



Meeting Date: January 14, 2013
Agenda Item: #6a

Mission Statement
Delivering quality services in a courteous,
cost-effective and efficient manner

VILLAGE BOARD STAFF REPORT

REPORT TO: President Burt McIntyre and Village Board of Trustees
REPORT FROM: Dave Wiese, Director of Community Development
AGENDA ITEM: Review and take action on a Certified Survey Map from Mau & Associates representing Garot Land Development for 4001 Shawano Avenue, VH-61.
ACTION REQUESTED: Approval of the Certified Survey Map

POLICY ISSUE

Should the Village Board approve the proposed Certified Survey Map?

RECOMMENDATION

Motion to approve the CSM for Garot Land Development with the following conditions:

1. Provide a 10-foot sewer easement from Greenfield Avenue right of way approximately 150 feet east (Northwest corner of Lot 1.)
2. Minimum setbacks should be 35 feet instead of 45 feet.

POLICY ALTERNATIVE(S)

The Village Board could take the following action:

- Approve the request without conditions.
- Approve the request with conditions.
- Deny the request
- Table the request until a later meeting date

BACKGROUND

Landmark Real Estate is proposing to divide parcel VH-61 into three lots. Lot #2 recently received PDD approval for four 8-unit condominium buildings. Water is located in front of the property, and sewer would need to be extended from the corner of Greenfield and Shawano. Future phases would include single-family homes on Lot #3 and commercial development on Lot #1. The site is bisected by a high-tension power line that runs east and west.

BASIC INFORMATION

Project Name	Five Points Condominiums
Applicant	Keith Garot
Phone	920-337-9566
Consultant/Engineer	Brad Rymer, Mau & Associates (920) 434-9670
Parcel Size	14 acres
Existing Zoning	PDD
Proposed Zoning	PDD
Land Map Designation	Mixed Use

ADJACENT LAND/ZONING MATRIX

Land Use		
North	Tavern, Ball field	B-2
South	Agriculture	A-1
East	Rural Single Family Res.	R-5
West	Agriculture, Rural Res.	A-1

EXECUTIVE ANALYSIS

1. **Zoning** The property is presently zoned PDD.
2. **Setbacks** The applicant is proposing multiple units on the 3 proposed lots.
3. **Parking** The proposed use does not generate a need for additional parking on the property.
4. **Floodplain, Shoreland Zoning & Stormwater Management** N/A
5. **Lighting** Standard home lighting is being proposed.
6. **Fire Protection** This property is located approximately .5 miles from the nearest fire station.

ATTACHMENTS

- I Proposed CSM
- II Site Plan

COPY EMAILED TO: Steve Bieda, Mau & Associates

Certified Survey Map

Part of the Northwest 1/4 of the Northeast 1/4 of Section 12, T24N-R19E,
in the Village of Howard, Brown County, Wisconsin

