

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1711

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE TOWN OF MADISONVILLE ANNEXATION AND REZONING OF 69.9 ACRES ACRES OF LAND MORE OR LESS FROM PARISH R- RURAL DISTRICT TO MADISONVILLE A - RESIDENTIAL DISTRICT WHICH PROPERTY IS LOCATED SECT 38, TOWNSHIP 7 SOUTH, RANGE 10 EAST, PARISH OF ST. TAMMANY WARD 1, DISTRICT 1.

WHEREAS, the Town of Madisonville is contemplating annexation of 69.9 acres of land more or less owned by Woodlands LLC, James Scherer & Jan Songy, and located Sect 38, T7S, R10E, Ward 1, District 1 (see attachments for complete description); and

WHEREAS, the proposed annexation is/is not consistent with the Annexation Agreement entered into by the Town of Madisonville and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish R- Rural District to Madisonville A - Residential District which is not an intensification of zoning; and

WHEREAS, the property is not developed and the proposed annexation would not result in a split of the sales tax revenues, all sales tax revenue accrues to the Town of Madisonville.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the Town of Madisonville annexation and rezoning of 69.9 acres of land more or less, located SECT 38, TOWNSHIP 7 SOUTH, RANGE 10 EAST, PARISH OF ST. TAMMANY from Parish R- rural District to Madisonville A - Residential District in accordance with the April 1, 2003 Annexation Agreement between the Parish and the Town of Madisonville.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Town of Madisonville review development proposals utilizing the applicable Parish Drainage Model and compliance with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the Town of Madisonville require a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
DIANE HUESCHEN, CLERK OF COUNCIL (MD2006-01)

MD2006-01

Peter L. Gitz  
Mayor  
Office 845.5038

## Town of Madisonville

Cynthia E. Phelps  
Town Clerk and Tax Collector  
Secretary - Treasurer

Council Member

St. Tammany Parish, Louisiana

P. O. Box 160

Madisonville, Louisiana 70447

(985) 845-7311 (Clerk)

(985) 845-7331 (Fax)

Mark Badame

Bonnie Frigo

Timothy P. Broussard

Jerry Lange

Lawrence P. Boudard

March 8, 2006

Hon. Kevin Davis  
Parish President  
P. O. Box 628  
Covington, Louisiana 70434

MAR 23 2006

Hon. Steve Stefancik  
Chairman, Parish Council  
P. O. Box 628  
Covington, Louisiana 70434

RE: Application for Annexation into the Town of Madisonville  
by Woodlands, L.L.C.

Gentlemen:

Please accept this letter as a formal request by the Town of Madisonville, acting through its Mayor, Peter L. Gitz, and Woodlands, L.L.C., acting through its Managers, James D. Scherer and Jan Scherer Songy, for a resolution from the Parish Council waiving the Council's right to maintain the present zoning relative to the property owned by Woodlands, L.L.C. and described on Exhibit "A" attached hereto and made part hereof.

The undersigned further request the Parish Council to authorize the Town of Madisonville to re-zone the property described on the attached Exhibit "A".

The undersigned further request that the Parish Council included within its resolution a statement of no objection to the annexation of the property described in Exhibit "A" into the corporate limits of the Town of Madisonville.

Thank you for your cooperation.

Yours very truly,

TOWN OF MADISONVILLE

Ey: Peter L. Gitz  
Peter L. Gitz, Mayor

WOODLANDS, L.L.C.

Ey: James D. Scherer  
James D. Scherer, Manager

Ey: Jan Scherer Songy  
Jan Scherer Songy

3/24/06  
Can you contact  
the City of Madisonville  
and walk them through  
the process from the  
beginning. Thanks.  
S.D.

MD 2006-01

**EXHIBIT "A"**

**PROPERTY OF WOODLANDS, L.L.C.**

**A CERTAIN PIECE OR PORTION OF GROUND** situated in Section 38, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section Corner common to Sections 38, 41 and 44, Township 7 South, Range 10 East; thence measure South 89 degrees 00 minutes West, a distance of 2062.0 feet to the **POINT OF BEGINNING**.

