

Platte Riverfront

Final Plat

Planning Commission Meeting
February 1, 2024

City Council Meeting

Applicants: Austin Engineering, Inc.

Case Number: 24.02 FSP

Agent: WLC Engineering/City of Mills

Summary: The applicant is proposing to subdivide approximately 46.68-acres into three (3) lots, one 6.68-acres, one 18.12-acres and the third being 21.88-acres in size.

Legal Description: A portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 7, T33N, R79W and Lot 1, Wotco Addition

Location: The property is located just off SE Wyoming Blvd., on the southeast side of First St. between the street and North Platte River.

Current Zoning: EI (Established Industrial) *no change of zoning is requested or required.

Existing Land Use: There are existing industrial buildings on proposed Lot 2 and various industrial storage and uses across the property.

Adjacent Land Use: North: Original Mills Townsite Platted Lots (EB & ER)
South: North Platte River
East: Unplatted City owned property (PLI)
West: Wyoming Blvd.

Planning Considerations:

1. Verify the legal description in the title block
 - a. Add township & range after 'Section 7' in title and legal description.
2. Provide the instrument number for the 60' wide access and utility easement to proposed Lot 3.
3. Submit organizational documents for Austin Engineering, Inc. showing who is authorized to sign the plat and associated documents on behalf of the corporation.

4. Revise the plat per any received development reviewer comments.
 5. Submit all signed copies of all applications.
-

Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed.

Planning Commission Recommendation:

City Council Decision:



CITY OF MILLS
APPLICATION FOR PLAT/REPLAT
Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming
704 4th Street (Physical Address)
P.O. Box 789 (Mailing Address)
Mills, Wyoming 82644

Date: _____
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: _____

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: _____
Owner Mailing Address: _____
City, State, Zip: _____
Owner Phone: _____
Applicant Email: _____

AGENT INFORMATION:

Print Agent Name: _____
Agent Mailing Address: _____
City, State, Zip: _____
Agent Phone: _____
Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): _____
Physical address of subject property if available: _____
Size of lot(s) _____ sq. ft/acres:
Current zoning: _____ Current use: _____
Intended use of the property: _____
Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** _____ (such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the plat/replat:** _____
3. **One reproducible 11 x 17 plat/replat hard copy:** _____
4. **One plat/replat electronic copy (pdf):** _____

RIGHT-OF-WAY / EASEMENT INFORMATION:

Right-of-Way / Easement Location: _____
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: _____ Number of Feet to be Vacated: _____

