



Meeting Date: November 11, 2013

Agenda Item: #6g

Mission Statement

Provide quality services in a modern, courteous and cost-efficient manner.

VILLAGE BOARD MEETING 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 the certified survey map for Melvin and Margaret Peterson for 1740 Cornell Road, VH-1430**

ACTION REQUESTED: Ordinance Resolution Motion Receive/File

POLICY ISSUE

Does the Village Board want to approve the Certified Survey Map for Melvin and Margaret Peterson for 1740 Cornell Road, VH-1430?

BACKGROUND INFORMATION

Parcel VH-1430 is currently owned by Melvin and Margaret Peterson. The property is zoned I-4 Industrial Park Heavy Industry. The applicant would like to split up the current lot that is 4.04 acres in size. The CSM would create two unusually shaped lots because the applicant is working around a wetland area on the subject property. Outlot 1 (2.54 acres) contains wetlands and as an outlot is unbuildable. The other (Lot 1) has an existing building on it and is 1.50 acres in size. The I-4 regulations require lots in the industrial park-heavy industry (I-4) zoning district shall have an area of at least 20,000 square feet per business establishment and a width of at least 100 feet.

RECOMMENDED ACTION BY VILLAGE BOARD

Village staff recommends the Village Board approve the Certified Survey Map. If the Village Board is in favor of this policy action, the following motion may be made:

“Motion to approve the CSM for Certified Survey Map for Melvin and Margaret Peterson for 1740 Cornell Road, VH-1430.”

POLICY ALTERNATIVE(S)

The Village Board could take the following action:

- Amend the CSM or provide additional considerations
- Deny the request
- Table the item and request additional information

POLICY REFERENCE

Wisconsin Statutes: 236

Howard Municipal Code: 46-2.04

Policies & Procedure Manual: N/A

KEY METRIC SYNOPSIS

The Village Code Administration Department keeps track of the number of lots created on an annual basis.

FINANCIAL INFORMATION

FISCAL IMPACT:

- | | |
|------------------------------|------------|
| 1. Is There A Fiscal Impact? | <u>Yes</u> |
| 2. Is it Currently Budgeted? | <u>N/A</u> |
| 3. If Budgeted, Which Line? | <u>N/A</u> |

FISCAL SYNOPSIS:

The Village of Howard CSM review fee is \$25.00. Adds developable lots.

ATTACHED INFORMATION

- I. CSM Regulations
- II. Area Map
- III. Proposed CSM

ATTACHMENT I

Certified survey maps.

(a)

Requirements. A certified survey map shall be prepared in compliance with the requirements of Wis. Stats. § 236.34, which is hereby adopted by reference and incorporated herein as though fully set forth. There is a fee of \$25.00 for the review of the certified survey map (CSM) to the village clerk.

(b)

Procedure. The subdivider shall file 12 copies of said certified survey map with the village clerk or deputy clerk. The village board shall review the proposed certified survey map (CSM) to ensure it is in accordance with the village comprehensive plan and official map, and within 20 days, approve, conditionally approve, or reject the map. The subdivider shall be notified in writing of any conditions of approval or reasons for rejection.

(c)

Certificates.

(1)The map shall include the certificate of the surveyor who surveyed and mapped the parcel as required by Wis. Stats. § 236.34, and shall be signed by the property owner.

(2)The certificate of approval of the village board shall be typed, lettered or reproduced legibly with nonfading black ink on the face of the map.

