



Hall County Regional Planning Commission

Wednesday, September 07, 2011

Regular Session Packet

Commission Members:

	Grand Island	
John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Rose Woods

6:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, September 07, 2011
Regular Session

Item .A1

September Summary

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
September 7, 2011**

- 4. Public Hearing – Rezone** – A request to rezone properties located north of US Hwy 281 and south of Airport Road from AG-2 – Secondary Agricultural Zone to B2 – General Business Zone, in the 2 mile extraterritorial jurisdiction of the City of Grand Island. **See full recommendation.** (C-11-2011GI)

Consent Agenda

- 5. Final Plat – Olson Subdivision** – located north and west of US Hwy 281 and south of Airport Rd., in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 1.879 acres.
- 6. Final Plat – Bosselville Subdivision** – located west of US Hwy 281 and north of Interstate 80, in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska. Consisting of (3 Lots) and 34.12 acres.
- 7. Final Plat – One Second Subdivision** – located west of 190th Rd., and south of Airport Rd., in Hall County, Nebraska. Consisting of (2 Lots) and 1.68 acres. This plat proposed to split an existing farmstead from a parcel of 20 acres or more.
- 8. Final Plat – Koepp Third Subdivision** – located north of Guenther Rd, and east of McGuire Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 4.1214 acres. This plat proposed to split an existing farmstead from a parcel of 20 acres or more.



Hall County Regional Planning Commission

Wednesday, September 07, 2011

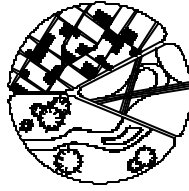
Regular Session

Item E2

Meeting Minutes

Insert a narrative here

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
August 3, 2011

The meeting of the Regional Planning Commission was held Wednesday, August 3, 2011, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 23, 2011.

Present:	Bill Hayes	Leslie Ruge
	John Amick	Scott Eriksen
	Deb Reynolds	Mark Haskins
	Karen Bredthauer	

Absent: Jaye Monter, Pat O'Neill, Julie Connelly, Don Snodgrass

Other:

Staff: Chad Nabity, Rose Woods

Press:

1. Call to order.

Vice Chair Bredthauer called the meeting to order at 6:00 p.m. She stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. She noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of July 6, 2011 meeting.

A correction was made to the meeting minutes concerning Item #4. The correction was made to who voted against the motion versus who abstained during roll call. A correction was also made to the misspelling of a name. A motion was made by Ruge to approve the meeting minutes and seconded by Reynolds, to approve the Minutes of the July 6, 2011 meeting as corrected.

The motion carried with 7 members present and 6 voting in favor (Amick, Ruge, Hayes, Reynolds, Haskins, Bredthauer) and 1 member present abstaining (Eriksen).

3. Request time to speak.

No one requested time to speak.

4. Public Hearing – Concerning an amendment to the redevelopment plan for CRA area #6, 1822 W 13th Street, in Grand Island, Hall County, Nebraska. Resolution # 2011 – 02. (C-09-2011GI) (Hearing, Discussion, Action)

Bredthauer opened the Public Hearing.

Nabity briefly explained Arnold Wenn is proposing to demolish a single family home and build a duplex at the corner of 13th and Huston. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, demolition, and site preparation. The property is currently unoccupied.

There was no further discussion.

Bredthauer closed the Public Hearing.

A motion was made by Reynolds to approve Resolution #2011 – 02 and seconded by Eriksen. The motion carried with 7 members present and 7 voting in favor (Amick, Ruge, Hayes, Reynolds, Eriksen, Haskins, Bredthauer) and no member abstaining.

5. Public Hearing – Concerning an amendment to the redevelopment plan for CRA area #6, 213 N Ruby Street, in Grand Island, Hall County, Nebraska. Resolution # 2011 – 03. (C-11-2011GI) (Hearing, Discussion, Action)

Bredthauer opened the Public Hearing.

Todd and Kelly Enck (Token LLC) are proposing to demolish a single family home and build a duplex at the corner of 213 N Ruby. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, demolition, and site preparation. The property is currently unoccupied.

There was no further discussion.

Bredthauer closed the Public Hearing.

A motion was made by Eriksen to approve Resolution #2011 – 03 and seconded by Hayes. The motion carried with 7 members present and 7 voting in favor (Amick, Ruge, Hayes, Reynolds, Eriksen, Haskins, Bredthauer) and no member abstaining.

