



Meeting: Village Board
Meeting Date: 09/23/13
Agenda Item: 6c

Mission Statement

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

VILLAGE BOARD MEETING STAFF REPORT

REPORT TO: Burt R. McIntyre, President
Village Board of Trustees

REPORT FROM: Michael J Kaster, PE, Director of Engineering

AGENDA ITEMS: Review and Take Action on Subdivision Development Agreement between the Village of Howard and PATIM Development LLC for Ullmer Century Acres.

POLICY ISSUE

Should the Village Board approve the Development Agreement and Agreement Waiving Notice and Agreeing to Special Assessments for public improvements?

BACKGROUND INFORMATION

The Village Board assessed for and constructed public improvements for the parent parcels of Ullmer Century Acres. These improvements were installed in 1992 and 2007, and there is a remaining balance due to the Village for said improvements in the amount of \$64,343.13.

The subdivision, which is tributary to an existing regional stormwater pond, will also be required to pay a stormwater fee in lieu of constructing their own facility. The stormwater management charge is in the amount of \$9,414.62 which is equal to a charge of \$3,274.65 per acre of developed property. The regional pond installed in 2008 was designed to accommodate development within its drainage basin.

Total required assessment included in the Development Agreement is \$73,757.75 (\$64,343.13 + \$9,414.62) The agreement includes definitive assessment terms including a maximum repayment term of 2 years with an interest rate of 4.00% beginning at the time the assessments are levied. The cost of improvements would be levied on each individual lot within the development and the Village would receive repayment as each lot is sold or transferred. The subdivision lots could be sold either as vacant lots or with homes constructed on the lots.

The Final Plat is still in the approval process, and will be recorded pending review from State and County departments. The plat recording will be required prior to issuance of building permits or the selling of any lots.

At time of recording the Village Clerk has to sign off on the Plat stating that there are no special assessments on the property. Due to that fact, it is imperative that the plat be recorded prior to the

levying of special assessments against the subject parcels. Final Resolution 2013-29 authorizing the levying of special assessments will be brought before the board immediately after the plat has been recorded.

PRIOR ACTION/REVIEW

The Village Board approved Resolution 2013-22, 2007-10, and 92-15.

FINANCIAL INFORMATION

FISCAL IMPACT:

- | | |
|------------------------------|-------------|
| 1. Is There A Fiscal Impact? | <u>Yes</u> |
| 2. Is it Currently Budgeted? | <u>No</u> |
| 3. If Budgeted, Which Line? | <u>N/A</u> |
| 4. Amount: | \$73,757.75 |

RECOMMENDED ACTION

Village staff recommends that the Village Board approve the Agreement Waiving Notice and Agreeing to Special Assessments.

If the Village Board were in favor of this policy action, the following motion may be made:

“Motion to approve the Subdivision Development Agreement and Agreement Waiving Notice and Agreeing to Special Assessments”.

POLICY ALTERNATIVE(S)

The Village Board could take the following actions:

- Approve the Development Agreement
- Deny the Development Agreement and decide how to proceed
- Table the Development Agreement and request additional information

ATTACHED INFORMATION

- I. Agreement Waiving Notice and Agreeing to Special Assessments
- II. Personal Guarantee
- III. Final Plat.

DOCUMENT NO.

**SUBDIVISION DEVELOPMENT
AGREEMENT AND
AGREEMENT WAIVING
NOTICE AND AGREEING TO
SPECIAL ASSESSMENTS FOR
PUBLIC IMPROVEMENTS**

THIS AGREEMENT, made and entered into this _____ day of _____, 2013, by and between the **Village of Howard**, a Wisconsin municipal corporation (“Village”), **PATIM Development, LLC** (“Developer”), owning property in the Plat of Ullmer Century Acres in the Village of Howard, and **Patricia A. Kaster and Timothy Halbrook**, adult individuals and managing members of PATIM Development, LLC.