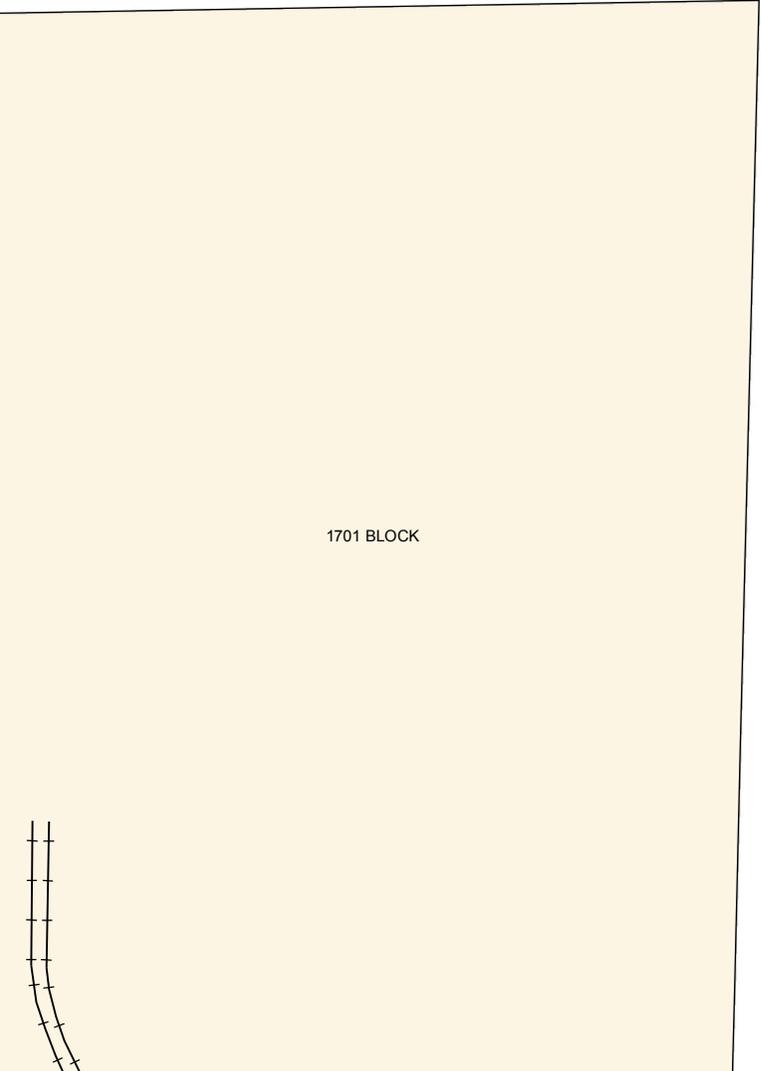
(d)

Map. The map shall be filed by the subdivider for recording with the register of deeds of the county. A copy of the final approved map shall be forwarded to the county regional planning commission. Additional copies of the final approved map shall be forwarded to the village board and appropriate agencies. The volume and page number of the recording file shall be noted on the final approved map.

(e)

Public improvements. Procedures for installation of public improvements shall conform to pertinent requirements of division 5 of article III of this chapter or as determined by the village board.

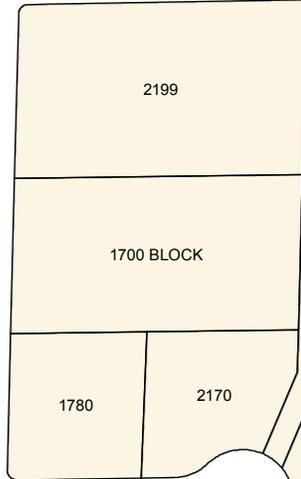
(Comp. Ords. 2000, § 18.07(1); Ord. No. 2001-2, § 1(18.07(1)); 2-12-2001)



