



Meeting: Village Board
Meeting Date: 6/27/11
Agenda Item: 6b

Mission Statement

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

VILLAGE BOARD MEETING STAFF REPORT

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

REPORT FROM: Dave Wiese, Director of Community Development

AGENDA ITEM: Discuss and take action on the Certified Survey Map for Menards

POLICY ISSUE

Does the Village Board wish to approve a Certified Survey Map for the proposed Menards property located at 2300 Woodman Drive?

RECOMMENDED ACTION

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 Menards at 2300 Woodman Drive, Lots 34, 35, 36, 37, 38, 39, of the 29/41 Retail Centre Plat (VH-2039, VH-2040, VH-2041, VH-2042, VH-2043, VH-2044) 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

BACKGROUND INFORMATION

The applicant currently owns two parcels in the vicinity of Dousman Street and Memorial Drive. The applicant is requesting to turn the two parcels into three in order to create an 18.69 acre parcel for the proposed Menards. The property is currently zoned B-1 Business (PDD approval pending.) Staff has reviewed the Certified Survey Map, and it meets all the dimensional standards established in the Zoning Code and State Statutes.

PRIOR ACTION/REVIEW N/A.

POLICY REFERENCE

Wisconsin Statutes: 236
Howard Municipal Code: 46
Policies & Procedure Manual: N/A