Return to:
Dennis M. Duffy
P.O. Box 488
Green Bay, WI 54305-0488

Parcel Nos. VH-477-3 & VH-478-9

WHEREAS, Developer has subdivide property it owns in the Village of Howard known as the Plat of Ullmer Century Acres into eight (8) lots; and

WHEREAS, the Village has constructed public improvements consisting of public street, water, sanitary sewer, storm sewer and curb and gutter to serve and benefit the eight (8) lots in the Plat of Ullmer Century Acres. A copy of the Plat of Ullmer Century Acres is attached hereto as Exhibit A and incorporated herein by reference. A copy of the recorded Plat will become Exhibit B to this Agreement and incorporated herein by reference.

WHEREAS, pursuant to Chapter 32, Article V. – Public Improvements and Assessments, Howard Municipal Code, and the Village of Howard’s Policy for

Determining Special Assessments, Developer has requested that the Village construct such improvements and specially assess the benefiting parcels for the costs thereof; and

WHEREAS, under Chapter 32, Article V. – Public Improvements and Assessments, Howard Municipal Code, the Village of Howard’s Policy for Determining Special Assessments, the Village Board has the discretion to authorize construction of public improvements to be paid for by special assessment when the property owner does not file a letter of credit for payment of such improvements and the Village Board determines it to be in the public interest to construct such improvements; and

WHEREAS, due to poor economic conditions and an unwillingness in lending institutions to advance letters of credit for private development, Developer is unable to obtain appropriate financing to enable it to file a letter of credit for the aforementioned public improvements; and

WHEREAS, the economic climate has fostered a market for those who seek to purchase mid-priced homes, providing the opportunity for residential development within the Village; and

WHEREAS, the Developer and Village believe that it is in their mutual best interests and in the public interests of the Village of Howard to approve such public improvement construction along the terms and conditions provided herein.

NOW, THEREFORE, the parties hereto, based on the recitals stated above and for such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Upon the Developer recording the Plat of Ullmer Century Acres (Exhibit B), the Village Board of the Village of Howard will approve Resolution No. 2013-29, Final Resolution Authorizing the Levying of

Special Assessments Against Benefitted Property for Public Improvements, Lots 1 thru 8, in the Plat of Ullmer Century Acres.

The purpose of the Special Assessment in addition to Developer's Personal Guarantee, are to guarantee payment by the Developer to the Village for the payment of those costs for public improvements (\$73,757.75) and accrued interest of 4% per annum as the same will be allocated and become due and owing upon sale or transfer of any lot (Lots 1 thru 8), Plat of Ullmer Century Acres.

2. Developer's payment of Seventy-Three Thousand Seven Hundred Fifty-Seven dollars and 75/100 (\$73,757.75) and accrued interest of 4% per annum for the public improvements shall be made as follows:

a. The assessments hereby levied for such improvements shall be paid to the Village as upon sale of transfer of any lot (Lot 1 thru 8), Plat of Ullmer Century Acres; and

b. Developer shall also execute a Personal Guarantee guaranteeing the repayment of the public improvement costs (\$73,757.75) to the Village plus any accrued interest, charges or penalties on the liens of special assessment or the remaining balance thereon as reduced by paid special assessments to the Village, upon the expiration of two (2) years from the date of the Final Resolution. A copy of the Personal Guarantee is attached hereto and made part of this Agreement as Exhibit C.

3. Developer, on its own and on behalf of any and all successors and assigns, has requested the installation of the public improvements specifically provided for in this Agreement.

4. Developer, on its own behalf and on behalf of any and all successors and assigns, freely and voluntarily waives any right it may have under state or local laws to notice of such street, sanitary sewer, water, stormwater and curb and gutter improvement construction affecting the property legally described in this Agreement, such property hereinafter be referred to as "the benefitted properties".

5. The method of determining the assessment rate is reasonable.

6. The subject property will receive special benefit as a result of public improvements constructed under this Agreement.

