

# Memo

To: Village Board

Fr: Tracy Flucke, Administrator

Re: Approval of CSM for 414 W. Lazarre Ave.

Date: February 26, 2014

The CSM was reviewed and approved as follows at the last Plan Commission meeting:

**Motion Dart/Kopperud to approve the CSM with the stipulation that the backyard setback meets 15ft if the existing structure remains. Motion carried.**

Basically the CSM as attached does not meet the required backyard setback of 15ft and either the house needs to be removed(which the owner is planning to do) or the CSM needs to be revised.

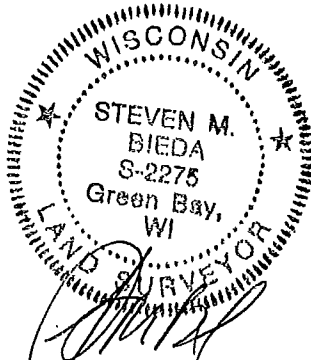
The Village Board is asked to make a conditional approval as follows: The CSM is conditionally approved until December 31, 2014 with the requirement that the house is removed before the CSM is signed by the Village. If the home is not removed by December 31, 2014 the owner will be required to go back thru the Village's CSM approval process.





**SURVEYOR'S CERTIFICATE**

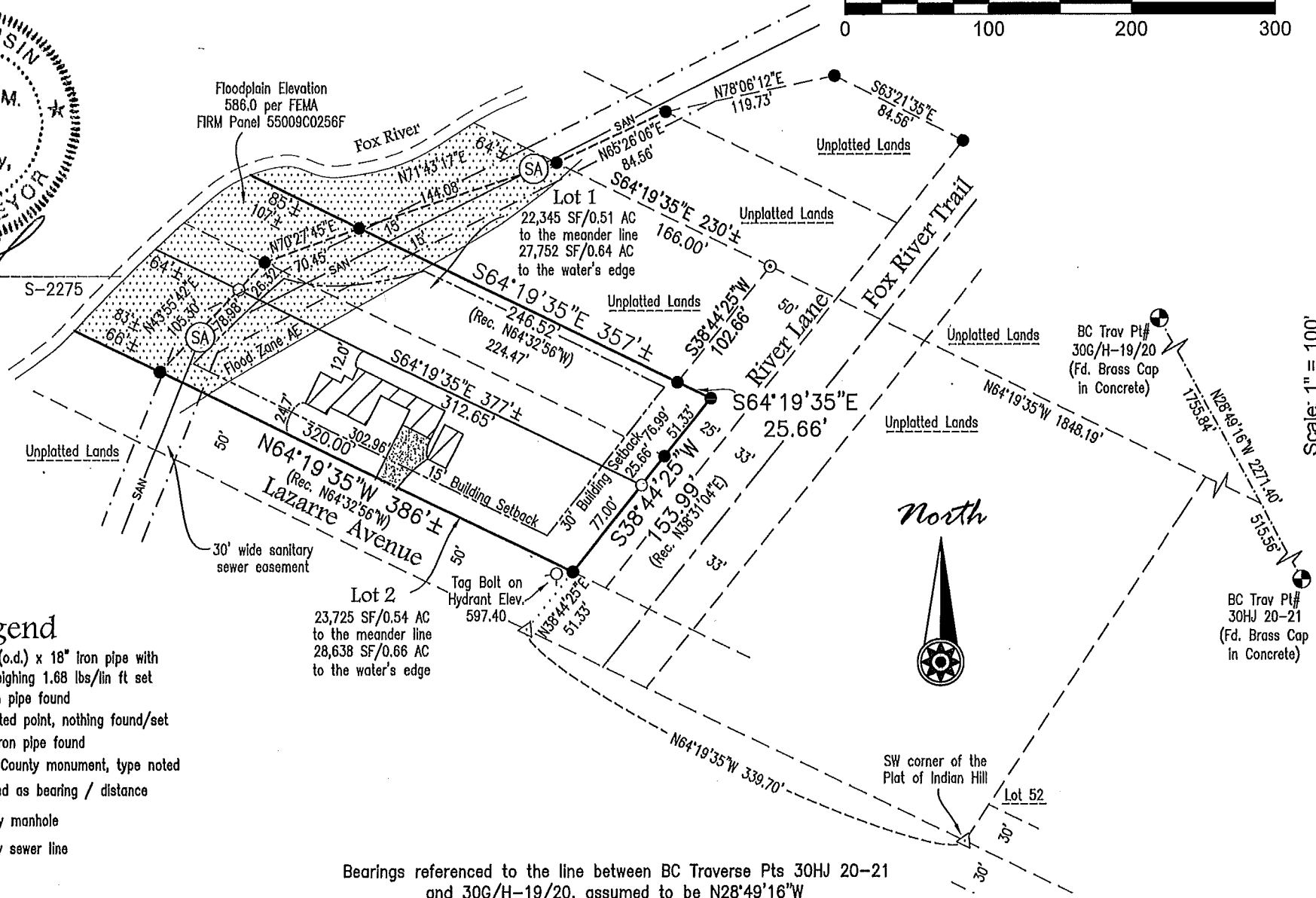
I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.



