

*Plan of Intent  
St. Paul Road Area*

*July 1, 2004*

*Proposing Agent:  
City of Wildwood, Missouri*

**CITY OF WILDWOOD, MISSOURI**  
**PLAN OF INTENT FOR ST. PAUL ROAD ANNEXATION**  
**July 1, 2004**

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# PLAN OF INTENT

for the

## St. Paul Road Area of Unincorporated St. Louis County

Proposing Agent: City of Wildwood, Missouri

Submittal Date: June 21, 2004

### PLAN OF INTENT - SECTION 1 - EXECUTIVE SUMMARY

The City of Wildwood, Missouri is submitting a Plan of Intent for a boundary change (annexation) of an unincorporated area of St. Louis County, Missouri located along its current southeastern boundary. This submittal is to the St. Louis County Boundary Commission under the regulations established by RsMo 72.400 through RsMo 72.430 and the rules promulgated by this authority for its review of proposals. This Plan of Intent is submitted to provide information to all interested parties regarding the impacts this transfer of jurisdiction would have on both governments and the property owners located in the identified area. In this document, the City will address four (4) major topics of geography, finances, services, and zoning/land use as each relates to this specific and defined area.

The City of Wildwood incorporated on September 1, 1995 and provides a full range of municipal services to its growing population base of approximately 35,000 residents (Department of Planning estimate, June 2004)<sup>1</sup>. The City of Wildwood has reviewed the issues relating to providing this same level of services to the proposed annexation area and determined it can meet the needs of this 417 acre annexation area in terms of efficiency, effectiveness, and comprehensiveness. The relevant issues in this area which have been identified in this Plan of Intent are as follows:

1. The proposed annexation area has a significant contiguous boundary with the City of Wildwood and shares many of the same characteristics with this community, including land use patterns, infrastructure types, and environmental assets (community of interest).
2. The inclusion of this annexation area into the City can be accomplished in terms of its current and future financial conditions, since the City has a substantial reserve balance, and the area, which is primarily residential in nature, will provide a greater level of revenues than expenditures needed to deliver a minimum level of services.
3. The provision of services to this annexed area will include all services currently.

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<sup>1</sup> Based upon 2002 Census population of 32,884 and single family dwelling building permits issued since that date.

4. The City of Wildwood is committed to the consistent application of land use planning consistent with its Master Plan that provides enhanced protection of the environment through its conservative development policy in these types of locations.
5. The majority of the residents in this annexation area have submitted signed petitions requesting this change in jurisdiction for their properties.
6. The City Council of Wildwood has endorsed this change in jurisdiction in response to their desire to address the request of these property owners in the impacted area, as well as to protect this community's boundaries from incompatible use.
7. The City of Wildwood's Five Year Plan submitted to the St. Louis County Boundary Commission identified this area as an area of interest to the City.
8. The City of Ellisville, Missouri has also identified these combined properties as an area of interest for future consideration.

The City of Wildwood contacted St. Louis County in January 2004 concerning this transfer in jurisdiction and sought their support in this regard. Contact with St. Louis County was initiated again after a number of property owners within the proposed annexation area submitted requests in writing seeking this transfer of jurisdiction and spoke at City Council meetings in support of this effort (See Attachment A). Numerous property owners have signed letters or petitions seeking annexation of their property into the City of Wildwood. The City also sent a letter to all property owners in the annexation area advising them of the citizen-initiated request to consider the change in jurisdiction additional input as to their support of such a change (see Attachment B). The City received six (6) letters in response to this mailing indicating the property owner's desire not take part in this proposed change in jurisdiction. The City has made every effort to respond to the requests of property owners, while recognizing the need to provide everyone adequate notification about this potential change.

Based on the overwhelming majority of residents requesting the City to complete this annexation, the City of Wildwood, Missouri, as proposing agent, therefore seeks the favorable consideration of this request and address the desires of the property owners in this area. The contact person for the proposing agent is Daniel E. Dubruiel, City Administrator, City of Wildwood, Missouri, 16962 Manchester Road, Wildwood, Missouri 63040. The City Administrator's telephone number is (636) 458-0440. If the Boundary Commission should have any questions or comments regarding this Plan of Intent or the City of Wildwood, please feel free to contact the aforementioned representative or Joe Vujnich, Director of Planning and Parks, with the Department of Planning at the same telephone number.

## PLAN OF INTENT - SECTION 2

### 2(a.)I. - GEOGRAPHIC CHARACTERISTICS

**(1.) General Description** - the annexation area consists of eighty-three (83) total properties forming this approximately rectangular shaped community of interest. The largest of these parcels of ground is eighty-four (84) acres in size, with the smallest at 0.02 acres in area. The area is bisected by St. Paul Road. St. Paul Road provides access between Ridge Road to the south and Kiefer Creek Road to the north. Other streets located in the annexation area include Sheffield Forest Drive (private), Sheffield Forest Court (private), Sheffield Point Court (private), Sheffield View Court (private), and Kiefer Creek Road, a St. Louis County arterial roadway. Roadways that are part of the Sheffield Forest Subdivision are private and maintained by the Homeowners Associations of that respective subdivision, while St. Louis County maintains the others mentioned above. No other significant natural or man-made features exist in this relatively low-density, rural community

**(2.) Map of Annexation Area** - see Attachment C

**(3.) Map of Generalized Area** - see Attachment D

#### (4.) Table One

##### < General Characteristics of Annexation Area >

Information Request	Response
Population (area to be annexed) 2000 Census	176 residents
Land Area in Acres (area to be annexed)	416.92
Number of Total Properties	83
Number of Dwelling Units (area to be annexed)	71
Size of Annexation Area to City of Wildwood	416.92 acres to 42,880 acres (approximately a one (1) percent increase in size)

#### (5.) Table Two

##### < Public and Private Street Miles >

Location	Public Streets (in centerline miles)	Private Streets (in centerline miles)
Annexation Area	1.8	1.4
Annexing Municipality <sup>2</sup>	154	150
Combined Area	156.5	151.4

<sup>2</sup> Total does not include State or County rights-of-way located in the City of Wildwood.

**(6.) Community of Interest** - the City believes the area of this proposed annexation shares a substantial community of interest with Wildwood due given its shared boundaries, similar environmental characteristics, rural development pattern, and the need for similar level of services, including police and planning. As noted below, the proposed annexation area shares approximately thirty-six (36) percent of its entire boundary with the municipal limits of Wildwood. The proposed annexation area exhibits the same environmental characteristics as the City of Wildwood. Difficult terrain, shallow soils, extensive drainage networks, and significant treed areas define this portion of the City of Wildwood and the annexation location. These physical characteristics have led to a similar development pattern, which is primarily rural in nature. This rural pattern is defined by low density residential pattern on lots greater than three (3) acres in size. Many lots are three (3) acres in size. Given this development pattern, service needs for this proposed annexation area is very similar to the City of Wildwood. Planning services in the City have been tailored to address and protect these rural development patterns. Additionally, the assets that many property owners and newer residents in the annexation area, such as trees, topography, and drainage features, sought and desire are similar to those the City protects through its Master Plan and related ordinances governing property development.

**(7.) Effect on Existing or Natural Neighborhoods** - the boundaries of the City of Wildwood were initially required by the law relating to the St. Louis County Boundary Commission to establish a logical layout and leave no unincorporated pockets in its vicinity. This requirement ultimately led to the creation of boundaries for the City of Wildwood, which generally followed natural features, streets, other municipal boundaries, or property lines. Accordingly, in the annexation area, the previous requirements for this logical boundary for the City of Wildwood allows this request not to effect existing or natural neighborhoods, since no property or any existing subdivision are split. Therefore, the annexation of this area will preserve these existing or natural neighborhoods and none of the existing subdivisions are split. List of subdivisions: Sheffield Forest Subdivision.

**(8.) Common Boundary Line (%)** - the City of Wildwood shares a common boundary with the proposed annexation area on two (2) of its four (4) sides. The overall linear length of the entire annexation area is 21,442 feet, while the percentage of this total boundary adjoining the City's current boundary is thirty-six (36) percent. This percentage equals approximately 7,733 linear feet in length. The City believes this percentage is substantial and provides a relative common area of interest with the proposed annexation location.

**(9.) Compactness** - the area of the proposed annexation is rectangular in shape and compact in character. The annexation area has a north/south orientation along

St. Paul Road and creates no long appendages or unusual configurations under the City of Wildwood's proposal (see attached map). Not creating any pockets, adhering to logical boundaries, and avoiding any appendages or other extensions not appropriate for the intended purpose of this action ensure compactness of this annexation proposal.

**Number of Street Connections** - Given the rural character of development pattern in this area, there are no connecting streets other than St. Paul Road and Kiefer Creek Road, which are public, and provide primary access to the annexation area. Kiefer Creek Road is designated by St. Louis County as part of the arterial system of streets and roads and the County will retain control over it after the annexation. Currently, St. Paul Road begins at Kiefer Creek Road and meanders south to the intersection with Ridge Road, which is maintained by the City of Wildwood. St. Paul Road continues south to its terminus in the Sherman Beach Area, near the Meramec River.

**Accessibility for Service Delivery** - With the City of Wildwood providing a comprehensive array of services to the properties immediately south of the proposed annexation area, the extension of these services will be from Ridge Road to the north. The provision of services to the proposed annexation area is of critical importance to the residents in the affected area, as well as the City of Wildwood. Access to the area is easily achieved for the purposes of service delivery from Ridge Road.

**Natural or Man-Made Barriers** - the area is defined by property lines of existing lots and not creeks, streams, rivers, or other physical features, which are considered man-made barriers from the standpoint of defining service areas and communities of interest. Given the limited development pattern in this area, St. Paul Road provides the only access to the site and creates the primary corridor for service delivery.

**Service Responsibility** - The City of Wildwood, since its incorporation, has provided a full complement of services to its residents to meet their needs. It is the intent of the City to provide the same level of services to the residents of the proposed annexation area. These services include police protection provided through a contract with the St. Louis County Police Department. The City of Wildwood was one (1) of the first municipalities to contract for the broad range of services offered by this accredited force. Other services provided to many others provided by the City of Wildwood's professional staff and contractual employees, include public works, planning, financial administration, and municipal court. The City has also franchised solid waste removal, so that consistent, cost-effective service is available within its boundaries and the proposed annexation area.

**(10.) Unincorporated Pockets** - the design of this proposed annexation area does not create an isolated pocket of unincorporated area, which would require St. Louis County to maintain services to it and reduce the economy of scale gained by this annexation action. Several individual properties remain north of the proposed annexation area and appear best suited to become part of the municipal boundaries of the City of Ellisville or the City of Ballwin, given their proximity to these two (2) communities. In summary, no pockets are created, while the remaining unincorporated area remains logical in shape and accessible for service.

**(11.) Plans with Other Cities for Growth or Expansion** - the proposed annexation area was part of the City of Wildwood's Five-Year Plan for future expansion that was submitted to the St. Louis County Boundary Commission in 2000. This plan indicated the inclusion of this area, plus additional properties located between it and the Meramec River, including the former community of Sherman.

The City's proposed annexation, in this case, is also part of an area indicated by the City of Ellisville as part of its future growth corridor. The City of Ellisville has been contacted by the City of Wildwood about this overlap and the desire of residents, as witnessed by their submittal of petitions for this action to become part of this community. Discussions have taken place between respective City officials about this overlap and the plans for future annexation of these properties that are the subject of this request.

**Logical Extension Relative to Future Plans** - As mentioned above, the proposed annexation area was part of the City's Five Year Plan required by St. Louis County Boundary Commission for actions by municipalities in terms of its future growth. Based upon this plan, this annexation area represents a logical extension of the City of Wildwood's boundaries. Additionally, the amount of common boundary clearly validates the size and location of this proposed expansion of the City of Wildwood's current municipal boundary. The addition of this annexation area will better define the current boundary of the City at this location by creating a more regular shape there.

**Related to Future Plans** - See above (Logical Extension Relative to Future Plans)

**(12.) Logical and Reasonable Boundaries** - By creating a more logical boundary for the City of Wildwood, St. Louis County also has a more precise boundary in this area. The delineation of properties in this manner, as shown on attached maps, will reduce confusion about the boundary between the two (2) respective jurisdictions involved in this proposal - St. Louis County and the City of Wildwood. With more of this area being annexed by surrounding municipalities, St. Louis County will be able



to better serve remaining unincorporated areas due to more logical and easily-serviceable boundaries.

## 2(a.)II. - FINANCIAL CHARACTERISTICS

In Section 3, the City of Wildwood provides information relating to the financial impacts and benefits this proposed transfer would have on four (4) different populations to ascertain their relative impacts. These four (4) populations are: the annexation area, the annexing municipality, the adjoining area to the annexation area, and St. Louis County.

(1.) Table Three  
 < Revenue and Expenditures in Annexation Area >

Revenue Source	Fiscal Year One	Fiscal Year Two	Fiscal Year Three
Sales Tax	\$30,000	\$30,300	\$30,600
Utility Tax	\$ 11,500	\$11,600	\$11,700
Other Taxes	\$ 2,000	\$ 2,050	\$ 2,100
Licenses and Permits	\$ 500	\$ 500	\$ 500
Intergovt'l Income	\$10,000	\$10,500	\$11,000
Other <sup>3</sup>	\$ 7,000	\$ 4,000	\$ 2,000
<b>Total Revenues</b>	<b>\$61,000</b>	<b>\$58,950</b>	<b>\$57,900</b>
Expenditure Category			
Administration	\$ 0	\$ 0	\$ 0
Clerk and Council	\$ 0	\$ 0	\$ 0
Municipal Court	\$ 0	\$ 0	\$ 0
Parks and Recreation	\$ 0	\$ 0	\$ 0
Planning	\$10,000	\$10,000	\$10,000
Police Services	\$ 0	\$ 0	\$ 0
Public Works	\$25,500	\$26,500	\$27,000
Capital Improvements	\$25,000	\$21,000	\$17,000
<b>Total Expenditures</b>	<b>\$60,500</b>	<b>\$57,500</b>	<b>\$54,000</b>
<b>Surplus</b>	<b>\$ 500</b>	<b>\$ 1,450</b>	<b>\$ 3,900</b>

(2.) Table Four  
 < Tax Rates and Changes in the Annexation Area >

Tax Rate & Types	Pre-Annexation	Post-Annexation
Sales Tax <sup>4</sup>	6.075%	6.575%
Utility Tax	5.000%	5.000%
Cable Franchise Tax	5.000%	5.000%

<sup>3</sup> Includes Charges for Service, Fines and Forfeitures, Interest Income, Capital Project Grants, Other Income, Capital Project Recoupment, TGA Revenues, and Other Financing Sources (Escrows).

<sup>4</sup> Includes Sales Tax, Local Option Tax, and Capital Improvement Tax (for the City of Wildwood).

Cigarette Tax	5.000%	5.000%
Property Tax	-	-

**Changes in Tax Structure Affecting the Annexation Area** - in Table Four, the changes to the tax structure and the effect it will have on residents and property owners in the area is nominal. The City of Wildwood collects no real property or personal property tax on individual households and levies the same five (5) percent gross receipt tax rate as St. Louis County. The majority of the City's revenues are received via sales tax as a "pool participant" with many other local municipalities in St. Louis County and county government itself. The distribution of sales tax revenues is premised on the population of the community, which will lead to an increase in sales tax revenues for the City. When the City of Wildwood incorporated in 1995, it created a taxing structure that was almost identical to St. Louis County and has maintained the same structure for the past nine (9) years.

**(3.) Table Five**

**< Three (3) Year History of Revenues, Expenditures, and Fund Balance >**

Category	Year 2004 (Budget)	Year 2003 (Audit)	Year 2002 (Audit)
Revenue	\$14,500,675	\$11,326,042	\$10,899,792
Expenditure	\$14,128,801	\$11,290,257	\$10,946,003
Fund Balance	\$7,042,952	\$7,242,951	\$7,207,166

**(4.) Table Six**

**< Revenue Projection for Three (3) Year Timeframe - Post Annexation >**

Revenue Source	Fiscal Year One	Fiscal Year Two	Fiscal Year Three
Sales Tax	\$5,855,500	\$5,921,630	\$5,980,850
Utility Tax	\$1,761,505	\$1,782,010	\$1,799,810
Other Taxes	\$358,280	\$362,270	\$365,890
Licenses and Permits	\$80,500	\$81,500	\$82,500
Intergov't Income	\$2,140,600	\$2,164,930	\$2,186,970
Other <sup>4</sup>	\$895,400	\$1,184,110	\$1,620,560
<b>Total Revenues</b>	<b>\$11,091,785 (less 90 days)</b>	<b>\$11,496,450</b>	<b>\$12,036,580</b>
Expenditure Category			
Administration	\$1,053,850	\$1,159,230	\$1,275,150
Clerk and Council	\$243,250	\$267,580	\$270,260
Municipal Court	\$172,290	\$189,520	\$208,480
Parks and Recreation	\$74,000	\$80,000	\$84,000
Planning	\$729,540	\$804,240	\$893,660
Police Services	\$2,360,270	\$2,478,280	\$2,602,200
Public Works	\$1,737,070	\$1,917,480	\$2,107,080
Capital Improvements	\$4,370,000	\$4,241,000	\$4,237,000

<sup>4</sup> Includes Charges for Service, Fines and Forfeitures, Interest Income, Capital Project Grants, Other Income, Capital Project Recoupment, TGA Revenues, and Other Financing Sources (Escrows).

Total Expenditures	\$10,740,270	\$11,137,330	\$11,677,830
Surplus	\$351,515	\$359,120	\$358,750

**(5.) Planned Capital Improvements in Annexation Area (existing/proposed) and Funding Sources** - since the proposed annexation area is not located within the City of Wildwood, no specific plans exist to address capital improvements there. The City does have an ambitious Capital Improvements Program for the upcoming five (5) year period, which is updated annually to address potential needs that may arise in each budget year. This Capital Improvements Program is balanced in terms of providing projects in the more suburbanized and rural areas of the City, while addressing the replacement of aging bridges and the construction of multiple use trails for the City's residents and visitors to the community. One (1) of the major efforts of the City in this regard has been the resurfacing program of rural roadways in the community, many like St. Paul Road, and the concrete slab replacement program in traditional subdivisions. Both of these programs, which would be scheduled in the annexation area when conditions warrant, have improved the safety of these roadways and their appearance.

The City's Capital Improvements Program is funded by a combination of revenue sources. In 1998, the City's residents approved a one-half (1/2) cent Capital Improvements Sales Tax for the area, which has generated a substantial amount of revenue for these purposes (approximately \$1,800,000.00 in 2003). Additionally, General Revenue Funds are also utilized to complement the Capital Improvement Sales Tax. Finally, grants are sought through a number of federal and state programs for infrastructure purposes. In 2004, the City of Wildwood, through these three (3) funding sources, budgeted \$8.2 million for roadway improvements, bridge reconstruction, park development, capital maintenance, and capital investments. In total, the City continues to make a major commitment to the public through its infrastructure investments in the community (see Attachment E).

**(6.) Extraordinary Effect on Distribution of Tax Resources in County** - given the size of the proposed annexation area relative to the overall area of St. Louis County's jurisdiction, the City of Wildwood does not foresee any extraordinary effect on the distribution of tax resources for that jurisdiction. With an annual budget of approximately \$320,000,000.00, St. Louis County's loss of \$31,000 from the annexation area represents a reduction of .0097 percent, again nominal, and not causing any extraordinary effect on the ability of St. Louis County to continue to provide services. In addition, the County should have cost savings due to the difficulty of it providing service to this limited unincorporated area.

(7.) Table Seven

< Change in Revenue Sources and Projected One (1) Year Losses >

Revenue Source	Projected Loss (One (1) Year Timeframe)
Sales Tax	\$ 0
Utility Tax	\$11,500
Other Taxes	\$ 2,000
Licenses and Permits	\$ 500
Intergovernmental Income	\$10,000
Other	\$ 7,000
<b>Total One Year Loss</b>	<b>\$31,000</b>

**(8.) Application of Development Impact Fees** - the City of Wildwood does apply development impact fees as part of any C-8 Planned Commercial District, M-3 Planned Industrial District, and Planned Residential Development Overlay District. These fees are determined by an assessment calculation based on the number of parking spaces provided as part of any new development. The rate schedule is identical to St. Louis County's in this regard (see Attachment F). The City divides the assessment fee requirement into two (2) geographical areas, termed the East and West Fund Areas. The dividing line between these two (2) fund areas is State Route 109, the major north/south corridor in the City.

**(9.) Existence of a St. Louis County Traffic Generation Assessment Fund Area** - according to St. Louis County records, the annexation area is located in the Big Bend-Oak-Kiefer Creek Corridor. With the incorporation of the City of Wildwood in 1995, it continued to collect trust fund assessments from new developments approved in its boundaries by this previous jurisdiction, while assessing its own for other projects, which have followed under its review authority. The assessments collected by the City, regardless if the project was originally approved by St. Louis County and whether its in an assigned trust fund area of theirs, have been retained for use in Wildwood. This action was predicated on Chapter 140.210 of the Wildwood Municipal Code, which allows the City to impose, collect, and disburse these funds for projects in this community, since the impact is local, not Countywide. The City would anticipate and request the County would either transfer funds collected in this annexation area to the City, or spend the funds in the annexation area to benefit the development to which the specific fees were accepted.

**(10.) Subdivision Escrow Processes** - the City has been managing a subdivision escrow process since its incorporation. At the time of the City's incorporation, a significant number of escrows were transferred to Wildwood for administration. With the assistance of St. Louis County's Department of Planning, the City has managed these funds and addressed the developer's requests for inspections,

authorizations, and releases per the Deposit Agreements that were transferred to Wildwood. In May 2004, the City agreed to a contract with REJIS to provide similar assistance in managing the Wildwood Subdivision Escrow Account System Database, which will continue the efficient provision of this service. Accordingly, the City does not believe there will be any impact on existing escrows currently being held by St. Louis County, if the boundary transfer were to occur. In reviewing St. Louis County records, it appears there are no current escrow accounts in the annexation area.