7. Developer waives any and all right or recourse it may have, through State or Federal Court pursuant to Wis. Stats. §66.0703, or otherwise to challenge the assessment agreed to in this agreement, it being the desire of Developer, to be placed in the same position as if they had been fully and adequately noticed of the procedures pertaining to the assessment for the reconstruction activity.

**EXHIBIT C TO SUBDIVISION DEVELOPMENT AGREEMENT AND
AGREEMENT WAIVING NOTICE AND AGREEING
TO SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS**

PERSONAL GUARANTEE

1. GUARANTEE. For value received, and to induce the Village of Howard (Village) to extend credit to PATIM Development, LLC, a Wisconsin Limited Liability Company, (Developer) for the installation of public improvements benefiting property owned by Developer, Plat of Ullmer Century Acres in the Village of Howard, Brown County, Wisconsin, Patricia Kaster and Timothy Halbrook as individuals and in their capacity as Managing Members of PATIM Development, LLC (hereinafter “the undersigned”) guarantees payment of and promises to pay or cause to be paid to Village, when due and as described herein, or to the extent not prohibited by law, at the time Developer becomes a subject of bankruptcy or other insolvency proceedings the total construction costs incurred by Village in constructing the public improvements for the Plat of Ullmer Century Acres which would include all liens of special assessments and any accrued interest and charges thereon for Developer’s property as provided in the Final Resolution for the Plat of Ullmer Century Acres.

Such public improvements cost \$73,757.75, for which the undersigned agrees to repay, plus interest charges and fees as provided for in the Agreement and as special assessments as provided in the Final Resolution 2013-29 for the Plat of Ullmer Century Acres and any extensions, renewals, and deferrals thereof, and also including the amount of any payments made to Village on behalf of Developer which are recovered from Village by a trustee, receiver, creditor, or other party pursuant to applicable law (the obligations) and to the extent not prohibited by law, all costs, expenses, fees, at any time paid or incurred in endeavoring to collect all or part of the obligations or to realize upon this guarantee or any collateral securing any

obligation. To the extent not prohibited by law, this guarantee is valid and enforceable against the undersigned, as individuals, even though any obligation is invalid and unenforceable against Developers.