Consent Agenda

6. Application to Vacate Cedar Ridge Third Subdivision – consideration of a request to vacate Cedar Ridge Third Sub., located east of Sagewood Ave., and north of Frostfire Ave., in the City of Grand Island, in Hall County Nebraska. This property is considered for replatting as Oak Pointe Subdivision on this same agenda. The proposed development would change the configuration of lots and streets consistent

with the utilities that have been installed to allow for a combination of apartments and 3 and 4 plex units instead of townhome as originally proposed.

Final Plat – Oak Pointe Subdivision – located east of Sagewood Ave., and north of Frostfire Ave., in the City of Grand Island, in Hall County Nebraska. Consisting of (10 Lots) and 9.016 acres. This is a replat of the property included in Cedar Ridge Third Subdivision.

- 7. Final Plat – Buffett Subdivision** – located east of Hwy 281 and north of Abbott Rd., in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 2.583 acres. This plat proposed to split an existing farmstead from a parcel of 20 acres or more.
- 8. Final Plat – Carpenter Acres Subdivision** – located east of Walnut St., and north of Schultz Rd., in the City of Wood River, in Hall County, Nebraska. Consisting of (1 Lot) and .4878 acres. This subdivision proposes to split an existing house from the surrounding property leaving a parcel of greater than 20 acres.

A motion was made by Haskins to approve the Consent Agenda as presented and seconded by Ruge. The motion carried with 7 members present and 7 voting in favor (Amick, Ruge, Hayes, Reynolds, Haskins, Bredthauer, Eriksen) and no member present abstaining.

9. Planning Director's Report

Nabity asked for nominations for the Community Beautification Award.

10. Next Meeting September 7, 2011

11. Adjourn

Vice Chair Bredthauer adjourned the meeting at 6:19 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, September 07, 2011

Regular Session

Item F3

Public Hearing - Rezone

Insert a narrative here

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 7, 2011

SUBJECT: *Zoning Change (C-11-2011GI)*

PROPOSAL: To rezone properties located north and west of U.S. Highway 281 and south of Airport Road from AG2 Secondary Agriculture to B2 General Business

OVERVIEW:

Site Analysis

Current zoning designation:

AG2– Secondary Agriculture

Permitted and conditional uses:

AG2 – Secondary Agriculture. Residential uses are permitted as part of a farming operation. New animal based agricultural operations are allowed with no more than 1000 animal units as part of a farming operation. The minimum size for a farming operation is 20 acres. Green Houses, Nurseries, and other similar uses are also allowed in this zone.

Comprehensive Plan Designation:

Mixed Use Commercial. This area is planned to transition between commercial areas adjacent to the adjoining highways and future residential development north of Airport Road.

Existing land uses.

Row Crops and Cell Tower.

Proposed Zoning Designation

B2 – General Business – A variety of warehousing, storage, light manufacturing and office uses and no residential uses. Minimum lot size of 20,000 square feet with 50% coverage.

Adjacent Properties Analysis

Current zoning designations:

LLR- Large Lot Residential and **AG2**– Secondary Agriculture.

Permitted and conditional uses:

AG2 – Secondary Agriculture. Residential uses are permitted as part of a farming operation. New animal based agricultural operations are allowed with no more than 1000 animal units as part of a farming operation. The minimum size for a farming operation is 20 acres. Green Houses, Nurseries, and other similar uses are also allowed in this zone. **LLR** - Large Lot Residential, Residential uses at a density of 2 dwelling units per acre with 25% coverage, recreational uses and agricultural uses.

Comprehensive Plan Designation:

North: Designated for Agricultural Uses.

East: Designated for low to medium density residential and public use.

South and West: Designated for low Mixed Use Commercial.

