



## PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Tom Vander Woude, Planning Director

**Meeting Date:** July 13, 2021

**Agenda Item:** PC Docket No. 21-005

**Application:** **Subdivision – Preliminary Plat**

**Hearing:** **Public Hearing**

**Summary:** Stephen Richard Westerberg requesting approval of a preliminary plat consolidating the three residential lots at 10125 Norwich Drive, 10111 Norwich Drive, and 10110 Whitehall Garden

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**Applicant:** Stephen Richard Westerberg

**Property Address:** 10125 Norwich Drive, 10111 Norwich Drive, and 10110 Whitehall Garden

**Current Zoning:** CD-3.R-2 Single Family

**Adjacent Zoning:** North: CD-3.R-2  
South: CD-3.R-2  
East: CD-3.R-2  
West: CD-3.R-2

**Action Requested:** Approve preliminary plat

**Additional Actions Required:** Findings of fact  
Approve final plat

**Staff Recommendation:** **Approval**

**Attachments:** Westerberg Second Addition preliminary plat prepared by Torrenga Surveying dated 05-28-2021  
Site Plan Lot 1 in Westerberg Addition prepared by Torrenga Surveying dated 05-27-2021

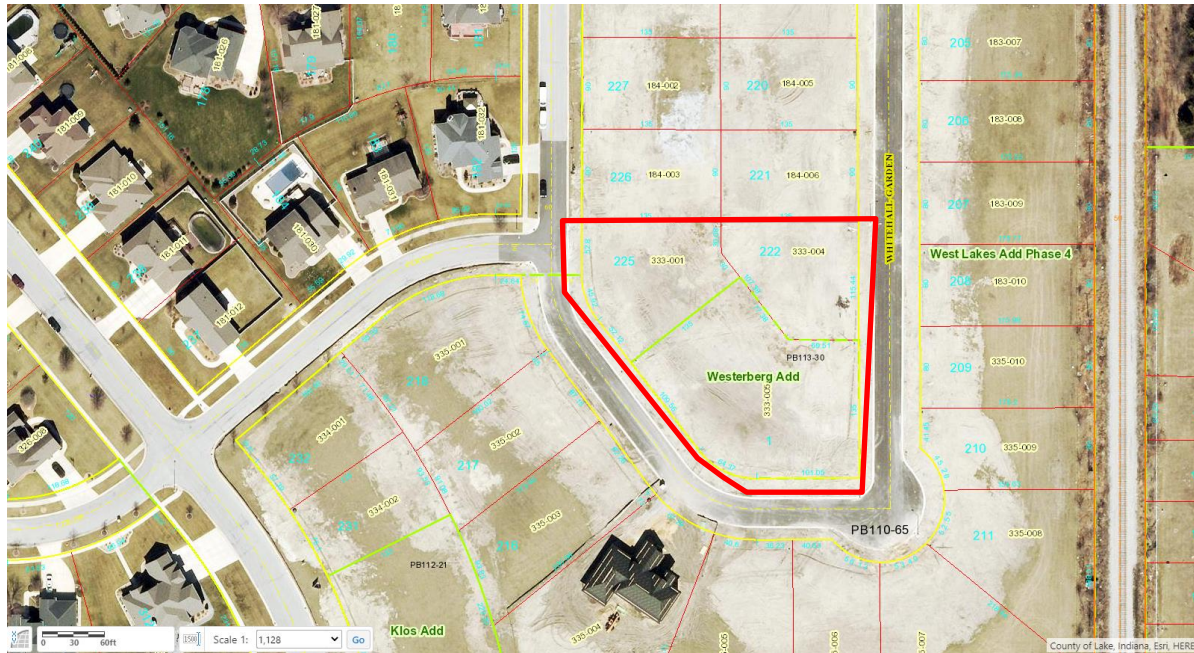


Figure 1: Subject property outlined in red.

