



WILDWOOD

January 24, 2023

MEMORANDUM

To: Planning and Parks Committee Members

From: Department of Planning and Parks

Re: **Center Avenue Plan Process (Ward Eight)**

Cc: The Honorable James R. Bowlin, Mayor
Steve Cross, City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Melanie Rippetoe, Assistant Director of Planning and Parks
Dan Rahn, Assistant City Engineer
Travis Newberry, Senior Planner

BACKGROUND >>> As the Committee is aware, the matter of the ownership of Center Avenue has been a focus of many discussions of recent times. The roadway had been private, but part of Town Center Area and under pressures from growth along and near it. Over the course of the last year, the City offered the options for holders of right to Center Avenue to transfer them to the City, making it for all intents and purposes a public street. The Quit Claim Deed process ended recently.

The Quit Claim Deeds have now been recorded with St. Louis County. With the recording of the deeds, the City also began providing maintenance and snow and ice removal the week of December 19, 2022. An overall assessment of the roadway was conducted by the Department of Public Works, right after the start of the new year, to make any emergency repairs that might be needed. The assessment did not identify any major problems prompting immediate attention.

Along with these steps, the Departments of Planning and Public Works undertook a re-survey of the right-of-way area of Center Avenue, given changes that have occurred along, with include the topographic information, which will be the basis of the updates to the plan set for the future improvement to the roadway. The updates to the previous plan, and associated revisions, are intended to begin this February, which is the next step in the process.

CURRENT CIRCUMSTANCES AND REQUEST >>> The Departments of Planning and Public Works are ready to update the engineering plans for Center Avenue, which were initially completed by Doering Engineering. The Departments believe that utilizing the same engineer will realize a good cost savings, given

the previous work that has been completed by the company. Additionally, the most recent update to the survey was completed by the surveying arm of Doering Engineering.

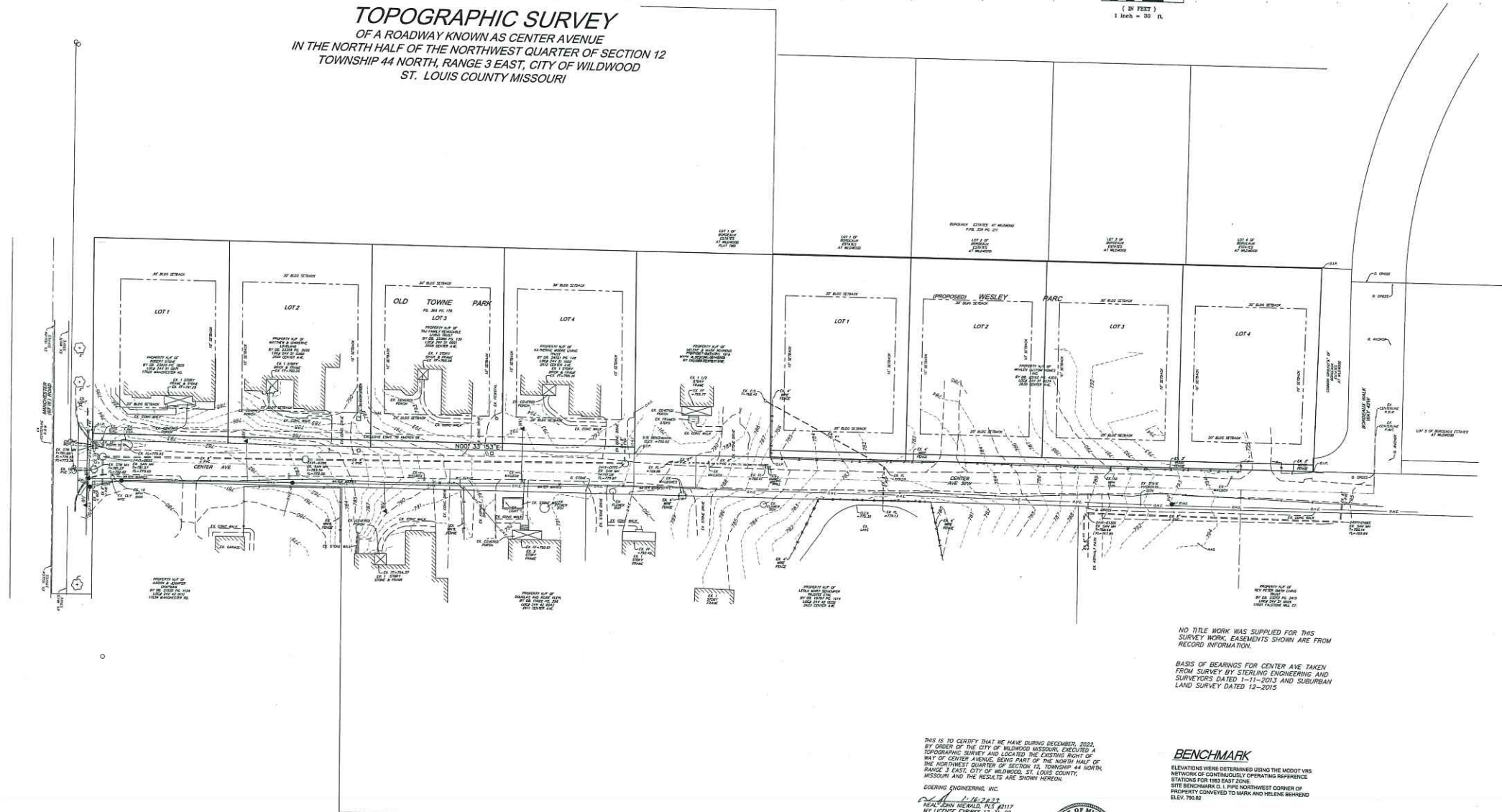
SUMMARY AND NEXT STEPS >>> The Department is respectfully requesting authorization to seek a proposal from Doering Engineering to complete the revised engineered plans for Center Avenue for its future improvement. This proposal would be presented to the Committee, once received at its next available meeting. It is important to also note the following items in this regard, which lend support to the update of the current plan set:

