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PLANNING DIRECTOR

MEMORANDUM

DATE: December 12, 2017
TO: Leslie D. Van Horn, PLS, Van Horn and Van Horn LLC
FROM: Dan Teaters, Senior Planner
RE: Certified Survey Map for John & Kathleen Schumacher (Tracking #2488)

Please be advised that the Brown County Planning Commission reviewed the Certified Survey Map for the above-mentioned name, property located on the Southwest corner of Du Charme Lane and Miramar Drive in the Village of Allouez.

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

1. Per WPS request, please include a 12' utility easement along the southern property line for existing electric facilities.
2. Approval and signature from the Village of Allouez.
3. Corrections as identified in the Brown County Surveyor's checklist.
4. Information related to Soils Report data:

a. Soils Report Received?:	<input checked="" type="checkbox"/> None Required	<input type="checkbox"/> No	<input type="checkbox"/> Yes _____
b. Sanitary Permits Issued?:	<input checked="" type="checkbox"/> None Required	<input type="checkbox"/> No	<input type="checkbox"/> Yes _____
i. Permit Number _____			
c. Existing Private Sewage System Inspection Required?:		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
d. In Sewer Service Area?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
e. <u>Mapped</u> WDNR Wetland?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
f. Floodplain Mapped?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes _____		
g. Shoreland Permits Required?:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes _____		
5. Change the erosion control statement from a restrictive covenant to a note.



6. Revise the lot drainage restrictive covenant to read as follows: "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."
7. A Brown County Treasurer's Certificate and signature is required. Provide a signature line 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. Please revise the senior planners name under the BCPC signature block to read as Dan Teaters.
9. Meet all other Brown County subdivision and platting regulations.

Recommendations:

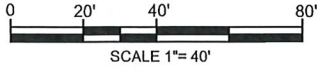
- Please consider including the WPS Utility Easement Provision. Per WPS, "The inclusion of the Utility Easement Provision is not a requirement for recording of the survey document, however WPSC will not utilize the newly platted Utility Easement(s) unless the Utility Easement Provision is included as part of the final recorded survey document. If the Utility Easement Provision is not included as part of the final recorded survey document, WPSC will require a separate easement document from the owner(s) at the time of application for service, potentially causing delays".

If you should have any questions regarding this action, please contact this office at (920) 448-6490.

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

CERTIFIED SURVEY MAP

Lots 36 & 37, Plat of Miramar, being in Part of Private Claim 17, East Side of Fox River, Village of Allouez, Brown County, Wisconsin

