

AN ORDINANCE OF THE CITY OF WILDWOOD THAT HEREBY AUTHORIZES THE CONSOLIDATION OF TWO (2) LEGAL LOTS OF RECORD BEING UNDER THE SAME OWNERSHIP AND MORE SPECIFICALLY BEING DESCRIBED AS PART OF LOT 18 OF THE 'COURTOIS OR HAMILTON CREEK TRACT' IN U.S. SURVEY 3206, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, NOW HEREAFTER TO BE KNOWN AS "CONSOLIDATION PLAT - SWALLOW." (Ward Six)

WHEREAS, the owners of these two (2) existing parcels of ground are seeking the boundary adjustment of them, which will consolidate such into a single lot of record that will be 7.9 acres in overall area; and

WHEREAS, on this new lot, an existing single family dwelling will be retained, along with a barn and shed located in the northwesternmost point of the property that is situated along the east side of Alt Road; and

WHEREAS, this consolidated lot that is subject of this request will continue to meet the respective minimum lot area of the NU Non-Urban Residence District (three (3) acres or greater) and the required boundary dimensions and frontages for access purposes, as stipulated by the City of Wildwood's *Subdivision and Development Regulations*, specifically Chapter 420.360 Boundary Adjustments – Exceptions; and

WHEREAS, the Master Plan Land Use Category (Non-Urban Residential) and the existing zoning district designation identify this consolidated lot with a limited range of uses, more so residential in nature, which exists on one (1) of the two (2) of them at this time; and

WHEREAS, the Consolidation Plat does include an eight (8) to ten (10) foot wide land area dedication for public right-of-way purposes to the City of Wildwood along its Alt Road frontage, which does impact the barn structure's setback situation, given that when it was constructed, the front yard setback distance of the property's current zoning district designation of fifty (50) feet was not in place, i.e., 1924; and

WHEREAS, the barn's current placement also impacts a utility easement in this case (Spire Gas), which has been addressed through an agreement of those parties regarding it; and

WHEREAS, the plat contains language to ensure that, if the barn is removed or relocated at some point in the future, the remaining two (2) feet of land area will be simultaneously dedicated for public purposes to the City of Wildwood in association with Alt Road, along with the considerations relating to setback distances resolved as well; and

WHEREAS, the Department of Planning has required all utilities and other service jurisdictions to provide comments relative to this boundary adjustment and will not release the plat for recording purposes until received or otherwise noted not available; and

WHEREAS, the property owner's representative has also coordinated the needed certification of the division's name and assignment of addresses with St. Louis County; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents and property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood hereby authorizes and approves an Ordinance in association with this Boundary Adjustment Plat that will result in the consolidation of two (2) lots being part of Lot 18 of the "Courtois or Hamilton Creek Tract" in U.S. Survey 3206, Township 44 North, Range 3 East, of the Firth Principle Meridian, with such being consistent with the regulations set forth in the Chapter 420.360 Boundary Adjustments - Exceptions of the City of Wildwood's *Subdivision and Development Regulations*. With said properties being more specifically situated on the east side of Tamara Trail, north of Allenton Road, and hereafter to be known as "**Consolidation Plat - Swallow.**" These lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owner's request, which is attached hereto and made a part hereof.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the re-approval of the Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Boundary Adjustment Plat in the Office of the St. Louis County Recorder of Deeds within one hundred twenty (120) days of its approval by the City Council, or their action shall be null and void.

Section Three. This Ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and the petitioner(s) or representative returns recorded copies of the plat to the Department of Planning.

THIS BILL WAS PASSED AND APPROVED THIS 12TH DAY OF MAY 2025 BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.



Presiding Officer



The Honorable Joseph Garritano, Mayor

ATTEST:



Colleen Lohbeck, City Clerk



Colleen Lohbeck, City Clerk



SAINT LOUIS COUNTY
Revenue

April 3rd, 2025

Aaron Wagner

This office certifies that after checking our index of recorded plats, we found NO duplication of the name for the proposed plat(s) of:

“Consolidation Plat- Swallow”

On this April 3rd, 2025

Aaron Wagner

BFA INC.

awagner@bfaeng.com

By Marneen L. Wells

Recording Unit

Recorder of Deeds Supervisor

Gerald E. Smith

Recorder of Deeds

St Louis County, MO

**OPPORTUNITY
CENTRAL**

Real Estate Search

Saint Louis County Real Estate Tax Receipt

This receipt serves as proof of paid real estate taxes for the tax year and property information shown.