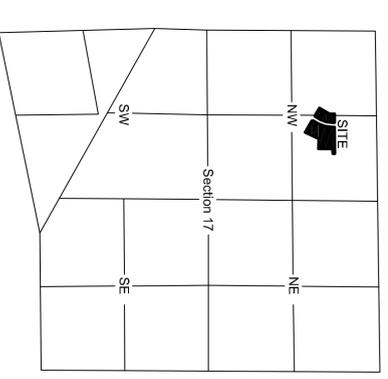
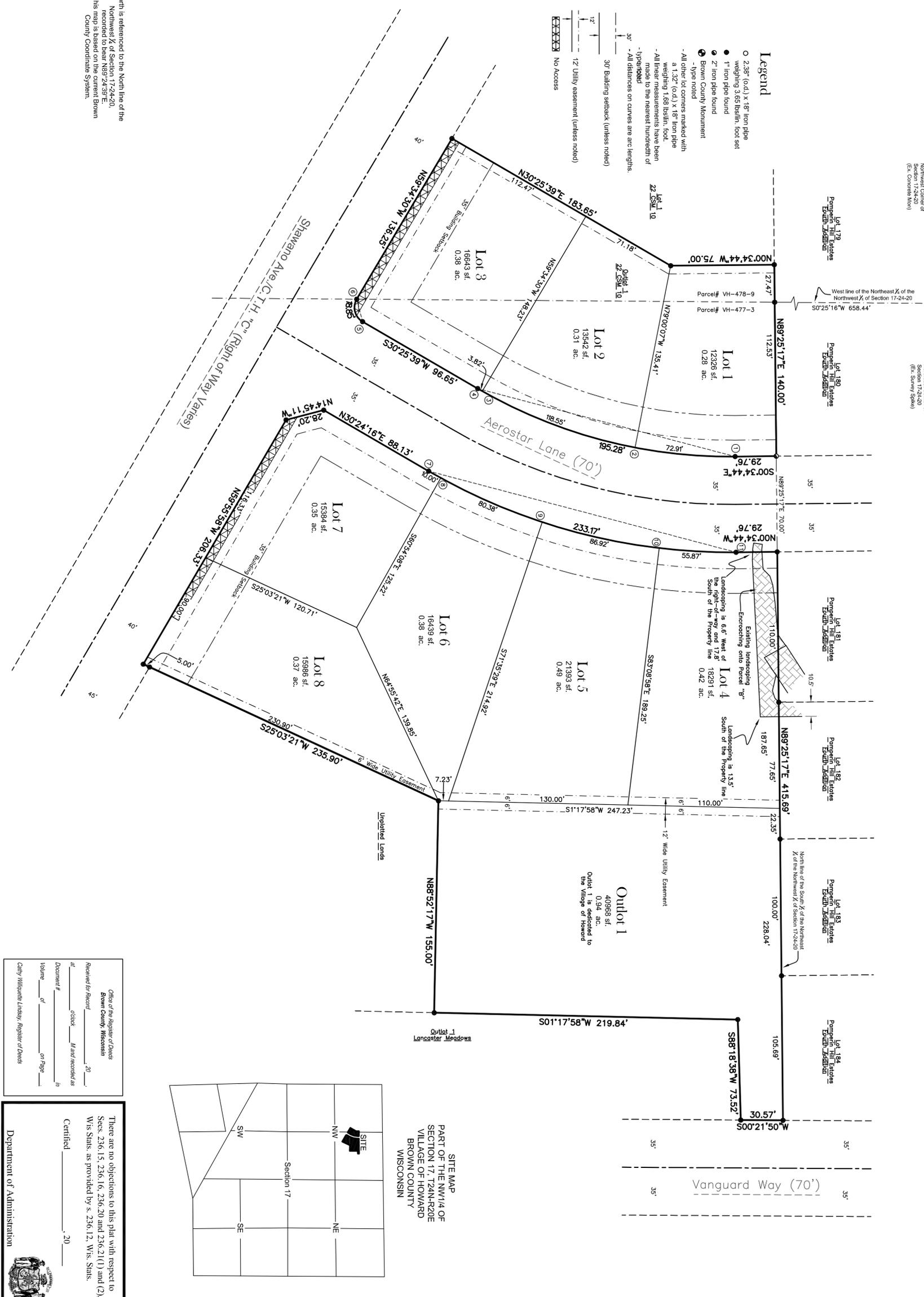
2. TIMING OF REPAYMENT. Repayment as guaranteed herein, shall be made over a two (2) period, which period shall commence with the date that the Village Board approves the Final Resolution for the Plat of Ullmer Century Acres as follows:

- A. Upon the sale or transfer of any lot in the Plat of Ullmer Century Acres, the special assessment lien on the property and accrued interest shall be paid to the Village. The total costs of the special assessments as levied on Schedule C of the Final Resolution shall be reduced by the amount of the special assessments paid during the two (2) year period.
- B. At the expiration of the two (2) year period, the entire unpaid balance of special assessments including accrued interest levied against the lots in the Plat of Ullmer Century Acres shall be immediately due and payable in full by the undersigned to the Village.

3. REPRESENTATIONS. The undersigned acknowledges and agree that Village has not made any representations or warranties with respect to, does not assume any responsibility to the undersigned for, and has no duty to provide information to the undersigned regarding the collectability or enforceability of any of the obligations of this Agreement. The undersigned has independently determined the collectability and enforceability of the obligations and, until the obligations are paid in full, will independently, and without reliance on Village, continue to make such determinations.

Ulmer Century Acres

All of Outlot 1 of Volume 22, Certified Survey Maps, Page 10, Map Number 3772,
 Document Number 1193501, Brown County Records, and part of the Northeast 1/4 of the
 Northwest 1/4, located in the Northwest 1/4 of Section 17, Township 24 North, Range 20 East,
 Village of Howard, Brown County, Wisconsin.