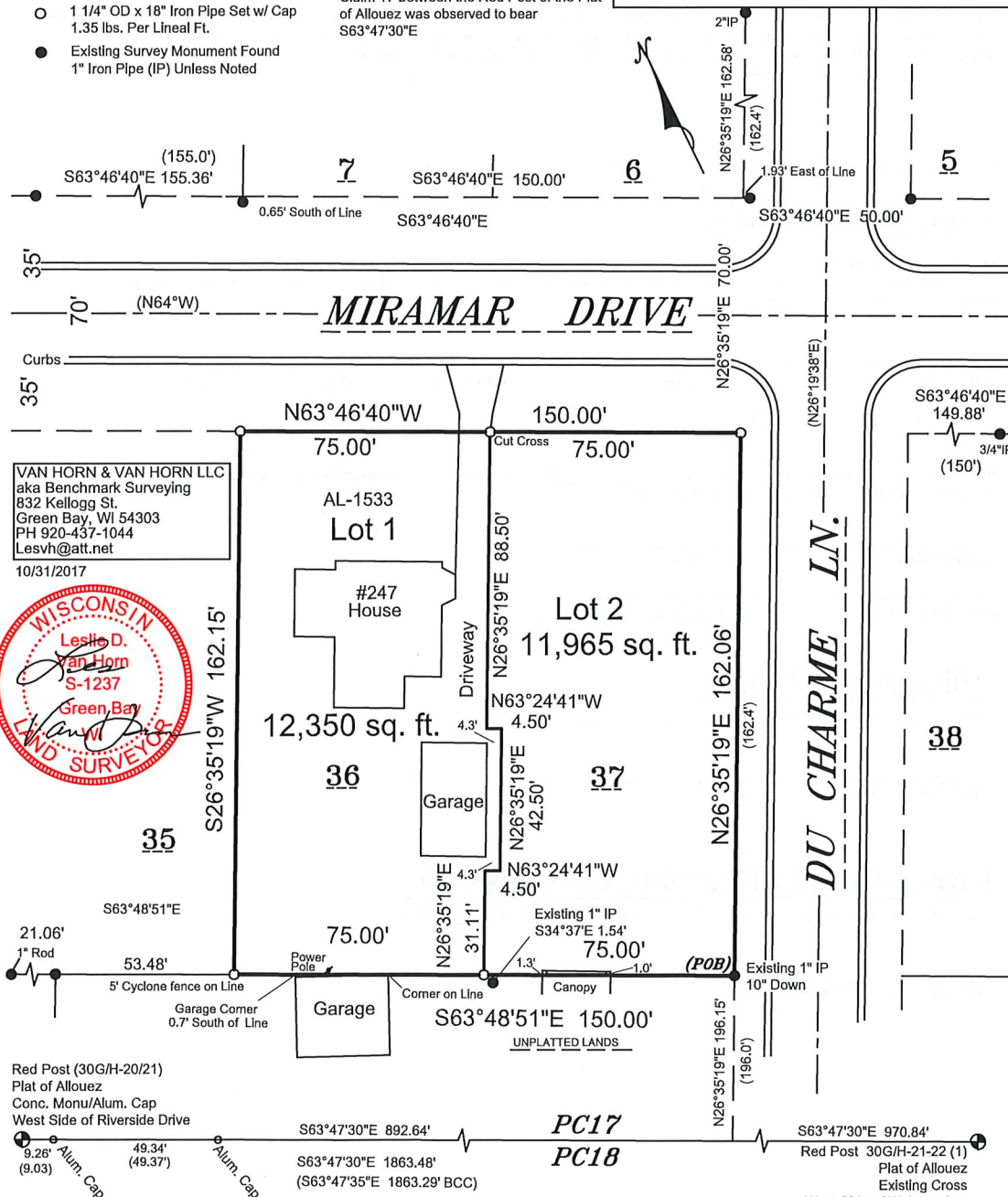


RESTRICTIVE COVENANTS

- The land on all lot lines shall be graded by the subdivider and maintained by the property owner to provide for adequate drainage of surface water.
- The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Best Management Practice Handbook" (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.

- Red Post, Plat of Allouez on PC Lines Ties Fairly Consistent with Monument Record on file with County
- 1 1/4" OD x 18" Iron Pipe Set w/ Cap 1.35 lbs. Per Lineal Ft.
- Existing Survey Monument Found 1" Iron Pipe (IP) Unless Noted

North is referenced to the Brown County Coordinate System as published by the Wisconsin DOT. The South line of Private Claim 17 between the Red Post of the Plat of Allouez was observed to bear S63°47'30"E



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 10/31/2017



Red Post (30G/H-20/21)
 Plat of Allouez
 Conc. Monu/Alum. Cap
 West Side of Riverside Drive

DU CHARME LN.

PC17
PC18

Surveyors Certificate

I, Leslie D. Van Horn, Professional Land Surveyor #1237, do hereby certify that I have surveyed, divided and mapped all of Lots 36 and 37, Plat of Miramar in Private Claim 17, East Side of the Fox River, Village of Allouez, Brown County, Wisconsin bounded and described as follows:

Beginning at the Southeasterly corner of Lot 37, Plat of Miramar;
thence N26°35'19"W 162.06 feet along the easterly line of Lot 37 and the westerly line of De Charme Lane (Riverview Ave.) to the northeasterly corner of Lot 37;
thence N63°46'40"W 150.00 feet along the Southerly line of Miramar Drive to the northwesterly corner of Lot 36;
thence S26°35'19"W 162.15 feet along the westerly line of Lot 36 to the southwest corner thereof;
thence S63°48'51"E 150.00 feet along the southerly line of Lots 36 and 37 to the Point of Beginning, containing 24,280 square feet.
Subject to any easements and restrictions of record.

I do hereby further certify that I have made such survey under the direction of the owners as listed hereon and that this map is a correct representation of the exterior boundaries of the lands surveyed and the the division thereof, and that this survey fully complies with Chapter 236.34 of the Wisconsin Statute, the Brown County Subdivision Ordinance and the Village of Allouez and is true and correct to the best of my knowledge and belief.

Leslie D. Van Horn, S-1237 Dated this ____ day of _____, 2017

Owners Certificate

As owners we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and as represented heron. We also certify that this map is required by ss236.10 or ss236.12 to be submitted to the Village of Allouez and Brown County for approval or objection.

John M. Schumacher Dated

Kathleen A. Schumacher Dated

STATE OF _____)
COUNTY OF _____) ss

Personally came before me this ____ day of _____ 2017, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public Dated

Printed Name My Commission Expires on

Village of Allouez

Approved by the Village of Allouez this ____ day of _____, 2017

Debbie Baenen, Clerk

Brown County Planning Commission

Approved by the Brown County Planning Commission this ____ day of _____, 2017

Dan Keaters, Senior Planner