Existing land uses:

North: Farm Ground

South: U.S. Highway 281, Farm Ground

East: U.S. Highway 281

West: Farm Ground

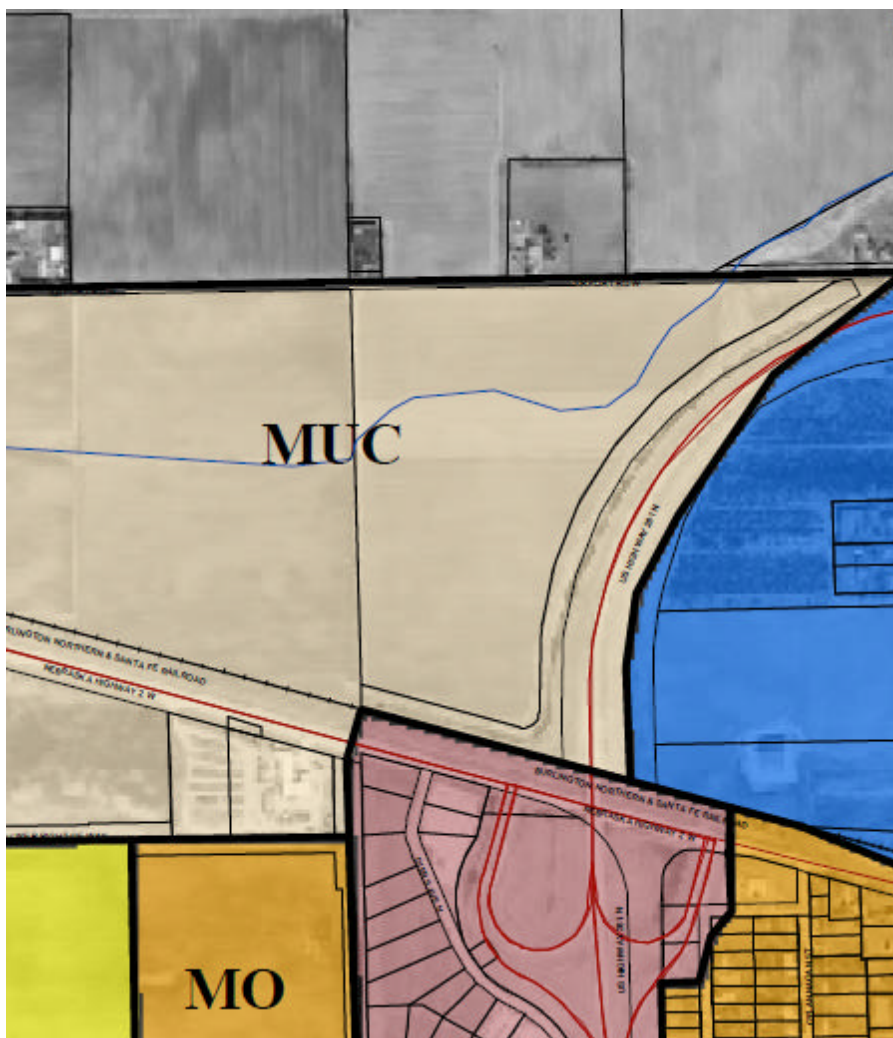
EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for mixed use commercial uses.
- *Reasonable access to transportation systems:* The intersection of Airport Road and U.S. Highway 281 is not well designed for a business that would create congestion at the intersection but for a variety of lower impact businesses this site would provide a highly visible location with quick access to U.S. Highway 281 and Nebraska State Highway 2.

Negative Implications:

