1. The property description provided to the appraiser is assumed to be correct;
2. The appraiser is not a surveyor. Any maps or illustrations are provided to familiarize the reader with the property. Property dimensions are approximate;
3. No responsibility is assumed for matters of a legal nature affecting title to the property, nor is any opinion of title rendered. Property title is assumed to be good and merchantable unless otherwise stated;
4. Information furnished by others is believed to be true, correct and reliable. However, no responsibility for its accuracy is assumed by the appraiser;
5. All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is assumed to be under responsible, financially sound ownership and competent management;
6. It is assumed that there are no hidden or unapparent conditions within the property, subsoil, or structures which would render the property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies which may be required to discover them;
7. The appraiser is not qualified to detect hazardous materials within the property. Hazardous materials including, but not limited to, asbestos, solvents and other materials may affect the overall value of the property. The value conclusions in this report are predicated on the assumption that the property is clean. The appraiser reserves the right to amend this report if hazardous materials are discovered within the property. Buyers with concern of hazardous materials should procure a report from a qualified consultant prior to purchase;
8. Unless otherwise stated in the report, no environmental impact studies were either requested or made in conjunction with this report. The appraiser reserves the right to alter, amend, revise, or rescind any opinions of value based upon any subsequent environmental impact studies, research, or investigation;
9. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is specified, defined and considered in this report;
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been specified, defined and considered in this report;
11. The appraiser is not required to give testimony or appear in court because of having made this report unless previous arrangements or contractual obligations require same;
12. Possession of this report or a copy hereof does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of the appraiser, and in any event, only with properly written qualification and only in its entirety;

13. Neither all nor any part of the contents of this report or a copy thereof shall be conveyed to the public through advertising, public relations, news, sales or any other media without the express written consent and approval of the appraiser. Nor shall the appraiser, client, firm, license or professional organization of which the appraiser is a member be identified without consent of the appraiser.
14. The liability of the appraiser, employees and subcontractors is limited to the client only. There is no accountability, obligation or liability to a third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiencies of the property;
15. Acceptance and/or use of this report constitutes acceptance of the foregoing assumptions and limiting conditions.

## **EXECUTIVE SUMMARY/SUMMARY OF SALIENT FACTS**

### **SIZE AND TYPE OF PROPERTY:**

The subject is irregular in shape, +/- 270 feet in length along the north property line, +/- 175 feet in length along the east property line, and +/- 317 feet in length along the south property line, totaling approximately 0.703 acres. The subject property is vacant and located north and east of the intersection of Rainbow Lane and Lakeshore Drive. It is to the east of and within close proximity to where STH 29 and USH 51 intersect. It is estimated to contain +/- 8,182 square feet of buildable area after zoning setback requirements. The parcel has no access restrictions to Rainbow Lane or Lakeshore Drive, however the preferred access would be off of Rainbow Lane per Town of Rib Mountain zoning.

### **PROPERTY RIGHTS APPRAISED:**

Unless otherwise specified, the property rights being appraised constitute fee simple.

### **EFFECTIVE DATE OF VALUE:**

April 17, 2015

### **APPRAISAL TYPE:**

This appraisal report is an Appraisal Report in accordance with Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice (USPAP) and the Wisconsin Department of Transportation (WisDOT) Real Estate Manual. The intended use of the appraisal is for the client (WisDOT) to establish a market driven sale price for the subject surplus property.

### **APPRAISAL SCOPE:**

The scope of this assignment begins with the inspection of the property in cooperation with the WisDOT property manager. Appropriate mapping or survey of the site provides indication as to the legal use(s) of the subject. Appraisals of real property are typically based upon the highest and best use of the property assuming a willing buyer and willing seller. The market approach is utilized to value the property unless otherwise specified and the most recent comparable sales are field reviewed and verified by the buyer, seller or broker/agent to the transaction. Comparable sales sheets are provided with complete sale transaction data as well as a street view photo of the comparable properties. Nick Moeller of CORRE, Inc., provided assistance by aiding in the verification of comparable sales.

**MARKET VALUE DEFINED:**

Market Value is typically defined as the amount in cash, which a well-informed buyer, willing but not obliged to buy the property would pay, and for which a well-informed seller, willing but not obligated to sell, would accept. This concept is only true when the value being achieved is Separate Entity Value.

**SEPARATE ENTITY VALUE:**

A surplus land parcel can qualify as a Separate Entity if it meets the highest and best use requirements to stand alone and be marketed as an economic unit of its own merit it would have to meet the tests of legal permissibility, physical possibility, financial feasibility and maximum profitability.

The Highest and Best Use of the subject property has been determined later on in the appraisal to be as a separate residential site. It has independent access, is located in a residential neighborhood and is of sufficient size to meet zoning requirements for residential improvement. After zoning setback requirements, it is estimated to consist of +/-8,182 square feet, which would allow for several improvement options.

**ENHANCEMENT VALUE:**

A surplus land parcel can qualify as Enhancement Value. The test is to hypothetically assemble the surplus parcel with an abutter and measure the difference in value on a “before and after” basis it is the reverse of appraising a partial taking to a property. Enhancement value is particularly notable when it changes the highest and best use of the properties being assembled.

**ASSEMBLAGE VALUE:**

A surplus land parcel can qualify as Assemblage value if it fails to meet the test of the two prior valuation principles. Assemblage value is commonly referred to as “across the fence” value. Typically, the surplus land when assembled to an abutter would have no greater unit value than that of the abutter.

**HYPOTHETICAL CONDITIONS**

As defined by USPAP (2014-2015 Edition), a hypothetical condition is: *“A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”* The USPAP comment to the definition states: *“Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”*

A hypothetical condition may be used in an assignment only if:

1. Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison.
2. Use of hypothetical condition results in a credible analysis.
3. The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

Any hypothetical conditions are found in the body of the report.



**EXTRAORDINARY ASSUMPTIONS:**

As defined by USPAP (2014 - 2015 Edition), an extraordinary assumption is: *“An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.*

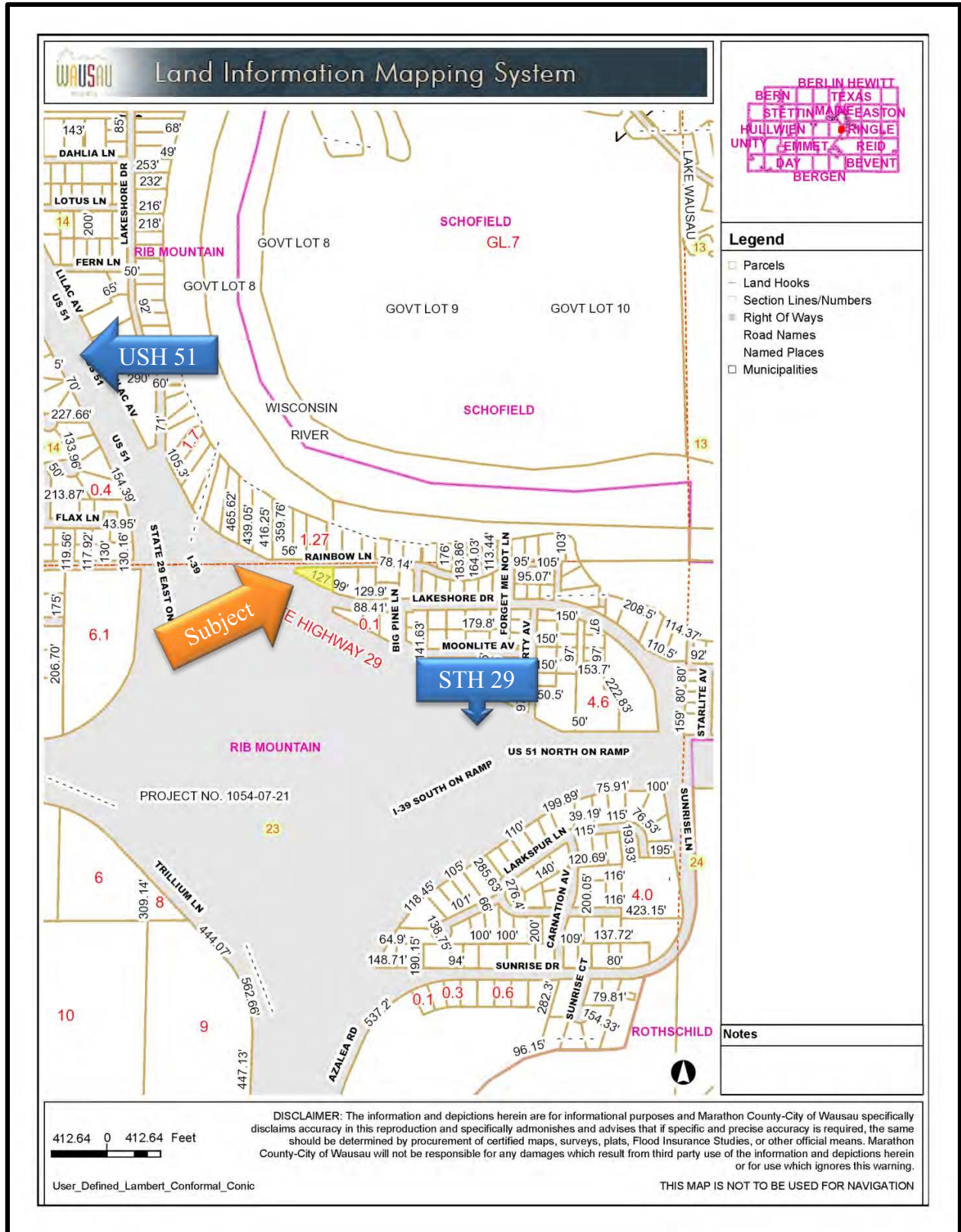
An extraordinary assumption may be used in an assignment only if:

1. It is required to properly develop credible opinions and conclusions.
2. The appraiser has a reasonable basis for the extraordinary assumption.

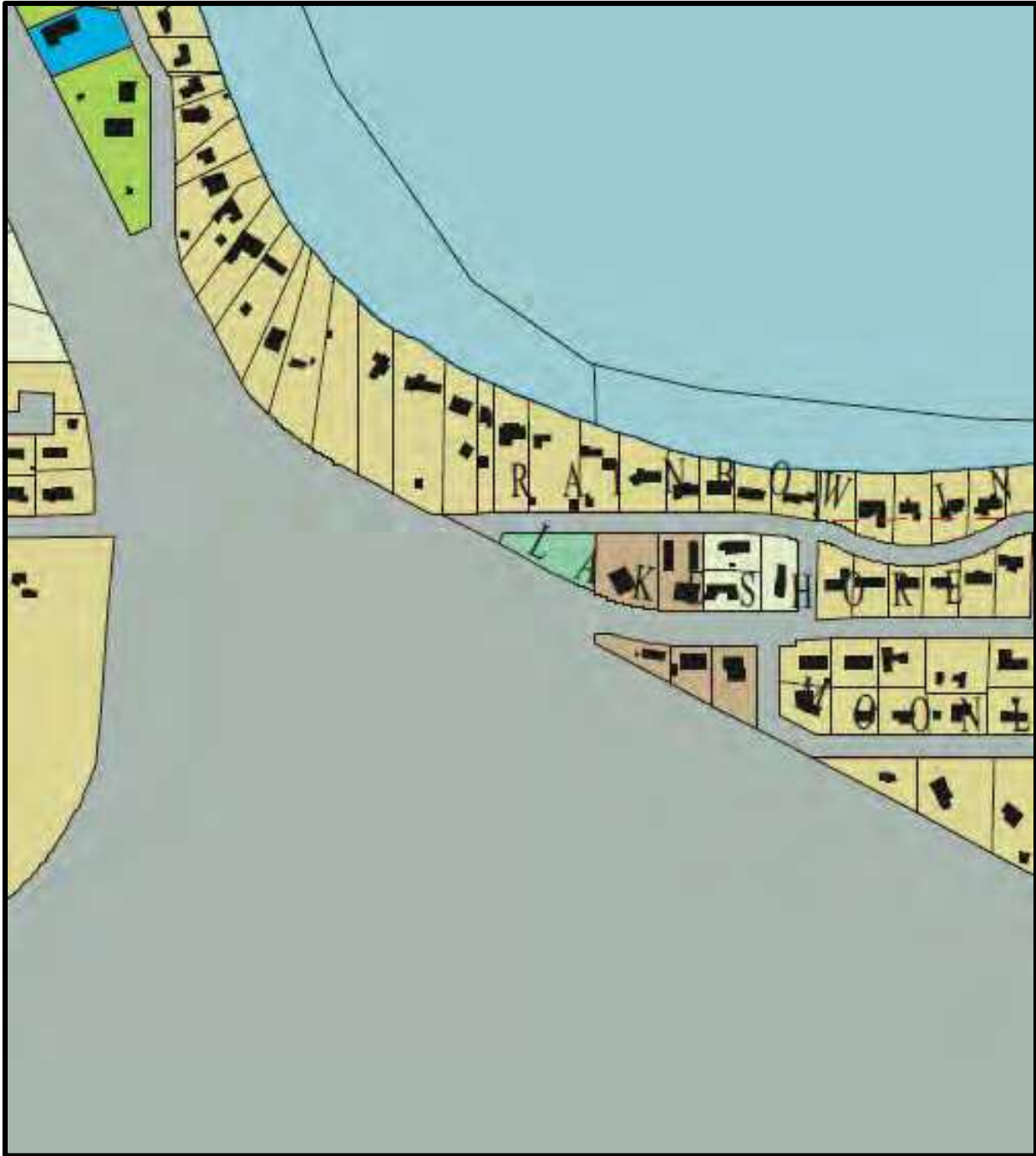
Use of the extraordinary assumption results in a credible analysis. The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

Any extraordinary assumptions made are found in the body of this report.