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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 20____
 Department of Administration

DATE: 8-23-13
DRAFTED BY: ASC
CHECKED BY: BUL
PROJECT#: 0633-02-13
SCALE: 1"=40'
SHEET NUMBER
1 OF 2
DRAWING NUMBER
853

NO.	REVISION DESCRIPTION

River City Realtors
Final Plat
 Parcel Number: VH-477-3 & VH-478-9

Mach IV
 Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH: 920-569-5765 Fax: 920-569-5767

North is referenced to the North line of the Northwest 1/4 of Section 17-24-20. Noted to bear N89°24'39"E. This map is based on the current Brown County Coordinate System.

Ulmer Century Acres

All of Outlot 1 of Volume 22, Certified Survey Maps, Page 10, Map Number 3772, Document Number 1193501, Brown County Records, and part of the Northeast 1/4 of the Northwest 1/4, located in the Northwest 1/4 of Section 17, Township 24 North, Range 20 East, Village of Howard, Brown County, Wisconsin.

Certificate For The Village Of Howard

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

Paul F. Evert
Village of Howard Administrator

Brown County Planning Commission

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

Peter Schlenz
Senior Planner

Treasurer's Certificate

As duly elected Village Treasurer and Brown County Treasurer, We hereby certify that the records in our office show no unredemmed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Christopher Halton Date _____ Kerry M. Blaney Date _____
Village Treasurer Brown County Treasurer

Surveyor's Certificate

I, Benjamin J. LaCount, Registered Land Surveyor, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Howard and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Ulmer Century Acres" and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Outlot 1 of Volume 22, Certified Survey Maps, Page 10, Map Number 3772, Document Number 1193501, of Brown County Records and part of the Northeast 1/4 of the Northwest 1/4, all being located in the Northwest 1/4 of Section 17, 124N-R20E, Village of Howard, Brown County, Wisconsin, more fully described as follows.

Description of the Land Located West of Aerostar Lane

All of Outlot 1 of Volume 22, Certified Survey Maps, Page 10, Map Number 3772, Document Number 1193501, Brown County Records, and part of the Northeast 1/4 of the Northwest 1/4, located in the Northwest 1/4 of Section 17, Township 24 North, Range 20 East, Village of Howard, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 17; thence N89°24'39"E, 1337.27 feet to the West line of said Northeast 1/4 of the Northwest 1/4; thence S00°25'16"W, 658.44 feet along said West line to the North line of the North 1/4 of said Northeast 1/4 of the Northwest 1/4, the Southwest corner of Lot 180 of the recorded plat of Panpenin Hill Estates Fourth Addition, recorded in Volume 18, Plats, Page 184, Document Number 1218609; thence North 1/2 of said Outlot 1 and the point of beginning; thence N89°25'17"E, 112.53 feet along said North line of the South 1/2 to the Southeast corner of Lot 180 of said Panpenin Hill Estates Fourth Addition and the West right of way of Aerostar Lane; thence S00°34'44"E, 23.76 feet along said West right of way; thence 195.25 feet along said right of way and the arc of a 380.86 foot radius curve to the right whose long chord bears S14°55'25"W, 192.91 feet; thence S30°25'39"W, 96.65 feet along said right of way; thence 18.85 feet along said right of way and the arc of a 12.00 foot radius curve to the right whose long chord bears S75°25'39"W, 16.97 feet to the North right of way of Shawano Avenue; thence N69°34'30"W, 138.25 feet along said North right of way to the Southwest corner of said Outlot 1; thence N30°25'39"E, 183.65 feet along a West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest corner of said Outlot 1; thence N89°25'17"E, 27.47 feet to the point of beginning.

Said Parcel contains 42,510 sq. ft., 0.98 Acres of land more or less.

Subject to all easements and restrictions of records.

