

NOTICE OF HEARING ON AN APPEAL FOR A VARIANCE

Notice is hereby given that the City of Willmar Board of Zoning Appeals will meet on Monday, January 30, 2017, at 5:01 p.m. at the City of Willmar Office Building, 333 SW 6th Street Conference Room 2 (upstairs), Willmar, MN, to conduct a public hearing to hear reasons for and against a variance requested by West Central Steel, Willmar, MN, to allow building construction at a 10' front yard setback on property described as follows: part of Lot 20, Lot 24, and Lot 26, All in State Subdivision of Government Lots 1 & 2 of the SE ¼ of NE ¼ of said Section 16, Township 119, Range 35 (Gorton Ave. NW). Being requested is a variance from SECTION 6.M.4.c. of the City of Willmar Zoning Ordinance which establishes 30' front yard setback from right-of-way.

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

January 20, 2017
Date

Megan M. DeSchepper
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Maria al 235-0850 ext. 1100, de Heartland Community Action Agency.

Haddii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo Wac: Sahra Gure, West Central Interpreting Services, LLC (320)235-0165 ama (320)441-8555.

Call 48 Hours before digging!
 GOPHER STATE ONE CALL
 Min. Toll Free 1-866-252-1188

BOLLIGINC
 engineering & environmental
 Willmar, Minnesota
 PH: 320.235.2555
 Email: cat@bolliginc-engineering.com
www.bolliginc-engineering.com

| | |
|-----------|--------|
| Surveyed: | SUPPLD |
| Designed: | NIF |
| Drawn: | NIF |
| Checked: | BFB |

Engineer's Signature:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: _____ DATE: XX/XX/XX
 LIC. NO.: _____

Revisions:

| No. | Date | Revision | Sheet |
|-----|------|----------|-------|
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Prepared for:

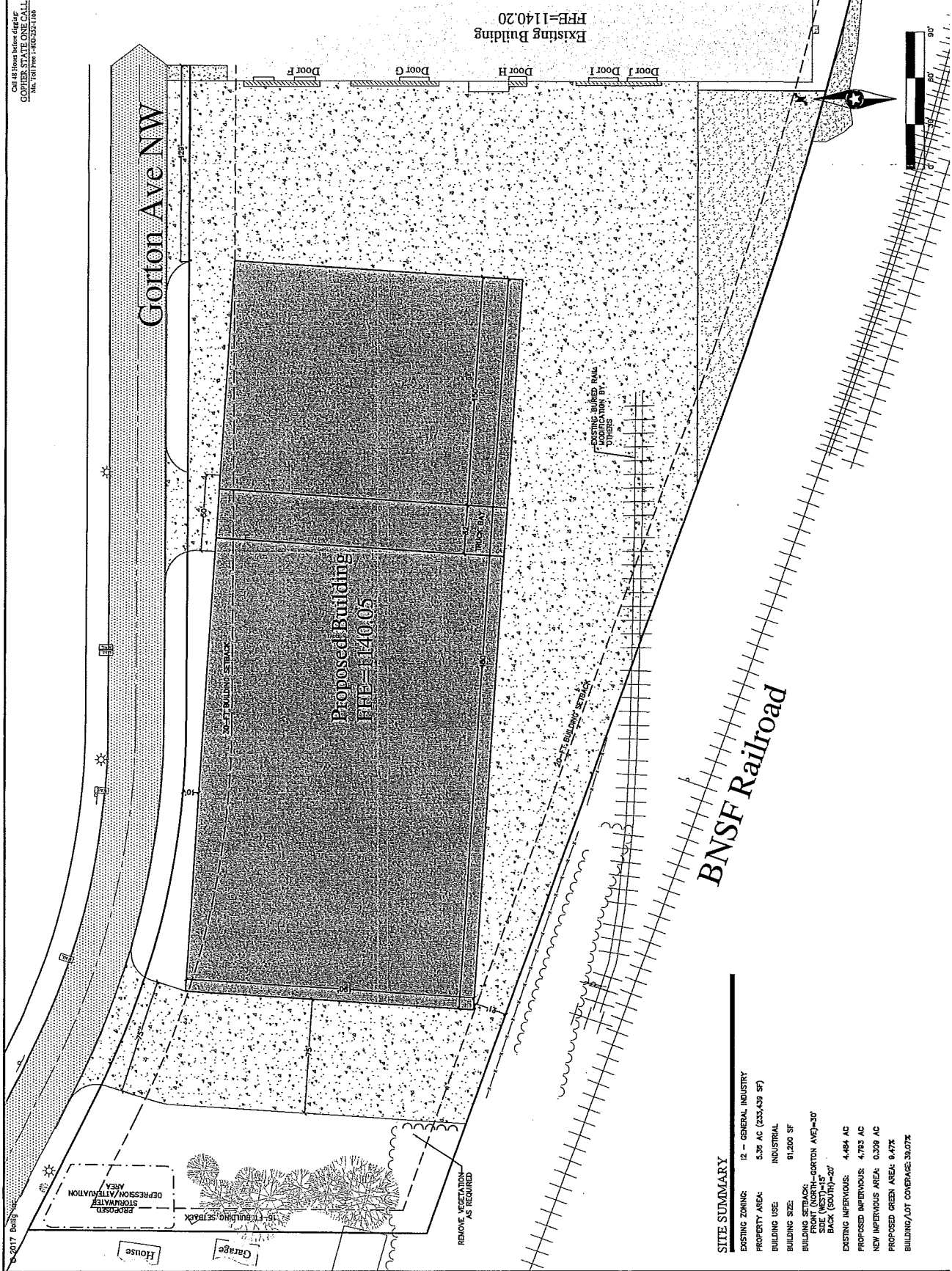
Marcus Construction
 2580 Hwy 12 E
 Willmar, MN 56201
 Phone: 320.222.6616
 Contact: Jim Rich