1. The developer of Wesley Parc will be dedicating right-of-way for Center Avenue purposes, as part of the four (4) lot subdivision that is planned (ten (10) feet of land area to be dedicated, covering a total distance of four hundred (400) feet of the combined lots' frontages).
2. The development of Old Towne Parc and Stone Mill Subdivisions had previously provided additional rights-of-way for Center Avenue and were dedicated to the City of Wildwood. Certain sections of Center Avenue now have a minimum of forty (40) feet of right-of-way for improvements.
3. The installation of public sanitary sewers to at least three (3) households is planned, which will need to occur, before improvements are completed to Center Avenue.
4. The certain feedback from residents along Center Avenue is to add lighting and a pedestrian facility. These additions to the existing plan can be considered with its update.

The project is also funded for this fiscal year. Improvements to Center Avenue are hoped to begin in the latter part of 2023, but should only proceed, after the final design of it has been reviewed and comments received from the property owners residing along it.

CONTACT INFORMATION >>> If any of the Committee Members should have any questions or comments regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is planned on this items at tonight's meeting. Thank you for your review of this information.

TOPOGRAPHIC SURVEY
 OF A ROADWAY KNOWN AS CENTER AVENUE
 IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12
 TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD
 ST. LOUIS COUNTY MISSOURI



NO TITLE WORK WAS SUPPLIED FOR THIS SURVEY WORK. EASEMENTS SHOWN ARE FROM RECORD INFORMATION.

BASIS OF BEARINGS FOR CENTER AVE TAKEN FROM SURVEY BY STERLING ENGINEERING AND SURVEYORS DATED 1-11-2013 AND SUBURBAN LAND SURVEY DATED 12-2015

THIS IS TO CERTIFY THAT WE HAVE DURING DECEMBER, 2022, BY ORDER OF THE CITY OF WILDWOOD MISSOURI, EXECUTED A TOPOGRAPHIC SURVEY AND LOCATED THE EXISTING RIGHT OF WAY OF CENTER AVENUE, BEING PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND THE RESULTS ARE SHOWN HEREON.

DOERING ENGINEERING, INC.
 1716 S. 21st St.
 NEAL JOHN HEWALL, PLS #2117
 MY LICENSE EXPIRES 12-31-22
 CORPORATE LICENSE 306



BENCHMARK
 ELEVATIONS WERE DETERMINED USING THE WOODY VNS NETWORK OF CONTINUOUSLY OPERATING REFERENCE STATIONS FOR 1985 EAST ZONE.
 THE BENCHMARK G. 1 FINE NORTHWEST CORNER OF PROPERTY CONVEYED TO MARK AND HELENE BEHREND ELEV. 796.6

Revised	Comment

Engineered By
DOERING ENGINEERING, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING

Seal

MO EXPIRATION DATE: DECEMBER 31 2016
 IL EXPIRATION DATE: APRIL 30 2017
 MO CORPORATE LICENSE NO. 061347
 IL CORPORATE LICENSE NO. 194 003035

TOPOGRAPHIC SURVEY

Date: 12/28/2022
Order Number: 16019
File Name: 16019
Drawn: D.J.M.B.
Check: B.J.M.N.
Scale: Map
Sheet: 1
MSD P#