



Meeting Date: 9/10/2012
Agenda Item: #6d

Mission Statement

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

VILLAGE BOARD MEETING STAFF REPORT

REPORT TO: President Burt McIntyre & Village Board of Trustees
REPORT FROM: Dave Wiese, Director of Community Development
AGENDA ITEM: Review and take action on Certified Survey Map for Bergstrom Motors at 301 North Taylor Street, VH-616.

ACTION REQUESTED: ___Ordinance ___Resolution Motion ___Receive/File

POLICY ISSUE

Does the Village Board want to approve the Certified Survey Map for Bergstrom Motors at 301 North Taylor Street, VH-616?

RECOMMENDED ACTION BY VILLAGE BOARD

Village staff recommends the Village Board approve the Certified Survey Map with the conditions that a stormwater management plan is approved by the Village Engineering Department and all laterals are installed to the new lots at actual cost. If the Village Board is in favor of this policy action, the following motion may be made:

“Motion to approve the CSM for Bergstrom Motors at 301 North Taylor Street, VH-616, with the conditions a stormwater management plan is approved by the Village Engineering Department and all laterals are installed to the new lots at actual cost.”

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.

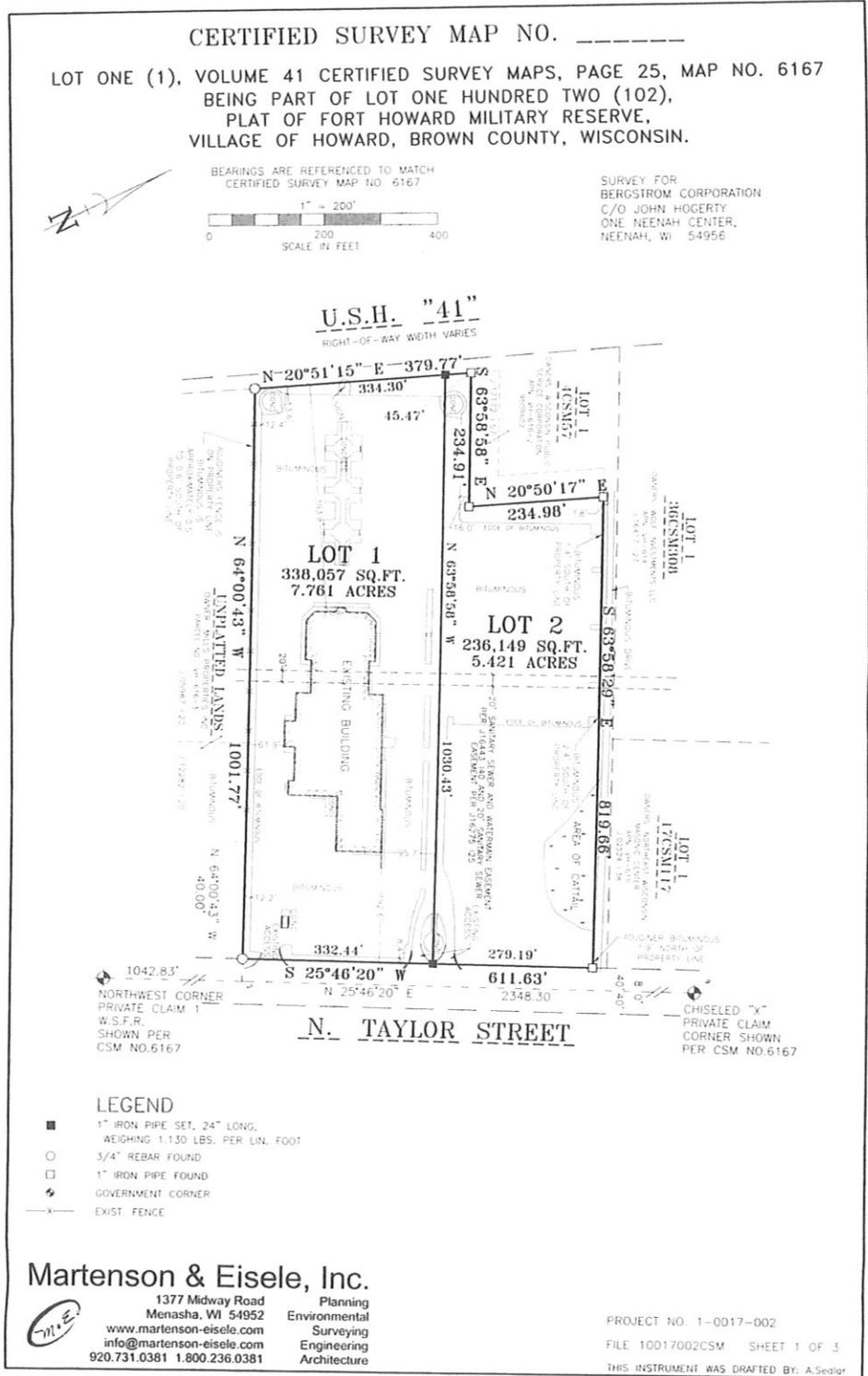
BACKGROUND INFORMATION

Parcel VH-616 is currently owned by Bergstrom Motors. The property is zoned B-2 Highway Commercial. The applicant will be remodeling the existing dealership because it has now become the Cadillac dealership for the area. They are also going to be selling used vehicles on the property and at some point may build another building for the used car portion of the business. The applicant is requesting to take the current 13.18 acre lot and create two lots. The new lots would meet the minimum setback requirements and lot frontage requirements of the zoning code. Lot 2 would be used for the Used Car portion of the business.