## BACKGROUND

Stephen Westerberg has submitted plans to consolidate three lots in the West Lakes neighborhoods into a single lot:

- Lot 225 of the West Lakes Phase IV subdivision commonly known as 10111 Norwich Drive
- Lot 222 of the West Lakes Phase IV subdivision commonly known as 10110 Whitehall Garden
- Lot 1 of the Westerberg Addition commonly known as 10125 Norwich Drive

The Westerberg Addition was created in 2020 when the applicant combined two lots into a single lot. The applicant has constructed a residential home on this lot and is now seeking to expand his rear yard by adding two additional lots. He has provided a site plan that depicts a “sport court” to be installed on the current Lot 222.

Staff reviewed the proposed subdivision at a Site Plan Review Committee meeting and finds it to be in compliance with the Town of Munster Zoning Ordinance and Subdivision Ordinance. Staff notes that the proposed consolidation retains all drainage and utility easements included in the original West Lakes Phase IV subdivision.

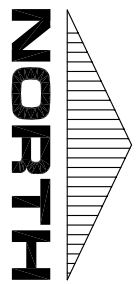
Consideration of a preliminary plat requires a public hearing. Final plat approval may be granted upon completion of public improvements without a public hearing. The only public improvement that will be required is the installation of sidewalks along Whitehall Garden and Norwich Drive.

## MOTION

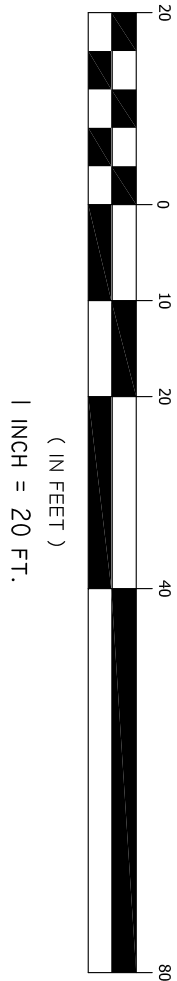
The Plan Commission may wish to consider the following motion:

*Motion to approve PC Docket No. 21-005 granting approval of a preliminary plat for the Westerberg Second Addition.*