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature _____

OWNER Signature _____

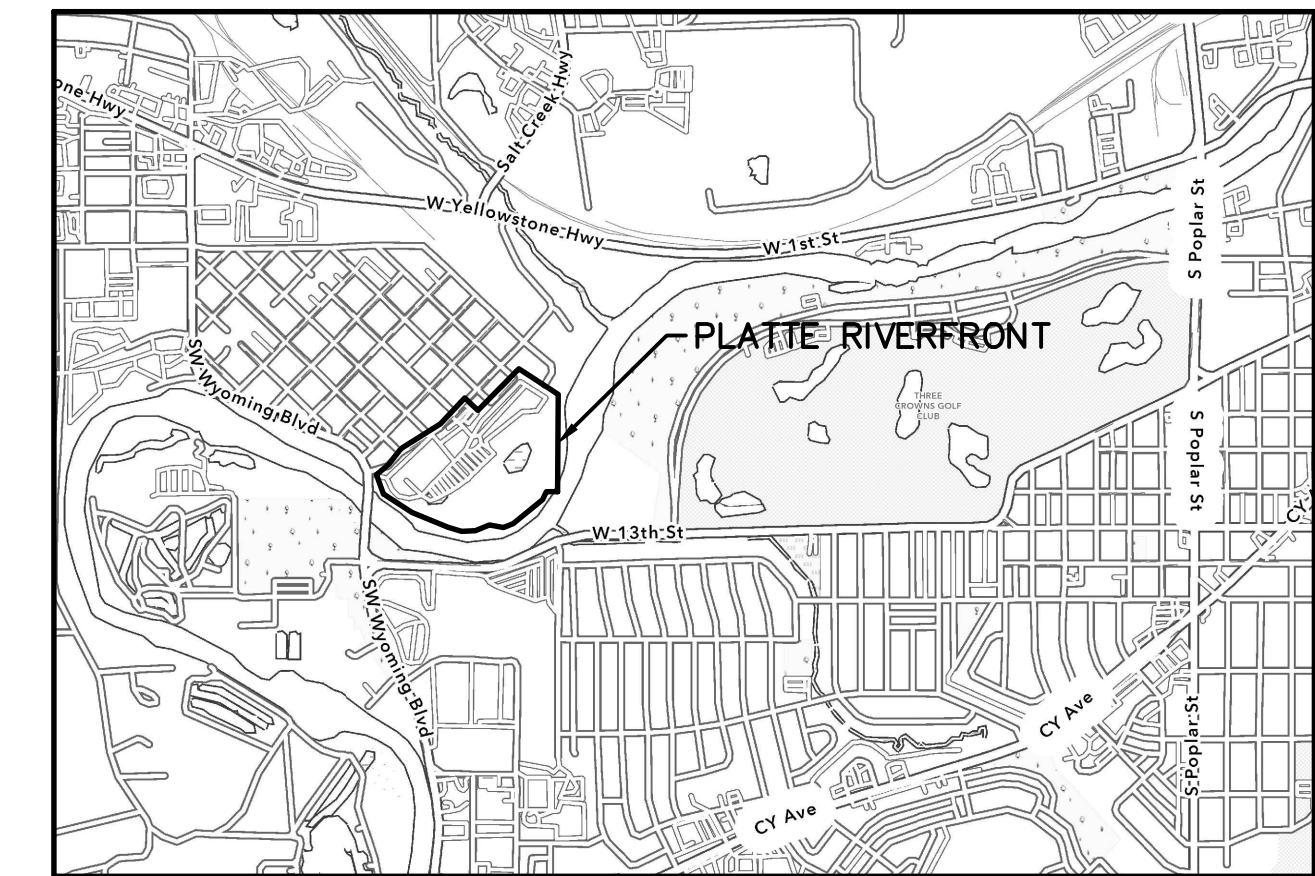
AGENT Signature _____

FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), **plus \$150.00 recording fee.**

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____

PLAT OF
"PLATTE RIVERFRONT"
 AN ADDITION TO THE CITY OF MILLS, WYOMING
 A SUBDIVISION OF PORTIONS OF
 THE SE1/4SW1/4, NE1/4SW1/4, NW1/4SE1/4, SW1/4SE1/4, SECTION 7
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

BEING A PORTION OF THE NE1/4SW1/4, NW1/4SE1/4, SECTION 7, AND
 A VACATION AND REPLAT OF LOT 1, WOTCO ADDITION, CITY OF MILLS,
 NATRONA COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED
 NOVEMBER 9, 2006 AS INSTRUMENT NO. 805233, A SUBDIVISION
 LOCATED IN AND BEING A PORTION OF THE SE1/4SW1/4 &
 SW1/4SE1/4, SECTION 7; TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING



VICINITY MAP
 SCALE: 1"=2000'

DEDICATION STATEMENT

Austin Engineering USA, Inc. does hereby certify that they are the owner and proprietor of the foregoing Parcel of land being a portion of the NE1/4SW1/4, NW1/4SE1/4, Section 7, and a vacation and replat of Lot 1, WOTCO Addition, City of Mills, Natrona County, Wyoming according to the plat recorded November 9, 2006 as instrument No. 805233, a subdivision located in and being a portion of the SE1/4SW1/4 & SW1/4SE1/4, Section 7; Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and a point in the easterly line of said NW1/4SE1/4, Section 7, and from which point the northeasterly corner of said NW1/4SE1/4, Section 7, bears N0°22'36"E, 312.33 feet; thence from said Point of Beginning and along the easterly line of said Parcel and the easterly line of said NW1/4SE1/4, Section 7, S0°22'36"W, 1011.05 feet to the southeasterly corner of said NW1/4SE1/4, Section 7; thence along the southerly line of said Parcel and the southerly line of said NW1/4SE1/4, Section 7, S88°58'55"W, 118.95 feet to a point; thence continuing along the southerly line of said Parcel and into said SW1/4SE1/4, Section 7, S25°59'09"W, 89.83 feet to a point; thence, S50°51'09"W, 395.53 feet to a point; thence, S67°17'09"W, 106.04 feet to a point; thence, N79°43'51"W, 149.95 feet to a point; thence, S68°10'09"W, 160.05 feet to a point; thence, S87°22'09"W, 141.95 feet to a point; thence, N72°57'51"W, 148.45 feet to a point; thence continuing along the southerly line of said Parcel and into said SE1/4SW1/4, Section 7, N67°54'51"W, 403.33 feet to a point; thence, N57°14'51"W, 350.47 feet to a point in and intersection with the southerly line of said NE1/4SW1/4, Section 7; thence continuing along the southerly line of said Parcel and the southerly line of said NE1/4SW1/4, Section 7, S89°05'15"W, 1.51 feet to a point; thence into said NE1/4SW1/4, Section 7, N20°07'34"W, 216.81 feet to a point; thence along the northwesterly line of said Parcel, N49°57'19"E, 170.43 feet to a point; thence continuing along the northwesterly line of said Parcel, N38°04'53"E, 185.21 feet to a point in and intersection with the southwesterly line of Platte Avenue and the southeasterly line of First Street; thence continuing along the northwesterly line of said Parcel and along said southeasterly line of First Street, N43°40'42"E, 39.82 feet to a point in and intersection with the northwesterly line of Platte Avenue; thence continuing along the northwesterly line of said Parcel and the southeasterly line of said First Street, N43°19'14"E, 370.81 feet to a point in and intersection with the southwesterly line of the Alley which runs through Block 8; thence continuing along the northwesterly line of said Parcel and the southwesterly line of said Alley, S46°37'24"E, 190.04 feet to a point; thence continuing along the northwesterly line of said Parcel, N44°24'59"E, 539.86 feet to a point in the northeasterly line of Benton Avenue; thence continuing along the northwesterly line of said Parcel, N43°06'35"E, 68.34 feet to the most northerly corner of said Parcel; thence along the northeasterly line of said Parcel, S56°47'02"E, 492.28 feet to said Point of Beginning and containing 46.702 acres, more or less, as set forth by the plat attached and made a part hereof.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.