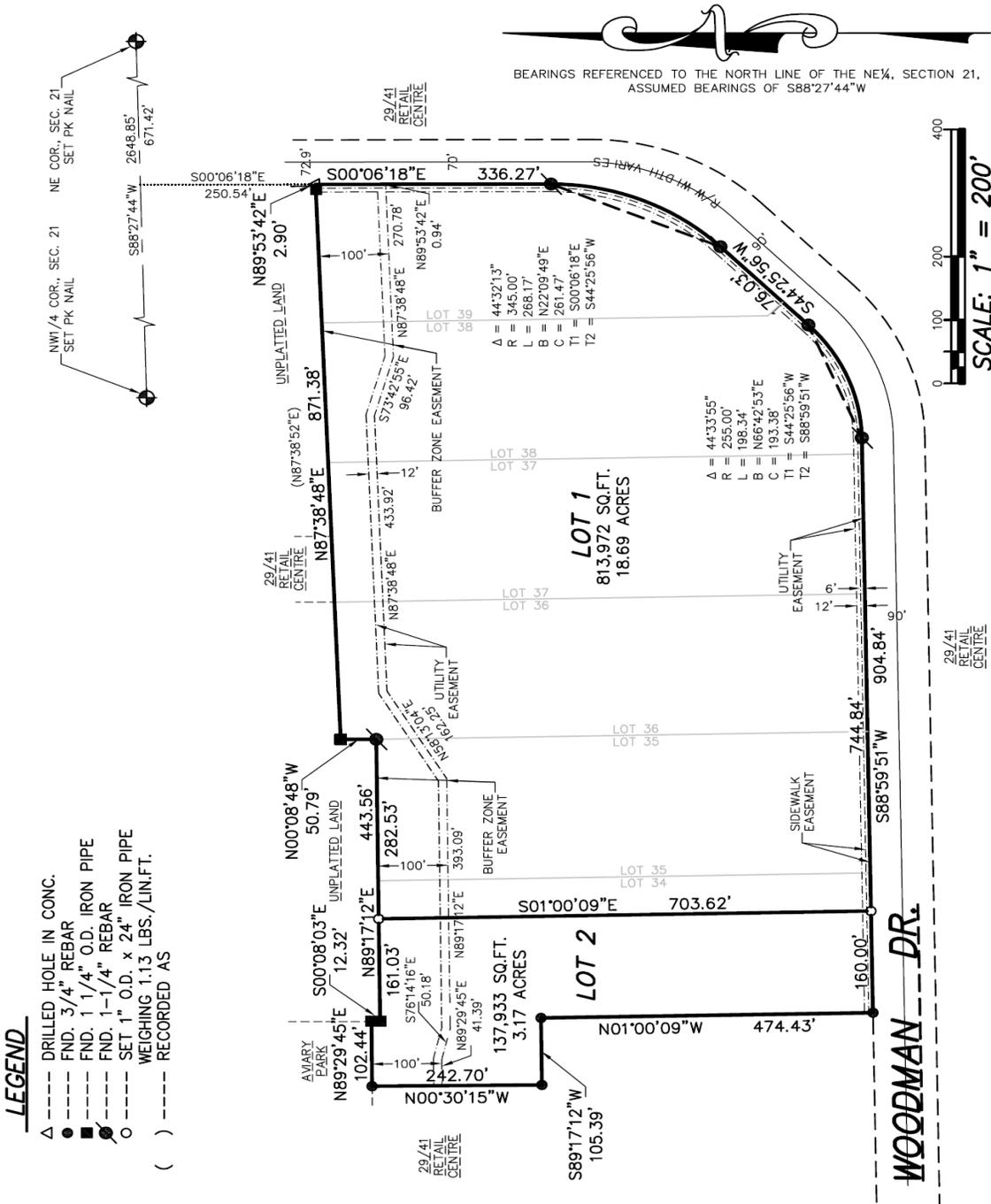
ATTACHED INFORMATION

1. Proposed CSM

COPY FOR REVIEW & APPROVAL

CERTIFIED SURVEY MAP, No. _____

IN THE NE¹/₄-NE¹/₄ AND THE NW¹/₄-NE¹/₄,
SECTION 21, T24N, R20E,
VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN
BEING ALL OF LOTS 34-39, 29/41 RETAIL CENTRE



CERTIFIED SURVEY MAP, No. _____

IN THE NE¼ OF THE NE¼ AND NW¼ OF THE NE¼, SECTION 21, T24N, R20E,
VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN
BEING ALL OF LOTS 34, 35, 36, 37, 38 AND 39, PLAT OF 29/41 RETAIL CENTRE

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF AARON MORRISEY OF MENARD, INC., I HAVE SURVEYED, DIVIDED
AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS
FOLLOWS: A PARCEL OF LAND LOCATED IN THE NE¼ OF THE NE¼ AND NW¼ OF THE NE¼, SECTION ,
T24N, R20E, VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN BEING ALL OF LOTS 34, 35, 36, 37, 38
AND 39, PLAT OF 29/41 RETAIL CENTRE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 34;
- THENCE N.01°00'09"W. 474.43 FEET TO AN INSIDE CORNER OF SAID LOT 34;
- THENCE S.89°17'12"W. 105.39 FEET TO A SOUTHWEST CORNER OF SAID LOT 34;
- THENCE N.00°30'15"W. 242.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 34;
- THENCE N.89°29'45"E. 102.44 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID LOT 34;
- THENCE S.00°08'03"E. 12.32 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID LOT 34;
- THENCE N.89°17'12"E. 443.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 35;
- THENCE N.00°08'48"W. 50.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 36;
- THENCE N.87°38'48"E. 871.38 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID LOT 39;
- THENCE N.89°53'42"E. 2.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 39;
- THENCE S.00°06'18"E. 336.27 FEET TO THE BEGINNING OF AN ARC ON THE EASTERLY LINE OF SAID LOT 39;
- THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 39 AND THE ARC OF A CURVE CONCAVE NORTHWESTERLY, THE LONG CHORD WHICH BEARS S.22°09'49"W. 261.47 FEET AND HAVING A RADIUS OF 345.00 FEET;
- THENCE S.44°25'56"W. 176.03 FEET TO THE BEGINNING OF AN ARC ON THE SOUTHERLY LINE OF SAID LOT 38;
- THENCE SOUTHWESTERLY, ALONG THE SAID SOUTHERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, THE LONG CHORD WHICH BEARS S.66°42'53"W. 193.38 FEET AND HAVING A RADIUS OF 255.00 FEET;
- THENCE S.88°59'51"W. 904.84 FEET TO THE POINT OF BEGINNING

AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT
REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND
DESCRIBED, AND THE DIVISION OF IT.

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

_____, DATED THIS _____ DAY OF _____, 2011
PETER J. GARTMANN, R.L.S. No. 2279

VILLAGE APPROVAL CERTIFICATE:

APPROVED FOR THE VILLAGE OF HOWARD THIS _____ DAY OF _____, 2011

ROBERT BARTELT
ACTING HOWARD VILLAGE ADMINISTRATOR

DATE