# SUBJECT PROPERTY LOCATION MAP



# SUBJECT PROPERTY ZONING MAP



## CLASSIFICATIONS

<input type="checkbox"/> OR	<input type="checkbox"/> UC	<input type="checkbox"/> RA-1	<input type="checkbox"/> UDD	<input type="checkbox"/> RA-2	<input type="checkbox"/> EO	<input type="checkbox"/> RR	<input type="checkbox"/> SO	<input type="checkbox"/> SR-2	<input type="checkbox"/> HI	<input type="checkbox"/> SR-3	<input type="checkbox"/> SI	<input type="checkbox"/> UR-8	<input type="checkbox"/> UI	<input type="checkbox"/> ER-1	<input type="checkbox"/> CR-5ac	<input type="checkbox"/> MR-4	<input type="checkbox"/> SC	<input type="checkbox"/> NC	<input type="checkbox"/> CC
-----------------------------	-----------------------------	-------------------------------	------------------------------	-------------------------------	-----------------------------	-----------------------------	-----------------------------	-------------------------------	-----------------------------	-------------------------------	-----------------------------	-------------------------------	-----------------------------	-------------------------------	---------------------------------	-------------------------------	-----------------------------	-----------------------------	-----------------------------



**Photographs of Subject Property**

*Subject Property – Facing Westerly – Taken by Cindy White on April 17, 2015*



*Subject Property – Facing Easterly – Taken by Cindy White on April 17, 2015*



There is one abutter to the east of the subject parcel that is improved with an 8-unit apartment building. The parcel is a remnant from a prior STH 29 project and was acquired by WisDOT in August 1971 via an Award of Damages.

**Physical Description of Subject Property (including area):**

The subject is irregular in shape, +/- 270 feet in length along the north property line, +/- 175 feet in length along the east property line, and +/- 317 feet in length along the south property line, totaling approximately 0.703 acres. The subject property is vacant and located north and east of the intersection of STH 29 and USH 51.

**Present Use of Property:**

The property is vacant. (WisDOT has determined this to be surplus land.)

**Zoning of Surplus Land:**

None. Exempt.

**Neighborhood Description:**

The area surrounding the subject property is zoned a mixture of single family and mixed residential uses which are established to accommodate those uses which are of county-wide and regional significance. The predominant surrounding use is residential.

The subject is located on the corner of Rainbow Lane and Lakeshore Drive, just north and east of the intersection of STH 29 and USH 51. It is located in the Town of Rib Mountain, which has a population of 6,825 as of the 2010 census, according to the U.S. Census Bureau.

**Highest and Best Use:**

Highest and Best Use is defined as: *“the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity”*. [Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition (Chicago; Appraisal Institute), 2010].

The focus of highest and best use analysis is on the potential uses of the land parcel as though vacant. In practice, however, the contributory value of the existing improvements and any possible alteration of those improvements are also important in determining highest and best use. If the value of the property as improved is greater than the value of the land as if vacant, the highest and best use is the current use of the property as improved.

Legally Permissible: The subject property is a triangular shaped, 0.703 acre (30,686 square foot) property. It appears to meet all Town of Rib Mountain requirements for a residential (ex. single-family, townhome or small multi-family) site with required setbacks. It is estimated to contain +/- 8,182 square feet for improvement after setbacks.

Physical Possibility: Size, shape and topography are key determinants of physically possible uses. The subject site is large enough to meet residential needs (ex. single-family, townhome or small multi-family unit); while meeting the requirements for residential use. In addition, the property is level and has access to available municipal utilities, i.e. water and sewer.

Financially Feasible: The subject would be financially feasible to develop for the use as a residential site (ex. single-family, townhome or small multi-family).

Maximally Productive: The site’s use as residential (ex. single-family, townhome or small multi-family) is considered its maximum productive use.

## VALUATION

Based upon the concluded highest and best use of the property, the value of the subject surplus property will be estimated.

### APPROACHES TO VALUE

There are three basic approaches to value as summarized below:

1. **Sales Comparison Approach:** Recent market sales similar to the subject are used in this approach. The appraiser then verifies sales price, terms and conditions of the sale with a party to the transaction. After analysis and adjustments, these sales are used to arrive at an estimated market value for the subject property. When market sales are available, the sales comparison approach is considered to be the most reliable indicator of market value.
  
2. **Cost Approach:** The value of the land as if vacant and readily available for development in its highest and best use is first established. Current costs of reproduction or replacement of improvements are established. Depreciation is applied to this value to arrive at an in-place value for the subject’s improvements. The two values are combined to conclude a value for the entire property.
  
3. **Income Approach:** This approach assumes there is a relationship between the amount of income a property will earn and the future value of that property. The appraiser uses the anticipated net income and processes it into a value for the subject. This process uses a capitalization rate, including such factors as risk, time and interest on capital investment and recapture of the depreciated asset.

The Market Approach will be utilized to value the subject surplus property. Vacant residential comparable sales from within the Town of Rib Mountain have been utilized. The comparable sales are all located in residential neighborhoods similar to the subject property, i.e. single-family residential along with some multi-family units.

### VACANT COMPARABLE SALES

SALES SUMMARY - VACANT LAND					
SALE NO.	SALE LOCATION	SALE DATE	SALE PRICE	SIZE (AC)	PRICE/AC
<b>Sale 1</b>	Town of Rib Mountain	4/28/2014	\$53,200	0.624	\$85,256
<b>Sale 2</b>	Town of Rib Mountain	5/21/2014	\$40,000	0.459	\$87,146
<b>Sale 3</b>	Town of Rib Mountain	8/16/2012	\$51,000	0.672	\$75,893

**Comparable Sale 1:** This is the sale of a mostly square shaped 0.624-acre parcel located at 6400 Magnolia Ave., Town of Rib Mountain, Marathon County, Wisconsin. The 0.624-acre parcel sold for \$53,200, or \$85,256 per acre, by Warranty Deed, document number 1669692, recorded on April 28, 2014. The parcel appears to have adequate drainage. The grantor is EZ Acres, LLC, and the grantee is Steven J. and Julie B. Roggenbuck. The sale was verified by Nicholas Moeller with Eugene Zoromske, the grantor (Registered Agent) on April 6, 2015.

**Comparable Sale 2:** This is the sale of a mostly square-shaped 0.459-acre parcel located at 2170 Snowflake Ln., Town of Rib Mountain, Marathon County, Wisconsin. The 0.459-acre parcel sold for \$40,000, or \$87,146 per acre, by Trustee's Deed, recorded on May 21, 2014; document number 1671161. The site appears to have adequate drainage. The grantor is Ralph A. Merwin and Jane L. Merwin Revocable Trust, and the grantee is Trim Crafters, LLC. The sale was verified by Nicholas Moeller with Matthew Keeney, the grantee (Registered Agent); April 6, 2015.

**Comparable Sale 3:** This is the sale of a mostly square-shaped 0.672-acre parcel located at 6800 Magnolia Ave., Town of Rib Mountain, Marathon County, Wisconsin. The 0.672-acre parcel sold for \$51,000, or \$75,893 per acre, by Warranty Deed, recorded on August 16, 2012; document number 1627736. The site appears to have adequate drainage. The parcel has access to Magnolia Ave. The grantor is Zoromski Heights, LLC, and the grantee is Custom Classic Homes, Inc. The sale was verified by Nicholas Moeller with Mrs. Roets, owner and grantee (husband is owner of Custom Classic Homes, Inc.) on April 6, 2015 and with Cindy White on April 17, 2015 during inspection.

## ADJUSTMENT GRID

ITEM	SUBJECT	COMP		COMP		COMP	
Address	Rainbow Ln. / Lakeshore Dr.	Magnolia Ave.		Snowflake Ln.		Magnolia Ave.	
Sale Price		\$53,200		\$40,000		\$51,000	
Sale Date		4/28/2014		5/21/2014		8/16/2012	
Property Rights		None	0.00%	None	0.00%	None	0.00%
Adjusted Sales Price		\$53,200		\$40,000		\$51,000	
Financing		Conventional	0.00%	Conventional	0.00%	Conventional	0.00%
Adjusted Sales Price		\$53,200		\$40,000		\$51,000	
Conditions of Sale		Arm's Length	0.00%	Arm's Length	0.00%	Arm's Length	0.00%
Adjusted Sales Price		\$53,200		\$40,000		\$51,000	
Expenditures		None	0.00%	None	0.00%	None	0.00%
Adjusted Sales Price		\$53,200		\$40,000		\$51,000	
Market Conditions (Time)		4/28/2014	0.00%	5/21/2014	0.00%	8/16/2012	0.00%
Adjusted Sales Price		\$53,200		\$40,000		\$51,000	
ITEM	DESCRIBE SUBJECT	DESCRIBE SALE		DESCRIBE SALE		DESCRIBE SALE	
Adjusted Sale Price		\$53,200		\$40,000		\$51,000	
Adjusted Sales Price/Acre		\$85,256		\$87,146		\$75,893	
Location	Town of Rib Mountain	Town of Rib Mountain	-10%	Town of Rib Mountain	-10%	Town of Rib Mountain	-10%
Shape	Irregular	Rectangular	0.00%	Rectangular	0.00%	Rectangular	0.00%
Size/Acre	0.703	0.624	0.00%	0.459	-2%	0.672	0.00%
Topography	Level	Gently Sloping	-5%	Gently Sloping	-5%	Hills	-10%
Zoning	Mixed Residential	Residential	0.00%	Residential	0.00%	Residential	0.00%
Utilities	Sewer / Water	Similar	0.00%	Similar	0.00%	Similar	0.00%
<b>NET % ADJ. TOTAL</b>		-15.00%		-17.00%		-20.00%	
<b>NET \$ ADJ. TOTAL</b>		-\$12,788		-\$14,815		-\$15,179	
<b>INDICATED VALUE PER ACRE</b>		<b>\$72,468</b>		<b>\$72,331</b>		<b>\$60,714</b>	



## EXPLANATION OF ADJUSTMENTS

The following adjustments were deemed appropriate to obtain an estimate of fair market value for the subject.

**PROPERTY RIGHTS:** None of the three comparable sales involved grantor retention of property rights. No adjustments have been made.

**FINANCING:** The comparable sales were purchased with conventional financing. The terms of financing did not have an impact on any of the sales prices so no adjustments have been made for financing.

**CONDITIONS OF SALE:** This adjustment reflects the difference between the actual sale price of the comparable and its probable sale price if it were sold in an arm's length transaction. All sales were arm's length transactions so no adjustments were made.

**EXPENDITURES:** No expenditures were made by the grantees to any of the comparable sales after purchase. No adjustments have been made.

**TIME:** The comparable sales occurred in 2012 and 2014. The real estate market collapsed in the second quarter of 2008, helping to throw the country into what is now known as the "Great Recession". Marathon County's median price for home sales from August 2012 thru April 2015 has been up and down throughout this period and there has not been a substantial increase during this period. In addition, the progress has been negligible across the country, according to NAR (National Association of Realtors) during this period. It is presumed that vacant land would follow a similar trend as the building of new homes has only recently begun to experience a very minimal increase. No adjustment is made to the comparable sales.

**LOCATION:** The subject property is located in an area of mixed residential use in the Town of Rib Mountain. All three comparable sales are located in similar mixed residential use neighborhoods in the Town of Rib Mountain.

However, the subject is located near the intersection of STH 29 and 39. All comparable sales are located farther from the highway and are less subjected to high traffic volume and its ensuing noise. All comparable sales are considered to be superior to the subject property and have been given negative adjustments.

**SHAPE:** All sales are regularly shaped, the subject is triangular. However, the buildable area remaining after setbacks will allow for similar improvements as the comparable sales without substantial capital outlay for design or construction. No adjustment is made to the comparable sales.

**SIZE:** Usually a smaller property will sell for more per unit of value than a larger property due to what is known as the "Economy of Scales". Comparable Sales 1 and 3 are considered to be similar in size to the subject so they have not been adjusted. Using a paired sales analysis between Comparable Sales 1 and 2 (which are similar in everything but size) it is determined that there is a 2% difference between them. Comparable Sale 2 has been adjusted downward by 2% for size, as it is smaller than the subject property.