- *No negative implications foreseen.*

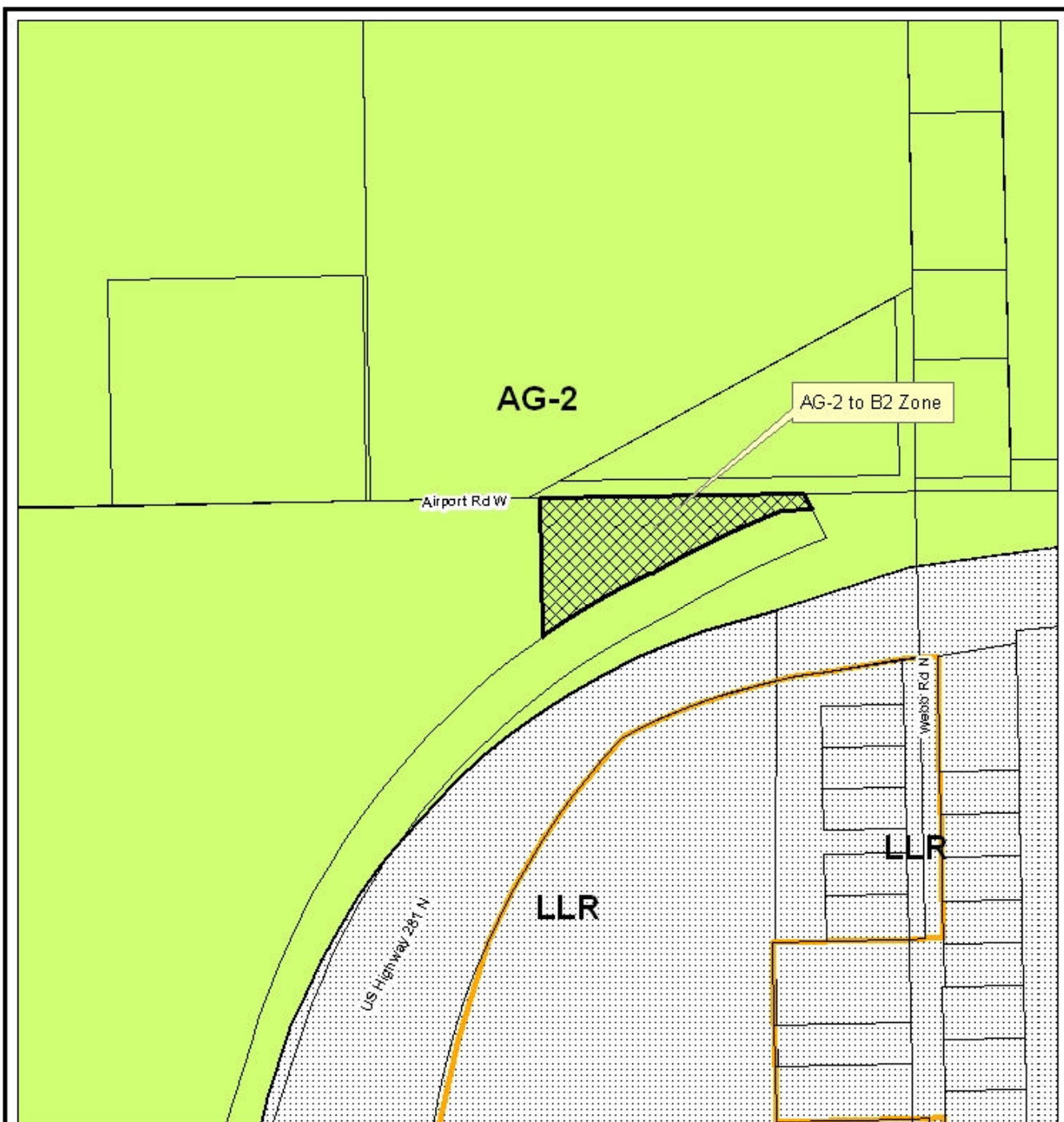


Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from AG2 Secondary Agriculture to B2 General Business as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE
C-11-2011 GI



- From AG-2 : Secondary Agricultural Zone
- to B2 : General Business Zone





Hall County Regional Planning Commission

Wednesday, September 07, 2011

Regular Session

Item J4

Consent Agenda

Insert a narrative here

Staff Contact:



Hall County Regional Planning Commission

Wednesday, September 07, 2011

Regular Session

Item M5

Final Plats

Insert a narrative here

Staff Contact:

August 24, 2011

Dear Members of the Board:

RE: Final Plat – Olson Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Olson Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northeast Quarter (NE1/4) of Section One (1), Township Eleven (11) North Range Ten (10) West of the 6th P.M., in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska.

