

Debbie Baenen

From: BC_Planning_and_Land_Services_PlatReview
<BC_Planning_and_Land_Services_PlatReview@co.brown.wi.us>
Sent: Monday, September 24, 2018 4:35 PM
To: david.nielsen@dot.wi.gov; Bechle, Jon E.; Bosiacki, Bill S.; Heyroth, Matt R.; Teaters, Dan W.; VanHout, Terry L.
Cc: Debbie Baenen; 'Dave Chrouser' (dchrouser@mau-associates.com)
Subject: Preliminary CSM 2587 - Chrouser - V of Allouez
Attachments: Preliminary CSM 2587.pdf; Application.pdf

Hello,

The attached application and PRELIMINARY CSM was submitted to Brown County PALS for county review. Please review and submit any necessary comments/corrections **as soon as possible, but no later than October 10, 2018**. If comments/corrections are not received by the aforementioned date, Brown County will assume that your agency has no objections to the proposed land division.

Parcel(s): AL-125-7, AL-125-8

Note to Municipal Clerks/Planners: This copy has been sent for your information. If a formal review is required by your municipality, the submittal should be made directly to you from the petitioner.

Dan Teaters

Senior Planner, Natural Resources & Land Division

Brown County Planning and Land Services
305 E. Walnut St.
Green Bay, WI 54301
Ph: 920 448-6480

Total Control Panel

[Login](#)

To: debbie@villageofallouez.com

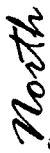
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From:
bc_planning_and_land_services_platreview@co.brown.wi.us

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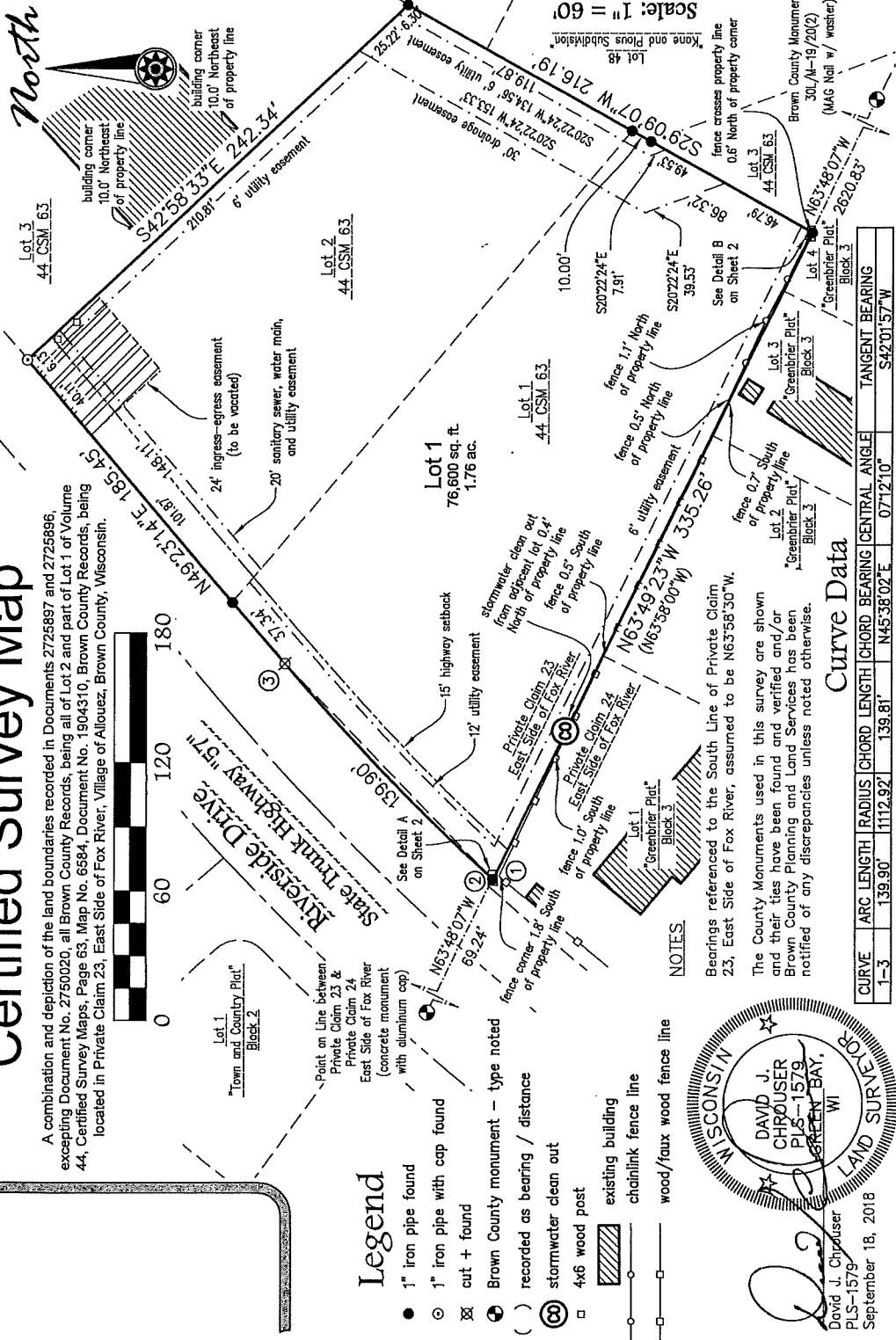
Certified Survey Map