No Taxes Are Due

Effective 4/1/2025

2024

Tax Year:

28V421082

Locator Number:

Swallow Christopher & Amanda M T/E

Owner Name:

4400 Alt Rd

Property Location:

Courtois Or Hamilton Creek

Subdivision:

110WG

Block Number:

Tract Lot Pt 18 Survey 3206 Twm 44
R 3

Lot Number:

School Sub Code:

Legal Description:

\$149,930.00

Assessed Value:

Office Use: 3TPQ23830S18294ZVZ8L2MXD4 4/1/2025 9:33:55 AM

24 24 28V421082 SWA

Real Estate Taxes Paid:

Locator Number - 28V421082

Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2024	\$10,803.67	\$0.00	\$0.00	\$0.00	\$10,803.67	\$10,803.67	12/2/2024

The other charges amount may include charges and fees for:

- Bad Check/Returned Payment Fees (\$25.00 each)

- Commercial surcharges.
- Sewer lateral fee, which is an amount determined by your jurisdiction but is often \$18, \$28 or \$50.
- Special assessment charges, interest and penalties.
- Surcharge interest and penalties.

Note: Tax information is current up to the minute. All other information is current as of 4/1/2025.

For questions, please contact the Collection Division at [\(314\) 615-5500](tel:3146155500).

EXTERNAL EMAIL: The Actual Sender of this email is awagner@bfaeng.com "Think before you click!"

Good Morning,

I am contacting you today in regards to a consolidation plat, "Consolidation Plat – Swallow", that I am working on, within the city limits of Wildwood, St. Louis County, Missouri. Attached, please find the proposed "consolidation plat", along with an aerial image from the County GIS Map for reference. The City of Wildwood is requesting utility letter feedback, and comments regarding this consolidation of (2) tracts into (1) larger tract. The address to the property is: 4400 Alt Road, Wildwood, MO 63025 and the locator number is: 28V421082.

If you are not the correct contact to obtain feedback for this project, please forward me the correct information for your representative.

I look forward to your reply.

Regards,

Aaron Wagner

BFA, Inc.
103 Elm Street
Washington, MO 63090
Direct: (636) 231-4336
Office: (636) 239-4751
Cellular: (636) 221-8381



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Aaron C. Wagner

From: Donna H Pupillo <Donna.Pupillo@amwater.com> on behalf of MOAWC St. Louis System Records <MOAWC-STL.SystemRecords@amwater.com>
Sent: Thursday, April 3, 2025 10:43 AM
To: Aaron C. Wagner
Cc: Michael Fussner; MOAWC St. Louis System Records
Subject: RE: Utility Feedback: City of Wildwood Consolidation Plat

Hello,

4400 Alt Rd, Wildwood, MO, 63025 is just outside of MOAW service area.

Have a safe day,

Donna Pupillo

Lead Operations Support Rep
Missouri American Water
727 Craig Rd
St Louis, MO 63141

Ph 314.696.1736

From: Michael Fussner <Michael.Fussner@amwater.com>
Sent: Wednesday, April 2, 2025 2:27 PM
To: MOAWC St. Louis System Records <MOAWC-STL.SystemRecords@amwater.com>
Subject: FW: Utility Feedback: City of Wildwood Consolidation Plat

Not sure what they want here. Property does appear to be served by MAWC.

Sincerely,

Michael Fussner
Missouri American Water
Assoc Project Mgr, Construction (Large services)
314.996.2388
michael.fussner@amwater.com
Large services email
mawccola@amwater.com

From: Aaron C. Wagner <awagner@bfaeng.com>
Sent: Tuesday, April 1, 2025 8:23 AM
To: Aaron C. Wagner <awagner@bfaeng.com>
Subject: Utility Feedback: City of Wildwood Consolidation Plat