**(11.) Impact of the Annexation on the Tax Base or Ability to Raise Revenue in the Area of Boundary Change, the Municipality, the Adjoining Area, and St. Louis County** - with the formula for distribution of taxes, particularly sales types, the impact on these respective areas will be minimal. Distribution of sales tax and other similar revenue sources, based upon a per capita calculation, will allow all of the four (4) respective areas to experience limited impact on their tax base or ability to raise revenue.

### **2(a.)III. - SERVICE CHARACTERISTICS**

Described below in a series of tables are descriptions of current services provided to the annexation area by the existing jurisdiction, a summary of the services to be provided to the area by the City of Wildwood, if the annexation is approved, and an analysis of any increases or decreases in fees associated with this transfer of jurisdictions. These tables highlight the ability of the City of Wildwood, with no increase in fees or costs, to improve the level of local government services to the residents and property owners in the proposed annexation area.

The City of Wildwood is proud of the services it currently provides to residents, property owners, and businesses through a combination of in-house professionals and contracts with other providers. This arrangement allows the City to select the best service providers at the lowest cost and respond to changes quickly in terms of the needs of its residents. In particular, the City has secured exceptional legal services.

**(1.) Table Eight  
< Current Service Inventory >**

<b>Type of Major Services</b>	<b>Responsible Party for Current Service</b>	<b>In-House or Contractual</b>
Police	St. Louis County Police Department	In-House
Fire and Emergency Medical	Metro West Fire Protection District	In-House
Trash Collection	Multiple Providers (best price)	Contractual with private

		homeowner
Permits and Inspections	St. Louis County Department of Public Works	In-House
Planning	St. Louis County Department of Planning	In-House
Parks and Recreation	St. Louis County Department of Parks and Recreation	In-House
Street Maintenance, including snow and ice removal	St. Louis County Department of Highways and Traffic or private	In-House or Contract
Business Licenses	St. Louis County	In-House; typically, in this area, home occupations are the only expected businesses and they pay a fee of \$25.00.

**Table Nine**  
**< After Annexation Service Inventory >**

Type of Major Services	Responsible Party Post-Annexation	In-House or Contractual
Police	St. Louis County Police Department	Contract between the City of Wildwood and St. Louis County
Fire and Emergency Medical	Metro West Fire Protection District	In-House; no change in service responsibility
Trash Collection	Onyx Waste Services	Sole Source Franchise Contract with the City of Wildwood
Permits and Inspections	City of Wildwood/St. Louis County Department of Public Works	Both; City of Wildwood has a contract with St. Louis County for plan review services, inspections, and permit issuances for any new structure/building construction.
Planning	City of Wildwood Department of Planning	In-House
Parks and Recreation	City of Wildwood Department of Parks	In-House
Street Maintenance, including snow and ice removal	City of Wildwood Department of Public Works and private	In-House; the City utilizes a number of contractors to provide these services to residents and private.
Business Licenses	City of Wildwood	In-House

**Table Ten**  
**< Change in Fees or Charges for Services >**

Type of Major Services	Cost Difference or Change
Police	No change anticipated
Fire and Emergency Medical	No change anticipated
Trash Collection	Two (2) scenarios - no change, but receive

	recycling service as part of \$12.00 monthly fee or a savings of approximately \$8.00 to \$10.00 a month.
Permits and Inspections	No change anticipated; the City does not collect a separate fee or charge for authorization of building permits, while the charges by St. Louis County, under its contract with Wildwood, are identical to unincorporated residents submitting the same plans.
Planning	No change anticipated. The City does apply fees for zoning, subdivision, and other reviews, but they are consistent with St. Louis County. Additionally, the City imposes a Traffic Generation Assessment Fee on certain developments utilizing its Planned Residential Development Overlay District procedure and these fees are identical to St. Louis County.
Parks and Recreation	Majority of events are free.
Street Maintenance, including snow and ice removal	No change anticipated.
Business Licenses	Business license fees are based upon the size of the building where the activity is conducted, the type of activity, and when the application is filed during the calendar year.

**(2.) Brief Description of Major Services** - The City of Wildwood intends to provide a full range of services to the proposed annexation area. These proposed services are the types necessary to support this group of rural properties. Said services are critical to the quality of life of residents in the area and address a range of benefits from public safety and health to maintenance of property values. These services include:

1. Police Services - the City contracts with the St. Louis County Police Department for this service. The contract includes a full range of services from basic patrol to crime scene investigations overseen by appropriate technical personnel and detectives. Over the past eight (8) years, the number of beats patrolled by officers has been increased from two (2) to a total of four (4). This increase in beats has led to greater visibility, reduced response times, and improved public safety.
2. Fire Protection and Emergency Services - no change will occur in this regard, since Metro West Fire Protection District will continue to provide these very important services to the residents of the proposed annexation area.
3. Trash Collection - the City has entered into a sole source contract with a provider (Onyx Services) to collect trash, recyclables, and yard waste items. This contract allows the City to create an economy of scale and provide a

high level of services at a lower cost than individual customers can negotiate on their own with waste-hauling companies.

4. Planning - the City provides a full range of planning services, including code enforcement, long-range planning, current planning, and subdivision review. These services are intended to promote the application of the City's Master Plan and protect the environment.
5. Parks and Recreation - the City currently provides over sixty (60) recreational events for residents and visitors and will avail these to the annexation area's residents.
6. Public Works - the City provides a significant commitment of funds to maintain and improve its municipal streets and bridges. With its Capital Improvements Tax, and general revenue funds, numerous streets have been resurfaced and unsafe bridges replaced, all for the benefit of the City's residents.
7. Web Page - the City has its own Web Page on the Internet and provides all meeting information, notices, and reports relating to the activities of this community, thereby allowing residents twenty-four (24) hour access to their government.

The City meets the needs of its residents, businesses, and property owners by providing these services and always working towards improving these services, while being fiscally prudent with the taxpayer's revenues.

**(3.) Identify Barriers to Service Delivery** - the City of Wildwood has considered this category and believes there are no barriers to provide an effective delivery of services to the area, given its experience with properties and roadways immediately abutting the southern end of the proposed annexation area. The typical barriers to the delivery of services, such as poor or lack of access, protracted distances, unincorporated pockets, or natural features, such as major water crossings, do not exist here. Therefore, there are not anticipated problems for the City of Wildwood to meet the needs of the annexation area's residents and property owners.

**(4.) Policies for Acceptance of Maintenance and New Construction/Installation of Private Roads, Sidewalks, Driveway Approaches, Street Lights, Subdivision Common Ground, and Parkland** - at the time of its incorporation, the City began creating policies for the administration its land use, zoning, and subdivision controls. These policies were intended to create a process, which provided for the efficient design, construction, and maintenance of improvements in support of development within the City. In terms of the items noted above, the relevant points are detailed below:



**Table Eleven**  
**< Policies on Public and Private Improvements >**

<b>Maintenance Items</b>	<b>Policy for Acceptance for Maintenance</b>
Private Roadways	The City does not accept private streets for maintenance, unless petitioned by the owners and the roadway is upgraded to the City of Wildwood 'Rural Roadway Standards.' All private streets proposed as part of new development must be constructed to these same 'Rural Roadway Standards.'
Sidewalks	The City requires sidewalks or trails as a function of new development and maintains them as part of the public right-of-way or within a public easement. Existing sidewalks or trails maintained by St. Louis County would be accepted by the City of Wildwood.
Driveway Approaches	The City replaces all driveway approaches located within the public's rights-of-way, if needed, when sidewalks are repaired or replaced and abut them.
Street Lights	The City requires the installation of street lights as part of new residential developments and these lights are typically the responsibility of the Homeowners Association in terms of their cost for electrical service to operate them. Existing street lighting, which is the responsibility of St. Louis County, would be accepted by the City of Wildwood, unless located within the right-of-way of Kiefer Creek Road, which is part of the Arterial Roadway System of St. Louis County.
Subdivision Common Ground	The City encourages the use of its Planned Residential Development Overlay District, which is comparable to St. Louis County's Planned Environment Unit (PEU). The City's Planned Residential Development Overlay District encourages the clustering of lots and the retention of larger, contiguous open space areas within the site for the benefit of stormwater management, habitat protection, tree preservation, and aesthetics. These common ground areas, once dedicated, are the responsibility of the Homeowners Association in terms of their maintenance and upkeep. All existing common ground would remain the responsibility of the Homeowners Association and not the City of Wildwood.
Parkland	No public parkland exists in the proposed annexation area. However, the City has purchased private property for park purposes (Glencoe

	Area) and also encourages the dedication of open space for public use. Currently, the City is actively obtaining easements and dedications for a City-wide multiple use trail system linking the large green space areas of Wildwood to its population centers. The City has also been actively assisting the Meramec River Recreation Association with its efforts to create a trail system along this great resource and natural feature. Wildwood appreciates the parks located within its boundaries and continues to seek avenues to link them together and create other opportunities for growth of its existing open space network.
--	--

**Differing Policies Currently Affecting the Annexation Municipality** - in the review of St. Louis County policies on the aforementioned items, the City's responses are consistent with that jurisdiction's practices in these identified areas as well.

**(5.) Effective Date of Service** - the City of Wildwood shall accept all responsibilities associated with this annexation of these properties within six (6) months following the date of the election, or such earlier date as allowed by law, if any.

**2(a.)IV. - ZONING/LAND USE CHARACTERISTICS**

The review of land use in the proposed annexation area has determined the following:

**(1.) Table Twelve  
< Land Use Categories as Percentage of Area >**

Type of Land Use in the Annexation Area	Percentage (%) of this Type of Use
Commercial	0
Industrial	0
Institutional/Government	0
Single family	86
Multiple family	0
Vacant	14

**(2.) Current Zoning Map** - see Attachment G

**Proposed Zoning Map (Master Plan of City of Wildwood)** - see Attachment H

**(3.) Description of the Relevant Zoning and Land Use Changes after Annexation** - the change in this area from the perspective of zoning and land use changes will

be the institutionalization of the NU Non-Urban District designation and the development pattern and benefits it brings to this community. St. Louis County has considered this zoning district designation as a 'holding pattern' and development decisions would be premised on the requests submitted on a lot-by-lot basis. The City of Wildwood made its NU Non-Urban District a residence district and a true residential category and can provide residents assurance the large-lot, residential pattern they have grown accustomed to will not radically change.

**Impact on Area with Change in Zoning** - the City of Wildwood utilizes its Master Plan to determine the appropriateness of development proposals relating to zoning and land use changes within its current jurisdictional boundaries. This plan was adopted in 1996 and currently designates all property in the City one (1) of five (5) categories for future use. These categories are Non-Urban Residence Area, Suburban Residence Area, Town Center Area, Industrial Area, and Historic Area. This plan designates approximately sixty (60) percent of the City as Non-Urban Residential Area, which promotes the use of property for single family detached dwellings on individual lots of three (3) acres or greater in size.

The major difference between St. Louis County's land use and development philosophies and the City of Wildwood's is the commitment of the City Council and the community has toward adhering to the goals and objectives of the Master Plan. By adhering to its goals and objectives, the residents and property owners of the City are guaranteed a certain level of consistency and assurance of what may happen when adjoining properties are considered for future development. Additionally, the plan creates protections for the environment when development does occur, so the character of the area is retained and impacts on adjoining properties reduced or eliminated. Finally, the plan requires City decision makers to plan, design, and construct improvements commensurate with the character of the area and the level of development as well. This plan will maintain the St. Paul Road Area as a rural community that is representative of its terrain, level of infrastructure, and quality of life residents have sought and want to retain.

Given the characteristics of the proposed annexation area, the City believes the Non-Urban Residence Area designation is appropriate for these collective properties. This designation will retain the current land use pattern of St. Louis County's NU Non-Urban District zoning, but give this category true status as an appropriate zoning and land use pattern (not a holding category). With the retention of the NU Non-Urban District, now NU Non-Urban Residence District, development patterns and land use will remain almost identical to that currently existing in this area, i.e. single family detached dwellings on individual lots, with improvements consistent with the desired and appreciated rural character of the community.

**(4.) Non-conformities in the Area to be Annexed (if yes, how will the municipality handle these non-conformities)** - the City of Wildwood does not anticipate any non-conformities being created in the proposed annexation area by this change in jurisdiction. The City of Wildwood, which incorporated approximately nine (9) years ago, assumed all of St. Louis County's zoning district designations for a sixty-seven (67) square mile area and tailored its code to limit the number of non-conformities it would deal with in taking over the land use applications in this area. Since the majority of the proposed annexation area is zoned the NU Non-Urban District, which is similar to the City of Wildwood, no significant non-conformities are anticipated in this area by the changeover in jurisdiction.

**(5.) Identify, if any, Regulations that would affect the Annexation Area** - the City of Wildwood has several ordinances, which may differ from other areas in the St. Louis Metropolitan Area that would be applicable within the proposed annexation area. These ordinances include the following:

1. **Grading Code** - this particular ordinance addresses the disturbance of land and how sites are treated to create a low-impact development relative to adjoining properties. Special conditions in this code include protecting structure setback areas, bufferyard areas along creeks, streams, and drainageways, and sensitive lands. In 2004, the county adopted a grading code with several similar provisions.
2. **Natural Resource Protection Standards** - this section of the Subdivision and Development Regulations requires a soil/slope analysis of each new development site, which defines areas of disturbance and non-disturbance. Certain areas of a site cannot be used due to poor conditions and, thereby, eliminates many of the problems associated with stormwater runoff and its related erosion within this fragile environment.
3. **Tree Preservation and Restoration Code** - this code limits the amount of tree removal, which can occur on a site under proposed development or where an owner plans a major project. The amount of tree protection within the buildable area of the site cannot be reduced below thirty (30) percent. This guarantees the treed nature of sites in the City is preserved to a degree necessary to protect the environment.

Again, these codes will be applied, along with architectural guidelines for all structures and buildings outside the City's Town Center, which are not single family detached dwellings. Additionally, the City has an established Lighting Code, which is intended to ensure appropriate lighting for safety and visibility, while controlling trespass, nuisance glare, and loss of night sky. These two (2) sections of the City's

Zoning Code will also apply within the proposed annexation area, if approved to become part of Wildwood.

**(6.) Prospective Development(s) that may be Affected Directly or Indirectly by the Proposed Boundary Change** - the only development in review or under construction in the annexation area has been by McBride and Sons, Inc., which was approved by St. Louis County, but the final steps in the zoning and subdivision processes have not been completed, i.e. Site Development Plan approval, Improvement Plan approval, and Record Plat(s) approval. This development is to be located on a sixty-six (66) acre tract of land and approved for sixty-nine (69), single-family dwellings on individual lots. This development was very controversial and created concerns for many of the surrounding property owners.

**(7.) Code Compliance** - At the time of the City's incorporation, over two thousand (2000), single family dwellings had been approved by St. Louis County, and the City was able to complete approval of them and issue the necessary building permits for their ultimate construction. It is the opinion of the City, the McBride and Sons, Inc. development (proposed for an area within this annexation) can be accommodated and complete in the same manner, as has been the case over the last nine (9) years with other numerous projects Wildwood has assumed in 1995 due to changes in jurisdictional responsibility. While zoning is a legislative decision, the City accepted St. Louis County's Planned Environment Unit ordinances for residential developments approved and worked within their confines to improve their design. The City did apply some new standards to these site-specific ordinances, including the following:

1. Construction specifications for roadway construction;
2. Stormwater management controls;
3. Lighting codes;
4. Landscaping requirements for new developments; and
5. Grading considerations relative to sensitive areas on the site.

Given the City's history in issuing thousands of building permits for developments authorized by a predecessor jurisdiction, it should be assumed that it will continue to apply zoning, construction, and development regulations in this annexation area consistent with all applicable law.

**(8.) Significant Growth Potential in First Three (3) Years** - other than the McBride and Sons, Inc. proposal, no other new developments have been identified in the proposed annexation area. Given the limited amount of development in the area over the past several years, the City of Wildwood does not believe significant

growth in this area will occur in the defined timeframe due to limited infrastructure, difficult topography, and the existing land use pattern.

## 2(a.)V. - SUMMARY STATEMENT (S)

Based upon the information provided in the preceding sections, the City believes this proposed annexation proposal is in the best interest of the affected municipality, the areas of the County next to such a proposed boundary, and the remaining unincorporated areas affected by the proposal for the following reasons:

1. ***Affected Municipality.*** The City of Wildwood is defined by its desire to protect the natural beauty of this area of west St. Louis County and over the past nine (9) years has been able to address many of the factors that were creating concerns among residents about the loss of its rural character. Many of the characteristics of the annexation area are similar to current conditions in Wildwood and create a natural extension of the City's boundary to include this area of common interest. With the addition of this proposed annexation area, the City will be in a position to protect its boundaries from incompatible development proposals, which lead to increased stormwater runoff and erosion of the natural drainage system. Additionally, controlling development in this area allows for the protection of trees and sensitive lands, which increases the property values of all surrounding parcels of ground. The addition of these households will allow the City to gain further supporters of its policies regarding local governance and continue to promote these concepts to other governments in the St. Louis Metropolitan Area, with a greater voice.
2. ***Areas of the County next to Such a Proposed Boundary.*** With the annexation of this proposed area by the City of Wildwood, properties remaining in the unincorporated County will benefit from the protection of land from development pressures promoting unsuitable proposals for sensitive sites. Accordingly, these adjoining properties will have a high level of expectation relating to the future land use and development patterns in the proposed annexation area. Additionally, the increased service levels relating to police and public works, particularly along St. Paul Road and Kiefer Creek Road will be a benefit to those residents not located in the proposed annexation area. The growth of Wildwood's boundary will only increase the desirability of parcels of ground around it.
3. ***Unincorporated Areas Affected by the Proposal.*** The loss of these properties and, more importantly, the residents in the area, will have a minimal impact on tax revenues for St. Louis County, since it is a pool participant and sales tax distribution is premised on population. However, the limited number of residents associated with this rural area, and the

impact of this loss of population not being factored into St. Louis County's revenue stream until after the 2010 Census, reduces the impact of this proposed annexation. Additionally, as St. Louis County's ultimate role becomes more defined in the next decade, the change in their service boundaries to reduce the level of municipal-type services that it is required to provide, when a comparable local government is available, will allow it to focus its resources and efforts on maintaining and improving County services needed by its one million (1,000,000) residents. By focusing on the core needs of the County's population, its role in the future of the St. Louis Metropolitan Area can be enhanced.

The City of Wildwood, based upon contacts by property owners and residents in the proposed annexation area, believes this boundary change can be accomplished with a minimum disruption in services to the community, with all parties benefiting from this action.

*Attachment A*

*Written Requests*  
*for*  
*Transfer*



**ERIC and INGRID TAYLOR**

**801 Saint Paul Road  
Ballwin, Missouri 63021**

*File  
BOY-PAAR  
Commission*

**HOME: (636) 207-0473  
FAX: (314) 432-6500**

January 2, 2001

Mr. Carl Ramey  
City Manager  
Wildwood City Hall  
16962 Old Manchester Rd.  
Wildwood, MO 63040

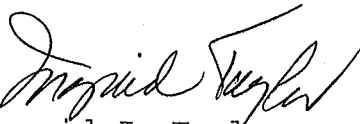
Dear Mr. Ramey:

I thought you may be interested to know that the "St. Paul Rd. group" sent a few letters (12 to be exact) to the Boundary Commission.

Enclosed is a copy of what we hand-delivered on December 29.

Thank you for your help with our incorporation project. Wishing you a successful year.

Best regards,

  
Ingrid J. Taylor

/it  
encl.

*P.S. What's the next steps?*

**ERIC and INGRID TAYLOR**

**801 Saint Paul Road  
Ballwin, Missouri 63021**

**HOME: (636) 207-0473**

**FAX: (314) 432-6500**

December 29, 2000

FAX TO:

Fax No. 314/961-6895

Donald Wojtkowski, Chairman  
Jane Arnold, Commissioner  
Matt Armstrong, Commissioner  
Ted Armstrong, Commissioner  
Bob Ford, Commissioner  
Agnes Garino, Commissioner  
Tom Hayek, Commissioner  
Dee Joyner, Commissioner  
Greg Kloepfel, Commissioner  
Ilene Ordower, Commissioner  
Johnnie Spears, Commissioner

c/o Boundary Commissioner of St. Louis County  
1516 Brentwood Blvd. Ste 101  
Brentwood, MO 63144

FROM: INGRID TAYLOR

RE: St. Paul Rd. Annexation to Wildwood

The attached letter from Molly and John Rundquist was left out of the package that I delivered to your office yesterday. Please include it and I will be mailing you the original today. With this letter, your package should now have 12 letters.

Thank you for your assistance in this matter.

Total transmission: 2 pages



Donald Wojtkowski, Chairman  
Jane Arnold, Commissioner  
Matt Armstrong, Commissioner  
Ted Armstrong, Commissioner  
Bob Ford, Commissioner  
Agnes Garino, Commissioner  
Tom Hayek, Commissioner  
Dee Joyner, Commissioner  
Greg Kloeppe, Commissioner  
Ilene Ordower, Commissioner  
Johnnie Spears, Commissioner

C/O The Boundary Commission of St. Louis County  
1516 Brentwood Blvd., Suite 101  
Brentwood, MO 63144

December 21, 2000

Dear Commissioners:

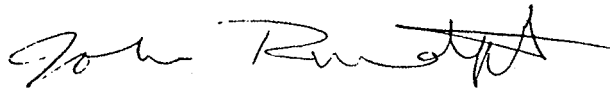
We reside in St. Louis County, along the unincorporated portion of St. Paul Road. We are writing to express our desire to become residents of Wildwood. When we moved here five years ago, we were drawn to this area because of the beauty of the woods and wildlife. We love the tranquility that surrounds us. These are the reasons that we purchased our home. It is our understanding now that there is a possibility that we may be annexed by either Wildwood or Ellisville. It is our hope that we would become part of Wildwood because we feel that Wildwood shares in our priorities of natural green spaces and large residential lots. While we certainly respect the city of Ellisville, we do not feel that they have the same philosophy regarding these issues. Currently the zoning in our area is deemed "Non-Urban" by St. Louis County, meaning that housing development is controlled in order to, among other reasons, preserve the beauty of this area. We witnessed firsthand the development of The Jones' Company's Sheffield Forest, literally right next to our home. Due to St. Louis County's regulations, this turned out to be a very lovely subdivision indeed. We have confidence in Wildwood that, in the future, this type of preservation would continue along our road.