A combination and depiction of the land boundaries recorded in Documents 2725897 and 2725896, excepting Document No. 2750020, all Brown County Records, being all of Lot 2 and part of Lot 1 of Volume 44, Certified Survey Maps, Page 63, Map No. 6584, Document No. 1904310, Brown County Records, being located in Private Claim 23, East Side of Fox River, Village of Allouez, Brown County, Wisconsin.



Client: Village of Allouez
 Tax Parcel: AL-125-7 & AL-125-8
 Drafted By: ZRH
 File: K-18576CSM 091218.dwg
 Data File: K-18576.txt

Ma & Associates, LLP
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9870 Website: www.ma-associates.com
 400 Security Blvd, Green Bay, WI 54313

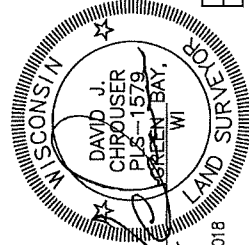


Legend

- 1" iron pipe found
- ⊙ 1" iron pipe with cap found
- ⊗ cut + found
- ⊕ Brown County monument - type noted
- () recorded as bearing / distance
- ⊗ stormwater clean out
- 4x6 wood post
- ▨ existing building
- chainlink fence line
- wood/foam wood fence line

NOTES

Bearings referenced to the South Line of Private Claim 23, East Side of Fox River, assumed to be N63°58'30"W. The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies unless noted otherwise.



David J. Chrouser
 PLS-1579
 September 18, 2018

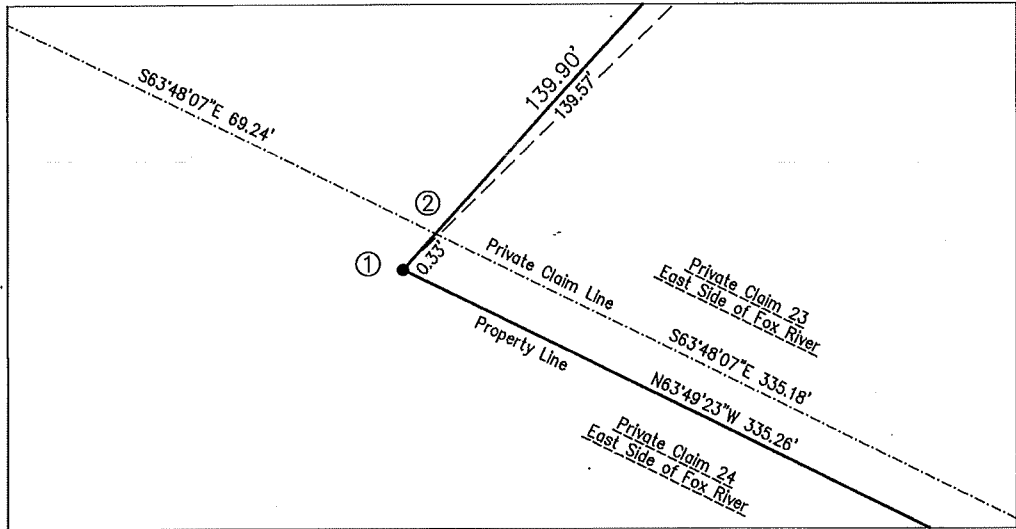
Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-3	139.90'	1112.92'	139.81'	N45°38'02"E	07°12'10"	S42°01'57"W

