



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

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.c 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-44, AL-44-1, AL-45

Location S ___ T ___ N R ___ E or PC 12 ESRF WSFR

Number of Lots 2 Number of Outlots _____ Net Acreage 2.01

Type of Sewer: Public Private

For Office Use Only

Date Submitted 9/29/17 Date Needed 10/19/17 Date E-mailed 10/2/17 Timeline 10/27/17

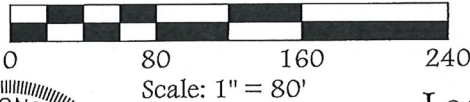
Distribution List:

<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 checked="" type="checkbox"/> Brown County Highway	<input type="checkbox"/> Telephone	<input type="checkbox"/> Other _____

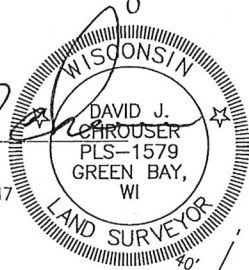
Instructions: **FILE #:** 2475

Certified Survey Map

A combination and depiction of the land boundaries recorded in Document Numbers 628070 (tax parcel AL-44-1) and 787858 (tax parcels AL-44 and AL-45), Brown County Records, being in part of Private Claim 12, East Side Fox River, Village of Allouez, Brown County, Wisconsin, into two parcels and descriptions

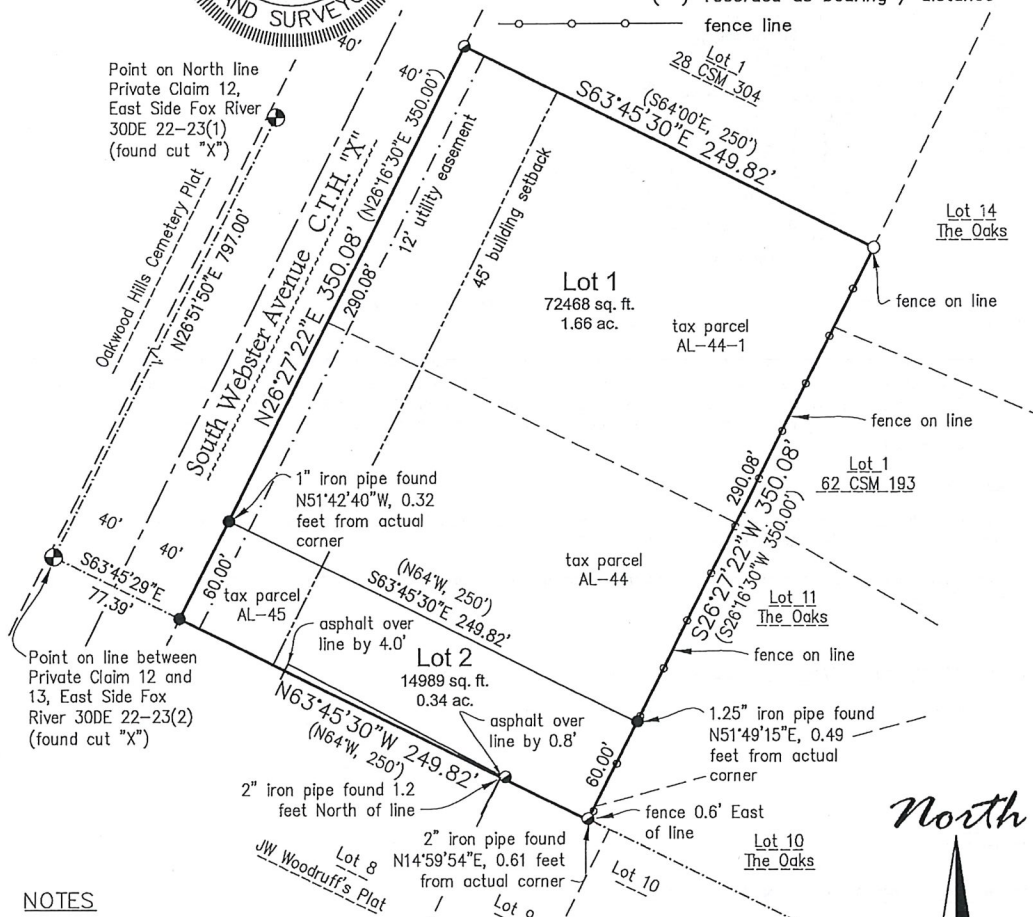


David J. Chrouser
 David J. Chrouser
 PLS-1579
 September 28, 2017



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- 2" iron pipe found
- ⊕ Brown County monument – type note
- () recorded as bearing / distance
- fence line



NOTES

Bearings referenced to the line between Brown County Surveyors points 30DE 22-23(2) and 30DE 22-23(1), assumed to be N26°51'50"E.

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.



Client: Village of Allouez
 Tax Parcel: AL-44, AL-44-1, AL-2453
 Drafted By: MRA
 File: K-12492CSM 091517.dwg
 Data File: K-12492.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 One of Three
 Project No.: K-12492
 Drawing No.: L-10148
 Fieldwork Completed: 09/06/2017




SURVEYOR'S CERTIFICATE

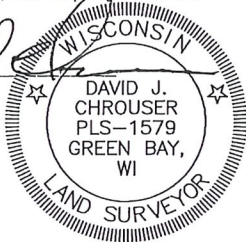
I, David J. Chrouser, Professional Land Surveyor, PLS-1579, do hereby certify that this Certified Survey Map is not a division of property but solely a combination and depiction of the land boundaries recorded in Document Numbers 628070 (tax parcel AL-44-1) and 787858 (tax parcels AL-44 and AL-45), Brown County Records, being in part of Private Claim 12, East Side Fox River, Village of Allouez, Brown County, Wisconsin, into two parcels and descriptions, more fully described as follows:

Commencing at a point on the line between Private Claim 12 and 13, East Side Fox River; thence S63°45'30"E, 77.39 feet along the South line of Private Claim 12, East Side Fox River, to the point of beginning; thence N26°27'22"E, 350.08 feet along the East right of way of C.T.H. "X", also known as South Webster Avenue; thence S63°45'30"E, 249.82 feet along the South line of Lot 1, Volume 28, Certified Survey Maps, Page 304, Map No. 4477, Document No. 1333456, Brown County Records; thence S26°27'22"W, 350.08 feet along the West line of "The Oaks" (Volume 19, Plats, Page 124, Document No. 1341091, Brown County Records); thence N63°45'30"W, 249.82 feet along the North line of "JW Woodruff's Plat" (Volume 2, Plats, Page 21, Document No. 6475, Brown County Records) to the point of beginning.

Parcel contains 87,457 square feet / 2.01 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 28, 2017



NOTES

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.

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 adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

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

Dan Teaters
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



Sheet Two of Three
Project No.: K-12492
Drawing No.: L-10148