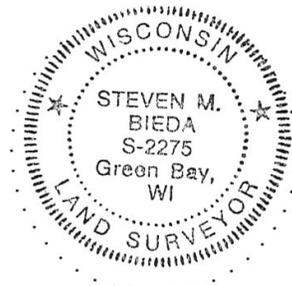
200 100 0 200 400 600

Graphic Scale

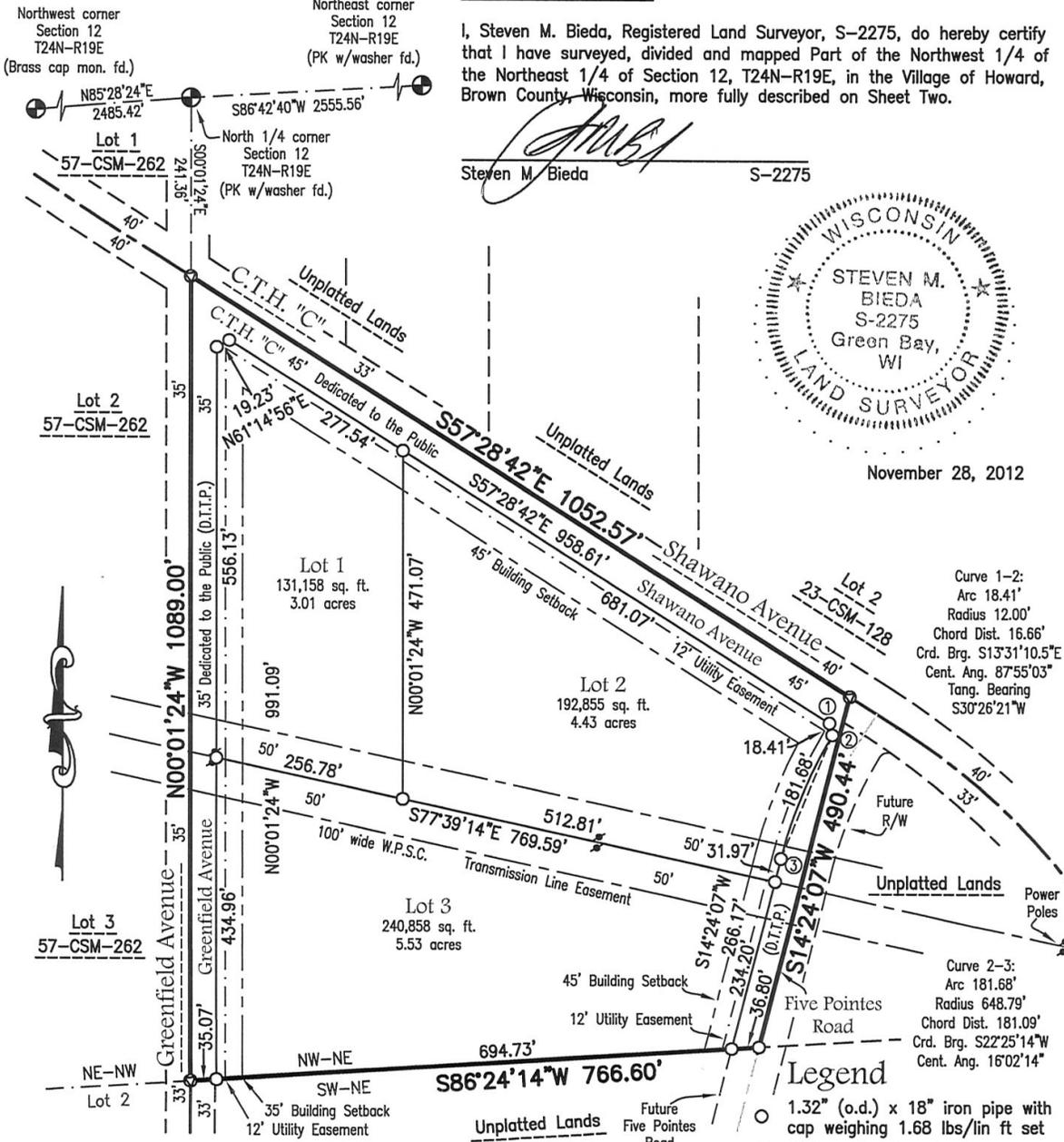
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that I have surveyed, divided and mapped Part of the Northwest 1/4 of the Northeast 1/4 of Section 12, T24N-R19E, in the Village of Howard, Brown County, Wisconsin, more fully described on Sheet Two.

Steven M. Bieda S-2275



November 28, 2012



Bearings referenced to the North line of the Northeast 1/4 of Section 12, T24N-R19E, assumed to be S86°42'40"W.

Curve 1-2:
Arc 18.41'
Radius 12.00'
Chord Dist. 16.66'
Crd. Brg. S13°31'10.5"E
Cent. Ang. 87°55'03"
Tang. Bearing S30°26'21"W

Curve 2-3:
Arc 181.68'
Radius 648.79'
Chord Dist. 181.09'
Crd. Brg. S22°25'14"W
Cent. Ang. 15°02'14"

- ### Legend
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
 - 1" iron pipe found
 - ⊙ Computed Point, nothing set
 - ⊕ Brown County Monument - type noted

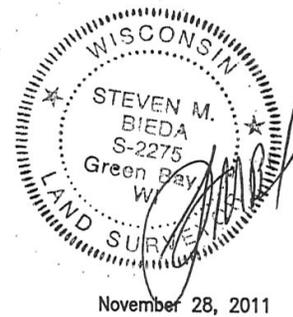
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that I have surveyed, divided and mapped Part of the Northwest 1/4 of the Northeast 1/4 of Section 12, T24N-R19E, in the Village of Howard, Brown County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 corner of Section 12, T24N-R19E; thence S00°01'24"E, 241.36 feet along the West line of the Northeast 1/4 of said Section 12 to the intersection of the centerlines of County Trunk Highway "C", also known as Shawano Avenue and Greenfield Avenue, and the point of beginning; thence S57°28'42"E, 1052.57 feet along the centerline of said County Trunk Highway "C", also known as Shawano Avenue; thence S14°24'07"W, 490.44 feet to the South line of the Northwest 1/4 of said Northeast 1/4; thence S86°24'14"W, 766.60 feet along said South line to the centerline of said Greenfield Avenue; thence N00°01'24"W, 1089.00 feet along said centerline to the point of beginning.