Description of the Land Located East of Aerostar Lane

Part of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 24 North, Range 20 East, Village of Howard, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 17; thence N89°24'39"E, 1337.27 feet to the West line of said Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4, the Southwest corner of Lot 180 of the recorded plat of Panpenin Hill Estates Fourth Addition, recorded in Volume 18, Plats, Page 184, Document Number 1218609; thence N89°25'17"E, 182.53 feet along said North line of the South 1/2 to the Southwest corner of Lot 181 of said Panpenin Hill Estates Fourth Addition and the East right of way of Aerostar Lane; thence continuing N89°25'17"E, 415.69 feet along said North line of the South 1/2 to the Southeast corner of Lot 184 of said Panpenin Hill Estates Fourth Addition and the West right of way of Viroqua Park Way; thence S00°21'50"W, 50.57 feet along said West right of way to a Northeast Corner of Outlot 1 of the recorded plat of Laporte's Platteville, recorded in Volume 22, Plats, Page 179, Document Number 2153350, Brown County Records; thence S89°13'33"W, 73.52 feet to the Northwest corner of said Outlot 1; thence S01°17'59"W, 219.84 feet along the West line of said Outlot 1 to a Northeast corner of lands described in Document Number 2321757, Brown County Records; thence 048°52'17"W, 153.00 feet to a Northwest corner of said Document Number 2321757; thence S25°03'21"W, 253.90 feet to the North right of way of Shawano Avenue; thence N14°43'11"W, 26.20 feet along said right of way to the said East right of way of Aerostar Lane; thence N30°24'16"E, 88.13 feet along said East right of way; thence 233.17 feet along said East right of way and the arc of a 430.86 foot radius curve to the left whose long chord bears N14°55'28"E, 230.53 feet; thence N00°34'44"W, 29.76 feet to the point of beginning.

Said Parcel contains 128,462 sq. ft., 2.95 Acres of land more or less.

Subject to all easements and restrictions of records.

Benjamin J. LaCount
Date: August 23, 2013

S-3031

All of Outlot 1 of Volume 22, Certified Survey Maps, Page 10, Map Number 3772,

Document Number 1193501, Brown County Records, and part of the Northeast 1/4 of the

Northwest 1/4, located in the Northwest 1/4 of Section 17, Township 24 North, Range 20 East,

Village of Howard, Brown County, Wisconsin.

Notes

- 1) Aerostar Land has already been dedicated to the public.
- 2) Outlots 1 is dedicated to the Village of Howard.
- 3) Sideyard setback is 8 feet for all lots.
- 4) Rearyard setback is 25 feet for all lots.
- 5) The front yard setback from Aerostar Lane is 25 feet. The Front yard setback from C.T.H. "C", also know as Shawano Avenue is 35 feet.
- 6) The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources, "Wisconsin Construction Site Best Management Practices Handbook" to prevent soil erosion. However, if at the time of construction the Village has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
- 7) The land on all sides and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Restrictive Covenants

- 1) Outlot 1 is dedicated to the Village of Howard.

Drainage Easement

Drainage easement granted to the VILLAGE OF HOWARD, a Wisconsin municipal corporation, Brown County, Wisconsin, grantee herein and its successors and assigns, a perpetual easement over, under and through the property, by the under signed Owners of the property and grantors herein:

This perpetual deed of easement, which shall run with the land, is granted upon the following conditions:

1. The easement is given for the purpose of constructing, using, repairing, enlarging and forever maintaining drainage (storm sewer, ditching, surface water drainage, ponds or other storm water facilities) including the right to increase regulatory flood water elevations with in the easement, together with the right of access to said easement for such purposes.
2. That the grantors, its successors or assigns, shall have the right to use and occupy the above described real estate, providing that such use and occupation will not in any manner disturb, damage, destroy or obstruct said drainage, or any part thereof. No buildings, landscaping, fences or other improvements shall be constructed on or over the easement.
3. The grantee shall have the right of access to said easement, and the right to use said premises and the land adjacent thereto for the transportation and laying down of storage materials, tools, and equipment, the depositing and removal of materials, the removal of trees and other vegetation, the removal of any items constructed on or over the easement, and for other purposes incidental to construction and maintenance.
4. The grantee agrees to restore after completion of construction, maintenance, or other activity, the easement with 4" topsoil, seed, fertilizer and mulch, and further provides that in event any damage is caused to the land or real estate adjacent to the easement, by reason of any negligence of the grantee in entering thereon and using the above described property, said grantee shall compensate the grantors for such damage.