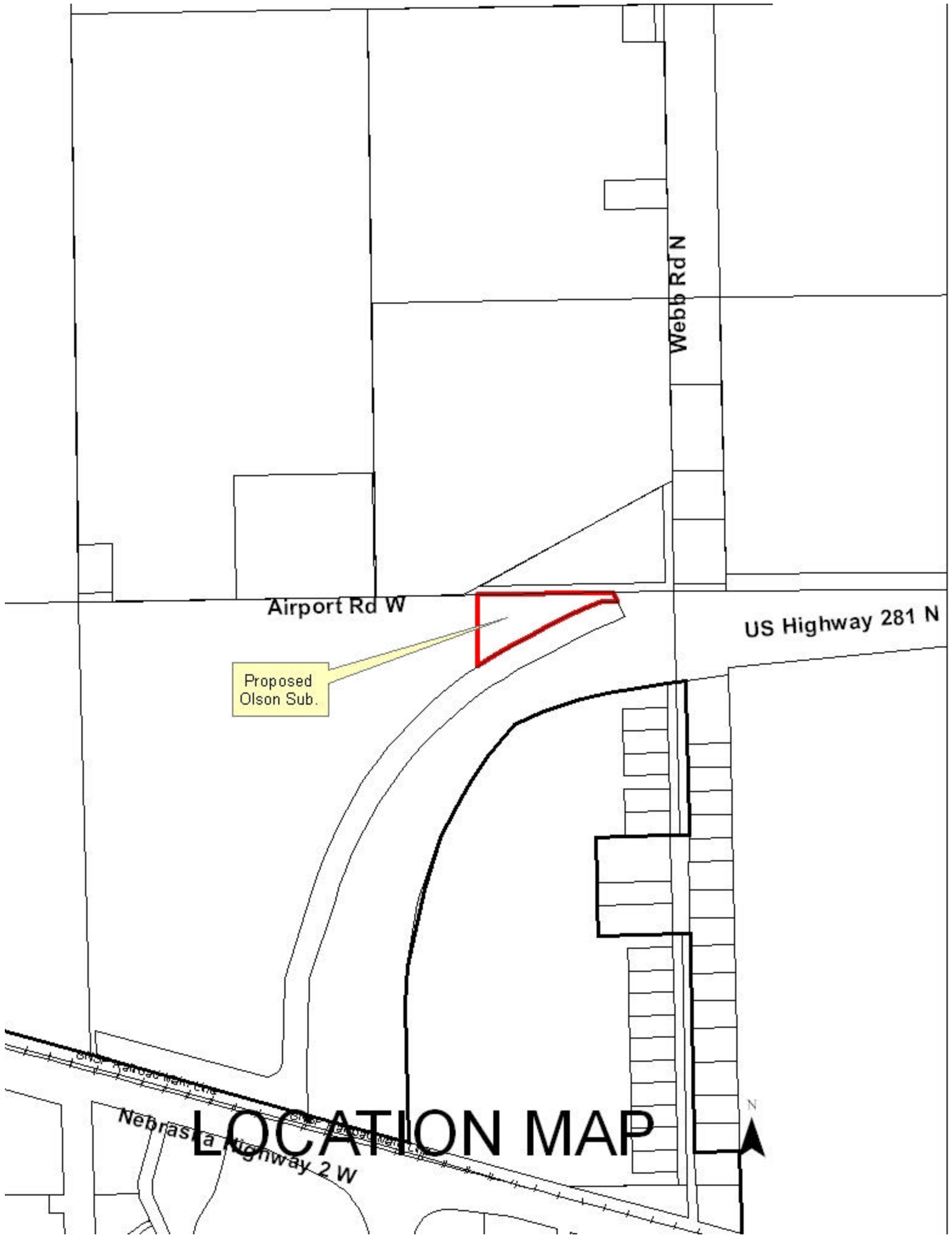
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 7, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Rockwell and Associates, L.L.C.

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



Airport Rd W

Webb Rd N

US Highway 281 N

Proposed Olson Sub.