**TOPOGRAPHY:** The subject property is level. Usually a gentle sloping to hilly property is preferred for residential building to level land as it affords a 'view'. None of the comparable sales required any extra modification of terrain for building. Comparable Sales 1 and 2 are gently rolling and Comparable Sale 3 is on a hill. They are all considered to be superior to the subject property and given negative adjustments.

**ZONING:** All three sales have similar zoning which allows for residential development. No adjustment is made to the comparable sales.

**UTILITIES:** The subject property has municipal water and sewer, as do the comparable sales. No adjustments have been made to the comparable sales.

**Reconciliation:**

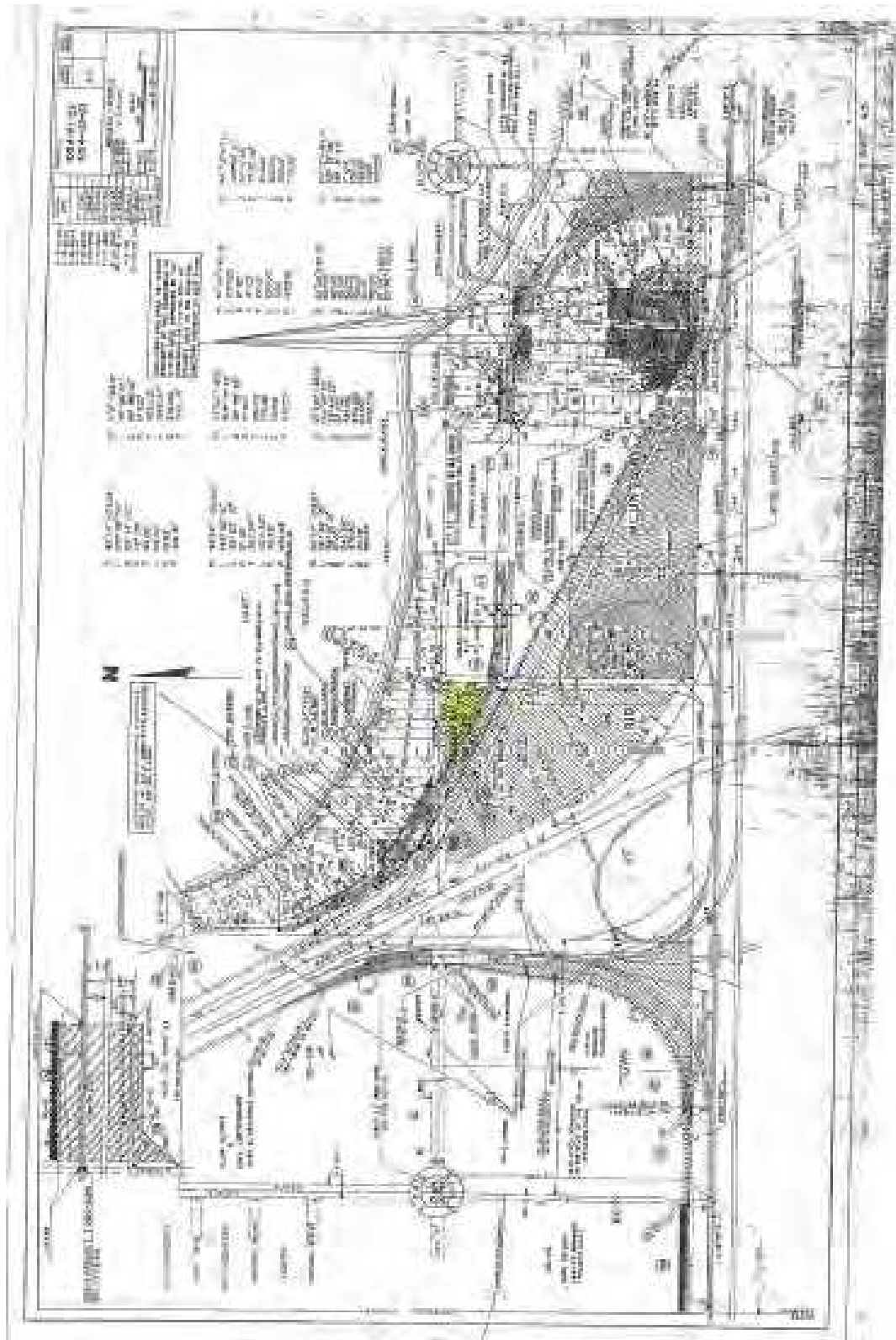
The range in value as indicated is from \$60,714 per acre to \$72,468 per acre. The subject property is located in an area of mixed residential use. The subject has a location closer in proximity to a recreational waterway; the comparable sales are in similar neighborhoods, but lie on far side of a major highway from this waterway. On the other hand, the subject lies on a corner lot in close proximity to a major highway.

It is the opinion of this appraiser that this parcel should be worth \$65,000 per acre.

$$\text{Land } 0.703 \text{ acres} \times \$65,000 \text{ per acre} = \$45,695$$

**The value of the subject parcel is concluded to be \$45,695; \$45,700 Rounded.**

# Project Plat Sheet



# Property CSM

STATE OF WISCONSIN, MARATHON COUNTY  
 DEPT. OF REVENUE, REGISTRY OF DEEDS  
 MICHAEL J. JENSEN, REGISTER OF DEEDS

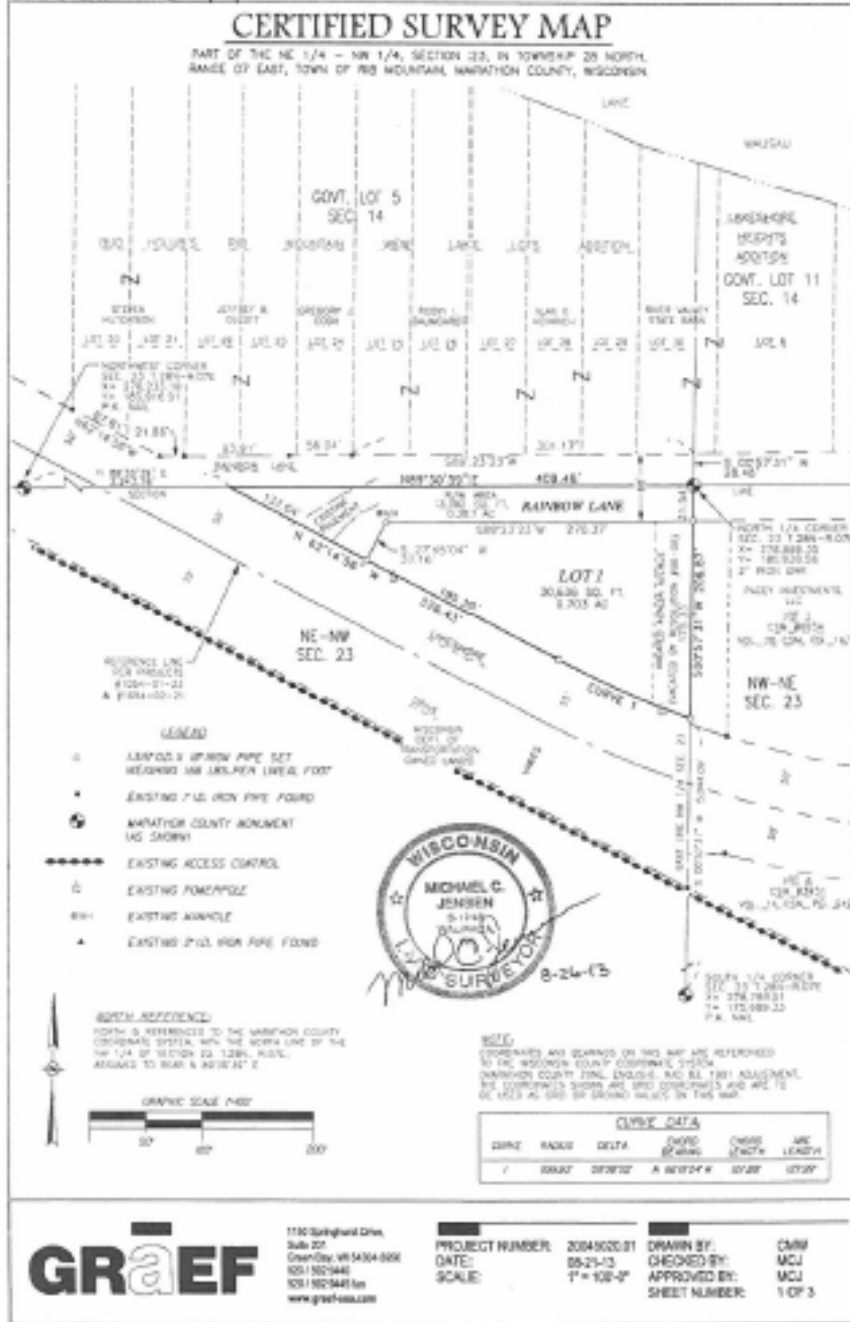
*Michael J. Jensen*



16671

16671

30.00 CHK 4.00 COPY



# CERTIFIED SURVEY MAP

PART OF THE NE 1/4 - NW 1/4, SECTION 23, IN TOWNSHIP 28 NORTH,  
RANGE 07 WEST, TOWN OF RED MOUNTAIN, MARATHON COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I, MICHAEL C. JENSEN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, MAPPED, AND DEDICATED PART OF THE NE 1/4 - NW 1/4, SECTION 23, T.28 N., R. 7 E., TOWN OF RED MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NW 1/4 OF SECTION 23, THENCE S 00°17'31" W, ALONG THE EAST LINE OF SAID NW 1/4, 206.87 FEET TO A POINT THAT IS 55.00 FEET (MEASURED RADIAL) FROM THE REFERENCE LINE OF LAKESHORE DRIVE, ALSO REFERENCED AS REFERENCE LINE 1/2" ON WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAT, PROJECT 10054-01-23 AND 024-02-24 THENCE NORTHWESTERLY ALONG A CURVE, PARALLEL WITH AND 55.00 FEET (MEASURED RADIAL) FROM SAID REFERENCE LINE OF SAID LAKESHORE DRIVE, CONCERN TO THE RIGHT, 37.00 FEET (CHORD BEARING AND LENGTH OF R 86°19'21" W, 127.86 FEET, AND A RADIUS LENGTH OF 88.00 FEET); THENCE N 62°19'56" W ALONG A LINE, PARALLEL WITH AND 55.00 FEET (MEASURED AT RIGHT ANGLES) FROM SAID REFERENCE LINE OF SAID LAKESHORE DRIVE, 326.43 FEET TO THE NORTH LINE OF SAID NW 1/4, SECTION 23; THENCE N 89°30'33" E ALONG SAID NORTH LINE OF SAID NW 1/4, 405.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.00 ACRES (43,560 SQ. FT.) MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY, MAP, AND LAND DIVISION AS SHOWN HERON, UNDER THE DIRECTION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION, THE OWNER OF SAID LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF MARATHON COUNTY AND THE TOWN OF RED MOUNTAIN, IN SURVEYING, DIVIDING, MAPPING AND DEDICATING SUCH LANDS.

THAT THE WITHIN MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.

  
MICHAEL C. JENSEN - 5-1746

6-24-13  
DATE



## WISCONSIN DEPARTMENT OF TRANSPORTATION - OWNER'S CERTIFICATE & APPROVAL

THE WISCONSIN DEPARTMENT OF TRANSPORTATION - NORTH CENTRAL REGION, AS OWNERS OF THE ABOVE DESCRIBED LAND, HAS CAUSED AND APPROVED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. THE DEPARTMENT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL, OR OBJECTION:

TOWN OF RED MOUNTAIN  
MARATHON COUNTY

  
APPROVING AGENT

8/06/2017  
DATE



7100 Springdale Drive  
Suite 201  
Green Bay, WI 54304-0200  
920.730.9940  
920.730.9945 fax  
www.graefusa.com

PROJECT NUMBER: 2304000101  
DATE: 08-21-13  
SCALE: 1" = 100'-0"

DRAWN BY: CMW  
CHECKED BY: MCI  
APPROVED BY: MCI  
SHEET NUMBER: 2 OF 3

# CERTIFIED SURVEY MAP

PART OF THE NW 1/4 - NW 1/4, SECTION 25, IN TOWNSHIP 28 NORTH,  
RANGE 57 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

## MARATHON COUNTY APPROVAL

THE ABOVE CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE MARATHON COUNTY  
PLANNING DEPARTMENT THIS 27 DAY OF September, 2013.

  
MARATHON COUNTY PLANNING

## TOWN OF RIB MOUNTAIN APPROVAL

THE ABOVE CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF RIB MOUNTAIN  
THIS 17 DAY OF Sept., 2013.