Thank you for your time and for your consideration of our request to become part of the city of Wildwood.

Sincerely,



Molly Rundquist



John Rundquist

1064 Sheffield Forest Drive  
Ballwin, MO 63021

**ERIC and INGRID TAYLOR**

**801 Saint Paul Road  
Ballwin, Missouri 63021**

**HOME: (636) 207-0473  
FAX: (314) 432-6500**

December 28, 2000

Donald Wojtkowski, Chairman  
Jane Arnold, Commissioner  
Matt Armstrong, Commissioner  
Ted Armstrong, Commissioner  
Bob Ford, Commissioner  
Agnes Garino, Commissioner  
Tom Hayek, Commissioner  
Dee Joyner, Commissioner  
Greg Kloepfel, Commissioner  
Ilene Ordower, Commissioner  
Johnnie Spears, Commissioner

c/o Boundary Commissioner of St. Louis County  
1516 Brentwood Blvd. Ste 101  
Brentwood, MO 63144

Dear Commissioners:

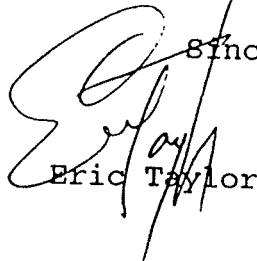
We are writing to express our interest in becoming part of Wildwood.

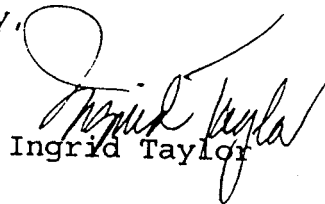
Last year, before the moratorium on annexations, over 95% of our neighbors submitted to the City of Wildwood a map and petition requesting that we become part of Wildwood. Enclosed is a copy of such. We have been told that our petition does not count any more, but I mention it and enclose it to convey our interest in becoming part of Wildwood.

Most of us moved to this part of the County (and accepted no water, no cable TV, and no sewer lines) because we enjoyed the rural nature of the area. We feel Wildwood will be the best choice for maintaining that character and the existing patterns of development. We do not want to become part of Ellisville, Ballwin, or any other nearby city. We believe their patterns of development would not be complementary to what is already here.

Thank you for considering our letter and our wishes.

Sincerely,

  
Eric Taylor

  
Ingrid Taylor

Attachments

**ERIC TAYLOR & ASSOCIATES, P.C.**

Attorneys and Counselors at Law  
935 Gardenview Office Parkway  
St. Louis, Missouri 63141  
www.ericaylor.com

Telephone: (314) 432-6500  
Facsimile: (314) 995-3856

March 16, 1999

Dan Vogel, Esq.  
Stinson, Mag & Fizzell  
100 S. 4th St.  
St. Louis, MO 63102

RE: Wildwood Annexation

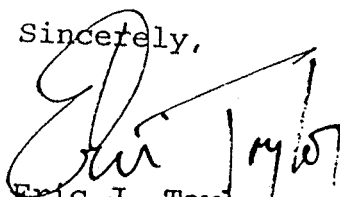
Dear Dan:

Attached please find a map, petition, and recap of petition.

The map shows the area which we would like to become part of Wildwood. The recap of the petition indicates that 92.45% of the registered voters (as best we can tell) in the area wish to become part of Wildwood.

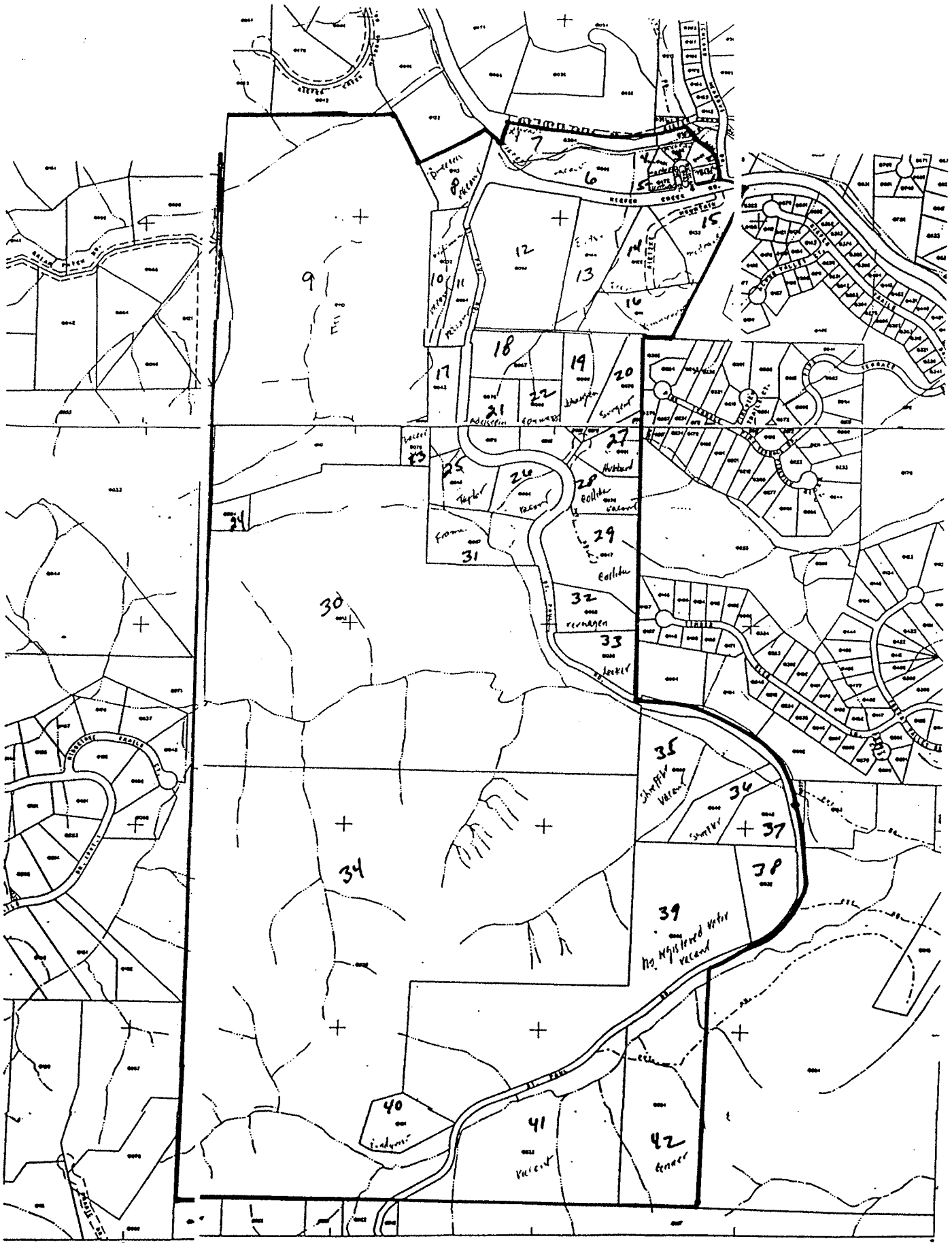
We appreciate all your help in this matter. Please call me with any questions or comments.

Sincerely,



Eric J. Taylor,  
Attorney at Law

EJT:ivt  
Enclosure



OWNER PROPOSED ANNEXATION PLAN  
TO WILDWOOD -

RSPN  
 PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
 ST PAUL ROAD AREA

ITEM	LOCATOR	RESIDENT	# OF REG. VOTERS	REGIST. VOTER SIGNATURES	VERIFICATION OF # OF REGISTERED VOTERS OCCUPYING THIS PROPERTY IS SUGGESTED
1.	24T3-3-0432	Susan DiSpirito	1	1	
2.	24T3-3-0441	VACANT-OWNED BY BUILDER	0	0	
3.	24t3-3-0450	Doris Martini	1	1	
	24t3-3-0450	Alan Martini	1	1	
4.	24T3-3-0461	John Warhoff	1	1	
	24T3-3-0461	Carol Warhoff	1	1	
5.	24T3-3-0472	Brent Goodsell	1	1	
	24T3-3-0472	Sheri Goodsell	1	1	
6.	24T3-3-0506	VACANT- Trustees	0	0	
7.	24T3-3-0384	Harold Schrader	1	1	
	24T3-3-0384	Daisy Schrader	1	1	
8.	24T3-3-0113	VACANT - Breeden	0	0	
9.	24T3-3-0110	VACANT - Hasenfratz	0	0	
10.	24T3-3-0032	Hesseman	0	0	
11.	24T3-3-0054	VACANT-Tankersley	0	0	
12.	24T3-3-0098	Tankersley	2	0	XX
13.	24T3-3-0144	Tom Buckek	1	1	
	24T3-3-0144	Nathel Buckek	1	1	
14.	24T3-3-0122	Cheryl Reese	1	1	

RSPN  
 PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
 ST PAUL ROAD AREA

ITEM	LOCATOR	RESIDENT	# OF REG. VOTERS	REGIST. VOTER SIGNATURES	VERIFICATION OF # OF REGISTERED VOTERS OCCUPYING THIS PROPERTY IS SUGGESTED
	24T3-3-0122	Trevor Reese	1	1	1
15.	24T3-3-0133	Linda McCrackin	1	1	1
	24T3-3-0133	Thomas McCrackin	1	1	1
16.	24T3-3-0111	Eric Emmenegger	1	1	1
	24T3-3-0111	Karen Emmenegger	1	1	1
17.	24T3-3-0043	VACANT - Becker	0	0	0
18.	24T2-2-0087	Richard Hansmann	1	1	1
	24T2-2-0087	Carole Hansmann	1	1	1
	24T2-2-0087	Brian Hansmann	1	1	1
	24T2-2-0087	Brad Hansmann	1	1	1
	24T2-2-0087	Laura Hansmann	1	1	1
19.	24T3-1-0089	Susan Johanson	2	1	1
20.	24T3-1-0078	Theodore Surgent	1	1	1
	24T3-1-0078	Carolyn Surgent	1	1	1
21.	24T2-2-0076	Norvell Adelstein	1	1	1
	24T2-2-0076	Joan Adelstein	1	1	1
22.	24T2-2-0065	Mike Conway	1	1	1
	24T2-2-0065	Patti Conway	1	1	1
23.	24T2-2-0043	Richard Becker	1	1	1
	24T2-2-0043	Kathleen Becker	1	1	1
	24T2-2-0043	Robin Becker	1	1	1
	24T2-2-0043	Timothy Becker	1	1	1

*Handwritten signature/initials*



RSPN  
 PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
 ST PAUL ROAD AREA

ITEM	LOCATOR	RESIDENT	# OF REG. VOTERS	REGIST. VOTER SIGNATURES	VERIFICATION OF # OF REGISTERED VOTERS OCCUPYING THIS PROPERTY IS SUGGESTED
24.	0024	VACANT - Laves	0	0	XX
25.	25T5-4-0045	Eric Taylor	1	1	
26.	0056	VACANT-Owner Unknown	0	0	
27.	25T6-3-0081	Keith Hubbard	1	1	
	25T6-3-0081	Pamela Hubbard	1	1	
28.	25T6-3-0070	VACANT - Collida	0	0	
29.	25T6-3-0047	Bart Collida	1	1	
	25T6-3-0047	Michelle Isma	1	1	
30.	0013	Hoffmeister	0	0	
31.	25T5-4-0067	Richard Frame	1	1	
	25T5-4-0067	Mary Frame	1	1	
32.	25T6-3-0058	Ben Verhagen	1	1	
	25T6-3-0058	Nancy Verhagen	1	1	
33.	25T6-1-0038	Timothy Leeker	1	1	
34.	0020	VACANT-Jones	0	0	
35.	25T6-1-0050	VACANT - Shreffler	0	0	
36.	25T6-1-0049	Christine Shreffler	1	1	
	25T6-1-0049	David McCauley	1	1	
37.	0048	Steve Banton	1	0	XX

RSPN  
 PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
 ST PAUL ROAD AREA

ITEM	LOCATOR	RESIDENT	# OF REG. VOTERS	REGIST. VOTER SIGNATURES	VERIFICATION OF # OF REGISTERED VOTERS OCCUPYING THIS PROPERTY IS SUGGESTED
38.	0032	Kevin Cole	0	0	XX
39.	0066	VACANT-Access Partners,LLC	0	0	
40.	25T2-2-0101	John Rundquist	1	1	
	25T2-2-0101	Molly Rundquist	1	1	
41.	0033	VACANT-Norman Levine	0	0	XX
42.	25T-3-1-0024	Walter Conner	1	1	
	25T-3-1-0024	Cecelia Conner	1	1	

-----  
 53  
 -----  
 49  
 -----  
 92.45%  
 =====

% OF REGISTERED VOTERS VOTING TO BECOME PART OF WILDWOOD>

**AFFIDAVIT OF COLLECTOR OF SIGNATURES  
PETITION for SIMPLIFIED BOUNDARY CHANGE**

I hereby certify that the signature(s) found on the following numbered Petition Page(s),

Petition Page Number	Signature Line (1 through 7)
1	1 - 7

for a Simplified Boundary Change, was/were affixed in my presence on the date shown, and that each signature is true and correct.

(Signature) Christine Shreffler  
 (Print) CHRISTINE SHREFFLER  
 (Date) 10/9/98

State of Missouri        )  
                                   ) ss  
 St. Louis County        )

On this 9 day of OCTOBER ~~Feb~~, 1998, before me personally appeared \_\_\_\_\_ to me known to be the person who executed the foregoing instrument, and acknowledged that he or she executed the same as his or her free act and deed.

ERIC J TAYLOR  
 NOTARY PUBLIC STATE OF MISSOURI  
 ST LOUIS COUNTY  
 MY COMMISSION EXP OCT 17,2000

Eric J Taylor  
 Notary Public

My Commission Expires:

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**  
(St. Paul Road Area)

We, the undersigned, hereby respectfully request the City of Wildwood to submit to the Boundary Commission, St. Louis County a proposal requesting the annexation of the Property, as set forth below in this petition, into the City of Wildwood. We request such proposal be submitted as soon as possible, in the form of a simplified boundary change as provided for in Chapter 72.400 RSMo. Further, we request that the annexation be approved without the requirement for an election.

In signing this petition, the undersigned sets forth that he/she is a registered voter at the address listed below and/or is an owner of record with a fee interest in the property as indicated below, and that the information provided is accurate to the best of his/her knowledge.

Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
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1. (Print) <u>CECELIA J. CONNER</u>	<u>1050 St. Paul Rd</u>	<u>25T-3-1-</u>	<u>YES</u>	<u>YES</u>	<u>12/18/98</u>
(Signature) <u>Cecelia J. Conner</u>	<u>63021</u>	<u>-0024</u>			
2. (Print) <u>WALTER CONNER</u>	<u>1050 ST PAUL RD</u>	<u>25T-3-1-</u>	<u>YES</u>	<u>YES</u>	<u>12/8/98</u>
(Signature) <u>Walter Conner</u>	<u>63021</u>	<u>-0024</u>			
3. (Print) <u>BEN W. VERHAEGEN</u>	<u>862 ST PAUL</u>	<u>25T6300</u>	<u>YES</u>	<u>NO</u>	<u>12/8/98</u>
(Signature) <u>Ben W. Verhaegen</u>	<u>63021</u>	<u>58</u>			
4. (Print) <u>NANCY J. VERHAEGEN</u>	<u>862 ST PAUL Rd</u>	<u>25T630058</u>	<u>YES</u>	<u>YES</u>	<u>12-8-98</u>
(Signature) <u>Nancy J. Verhaegen</u>	<u>63021</u>				
5. (Print) <u>RR FRAME</u>	<u>857 ST PAUL</u>	<u>25T-5-4</u>	<u>YES</u>	<u>NO</u>	<u>12-8-98</u>
(Signature) <u>R.R. Frame</u>	<u>63021</u>	<u>-0067</u>			
6. (Print) <u>MARY F. FRAME</u>	<u>857 St. Paul</u>	<u>25T-5-4</u>	<u>YES</u>	<u>NO</u>	<u>12/8/98</u>
(Signature) <u>Mary F. Frame</u>	<u>63021</u>	<u>-0067</u>			
7. (Print) <u>David McAuley</u>	<u>917 St. Paul Rd</u>	<u>25T-6-1-</u>	<u>YES</u>	<u>NO</u>	<u>12/1/98</u>
(Signature) <u>David F. McAuley</u>	<u>63021</u>	<u>-0049</u>			

**AFFIDAVIT OF COLLECTOR OF SIGNATURES  
PETITION for SIMPLIFIED BOUNDARY CHANGE**

I hereby certify that the signature(s) found on the following numbered Petition Page(s),

Petition Page Number	Signature Line (1 through )
2 - 6	1 - 7

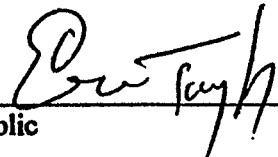
for a Simplified Boundary Change, was/were affixed in my presence on the date shown, and that each signature is true and correct.

(Signature) Ingrid Taylor  
 (Print) INGRID TAYLOR  
 (Date) February 9, 1999

State of Missouri     )  
                                   ) ss  
 St. Louis County     )

On this 9 day of February, 1999, before me personally appeared INGRID TAYLOR to me known to be the person who executed the foregoing instrument, and acknowledged that he or she executed the same as his or her free act and deed.

ERIC J TAYLOR  
 NOTARY PUBLIC STATE OF MISSOURI  
 ST LOUIS COUNTY  
 MY COMMISSION EXP OCT 17,2000

  
 Notary Public

My Commission Expires:

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
(St. Paul Road Area)**

We, the undersigned, hereby respectfully request the City of Wildwood to submit to the Boundary Commission, St. Louis County a proposal requesting the annexation of the Property, as set forth below in this petition, into the City of Wildwood. We request such proposal be submitted as soon as possible, in the form of a simplified boundary change as provided for in Chapter 72.400 RSMo. Further, we request that the annexation be approved without the requirement for an election.

In signing this petition, the undersigned sets forth that he/she is a registered voter at the address listed below and/or is an owner of record with a fee interest in the property as indicated below, and that the information provided is accurate to the best of his/her knowledge.

Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
1. (Print) KEITH W. HUBBARD (Signature) <i>Keith W. Hubbard</i>	1016 ST. PAUL RUN BALLWIN, MO 63021	25T630081	YES	YES	12/6/98
2. (Print) Pamela P. Hubbard (Signature) <i>Pamela P. Hubbard</i>	1016 St. Paul Run Ballwin, MO 63021	25T630081	Yes	Yes	12/6/98
3. (Print) CAROLYN RUSH-SARGENT (Signature) <i>Carolyn Rush-Sargent</i>	1002 ST. PAUL RUN BALLWIN, MO 63021	24T310078	YES	YES	12/31/98
4. (Print) THELMA SCHEIDT (Signature) <i>Thelma Scheidt</i>	1002 St Paul Run BALLWIN MO 63021	24T310078	YES	YES	12/31/98
5. (Print) JOHN E. RUNDQUIST (Signature) <i>John E. Rundquist</i>	OLD 1105 ST. PAUL RD BALLWIN MO 63021 NEW 1064 SHEFFIELD FOREST BALLWIN, MO 63021	25T-2-2- -0101	YES	YES	1/5/99
6. (Print) Molly C Rundquist (Signature) <i>Molly C. Rundquist</i>	OLD 1105 St. Paul Rd Ballwin, MO 63021 NEW 1064 Sheffield Forest Dr. Ballwin, MO 63021	25T-2-2- -0101	Yes	Yes	1/5/99
7. (Print) ERIC J. TAYLOR (Signature) <i>Eric Taylor</i>	801 ST. PAUL RD Ballwin, MO 63021	25T540045	Yes	Yes	1/5/99

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**  
(St. Paul Road Area)

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
1. (Print) <u>Bart Colliba</u> (Signature) <u>[Signature]</u>	<u>825 St Paul Ln</u>	<u>25T630070</u>	<u>Yes</u>	<u>Yes</u>	<u>12/27/15</u>
2. (Print) <u>Michelle Turner</u> (Signature) <u>[Signature]</u>	<u>535 St Paul Ln</u>	<u>25T630070</u>	<u>Yes</u>	<u>Yes</u>	<u>12/27/15</u>
3. (Print) <u>Bart Colliba</u> (Signature) <u>[Signature]</u>	<u>840 St Paul Rd</u>	<u>25T630077</u>	<u>Yes</u>	<u>Yes</u>	<u>12/27/15</u>
4. (Print) <u>Michelle Turner</u> (Signature) <u>[Signature]</u>	<u>840 St Paul Rd</u>	<u>25T630077</u>	<u>Yes</u>	<u>Yes</u>	<u>12/27/15</u>
5. (Print) (Signature)					
6. (Print) (Signature)					
7. (Print) (Signature)					

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**  
(St. Paul Road Area)

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
1. (Print) <b>JOAN ADELSTEIN</b> (Signature) <i>Joan Adelstein</i>	800 ST, PAUL RD 63021	24T220075	YES		12/8/98
2. (Print) <b>NORQUEL ADELSTEIN</b> (Signature) <i>Norquel Adelstein</i>	800 ST PAUL RD 63021	24T220076	YES		12/8/98
3. (Print)					
(Signature)					
4. (Print)					
(Signature)					
5. (Print)					
(Signature)					
6. (Print)					
(Signature)					
7. (Print)					
(Signature)					



**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**  
(St. Paul Road Area)

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
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1. (Print) <i>Timothy A Secker</i>	880 SAINT PAUL RD Ballwin, MO	25T610038	YES	YES	2/9/99
(Signature) <i>[Signature]</i>	63021				
2. (Print)					
(Signature)					
3. (Print)					
(Signature)					
4. (Print)					
(Signature)					
5. (Print)					
(Signature)					
6. (Print)					
(Signature)					
7. (Print)					
(Signature)					

Petition Page # 5

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**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**  
**(St. Paul Road Area)**

We, the undersigned, hereby respectfully request the City of Wildwood to submit to the Boundary Commission, St. Louis County a proposal requesting the annexation of the Property, as set forth below in this petition, into the City of Wildwood. We request such proposal be submitted as soon as possible, in the form of a simplified boundary change as provided for in Chapter 72.400 RSMo. Further, we request that the annexation be approved without the requirement for an election.

