

Memo

To: Village Board

Fr: Tracy Flucke, Administrator

Re: Certified Survey Map for 748 E. St Joseph

Date: January 29, 2014

Attached is the certified survey map for subdividing the lot at 748 E. St Joseph. This property received a variance from the Board of Appeals on December 16, 2013 to allow for a 10ft variance of the front yard setback requirement. Therefore they can have a front yard setback of 20ft verses the required 30ft.

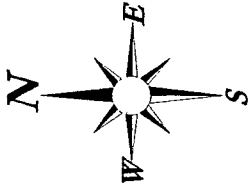
The developer plans to divide the property into three lots which meet all other zoning requirements.

Plan Commission approved the CSM at their January 27, 2014 meeting. Also the process for approval at the County level is going on as well. Upon discussion with the Peter Schleinz from the county he stated he does not see anything that would stop the approval process at the county level.

Village Board is asked to approve the CSM for 748 E. St. Joseph.

CERTIFIED SURVEY MAP

PART OF LOT 23, E.K. ANSORGES PLAT OF PLAINVIEW,
 LOCATED IN PART OF PRIVATE CLAIMS 14 AND 15,
 EAST SIDE FOX RIVER, VILLAGE OF ALLOUEZ,
 BROWN COUNTY, WISCONSIN.



BEARINGS REFERENCED TO THE
 BROWN COUNTY COORDINATE SYSTEM
 NAD 83(91) THE SOUTH LINE OF
 PRIVATE CLAIM 14, E.S.F.R. BEARS
 S63°46'19"E

OUTLOT 1
 51 CSM 178

HAPPY HOMESITES
 LOT 4
 LOT 5

EAST RIVER DRIVE
 RW VARIES
 20' BUILDING SETBACK
 85.00'

E. ST. JOSEPH STREET
 30'

Lot 3
 0.18 acres
 7966 sq.ft.

Lot 2
 0.17 acres
 7506 sq.ft.

Lot 1
 0.18 acres
 7966 sq.ft.

MONUMENTED
 RED POST ON THE
 SOUTH LINE OF PRIVATE
 CLAIM 14, ESRF
 30EF-22/23(2)
 CUT "X" IN
 SIDEWALK

MONUMENTED
 RED POST ON THE
 SOUTH LINE OF PRIVATE
 CLAIM 15, ESRF
 30EF-21/22(1)
 CUT "X" IN
 SIDEWALK

PLAINVIEW REPLAT
 LOT 2
 ZONE "X"
 BASE FLOOD
 ELEV. 589.8'
 NAVD88

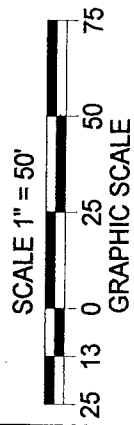
BROWN COUNTY
 TRAVERSE POINT
 30F23.3 1/4" OD IP
 YELLOW CAP FND

P.C. 14 ESRF
 P.C. 15 ESRF
 163°46'19"W
 843.85 TO P.O.B.
 BASE FLOOD
 ELEV. 589.8'
 NAVD88
 FND. 1 1/2" OD IRON PIPE
 BY SURVEY MARKER
 GUARD POST

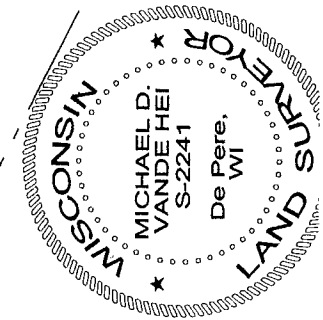
OWNER: JHN LLC
 DOC. # 2645550

LEGEND

- COUNTY MONUMENT
- MATERIAL AS NOTED
- 1 1/4" O.D. x 18" IRON PIPE SET 1.42 LBS/FT & I.D. CAP
- 1 1/4" O.D. IRON PIPE FND
- 1 1/2" O.D. IRON PIPE FND
- ▲ 2.38" O.D. IRON PIPE FND
- FLOOD PLAIN



NOTE: THESE LOTS LIE WITHIN FEMA FLOOD
 PLAIN ZONE "AE" FIRM PANEL # 55009C0257
 WITH A BASE FLOOD ELEVATION 589.8'
 NAVD88 DATUM.



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|-------------------------------------|
| VANDEHEI SURVEYING LLC 920-638-1864 |
| JOB NO. 101301 |
| PCS FILE: JHN LLC |
| PREM. DATE: 1/17/2014 |
| FINAL |

SURVEYOR'S CERTIFICATE:

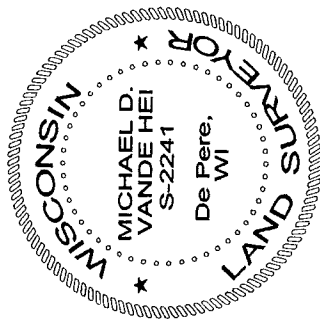
I, MICHAEL D. VANDE HEI, REGISTERED LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF LOT 23, E.K. ANSORGES PLAT OF PLAINVIEW, LOCATED IN PART OF PRIVATE CLAIMS 14 AND 15, EAST SIDE FOX RIVER, VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS..