  
TOWN CHAIR

  
TOWN CLERK



Office of the Register of Deeds  
Marathon County, Wisconsin

Received for Record \_\_\_\_\_ of \_\_\_\_\_  
at \_\_\_\_\_ of \_\_\_\_\_ M and recorded as  
Document # \_\_\_\_\_ of \_\_\_\_\_  
Volume \_\_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_\_

Michael Spitzer, Register of Deeds



100 Springfield Blvd,  
Suite 201  
Green Bay, WI 54904-0900  
920-183-9440  
920-183-9440 fax  
www.graefusa.com

PROJECT NUMBER: 28045030.01  
DATE: 08-21-13  
SCALE: 1" = 100'-0"

DRAWN BY: CMW  
CHECKED BY: MCI  
APPROVED BY: MCI  
SHEET NUMBER: 3 OF 3

628481

AWARD OF DAMAGES  
BY STATE OF WISCONSIN  
Section 84.09(2)

This award of damages is made pursuant to a relocation order of the State of Wisconsin Department of Transportation, Division of Highways, dated May 11 1971, and filed in the office of the County Clerk of Marathon County, for the improvement of S.T. Highway 29, in Marathon County.

The State of Wisconsin has determined it necessary to acquire, for the purpose set forth in and in accordance with said relocation order, a parcel of real estate and/or rights therein as hereinafter set forth, in and to which the following persons have an interest: Martin Starzinski and Evelyn Starzinski,  
husband and wife

The interest acquired by this award is for Fee Title in and to the following tract of land in Marathon County, Wisconsin, described as:

→ All of the NE $\frac{1}{4}$ -NW $\frac{1}{4}$  of Sec. 23, T 28 N, R 7 E lying easterly and westerly of U.S.H. 51 (as laid out and traveled Jan. 1, 1971).

And also, all that portion of the E $\frac{1}{2}$  of the NW $\frac{1}{4}$ -NW $\frac{1}{4}$  of said Sec. 23 lying easterly of a hereinafter referred to line "A" to be described from the following described "LCG" reference line; commencing at a point on the  $\frac{1}{4}$  line, 1496.8 feet southerly of the N $\frac{1}{4}$  corner of said Sec. 23 and extending thence N 89° 57' E 575.34 feet, extending thence northerly at right angles 62.0 feet, extending thence S 89° 57' W 2784.66 feet to a point hereinafter referred to as point "R", extending thence northerly at right angles 33.0 feet, extending thence S 88° 48' W 100 feet to the point of beginning of the "LCG" reference line to be described, the "LCG" reference line extends thence N 88° 48' E 100 feet to the point of tangency to a curve concave northwesterly and having a radius of 778.32 feet, and to a point hereinafter referred to as point "X", the "LCG" reference line extends thence northerly along the arc of said curve 1022.24 feet to the point of commencement of a compound curve concave westerly and having a radius of 1432.39 feet; the "LCG" reference line extends northerly along arc of said curve to the point of tangency to a line bearing N 5° 33' E and to a point hereinafter referred to as point "Y" (the "A" line abovementioned is located 100 feet westerly of and normal to this section of the above described "LCG" reference line is located between aforesaid point "X" and "Y"), the "LCG" reference line extends thence easterly of and normal to the last described point "Y" 12.0 feet to the point of tangency to a line bearing N 4° 29' E and to a point hereinafter referred to as point "X", the "LCG" reference line extends thence 4°

(continued on page 11)

Said parcel of real estate and/or interests therein will be occupied by the State of Wisconsin or its agents on August 17, 1971.

The State of Wisconsin, having complied with all jurisdictional requirements pursuant to law, hereby makes this award of damages to the above-named persons having an interest in said parcel of real estate, in the sum of

Twenty six thousand and no/100

Dollars (\$ 26,000.00), for the acquisition of said parcel of real estate and/or interests therein as hereinbefore set forth.

RECEIVED FOR RECORD  
DAY OF \_\_\_\_\_  
A. D. 19\_\_\_\_ AT \_\_\_\_\_  
O'CLOCK \_\_\_\_ M. AND RECORDED IN VOL. \_\_\_\_\_  
OF \_\_\_\_\_ PAGE \_\_\_\_\_  
REGISTER OF DEEDS  
\_\_\_\_\_ COUNTY

STATE OF WISCONSIN/DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
By B. E. Gehrman  
Highway Commission Secretary  
B. E. Gehrman  
Pursuant to authority granted by motion duly made,  
seconded, and adopted on JUL 15 1971  
Date

This instrument was drafted by the State of Wisconsin, Department of Transportation, Division of Highways.

Parcel No. 86

Project T 020-2(14) I.D. 1054-1-23

VOL 118 PAGE 535

(continued from page I)

29' E 507.00 feet to the point of tangency to a curve concave westerly and having a radius of 1432.39 feet and to a point hereinafter referred to as point "Z"), line "A" is a straight line connecting two points located 112 feet westerly of and normal to said "LCG" reference line at point "S", decreasing to a point located 70 feet westerly of and normal to the said "LCG" reference line at said point "Z"), the "LCG" reference line extends thence northwesterly along the arc of said curve 250 feet, more or less, (Line "A" is located 70 feet westerly of and normal to this section of the above described "LCG" reference line).

And also all that portion of the  $D\frac{1}{2}$  of the  $SW\frac{1}{4}$ - $NW\frac{1}{4}$  of said Sec. 23 lying northerly of a line located 60 feet southerly of and normal to the following described "IM" reference line, commencing at aforescribed point "R" and extending thence S 89° 57' W 200 feet, extending thence southerly at right angles 260 feet to the point of beginning of the "IM" reference line to be described, extending thence N 89° 57' E 159.46 feet to the point of tangency to a curve concave southerly and having a radius of 954.93 feet, extending thence southeasterly along the arc of said curve 780.28 feet to the point of tangency to a line bearing S 43° 14' E to the "IM" reference line extends thence S 43° 14' E 500 feet, more or less.

Said parcel contains 31.06 acres, more or less, exclusive of lands already conveyed or reserved for highway purposes.

No rights of access shall accrue between the right of way of the highway, currently designated as U.S.H. 51 and S.T.H. 29 and the ramps and approaches thereto, and all of the abutting remaining property of the owner.

The herein named consideration includes full compensation for any and all buildings, fixtures and appurtenances, and contents which are now or hereafter located partially or wholly within the lands hereindescribed which are not removed by the grantor by August 17, 1971, and for the right of ingress and egress on the lands adjoining and underneath said buildings for the purpose of viewing, selling and removing said buildings, fixtures, appurtenances and contents, if necessary. Said right of ingress and egress is to terminate on the day the highway is opened to the traveling public.

In the event of the construction of a frontage or service road there is reserved unto the owner the rights of access to said roads on the southerly side of same.

The consideration named herein shall be paid to the above named owner(s) and lienholder(s) less any unpaid taxes and special assessments on said lands and less one-twelfth of the taxes assessed against said lands for the preceding year multiplied by the number of months in the current calendar year which have elapsed prior to the date of recording this award with the Register of Deeds.

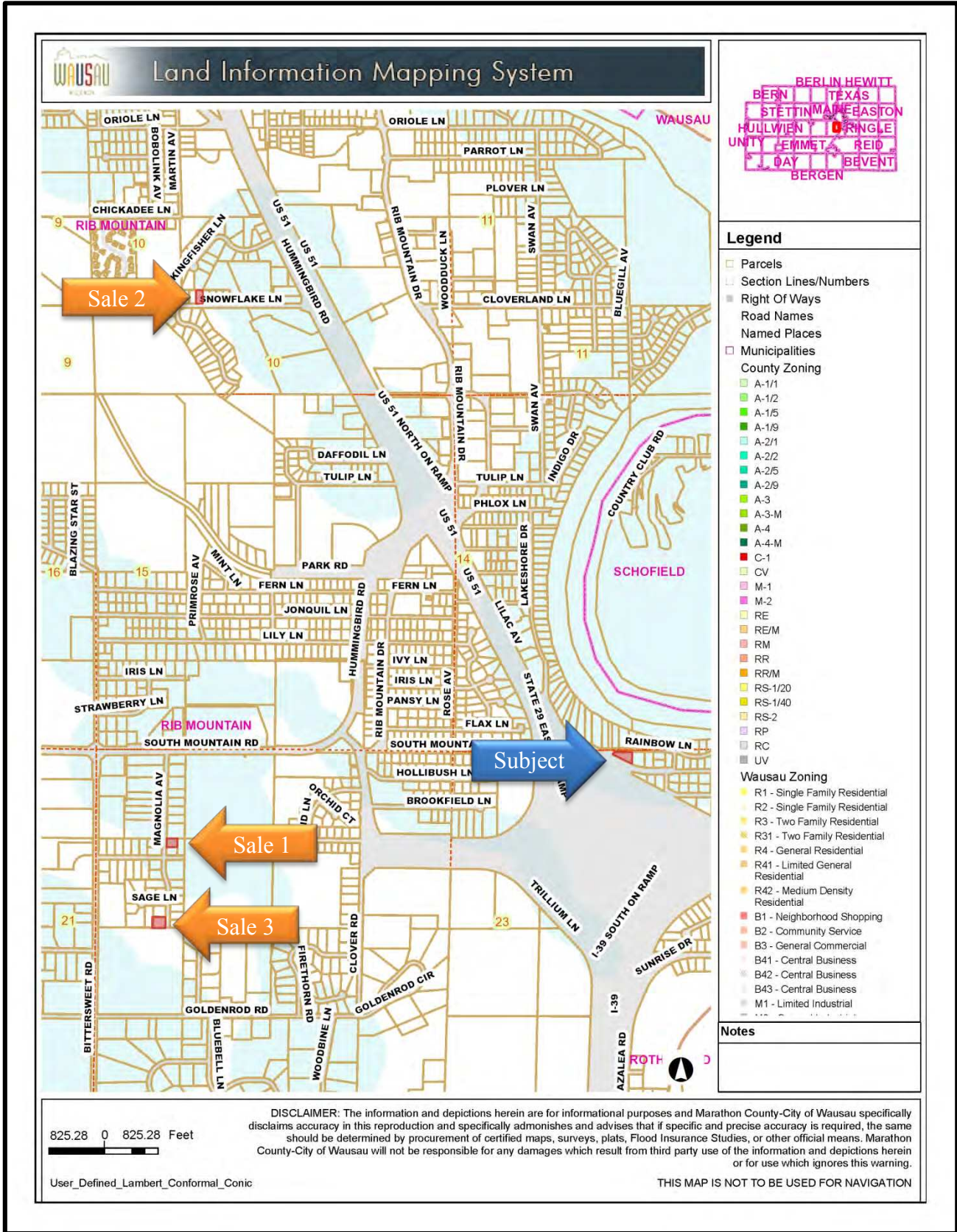
Project T 020-2(14) I.D. 1054-1-23

Parcel 86

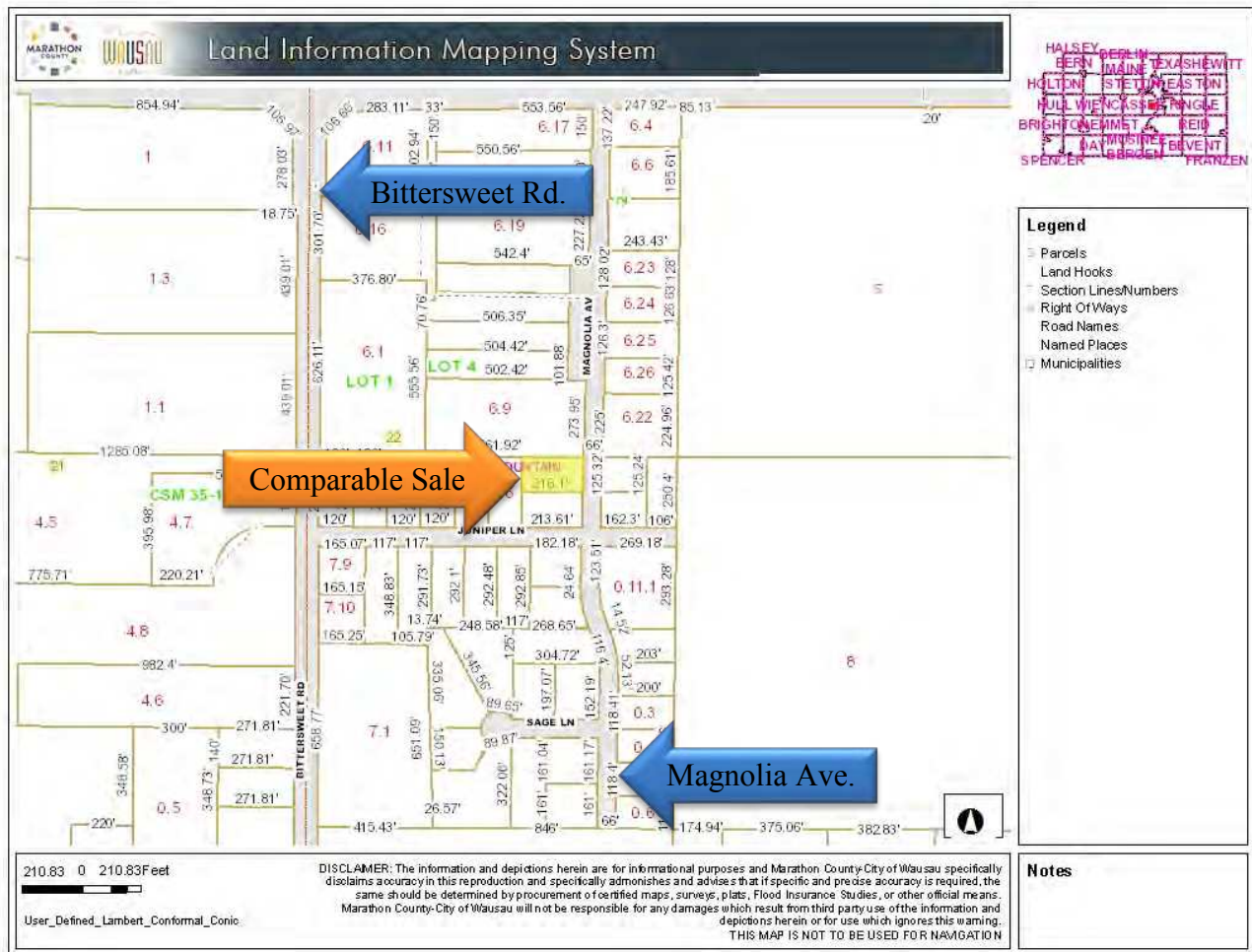
REC'D FOR RECORD  
JUL 21 1971  
4:08 P.M.  
ROBERT G. GERNETZKY  
Register of Deeds