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
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1. (Print) <i>CHRISTINE SHREFFLER</i>	<i>917 ST. PAUL RD</i>	<i>257610049</i>	<i>yes</i>	<i>yes</i>	<i>2/1/99</i>
(Signature) <i>Christine Shreffler</i>					
2. (Print) <i>DAVID McCauley</i>	<i>DUPLICATE</i>		<i>yes</i>	<i>no</i>	<i>2/1/99</i>
(Signature) <i>David McCauley</i>	<i>917 ST. PAUL RD</i>	<i>257610049</i>			
3. (Print)					
(Signature)					
4. (Print)					
(Signature)					
5. (Print)					
(Signature)					
6. (Print)					
(Signature)					
7. (Print)					
(Signature)					

February 6, 2002

City of Wildwood  
Mr. Carl E. Ramey  
City Administrator  
16962 Manchester Road  
Wildwood, Missouri 63040

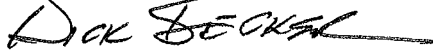
Dear Carl

I enjoyed speaking to you again regarding Wildwood annexation of the St. Paul Road area. I am enclosing our petition for boundary change.

This issue is one that myself and most of my neighbors have a real interest in and would like to see happen. Please advise what the next step might be.

Thanks for your help.

Sincerely,

A handwritten signature in black ink that reads "Dick Becker". The signature is written in a cursive style with a long horizontal line extending to the right.

Dick Becker  
765 St. Paul  
Ellisville, Mo. 63021  
(636) 386-2047

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
(St. Paul Road Area)**

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
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21 1. (Print) <b>JOAN ADELSTEIN</b>	800 ST. PAUL RD 63021	34T-221-076	YES		12/8/98
(Signature) <i>Joan Adelstein</i>		0076			
21 2. (Print) <b>NORJELL ADELSTEIN</b>	300 ST PAUL RD 63021	34T-221-076	YES		12/8/98
(Signature) <i>Norjell Adelstein</i>					
3. (Print)					
(Signature)					
4. (Print)					
(Signature)					
5. (Print)					
(Signature)					
6. (Print)					
(Signature)					
7. (Print)					
(Signature)					

Petition Page # 4

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**PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
(St. Paul Road Area)**

We, the undersigned, hereby respectfully request the City of Wildwood to submit to the Boundary Commission, St. Louis County a proposal requesting the annexation of the Property, as set forth below in this petition, into the City of Wildwood. We request such proposal be submitted as soon as possible, in the form of a simplified boundary change as provided for in Chapter 72.400 RSMo. Further, we request that the annexation be approved without the requirement for an election.

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
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18 16 14 12 10 8 6 4 2 3	1. (Print) Laura Hansman (Signature) <i>Laura Hansman</i>	756 St. Paul Rd. Ballwin, MO. 63021	24T22 0087 18	yes	No	12/20/98
	2. (Print) KAREN Emmenegger (Signature) <i>Karen Emmenegger</i>	715 Rietzke Mt Trl Ballwin, MO 63021	16 24T-3-1-0111	yes	Yes	12/20/98
	3. (Print) ERIC Emmenegger (Signature) <i>Eric Emmenegger</i>	715 Rietzke Mt Trl Ballwin, MO 63021	24T-3-1- 16.0111	yes	NO	12/20/98
	4. (Print) Brad Hansman (Signature) <i>Brad Hansman</i>	756 St. Paul Rd Ballwin MO 63021	24T220087 18	yes	NO	12/20/98
	5. (Print) Patti Conway (Signature) <i>Patti Conway</i>	1015 St. Paul Rd Ballwin MO 63021	24T220065 22	Yes	Yes	12/31/98
	6. (Print) SUSAN DeSPRITO (Signature) <i>Susan DeSprito</i>	15916 RICHLAND BALLWIN MO 63021	24T-3-3-2 0432	yes	NO	12-31-98
	7. (Print) ALAN MARTINI (Signature) <i>Alan Martini</i>	15901 Richland BALLWIN MO 63021	24T-3-3-3 0450	yes	yes	12-31-98

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
(St. Paul Road Area)**

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
1. (Print) <i>DORIS MARTINI</i> (Signature) <i>Doris Martini</i>	<i>15901 Richland Cove Ct. Ballwin Mo 63021</i>	<i>24T-3-3<sup>3</sup> 0452</i>	<i>yes</i>	<i>yes</i>	<i>12/31/98</i>
2. (Print) <i>Mike Conway</i> (Signature) <i>Mike Conway</i>	<i>1015 St. Paul Rd Ellisville, Mo 63021</i>	<i>24T220065 22</i>	<i>yes</i>	<i>yes</i>	<i>12/31/98</i>
3. (Print) <i>Tom Buchek</i> (Signature) <i>Tom Buchek</i>	<i>733 (719) Kiefer Crk</i>	<i>24T-3-1<sup>B</sup> -0144</i>	<i>yes</i>	<i>yes</i>	<i>12/31/98</i>
4. (Print) <i>Mathel Buchek</i> (Signature) <i>Mathel Buchek</i>	<i>733 (719) Kiefer Creek</i>	<i>24T-3-1<sup>B</sup> -0144</i>	<i>yes</i>	<i>yes</i>	<i>12-31-98</i>
5. (Print) <i>TOM M. WAMHOFF</i> (Signature) <i>Tom M. Wamhoff</i>	<i>15909 Richland Cove Ct. Ballwin, Mo.</i>	<i>24T-3-3<sup>4</sup> -0461</i>	<i>yes</i>	<i>YES</i>	<i>12/31/98</i>
6. (Print) <i>CAROL A. WAMHOFF</i> (Signature) <i>Carol A. Wamhoff</i>	<i>15909 RICHLAND COVE CT. BALLWIN 63021</i>	<i>24T-3-3- 46461</i>	<i>YES</i>	<i>YES</i>	<i>12-31-98</i>
7. (Print) <i>Robin C. Becker</i> (Signature) <i>Robin C Becker</i>	<i>765 St Paul Rd Ellisville Mo 63021</i>	<i>24T220043 23</i>	<i>YES</i>	<i>Yes</i>	<i>1-04-99</i>

**PETITION FOR SIMPLIFIED BOUNDARY CHANGES  
(St. Paul Road Area)**

The undersigned, hereby respectfully request the City of Wildwood to submit to the Boundary Commission a proposal requesting the annexation of the Property, as set forth herein, to the City of Wildwood. We request such proposal be submitted as soon as possible, and that all proposed boundary changes be provided for in Chapter 72.400 RSMo. Further, we request that the Commission be approved without the requirement for an election.

In signing this petition, the undersigned sets forth that he/she is a registered voter at the address listed below and/or is an owner of record with a fee interest in the property as indicated below, and that the information provided is accurate to the best of his/her knowledge.

Signature	Property Address (Street, Number, Zip Code)	City of Wildwood Parcel Number	Registered Voter (Yes/No)	Owner (Yes/No)	
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28  
28  
29  
29

1. (Print) <u>Bart Collitta</u> (Signature) <u>[Signature]</u>	828 ST Paul Ln	25T630070 28	Yes	Yes	12/21/98
2. (Print) <u>Michelle Turner</u> (Signature) <u>[Signature]</u>	828 ST Paul Ln	25T630070 28	Yes	Yes	12/21/98
3. (Print) <u>Bart Collitta</u> (Signature) <u>[Signature]</u>	840 ST Paul Rd	25T630047 29	Yes	Yes	12/21/98
4. (Print) <u>Michelle Turner</u> (Signature) <u>[Signature]</u>	840 ST Paul Rd	25T630047 29	Yes	Yes	12/21/98
5. (Print) (Signature)					
6. (Print) (Signature)					
7. (Print) (Signature)					

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**  
(St. Paul Road Area)

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
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14 1. (Print) Cheryl Reese (Signature) Cheryl Reese	714 Rietzke Mtn. Ellisville 63021	24T-3-1- 14 0122	Yes	Yes	12-6-98
15 2. (Print) Linda Macraekin (Signature) Linda Macraekin	720 Rietzke Mtn Ballwin 63021	24T-3-1- 15 50133	Yes	Yes	12/6/98
23 3. (Print) RICHARD BECKER (Signature) <i>[Signature]</i>	765 ST PAUL Ellisville, Mo 63021	24T220043 23	YES	YES	12/6/98
23 4. (Print) KATHLEEN A. BECKER (Signature) Kathleen A. Becker	765 ST. PAUL ELLISVILLE, MO 63021	24T220043 23	YES	YES	12/6/98
108 5. (Print) RICHARD B HANSMANN (Signature) Richard B Hansmann	756 ST PAUL RD. BALLWIN MO 63021	24T220087 18	YES	YES	12.8.98
108 6. (Print) CAROLE A HANSMANN (Signature) Carole A Hansmann	756 ST PAUL RD BALLWIN MO 63021	24T220087 18	YES	YES	12.8.98
12 7. (Print) BREAN HANSMANN (Signature) <i>[Signature]</i>	756 ST PAUL RD BALLWIN MO 63021	24T220087 18	YES	YES	12.8.98



**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**  
**(St. Paul Road Area)**

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
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1. (Print) <i>Timothy A Verker</i>	<i>880 SAINT PAUL RD Ballwin, MO 63021</i>	<i>25T610038 33</i>	<i>YES</i>	<i>YES</i>	<i>2/9/99</i>
(Signature) <i>[Signature]</i>					
2. (Print)					
(Signature)					
3. (Print)					
(Signature)					
4. (Print)					
(Signature)					
5. (Print)					
(Signature)					
6. (Print)					
(Signature)					
7. (Print)					
(Signature)					

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
(St. Paul Road Area)**

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
35 1. (Print) <u>CHRISTINE SHREFFER</u> (Signature) <u>Christine Shreffler</u>	917 ST. PAUL RD	257610049 35	yes	yes	2/1/99
35 2. (Print) <u>DAVID McCAULEY</u> (Signature) <u>David McCauley</u>	<del>917 ST. PAUL RD</del>	<del>257610049 35</del>	<del>yes</del>	<del>no</del>	<del>2/1/99</del>
3. (Print)					
(Signature)					
4. (Print)					
(Signature)					
5. (Print)					
(Signature)					
6. (Print)					
(Signature)					
7. (Print)					
(Signature)					

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
(St. Paul Road Area)**

We, the undersigned, hereby respectfully request the City of Wildwood to submit to the Boundary Commission, St. Louis County a proposal requesting the annexation of the Property, as set forth below in this petition, into the City of Wildwood. We request such proposal be submitted as soon as possible, in the form of a simplified boundary change as provided for in Chapter 72.400 RSMo. Further, we request that the annexation be approved without the requirement for an election.

In signing this petition, the undersigned sets forth that he/she is a registered voter at the address listed below and/or is an owner of record with a fee interest in the property as indicated below, and that the information provided is accurate to the best of his/her knowledge.

Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
--------------------	--	---------------------------------------	---------------------------------	--------------------------------	----------------

27 27 20 20 40 40 20	1. (Print) KEITH W. HUBBARD (Signature) Keith W. Hubbard	1016 St PAUL RD BALLWIN, MO 63021	25T-2-2081	YES	YES	12/6/98
	2. (Print) Pamela P. Hubbard (Signature) Pamela P. Hubbard	1016 St. Paul Rd Ballwin, MO 63021	25T-2-2081	Yes	Yes	12/6/98
	3. (Print) Carolyn R. Smith-Sing (Signature) Carolyn R. Smith-Sing	1016 St. Paul Rd Ballwin, MO 63021	25T-2-2078	YES	YES	12/31/98
	4. (Print) Theresa S. Smith (Signature) Theresa S. Smith	1016 St Paul Rd Ballwin, MO 63021	25T-2-2078	YES	YES	12/31/98
	5. (Print) JOHN E. RUNDQUIST (Signature) John E. Rundquist	OLD 1105 ST. PAUL RD BALLWIN, MO 63021 NEW 1064 SHEPHERD FOREST BALLWIN, MO 63021	25T-2-2120	YES	YES	1/5/99
	6. (Print) Molly C. Rundquist (Signature) Molly C. Rundquist	OLD 1105 St. Paul Rd Ballwin, MO 63021 NEW 1064 Shepherd Forest Dr. Ballwin, MO 63021	25T-2-2120	Yes	Yes	1/5/99
	7. (Print) ERIC J. TAYLOR (Signature) Eric Taylor	801 St Paul Rd Ballwin, MO 63021	25T540045	Yes	Yes	1/5/99

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
(St. Paul Road Area)**

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
--------------------	--	---------------------------------------	---------------------------------	--------------------------------	----------------

1. (Print) Brent Goodsell (Signature) <i>Brent Goodsell</i>	15917 Richland Love Court Ballwin, MO	24T-3-3- 5-0472		Yes	12.5.98
2. (Print) Sheri Goodsell (Signature) <i>Sheri Goodsell</i>	15917 Richland Love Court Ballwin, MO	24T-3-3- 5-0472		Yes	12.5.98
3. (Print) Thomas H. McCracken III (Signature) <i>Thomas H. McCracken</i>	720 Rietzke Mount. Trail Ballwin, Missouri 63021	24T-3-1 15.-0133	yes	yes	12/5/98
4. (Print) Susan Johanson (Signature) <i>Susan Johanson</i>	1003 St Paul Run Ballwin MO 63021	24T310089 19.	yes	yes	12/5/98
5. (Print) HAROLD A. SCHRADER (Signature) <i>Harold A. Schrader</i>	678 KIEFERCREEK RD BALLWIN, MO 63021	24T330384 7.	yes	yes	12/6/98
6. (Print) DAISY SCHRADER (Signature) <i>Daisy Schrader</i>	678 KIEFERCREEK RD BALLWIN, MO 63021	24T330384 7.	yes	yes	12.6.98
7. (Print) Trevor Reese Jr. (Signature) <i>Trevor Reese Jr.</i>	714 Rietzke Mt. Ellisville, MO 63021	24T-3-1- 14-0122	yes	yes	12/6/98

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
(St. Paul Road Area)**

We, the undersigned, hereby respectfully request the City of Wildwood to submit to the Boundary Commission, St. Louis County a proposal requesting the annexation of the Property, as set forth below in this petition, into the City of Wildwood. We request such proposal be submitted as soon as possible, in the form of a simplified boundary change as provided for in Chapter 72.400 RSMo. Further, we request that the annexation be approved without the requirement for an election.

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
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23.

1. (Print) <u>TIMOTHY BECKER</u>	<u>760 ST. PAUL RD ELLISVILLE, MO 63021</u>	<u>24T220043</u>	<u>YES</u>	<u>YES</u>	<u>1-4-9</u>
(Signature) <u>[Signature]</u>		<u>23</u>			
2. (Print)					
(Signature)					
3. (Print)					
(Signature)					
4. (Print)					
(Signature)					
5. (Print)					
(Signature)					
6. (Print)					
(Signature)					
7. (Print)					
(Signature)					

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**  
(St. Paul Road Area)

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
--------------------	---	--	---------------------------------	--------------------------------	----------------

42 1. (Print) <u>CECELIA I. CONNER</u> (Signature) <u>Cecelia I. Conner</u>	1050 St. Paul Rd 63021	42 25T-3-1- -0024	yes	yes	12/8/98
42 2. (Print) <u>WALTER CONNER</u> (Signature) <u>Walter Conner</u>	1050 ST PAUL RD 63021	42 25T-3-1- -0024	YES	YES	12/8/98
32 3. (Print) <u>BEN W. VERHAGEN</u> (Signature) <u>Ben W. Verhagen</u>	862 ST PAUL 63021	32 25T-6-3-00 58	YES	NO	12/8/98
32 4. (Print) <u>NANCY J. VERHAGEN</u> (Signature) <u>Nancy J. Verhagen</u>	862 ST PAUL Rd 63021	32 25T-6-3-0058	yes	yes	12-8-98
31 5. (Print) <u>RR FRAME</u> (Signature) <u>RR Frame</u>	857 ST PAUL 63021	31 25T-5-4 -0067	yes	NO	12-8-98
31 6. (Print) <u>MARY F. FRAME</u> (Signature) <u>Mary F. Frame</u>	857 St. Paul 63021	31 25T-5-4 -0067	YES	NO	12/5/98
42 7. (Print) <u>David McLaury</u> (Signature) <u>David F. McLaury</u>	917 St. Paul Rd 63021	25T-6-1- -0049	yes	NO	12/7/98

**PETITION FOR SIMPLIFIED BOUNDARY CHANGE**  
(St. Paul Road Area)

We, the undersigned, hereby respectfully request the City of Wildwood to submit to the Boundary Commission, St. Louis County a proposal requesting the annexation of the Property, as set forth below in this petition, into the City of Wildwood. We request such proposal be submitted as soon as possible, in the form of a simplified boundary change as provided for in Chapter 72.400 RSMo. Further, we request that the annexation be approved without the requirement for an election.

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Name and Signature	Property Address (Street, Number, Zip Code)	St. Louis County Locator Number	Registered Voter (Yes/No)	Owner of Record (Yes/No)	Date Signed
1. (Print) <u>CECELIA J. CONNER</u> (Signature) <u>Cecelia Conner</u>	1050 St. Paul Rd 63021	UN 25T-3-1- -0024	yes	yes	12/8/98
2. (Print) <u>WALTER CONNER</u> (Signature) <u>Walter Conner</u>	1050 ST PAUL RD 63021	UN 25T-3-1- -0024	YES	YES	12/8/98
3. (Print) <u>BEN W. VERHAGEN</u> (Signature) <u>Ben Verhagen</u>	862 ST PAUL 63021	32 25T6300 58	YES	NO	12/8/98
4. (Print) <u>NANCY J. VERHAGEN</u> (Signature) <u>Nancy J. Verhagen</u>	862 ST PAUL Rd 63021	32 25T630058	YES	YES	12-8-98
5. (Print) <u>RR FRAME</u> (Signature) <u>R.R. Frame</u>	857 ST PAUL 63021	31 25T-5-4 -0067	yes	NO	12-8-98
6. (Print) <u>MARY F. FRAME</u> (Signature) <u>Mary F. Frame</u>	857 St. Paul 63021	31 25T-5-4 -0067	YES	NO	12/8/98
7. (Print) <u>David McLawley</u> (Signature) <u>David F. McLawley</u>	917 St. Paul Rd 63021	25T-6-1- -0049	yes	NO	12/8/98

RSPN  
 PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
 ST PAUL ROAD AREA

ITEM	LOCATOR	RESIDENT	# OF REG. VOTERS	REGIST. VOTER SIGNATURES	VERIFICATION OF # OF REGISTERED VOTERS OCCUPYING THIS PROPERTY IS SUGGESTED
1.	24T3-3-0432	Susan DiSpirito	1	1	
2.	24T3-3-0441	VACANT-OWNED BY BUILDER	0	0	
3.	24t3-3-0450	Doris Martini	1	1	
	24t3-3-0450	Alan Martini	1	1	
4.	24T3-3-0461	John Warhoff	1	1	
	24T3-3-0461	Carol Warhoff	1	1	
5.	24T3-3-0472	Brent Goodsell	1	1	
	24T3-3-0472	Sheri Goodsell	1	1	
6.	24T3-3-0506	VACANT- Trustees	0	0	
7.	24T3-3-0384	Harold Schrader	1	1	
	24T3-3-0384	Daisy Schrader	1	1	
8.	24T3-3-0113	VACANT - Breeden	0	0	
9.	24T3-3-0110	VACANT - Hasenfratz	0	0	
10.	24T3-3-0032	Hesseman	0	0	
11.	24T3-3-0054	VACANT-Tankersley	0	0	
12.	24T3-3-0098	Tankersley	2	0	XX
13.	24T3-3-0144	Tom Buckek <i>Handwritten initials</i>	1	1	
	24T3-3-0144	Nathel Buckek <i>Handwritten initials</i>	1	1	
14.	24T3-3-0122	Cheryl Reese	1	1	



RSPN  
 PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
 ST PAUL ROAD AREA

ITEM	LOCATOR	RESIDENT	# OF REG. VOTERS	REGIST. VOTER SIGNATURES	VERIFICATION OF # OF REGISTERED VOTERS OCCUPYING THIS PROPERTY IS SUGGESTED
	24T3-3-0122	Trevor Reese	1	1	
✓15.	24T3-3-0133	Linda McCrackin	1	1	
	24T3-3-0133	Thomas McCrackin	1	1	
✓16.	24T3-3-0111	Eric Emmenegger	1	1	
	24T3-3-0111	Karen Emmenegger	1	1	
17.	24T3-3-0043	VACANT - Becker	0	0	
✓18.	24T2-2-0087	Richard Hansmann	1	1	
	24T2-2-0087	Carole Hansmann	1	1	
	24T2-2-0087	Brian Hansmann	1	1	
	24T2-2-0087	Brad Hansmann	1	1	
	24T2-2-0087	Laura Hansmann	1	1	
✓19.	24T3-1-0089	Susan Johanson	2	1	
✓20.	24T3-1-0078	Theodore Surgent	1	1	
	24T3-1-0078	Carolyn Surgent	1	1	
✓21.	24T2-2-0076	Norvell Adelstein	1	1	
	24T2-2-0076	Joan Adelstein	1	1	
✓22.	24T2-2-0065	Mike Conway ?	1	1	
	24T2-2-0065	Patti Conway ?	1	1	
✓23.	24T2-2-0043	Richard Becker	1	1	
	24T2-2-0043	Kathleen Becker	1	1	
	24T2-2-0043	Robin Becker	1	1	
	24T2-2-0043	Timothy Becker	1	1	