Parcel contains 661,915 square feet / 15.20 acres, more or less.
Road dedication contains 97,044 square feet / 2.23 acres, more or less, excepting therefrom any lands previously conveyed for road purposes.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Village of Howard, and the Brown County Planning Commission in surveying, dividing and mapping the same.



BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Plan Commission this ____ day of _____, 20__.

Peter Schlein
Senior Planner

CERTIFICATE FOR THE VILLAGE OF HOWARD

Approved for the Village of Howard this ____ day of _____, 20__.

Paul Evert
Village Administrator

TREASURER'S CERTIFICATE

As duly elected Brown County Treasurer and Village Treasurer, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

Kerry M. Blaney Date
Brown County Treasurer

Chris Haltom Date
Village of Howard Treasurer

RESTRICTIVE COVENANTS

- 1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- 2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- 3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

NOTES

- 1) A Brown County Highway Department access permit must be obtained prior to any construction of a new street / road connection or driveway to a County Trunk Highway.
- 2) The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources' applicable WDNR Technical Standards, to prevent soil erosion. However, if the Village, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Garot Land Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the easements to be granted and the land on this Certified Survey Map to be surveyed, divided, dedicated, and mapped as represented hereon. Garot Land Development LLC does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission and the Village of Howard for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said Garot Land Development LLC has caused these presents to be signed by Keith E. Garot, its Member, on this ____ day of _____, 20__.

Keith E. Garot – Member
Garot Land Development LLC

Personally came before me this ____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public
Brown County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CONSENT OF CORPORATE MORTGAGEE

(name of bank), a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certificate of _____, Owner(s).
(name of property owner(s))

IN WITNESS WHEREOF, _____ has caused these presents to be signed by
(name of bank)

_____, its _____ and countersigned by _____,
(print name #1 above) (print title #1 above) (print name #2 above)

its _____, at _____, _____, this ____ day of _____,
(print title #2 above) (city) (state) (day) (month) (year)

(signature #1) _____ (signature #2) _____
(print name #1) _____ (print name #2) _____
(print title #1) _____ (print title #2) _____