The vacation, replat and subdivision of the foregoing described lands as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner and proprietor. The name of said subdivision shall be known as "PLATTE RIVERFRONT" an addition to the City of Mills, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public.

AUSTIN ENGINEERING USA, INC.
 415 FIRST STREET
 MILLS, WYOMING 82644

AUSTIN ENGINEERING USA, INC.

(XXXFIRST OWNER SIGNERXXX)

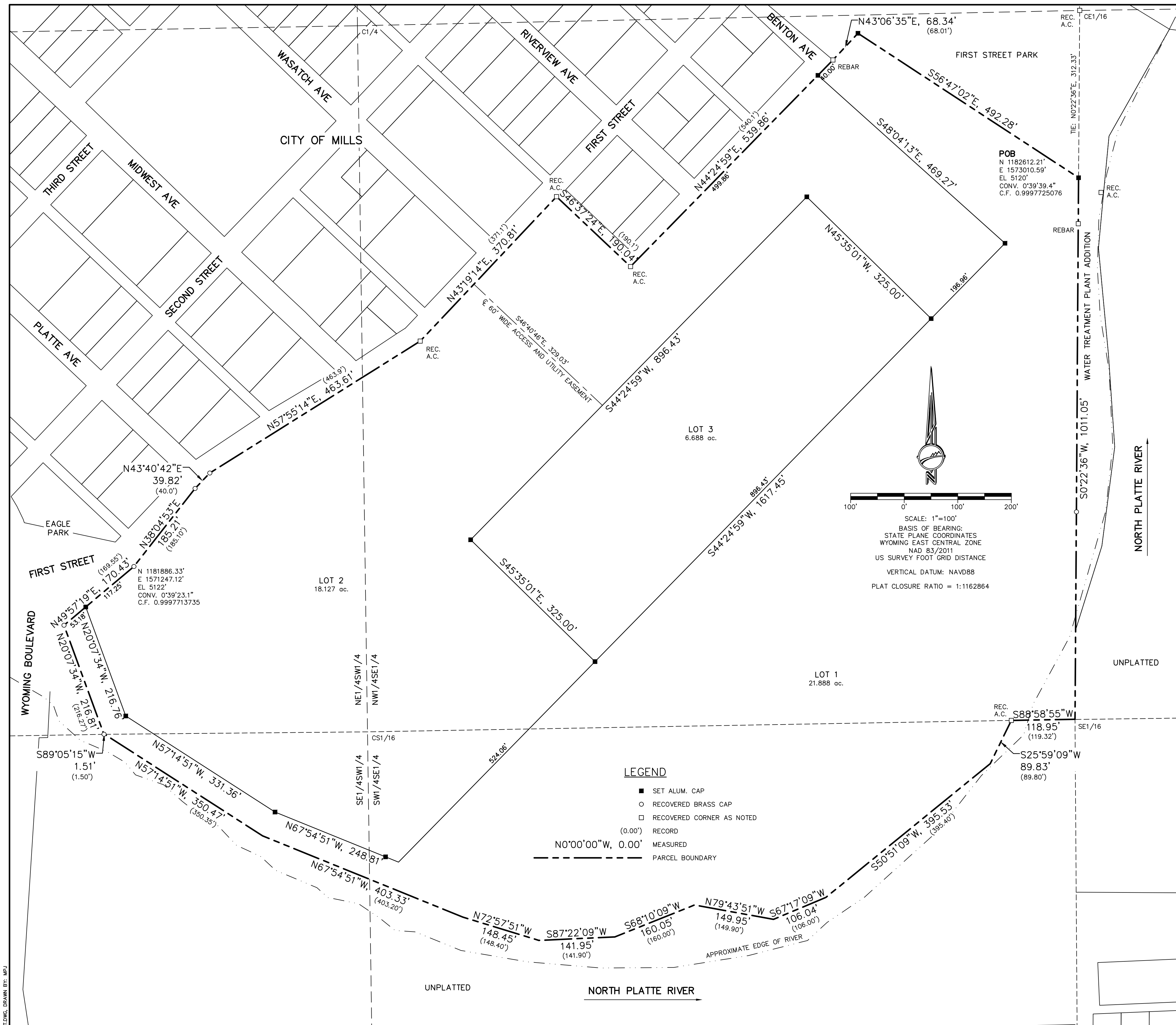
STATE OF WYOMING }
 COUNTY OF NATRONA } SS

