

Memo

To: Village Board

Fr: Trevor Fuller

Re: ACTION RE: CSM FOR SAINT JOSEPH REAL ESTATE SERVICES CORPORATION AT 1910 S WEBSTER AVENUE (from Plan Comm on 2/23/15)

Date: February 26, 2015

Attached is a combination Certified Survey Map at 1910 S Webster Avenue. The owner wants to combine parts of lots AL-50-12, AL-50-13, and AL-51. Also attached is an unofficial map that illustrates the parcels in question, as well as a memo from Graef addressing their concerns with the CSM.

The owner has submitted the Certified Survey Map to Brown County for their review and approval. Brown County Planning Commission has made the recommendation that the CSM be approved, provided that a Brown County Highway Department access permit is obtained prior to construction of a new street/road connection or driveway to a County Trunk Highway.

Staff requested that parcel AL-50-12 maintain the Webster Avenue frontage or be granted an easement for future development.

Plan Commission accepted the CSM and placed on file, with the request that a drive, sewer, and water easement be provided for "Parcel C" (shown on the CSM).

Village Board is asked to accept the Certified Survey Map for Saint Joseph Real Estate Services Corporation and place on file.

PLANNING COMMISSION

Brown County



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P.O. BOX 23600
GREEN BAY, WISCONSIN 54305-3600

CHUCK LAMINE, AICP

PHONE (920) 448-6480 FAX (920) 448-4487
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PLANNING DIRECTOR

MEMORANDUM

DATE: January 30, 2015

TO: Steven M. Bieda, PLS, Mau and Associates LLC

FROM: Peter Schleinz, Senior Planner

RE: Certified Survey Map for Saint Joseph Real Estate Services Corporation
(Tracking #2139)

Please be advised that the Brown County Planning Commission reviewed the Certified Survey Map for the above-mentioned name, property located on CTH X in the Village of Allouez.

The Brown County Planning Commission staff approves the Certified Survey Map as submitted, subject to:

1. Approval and signature from the Village of Allouez.
2. Corrections as identified in the Brown County Surveyor's checklist.
3. Information related to Soils Report data:
 - a. Soils Report Received?: ☒ None Required ☐ No ☐ Yes _____
 - b. Sanitary Permits Issued?: ☒ None Required ☐ No ☐ Yes _____
 - i. Permit Number _____
 - c. Existing Private Sewage System Inspection Required?: ☒ No ☐ Yes
 - d. In Sewer Service Area? ☐ No ☒ Yes
 - e. Mapped WDNR Wetland? ☒ No ☐ Yes
 - f. Floodplain Mapped? ☒ No ☐ Yes _____
 - g. Shoreland Permits Required?: ☒ No ☐ Yes by village
4. Provide street name "CTH X" with S. Webster Avenue.
5. Provide the following note: "A Brown County Highway Department access permit must be



obtained prior to any construction of a new street/road connection or driveway to a County Trunk Highway.”

6. The text “Provide the following erosion control note:” in Note #1 on the CSM is not necessary.
7. A Brown County Treasurer’s Certificate and signature is required. Provide a signature line for Paul D. Zeller, Brown County Treasurer, and the following language: “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 date listed below.”
8. Meet all other Brown County subdivision and platting regulations.

Recommendations:

- There at least six historic sites/areas documented on or near the subject property.
 - AHI 1770, FID 4673
 - AHI 223251, FID 5319
 - AHI 223252, FID 5320
 - AHI 1638, FID 4931
 - BAR 86-0476, BIB_NUM 1536, FID 98, SHSW_CODE 86-0476
 - ASI_ID 477, CODE_NO BR-0002, FID 241

If you should have any questions regarding this action, please contact this office at (920) 448-6480.