LICENSE TO UTILIZE EASEMENT EXHIBIT

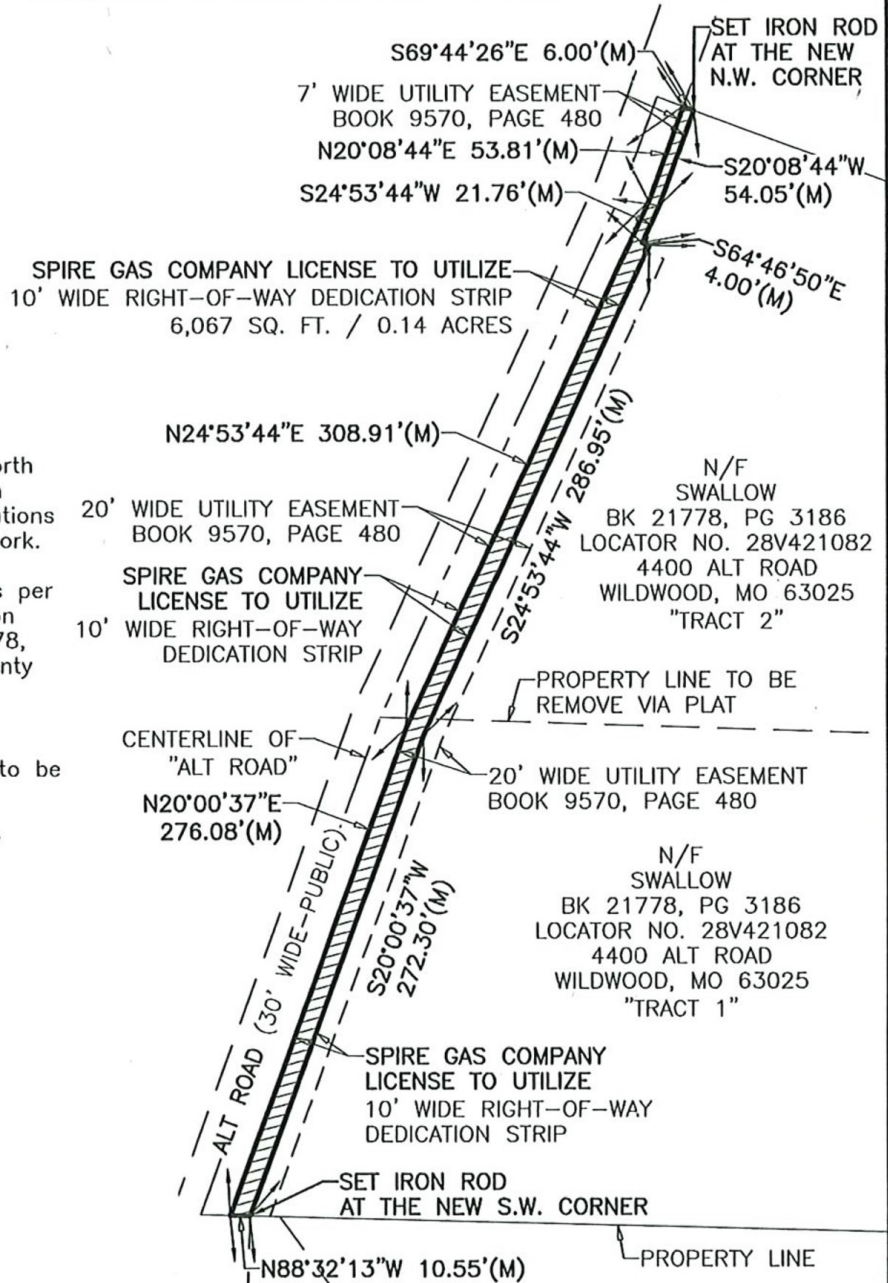
PART OF TRACT A OF THE "CONSOLIDATION PLAT - SWALLOW" BEING PART OF LOT 18 OF THE "COURTOIS OR HAMILTON CREEK TRACT" IN U.S. SURVEY 3206, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE 5TH P.M., CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

0 100'
 SCALE: 1" = 100'
 SR#9672128



NOTES:

- Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Outboundary shown hereon as per General Warranty Deed recorded on November 24, 2015 in Book 21778, Page 3186 of the St. Louis County Recorder of Deeds Office.
- Exhibit is based off of a "Consolidation Plat" that has yet to be recorded by BFA, Inc.
- Centerline Distance = 638.93'



Mark R. Frankenberg, PLS #2365
 State of Missouri
 Registered Land Surveyor for
 Buescher Frankenberg Associates, Inc
 Corporate #0096

bfaeng.com

TELEPHONE: (636) 239-4751



103 ELM STREET, WASHINGTON, MISSOURI 63090

DRAWN BY	DATE	Project No.
A.C.W.	04-15-25	3712