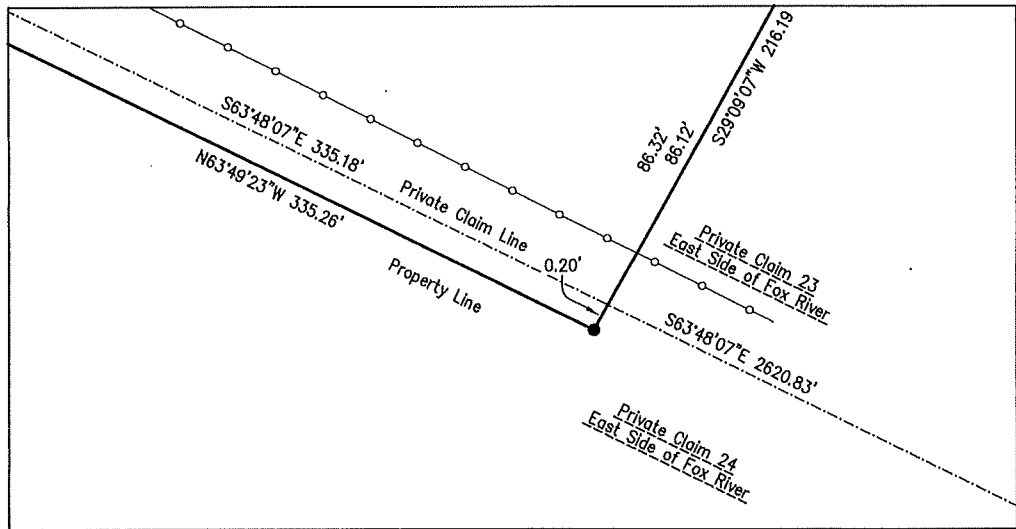
Sheet One of Five
 Project No.: K-18576
 Drawing No.: L-10491
 Fieldwork Completed: 09/11/18



Detail A

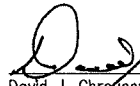


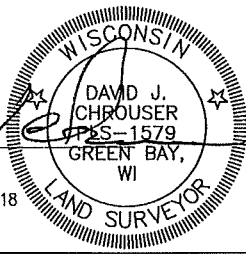
Detail B



Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-3	139.90'	1112.92'	139.81'	N45°47'09\"/>		


 David J. Chrouser
 PLS-1579
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Client: Village of Allouez
 Tax Parcel: AL-125-7 & AL-125-8
 Drafted By: ZRH
 File: K-18576CSM 091218.dwg
 Data File: K-18576.txt

Mau & Associates, LLP
 LAND SURVEYING & PLANNING
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 Phone: 920-434-8670 Website: www.mau-associates.com
 400 Security Blvd, Green Bay, WI 54313

Sheet Two of Five
 Project No.: K-18576
 Drawing No.: L-10491
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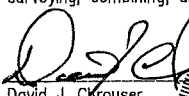
SURVEYOR'S CERTIFICATE