The foregoing instrument was acknowledged before me by (XXXFIRST OWNER SIGNERXXX) this ____ day of _____, 20__.

Witness my hand and official seal.

My commission expires: _____

NOTARY PUBLIC

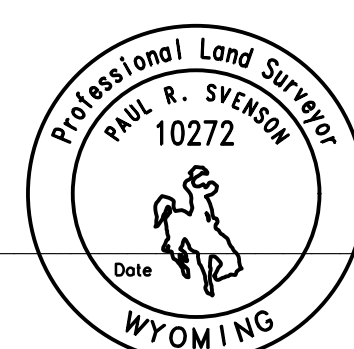


LEGEND

- SET ALUM. CAP
- RECOVERED BRASS CAP
- RECOVERED CORNER AS NOTED
- (0.00') RECORD
- MEASURED
- PARCEL BOUNDARY

SURVEYORS CERTIFICATE

I, Paul R. Svenson, a Professional Land Surveyor, 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of June, 2023 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



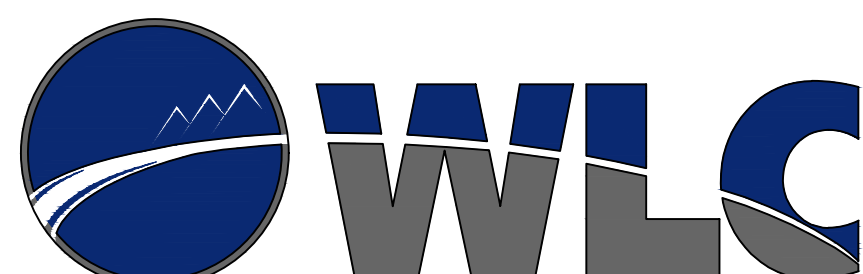
APPROVALS

Approved by the City Council of the City of Mills, Wyoming by Ordinance No. _____ duly passed, adopted and approved this ____ day of _____ 20__.