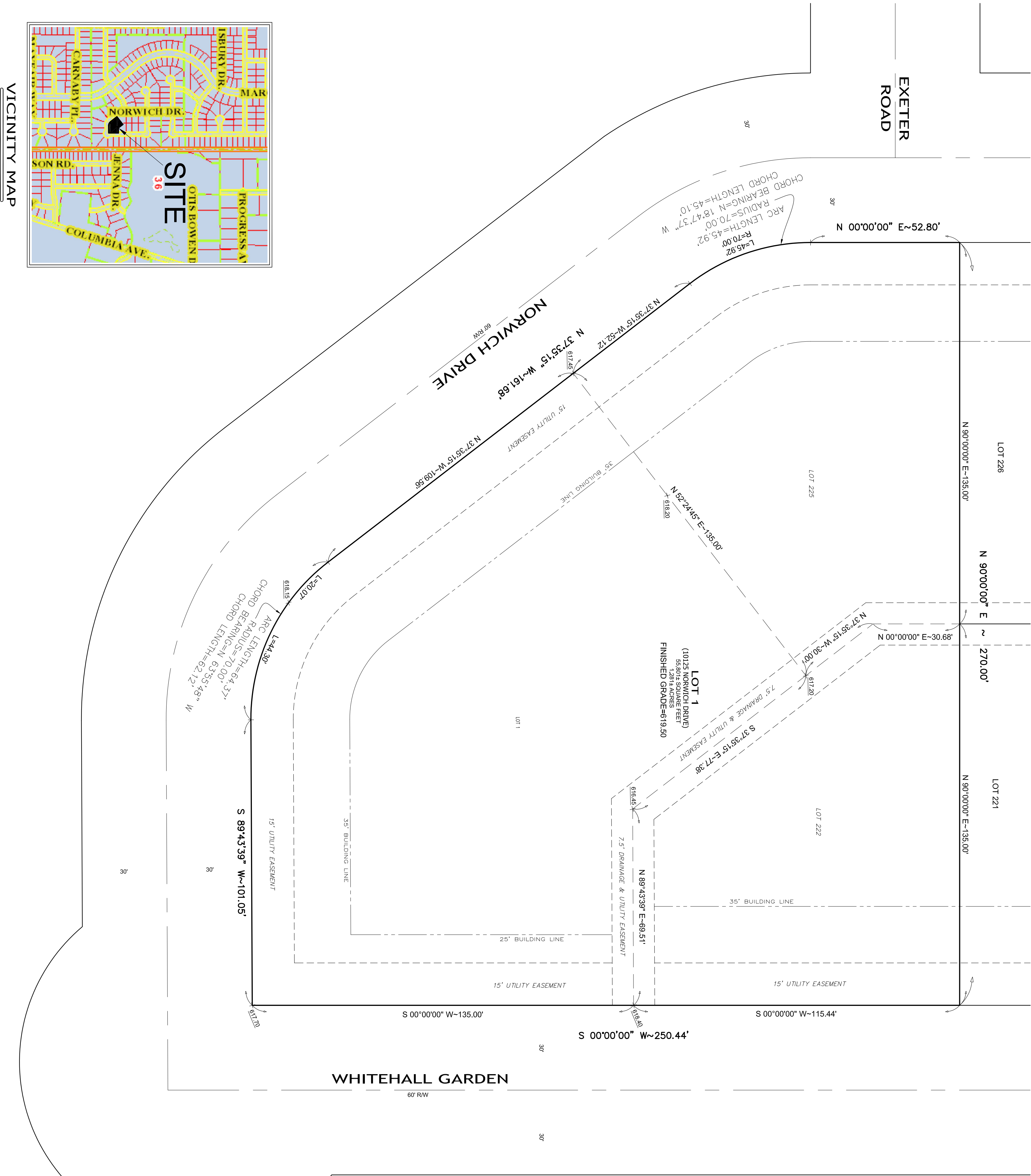


GRAPHIC SCALE



WESTERBERG SECOND ADDITION  
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA  
BEING A RESUBDIVISION OF LOTS 222 &  
225, WEST LAKES ADDITION PHASE 4 AND  
WESTERBERG ADDITION LOT 1

Legal Description:  
(Taken from County Warranty Deed dated December 7, 2018 and recorded December 19, 2018 as Document number 2018 082254)  
Lot 222 & Lot 225, West Lakes Addition Phase 4, to the Town of Munster, Lake County, Indiana, as per plat thereof, recorded in Plat Book 110, Page 65 in the Office of the Recorder of Lake County, Indiana.  
AND  
(Taken from a Trustee's Deed dated July 24, 2020 and recorded July 29, 2020 as Document number 2020-048177)  
Lot 1, Westerberg Addition, to the Town of Munster, as per plat thereof, recorded in Plat Book 110, Page 65 in the Office of the Recorder of Lake County, Indiana.



STATE OF INDIANA ) S  
COUNTY OF LAKE )  
I, the undersigned, Stephen Richard Westerberg, Trust, dated March 10, 1982, does hereby certify that it is the owner of the property herein described as parcel 2 and that of its own free will and accord has caused said property to be surveyed and subdivided into lots, blocks and streets as herein shown.

This subdivision shall be known and designated as WESTERBERG SECOND ADDITION, to the Town of Munster. All streets and easements shown and not heretofore dedicated, are hereby dedicated, to the Town of Munster.

Stephen Richard Westerberg, Trustee

STATE OF INDIANA ) S  
COUNTY OF LAKE )

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Stephen Richard Westerberg, on behalf of Westerberg, Stephen Richard Trust, personally known to me to be the same persons who signed the attached certificate and acknowledged to me that she executed the same as her own free act and deed.

Witness my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

My Commission expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_ Notary Public:

STATE OF INDIANA ) S  
COUNTY OF LAKE )

It, the undersigned, Stephen Richard Westerberg, does hereby certify that it is the owner of the property herein described as parcel 1 and that of its own free will and accord has caused said property to be surveyed and subdivided into lots, blocks and streets as herein shown.