*John Webb*

*227-7533*

*394-9358*  
*w/ 349-8579 (hev)*

*391-1062*

*Ernest Charles*  
*Chapman*  
*Beck*

*391-5830*

RSPN  
 PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
 ST PAUL ROAD AREA

ITEM	LOCATOR	RESIDENT	# OF REG. VOTERS	REGIST. VOTER SIGNATURES	VERIFICATION OF # OF REGISTERED VOTERS OCCUPYING THIS PROPERTY IS SUGGESTED
24.	0024	VACANT - Laves	0	0	XX
25.	25T5-4-0045	Eric Taylor	1	1	
26.	0056	VACANT-Owner Unknown	0	0	
✓27.	25T6-3-0081	Keith Hubbard	1	1	
	25T6-3-0081	Pamela Hubbard	1	1	
✓28.	25T6-3-0070	VACANT - Collida	0	0	
✓29.	25T6-3-0047	Bart Collida	1	1	
	25T6-3-0047	Michelle Isma	1	1	
(30)	0013	Hoffmeister	0	0	
✓31.	25T5-4-0067	Richard Frame	1	1	
	25T5-4-0067	Mary Frame	1	1	
✓32.	25T6-3-0058	Ben Verhagen	1	1	
	25T6-3-0058	Nancy Verhagen	1	1	
✓33.	25T6-1-0038	Timothy Leeker	1	1	
(34)	0020	VACANT-Jones	0	0	
35.	25T6-1-0050	VACANT - Shreffler	0	0	
✓36.	✓25T6-1-0049	Christine Shreffler	1	1	
	✓25T6-1-0049	David McCauley	1	1	
(37)	0048	Steve Banton	1	0	XX

W 991-4111 Mary  
 394-7482  
 394-9169  
 391-7858  
 227-7342  
 256-6619  
 W 945-8363

RSPN  
 PETITION FOR SIMPLIFIED BOUNDARY CHANGE  
 ST PAUL ROAD AREA

ITEM	LOCATOR	RESIDENT	# OF REG. VOTERS	REGIST. VOTER SIGNATURES	VERIFICATION OF # OF REGISTERED VOTERS OCCUPYING THIS PROPERTY IS SUGGESTED
38.	0032	Kevin Cole	0	0	XX
39.	0066	VACANT-Access Partners, LLC	0	0	
40.	25T2-2-0101	John Rundquist	1	1	
	25T2-2-0101	Molly Rundquist	1	1	
41.	0033	VACANT-Norman Levine	0	0	XX
42.	25T-3-1-0024	Walter Conner	1	1	
	25T-3-1-0024	Cecelia Conner	1	1	

53  
 -----  
 49  
 -----  
 92.45%

supporters  
 Frank & Heidi Sutton 391-0172  
 Doug & Jan Mauerle 391-7354  
 Tom & Susan Weiss 256-6890  
 Rosemary Cole = 256-0015

14 December 2000

Donald Wojtkowski, Chairman  
Jane Arnold, Commissioner  
Matt Armstrong, Commissioner  
Ted Armstrong, Commissioner  
Bob Ford, Commissioner  
Agnes Garino, Commissioner  
Tom Hayek, Commissioner  
Dee Joyner, Commissioner  
Greg Kloeppel, Commissioner  
Ilene Ordower, Commissioner  
Johnnie Spears, Commissioner

C/o The Boundary Commission of St. Louis County  
1516 Brentwood Blvd.  
Suite 101  
Brentwood, MO 63144

Dear Commissioners:

I am writing to let you know of my family's desire for our area of St. Paul Road to join Wildwood. We have lived in our current home for a little over five years. We moved to this area specifically because we wanted to live in a more sparsely populated area with homes built on acreages. We did not and do not want to live in a densely populated area. Since that time five years ago, tremendous development has occurred between us and Ellisville. Much of the character of our area has already been destroyed by the uncontrolled housing developments. The increase in traffic on our narrow road is unimaginable. By allowing us to become part of Wildwood, the character of our area can be preserved, because Wildwood shares the same philosophy as my family does regarding patterns of housing developments.

Thank you for your consideration

Sincerely,

  
Keith Hubbard      Pam Hubbard      Kelly Hubbard      Will Hubbard

862 St. Paul Road

12/08/2000

?????, Missouri, 63021

Attention: St. Louis County Boundary Board

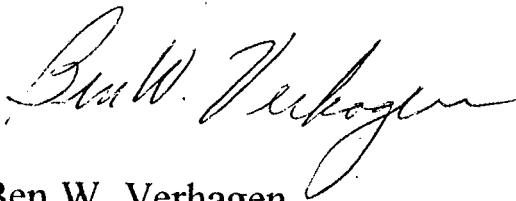
Dear Commissioners:

We wish to become part of the city of Wildwood. Although the services provided to us from St. Louis county have been acceptable, we believe that becoming part of a smaller community will provide us with services and *representation* to obtain those services more appropriate to our particular, and in some cases unique, requirements.

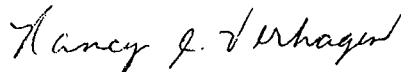
We on St. Paul Road are concerned about our property values, conservation of our environment, and maintenance of our "quality of life". We believe that the city of Wildwood now has the ability to provide for these concerns better than our present county affiliation. There is also the matter of pride in belonging to our own unique community. And we feel strongly that a being part of a smaller government entity will provide us with a better opportunity to address our concerns to our appropriate representative.

Thank you for addresssing our concerns and please let us on St. Paul Road join the City of Wildwood.

Respectfully,



Ben W. Verhagen



Nancy J. Verhagen

December 19, 2000

The Boundary Commission of St. Louis County  
1516 Brentwood Blvd., Suite 101  
Brentwood, MO 63144

ATTENTION:

Donald Wojtkowski, Chairman  
Jane Arnold, Commissioner  
Matt Armstrong, Commissioner  
Ted Armstrong, Commissioner  
Bob Ford, Commissioner  
Agnes Garino, Commissioner  
Tom Hayek, Commissioner  
Dee Joyner, Commissioner  
Greg Kloeppe, Commissioner  
Ilene Ordower, Commissioner  
Johnnie Spears, Commissioner

Dear Commissioners:

I am writing to bring to your attention my strong desire for this area of St. Paul Road to be annexed with Wildwood. I have lived at 1003 St. Paul Run for 16 years. This area was chosen for my home because of its natural beauty and the fact that it was sparsely populated and zoned R3—our homes are not on top of each other or even within hearing distance. The wildlife was varied and fantastic to see!

There has been much uncontrolled housing development over the years between my property and Ellisville. It has driven away much of the wildlife I used to enjoy, and the increase in traffic on Kiefer Creek Road and St. Paul Road is breaking apart the roadway and the bridges and making travel dangerous as this road was never meant to handle this amount of traffic flow. It is extremely narrow and winding.

I strongly urge you to allow this area to become a part of Wildwood in order to preserve the character of my "neighborhood" and to stop any further increase in housing and traffic. I agree with Wildwood's philosophy regarding development, **NOT** that of Ellisville.

Thank you for your attention in this matter.

Sincerely,  
Susan K. Johanson

*Susan K. Johanson*  
1003 St Paul Run, RR2  
Bellewin MO 63021-6019

12-17-00

To: The Boundary Commission of St. Louis County  
Donald Wojtkowski/Chairman  
Jane Arnold/Commissioner  
Matt Armstrong/Commissioner  
Ted Armstrong/Commissioner  
Bob Ford/Commissioner  
Agnes Garino/Commissioner  
Tom Hayek/Commissioner  
Dee Joyner/Commissioner  
Greg Kloeppe/Commissioner  
Ilene Ordower/Commissioner  
Johnnie Spears/Commissioner

From: Mike and Patti Conway  
1015 St. Paul Run  
St. Louis, MO 63021

Re: Wildwood vs. Ellisville Annexation

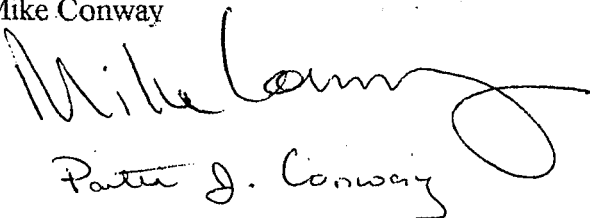
I am writing to voice my concern over a possible annexation of our area by Ellisville. My wife and I moved our family out to this area three years ago. We have known our current neighbors for over ten years. They were original owners of the house they currently live. For many years before we moved out here, we joked with them about living "away from it all". You see, seventeen years ago when they bought their house, they were getting "away from it all". They bought in this area for the green space, the lack of traffic and the overall peace and quiet. Three years ago, we had the opportunity to do the same.

We have the same concerns that the people of Wildwood had prior to their organization and incorporation. Our reasons for living in this area fit those of the residents of Wildwood much more so than Ellisville.

Our desire is to become part of Wildwood. To my understanding, their building codes and green space laws are what we are looking for. We want to protect what we have. While Ellisville seems to want to protect their tax base, Wildwood seems to want to protect their green space. Please consider the desire of the residents when making your upcoming decisions.

If you would like to talk with me, you can reach me at my home number 636-230-3591.  
Thank you for your time.

Mike Conway



Mike Conway  
Patti J. Conway

December 14, 2000

Donald Wojtkowski, Chairman  
Jane Arnold, Commissioner  
Matt Armstrong, Commissioner  
Ted Armstrong, Commissioner  
Bob Ford, Commissioner  
Agnes Garino, Commissioner  
Tom Hayek, Commissioner  
Dee Joyner, Commissioner  
Greg Kloeppe, Commissioner  
Ilene Ordower, Commissioner  
Johnnie Spears, Commissioner

c/o The Boundary Commission of St. Louis County  
1516 Brentwood Blvd. Ste 101  
Brentwood, MO 63144

Dear Commissioners:

We very much would like to become part of Wildwood. We, along with our neighbors on St. Paul Road totally share Wildwood's philosophy as it relates to development. The great majority of us moved to the St. Paul area to enjoy the rural setting and have no desire to see this stretch of wildlife end up like Ellisville has allowed along Kieffer Creek Road.

Thank you for your consideration.

Sincerely,

*Rich Hansmann*  
*Carole Hansmann*

Rich and Carole Hansmann  
756 St. Paul Road  
636-227-7533



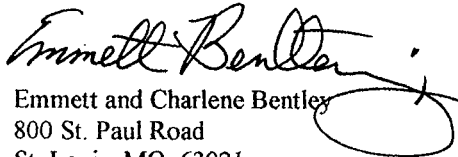
11/29/2000

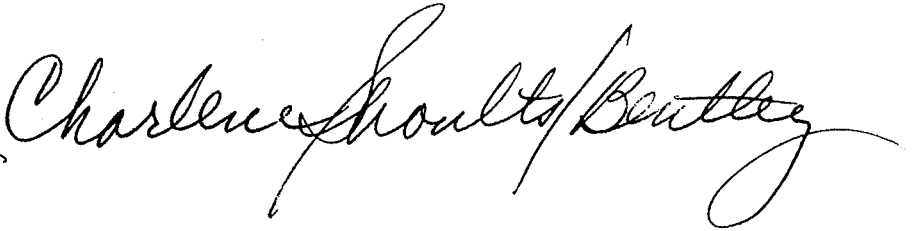
Donald Wojtkowski, Chairman  
Jane Arnold, Commissioner  
Matt Armstrong, Commissioner  
Ted Armstrong, Commissioner  
Bob Ford, Commissioner  
Agnes Garino, Commissioner  
Tom Hayek, Commissioner  
Dee Joyner, Commissioner  
Greg Kloepfel, Commissioner  
Ilene Ordower, Commissioner  
Johnnie Spears, Commissioner  
Boundary Commission of St. Louis County  
1516 Brentwood Blvd. Ste 101  
Brentwood, MO. 63144

Dear Commissioners,

My wife and I are home owners in the Ridge area of St. Paul Road and I wanted to write to let you know that my wife and I sincerely hope that our home and the Ridge neighborhood be allowed to join Wildwood. The direction of development of Wildwood seems much more complementary to the neighborhood and I would ask that the commission please consider our wishes in making decisions about the future of the St. Paul Ridge neighborhood.

Sincerely,

  
Emmett and Charlene Bentley  
800 St. Paul Road  
St. Louis, MO. 63021



To: Boundary Commission of  
St Louis County

Attn: Donald Wajtkowski

Please accept this  
letter as confirmation  
that I would like to  
become a resident of  
Wildwood.

Rose Koch

731 Keyser Creek Rd. 12-17-000  
Baldwin MO 63021

December 26, 2000

The Boundry Commission of St. Louis County  
1516 Brentwood Blvd. Suite 101  
Brentwood, Mo. 63144

Dear Commissioners:

We are writing this letter in support of Wildwood annexation to include property on St. Pual Raod. We have lived here 12years and have witnessed over development all around us, increasing traffic on roads that were not designed to handle.

We have 5 and 1/2 acres and believe in Wildwoods concepts of maintaining the enviroment of woods, greenspace and wildlife habitat.

We are opposed to Ellisville Annexation as their zoning concepts differ from Wildwood by allowing more overdevelopment.

Sincerely,



Rich and Mary Frame

November 17, 2000

Boundary Commission  
St. Louis County Missouri  
1516 S Brentwood Blvd.  
Brentwood, Missouri 63144

Dear Ladies and Gentlemen:

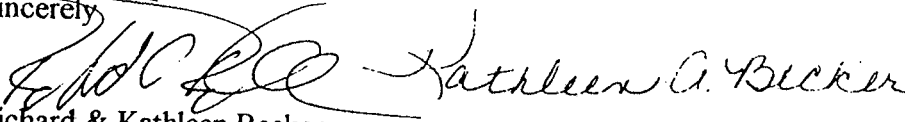
I attended the meeting last night at LaSalle School in West St. Louis County, but regrettable, did not speak publicly. I am a resident of the proposed annexation areas of Wildwood. I live on St. Paul road. I, as well as virtually all of my neighbors, actively support the initiative to be annexed into Wildwood. We approached them and asked for them to assist us in the process. Over 92% of our neighbors (along St. Paul) signed a petition to ask for Wildwood's annexation.

We believe Wildwood will represent us better than St. Louis County in the area of development. All the homes here are on min. 3 acre wooded tracts. The woods are beautiful and alive with wildlife--much like the greatest part of Wildwood. All around us development goes on, approved by St. Louis county, that has started with every last tree in the developed area bulldozed. Drive down Kieffer Creek road and you will see subdivision after subdivision with tight density and without any of the original forest.

There is a very small part of our community left where the original hardwood forest remains. We, and the community at large, would be the losers if more of it is lost to the developers bulldozer.

Thank you for your consideration.

Sincerely

  
Richard & Kathleen Becker

765 St. Paul  
Ellisville, Mo. 63021  
(636) 391-5830

THIS IS AN EXAMPLE OF THE WILDLIFE THAT WE HAVE OBSERVED RESIDING  
IN THE WOODS SURROUNDING OUR HOME:

DEER  
WILD TURKEY  
COYOTES  
BOX TURTLES  
RACCOONS  
POSSUMS  
RABBITS  
CHIPMUNKS  
SQUIRRELS  
MICE AND VOLES  
BATS  
BIRDS SUCH AS: HAWKS  
OWLS  
SEVERAL TYPES OF WOODPECKERS, INCLUDING  
PILEATED WHICH REQUIRE LARGE OLD TREES IN  
WHICH TO NEST.  
WHIP-POOR-WILLS  
ROBINS  
BLUEBIRDS  
BLUE JAYS  
CARDINALS  
TITMOUSE  
CHICKADEE  
DOZEN'S OF HUMMINGBIRDS  
FINCH  
AND MANY, MANY MORE.  
WE ALSO HAVE: SEVERAL TYPES OF SNAKES  
SALAMANDERS  
LIZARDS

WE ALSO HAVE A VARIETY OF TREES SUCH AS:

SEVERAL TYPES OF OAK  
SEVERAL TYPES OF MAPLE  
ELM  
RED BUD  
DOGWOOD  
ASH  
WILD CHERRY  
SASSAFRAS

PLEASE HELP US PRESERVE THE WOODS THAT SURROUND THIS AREA. WE  
FEEL THAT WILDWOOD WOULD PROVIDE A BETTER "LAND MANAGEMENT"  
APPROACH TO ANY FUTURE LAND DEVELOPMENT IN THIS AREA. THE TYPE  
OF LAND CLEARING BY DEVELOPERS THAT WE HAVE SEEN ALL ALONG  
KIEFER CREEK ROAD WOULD BE THE END OF THIS VIRGIN HARDWOOD AREA  
AND ALL OF NATURES BLESSINGS THAT ACCOMPANY IT.

**Ted and Carolyn Surgent**

1002 St. Paul Run  
Ballwin, MO. 63021

November 17, 2000

Donald Wojtkowski, Chairman

Commissioners; Jane Arnold, Matt Armstrong, Ted Armstrong, Bob Ford, Agnes Garino,  
Tom Hayek, Dee Joyner, Greg Kloeppe, Ilene Ordower, Johnnie Spears

c/o The Boundary Commission of St. Louis County  
1516 Brentwood Blvd. Ste 101  
Brentwood, MO 63144

Dear Commissioners:

We would like to take this opportunity to convey our feelings regarding the proposed municipal boundaries as presented during the public Hearing of November 16, 2000. Both Ellisville and Wildwood presented boundary proposals which would effect our and our neighbors homes. Currently we have petitioned the city of Wildwood to annex our home as well as a number of other residents of the northern half of St. Paul Rd. from Ridge Rd. to Kiefer Creek Rd. Our community along this road is very concerned of the high density home development that has been occurring near us. Many of these developments destroy the natural landscape by their terra-forming practices and place a great strain on the existing infrastructure and native wildlife. Many of us have moved to this area in the county with the desire to live in an environment surrounded by nature with the privacy that the R-3 three acre zoning provides. With annexation to Wildwood we feel we have a chance to protect our R-3 zoning thus preserving our area from rampant urban sprawl that is occurring around us that destroys the very thing we moved here for. The proposal that Ellisville gave carries absolutely no benefit to our area. Our area is very self sufficient, we contract our own trash and snow removal, and maintain our own side roads through neighborhood associations and private funds leaving only St. Paul Rd. maintenance to the county. Ellisville represents what we moved to this area to avoid. We have seen what they have done with the developments along northern Kiefer Creek, how the land was striped of its trees and then terra-formed so another set of track atrium ranch homes with views of other atrium ranch homes can be added to the area destroying the natural beauty that was once there and adding additional strain to the current infrastructure.

We are aware of past attempts of Ellisville's annexation of our area all of which were turned down most decisively by my fellow residents. We see here just another attempt by Ellisville to gain a foothold on our area to exploit the land and destroy the natural beauty, wildlife, and privacy we in this area have worked relentlessly to maintain.

In summation we are asking of your commission to Strike Down Ellisville's proposed annexation and Approve the Wildwood's annexation request especially for the area bounded north of Ridge Rd and south of Kiefer Creek.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ted and Carolyn Surgant". The signature is written in black ink and is positioned above the printed name.

Ted and Carolyn Surgant

May 13, 2002

Mr. Carl E. Ramey  
City Administrator, Wildwood  
16962 Manchester Road  
Wildwood, MO 63040

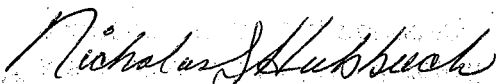
Dear Carl,

We understand that the residents living from the intersection of St. Paul Road and Kiefer Creek Road up to our subdivision off St. Paul Road have already requested to be annexed by The City of Wildwood, and that you have a copy of their letter and signatures on file. The residents of The Lakes at Sheffield Forest request our names be added to those living off St. Paul road requesting annexation by the City of Wildwood. We strongly feel our beliefs are similar to those embraced by Wildwood and its residents. This request is being made to preserve the aesthetics of the surrounding habitat rather than allowing it to be eroded by overbuilding by developers. Specific areas extend from the intersection of St. Paul Road and Kiefer Creek Road on the northside, to the City boundary just south of the entrance of The Lakes at Sheffield Forrest.

Attached is a signed petition by the residents of The Lakes at Sheffield Forest requesting annexation area. Our expectation is that this request for annexation be put before the Wildwood City Council expediently. Assuming approval, and realizing that submittal to the St. Louis Boundary Commission for their endorsement is further required. Time is of the essence to have this annexation initiative placed on a ballot for voter approval.

Should you require any further information, please contact me at 314-543-2322 (work) or 636-394-3037 (home). We are all anxiously looking forward to being residents of the City of Wildwood.

Sincerely,



Nicholas J. Hubbuch  
16404 Sheffield View Ct.  
Ballwin, MO 63021





Wildwood Annexation Petition

Printed Resident Name	Resident Address	Resident Signature
Randy + Fio Anne Krampe	919 Sheffeld Forest Ct	[Signature]
CHRIS + HEATHER BENIKO	924 SHEFFIELD FOREST CT	[Signature]
Marty + Sheila Makowsky	930 SHEFFIELD FOREST CT	[Signature]
JEFF + CATHERINE CRANO	918 SHEFFIELD FOREST CT	[Signature]
De + Sue Hobf	913 SHEFFIELD FOREST CT	[Signature]
Debi + John Sheffler	907 Sheffeld Forest Ct	[Signature]
<del>John + Tammy</del>	930 SHEFFIELD FOREST CT	[Signature]
<del>Mike + Debbie</del>	937 SHEFFIELD FOREST CT	[Signature]
STEVEN + SUSY SLEIGAR	16343 SHEFFIELD POINT CT	[Signature]
Mark + Lori Hawkins	16303 SHEFFIELD Pt. Ct.	[Signature]
AMY + DAN DITZ	16310 "	[Signature]
MAUREN + BOB ORSBY	943 Sheffeld " Ct	[Signature]
Ang + Mike Lipel	1608 Sheffeld forest Ct.	[Signature]
Ken and Ann Pinkenberger	925 Sheffeld forest Ct	[Signature]
Glenn + Ann Lambert	901 Sheffeld Forest Ct	[Signature]
CHRIS + JAMES ET	901 SHEFFIELD FOREST CT	[Signature]
Karla Jennings	16302 Sheffeld R Ct	[Signature]
Dennis Johnson	16319 Sheffeld Pt. Ct	[Signature]

*Attachment B*

*City Letter  
to  
Property Owners*



# WILDWOOD

January 26, 2004

Property Owner in the St. Paul Area  
SAMPLE LETTER SENT TO ATTACHED MAILING LIST

-----  
Ballwin, Missouri 63021

Re: City of Wildwood's Proposal for Transfer of Jurisdiction

Dear Mr. And Ms. -----:

Over the past several years, a number of property owners in the vicinity of St. Paul Road have contacted the City of Wildwood about the possibility of annexing their properties into this community. As further discussions continued, the number of property owners interested in annexation grew and more formal petitions were submitted to the City seeking this transfer in jurisdiction from St. Louis County government and services to City of Wildwood government and services. The pace of this consideration by all parties has increased over the last few months and recently culminated in discussions with the Councilperson Gregory F. Quinn, who represents the area where you live and the entire City of Wildwood. These discussions have concluded with a request being submitted to the St. Louis County Council seeking this boundary change.