Cc: Debbie Baenen, Clerk-Treasurer, Village of Allouez



North

Certified Survey Map



A combination and depiction of the land boundaries recorded in all of Document No. _____ and all of Parcel D of Jacket 5169, Image 25 and Jacket 7890, Image 03, excepting Jacket 6330, Image 09, Jacket 7890, Image 05, Jacket 7930, Image 41, Volume 120, Deeds, page 591, and the right of way of S.T.H. "57", as per project 1481-4-21, all Brown County Records, being in part of Private Claim 14, East Side of Fox River, in the Village of Allouez, Brown County, Wisconsin

Bearings referenced to the line between Brown County monuments EF21-22 and EF22-23(2), assumed to be S63°37'16"E

Private Claim 14 ESFR S63°46'33"E 1287.78'

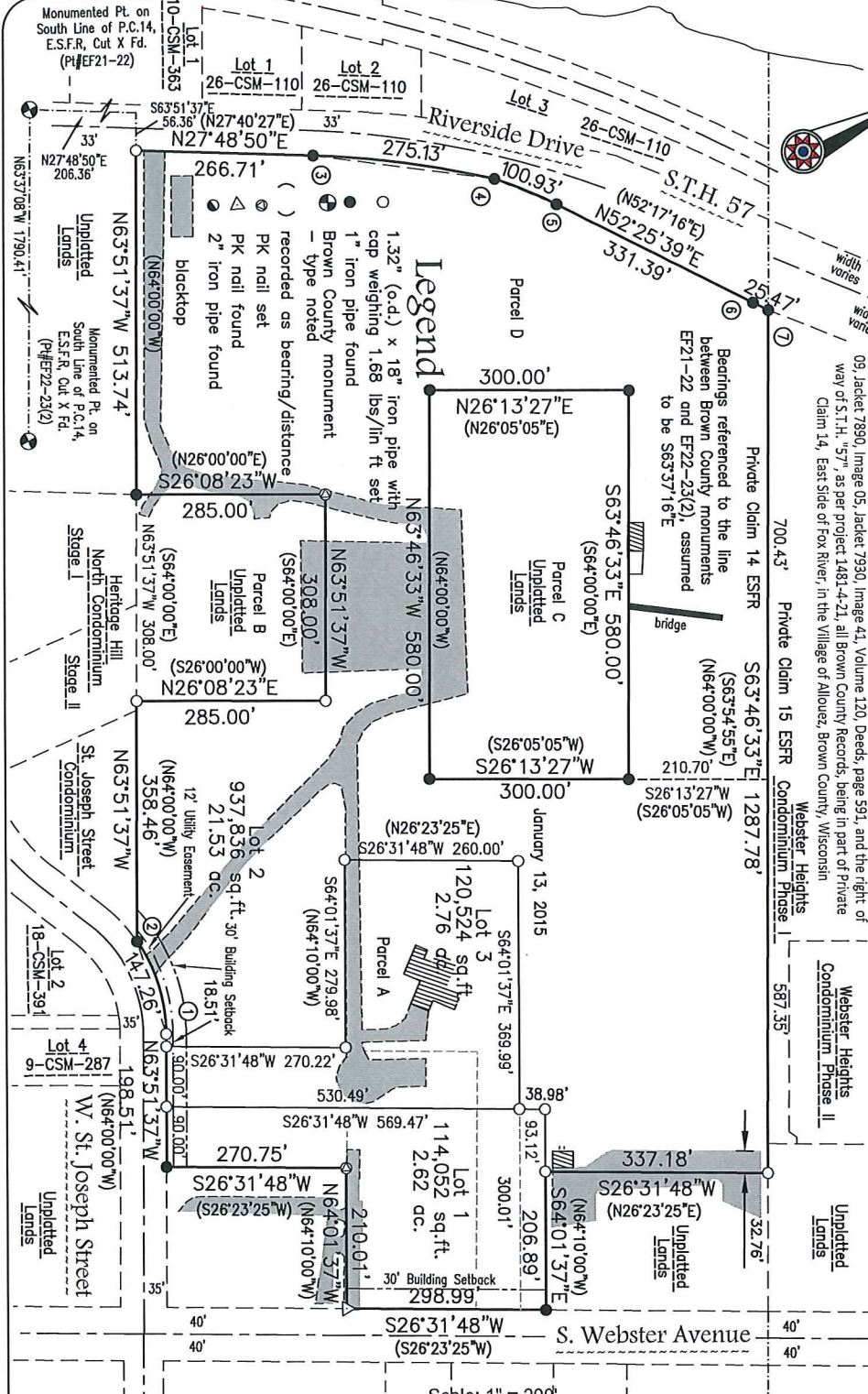
Private Claim 15 ESFR S63°46'33"E 1287.78'

Webster Heights Condominium Phase I

Webster Heights Condominium Phase II

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/in ft set
- 1" iron pipe found
- Brown County monument
- type noted
- () recorded as bearing/distance
- PK nail set
- PK nail found
- 2" iron pipe found
- blacktop