This subdivision shall be known and designated as WESTERBERG SECOND ADDITION, to the Town of Munster. All streets and easements shown and not heretofore dedicated, are hereby dedicated, to the Town of Munster.

Stephen Richard Westerberg,

STATE OF INDIANA ) S  
COUNTY OF LAKE )

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Stephen Richard Westerberg, personally known to me to be the same persons who signed the attached certificate and acknowledged to me that she executed the same as her own free act and deed.

Witness my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

My Commission expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_ Notary Public:

STATE OF INDIANA ) S  
COUNTY OF LAKE )

Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

Chairman: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Executive Secretary: \_\_\_\_\_

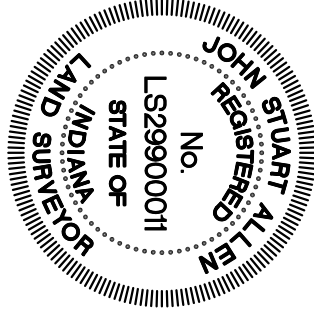
STATE OF INDIANA ) S  
COUNTY OF LAKE )

I, John Stuart Allen, hereby state that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge, information and belief, the plat within represents a survey made under my direction in accordance with the 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on May 19, 2021; that this plat correctly represents said survey and that all dimensions, lines and angles are correctly shown, and that all monuments or markers shown therein actually exist; and that their location is as shown on the plat. I hereby certify that I have taken reasonable care to reflect each Social Security Number in this document, unless required by law.

Witness my hand and Seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

TORRENGA SURVEYING, LLC

JOHN STUART ALLEN - Registered L.S. #29900011



COVENANTS:  
Declaration of covenants and restrictions applicable to Lots in West Lakes Addition to the Town of Munster, Lake County, Indiana as recorded on April 4, 1997 as Document Number 97020216 in the Office of the Recorder of Lake County, Indiana.

FLOOD STATEMENT:

As per the National Flood Insurance Rate Map, Community-Panel Number 18089C0119E, Effective Date, January 18, 2012, shown site appears to be in Zone "X-Shaded" areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

UTILITY EASEMENTS:

An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public service needs severally and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain sewers, water mains, gas mains, cables, poles and wires, underground with necessary braces, guys, anchors and other appliances in, upon, along and over the strip of lands designated by colored lines on the plat as utility easements. The easements shall be used for the purposes of installing, laying, erecting, constructing, renewing, operating, repairing, replacing and maintaining electric, telephone and television service including aerial rights as to streets where necessary with aerial service wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any such utility equipment. Any fences, trees, black, topplings, vegetation improvements or other potential obstacles to the use of easements shown upon the subdivision plat shall be placed at the risk of the property owner and may be subject to removal in the event of any interference with the use of said easements or drainage of other lots. Changes of yard elevations in easements from those established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to regading at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

DRAINAGE NOTE:

Property boundaries are to be graded to the elevations shown hereon. Frontage grades are to be 1/4" per foot (normally 3-2/4") above the adjacent curb. House grades are shown (FG=00.00) directly beneath or above the lot numbers hereon. The proposed house grades are based on the elevation 2.00' above the back of curb at the center of the lot.

NOTES:

1. ALL FRONT BUILDING LINES ARE 35'.

SUBDIVIDER:  
Stephen Richard Westerberg  
10125 Norwich Drive  
Munster, Indiana 46321

ZONING:  
(R-2) SINGLE-FAMILY RESIDENTIAL



TORRENGA SURVEYING, LLC  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM

WESTERBERG SECOND ADDITION  
TO THE TOWN OF MUNSTER  
LAKE COUNTY, INDIANA  
FINAL PLAT

DATE: MAY 28, 2021

CLIENT: STEPHEN WESTERBERG

JOB NO: 2021-0519  
DRAWN: JSA  
SCALE: 1"=20'

Z:\West Lakes Ph 4, Munster\vdwg\WESTERBERG SECOND ADDITION FP.dwg 5/28/2021 8:50:59 AM CDT



# SITE PLAN

NOTE: All dimensions are given in feet and decimal parts thereof. No dimension shall be rounded to the nearest foot. Measurements are given to the center of the line, unless otherwise noted. All dimensions are given to the center of the line, unless otherwise noted. All dimensions are given to the center of the line, unless otherwise noted.