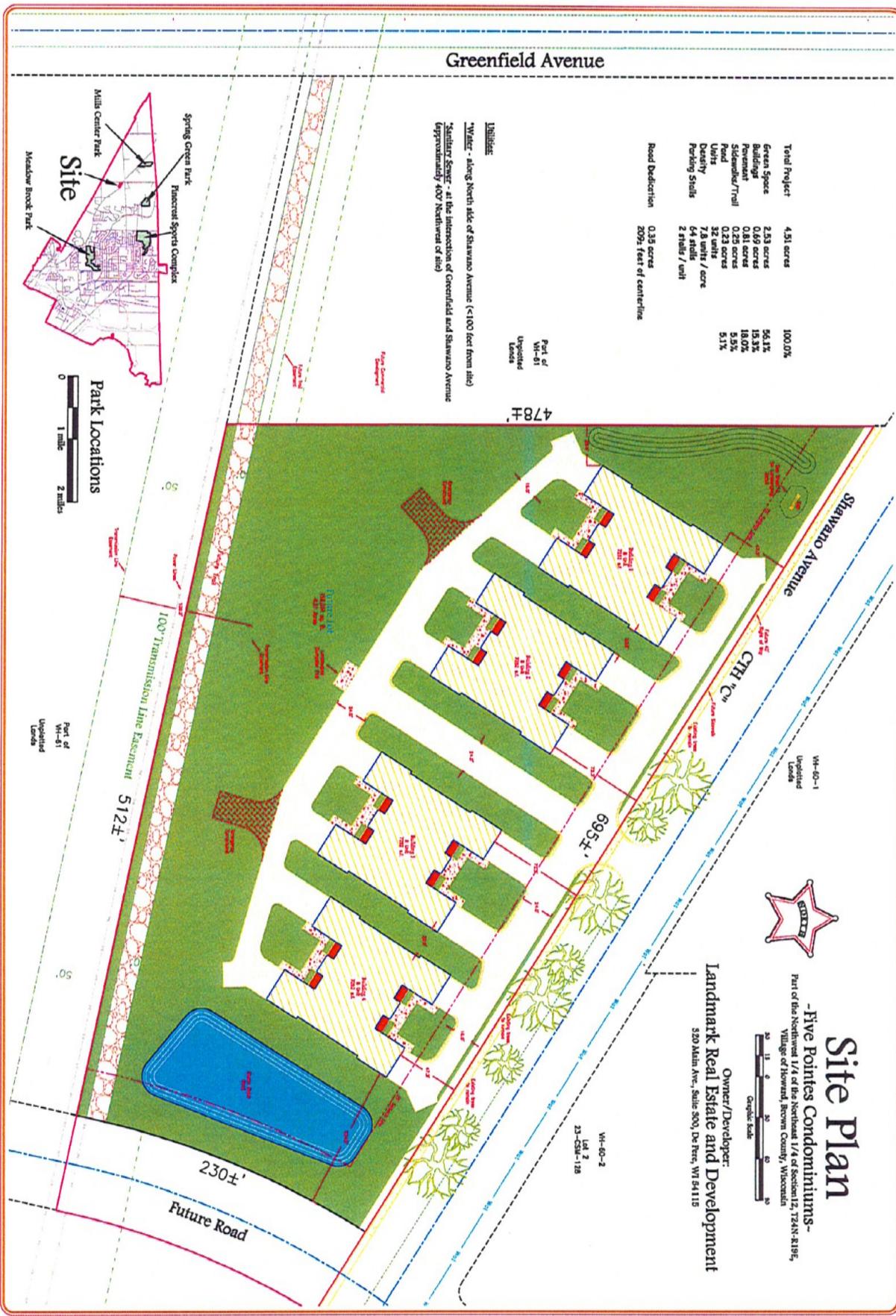
Personally came before me this ____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
My Commission Expires _____

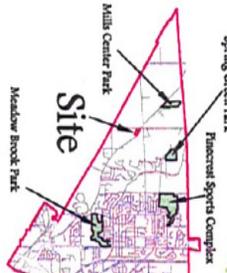
STATE OF WISCONSIN]
] ss
COUNTY OF BROWN]



Office of the Register of Deeds
Brown County, Wisconsin
Received for Record _____, 20 ____,
at _____ o'clock ____ M and recorded as
Document # _____ in
Volume _____ of _____ on Page ____.
Cathy Williquette, Register of Deeds



Greenfield Avenue



Total Project	4.51 acres	100.0%
Green Space	2.23 acres	56.1%
Buildings	0.69 acres	15.3%
Pavement	0.81 acres	18.0%
Sidewalk/Traffic	0.23 acres	5.3%
Road	0.23 acres	5.1%
Units	32 units / acre	
Density	14 units / acre	
Parking Stalls	2 stalls / unit	
Road Dedication	0.23 acres	
	209' feet of centerline	

Utilities:
 *Water - along North side of Shawano Avenue (<100 feet from site)
 **Sanitary Sewer - at the intersection of Greenfield and Shawano Avenue (approximately 400' Northwest of site)

Part of
 WH-51
 Unplatted
 Lands

Park Locations
 0 1 mile 2 miles

Part of
 WH-51
 Unplatted
 Lands



Site Plan
 -Five Pointes Condominiums-
 Part of the Northwest 1/4 of the Northwest 1/4 of Section 12, T24N-R19E,
 Village of Howard, Brown County, Wisconsin
 520 Main Ave., Suite 200, De Pere, WI 54115
 Owner/Developer:
Landmark Real Estate and Development

<p>Site Plan</p> <p>SCALE: 1" = 30'</p> <p>PROJECT NO. L-15708 SHEET NO. 1 of 4 DRAWING NO. S-2094</p> <p>FILE: L-15708Layout 050712.dwg</p>		<p>TAX PARCEL NO. 99-01</p> <p>DRAWN BY: JRD</p> <p>DATE: 05/07/12</p>	<p>Landmark Real Estate and Development</p>	<p>Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 S. Broadway • De Pere, Wis. 54101 Phone: 920-434-9670 Fax: 920-434-9672</p>
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