Scale: 1" = 200'

Client: Kwik Trip, Inc.
Tax Parcel: AL-50-12, AL-50-13, AL-51
Drafted By: JMB
File: C-12081CSM 121714.dwg

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

Sheet One of Three
Project No.: C-12081
Drawing No.: L-9098



SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, S-2275, 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 all of Document No. _____ and all of Parcel D of Jacket 5169, Image 25 and Jacket 7890, Image 03, excepting Jacket 6330, Image 09, Jacket 7890, Image 05, Jacket 7930, Image 41, Volume 120, Deeds, page 591, and the right of way of S.T.H. "57", as per project 1481-4-21, all Brown County Records, being in part of Private Claim 14, East Side of Fox River, in the Village of Allouez, Brown County, Wisconsin, more fully described as follows:

Commencing at a monumented point on the South line of Private Claim 14, East Side of Fox River (Pt EF22-23(2)); thence N63°37'08"W, 1790.41 to Brown County Traverse Point EF21-22, also being a point on said South line; thence N27°48'50"E, 206.36 feet; thence S63°51'37"E, 56.36 feet to point of beginning; thence N27°48'50"E, 266.71 feet along the East right of way of Riverside Drive, aka S.T.H. "57"; thence 275.13 feet along said East right of way being the arc of a 1399.39 foot radius curve to the right whose long chord bears N33°26'47"E, 274.69 feet; thence 100.93 feet along said East right of way being the arc of a 683.20 foot radius curve to the right whose long chord bears N48°11'43"E, 100.84 feet; thence N52°25'39"E, 331.39 feet along said East right of way; thence 25.47 feet along said East right of way being the arc of a 1306.24 foot radius curve to the left whose long chord bears N51°52'07.5"E, 25.47 feet; thence S63°46'33"E, 1287.78 feet; thence S26°31'48"W, 337.18 feet; thence S64°01'37"E, 206.89 feet to the West right of way of South Webster Avenue; thence S26°31'48"W, 298.99 feet along said West right of way; thence N64°01'37"W, 210.01 feet; thence S26°31'48"W, 270.75 feet to the North right of way of West St. Joseph Street; thence N63°51'37"W, 198.51 feet along said North right of way; thence 147.26 feet along said North right of way being the arc of a 240.00 foot radius curve to the left whose long chord bears N81°26'18.5"W, 144.96 feet; thence N63°51'37"W, 358.46 feet; thence N26°08'23"E, 285.00 feet; thence N63°51'37"W, 308.00 feet; thence S26°08'23"W, 285.00 feet; thence N63°51'37"W, 513.74 feet to the point of beginning.

Excepting the following description:

Commencing at a Brown County Traverse Point EF21-22; thence N27°48'50"E, 206.36 feet; thence S63°51'37"E, 56.36 feet; thence N27°48'50"E, 266.71 feet along the East right of way of Riverside Drive, aka S.T.H. "57"; thence 275.13 feet along said East right of way being the arc of a 1399.39 foot radius curve to the right whose long chord bears N33°26'47"E, 274.69 feet; thence 100.93 feet along said East right of way being the arc of a 683.20 foot radius curve to the right whose long chord bears N48°11'43"E, 100.84 feet; thence N52°25'39"E, 331.39 feet along said East right of way; thence 25.47 feet along said East right of way being the arc of a 1306.24 foot radius curve to the left whose long chord bears N51°52'07.5"E, 25.47 feet; thence S63°46'33"E, 700.43 feet; thence S26°13'27"W, 210.70 feet to the point of beginning; thence S26°13'28"W, 300.00 feet; thence N63°46'33"W, 580.00 feet; thence N26°13'27"E, 300.00 feet; thence S63°46'33"E, 580.00 feet to the point of beginning.

Parcel contains 1,172,412 square feet / 26.91 acres more or less.

Parcel subject to any easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey. That I have made such a survey, 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 and mapping the same. This map shall not create additional lots that are not of record.

Steven M. Bieda S-2275
January 13, 2015

BROWN COUNTY PLANNING COMMISSION

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

Peter Schlein
Senior Planner

NOTE:

Provide the following erosion control note: "The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the 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 an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities."