Utility Easement

Utility easement granted to the VILLAGE OF HOWARD, a Wisconsin municipal corporation, Brown County, Wisconsin, grantee herein and its successors and assigns, a perpetual easement over, under and through the property, by the under signed Owners of the property and grantors herein:

This perpetual deed of easement, which shall run with the land, is granted upon the following conditions:

1. The easement is given for the purpose of constructing, using, repairing, enlarging and forever maintaining utilities (sanitary sewer, storm sewer, or watermain) together with the right of access to said easement for such purposes.
2. That the grantors, its successors or assigns, shall have the right to use and occupy the above described real estate, providing that such use and occupation will not in any manner disturb, damage, destroy or obstruct said utilities, or any part thereof. No buildings, landscaping, fences or other improvements shall be constructed on or over the easement.
3. The grantee shall have the right of access to said easement, and the right to use said premises and the land adjacent thereto for the transportation and laying down of storage materials, tools, and equipment, the depositing and removal of materials, the removal of trees and other vegetation, the removal of any items constructed on or over the easement, and for other purposes incidental to construction and maintenance.
4. The grantee agrees to restore after completion of construction, maintenance, or other activity, the easement with 4" topsoil, seed, fertilizer and mulch, and further provides that in event any damage is caused to the land or real estate adjacent to the easement, by reason of any negligence of the grantee in entering thereon and using the above described property, said grantee shall compensate the grantors for such damage.

Limited Liability Company Owner's Certificate

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 we caused the land described on ULMER CENTURY ACRES to be surveyed, divided, mapped and dedicated as represented hereon. _____ LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF HOWARD
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

In Witness Whereof, the said _____ LLC has caused these presents to be signed by
Patricia A. Kaster and _____, its managers, on this ____ day of _____, 20__.

Patricia A. Kaster _____ Manager - _____ LLC

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

Notary Public _____ My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN)
COUNTY OF BROWN) SS

Curve Data

Curve	Arc	Radius	Chord	Chord Bearing	Central Angle	Tangent Bearing
1-4	195.28	360.86	182.81	S14°52'28"W	31°10'23"	
1-2	123.91	360.86	72.80	S05°12'35"W	11°34'37"	
2-3	118.55	360.86	118.82	S20°24'35"W	18°42'24"	
3-4	3.82	360.86	3.82	S90°07'39"W	0°05'52"	
4-6	18.85	12.00	16.97	S19°23'59"W	9°03'03"	
7-11	233.17	230.33	230.33	N14°55'28"E	31°10'23"	
7-8	10.00	430.86	10.00	N29°45'46"E	0°11'54"	
8-9	80.38	430.86	80.37	N23°45'12"E	1°13'12"	
9-10	86.92	430.86	86.77	N12°37'47"E	1°13'30"	
10-11	55.87	430.86	55.83	N03°08'09"E	0°7'25'45"	

Office of the Register of Deeds
Brown County, Wisconsin

Reviewed for Record _____ 20__
at _____ of _____, and received as
Document # _____ in
Volume _____ of _____ or Page _____
Cindy Wilkerson, Deputy Register of Deeds

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



River City Realtors

Final Plat

Parcel Number: VH-477-3 & VH-478-9

Mach IV

Engineering & Surveying LLC

211 N. Broadway, Suite 114, Green Bay, WI 54303
PH:920-569-5765 Fax: 920-569-5767

NO.	REVISION DESCRIPTION

DATE: 8-23-13
DRAFTED BY: ASC
CHECKED BY: BJL
PROJECT#: 0633-02-13
SCALE: 1"=40'
SHEET NUMBER
2 OF 2
DRAWING NUMBER
853