West Central Steel Processing Facility

Willmar, MN

Proposed Site Plan

Date: 1/9/2017
 Sheet: 4 of 7



SITE SUMMARY

| | |
|------------------------|------------------------------|
| EXISTING ZONING: | I2 - GENERAL INDUSTRY |
| PROPERTY AREA: | 5.36 AC (233,430 SF) |
| BUILDING USE: | INDUSTRIAL |
| BUILDING SIZE: | 91,200 SF |
| BUILDING SETBACKS: | FRONT (NORTH)-GORTON AVE=30' |
| | SIDE (WEST)=15' |
| | BACK (SOUTH)=20' |
| EXISTING IMPERVIOUS: | 4,494 AC |
| PROPOSED IMPERVIOUS: | 4,793 AC |
| NEW IMPERVIOUS AREA: | 0.309 AC |
| PROPOSED GREEN AREA: | 6,474 |
| BUILDING/LOT COVERAGE: | 39.07% |

Call 48 Hours before Digging:
 COPPER STATE ONE CALL
 Mn, Toll Free 1-800-252-1106

BOLLIGINC
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 www.bollig-engineering.com

Submitted: _____
 Drawn: NFP
 Checked: BFB

Engineer's Signature:
 I HEREBY CERTIFY THAT THIS PLAN
 SPECIFICATION, OR REPORT WAS PREPARED BY
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 ENGINEER UNDER THE LAWS OF THE STATE OF
 MINNESOTA.