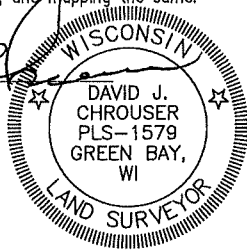
I, David J. Chrouser, Professional Land Surveyor, PLS-1579, do hereby certify that this Certified Survey Map is not a division of property but solely a combination and depiction of the land boundaries recorded in Documents 2725897 and 2725896, excepting Document No. 2750020, all Brown County Records, being all of Lot 2 and part of Lot 1 of Volume 44, Certified Survey Maps, Page 63, Map No. 6584, Document No. 1904310, Brown County Records, being located in Private Claim 23, East Side of Fox River, Village of Allouez, Brown County, Wisconsin into a single parcel and description, more fully described as follows:

Commencing at the Red Post on Line between Private Claim 23 and 24, East Side of Fox River; thence S63°48'07"E, 69.24 feet along the South Line of said Private Claim 23 to the East Right of Way of State Trunk Highway "57", otherwise known as "Riverside Drive", and to a point on the the Northwest Line of Lot 1, Volume 44, Certified Survey Maps, Page 63, Map No. 6584, Document No. 1904310, Brown County Records being the Point of Beginning; thence 139.57 feet along said East Right-of-Way being a 1112.92 foot radius curve to the right whose long chord bears N45°47'40"E, 139.48 feet; thence N49°23'14"E, 185.45 feet along said East Right-of-Way to the North Corner of Lot 2 of said Certified Survey Map No. 6584 and the Northeast Line of said Lot 2; thence S42°58'33"E, 242.34 feet along said Northeast Line to the East Corner of said Lot 2 and Southeast Line of said Lot 2; thence S29°09'07"W, 216.19 feet along said Southeast Line and its extension to the Southwest Line of said Lot 1; thence N63°49'23"W, 335.24 feet along said Southwest Line to the West Corner of said Lot 1 and said South Right-of-Way; thence 0.33 feet along said South Right-of-Way to the South Line of said Private Claim 23 and the Point of Beginning.

Parcel contains 76,600 sq. ft. / 1.76 acres more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the combination thereof. That I have made such a survey, combination, and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the Brown County Planning Commission in surveying, combining, and mapping the same.


David J. Chrouser
PLS-1579
September 18, 2018



CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this _____ day of _____, 20____.

Dan Teeters
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

Paul D. Zeller Date
Brown County Treasurer

Client: Village of Allouez
Tax Parcel: AL-125-7 & AL-125-8
Drafted By: ZRH
File: K-18576CSM 091218.dwg
Data File: K-18576.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Sheet Three of Five
Project No.: K-18576
Drawing No.: L-10491
Fieldwork Completed: 09/11/18



RESTRICTIVE COVENANTS

- 1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- 2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- 3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

HIGHWAY SETBACK NOTE

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation District Office for more information. The phone number may be obtained by contacting your County Highway Department.

TRANS. 233 NOTE

Property subject to access restrictions, highway setbacks, and other restrictions as per the Wisconsin Department of Transportation Trans. 233.

NOISE NOTE

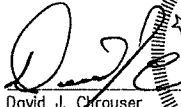
The lots of this division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from the existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through lane capacity.

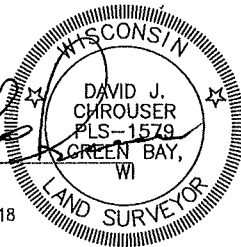
ACCESS RESTRICTION CLAUSE

All lots and blocks are restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way of S.T.H. 57, it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

Special Exception: The Department of Transportation has granted a special exception to Trans 233 per Joseph Hollister's letter dated March 15, 1999 recorded in document Number 1686144 which states: The following access restriction is for Lot 2, Volume 33, Certified Survey Maps, page 126, Brown County Records, said Certified Survey Map being part of Lot 22, of "Cadyland Company's Riverview Addition to the Town of Allouez" and part of Private Claim 23, E.S.F.R., Village of Allouez, Brown County, Wisconsin:

Access from Lot 2, Volume 33, Certified Survey Maps, page 126, Brown County Records, shall be limited to four driveways. The Northerly most driveway will be limited to an exit only driveway to serve the planned day care. If the day care center is not constructed, or if at some time in the future the usage of the day care site changes, the owner of the property at that time shall remove the northerly driveway to Lot 2 at the owners cost. This restriction will be enforceable by the Wisconsin Department of Transportation.