Nebraska Highway 2 W

LOCATION MAP

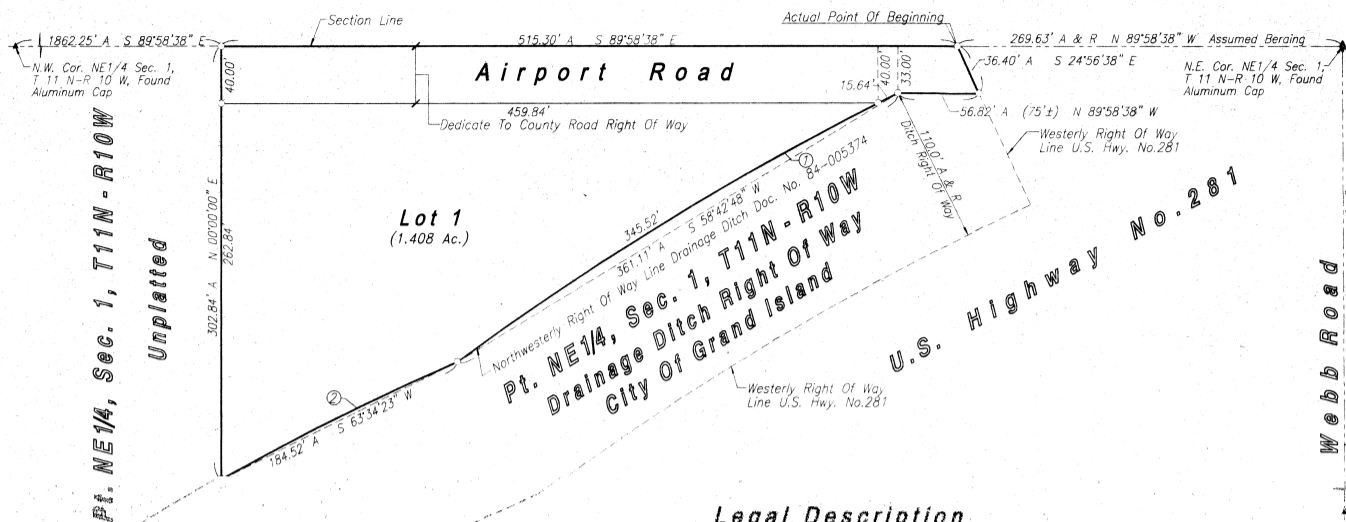


LEGEND

• Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A-Indicates ACTUAL Distance
 R-Indicates RECORDED Distance
 All Distances Shown On Curves Are CHORD Distances

Wegner Subdivision Lot 1

CURVE DATA	
Curve No. 1	Curve No. 2
Curve Data	Curve Data
R = 2094.86'	R = 1837.02'
Δ = 09°53'20"	Δ = 05°45'27"
T = 181.23'	T = 92.38'
L = 361.56'	L = 184.52'
C = 361.11'	C = 184.52'



Scale: 1" = 60'

Acknowledgement

State Of Nebraska ss:
 County Of Hall

On the _____ day of _____, 2011, before me, _____
 Notary Public within and for said County, personally appeared PHIL A. MADER and LINDA MADER, husband and wife, and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal of Grand Island, Nebraska, on the date last above written.

My commission expires _____

(Seal)

Notary Public

Surveyor's Certificate

I hereby certify that on August 10, 2011, I completed an accurate survey of 'OLSON SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plot thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plot thereof are well and accurately taken off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plot; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Aldo, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2011.

Mayor

City Clerk

(Seal)

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2011.

Chairman Of The Board

County Clerk

(Seal)

OLSON SUBDIVISION HALL COUNTY, NEBRASKA

Legal Description

A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter (NE1/4); thence running westerly on the north line of said Northeast Quarter (NE1/4), on an Assumed Bearing of N89°58'38"W, a distance of Two Hundred Sixty Nine and Sixty Three Hundredths (269.63) feet, to a point on the westerly right of way line of U.S. Highway No. 281, and to the ACTUAL point of beginning; thence running S24°56'38"E, on the westerly right of way line of U.S. Highway No. 281, a distance of Thirty Six and Forty Hundredths (36.40) feet, to a point on the north right of way line of the City of Grand Island Drainage Ditch; thence running N89°58'38"W on the north right of way line of the City of Grand Island Drainage Ditch, a distance of Fifty Six and Eighty Two Hundredths (56.82) feet, to a point on a curve; thence running southwesterly on the northwesterly right of way line of the City of Grand Island Drainage Ditch and on the arc of a curve to the left whose radius is Two Thousand Ninety Four and Eighty Six Hundredths (2094.86) feet, the long chord of which bears S58°42'48"W, a long chord distance of Three Hundred Sixty One and Eleven Hundredths (361.11) feet, to a point on a curve; thence continuing southwesterly on northwesterly right of way line of the City of Grand Island Drainage Ditch and on the arc of a curve to the left whose radius is One Thousand Eight Hundred Thirty Seven and Two Hundredths (1837.02) feet, the long chord of which bears S63°34'23"W, a long chord distance of One Hundred Eighty Four and Fifty Two Hundredths (184.52) feet; thence running N00°00'00"E, a distance of Three Hundred Two and Eighty Four Hundredths (302.84) feet, to a point on the north line of said Northeast Quarter (NE1/4); thence running S89°58'38"E, on the north line of said Northeast Quarter (NE1/4), a distance of Five Hundred Fifteen and Thirty Hundredths (515.30) feet, to the ACTUAL point of beginning and containing 1.879 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that PHIL A. MADER and LINDA MADER, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'OLSON SUBDIVISION' in Hall County, Nebraska, as shown on the accompanying plot thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____, 2011.