ATTACHED INFORMATION

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

ATTACHMENT I



CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE

I, GARY A. ZHRINGER, LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED, AND DIVIDED AT THE DIRECTION OF BERGSTROM CADILLAC OF GREEN BAY, INC., LOT ONE (1), VOLUME 41 CERTIFIED SURVEY MAPS, PAGE 25, MAP NO. 6167 BEING PART OF LOT ONE HUNDRED TWO (102), PLAT OF FORT HOWARD MILITARY RESERVE, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PRIVATE CLAIM 1; THENCE NORTH 25 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF 1042.83 FEET; THENCE NORTH 64 DEGREES 00 MINUTES 43 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 64 DEGREES 00 MINUTES 43 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 6167, A DISTANCE OF 1001.77 FEET; THENCE NORTH 20 DEGREES 51 MINUTES 15 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 6167, A DISTANCE OF 379.77 FEET; THENCE SOUTH 63 DEGREES 58 MINUTES 58 SECONDS EAST, ALONG A NORTHEASTERLY LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 6167, A DISTANCE OF 234.91 FEET; THENCE NORTH 20 DEGREES 50 MINUTES 17 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 6167, A DISTANCE OF 234.98 FEET; THENCE SOUTH 63 DEGREES 58 MINUTES 29 SECONDS EAST, ALONG A NORTHEASTERLY LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 6167, A DISTANCE OF 819.66 FEET; THENCE SOUTH 25 DEGREES 46 MINUTES 20 SECONDS WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF N. TAYLOR STREET, A DISTANCE OF 611.63 FEET TO THE POINT OF BEGINNING. CONTAINING 574,206 SQUARE FEET [13.182 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE VILLAGE OF HOWARD AND BROWN COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

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

GIVEN UNDER MY HAND THIS ____ DAY OF SEPTEMBER, 2012.