Steven M. Bieda  
S-2275  
January 27, 2014

# Certified Survey Map

Part of Private Claim 19, East Side of the Fox River,  
Village of Allouez, Brown County, Wisconsin



- Legend**
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
  - 1" iron pipe found
  - △ Computed point, nothing found/set
  - ⊙ 3/4" iron pipe found
  - ⊕ Brown County monument, type noted
  - ( ) recorded as bearing / distance
  - ⊙ (SA) sanitary manhole
  - SAN — sanitary sewer line

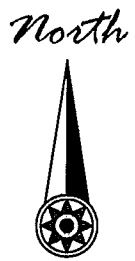
Bearings referenced to the line between BC Traverse Pts 30HJ 20-21 and 30G/H-19/20, assumed to be N28°49'16"W

Scale: 1" = 100'

Sheet One of Four  
Project No.: A-17113  
Drawing No.: L-8749

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

Client: Dean Miller  
Tax Parcel: AL-105-4  
Drafted By: JMP  
File: A-17113CSM 012714.dwg





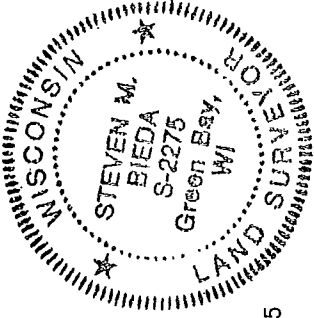
SURVEYOR'S CERTIFICATE

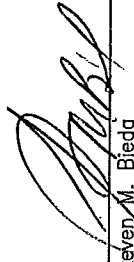
I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that I have surveyed, divided and mapped part of Private Claim 19, East Side of the Fox River, Village of Allouez, Brown County, Wisconsin, more fully described as follows:

Commencing at Brown County Traverse ID Point #30HJ 20-21; thence N28°49'16"W, 515.56 feet along the line between said point and Brown County Traverse ID Point #30GH 19-20; thence N64°19'35"W, 1848.19 feet to the West right of way line of River Lane; thence S38°44'25"W, 102.66 feet along said line to the point of beginning; thence S64°19'35"E, 25.66 feet; thence S38°44'25"W, 153.99 feet along said right of way line; thence N64°19'35"W, 320.00 feet to the starting point of a meander line. said point being S64°19'35"E; 66 feet, more or less from the water's of the Fox River; thence N43°55'42"E, 105.30 feet along said meander line; thence N70°27'45"E, 70.45 feet to the ending point of said meander line, being a point S64°19'35"E, 85 feet from said water's of the Fox River; thence S64°19'35"E, 246.52 feet to the point of beginning. Including all those lands lying between the meander line and the water's edge.

Parcel contains 46,070 s.f./ 1.06 acres, to the meander line. Including all those lands lying between the meander line and the water's edge.  
Parcel contains 56,390 s.f./ 1.29 acres, to the said water's edge.  
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 division thereof. That I have made such a survey, land division 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, the Village of Allouez, and the Brown County Planning Commission in surveying, dividing and mapping the same.



  
Steven M. Bieda  
January 27, 2014  
S-2275

BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Plan Commission this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Peter Schlein  
Senior Planner

VILLAGE OF ALLOUEZ

Approved by the Village Board of Allouez this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

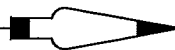
\_\_\_\_\_  
Debbie Baenen  
Village Clerk

TREASURER'S CERTIFICATE

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

\_\_\_\_\_  
Kerry M. Blaney  
Brown County Treasurer

Date





OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF ALLOUEZ  
BROWN COUNTY PLANNING COMMISSION

Jonathan B. Alk \_\_\_\_\_

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_  
Brown County, Wisconsin

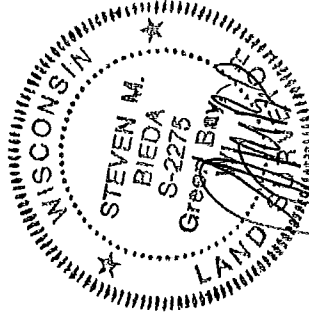
STATE OF WISCONSIN ]  
                                  ] SS  
COUNTY OF BROWN ]

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.

NOTE:

1) The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources' applicable WDNR Technical Standards, to prevent soil erosion. However, if the Village/Town, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.



January 27, 2014