Sheet Two of Three
Project No.: C-12081
Drawing No.: L-9098





CORPORATE OWNER'S CERTIFICATE

Saint Joseph Real Estate Services Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that I caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented hereon. Saint Joseph Real Estate Services Corporation, 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:

BROWN COUNTY PLANNING COMMISSION

In Witness Whereof, the said _____, has caused these presents to be signed by _____, it's _____ on this _____ day of _____, 20____.

Personally came before me this _____ day of _____, 20____, the above named officer of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
Brown County, Wisconsin

My Commission Expires _____

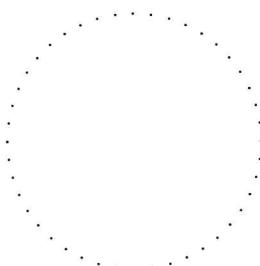
STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

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.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	147.26	240.00	144.96	N81°26'18.5"W	35°09'23"	S80°59'00"W
3-4	275.13	1399.39	274.69	N33°26'47"E	11°15'54"	N39°04'44"E
4-5	100.93	683.20	100.84	N48°11'43"E	08°27'52"	S43°57'47"W
6-7	25.47	1306.24	25.47	N51°52'07.5"E	01°07'03"	N51°18'36"E



January 13, 2015

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

Sheet Three of Three
Project No.: C-12081
Drawing No.: L-9098





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collaborāte / formulāte / innovāte

March 4, 2015

MEMORANDUM

TO: Village staff
CC: Village of Allouez Plan Commission; Brown County Planning Commission;
Kwik Trip, Inc.; Diocese of Green Bay
FROM: GRAEF Planning / Urban Design Group

SUBJECT: Kwik Trip CSM for 1910 S. Webster Avenue

As part of the Riverside Drive and Webster Avenue Corridor Study, we have been asked by the Village of Allouez to review a recently filed Certified Survey Map (CSM) for a Kwik Trip convenience store located on land currently owned by the Diocese of Green Bay at 1910 S. Webster Avenue in consideration of our proposed development scenarios along both corridors.

During site visits and discussions with the Diocese, Village, and other real estate professionals in the Allouez area, it became apparent that this particular piece of land, in addition to the surrounding Diocesan land, is highly valuable (a) for the Diocese to maintain and grow its mission and (b) to the Village's tax base and future redevelopment along both the Riverside and Webster corridors. Prior approved land divisions of this land have created divisions that significantly reduce the value of the land for both the Diocese and Village. The proposed CSM may have either a substantially positive or negative impact depending upon the plans for the surrounding area and the particular details of the CSM. The current details in the CSM suggest to us that the long-term overall impacts (for both the Village and Diocese) will be economically negative; as such, we would suggest postponing or tabling a decision until such time as a larger overview of the consequences can be established. The results of such a delay may, in the end, be either approval of the CSM as proposed, approval of a revised CSM with conditions for use (probable), or a revised, higher value option for both the Diocese and Village (also probable). Toward this end, we should also note some issues to be considered in future redevelopment concepts:

1. It will be advantageous for the Diocese and the Village to consider site alternatives to accommodate the Kwik Trip that will increase development options on adjacent Diocesan land. We believe some of these options can lead to both increases in revenue for the Diocese and taxes for the Village far in excess of the Kwik Trip as proposed.
2. Considering options and constraints of the larger Diocese land holdings, including the land under consideration for the CSM at 1910 S. Webster Avenue, is instrumental. For instance, a large expanse of the Diocese property is separated by a ravine, which is a major constraint for connections and therefore development of this land.
3. If the CSM is approved as is, connections to high revenue-producing land will be severely limited, therefore reducing the economic value of the Diocese property as a whole.

4. While access to Diocesan land from the adjacent condominium association's Webster Heights Drive may be considered through a formal agreement with the condominium association, an easement, and by rebuilding Webster Heights Drive to public standards, this concept has not been formally explored and therefore may not be an option.

Given that alternative layout and access options for the Kwik Trip site have been considered neither by the Diocese nor by the Village, it is recommended that the official approval of the Certified Survey Map be delayed for one month. This postponement will allow for the consideration of development opportunities through our pending development scenarios for the Diocese of Green Bay's land holdings. These development scenarios, the anticipated completion of which is by the end of the month, can be used both for short- and long-term planning that can maximize land utilization, connectivity, urban design quality, real estate values, and revenue streams of this land.