# SUBJECT AND COMPARABLE SALES LOCATIONS



# VACANT RESIDENTIAL SALE 1 LOCATION MAP



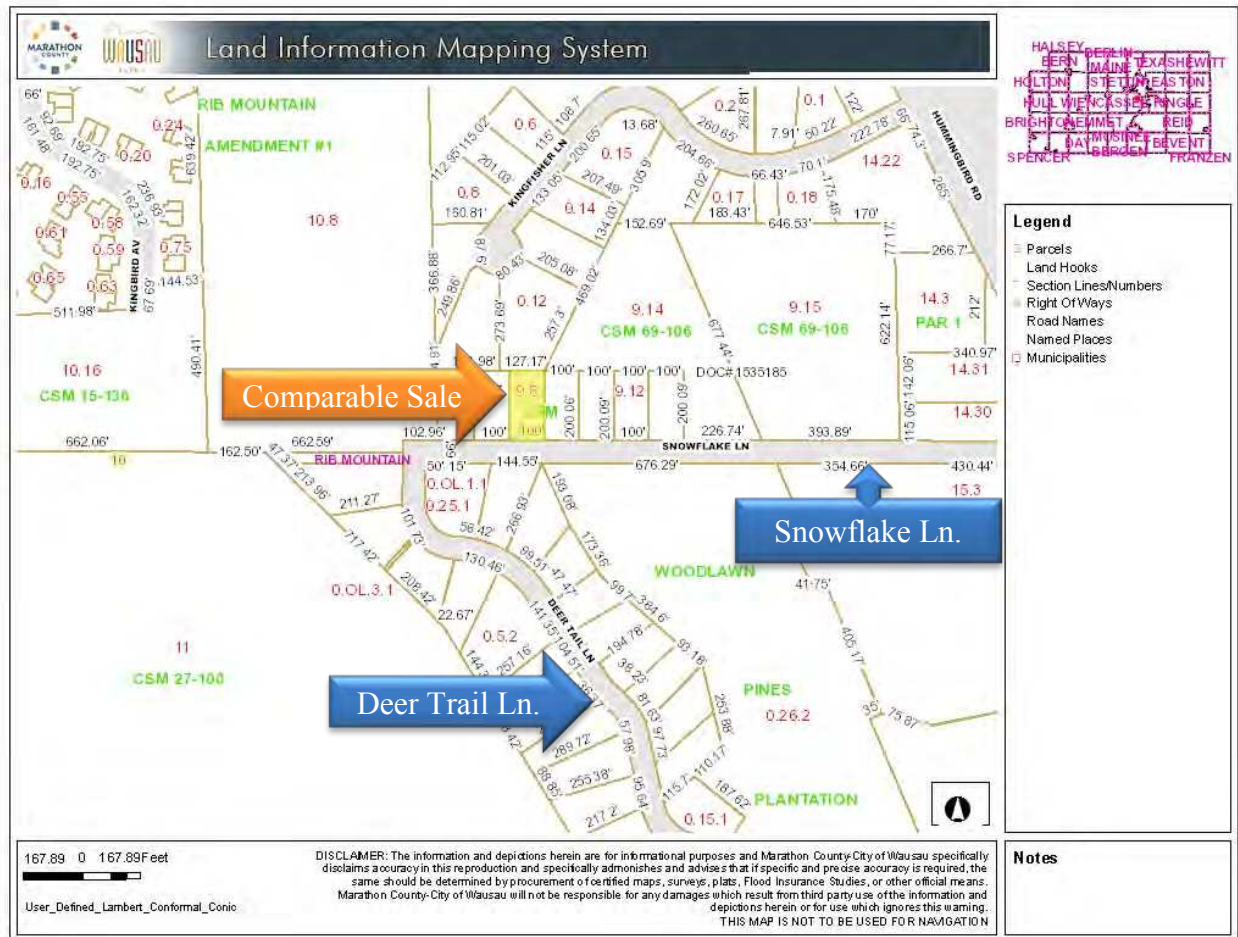


**VACANT RESIDENTIAL SALE 1**  
*Picture taken on April 17, 2015 by Cindy White*



**LOCATION:** 6400 Magnolia Ave., Town of Rib Mountain, Marathon County, Wisconsin  
**ZONING:** SR-2 Residential  
**CURRENT USE:** Vacant  
**SIZE:** 0.624 Acres  
**SALES PRICE:** \$53,200  
**\$ PER ACRE:** \$85,256 per acre  
**GRANTOR:** EZ Acres, LLC  
**GRANTEE:** Steven J. and Julie B. Roggenbuck  
**TYPE OF DOCUMENT:** Warranty Deed  
**DOCUMENT #** 1669692  
**LEGAL DESCRIPTION:** All of parcel 068-2807-222-0008 in the Town of Rib Mountain, Marathon County, Wisconsin.  
**CONDITION OF SALE:** Arm's Length Transaction  
**FINANCING:** Cash to seller  
**PARCEL ID:** 068-2807-222-0008  
**DESCRIPTION:** This is the sale of a mostly square shaped 0.624-acre parcel located at 6400 Magnolia Ave., Town of Rib Mountain, Marathon County, Wisconsin. The 0.624-acre parcel sold for \$53,200, or \$85,256 per acre, by Warranty Deed, document number 1669692, recorded on April 28, 2014. The parcel appears to have adequate drainage. The grantor is EZ Acres, LLC, and the grantee is Steven J. and Julie B. Roggenbuck. The sale was verified by Nicholas Moeller with Eugene Zoromske, the grantor (Registered Agent) on April 6, 2015.

# VACANT RESIDENTIAL SALE 2 LOCATION MAP



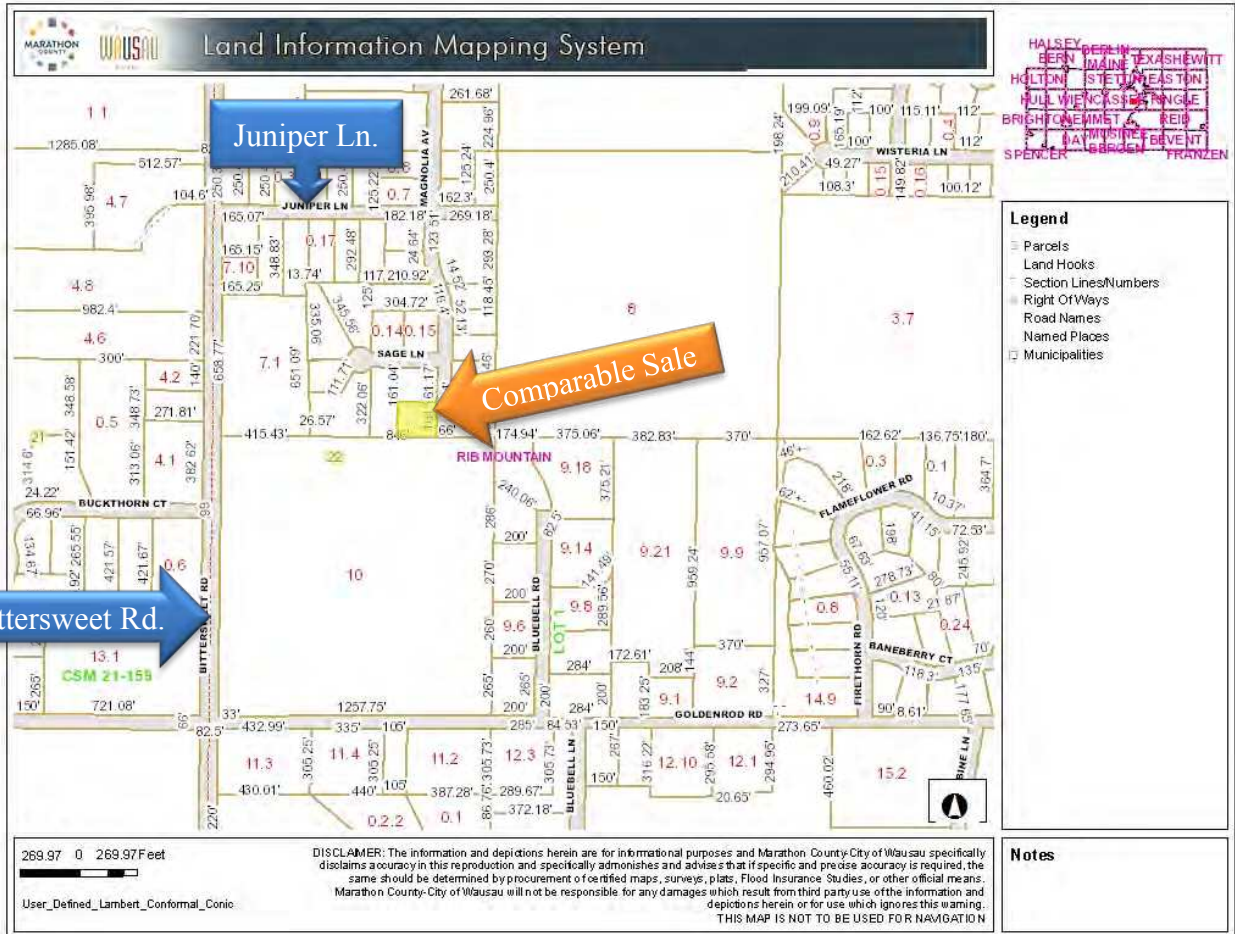
**VACANT RESIDENTIAL SALE 2**  
*Picture taken on April 17, 2015 by Cindy White*



**LOCATION:** 2170 Snowflake Ln., Town of Rib Mountain, Marathon County, Wisconsin  
**ZONING:** SR -3 Residential  
**CURRENT USE:** Vacant  
**SIZE:** 0.459 Acres  
**SALES PRICE:** \$40,000  
**\$ PER ACRE:** \$87,146 per acre  
**GRANTOR:** Ralph A. Merwin and Jane L. Merwin Revocable Trust  
**GRANTEE:** Trim Crafters LLC  
**TYPE OF DOCUMENT:** Trustee's Deed  
**DOCUMENT #** 1671161  
**LEGAL DESCRIPTION:** All of parcel 068-2807-103-0973 in the Town of Rib Mountain, Marathon County, Wisconsin.  
**CONDITION OF SALE:** Arm's Length Transaction  
**FINANCING:** Cash to seller  
**PARCEL ID:** 068-2807-103-0973  
**DESCRIPTION:** This is the sale of a mostly square-shaped 0.459-acre parcel located at 2170 Snowflake Ln., Town of Rib Mountain, Marathon County, Wisconsin. The 0.459-acre parcel sold for \$40,000, or \$87,146 per acre, by Trustee's Deed, recorded on May 21, 2014; document number 1671161. The site appears to have adequate drainage. The grantor is Ralph A. Merwin and Jane L. Merwin Revocable Trust, and the grantee is Trim Crafters LLC. The sale was verified by Nicholas Moeller with Matthew Keeney, the grantee (Registered Agent); April 6, 2015.