Attest: _____ Attest: _____
 City Clerk Mayor

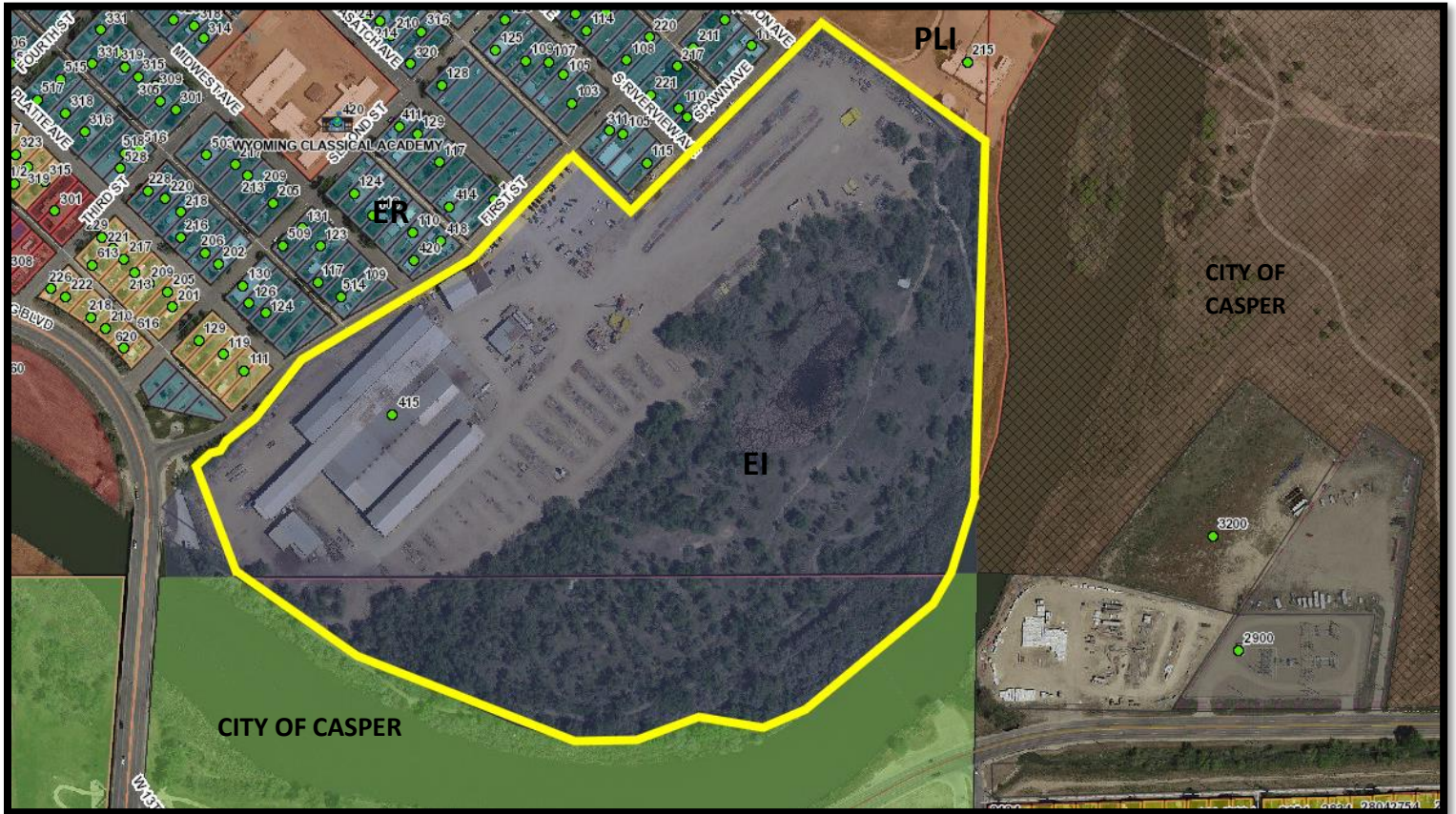
Inspected and approved this this ____ day of _____ 20__.

City Engineer
















ENGINEERING • SURVEYING
 200 PRONGHORN, CASPER, WY. 82601
 W.D. NO. 17565-04 DATE: 08-02-23 FILE NAME: REPLAT

Platte Riverfront – Final Resubdivision Plat



Mills Zoning Districts

- | | |
|--|--|
|  Mills, DB |  Mills, ER: Established Residential |
|  Mills, DI: Developing Industrial |  Mills, PLI: Public Land Institutions |
|  Mills, DMH: Developing Mobile Home |  Mills, PUD: Planned Urban Development |
|  Mills, DR: Developing Residential |  Mills, MSR: Mixed Sized Residential |
|  Mills, EB: Established Business |  Mills, MU: Mixed Use |
|  Mills, EI: Established Industrial |  Mills, UA: Urban Agriculture |
| |  Mills, UR: Urban Agriculture Residential |



Wyoming Secretary of State

2020 Carey Avenue, Suite 700
Cheyenne, WY 82002-0020
Ph. 307.777.7311
Fax 307.777.5339
Email: Business@wyo.gov

WY Secretary of State
FILED: 12/18/2018 09:55 AM
Original ID: 1980-000062143
Amendment ID: 2018-002460284

**Foreign Profit Corporation
Application for Amended Certificate of Authority**

Pursuant to W.S. 17-16-1504 the undersigned corporation hereby applies for an Amended Certificate of Authority.

Current Information on File:

1. Name of the corporation:

WOTCO Inc.