Phil A. Mader

Linda Mader

August 24, 2011

Dear Members of the Board:

RE: Final Plat – Bosselville Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Bosselville Third Subdivision, located in the two mile extraterritorial jurisdiction of Grand Island, in Hall County Nebraska.

This final plat proposes to create 3 lots, a tract of land consisting of Lots 1, 2 and 3, Block 1 of Bosselville Subdivision located in the Southeast Quarter (SE1/4) of Section 13 and the Northeast Quarter (NE1/4) of Section 24, and vacated Bosselman Avenue Right of Way located in the Northeast Quarter Of Section 24, All Located In Township Ten (10) North, Range Ten (10) West of the 6th P.M., in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska.

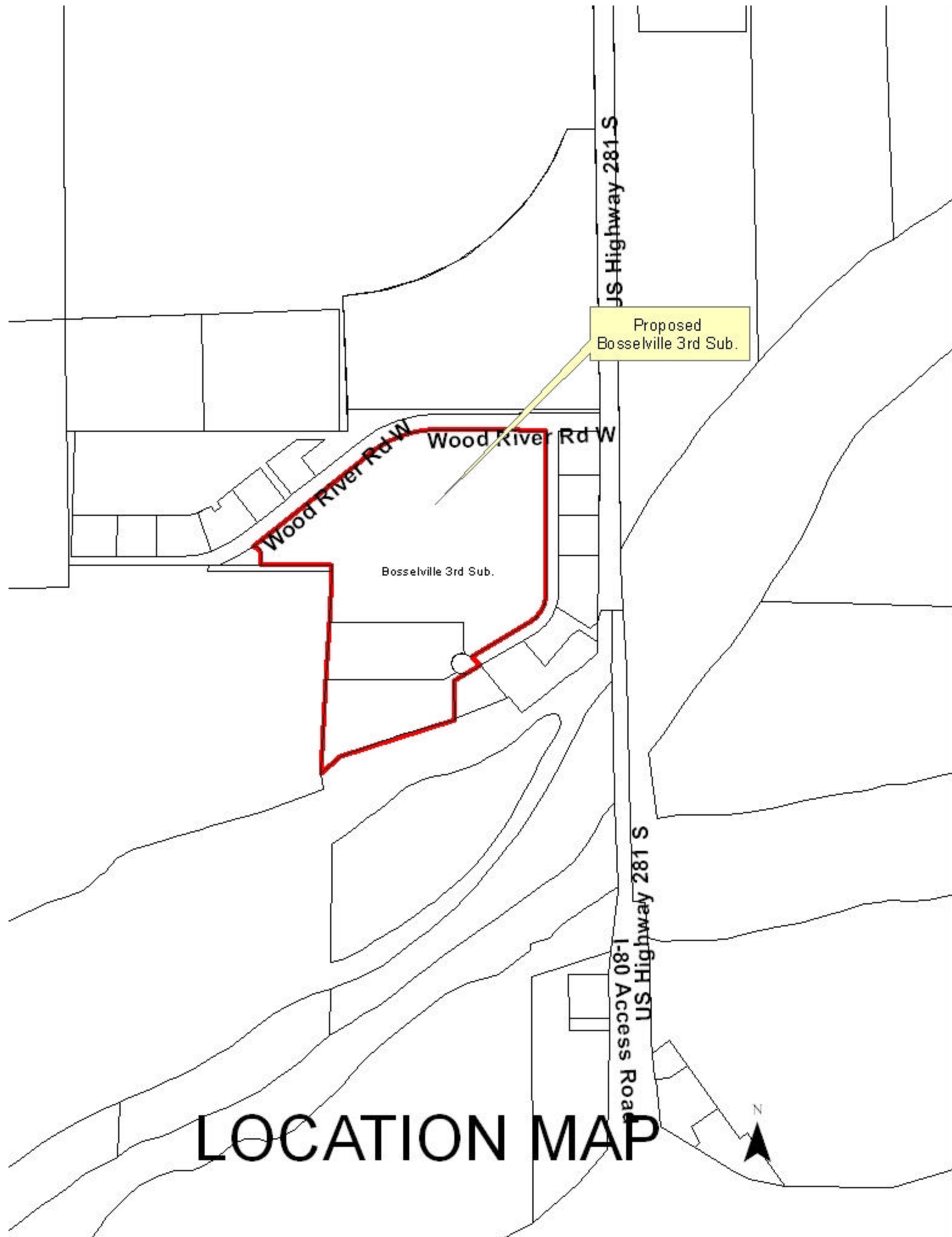
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 7, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