COMMENCING AT THE RED POST NEAR WEBSTER AVENUE, COUNTY MONUMENT(30EF-21/22(1)) ON THE SOUTH LINE OF PRIVATE CLAIM 15, EAST SIDE OF FOX RIVER; THENCE N26°32'09"E A DISTANCE OF 543.59 FEET TO BROWN COUNTY MONUMENT (30EF-22/23(2)) BEING THE RED POST NEAR WEBSTER AVENUE ON THE LINE BETWEEN PRIVATE CLAIMS 14 AND 15, EAST SIDE OF FOX RIVER; THENCE S63° 46' 19"E ALONG THE SOUTH LINE OF SAID PRIVATE CLAIM 14, A DISTANCE OF 4121.17 FEET TO THE EAST LINE OF EAST RIVER DRIVE AND TO THE POINT OF BEGINNING; THENCE N26° 18' 14"E ALONG SAID EAST LINE, A DISTANCE OF 194.91 FEET TO THE SOUTH LINE OF EAST ST. JOSEPH STREET; THENCE S63° 46' 57"E ALONG SAID SOUTH LINE, A DISTANCE OF 88.91 FEET; THENCE S26° 26' 54"W, A DISTANCE OF 132.22 FEET; THENCE S28° 01' 05"W, A DISTANCE OF 63.66 FEET; THENCE S62° 09' 43"E, A DISTANCE OF 1.74 FEET; THENCE S26° 26' 54"W, A DISTANCE OF 69.35 FEET TO THE NORTH LINE OF FLORAL DRIVE; THENCE N63° 45' 59"W ALONG SAID NORTH LINE, A DISTANCE OF 88.24 FEET TO THE SAID EAST LINE OF EAST RIVER DRIVE; THENCE N26° 18' 14"E ALONG SAID EAST LINE, A DISTANCE OF 70.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23,438 SQ. FT., 0.53 ACRES MORE OR LESS. THE ABOVE DESCRIBED PARCEL BEING PART OF LANDS DESCRIBED IN DOCUMENT NUMBER 2645550 OF BROWN COUNTY RECORDS. SAID PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

I, ALSO HEREBY CERTIFY THAT THE MAP SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT IT IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND THE DIVISION OF THAT LAND, IT'S EXTERIOR BOUNDARIES, LOCATION OF ALL BOUNDARY FENCES, HIGHWAY CONVEYANCES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT I HAVE MADE SUCH SURVEY BY THE ORDER OF JHN LLC (JOSEPH H. NEUSER), OWNER, AND I HAVE FULLY COMPLIED WITH SECTION 236.34 REVISED STATUTES OF WISCONSIN AND THE SUBDIVISION REGULATIONS OF BROWN COUNTY AND THE VILLAGE OF ALLOUEZ.



MICHAEL D. VANDE HEI RLS 2241 _____ DATE

CORPORATE OWNER'S CERTIFICATE:

JHN LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. JHN LLC, ALSO CERTIFIES 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 AND BROWN COUNTY PLANNING COMMISSION.

IN WITNESS WHEREOF, THE SAID JHN LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH H. NEUSER, ITS PRESIDENT ON THIS _____ DAY OF _____, 2014.

JOSEPH H. NEUSER - PRESIDENT JHN LLC _____

STATE OF WISCONSIN

_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2014,
THE ABOVE NAMED, OFFICER OF SAID CORPORATION WHO ACKNOWLEDGES THAT HE HAS EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

RESTRICTIVE COVENANTS:

- (1) THE LAND ON ALL SIDE AND REAR LOT LINES SHALL BE GRADED BY THE SUBDIVIDER AND BE MAINTAINED BY THE PROPERTY OWNERS TO PROVIDE FOR THE 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 LINE OR STREET LINE. A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.

NOTES:

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHOD OUTLINED IN "WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS" (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE VILLAGE HAS ADOPTED A SOIL EROSION CONTROL ORDINANCE IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION OR INSTALLATION RELATED ACTIVITIES.

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION:

APPROVED BY THE BROWN COUNTY PLANNING COMMISSION THIS

_____ DAY OF _____, 2014.

PETER SCHLEINZ
SENIOR PLANNER
BROWN COUNTY PLANNING COMMISSION

BROWN COUNTY TREASURER'S CERTIFICATE:

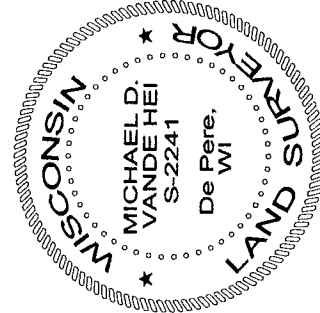
AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

KERRY M. BLANEY, BROWN COUNTY TREASURER _____ DATE _____

CERTIFICATION OF THE VILLAGE OF ALLOUEZ:

APPROVED BY THE VILLAGE OF ALLOUEZ THIS _____ DAY OF _____, 2014.

DEBBIE BAENEN
VILLAGE OF ALLOUEZ CLERK-TREASURER



Office of the Register of Deeds
Brown County, Wisconsin

Received for Record _____, 20____

at _____ o'clock _____ M and recorded as _____

Document # _____ in _____

Volume _____ of _____ on page _____

Cathy Williquette Lindsay, Register of Deeds