2. Organized under the laws of: Delaware

(State or country)

3. Period of duration: perpetual

(This is referring to the length of time the limited liability company intends to exist and not the length of time it has been in existence. The most common term used is "perpetual.")

Amended Information:

(Check all that apply and enter the changes in the appropriate fields.)

4. New Company Name:

Austin Engineering USA, Inc.

5. New State or Country of Incorporation:

6. New Period of Duration:

Signature:

(May be executed by Chairman of Board, President or another of its officers.)

Date: 10/31/2018

(mm/dd/yyyy)

Print Name: Shane Fox

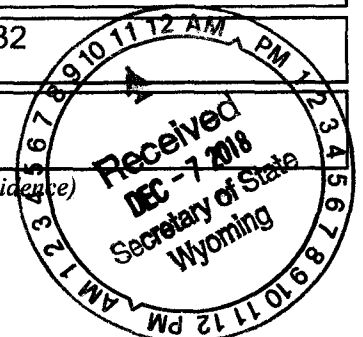
Contact Person: Shane Fox

Title: CFO

Daytime Phone Number: 307-233-9032

Email: sfox@wstch.com

(Email provided will receive filing evidence)
*May list multiple email addresses



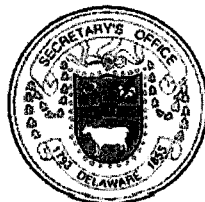
Delaware


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The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "WOTCO INC.", CHANGING ITS NAME FROM "WOTCO INC." TO "AUSTIN ENGINEERING USA, INC.", FILED IN THIS OFFICE ON THE TWENTY-FIFTH DAY OF OCTOBER, A.D. 2018, AT 2:12 O`CLOCK P.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE KENT COUNTY RECORDER OF DEEDS.




Jeffrey W. Bullock, Secretary of State

463825 8100
SR# 20187322790

Authentication: 203692376
Date: 10-26-18

You may verify this certificate online at corp.delaware.gov/authver.shtml

**CERTIFICATE OF AMENDMENT
OF
CERTIFICATE OF INCORPORATION**

WOTCO INC., a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware (the "*Corporation*"),

DOES HEREBY CERTIFY:

FIRST: That the Board of Directors of the Corporation, by the unanimous written consent of its members, filed with the minutes of the Board of Directors, adopted a resolution proposing and declaring advisable the following amendment to the Amended and Restated Certificate of Incorporation of the Corporation:

RESOLVED, that the Amended and Restated Certificate of Incorporation of the Corporation be amended by changing Article First thereof so that, as amended, said Article shall be read as follows:

FIRST: The name of the corporation (the "*Corporation*") is:

Austin Engineering USA, Inc.

SECOND: That in lieu of a meeting and vote of stockholders, the stockholders of the Corporation have approved and adopted said amendment by written consent in accordance with the provisions of Section 228 of the General Corporation Law of the State of Delaware.

THIRD: That the aforesaid amendment was duly adopted in accordance with the applicable provisions of Sections 242 and 228 of the General Corporation Law of the State of Delaware.

IN WITNESS WHEREOF, the Corporation has caused this certificate to be signed this 25th day of October, 2018.

By: CHayward
Name: Christine Maree Hayward
Title: Chief Financial Officer and Secretary

Delaware

The First State

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I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "AUSTIN ENGINEERING USA, INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTY-FIRST DAY OF OCTOBER, A.D. 2018.




Jeffrey W. Bullock, Secretary of State

463825 8300

SR# 20187414735

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 203723491

Date: 10-31-18

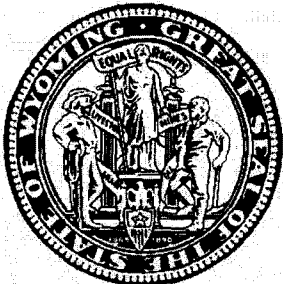
STATE OF WYOMING
Office of the Secretary of State

I, EDWARD A. BUCHANAN, Secretary of State of the State of Wyoming, do hereby certify that the filing requirements for the issuance of this certificate have been fulfilled.

CERTIFICATE OF NAME CHANGE

Current Name: **Austin Engineering USA, Inc.**
Old Name: **Wotco Inc.**

I have affixed hereto the Great Seal of the State of Wyoming and duly executed this official certificate at Cheyenne, Wyoming on this **18th** day of **December, 2018**



Filed Date: 12/18/2018

Edward A. Buchanan
Secretary of State

By: Jordyn Gray