1701 BLOCK

CORNELL RD

LL RD



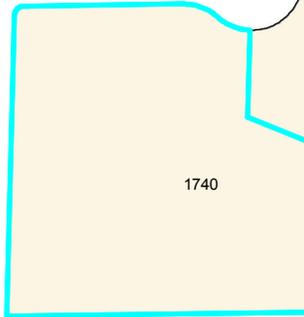
2199

1700 BLOCK

1780

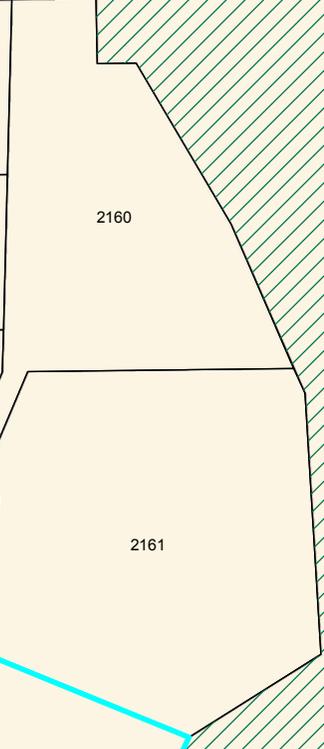
2170

SPEAKER CT



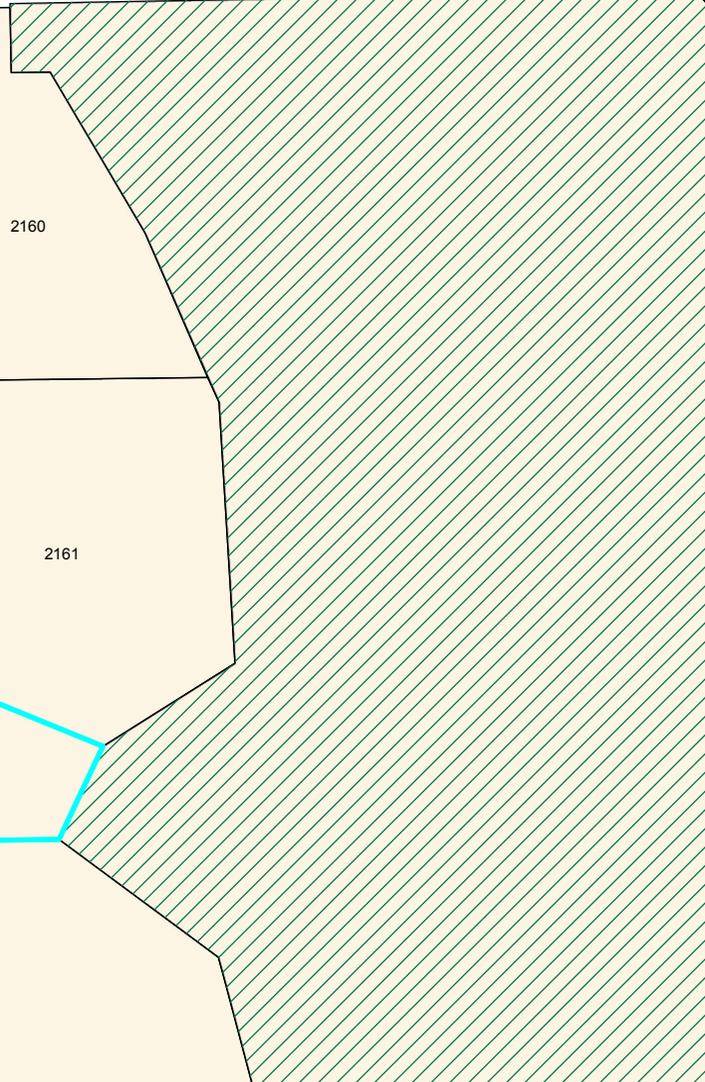
1740

1680



2160

2161



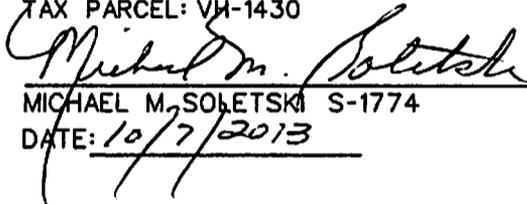
CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE CONTINUED:

ALL OF LOT 5 OF VILLAGE OF HOWARD INDUSTRIAL PARK REPLAT, "A COUNTY PLAT", VOLUME 1 OF COUNTY PLATS PAGE 136, BEING PART OF THE NORTHWEST 1/4- NORTHWEST 1/4, SECTION 3, T24N-R20E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED BELOW:

COMMENCING AT THE WEST 1/4, CORNER OF SECTION 3, T24N-R20E; THENCE N00° 14'06" W, 1,503.39 FEET, BEING LABELED BY PROPERTY LISTING AS THE WEST LINE OF THE NW. 1/4, AS OF OCTOBER, 2013; THENCE N87° 33'41"E, 40.41 FEET TO THE EAST RIGHT OF WAY OF CORNELL ROAD TO THE POINT OF BEGINNING; THENCE N00° 14'06" W, 389.25 FEET ALONG SAID RIGHT OF WAY; THENCE 18.39 FEET ALONG THE ARC OF A 12 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS N43° 40'33"E, 16.64 FEET; THENCE N87° 33'41"E, 204.70 FEET; THENCE 48.84 FEET ALONG THE ARC OF 65.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS S70° 54'51"E, 47.70 FEET; THENCE 46.07 FEET ALONG THE ARC OF A 65 RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS S69° 41'33"E, 45.11 FEET; THENCE S00° 00'10"E, 112.56 FEET; THENCE S69° 23'00"E, 340.68 FEET; THENCE S23° 29'47"W, 133.08 FEET; THENCE S87° 33'41"W, 568.12 FEET TO THE POINT OF BEGINNING.