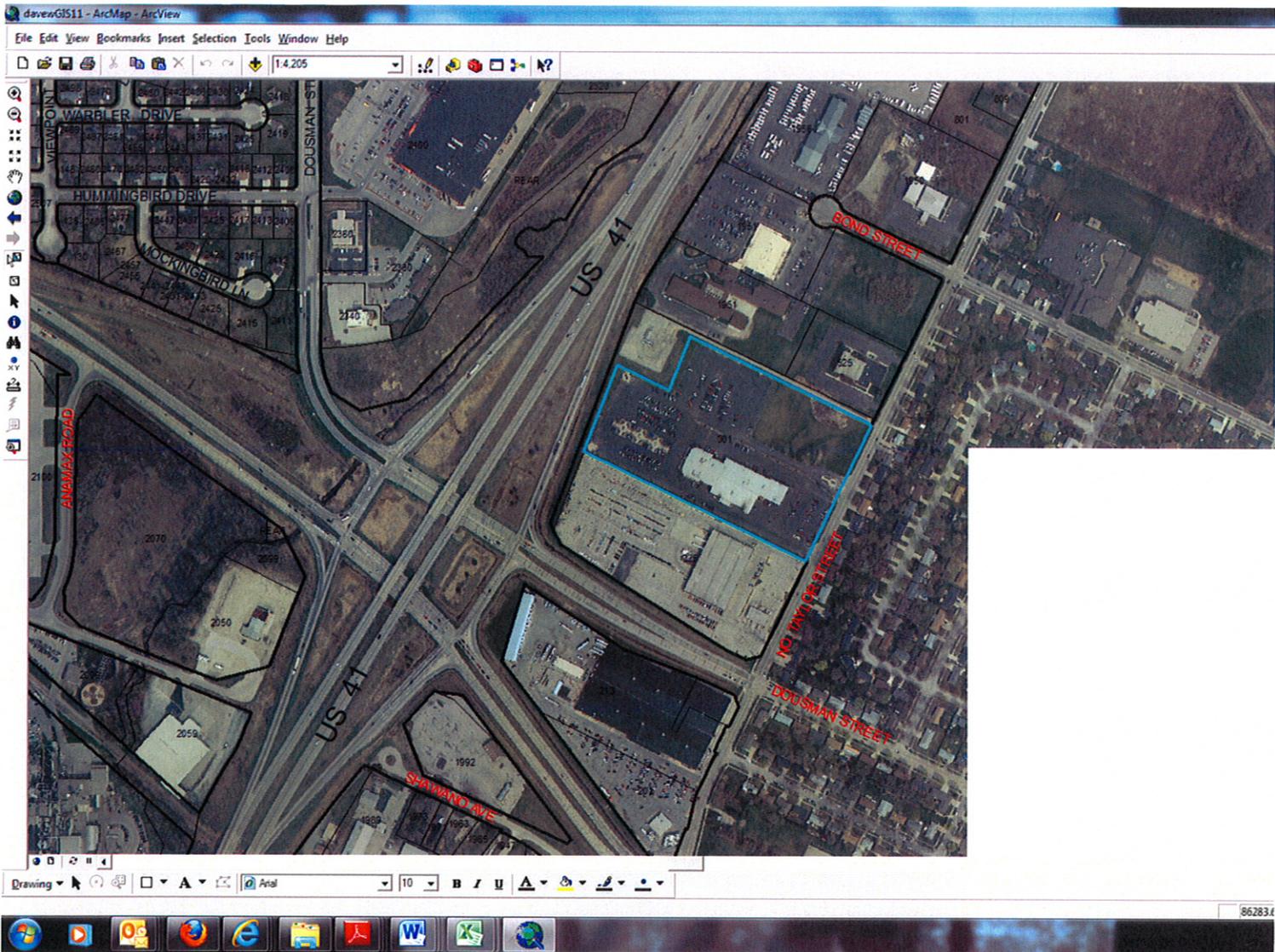
GARY A. ZHRINGER, REG. WI LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD: BERGSTROM CADILLAC OF GREEN BAY, INC.	RECORDING INFORMATION: DOCUMENT NO. 2533582	PARCEL NUMBER: VH-616
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PROJECT NO. 1-0017-002
SHEET 2 OF 3

ATTACHMENT II



Sec. 46-204. - 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)