 David J. Chrouser
 PLS-1579
 September 18, 2018




Client: Village of Allouez
 Tax Parcel: AL-125-7 & AL-125-8
 Drafted By: ZRH
 File: K-18576CSM 091218.dwg
 Data File: K-18576.bt

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Sheet Four of Five
 Project No.: K-18576
 Drawing No.: L-10491
 Fieldwork Completed: 09/11/18



Brown County Planning Commission
 Planning and Land Services Department
 305 E. Walnut Street, Room 320
 P.O. Box 23600
 Green Bay, WI 54305-3600
 (920) 448-6480

RECEIVED

SEP 20 2018

BROWN COUNTY PLANNING
 AND LAND SERVICES

LAND DIVISION REVIEW APPLICATION

A copy of the application should be e-mailed with required digital PDF copies to:
BC_Planning_and_Land_Services_PlatReview@co.brown.wi.us

For the submission of:

Check One	Type	Number of Copies	Planning Fee	Property Listing Fee	Total Fee
<input type="checkbox"/>	Certified Survey Map (CSM)	One digital PDF	\$350	\$300	\$650
<input type="checkbox"/>	Retracement CSM	One digital PDF	\$100	\$300	\$400
<input checked="" type="checkbox"/>	Combination CSM	One digital PDF	\$100	\$300	\$400
<input type="checkbox"/>	Preliminary Plat (State)	One digital PDF Three paper (large)	\$400 + \$20/lot	N/A	\$400+ _____ = \$ _____
<input type="checkbox"/>	Preliminary Plat (County)	One digital PDF Three paper (large)	\$450 + \$20/lot	N/A	\$450+ _____ = \$ _____
<input type="checkbox"/>	Final Plat	One digital PDF Three paper (large)	\$350	\$300 + \$40/lot	\$650+ _____ = \$ _____
<input type="checkbox"/>	Condominium Plat	One digital PDF One paper (large)	N/A	\$300	\$300

**** Please remit ONE check, payable to Brown County Planning Commission****

Surveyor David J. Chrouser E-mail dchrouser@mau-associates.co Phone 920-434-9670

Address 400 Security Blvd. Green Bay, WI 54313 Fax 920-434-9672

Attorney (condominium only) _____ E-mail _____

Property Owner(s) Village of Allouez Municipality Village of Allouez

Subdivision Name (if applicable) _____ Parcel Number AL-125-7 & AL-125-8

Location S ___ T ___ N R ___ E or PC 23 ESRF WSFR

Number of Lots 1 Number of Outlots _____ Net Acreage 1.76

Type of Sewer: Public Private

For Office Use Only

Date Submitted 9/20/18 Date Needed 10/10/18 Date E-mailed 9/21/18 Timeline 10/19/18

Distribution List:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Town/Village Clerk | <input checked="" type="checkbox"/> Brown County Land Conservation | <input type="checkbox"/> Time Warner Cable |
| <input type="checkbox"/> Extraterritorial Municipality | <input checked="" type="checkbox"/> Brown County Planning | <input type="checkbox"/> Wild Ones |
| <input type="checkbox"/> Addressing Agent | <input checked="" type="checkbox"/> Brown County Property Listing | <input type="checkbox"/> Wisconsin Department of Transportation |
| <input type="checkbox"/> Brown County Airport | <input type="checkbox"/> Oneida Nation | <input type="checkbox"/> Wisconsin Public Service |
| <input type="checkbox"/> Brown County Highway | <input type="checkbox"/> Telephone | <input type="checkbox"/> Other _____ |

Instructions:

FILE #: 2587