TOTAL PARCEL CONTAINS 176,105 SQ.FT./4.04 AC. MORE OR LESS
TAX PARCEL: VH-1430


MICHAEL M. SOLETSKI S-1774
DATE: 10/7/2013



OWNER'S CERTIFICATE

AS OWNERS, MELVIN P. AND MARGARET E. PETERSON HEREBY CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. THEY ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S 236.10 OR S236.12 TO BE SUBMITTED TO THE VILLAGE OF HOWARD AND THE BROWN COUNTY PLANNING COMMISSION FOR APPROVAL OR OBJECTION.

MELVIN P. PETERSON

MARGARET E. PETERSON

STATE OF WISCONSIN }
COUNTY OF _____ } SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
BROWN COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

RESTRICTIVE COVENANTS:

1. THE LAND ON ALL SIDE 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.
2. EACH LOT OWNER SHALL GRADE THE PROPERTY ABUTTING A STREET TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
3. NO POLES, PEDESTALS OR BURIED CABLES ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE. A DISTURBANCE OF A SURVEY BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.

CERTIFIED SURVEY MAP

CERTIFICATE OF THE VILLAGE OF HOWARD

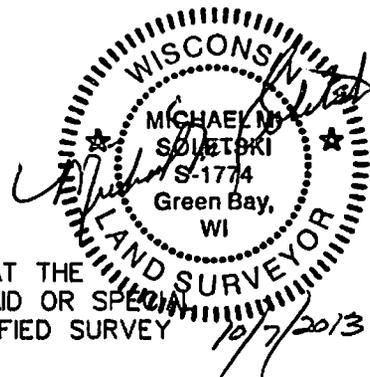
APPROVED FOR THE VILLAGE OF HOWARD THIS _____ DAY OF _____, 2013

 ADMINISTRATOR
 VILLAGE OF HOWARD

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2013

 PETER SCHLEINZ
 SENIOR COUNTY PLANNER



BROWN COUNTY TREASURER'S CERTIFICATE

AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

DATE _____

 KERRY BLANEY
 BROWN COUNTY TREASURER

CURVE DATA TABLE

CURVE NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
1-2	12.00'	18.39'	16.64'	N43° 40'33"E	87° 46'16"
3-4	65.00'	48.84'	47.70'	S70° 54'51"E	43° 02'56"
4-5	65.00'	46.07'	45.11'	S69° 41'33"E	40° 36'20"

NOTES:

1. THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN 'WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) 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.
2. LOTS 1 & OUTLOT-1 INCLUDES WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPT. OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION OR THE VILLAGE OF HOWARD ZONING ADMINISTRATORS OFFICE PRIOR TO DEVELOPMENT ACTIVITY.
3. THE WETLANDS ARE APPROXIMATE ON LOT 1 & OUTLOT-1 DUE TO THE LARGE SIZE OF THE LOT AND/OR THE LOCATION OF THE WETLAND ESA. SHOULD ANY DEVELOPMENT ON LOT 1 & OUTLOT-1 BE PROPOSED NEAR OR WITHIN THE APPROXIMATE WETLAND ESA THE ACTUAL WETLAND AND ESA BOUNDARY SHALL BE PROPERLY DELINEATED BY A CERTIFIED WETLAND DELINEATOR HIRED BY THE AFFECTED LANDOWNER. ACTUAL DELINEATIONS WILL SUPERCEDE APPROXIMATE WETLANDS AND THEIR BUFFERS AS SHOWN ON THIS MAP.

RESTRICTIVE COVENANTS:

1. THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
2. LOT-1 & OUTLOT-1 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE BROWN CO. SEWAGE PLAN. THE ESA INCLUDES WETLANDS, ALL LAND WITHIN 35 FEET OF WETLANDS 2 ACRES OR GREATER, AND ALL LAND WITHIN 50 FEET OF APPROXIMATE WETLANDS. DEVELOPMENT AND LAND DISTURBING ACTIVITIES ARE RESTRICTED IN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.