NAME: _____
 LICENSE NO.: _____
 DATE: XX/XX/XX

Revisions:

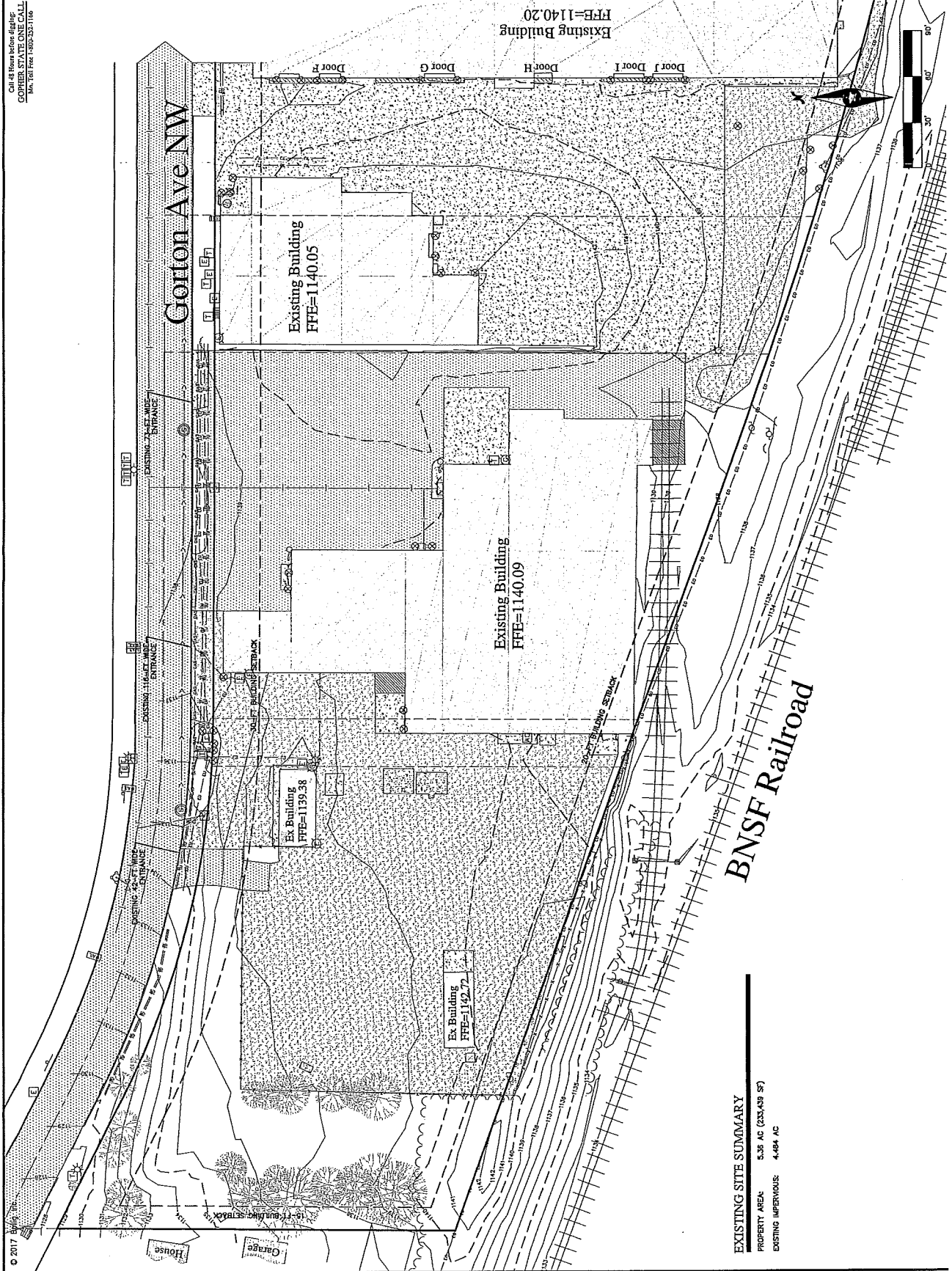
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| | | | |

Prepared for:

**Marcus
 Construction**
 2580 Hwy 12 E
 Willmar, MN 56201
 Phone: 320.222.6616
 Contact: Jim Bach

**West Central
 Steel Processing
 Facility**
 Willmar, MN
 Existing
 Conditions

Date: 1/9/2017
 Sheet: 3 of 7



EXISTING SITE SUMMARY
 PROPERTY AREA: 5.38 AC (233,439 SF)
 EXISTING IMPERVIOUS: 4,484 AC