The City of Wildwood's City Council has endorsed this transfer of jurisdiction and voted unanimously to submit a letter to St. Louis County requesting a simple transfer of properties between the two (2) respective governments. This letter was submitted to St. Louis County on December 29, 2003, with a request to expedite its review for the purposes of providing a smooth transition of government in a timely manner for the residents in the impacted area. With the submittal of this letter, this process for the consideration of the City's annexation request is now underway. With the process underway, the City Council requested that staff notify all property owners in the annexation area about this request and provide a brief review of the area and its characteristics.

Accordingly, the proposed annexation area is approximately 460 acres in size and bisected by St. Paul Road (in a north/south direction). The area's boundaries are approximately defined by Kiefer Creek Road to the north, Ridge Road to the south, the municipal boundaries of Wildwood to the west, and a number of private properties to the east located within unincorporated St. Louis County. The estimated population of the proposed area is 210 residents. The largest development in this area is Sheffield Forest Subdivision, which consists of forty-four (44) homesites, which were recently completed. The terrain of the annexation area is typical of western St. Louis County, which is very hilly and heavily treed. The predominant land use pattern in the proposed annexation area is single family dwellings on large-lots (NU Non-Urban Residence District zoned parcels of ground). The provision of emergency services will remain unchanged, since the City

*Planning Tomorrow Today*

16962 Manchester Road • Wildwood, Missouri 63040 • 636-458-0440 phone • 636-458-6969 fax

of Wildwood contracts with the St. Louis County Police Department, and the Metro West Fire Protection District is not affected by this transfer.

It is the hope by all members of Wildwood's government that each of you, as property owners in this annexation area, are equally excited about becoming part of our community. It is a community that works every day to address residents' needs and concerns and provide a high level of services to all. The City of Wildwood prides itself on 'Planning Tomorrow Today' and looks forward to your participation in the day-to-day life of this community. Although St. Louis County is an exemplary government, which provides services no other government entity is capable of administering, as well as local services in unincorporated areas, the City of Wildwood is committed to meeting this level and work toward improvements whenever possible.

As this transfer of jurisdiction proceeds forward, the City of Wildwood will provide on-going updates of it for your review and use. If you should have any questions about this process or the City at anytime, please feel free to contact the Wildwood Department of Planning at (636) 458-0440. Additionally, if the City of Wildwood can provide any further information on this community, please feel free to contact us as well. Again, the City of Wildwood hopes this proposed change in jurisdiction is seen as a positive step for your area and individual property.

Sincerely,

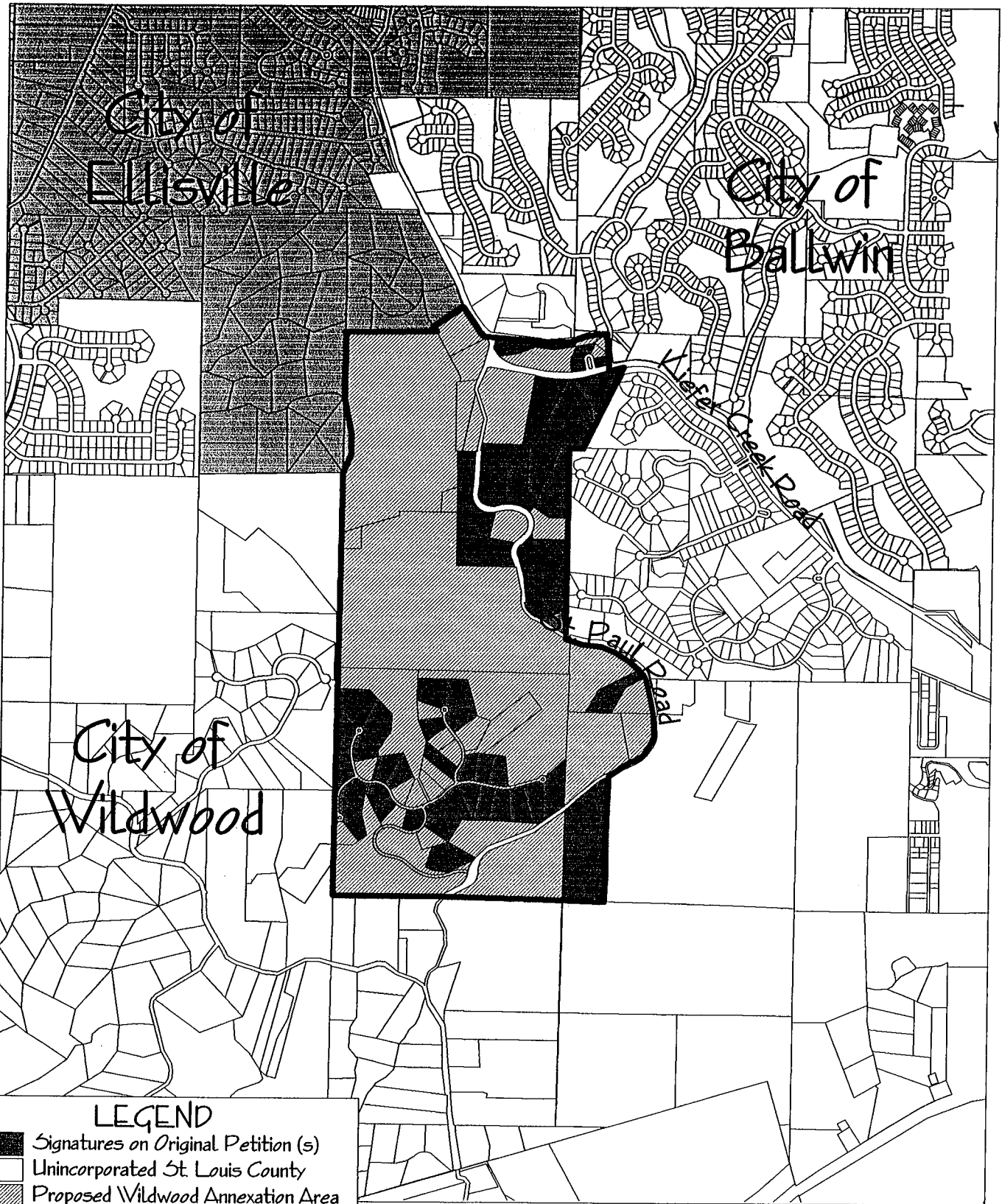
CITY OF WILDWOOD






Daniel E. Dubruiel, City Administrator

Cc: The Honorable Gregory F. Quinn, Council Member – District 7  
The Honorable John D. Wild, Mayor  
Dan Vogel, City Attorney  
Joe Vujnich, Director of Planning, Department of Planning and Parks

# Proposed Annexation Area



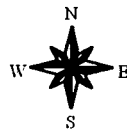
## LEGEND

-  Signatures on Original Petition (s)
-  Unincorporated St. Louis County
-  Proposed Wildwood Annexation Area

### Municipalities

-  BALLWIN
-  ELLISVILLE
-  WILDWOOD

 Annexation Boundary



**WILDWOOD**  
 Prepared by City of Wildwood  
 Department of Planning  
 December 2003

November 18, 2003



Mr. Joe Vujnich  
City of Wildwood  
16962 Manchester Rd.  
Wildwood, MO 63105

Dear Mr. Vujnich:


Our property at 741 St. Paul Road is located at the intersection of Kiefer Creek Road and St. Paul Road in unincorporated St. Louis County which is the subject 62 acres McBride & Son Homes, Inc. has currently petitioned St. Louis County to rezone from NU to R1-A. At the St. Louis County Planning and Zoning Commission Public Hearing on November 17, 2003 we were deeply disturbed to learn that the City of Wildwood has started discussions to annex our property into the City of Wildwood.

Please be advised that our family will demonstrate all necessary means to stop any attempt to any involuntary annexation into the City of Wildwood.

At this time we insist that the City of Wildwood immediately ceases all proceedings that would interfere with McBride's rezoning efforts with St. Louis County.

Sincerely,

  
\_\_\_\_\_  
Esther Smith

  
\_\_\_\_\_  
Luella Huebner

  
\_\_\_\_\_  
Rose Koch

Cc: Honorable Mayor John Wild  
Mr. Glen Powers  
Mr. Doug Morgan  
Mr. Greg Quinn  
Mr. Jim Piper

January 30, 2004

Daniel E. Dubruiel  
City Administrator  
City of Wildwood  
16962 Manchester Road  
Wildwood, Missouri 63040

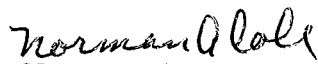
RE: Bakemeier Farm  
St. Paul Road - St. Louis County

Dear Mr. Dubruiel,

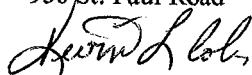
Please be advised that the following property owners located on St. Paul Road, are requesting that their property remain in the St. Louis County Jurisdiction and do not be annexed into the City of Wildwood.

These three properties were all once the original Bakemeier Farm, which is listed in the 100 Historic Buildings of St. Louis County, 1970 Publications. It's records date back to 1851. Please see the attachment and map with property locations marked.

Sincerely,



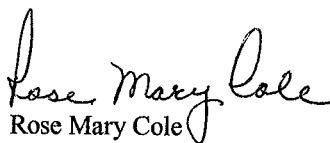
Norman A. Cole  
950 St. Paul Road



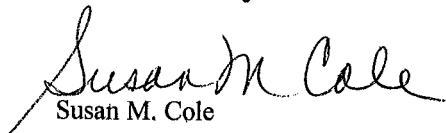
Kevin L. Cole  
955 St. Paul Road



Walter Conner  
1050 St. Paul Road



Rose Mary Cole



Susan M. Cole



Millie Conner

cc: The Honorable Gregory F. Quinn, Council Member - District 7  
✓The Honorable John D. Wild, Mayor  
Dan Vogel, City Attorney  
Joe Vujnich, Director of Planning, Dept. of Planning and Parks  
St. Louis County Boundary Commission



January 30, 2004

Daniel E. Dubruiel  
City Administrator  
City of Wildwood  
16962 Manchester Road  
Wildwood, Missouri 63040

RE: 950 St. Paul Road  
St. Louis County Tax Locator #25T340032  
5 +/- acres

Dear Mr. Dubruiel,

In reference to your letter dated January 26th, 2004, regarding the City of Wildwood's Proposal for Transfer of Jurisdiction, we, Norman A. and Rose Mary Cole, being the property owners of the above referenced property, **do not wish to be annexed into the City of Wildwood.**

We have owned our property for 41 years, this particular piece, 5 +/- acres, was divided from our 114 acre farm, the original Bakemeier Farm, by St. Paul Road. We do not want to have this piece in Wildwood. We also feel that since we have lived in this area more than most of the residences wanting this annexation, we have the right to be heard.

Sincerely,

  
Norman A. Cole

  
Rose Mary Cole

cc: The Honorable Gregory F. Quinn, Council Member - District 7  
✓ The Honorable John D. Wild, Mayor  
Dan Vogel, City Attorney  
Joe Vujnich, Director of Planning, Dept. of Planning and Parks  
St. Louis County Boundary Commission

**KEVIN L. AND SUSAN M. COLE**

995 St. Paul Road  
Ballwin, Missouri 63021  
Home Phone 636-391-3363

January 30, 2004

Daniel E. Dubruiel  
City Administrator  
City of Wildwood  
16962 Manchester Road  
Wildwood, Missouri 63040

RE: 995 St. Paul Road  
St. Louis County Tax Locator #25T330077  
14.06 Acres

Dear Mr. Dubruiel,

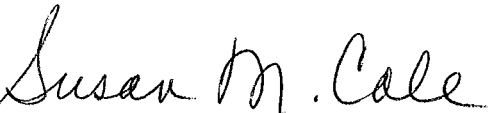
In reference to your letter dated January 26th, 2004, regarding the City of Wildwood's Proposal for Transfer of Jurisdiction, we, Kevin L. and Susan M. Cole, being the property owners of the above referenced property, **do not wish to be annexed into the City of Wildwood.**

Your letter was the first we knew of any "simple transfer" and feel that since our family has lived in this location for 25 years, along with being part of the original Bakemeier Farm, and on the adjoining property where my parents reside, 950 St. Paul Road from 1963 to 1979, all totaling 41 years in this area, we have the right to be heard.

Sincerely,



Kevin L. Cole



Susan M. Cole

cc: The Honorable Gregory F. Quinn, Council Member - District 7  
✓ The Honorable John D. Wild, Mayor  
Dan Vogel, City Attorney  
Joe Vujnich, Director of Planning, Dept. of Planning and Parks  
St. Louis County Boundary Commission

January 30, 2004

Daniel E. Dubruiel  
City Administrator  
City of Wildwood  
16962 Manchester Road  
Wildwood, Missouri 63040

RE: 1050 St. Paul Road  
St. Louis County Tax Locator #25T310024

Dear Mr. Dubruiel,

In reference to your letter dated January 26th, 2004, regarding the City of Wildwood's Proposal for Transfer of Jurisdiction, we, Walter and Cecelia Conner, being the property owners of the above referenced property, **do not wish to be annexed into the City of Wildwood.**

Our property, along with being part of the original Bakemeier Farm, is on the east side of St. Paul Road and is on the boundaries of the proposed annexation area.

Sincerely,

  
Walter Conner

  
Cecelia Conner

cc: The Honorable Gregory F. Quinn, Council Member - District 7  
✓ The Honorable John D. Wild, Mayor  
Dan Vogel, City Attorney  
Joe Vujnich, Director of Planning, Dept. of Planning and Parks  
St. Louis County Boundary Commission



CC

January 30, 2004

Daniel E. Dubruiel  
City Administrator  
City of Wildwood  
16962 Manchester Road  
Wildwood, Missouri 63040

RE: Property south of 1050 St. Paul Road

Dear Mr. Dubruiel,

In reference to your letter dated January 26th, 2004, regarding the City of Wildwood's Proposal for Transfer of Jurisdiction, we, Norman and Eveyln Levine, being the property owners of the above referenced property, **do not wish to be annexed into the City of Wildwood.**

Our property is on the east side of St. Paul Road and on the proposed boundaries of Wildwood and St. Louis County and adjoins 1050 St. Paul Road, Conner's Residence, which is also on the east side of St. Paul Road.

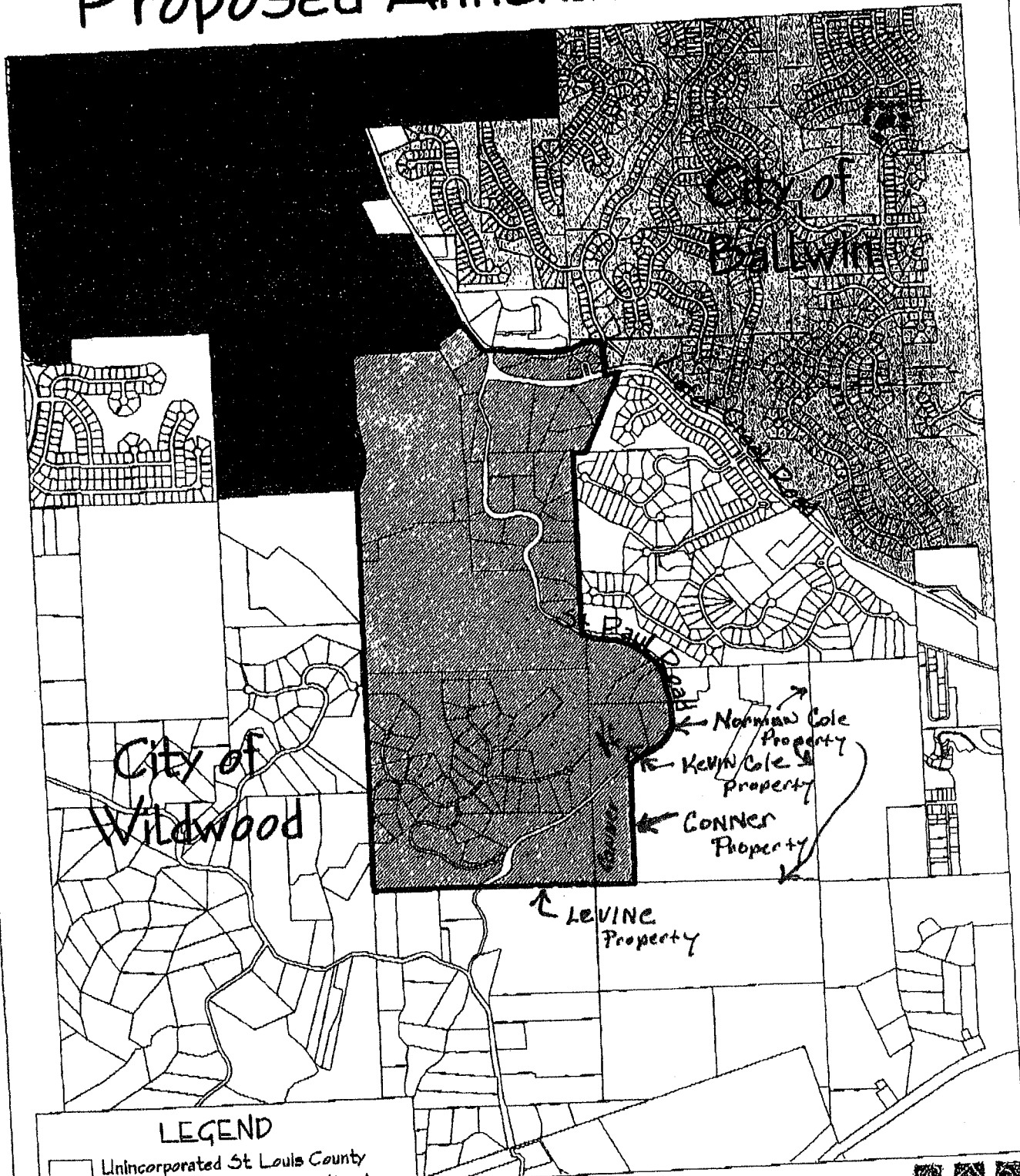
Sincerely,

A handwritten signature in cursive script that reads "Norman L. Levine".

Norman L. Levine  
Eveyln Levine  
361 West Manor Drive  
Chesterfield, Missouri 63017

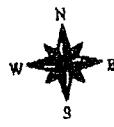
cc: The Honorable Gregory F. Quinn, Council Member - District 7  
The Honorable John D. Wild, Mayor  
Dan Vogel, City Attorney  
Joe Vujnich, Director of Planning, Dept. of Planning and Parks  
St. Louis County Boundary Commission

# Proposed Annexation Area



**LEGEND**

- Unincorporated St. Louis County
- Proposed Wildwood Annexation Area
- Municipalities**
- BALLVIN
- ELLISVILLE
- WILDWOOD
- Annexation Boundary



**WILDWOOD**  
 Prepared by City of Wildwood  
 Department of Planning  
 December 2003

May 20, 2004

Daniel E. Dubruiel  
City Administrator  
City of Wildwood  
16962 Manchester Rod  
Wildwood, MO 63040



Dear Mr. Dubruiel,

In reference to your letter dated January 26, 2004, regarding the City of Wildwood's Proposal for Transfer of Jurisdiction, I, Christine Shreffler, want to go on record that I am against this proposal and that I do not want my property at 905-917 St. Paul Road to be annexed into the City of Wildwood.

Your letter about this "simple transfer" has been the only information I have received concerning this matter. Please consider my disapproval and I ask that I be kept informed about any further discussion or opportunities for me to express my opposition.

Sincerely,

A handwritten signature in cursive script that reads "C. Shreffler".