From the **POINT OF BEGINNING**, measure South 00 degrees 30 minutes East, a distance of 2259.0 feet to a point; thence measure North 55 degrees 00 minutes West, a distance of 1053.0 feet to a point; thence measure South 35 degrees 00 minutes West, a distance of 524.0 feet to a point; thence measure North 42 degrees 15 minutes West, a distance of 200.0 feet to a point; thence measure North 25 degrees 15 minutes West, a distance of 135.0 feet to a point; thence measure North 09 degrees 15 minutes West, a distance of 165.0 feet to a point; thence measure North 03 degrees 45 minutes East, a distance of 445.0 feet to a point; thence measure North 06 degrees 45 minutes West, a distance of 76.3 feet to a point; thence measure North 15 degrees 30 minutes West, a distance of 100.0 feet to a point; thence measure North 21 degrees 30 minutes West, a distance of 100.0 feet to a point; thence measure North 37 degrees 15 minutes West, a distance of 210.0 feet to a point; thence measure North 47 degrees 45 minutes West, a distance of 500.0 feet to a point; thence measure North 48 degrees 25 minutes West, a distance of 286.9 feet to a point; thence North 21 degrees 51 minutes 09 seconds East, a distance of 229.17 feet to a point; thence measure North 89 degrees 00 minutes East, a distance of 2032.07 feet back to the Point of Beginning, containing 69.9 acres.

All as more fully shown on the plat prepared by Fontcuberta Surveys, Inc. dated September 22, 2004, revised February 10, 2006.

MD2006-01

Peter L. Gitz  
Mayor  
Office: 845-3636

## Town of Madisonville

Cynthia C. Phelps  
Town Clerk and Tax Collector  
Secretary - Treasurer

Council Members

St. Tammany Parish, Louisiana

P.O. Box 150

Madisonville, Louisiana 70447

(985) 845-7344 (Clerk)

(985) 845-7994 (Fax)

Mark Badooux

Bonnie Fruge

Timothy P. Broude

Jerry Lange

Lawrence P. Osterdorf  
March 27, 2006

MAR 30 2006

Rec'd by PKT

### CERTIFIED RETURN RECEIPT

Councilman "Marty" Dean  
P.O. Box 2799  
Covington, LA 70433-2799

✓ Robert Thompson, CAO/IGR  
P.O. Box 628  
Covington, LA 70434

Re: Application for Annexation into the Town of Madisonville  
by Woodlands, L.L.C.

Dear Councilman Dean:

Please accept this letter as a formal request by the Town of Madisonville, acting through its Mayor, Peter L. Gitz, and Woodlands, L.L.C. acting through its Managers, James D. Scherer and Jan Scherer Songy, for a resolution from the Parish Council waiving the Council's right to maintain the present zoning relative to the property owned by Woodlands, L.L.C. and described on Exhibit "A" attached hereto and made a part hereof.

The undersigned further request the Parish Council to authorize the Town of Madisonville to re-zone the property described on the attached Exhibit "A" to A- Residential (single family).

The undersigned further request that the Parish Council included within its resolution a statement of no objection to the annexation of the property described in Exhibit "A" into the corporate limits of the Town of Madisonville.

Thank you for your cooperation.

Yours very truly,

TOWN OF MADISONVILLE

By: 

Peter L. Gitz, Mayor

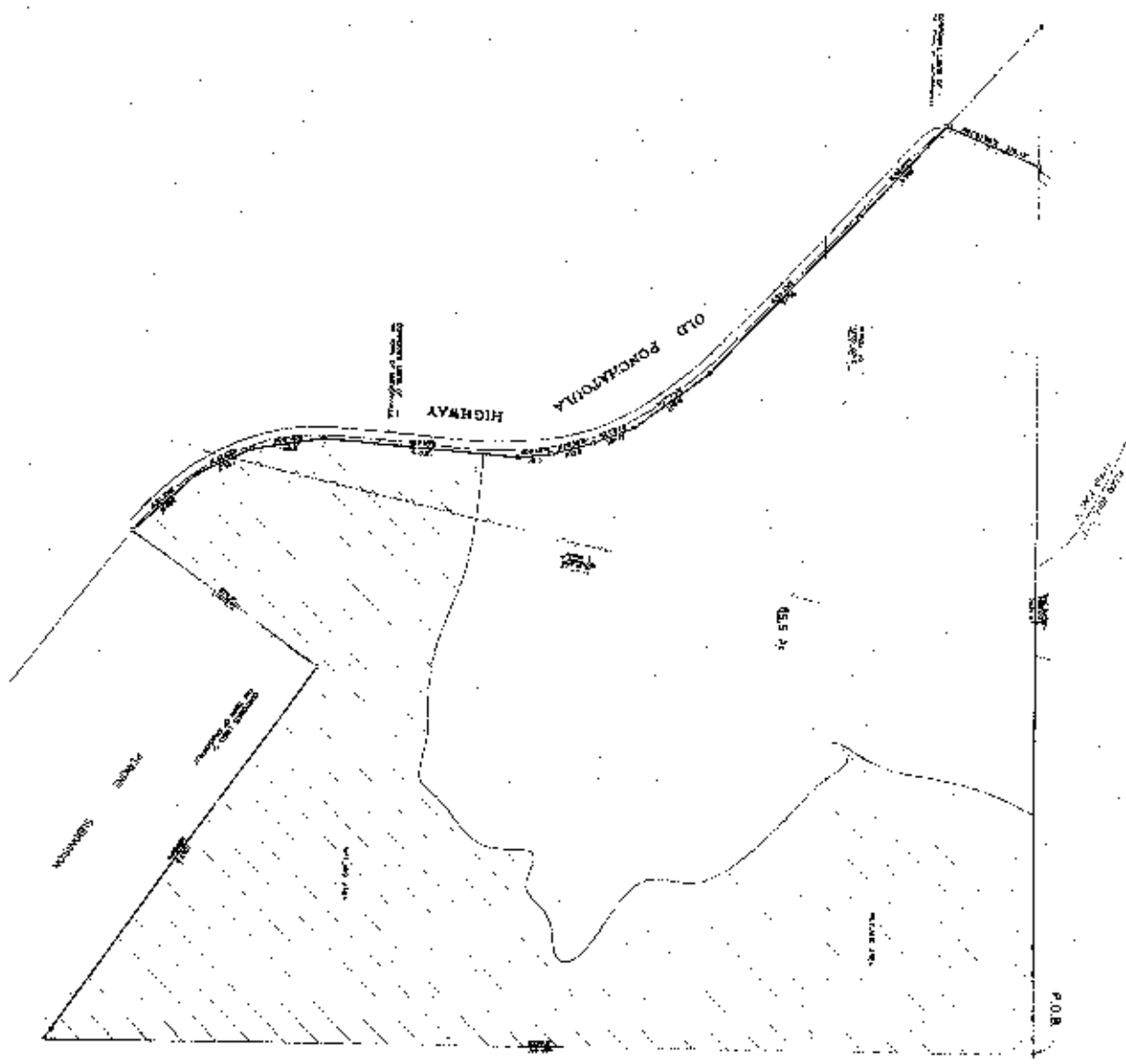
WOODLANDS, L.L.C.