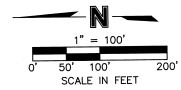
Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



BOSSELVILLE THIRD SUBDIVISION

PART OF SE1/4 OF SEC. 13, T10N, R10W &
PART OF NE1/4 OF SEC. 24, T10N, R10W
HALL COUNTY, NEBRASKA
FINAL PLAT



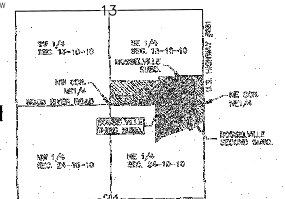
LEGEND

- SET CORNER
- FOUND CORNER
- PROPERTY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE

OWNERS: BOSSELMAN INC.
SUBDIVIDER: BOSSELMAN INC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 3

LOCATION MAP

NOT TO SCALE



CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	54°27'17" (M&R)	38.02' (M&R)	40.00' (M&R)	N27°13'39"W	30.60' (M&R)
C2	40°20'34" (M&R)	38.78' (M&R)	40.80' (M&R)	N70°24'51"W	28.19' (M&R)
C3	38°25'29" (M&R)	387.15' (M&R)	532.86' (M&R)	N70°45'51"W	380.59' (M&R)
C4	59°42'34" (M&R)	177.16' (M&R)	170.00' (M&R)	S29°31'17"W	189.28' (M&R)
C5	58°13'04" (M&R)	39.27' (M&R)	40.00' (M&R)	S87°50'08"W	37.71' (M&R)
C6	40°20'38" (M&R)	31.25' (M&R)	30.00' (M&R)	N6°11'41"W	34.83' (M&R)
C7	128°28'03" (M&R)	112.35' (M&R)	50.00' (M&R)	S10°34'28"W	90.42' (M&R)
C8	06°23'18" (M&R)	57.36' (M&R)	50.00' (M&R)	S87°34'47"E	54.77' (M&R)
C9	24°24'41" (M&R)	17.04' (M&R)	40.00' (M&R)	S12°12'20"E	18.81' (M&R)

SHEET 1 OF 2

OLSSON
A S P O L L A T I O N
303 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
781.536.6390
Fax: 781.536.6391

DATE: 08/18/2011 7:18:30 AM
DRAWN: J. VANDERKAM
CHECKED: J. VANDERKAM
PROJECT: BOSSELVILLE 3RD SUBD.

August 24, 2011

Dear Members of the Board:

RE: Final Plat – One Second Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of One Second Subdivision, located in Hall County Nebraska.

This final plat proposes to create two (2) lots on a tract of land being vacated Lot One (1), ONE Subdivision, a subdivision being part of Government Lot One (1) and part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Six (6), Township Eleven (11) North, Range Twelve (12) West of the 6 P.M., in Hall County, Nebraska, said tract containing 1.68 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 7, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Trenton L. Snow, LLC

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.

Wiseman Rd N

Airport Rd W

190th Rd N

One 2nd Sub.

Proposed
One 2nd Sub.

Capital Ave W

LOCATION MAP



August 24, 2011

Dear Members of the Board:

RE: Final Plat – Koepp Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Koepp Third Subdivision, located in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising all of Lot One (1), Koepp Subdivision, Hall County, Nebraska, together with a part of the Southwest Quarter (SW1/4) of Section Ten (10) North, Range Twelve (12) West of the 6 P.M., in Hall County, Nebraska, said tract containing 4.1214 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 7, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Benjamin & Associates, LLC

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



Wildwood Dr W

McGuire Rd S

Cameron Rd S

Proposed
Koepp 3rd Sub.

Koepp 3rd Sub.

Guenther Rd W

LOCATION MAP



SHEET 4 OF 21