# VACANT RESIDENTIAL SALE 3 LOCATION MAP



269.97 0 269.97 Feet

User\_Defined\_Lambert\_Conformal\_Conic

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County/City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County/City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

**VACANT RESIDENTIAL SALE 3**  
*Picture taken on April 17, 2015 by Cindy White*



**LOCATION:** 6800 Magnolia Ave., Town of Rib Mountain, Marathon County, Wisconsin  
**ZONING:** SR-2 Residential  
**CURRENT USE:** Vacant  
**SIZE:** 0.672 Acres  
**SALES PRICE:** \$51,000  
**\$ PER ACRE:** \$75,893 per acre  
**GRANTOR:** Zoromski Heights, LLC  
**GRANTEE:** Custom Classic Homes, Inc.  
**TYPE OF DOCUMENT:** Warranty Deed  
**DOCUMENT #** 1627736  
**LEGAL DESCRIPTION:** All of parcel 068-2807-222-0027 in the Town of Rib Mountain, Marathon County, Wisconsin.  
**CONDITION OF SALE:** Arm's Length Transaction  
**FINANCING:** Cash to seller  
**PARCEL ID:** 068-2807-222-0027  
**DESCRIPTION:** This is the sale of a mostly square-shaped 0.672-acre parcel located at 6800 Magnolia Ave., Town of Rib Mountain, Marathon County, Wisconsin. The 0.672-acre parcel sold for \$51,000, or \$75,893 per acre, by Warranty Deed, recorded on August 16, 2012; document number 1627736. The site appears to have adequate drainage. The parcel has access to Magnolia Ave. The grantor is Zoromski Heights, LLC, and the grantee is Custom Classic Homes, Inc. The sale was verified by Nicholas Moeller with Mrs. Roets, owner and grantee (husband is owner of Custom Classic Homes, Inc.) on April 6, 2015 and with Cindy White on April 17, 2015 during inspection.

# ATTACHMENT A



Rear Yard Setback = 45 feet  
Front Yard Setback = 35 feet  
Side Yard Setback = 10 feet for a single story, 15 feet for a two story

You created this PDF from an application that is not licensed to print to novaPDF printer (<http://www.novapdf.com>)



# TOWN OF RIB MOUNTAIN

## *(Zoning Excerpt)*

### **Section 17.091 Purpose.**

The purpose of this Subchapter is to indicate the requirements for building location and bulk in both residential and nonresidential developments. The provisions of this Subchapter interact closely with the provisions of Subchapter 17-V, Density and Intensity Regulations.

### **Section 17.092 How to Use this Subchapter.**

This Subchapter contains the standards which determine the location and height of buildings on any given site. Prior to using the provisions of this Subchapter to determine the potential layout of a given project, the recommendations provided below should be reviewed. This Subchapter recognizes inherent differences between residential and nonresidential projects, and thus regulates their development in slightly different manners. The description of the process addressing residential property in Subsections (1) and (2) below, refers to the requirements of Section 17.093, Residential Bulk Standards. The description of the process addressing nonresidential property in Subsections (1) and (3) below, refers to the requirements of Section 17.094, Nonresidential Bulk Standards.

- (1) *For Both Residential, and Nonresidential, Development.*
  - (a) *Identify the Zoning District and Development Option to Govern Development of the Subject Property.* For buildable lots, the Official Zoning Map should be consulted to determine the zoning of the subject property. For proposed developments, the operations required in Subchapter 17-V should be performed in order to identify the applicable zoning district and development option. Section 17.076 contains a detailed step-by-step description of the recommended procedure for determining the applicable zoning district and development option.
  - (b) *Note the Identified Zoning District and Development Option Applicable to the Subject Property.* The applicable zoning district and development option identified for the subject property per Subsection (a), above, should be noted. The development option for residential development determines the Minimum Lot Area (MLA) permitted within the development. This is the key item of information for determining residential bulk regulations. The development option for nonresidential development determines the Maximum Number of Floors (#F) permitted within the development. This is the key item of information for determining nonresidential bulk regulations.
- (2) *For Residential Development.* For Steps (a) and (b), see (1), above.
  - (c) *Determine the Dwelling Unit Type(s) to be Used.* Data for residential bulk standards are presented in a series of illustrations in Section 17.093, with each illustration pertaining to a specific dwelling unit type and its minimum lot size. The type(s) of dwelling unit(s) identified for use in Subsection (a), above, should be used to identify the pertinent subsections of Section 17.093.
  - (d) *Identify the Bulk Standards for Each Dwelling Unit Type.* Each page of Section 17.093 contains information for all bulk standards applicable to each dwelling unit type. All residential development within a proposed project must conform to the standards of Section 17.093, unless a variance is granted in accordance

with Section 17.230 of this Chapter.

- (3) *For Nonresidential Development.* For Steps (a) and (b), see (1), above.
  - (c) *Determine the Type(s) of Development Options to be Used.* Data for all nonresidential bulk standards are presented in Table 17.094, with each row of the Table pertaining to a specific zoning district and development option. The type(s) of development option(s) identified for use in Subsection (a), above, should be used to identify the pertinent portions of Section 17.094.
  - (d) *Identify the Bulk Standards for Each Development Option.* Each row of Table 17.094 contains information for all bulk standards applicable to each development option. All nonresidential development within a proposed project must conform to the standards of Section 17.094, unless a variance is granted in accordance with Section 17.230 of this Chapter.

**Section 17.093 Residential Bulk Standards.**

All residential lots created and dwellings constructed or expanded on these lots shall comply with the minimum standards of this Section. These minimum standards are related to the land uses allowed in each of the Standard Zoning Districts as described in Section 17.035. For purposes of enforcing the residential bulk standards, a story does not include a basement, cellar nor any other portion of a structure having all or part of its floor below the grade of the adjoining ground. (Continued on the next page.)

RESIDENTIAL DISTRICT	DWELLING UNIT TYPE	MIN <sup>6</sup> LOT AREA (sq ft)	MIN LOT WIDTH (ft)	MINIMUM SETBACKS						MIN <sup>7</sup> DWELLING SEPARATION (ft)	MAX BUILDING HEIGHT (ft)	
				BLDG. TO FRONT/STREET <sup>5</sup> (ft)	BLDG. to SIDE LOT LINE abutting <sup>1</sup>		BLDG. to REAR LOT LINE abutting <sup>2</sup>		LOT LINE to PAVEMENT (ft) <sup>6</sup>		HOME (ft)	ACCESSORY BLDG. (ft)
					HOME <sup>7</sup> (ft)	ACCESSORY BLDG. (ft)	HOME <sup>7</sup> (ft)	ACCESSORY BLDG. (ft)				
RA-35	Single-Family	35 acres	150	35	40	10	35	10	5/10	80	50	25
CR-5	Single-Family	5 acres	150	35	35	10	35	10	5/10	70	50	25
ER-1	Single-Family	40,000	125	35	20	10	35	10	5/10	40	35	18
SR-2	Single-Family	20,000	100	35	10 or 15	10	35	10	5/10	20 to 30	35	18
SR-3	Single-Family	15,000	100	35 <sup>8</sup>	10 or 12	10	35	10	5/10	20 to 24	35	18
SR-4/MR-4	Single-Family	10,000	66	35 <sup>8</sup>	10 or 12	10	25	10	5/10	20 to 24	35	18
MR-4	Village House	5,000	50	35	10 or 12	10	25	10	5/10	20 to 24	35	18
MR-4	Twin/Duplex Hse	(10,000) <sup>4</sup>	(50) <sup>4</sup>	35	0 10 or 12	10	35	10	5/10	0 20 to 24	35	18
MR-4/UR-8	Two-Flat	(5,000) <sup>4</sup>	100	35	10 or 12	10	35	10	5/10	20 to 24	35	18
MR-4/UR-8	Atrium House	3,600	35	35	0 or 10	10	35	10	5/10	0 or 10	18	18
MR-4/UR-8	Weak Link TH	2,800	30	35	0 or 12	10	35	10	5/10	0 or 24	18 <sup>3</sup> 35	18
MR-4/UR-8	Townhouse	2,400	20	35	0 or 12	10	35	10	5/10	0 or 24	35	18

MR-4/UR-8	Multiplex	na	60	35	0 10 or 12	10	35	10	5/10	0 20 to 24	35	18
MR-4/UR-8	Apartment	na	50	35	0 10 or 12	10	35	10	5/10	0 20 to 24	35	18
MR-4	Mobile Home	20,000/15,000	100	35	10 or 12	10	35	10	5/10	20 to 24	35	18
<sup>1</sup> Refer also to the requirements for bufferyards for the specific land use in Section 17.056 and for zoning districts in Section 17.150.												
<sup>2</sup> Refer also to the requirements for bufferyards for the specific land use in Section 17.056 and for zoning districts in Section 17.150.												
<sup>3</sup> Each Weak-Link Townhouse Unit must have a one-story section.												
<sup>4</sup> Parentheses ( ) indicate minimum lot area or minimum lot width per dwelling unit.												
<sup>5</sup> Measured from existing or officially mapped r-o-w line, whichever is farthest from the center line of the street. For lots located adjacent to a street with an officially mapped or existing r-o-w equal to 100 feet, an additional 10 feet of setback is required. (See Section 17.095(1)(a).)												
<sup>6</sup> Minimum of 5 feet from a side or rear yard (check bufferyard requirements also), minimum of 10 feet from a public street, except where driveway intersects public street.												
<sup>7</sup> As measured from a 1-story portion/or a 2-story portion of the structure. See standards for individual development types.												
<sup>8</sup> See Section 17.095(2) for adjustments.												

- (1) *Single-Family Detached House 35 acre lot.* This dwelling unit type consists of a fully detached, single-family residence which is located on an individual lot or within a building envelope. This dwelling unit type may not be split into 2 or more residences. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards).

*Bulk Standards (See Table 17.093)*

- A: Minimum Lot Area 35 acres
- B: Minimum Lot Width 150 feet
- C: Maximum Floor Area Ratio (FAR) .02
- D: Minimum Landscape Surface Ratio (LSR) .90

*Minimum Setbacks: (See also Sections 17.146 and 17.150.)*

- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially-Mapped right-of-way equal to or exceeding 100 feet
- F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially-Mapped right-of-way equal to or exceeding 100 feet
- G: Side Lot Line to House or Attached Garage 40 feet
- H: Total of Both Sides, Lot Lines to House/Attached Garage 80 feet
- I: Rear Lot Line to House or Attached Garage 35 feet
- J: Side Lot Line to Accessory Structure 10 feet
- K: Rear Lot Line to Accessory Structure 10 feet
- L: Peripheral Setback not applicable
- M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
- N: Minimum Dwelling Unit Separation 80 feet

- O: Maximum Height of Dwelling Unit 50 feet
- P: Maximum Height of Accessory Structure 25 feet
- Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
(Includes garage, drives, and all designated parking surfaces):  
4 spaces if located on street with standard pavement width  
8 spaces if located on street with reduced pavement width  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

- (2) *Single-Family Detached House 5 acre lot.* This dwelling unit type consists of a fully detached, single-family residence, which is located on an individual lot or within a group development. This dwelling unit type may not be split into 2 or more residences. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards).

*Bulk Standards (See Table 17.093)*

- A: Minimum Lot Area 5 Acres
- B: Minimum Lot Width 150 feet
- C: Maximum Floor Area Ratio (FAR) .06
- D: Minimum Landscape Surface Ratio (LSR) .85

*Minimum Setbacks: (See also Sections 17.146 & 17.150)*

- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- G: Side Lot Line to House or Attached Garage 35 feet
- H: Total of Both Sides, Lot Lines to House/Attached Garage 70 ft.
- I: Rear Lot Line to House or Attached Garage 35 feet
- J: Side Lot Line to Accessory Structure 10 feet
- K: Rear Lot Line to Accessory Structure 10 feet
- L: Peripheral Setback not applicable
- M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
- N: Minimum Dwelling Unit Separation 70 feet
- O: Maximum Height of Dwelling Unit 50 feet
- P: Maximum Height of Accessory Structure 25 feet
- Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
(Includes garage, drives, and all designated parking surfaces):  
4 spaces if located on street with standard pavement width  
8 spaces if located on street with reduced pavement width  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

- (3) *Reserved.*

- (4) *Reserved.*

- (5) *Single-Family Detached House 40,000 square foot lot.* This dwelling unit type consists of a



fully detached, single-family residence, which located on an individual lot or within a group development. This dwelling unit type may not be split into 2 or more residences. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards).

Bulk Standards (See Table 17.093)

- A: Minimum Lot Area 40,000 square feet
- B: Minimum Lot Width 125 feet
- C: Maximum Floor Area Ratio (FAR) .15
- D: Minimum Landscape Surface Ratio (LSR) .75

*Minimum Setbacks:* (See also Sections 17.146 & 17.150)

- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- G: Side Lot Line to House or Attached Garage 20 feet
- H: Total of Both Sides, Lot Lines to House/Attached Garage 40 feet
- I: Rear Lot Line to House or Attached Garage 35 feet
- J: Side Lot Line to Accessory Structure 10 feet
- K: Rear Lot Line to Accessory Structure 10 feet
- L: Peripheral Setback not applicable
- M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
- N: Minimum Dwelling Unit Separation 40 feet
- O: Maximum Height of Dwelling Unit 35 feet
- P: Maximum Height of Accessory Structure 18 feet
- Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
(Includes garage, drives, and all designated parking surfaces):  
4 spaces if located on street with standard pavement width  
6 spaces if located on street with reduced pavement width  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

(6) *Reserved.*

(7) *Single-Family Detached House 20,000 square foot lot.* This dwelling unit type consists of a fully detached, single-family residence, which is located on an individual lot or within a group development. This dwelling unit type may not be split into 2 or more residences. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards).