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) "X" SHOWN, AS DETERMINED BY THE INDIANA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WATER. THE FLOOD ZONE(S) IS/ARE SHOWN ON THE FLOOD HAZARD MAP FOR THE TOWN OF MUNSTER, INDIANA, AS SHOWN IN COUNTY PLAT BOOK 112, PAGE 21 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT PARCEL LEGAL DESCRIPTION:  
S01/2 IN WESTERBERG ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 113, PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND LOTS 222 AND 225, WEST LAKES ADDITION, PHASE 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 112, PAGE 21 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

## LEGEND:

WV	WATER VALVE	Δ	UNARMED UTILITY POLE
XX	FIRE HYDRANT	TS	TURBINE PRESSURE
⊕	ELECTRIC COIL	N/A	APPROXIMATE GRADE
⊕	10-20' WATER SERVICE	⊕	DRAINAGE FLOW
⊕	CATCH BASIN/INLET	⊕	EXISTING SPOT ELEVATION
⊕	MANHOLE	⊕	PROPOSED SPOT ELEVATION
⊕	ST. MOUNTING	⊕	ST. MOUNTING

PROPOSED ELEVATIONS (RESIDENCE):  
530.00' PROPOSED FINISHED GRADE AROUND HOUSE  
530.00' PROPOSED FINISHED GRADE AROUND GARAGE  
530.00' PROPOSED FINISHED GRADE AROUND PORCH  
530.00' PROPOSED FINISHED GRADE AROUND DRIVE  
530.00' PROPOSED FINISHED GRADE AROUND WALKWAY  
530.00' PROPOSED FINISHED GRADE AROUND DRIVE

PROPOSED ELEVATIONS (GUESTIN/LAW SUITE):  
530.00' PROPOSED FINISHED GRADE AROUND GARAGE  
530.00' PROPOSED FINISHED GRADE AROUND PORCH  
530.00' PROPOSED FINISHED GRADE AROUND DRIVE  
530.00' PROPOSED FINISHED GRADE AROUND WALKWAY  
530.00' PROPOSED FINISHED GRADE AROUND DRIVE

WIDTH OF LOT AT BUILDING LINE = 242.96 FEET  
242.96 X 0.25 = 60.74 FEET REQUIRED



GRAPHIC SCALE



THIS IS NOT A BOUNDARY SURVEY  
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETAINED OR ORIGINAL BOUNDARY SURVEY, A TRUE SURVEY, OR A SURVEYOR'S LOCATION REPORT.

STATE OF INDIANA  
COUNTY OF LAKE

THIS IS TO CERTIFY THAT THIS SITE PLAN FOR THE ABOVE DESCRIBED PROPERTY IS IN ACCORDANCE WITH THE OFFICIAL RECORDS AND INFORMATION SUPPLIED BY THE CLIENT.

TORRENGA SURVEYING, LLC

JOHN STUART ALLEN - Registered Land Surveyor No. LS99900011



**TORRENGA SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321

WEBSITE: WWW.TORRENGA.COM

**SITE PLAN**  
LOT 1 IN WESTERBERG ADDITION  
10125 NORWICH DRIVE  
IN THE TOWN OF MUNSTER  
LAKE COUNTY, INDIANA

DATE: MAY 27, 2020  
5-27-2020  
KTD-ADDED SET BARS AND STAKES  
5-12-2021  
45' X 80' MULTI-PURPOSE COURT

CLIENT(S):  
STEPHERN WESTERBERG  
JOB NO: 2020-0076  
SCALE: 1"=20'  
DRAWN: QP/JSA

D:\West Lakes Ph 4 - Munster\Map\WESTERBERG LOTS 222-225.dwg 7/16/2020 10:46 AM DDT