By: 

James D. Scherer, Manager

By: 

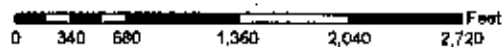
Jan Scherer Songy



THIS SURVEY WAS MADE BY THE FOLLOWING SURVEYOR:

1. The survey was made by the following surveyor:  
 2. The survey was made by the following surveyor:  
 3. The survey was made by the following surveyor:  
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 8. The survey was made by the following surveyor:  
 9. The survey was made by the following surveyor:  
 10. The survey was made by the following surveyor:

Map No. 9-22-2004 Date 11-11-2004 Scale 1" = 100' Project No. 431614 File No. PSI-5793	Name JAMES E. JONES Address 1000 N. 10th St. Dallas, TX 75201 Phone (214) 741-1111 Fax (214) 741-1112	Survey of Property Situated in Section 36 Township 7 South Range 10 East T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T62, T63, T64, T65, T66, T67, T68, T69, T70, T71, T72, T73, T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, T100, T101, T102, T103, T104, T105, T106, T107, T108, T109, T110, T111, T112, T113, T114, T115, T116, T117, T118, T119, T120, T121, T122, T123, T124, T125, T126, T127, T128, T129, T130, T131, T132, T133, T134, T135, T136, T137, T138, T139, T140, T141, T142, T143, T144, T145, T146, T147, T148, T149, T150, T151, T152, T153, T154, T155, T156, T157, T158, 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St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

Kevin C. Davis,  
President

## Proposed Annexation

### Legend

Streets	Rural	RC Recreation/Conservation
Sections	SA Suburban Agriculture	ID Institutional
Parish Land Outline	A-1 Suburban	PUD Planned Unit Development
	A-2 Suburban	LC Light Commercial
	A-3 Suburban	C-1 Neighborhood Commercial
	A-4 Single Family Residential	C-2 Highway Commercial
	MH Mobile Home	C-3 Planned Commercial
	A-5 Two Family Residential	M-1 Light Industrial
	A-6 General Multiple Family	M-2 Intermediate Industrial
	SD Special District	M-3 Heavy Industrial
		Streets
		Maintenance
		apmd2006-01

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Note: This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.  
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0 340 680 1,360 2,040 2,720 Feet

**MD2006-01 – Ework notes history:**

**4/5/2006 – Bob Thompson:** North east corner of property is not within the boundaries set forth in the Growth Management and Revenue Sharing Agreement. I will bring to Sidney Fontenot's and Mike Sevante's attention.

**4/13/2006 – Bob Thompson:** Currently no Sales Tax Revenue is being generated from this property.

**4/18/2006 – Sidney Fontenot:** The proposal complies with State Statutes relative to annexation.

A small portion of the property lies outside of the agreement area.  
The proposed zoning does not intensify the permitted land use.