Bulk Standards (See Table 17.093)

- A: Minimum Lot Area 20,000 square feet
- B: Minimum Lot Width 100 feet
- C: Maximum Floor Area Ratio (FAR) .20
- D: Minimum Landscape Surface Ratio (LSR) .65

*Minimum Setbacks:* (See also Sections 17.146, 17.150 and 17.095(2) for adjustments)

- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - G: Side Lot Line to House or Attached Garage 10 feet for one story or 15 feet for 2
  - H: Total of Both Sides, Lot Lines to House/Attached Garage 20 to 30 feet, per G
  - I: Rear Lot Line to House or Attached Garage 35 feet
  - J: Side Lot Line to Accessory Structure 10 feet
  - K: Rear Lot Line to Accessory Structure 10 feet
  - L: Peripheral Setback not applicable
  - M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
  - N: Minimum Dwelling Unit Separation 20 to 30 feet, per G
  - O: Maximum Height of Dwelling Unit 35 feet
  - P: Maximum Height of Accessory Structure 18 feet
  - Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
(Includes garage, drives, & all designated parking surfaces): 4  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).
- (8) *Single-Family Detached House 15,000 square foot lot.* This dwelling unit type consists of a fully detached, single-family residence, which is located on an individual lot or within a group development. This dwelling unit type may not be split into 2 or more residences. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards).

Bulk Standards (See Table 17.093)

- A: Minimum Lot Area 15,000 square feet
  - B: Minimum Lot Width 100 feet
  - C: Maximum Floor Area Ratio (FAR) .28
  - D: Minimum Landscape Surface Ratio (LSR) .50
- Minimum Setbacks: (See also Sections 17.146 and 17.150.)
- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - G: Side Lot Line to House or Attached Garage 10 feet for one story or 12 feet for 2
  - H: Total of Both Sides, Lot Lines to House/Attached Garage 20 to 24 feet, per G
  - I: Rear Lot Line to House or Attached Garage 35 feet
  - J: Side Lot Line to Accessory Structure 10 feet
  - K: Rear Lot Line to Accessory Structure 10 feet
  - L: Peripheral Setback not applicable
  - M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)

- N: Minimum Dwelling Unit Separation 20 to 24 feet, per G
- O: Maximum Height of Dwelling Unit 35 feet
- P: Maximum Height of Accessory Structure 18 feet
- Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
Includes garage, drives, & all designated parking surfaces): 4  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

- (9) *Single-Family Detached House 10,000 square foot lot.* This dwelling unit type consists of a fully detached, single-family residence, which is located on an individual lot or within a group development. This dwelling unit type may not be split into 2 or more residences. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards).

Bulk Standards (See Table 17.093)

- A: Minimum Lot Area 10,000 square feet
  - B: Minimum Lot Width 66 feet
  - C: Maximum Floor Area Ratio (FAR) .30
  - D: Minimum Landscape Surface Ratio (LSR) .50
- Minimum Setbacks: (See also Sections 17.146, 17.150 and 17.095(2) for adjustments.)
- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - G: Side Lot Line to House or Attached Garage 10 feet for one story or 12 feet for 2
  - H: Total of Both Sides, Lot Lines to House/Attached Garage 20 to 24 feet, per G
  - I: Rear Lot Line to House or Attached Garage 25 feet
  - J: Side Lot Line to Accessory Structure 10 feet
  - K: Rear Lot Line to Accessory Structure 10 feet
  - L: Peripheral Setback not applicable
  - M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
  - N: Minimum Dwelling Unit Separation 20 to 24 feet, per G
  - O: Maximum Height of Dwelling Unit 35 feet
  - P: Maximum Height of Accessory Structure 18 feet
  - Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
(Includes garage, drives, and all designated parking surfaces): 3  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

SINGLE-FAMILY DETACHED HOUSE — General Illustrative Graphic for All Lot Sizes

- (10) *Reserved.*
- (11) *Village House 5,000 square foot lot.* This dwelling unit type consists of a fully detached, single-family residence, which is located on an individual lot or within a group development.

This dwelling unit type may not be split into 2 or more residences. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards).

Bulk Standards (See Table 17.093)

- A: Minimum Lot Area 5,000 square feet
  - B: Minimum Lot Width 50 feet
  - C: Maximum Floor Area Ratio (FAR) .40
  - D: Minimum Landscape Surface Ratio (LSR) .50
- Minimum Setbacks: (See also Sections 17.146 and 17.150.)
- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - G: Side Lot Line to House or Attached Garage 10 feet for one story or 12 feet for 2
  - H: Total of Both Sides, Lot Lines to House/Attached Garage 20 to 24 feet, per G
  - I: Rear Lot Line to House or Attached Garage 25 feet
  - J: Side Lot Line to Accessory Structure 10 feet
  - K: Rear Lot Line to Accessory Structure 10 feet
  - L: Peripheral Setback 30 feet
  - M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
  - N: Minimum Dwelling Unit Separation 20 to 24 feet, per G
  - O: Maximum Height of Dwelling Unit 35 feet
  - P: Maximum Height of Accessory Structure 18 feet
  - Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
(Includes garage, drives, and all designated parking surfaces): 3  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

VILLAGE HOUSE — 5,000 square foot lot

- (12) *Twin House 10,000 square foot lot (with each dwelling unit on its own lot) and Duplex House 20,000 square foot lot (10,000 per each dwelling unit).* These dwelling unit types consist of a single-family residence, which is attached on one side to another single-family residence. A minimum one-hour fire rated wall assembly division, separating living areas from the lowest level to flush against the underside of the roof, and individual sanitary sewer and public water laterals, are required between each dwelling unit. The 2 residences may or may not be located on individual lots. The Twin House is distinguished from the Duplex House merely by having each unit located on an individual lot or within a group development. These dwelling unit types may not be split into additional residences. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards).

Bulk Standards (See Table 17.093)

- A: Minimum Lot Area 10,000 square feet per dwelling unit



- B: Minimum Lot Width 50 feet
  - C: Maximum Floor Area Ratio (FAR) .40
  - D: Minimum Landscape Surface Ratio (LSR) .50
- Minimum Setbacks: (See also Sections 17.146 & 17.150)
- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot Adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
    - F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
    - G: Side Lot Line to House or Attached Garage 0 feet for zero lot line, 10 feet for one story or 12 feet for 2 stories
    - H: Total of Both Sides, Lot Lines to House/Attached Garage 20 to 24 feet, per G
    - I: Rear Lot Line to House or Attached Garage 35 feet
    - J: Side Lot Line to Accessory Structure 10 feet
    - K: Rear Lot Line to Accessory Structure 10 feet
    - L: Peripheral Setback 10 feet
    - M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
  - N: Minimum Dwelling Unit Separation (separate buildings) 0 feet, 20 to 24 feet, per G
  - O: Maximum Height of Dwelling Unit 35 feet
  - P: Maximum Height of Accessory Structure 18 feet
  - Q: Minimum Number of Off-Street Parking Spaces Required per Dwelling Unit (Includes garage, drives, and all designated parking surfaces): 3  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

TWIN HOUSE — 10,000 square foot lot and DUPLEX HOUSE — 20,000 square foot lot

- (13) *Two-Flat House 10,000 square foot lot (5,000 square feet per unit.)* This dwelling unit type consists of a single-family residence, which has been converted into a two-family residence. The 2 residences are both located on the same lot or within the same group development. This dwelling unit type may not be split into additional residences. Where permitted, this use is a conditional use and must be approved through the procedures of Section 17.225.

*Bulk Standards (See Table 17.093)*

- A: Minimum Lot Area 10,000 square feet (5,000 square feet per unit)
  - B: Minimum Lot Width 100 feet
  - C: Maximum Floor Area Ratio (FAR) .40
  - D: Minimum Landscape Surface Ratio (LSR) .50
- Minimum Setbacks: (See also Sections 17.146 and 17.150)
- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - G: Side Lot Line to House or Attached Garage 10 feet for one story or 12 feet for 2

- H: Total of Both Sides, Lot Lines to House/Attached Garage 20 to 24 feet, per G
- I: Rear Lot Line to House or Attached Garage 35 feet
- J: Side Lot Line to Accessory Structure 10 feet
- K: Rear Lot Line to Accessory Structure 10 feet
- L: Peripheral Setback not applicable
- M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
- N: Minimum Dwelling Unit Separation 20 to 24 feet, per G
- O: Maximum Height of Dwelling Unit 35 feet
- P: Maximum Height of Accessory Structure 18 feet
- Q: Minimum Number of Off-Street Parking Spaces Required per Dwelling  
(Includes garage, drives, and all designated parking surfaces): 2.5  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

TWO-FLAT HOUSE — 10,000 square foot lot (5,000 square feet per unit)

- (14) *Atrium House 3,600 square foot lot.* This dwelling unit type consists of an attached, one-story, single-family residence, which has a private, individual access and is located on its own lot or within a group development. This dwelling unit can be considered a one-story townhouse. This dwelling unit type may not be split into additional residences. A minimum one-hour fire rated wall assembly division, separating living areas from the lowest level through the roof, and individual sanitary sewer and public water laterals, are required between each dwelling unit. Each dwelling unit shall enclose its entire rear yard by an opaque fence which shall be a minimum of 6 feet high. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards). No more than 6 and no less than 3 atrium house dwelling units may be attached per group. All atrium house units within a development shall be located a minimum of 30 feet from the boundary of the development.

*Bulk Standards (See Table 17.093)*

- A: Minimum Lot Area 3,600 square feet
- B: Minimum Lot Width 35 feet
- C: Maximum Floor Area Ratio (FAR) .50
- D: Minimum Landscape Surface Ratio (LSR) .40

*Minimum Setbacks: (See also Sections 17.146 and 17.150)*

- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- G: Side Lot Line to House or Attached Garage 0 feet for zero lot line or 10 feet
- H: Total of Both Sides, Lot Lines to House/Attached Garage 0 feet or 10 feet, per G if unit located at end of attached row
- I: Rear Lot Line to House or Attached Garage 35 feet
- J: Side Lot Line to Accessory Structure 10 feet

- K: Rear Lot Line to Accessory Structure 10 feet
- L: Peripheral Setback 30 feet
- M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
- N: Minimum Dwelling Unit Separation (separate buildings) 0 feet or 20 feet, per G
- O: Maximum Height of Dwelling Unit 18 feet
- P: Maximum Height of Accessory Structure 18 feet
- Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
(Includes garage, drives, and all designated parking surfaces): 3  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

ATRIUM HOUSE — 3,600 square foot lot

- (15) *Weak-Link Townhouse 2,800 square foot lot.* This dwelling unit type consists of an attached, one-story and two-story, single-family residence which has a private, individual access and is located on its own lot or within a group development. This dwelling unit can be considered a townhouse with both a one-story, and a two-story, components. The one-story side of the unit shall be a minimum of 10 feet wide, or 30% of the lot width, (whichever is greater). This dwelling unit type may not be split into additional residences. A minimum one-hour fire rated wall assembly division, separating living areas from the lowest level through the roof, and individual sanitary sewer and public water laterals, are required between each dwelling unit. No more than 6 and no less than 3 weak-link townhouse dwelling units may be attached per group. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards). All weak-link townhouse units within a development shall be located a minimum of 30 feet from the development's boundary.

*Bulk Standards (See Table 17.093)*

- A: Minimum Lot Area 2,800 square feet
  - B: Minimum Lot Width 30 feet
  - C: Maximum Floor Area Ratio (FAR) .55
  - D: Minimum Landscape Surface Ratio (LSR) .50
- Minimum Setbacks: (See also Sections 17.146 & 17.150)*
- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - G: Side Lot Line to House or Attached Garage 0 feet for zero lot line or 12 feet
  - H: Total of Both Sides, Lot Lines to House/Attached Garage 0 feet, or 12 feet if unit is located at end of attached row, per G above
  - I: Rear Lot Line to House or Attached Garage 35 feet
  - J: Side Lot Line to Accessory Structure 10 feet
  - K: Rear Lot Line to Accessory Structure 10 feet
  - L: Peripheral Setback 30 feet
  - M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)

- N: Minimum Dwelling Unit Separation (separate buildings) 0 feet or 24 feet, per G
- O: Maximum Height of Dwelling Unit 18/35 feet (each Weak-Link Townhouse must have a one-story section)
- P: Maximum Height of Accessory Structure 18 feet
- Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
(Includes garage, drives, and all designated parking surfaces): 3  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

WEAK-LINK TOWNHOUSE — 2,800 square foot lot

- (16) *Townhouse 2,400 square foot lot.* This dwelling unit type consists of an attached, two-story, single-family residence which has a private, individual access and is located on its own lot or within a group development. This dwelling unit type may not be split into additional residences. A minimum one-hour fire rated wall assembly division, separating living areas from the lowest level through the roof, and individual sanitary sewer and public water laterals, are required between each dwelling unit. No more than 8 and no less than 3 townhouse dwelling units may be attached per group. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards). All townhouse units within a development shall be located a minimum of 30 feet from the boundary of the development.