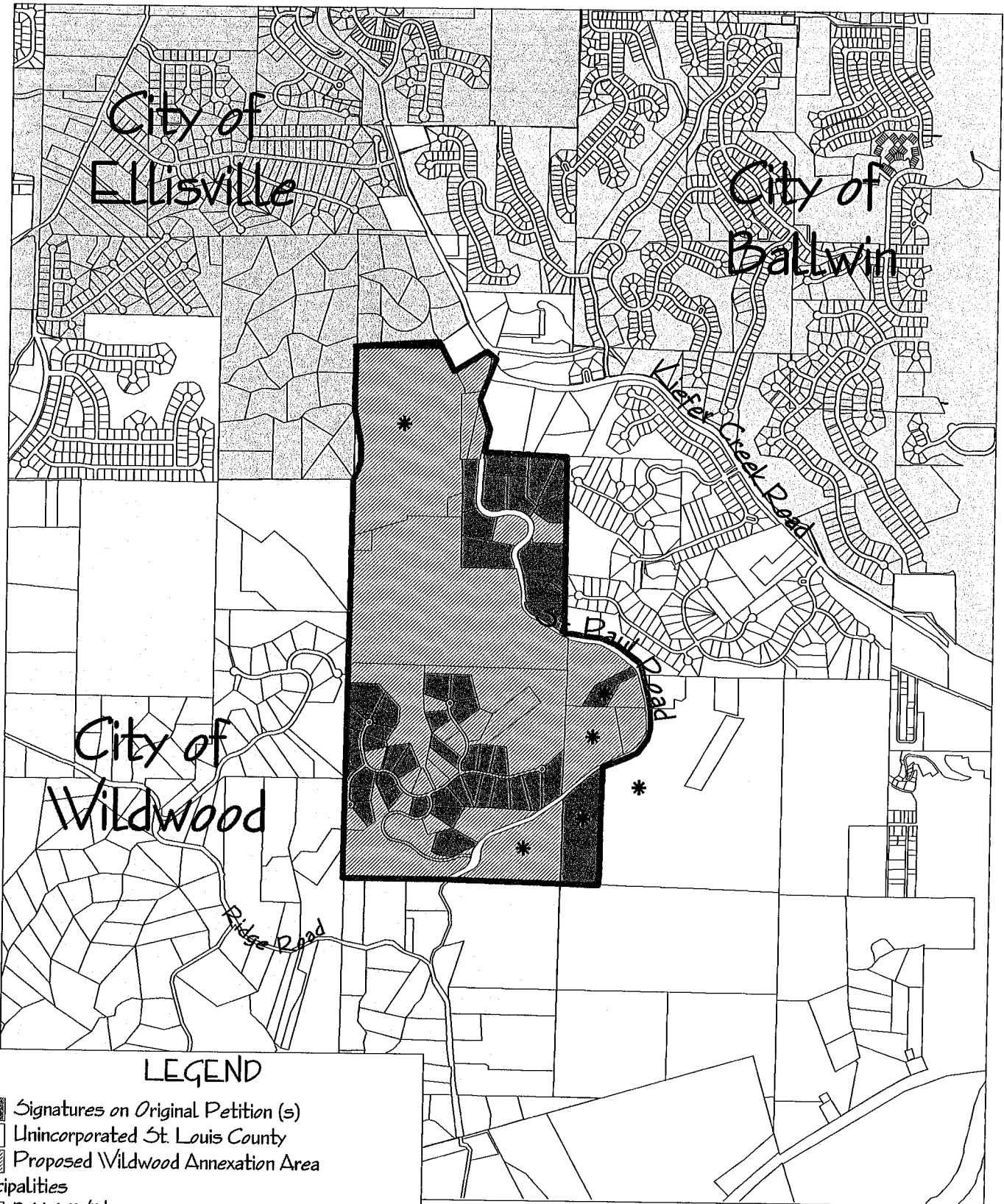
Christine Shreffler  
917 St. Paul Road  
Ballwin MO 63021  
636-256-6619

cc: The Honorable Gregory F. Quinn, Council Member - District 7  
The Honorable John D. Wild, Mayor  
Dan Vogel, City Attorney  
Joe Vujnich, Director of Planning, Dept. Of Planning and Parks  
St. Louis County Boundary Commission - Attn: Tom Hayck, Chairman









# *Attachment C*

## *Map of Annexation Area*

# Proposed Annexation Area



## LEGEND

-  Signatures on Original Petition (s)
-  Unincorporated St. Louis County
-  Proposed Wildwood Annexation Area
- Municipalities**
-  BALLVIN
-  ELLISVILLE
-  WILDWOOD
-  Annexation Boundary
-  Submitted Letter Opposing Annexation in 2004



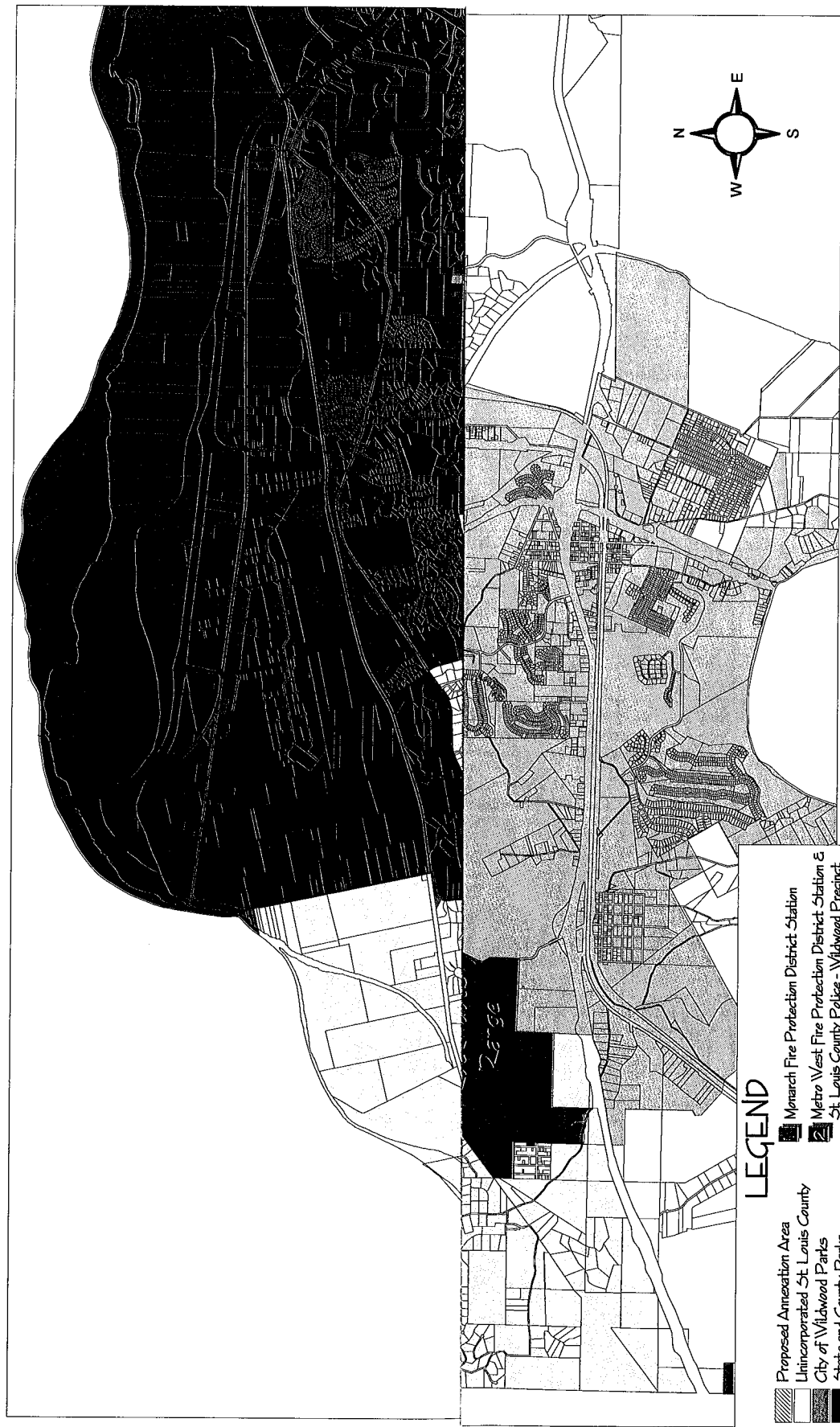
**WILDWOOD**  
 Prepared by City of Wildwood  
 Department of Planning  
 December 2003  
 Revised June 2004




















*Attachment D*

*Map*  
*of*  
*Generalized Area*

# City of Wildwood - Annexation Proposal



## LEGEND

-  Proposed Annexation Area
-  Unincorporated St. Louis County
-  City of Wildwood Parks
-  State and County Parks
- Municipalities**
-  BALLWIN
-  CHESTERFIELD
-  CLARKSON VALLEY
-  ELLISVILLE
-  EUREKA
-  PACIFIC
-  WILDWOOD
-  Monarch Fire Protection District Station
-  Metro West Fire Protection District Station &
-  St. Louis County Police - Wildwood Precinct
-  Wildwood City Hall
-  Metro West Fire Protection District
-  Wildwood Family YMCA


**WILDWOOD**  
 Map Created by  
 City of Wildwood  
 Department of Planning  
 May 2004

# *Attachment E*

## *Capital Improvements Plan*

**City of Wildwood  
Fiscal Year 2004**

**5-Year Capital Improvement Plan  
FY 2004-2008**

	Source Funds	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008
<b>Park Development</b>						
Old Pond School - Restoration	Local/Grant	335,000	50,000	0	0	0
Glencoe Park - Land Acquisition	Local	100,000	0	0	0	0
Glencoe Park - Design	Local	75,000	0	0	0	0
Glencoe Park - Construction	Local	0	200,000	0	0	0
Clayton/Strecker Park - Design	Local	75,000	0	0	0	0
Clayton/Strecker Park - Construction	Local	0	250,000	0	0	0
Additional Parkland - Land Acquisition	Local	0	200,000	150,000	100,000	100,000
<b>Sub Total - Park Development</b>		<b>585,000</b>	<b>700,000</b>	<b>150,000</b>	<b>100,000</b>	<b>100,000</b>
<b>Capital Maintenance</b>						
Asphalt Pavement Resurfacing	Local	800,000	825,000	850,000	500,000	525,000
Concrete Pavement Replacement	Local	1,000,000	1,000,000	1,100,000	1,200,000	1,300,000
Grated Trough Replacement - Design	Local	7,000	7,500	8,000	8,500	9,000
Grated Trough Replacement - Construction	Local	110,000	62,500	65,000	67,500	70,000
Roadway Culvert Replacement	Local	50,000	50,000	50,000	50,000	50,000
<b>Sub Total - Capital Maintenance</b>		<b>1,967,000</b>	<b>1,945,000</b>	<b>2,073,000</b>	<b>1,826,000</b>	<b>1,954,000</b>
<b>Other Capital Investment</b>						
City Hall - Land Acquisition	Local	0	?	0	0	0
City Hall - Design	Local	50,000	?	0	0	0
City Hall - Construction	Local	0	0	?	?	0
Town Center Regional Stormwater Detention - Land Acquisition	Local	0	?	0	0	0
Town Center Regional Stormwater Detention - Design	Local	50,000	0	0	0	0
Town Center Regional Stormwater Detention - Construction	Local	0	?	0	0	0
Town Center Sewer Expansion - Design	Local	125,000	0	0	0	0
Manchester Road Streetscape - Design	Local	200,000	0	0	0	0
Manchester Road Streetscape - Land Acquisition	Local	0	50,000	50,000	50,000	50,000
Manchester Road Streetscape - Construction	Local	0	2,000,000	2,100,000	0	1,600,000
Wildwood Greenway Phases 1 & 2 - Construction	Local/Grant	525,000	0	0	0	0
Wildwood Greenway Phase 3 - Design	Local/Grant	25,000	0	0	0	0
Wildwood Greenway Phase 3 - Construction	Local/Grant	325,000	0	0	0	0
Wildwood Greenway Phase 4 - Construction	Local/Grant	50,000	0	0	0	0
Wildwood Greenway Phase 5 (Route 100 Bridge) - Construction	Local/Grant	1,000,000	0	0	0	0
Wildwood Greenway Phase 5 (Route 100 Bridge) - Inspection	Local/Grant	25,000	0	0	0	0
Hamilton-Carr Greenway Trail	Local/Grant	140,000	0	0	0	0
Alt Bridge Removal and Creek Relocation	Local	50,000	0	0	0	0
Eatherton Road Sidewalk	Local	0	75,000	0	0	0
Vehicle Replacement	Local	0	25,000	25,000	25,000	25,000
Other Engineering Services	Local	25,000	50,000	50,000	50,000	50,000
<b>Sub Total - Other Capital Investment</b>		<b>2,590,000</b>	<b>2,200,000</b>	<b>2,225,000</b>	<b>125,000</b>	<b>1,725,000</b>
<b>Total Expenditures</b>		<b>8,252,000</b>	<b>7,440,000</b>	<b>5,378,000</b>	<b>3,046,000</b>	<b>4,294,000</b>
<b>Total Revenues &amp; Other Financing Sources</b>		<b>8,083,000</b>	<b>5,954,987</b>	<b>4,293,000</b>	<b>4,404,000</b>	<b>4,832,000</b>
<b>Revenue Over (Under) Expenditures</b>		<b>(169,000)</b>	<b>(1,560,013)</b>	<b>(1,160,000)</b>	<b>1,283,000</b>	<b>463,000</b>
<b>Total Funds Available</b>		<b>11,583,178</b>	<b>9,286,165</b>	<b>6,139,165</b>	<b>5,165,165</b>	<b>6,951,165</b>
<b>Capital Projects Fund Ending Balance</b>		<b>3,202,394</b>	<b>1,642,381</b>	<b>482,381</b>	<b>1,765,381</b>	<b>2,228,381</b>
<b>Special Revenue Fund Ending Balance</b>		<b>128,784</b>	<b>203,784</b>	<b>278,784</b>	<b>353,784</b>	<b>428,784</b>

# *Attachment F*

## *Traffic Generation Assessment Fee Schedule*

TRAFFIC GENERATION  
ASSESSMENT  
CONTRIBUTION SCHEDULE

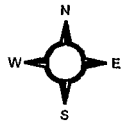
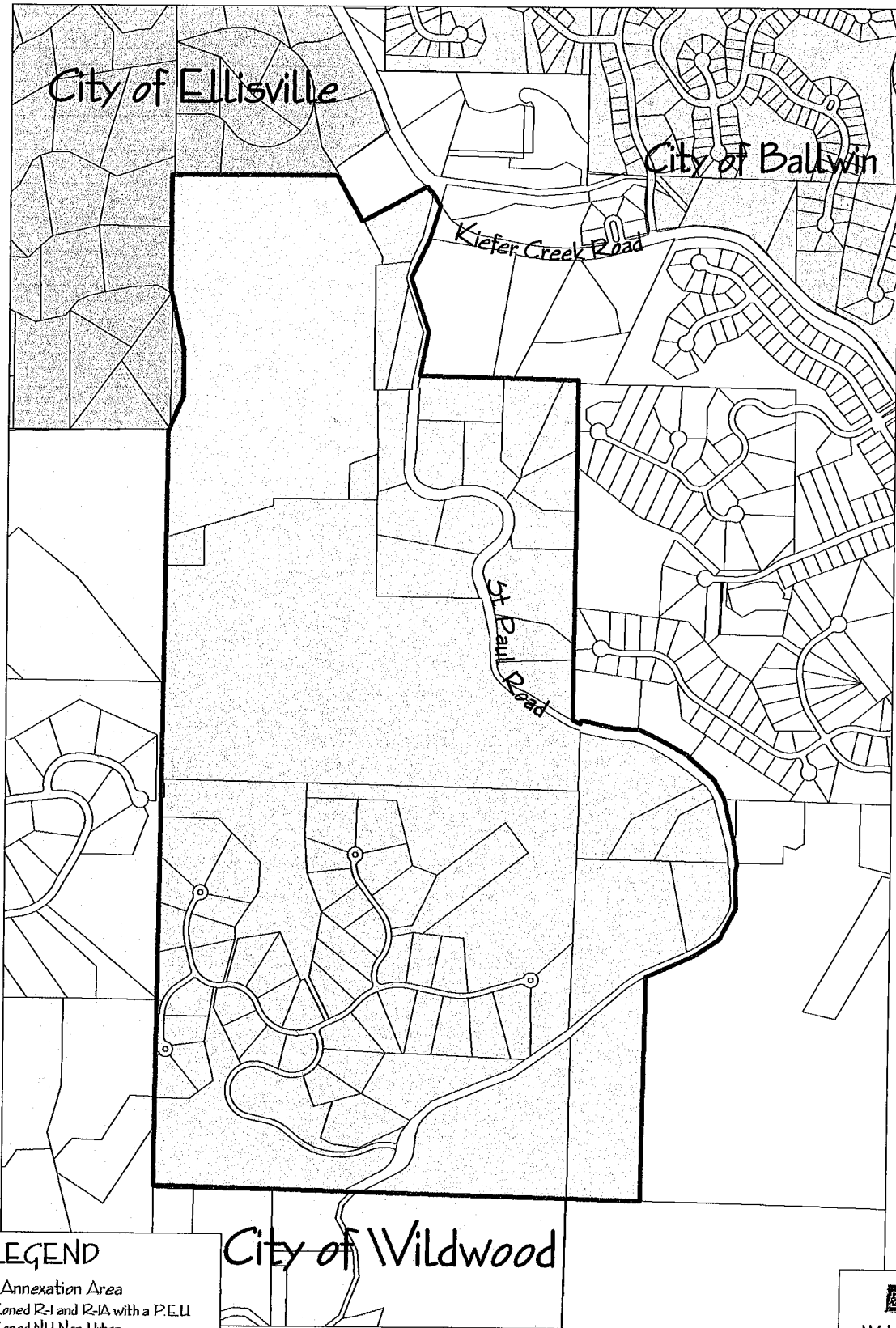
Land Use	As of 1/1/84	As of 1/1/03	As of 1/1/04
	Rate Per	Rate Per	Rate Per
	Parking Space*	Parking Space * 2.1% Increase**	Parking Space* 3.0% Increase **
S.F. Dwelling	\$450.00	\$748.99	\$771.46
Apartments	\$180.00	\$299.59	\$308.58
Retirement Comm. Condominiums			
General Office	\$275.00	\$457.68	\$471.41
Quality Rest. Research Center			
Motel	\$550.00	\$915.45	\$942.91
Hotel			
General Retail	\$825.00	\$1,373.12	\$1,414.31
Medical Offices			
Shopping Centers			
Nursing Homes			
High turn-over sit down rest.			
Hospital	\$1,650.00	\$2,746.34	\$2,828.73
Bank			
Drive-in Fast Food Rest.			
Convenience Store	\$5,500.00	\$9,154.22	\$9,428.85
Gas Station			
Manufacturing	\$220.00	\$366.16	\$377.14
Warehouse	\$385.00	\$640.81	\$660.03
Recreational Uses		\$316.29	\$325.78
Mini-Warehouse		0.31/SF	0.32/SF
Car Wash		\$45,786.51	\$47,160.10
Loading Space		\$2,246.95	\$2,314.36

\* Except as noted  
 \*\* Based on Construction  
 Cost Index

# *Attachment G*

## *Current Zoning Map*

# Current and Proposed Zoning



## LEGEND

- Proposed Annexation Area
  - Properties Zoned R-1 and R-1A with a P.E.U.
  - Properties Zoned NLI Non-Urban
  - Unincorporated St. Louis County
- Municipalities
- BALLWIN
  - ELLISVILLE
  - WILDWOOD



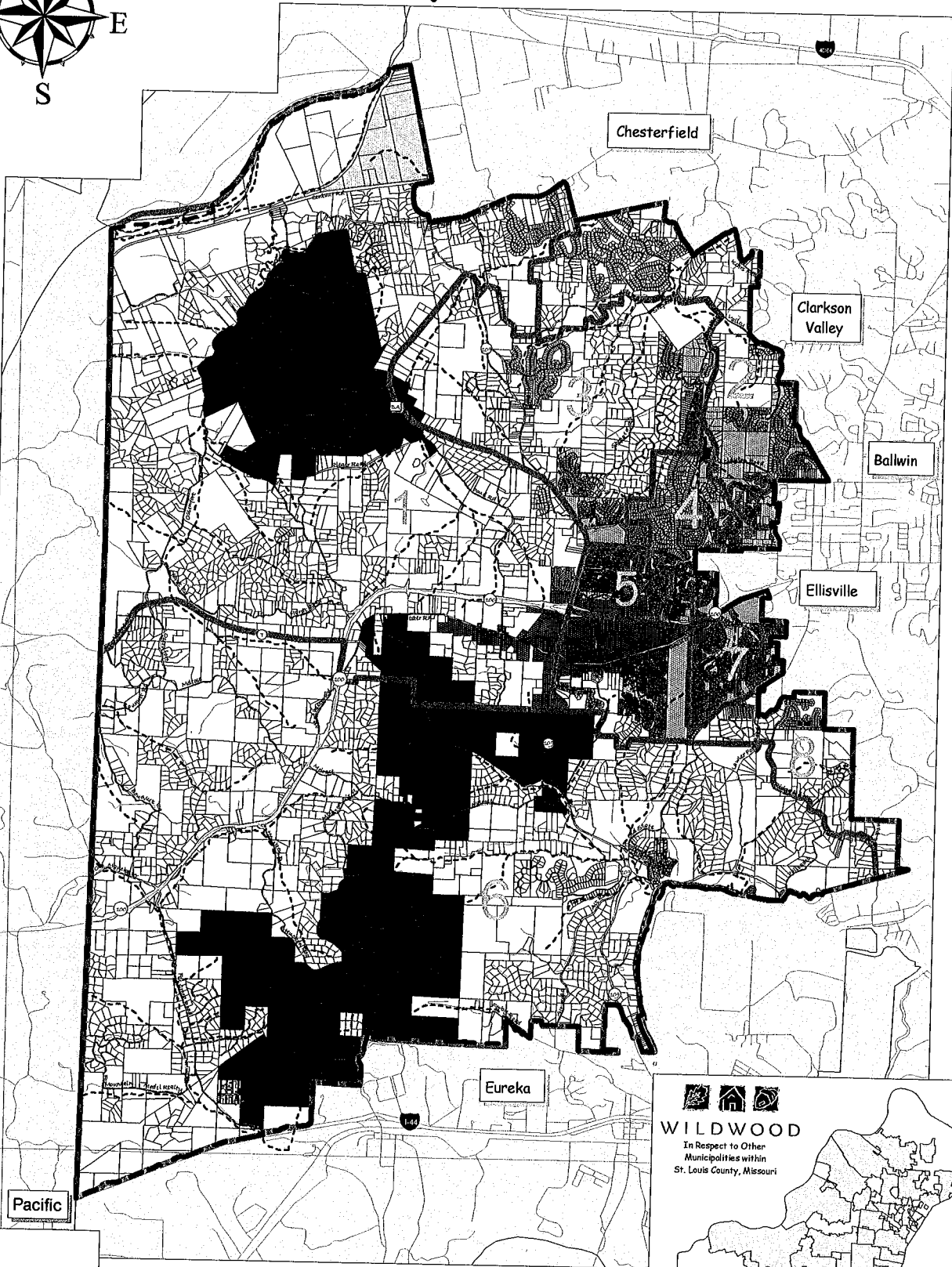
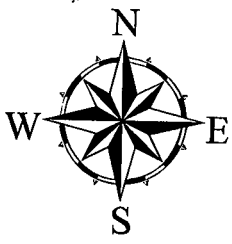
**WILDWOOD**  
 Map Created by  
 City of Wildwood  
 Department of Planning  
 May 2004