Bulk Standards (See Table 17.093)

- A: Minimum Lot Area 2,400 square feet
  - B: Minimum Lot Width 20 feet
  - C: Maximum Floor Area Ratio (FAR) .60
  - D: Minimum Landscape Surface Ratio (LSR) .50
- Minimum Setbacks:* (See also Sections 17.146 and 17.150)
- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - G: Side Lot Line to House or Attached Garage 0 feet for zero lot line or 12 feet
  - H: Total of Both Sides, Lot Lines to House/Attached Garage 0 feet, or 12 feet if located at end of attached row, per G
  - I: Rear Lot Line to House or Attached Garage 35 feet
  - J: Side Lot Line to Accessory Structure 10 feet
  - K: Rear Lot Line to Accessory Structure 10 feet
  - L: Peripheral Setback 30 feet
  - M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
  - N: Minimum Dwelling Unit Separation (separate buildings) 0 feet or 24 feet, per G
  - O: Maximum Height of Dwelling Unit 35 feet
  - P: Maximum Height of Accessory Structure 18 feet
  - Q: Minimum Number of Off-Street Parking Spaces Required on the Lot



(Includes garage, drives, and all designated parking surfaces): 3

Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

TOWNHOUSE — 2,400 square foot lot

- (17) *Multiplex*. This dwelling unit type consists of an attached, multi-family residence which has a private, individual access. A minimum one-hour fire rated wall assembly division, separating living areas from the lowest level through the roof, is required between each dwelling unit. No more than 6 and no less than 3 multiplex dwelling units may be attached per group. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards). All multiplex units within a development shall be located a minimum of 30 feet from the boundary of the development.

*Bulk Standards (See Table 17.093)*

- A: Minimum Lot Area not applicable
- B: Minimum Lot Width 60 feet
- C: Maximum Floor Area Ratio (FAR) .70
- D: Minimum Landscape Surface Ratio (LSR) .40

*Minimum Setbacks:* (See also Sections 17.146 and 17.150)

- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- G: Side Lot Line to House or Attached Garage 0 feet for zero lot line, 10 feet for one story or 12 feet for 2
- H: Total of Both Sides, Lot Lines to House/Attached Garage 0 feet, 20 to 24 feet, per G
- I: Rear Lot Line to House or Attached Garage 35 feet
- J: Side Lot Line to Accessory Structure 10 feet
- K: Rear Lot Line to Accessory Structure 10 feet
- L: Peripheral Setback 30 feet
- M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
- N: Minimum Dwelling Unit Separation (separate buildings) 0 feet or 20 to 24 feet, per G
- O: Maximum Height of Dwelling Unit 35 feet
- P: Maximum Height of Accessory Structure 18 feet
- Q: Minimum Number of Off-Street Parking Spaces Required per Dwelling Unit:  
(Includes garage and all designated parking surfaces):  
Efficiency Unit: 1.5 spaces  
One-Bedroom Unit: 2.0 spaces  
Two-Bedroom+ Unit: 2.5 spaces  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

## MULTIPLEX

- (18) *Apartment.* This dwelling unit type consists of an attached, multi-family residence which takes access from a shared entrance or hallway. A minimum one-hour fire rated wall assembly division, separating living areas from the lowest level through the roof, is required between each dwelling unit. No more than 8 dwelling units and no less than 3 dwelling units, may be located in a building. As part of the conditional use requirements for group developments, any development comprised of one or more buildings which contain 4 or more dwelling units shall provide additional site design features such as: underground parking, architectural elements, landscaping, and/or on-site recreational facilities. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards). All apartment units within a development shall be located a minimum of 30 feet from the boundary of the development.

*Bulk Standards (See Table 17.093)*

- A: Minimum Lot Area not applicable
- B: Minimum Lot Width 50 feet
- C: Maximum Floor Area Ratio (FAR) .70
- D: Minimum Landscape Surface Ratio (LSR) .40

*Minimum Setbacks: (See also Sections 17.146 and 17.150)*

- E: Front or Street Side Lot Line to House 35 feet, add 10 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- G: Side Lot Line to House or Attached Garage 0 feet for zero lot line, 10 feet for one story or 12 feet for 2
- H: Total of Both Sides, Lot Lines to House/Attached Garage 0 feet or 20 to 24 feet, per G
- I: Rear Lot Line to House or Attached Garage 35 feet
- J: Side Lot Line to Accessory Structure 10 feet
- K: Rear Lot Line to Accessory Structure 10 feet
- L: Peripheral Setback 30 feet
- M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
- N: Minimum Dwelling Unit Separation (separate buildings) 0 feet or 20 to 24 feet, per G
- O: Maximum Height of Dwelling Unit 35 feet
- P: Maximum Height of Accessory Structure 18 feet
- Q: Minimum Number of Off-Street Parking Spaces Required per Dwelling Unit:  
(Includes garage and all designated parking surfaces): Efficiency Unit: 1.5 spaces  
One-Bedroom Unit: 2.0 spaces  
Two-Bedroom+ Unit: 2.5 spaces  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

## APARTMENT

- (19) *Institutional Residential*. This dwelling unit type consists of an attached, multi-family residence which takes access from a shared entrance or hallway. All units must be located within a development which conforms to the requirements of Section 17.074 (Residential Density Standards). All institutional residential units within a development shall be located a minimum of 30 feet from the boundary of the development.

*Bulk Standards (See Table 17.093)*

- A: Minimum Lot Area not applicable
- B: Minimum Lot Width 60 feet
- C: Maximum Floor Area Ratio (FAR) .70
- D: Minimum Landscape Surface Ratio (LSR) .40

*Minimum Setbacks:*

- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot adjacent to street with and officially mapped right-of-way equal to or exceeding 100 feet
- F: Front or Street Side Lot Line to Attached Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- G: Side Lot Line to House or Attached Garage 10 feet for one story 12 feet for 2
- H: Total of Both Sides, Lot Lines to House/Attached Garage 20 to 24 feet, per G
- I: Rear Lot Line to House or Attached Garage 35 feet
- J: Side Lot Line to Accessory Structure 10 feet
- K: Rear Lot Line to Accessory Structure 10 feet
- L: Peripheral Setback 30 feet
- M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
- N: Minimum Dwelling Unit Separation (separate buildings) 20 to 24 feet, per G
- O: Maximum Height of Dwelling Unit 50 feet
- P: Maximum Height of Accessory Structure 18 feet
- Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
(Includes garage and all designated parking surfaces):  
Varies, see Section 17.174 for detailed parking requirements  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).

- (20) *Mobile Home*. (Also see Section 17.024, Definitions.) All units must be located within a Mobile Home Residential Development (See Section 17.056(1)(c)) or in a Mobile Home Park Residential Development (See Section 17.056(1)(d)) which conforms to the requirements of Section 17.074 (Residential Density Standards). Within 30 days of occupancy, the owner shall remove the axle and install skirting approved by the Building Inspector.

*Bulk Standards (See Table 17.093)*

- A: Minimum Lot Area 15,000 square feet on public sewer, 20,000 sf without
- B: Minimum Lot Width 100 feet
- C: Maximum Floor Area Ratio (FAR) .25
- D: Minimum Landscape Surface Ratio (LSR) .50

*Minimum Setbacks: (See also Sections 17.146 & 17.150)*

- E: Front or Street Side Lot Line to House 35 feet, add 10 more feet for a lot

- adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- F: Front or Street Side Lot Line to Garage 35 feet, add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
  - G: Side Lot Line to House or Garage 10 for one story or 12 feet for 2 stories
  - H: Total of Both Sides, Lot Lines to House/Garage 20 to 24 feet, per G
  - I: Rear Lot Line to House or Garage 35 feet
  - J: Side Lot Line to Accessory Structure 10 feet
  - K: Rear Lot Line to Accessory Structure 10 feet
  - L: Peripheral Setback not applicable
  - M: Minimum Paved Surface Setback 5/10 feet; also see Section 17.172(9)
  - N: Minimum Dwelling Unit Separation 20 to 24 feet, per G
  - O: Maximum Height of Dwelling Unit 35 feet
  - P: Maximum Height of Accessory Structure 18 feet
  - Q: Minimum Number of Off-Street Parking Spaces Required on the Lot  
(Includes garage, drives, and all designated parking surfaces): 3  
Parking spaces shall not be located closer than 10 feet to a lot line except those established in compliance with Section 17.174(7)(e).



# CINDY WHITE

## ADVANCED REAL ESTATE SPECIALIST

---



### SUMMARY OF QUALIFICATIONS

---

- Extensive Real Estate experience for WisDOT and consulting firm, acquisition and appraisal.
- Well-versed in State Statute Chapter 32, Federal Uniform Act requirements and 49-CFR Part 24 appraisal policy.
- Understanding of the appraisal process and methods of modifying existing appraisals.
- Knowledgeable in WisDOT Department policy, Federal and State regulations and Uniform Standards of Professional Appraisal Practice (USPAP)
- Acquisition Agent for St. Croix River Crossing (a/k/a Stillwater Bridge) Project, Phase I

### Professional Registrations

- General Certified Appraiser, State of Wisconsin (2058-10, Exp. 12/14/15)

### Professional Associations

- Badger Chapter 17 IRWA
- Member of IRWA

### CONTINUED EDUCATION

---

- USPAP (15- Hour) 2012, McKissock
- USPAP (7-Hour Update) 2014, ASFMRA
- Practices of Land Acquisitions, International Right of Way Association 100
- Principles of Real Estate Appraisal, International Right of Way Association 400
- Partial Acquisition, Real Estate Appraisal, International Right of Way Association 421
- Environmental Awareness, International Right of Way Association 600
- Principles of Real Estate Law, International Right of Way Association 800
- Legal Aspects of Easements, International Right of Way Association 802
- Eminent Domain Law Basics for ROW Professionals, International Right of Way Association 803
- Valuation of Easements, International Right of Way Association C403
- Principles of Engineering, International Right of Way Association 900
- General Appraiser Market Analysis & Highest and Best Use, McKissock
- Sales Comparison Approach Seminar, ASFMRA
- General Appraiser Sales Comparison Approach, McKissock
- Cost Approach Seminar, ASFMRA
- General Appraiser Cost Approach, McKissock
- General Appraiser Income Approach, McKissock
- General Appraiser Report Writing and Case Studies, Appraisal Institute
- Real Estate Finance Statistics and Valuation Modeling, Appraisal Institute
- Condemnation Appraising: Principles and Applications, Appraisal Institute

### Areas of Expertise

- Real Estate Appraisal
- Real Estate Acquisition
- Eminent Domain

### Education

B.S., Biology  
University of Wisconsin – Eau Claire  
Eau Claire Wisconsin

**CINDY WHITE**  
ADVANCED REAL ESTATE  
SPECIALIST

# CINDY WHITE, CGA

APPRAISER/ PROJECT MANAGER/ ACQUISITION AGENT

---



## PROJECT EXPERIENCE

---

- WisDOT – Northwest Region (Eau Claire)
  - St. Croix River Crossing (a/k/a Stillwater Bridge); Acquisition
  - USH 12/STH 65 (STH 35/STH 70 Intersection); Project Data Book, Acquisition
  - STH 12 (Eau Claire to Fairchild); Acquisition, Appraisal
  - USH 12/STH 65 (4 Roundabouts); Project Data Book, Acquisition, Appraisal
  - USH 10 (Wayside); Appraisal (Surplus land)
  - 10<sup>th</sup> Street West (Eau Claire – Chippewa Falls Road); Appraisal (Excess Land)
  - HWY 63 (Cumberland to Spooner Road, Shell Lake); Appraisal
  - USH 94 (STH 65 Interchange); Appraisal
  - STH 85 (Durand to Eau Claire); Acquisition, Appraisal
  - Surplus Land; Appraisal (15 Parcels—Various Counties)
- WisDOT—North Central Region (Rhineland)
  - USH 51 (Front Street to 3<sup>rd</sup> Street); Acquisition
- WisDOT—Northeast Region (Green Bay)
  - USH 10/STH 441 (CTH CB to S. Oneida Street); Acquisition
  - STH 180; Appraisal
- WisDOT—Southeast Region (Milwaukee)
  - STH 28; Appraisal
- WisDOT—Southwest Region (Madison)
  - Verona Road; Acquisition
  - I-39; Acquisition
- Adams County
  - CTH G—O; Sales Study
  - CTH Z (18<sup>th</sup>—Wood County Line); Appraisal
- Eau Claire County
  - CTH II (Talmadge Road to CTH I); Project Data Book, Acquisition
  - CTH HH; Project Manager, Project Data Book
- La Crosse County
  - CTH OA; Appraisal
- Village of Plover (CTH R); Sales Study, Appraisal
- Monroe County
  - Big Creek Bridge B-41-0297; Appraisal