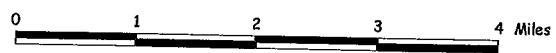
# *Attachment H*

## *Proposed Zoning Map*

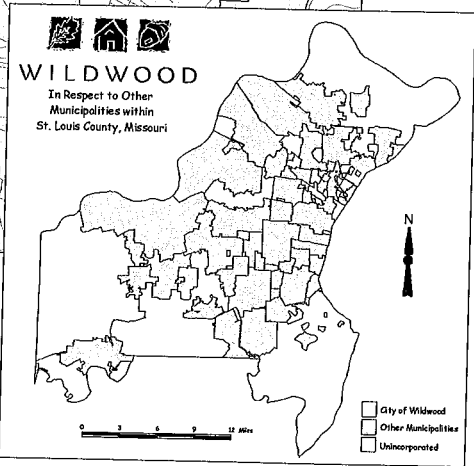
# City of Wildwood



- Roads
- Streams
- City Limits
- Ward Boundaries
- Parks
- Town Center
- Industrial
- Suburban
- Non-Urban
- Surrounding Municipalities

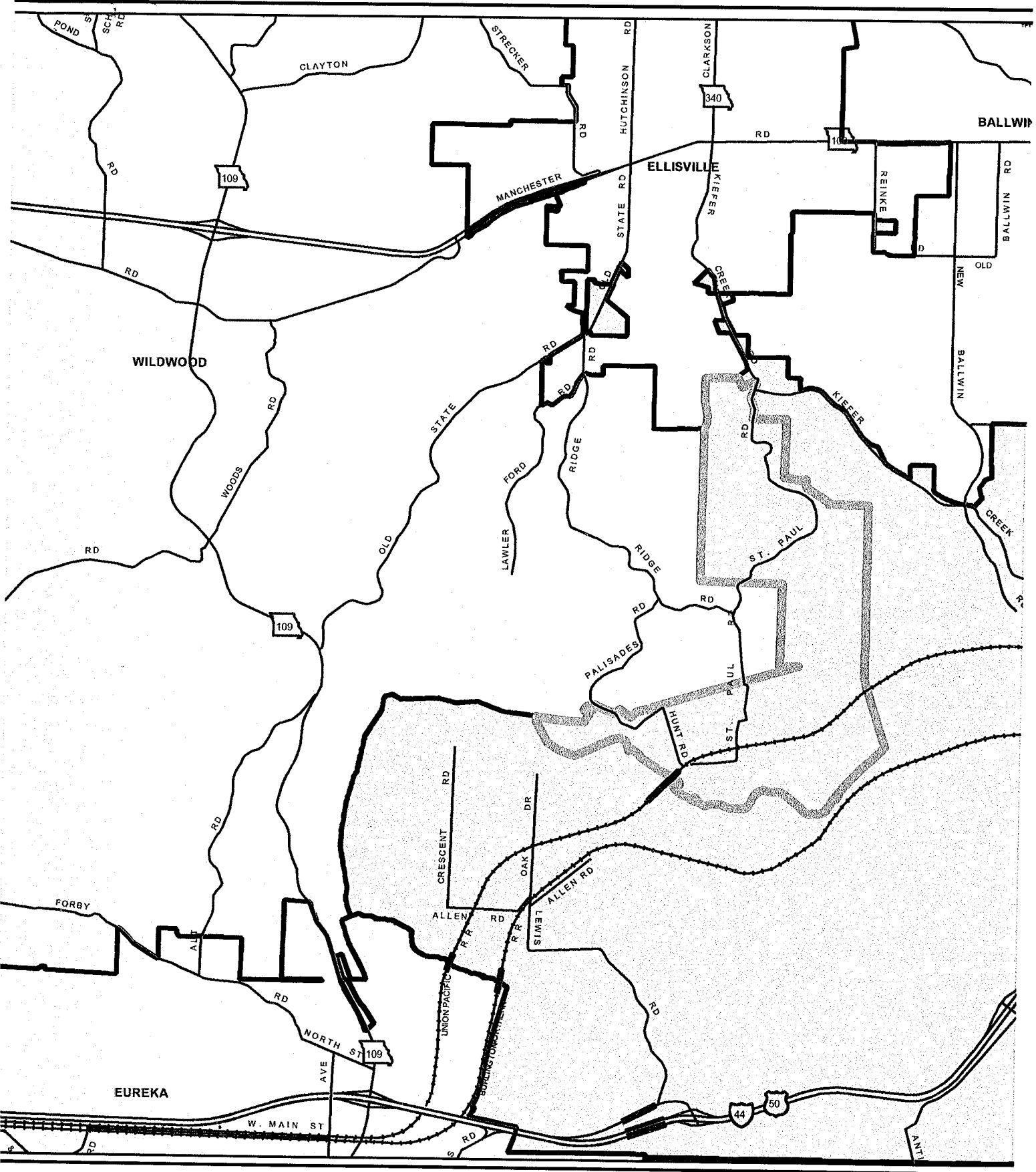


\*Prepared by the City of Wildwood  
 Department of Planning  
 St. Louis County, Missouri  
 Revised November 2002







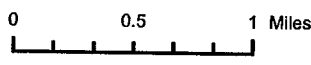
# *Attachment I*

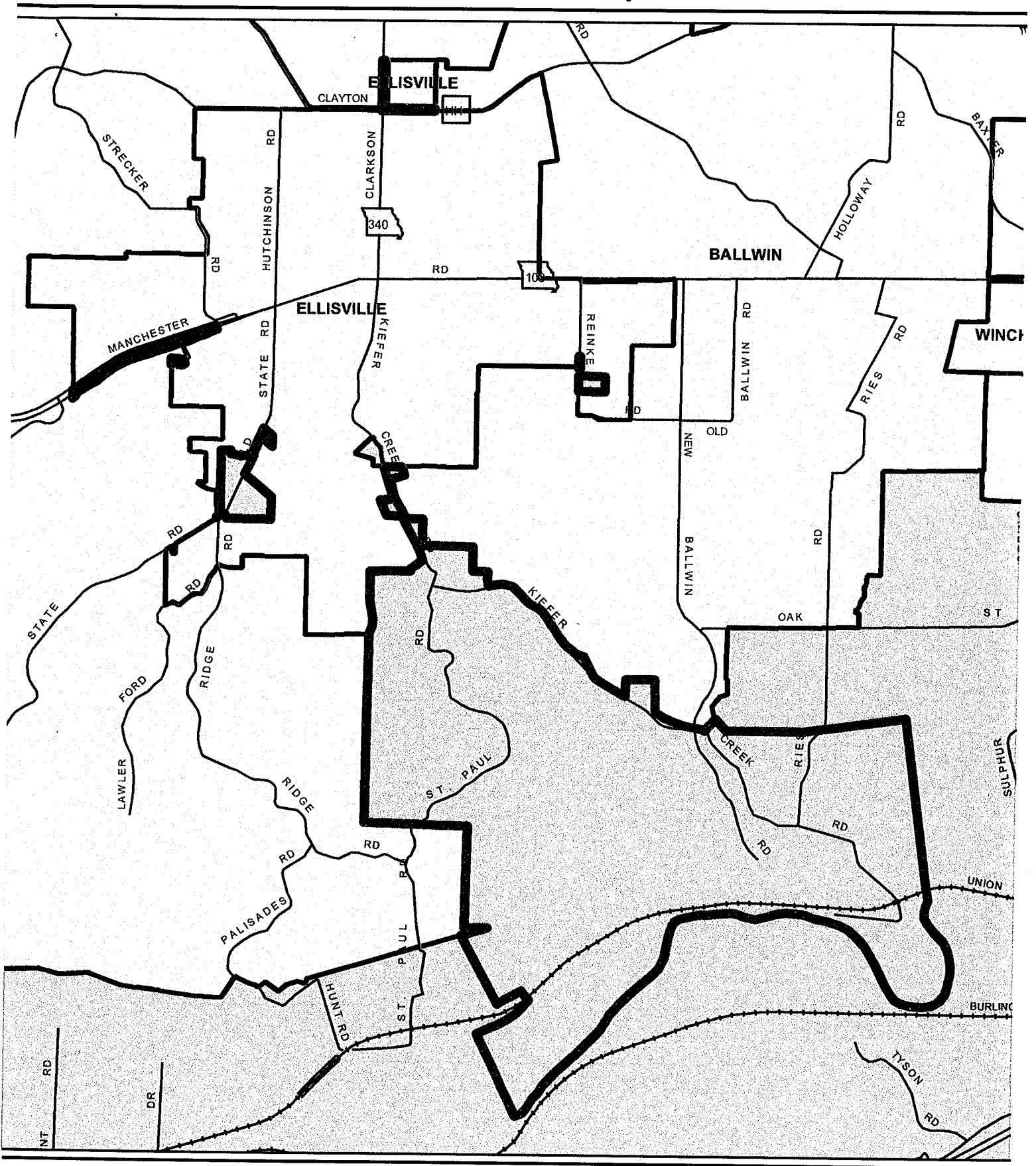
## *Five Year Map Plans for Wildwood and Ellisville*







**Legend**

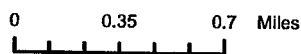
-  Rivers
-  Major Roads
-  Map Plan Area
-  Unincorporated Areas





**Legend**

-  Rivers
-  Major Roads
-  Map Plan Area
-  Unincorporated Areas



## PLAN OF INTENT - SECTION 3 - CERTIFICATION STATEMENTS

The information provided below is in response to the required certifications for the annexation of property from unincorporated St. Louis County to a municipality. This information is as follows:

- I. The City of Wildwood hereby certifies the area covered by this proposal includes unincorporated area, which is less than fifty (50) percent of the combined land subject to the proposal.
- II. The City of Wildwood hereby certifies that no existing platted residential subdivisions are split by this proposed boundary change.
- III. The City of Wildwood hereby certifies that a portion of the proposed annexation area overlaps with properties identified by the City of Ellisville in their Five Year Plan. This area is identified in Attachment I and includes the entire area of this proposed annexation (the four hundred sixteen (416) acre area).
- IV. The City of Wildwood hereby certifies that at least fifteen (15) percent of the territory for annexation is adjacent to the municipality, which is proposing the transfer. According to City research, this common boundary between the annexation area and Wildwood is thirty-six (36) percent.
- V. The City of Wildwood hereby certifies that one (1) copy of the City of Wildwood's adopted budget and audit report have been provided with this submittal to the St. Louis County Boundary Commission Office.
- VI. The City of Wildwood hereby certifies that it will bear all costs of the St. Louis County Boundary Commission relating to publications, notifications, copies, and any other similar items and the City of Wildwood has paid the Application Fee, and will pay any additional fees the St. Louis County Boundary Commission may incur in the processing of this annexation request.
- VII. The City of Wildwood hereby certifies that identical copies of the annexation proposal have been mailed to the St. Louis County Clerk and the City Clerk of the City of Ellisville, Missouri.
- VIII. The City of Wildwood hereby certifies the proposed boundary change contains no more than sixty (60) percent of the area subject to a previous boundary change, which was disapproved by voters within two (2) years of the date of the official submittal of the newly proposed boundary change. In fact, this annexation proposal is the first considered and submitted by the City of Wildwood, since its incorporation in 1995. The City of Wildwood hereby certifies the annexation area does not contain any unincorporated property, which is currently in an established unincorporated area.

I, Daniel E. Dubruiel, hereto certify to the accuracy and factualness of the  
aforementioned statements as the representative for the proposing agent - the  
City of Wildwood, Missouri.

CITY OF WILDWOOD, MISSOURI



Daniel E. Dubruiel, City Administrator

Date: June 21, 2004

**SECTION 4 - SUPPORTING DOCUMENTATION**  
**CERTIFIED COPY OF ORDINANCE**  
Prepared by - City of Wildwood Department of Planning  
June 21, 2004






# WILDWOOD

I, Lynne Greene-Beldner, City Clerk of the City of Wildwood, St. Louis County, Missouri, do hereby certify that the following constitutes a true and correct copy of the City of Wildwood's Ordinance #1092, as adopted by the City Council at an official meeting of said City Council, as the same appears of record in my office.

**In Testimony Whereof**, I hereunto set my hand and affix the official seal of the City of Wildwood, St. Louis County, Missouri, on this 16<sup>th</sup> day of June, 2004.

  
Lynne Greene-Beldner  
Deputy City Administrator/City Clerk

*Planning Tomorrow Today*

16962 Manchester Road • Wildwood, Missouri 63040 • 636-458-0440 phone • 636-458-6969 fax

**AN ORDINANCE APPROVING THE SUBMITTAL OF THE PLAN OF INTENT TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR THE TRANSFER OF JURISDICTION OF THE ST. PAUL ROAD AREA, AS DESCRIBED IN THE ATTACHED PROPERTY DESCRIPTION, WHICH IS PART OF UNINCORPORATED ST. LOUIS COUNTY, TO THE CITY OF WILDWOOD.**

**WHEREAS**, a group of residents within the proposed annexation area have contacted the City of Wildwood about this transfer of jurisdiction and submitted petitions in support of this action; and

**WHEREAS**, the City Council, in responding to these requests, directed its staff to prepare a Plan of Intent for the proposed annexation of the St. Paul Road Area and submit it to the appropriate authority for review and action; and

**WHEREAS**, this community, in its Plan of Intent, has determined the City has the ability and the financial resources to provide a high level of services to current residents and property owners in this area; and

**WHEREAS**, the determination in this Plan of Intent clearly indicates the impact on St. Louis County is minimal and the area has been previously identified in the City's Five Year Plan, so the requested action is consistent with this required submittal in 2000; and

**WHEREAS**, the submittal of this Plan of Intent is the first step in the determination of the transfer of these properties from St. Louis County to the City of Wildwood; and

**WHEREAS**, the area has also been identified by the City of Ellisville as part of their Five Year Plan and creates certain considerations for both jurisdictions and the St. Louis County Boundary Commission; and

**WHEREAS**, the City of Wildwood is convinced the change in jurisdiction will benefit all parties involved and address the desires of the majority of residents and property owners in the affected area; and

**WHEREAS**, the Plan of Intent is the City's response to the criteria of the St. Louis County Boundary Commission for their consideration of proposals for boundary changes and, given these requirements, the annexation of this area by Wildwood is appropriate.

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

Section One. The City Council has expressed its interest in this proposed annexation action by preparing this Plan of Intent and this ordinance recognizes the desire of a majority of residents and property owners in this area, who support this transfer of jurisdiction request, to become a part of Wildwood.

Section Two. With the submittal of this Plan of Intent, the City has responded to all of the Certification Statements and other requirements in terms of supporting materials and is prepared to comply with any other items requested by the St. Louis County Boundary Commission as their review of this proposal progresses forward under its rules and regulations.

Section Three. The area of the proposed transfer in jurisdiction is shown on the attached map and is four hundred sixteen (416) acres in size and consists of one hundred seventy-six (176) residents (2000 Census estimate).

Section Four. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 4<sup>th</sup> day of June, 2004 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to passage.

Edward L Marshall  
Presiding Officer

Edward L Marshall  
The Honorable Edward L. Marshall, Mayor

ATTEST:

Lynne Greene-Beldner  
City Clerk

Lynne Greene-Beldner  
City Clerk

**SECTION 4 - SUPPORTING DOCUMENTATION  
PUBLIC HEARING LOCATIONS**

**Prepared by - City of Wildwood Department of Planning  
June 21, 2004**

- 1. Wildwood City Hall**  
16962 Manchester Road  
Wildwood, Missouri 63040  
(636) 458-0440  
Contact Person: Joe Vujnich
  
- 2. Ridge Meadows Elementary School**  
777 Ridge Road  
Ellisville, Missouri 63021  
(636) 207-2661, Ext. 221  
Contact Person: Meckie Trupka
  
- 3. Center for Creative Learning (Rockwood School District)**  
265 Old State Road  
Ellisville, Missouri 63021  
(636) 207-2579, Ext. 221  
Contact Person: Donna Mantle

**SECTION 4 - SUPPORTING DOCUMENTATION**  
**LEGAL OPINION**  
Prepared by - City of Wildwood Department of Planning  
June 21, 2004

**CUNNINGHAM, VOGEL & ROST, P.C.**  
*legal counselors to local government*

DANIEL G. VOGEL  
DIRECT DIAL: 314.446.0806

dan@municipalfirm.com

75 W. LOCKWOOD, SUITE ONE  
ST. LOUIS, MISSOURI 63119  
TEL: 314.446.0800  
FAX: 314.446.0801  
[www.municipalfirm.com](http://www.municipalfirm.com)

June 16, 2004

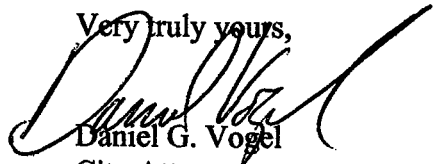
Boundary Commission, St. Louis County  
168 N. Meramec Avenue, Suite 140  
St. Louis, MO 63105

Re: City of Wildwood, Missouri  
St. Paul Road Annexation Petition

Dear Boundary Commission Members:

This letter is to certify that the attached proposal satisfies all applicable statutory requirements for the City of Wildwood as proposing agent relating to submission of the above-referenced annexation.

Very truly yours,



Daniel G. Vogel  
City Attorney  
City of Wildwood, Missouri

Attachment

**SECTION 4 - SUPPORTING DOCUMENTATION  
FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES**

**Prepared by - City of Wildwood Department of Planning  
June 21, 2004**

The City of Wildwood is proposing an annexation of an area of properties, which are located in the Metro West Fire Protection District. This district is not affiliated with the City of Wildwood and exists under the authority granted to it by State Statute, making it an independent taxing authority for purposes of providing fire and emergency medical services to property owners and residents. As part of this annexation effort, the City is not seeking any change in fire protection and emergency medical services and the area would remain served by the Metro West Fire Protection District.

**SECTION 4 - SUPPORTING DOCUMENTATION  
DRAFT PUBLIC NOTICE**

Prepared by - City of Wildwood Department of Planning  
June 21, 2004

**ST. LOUIS COUNTY BOUNDARY COMMISSION  
NOTICE OF RECEIPT OF AN ANNEXATION PROPOSAL  
AND  
PUBLIC HEARING**

Notice is hereby given the St. Louis County Boundary Commission has received a proposal for a boundary change from the City of Wildwood, Missouri, proposing agent Daniel E. Dubruiel, City Administrator, on \_\_\_\_\_, 200\_. The following legal description has been submitted by the City of Wildwood for the area to be annexed, which encompasses approximately four hundred seventeen (417) acres of unincorporated St. Louis County. The Commission will consider the proposed boundary change by the City of Wildwood. A legal description of the area to be included in the corporate limits of the City of Wildwood is attached to this notice.

Notice is hereby given the St. Louis County Boundary Commission will hold a Public Hearing regarding the proposed boundary change at \_\_\_\_\_ p.m. on \_\_\_\_\_, 200\_ at the \_\_\_\_\_ in Wildwood, Missouri.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented to the Commission in conjunction with the Public Hearing or, in addition, may be received after the public hearing and will be filed for the reference of the Commission.

A copy of the map depicting the proposed annexation area is available for review at the St. Louis County Commission Office, 168 Meramec Avenue, Suite 140, Clayton, Missouri, 63105 during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The telephone number of the St. Louis County Boundary Commission Office is (314) 863-3005 for further questions.

\_\_\_\_\_  
Secretary of St. Louis County  
Boundary Commission

Dated: \_\_\_\_\_, 200\_

**SECTION 4 - SUPPORTING DOCUMENTATION**  
**Metes and Bounds Legal Description of Annexation Area**  
**Prepared by - City of Wildwood Department of Planning**  
**June 21, 2004**

An area of properties being parts of Sections 9 and 16, Township 44 North, Range 4 East, St. Louis County, Missouri and as more specifically detailed in the following description:

Beginning at a point on the south side of Kiefer Creek Road, a public right-of-way of an irregular width, thence along a curve formed by this right-of-way area a distance of 162.37 feet to a point on same; thence southwesterly along a line 494.52 feet to a point; thence northwesterly along a line 361.58 feet to a point at a lot within the Kiefer Creek Meadows Subdivision; thence westerly along a line 1,092.21 feet to corner point; thence south along a line a distance of 830.08 feet; thence continuing in a southerly direction along a curve with distances of 315.23 feet, 305.82 feet, and 219.80 feet; then returning to this southerly line a distance of 4,991.68 feet to a corner point; thence along a line in an easterly direction to another point, thereby crossing St. Paul Road and continuing along said line to a point; thence along a line 3,211.76 feet to a corner point; thence following a line 1,474.64 feet in a northerly direction to the southern edge of right-of-way of St. Paul Road; thence along the eastern edge of right-of-way of St. Paul Road a distance 2,543.20 feet to a point along it; thence along a line in a northerly direction 2,304.66 feet to a corner point; thence westerly along a line a distance of 1,060.34 feet to the eastern edge of right-of-way of St. Paul Road; thence along this eastern edge of right-of-way of St. Paul Road a total distance of 1,249.37 feet to the point of beginning and containing 416.92 acres more or less according to St. Louis County Department of Revenue Records and Maps.



**SECTION 4 - SUPPORTING DOCUMENTATION**  
**PROPOSED EFFECTIVE DATE**  
Prepared by - City of Wildwood Department of Planning  
June 21, 2004

The City of Wildwood shall accept all responsibilities associated with this annexation of these properties within six (6) months following the date of the election, or such earlier date as allowed by law, if any.