

PLANNING COMMISSION



305 E. WALNUT STREET, ROOM 320
P.O. BOX 23600
GREEN BAY, WISCONSIN 54305-3600

CHUCK LAMINE, AICP

PHONE (920) 448-6480 FAX (920) 448-4487
WEB SITE www.co.brown.wi.us/planning

PLANNING DIRECTOR

MEMORANDUM

DATE: March 28, 2018
TO: Steven M. Bieda, PLS, Mau and Associates LLC
FROM: Dan Teaters, Senior Planner
RE: Certified Survey Map for Wall St. Properties (Tracking #2525)

Please be advised that the Brown County Planning Commission reviewed the Certified Survey Map for the above-mentioned name, property located on Riverside Drive/STH 57 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?:	<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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes <u>Lots 1 & 2</u>		
g. Shoreland Permits Required?:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <u>Village of Allouez</u>		
4. Please remove or change Note #2 (Shoreland Permit). Brown County Zoning does not have jurisdiction in the Village of Allouez.



5. Revise the ESA restrictive covenant to read as follows: “Lots 1 & 2 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark – whichever is greater and navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.”
6. Meet all other Brown County subdivision and platting regulations.

Recommendations:

- WDNR NOTES:
 - The parcel has mapped wetland indicator soils present. If the current or future landowner has plans for land disturbance, construction work, grading/filling, etc., the first step is for the landowner to hire a wetland professional to review the area for the presence of wetlands. A project that results in filling of wetlands (through land disturbing activities) will need to comply with wetland regulations. For more information on wetlands, please visit <http://dnr.wi.gov/topic/Waterways/construction/wetlands.html>.
 - This property is on the Fox River, a public (navigable) waterway, and is within 500ft of the river. Permits may be required for proposed projects in/around a public waterway. For more information on waterway activities, please visit the Department’s homepage on wetland/waterway activities at <http://dnr.wi.gov/topic/Waterways/>.
 - For planned land disturbances over 1 acre, please visit <http://dnr.wi.gov/topic/stormwater/> to learn if you need a storm water construction site permit.
 - For federal wetland regulations, please contact the Army Corps of Engineers at 920-448-2824 to learn if a federal wetland approval is required for site development.

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

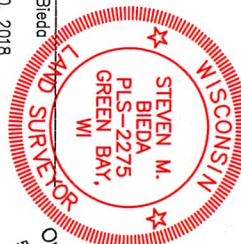
Certified Survey Map

All of Lots 1 and 2, Volume 3, Certified Survey Maps, Page 483, Map No. 922, Doc. No. 723919, Brown County Records, and part of the South $\frac{1}{2}$ of Private Claim 15, East Side of Fox River, in the Village of Allouez, Brown County, Wisconsin



Legend

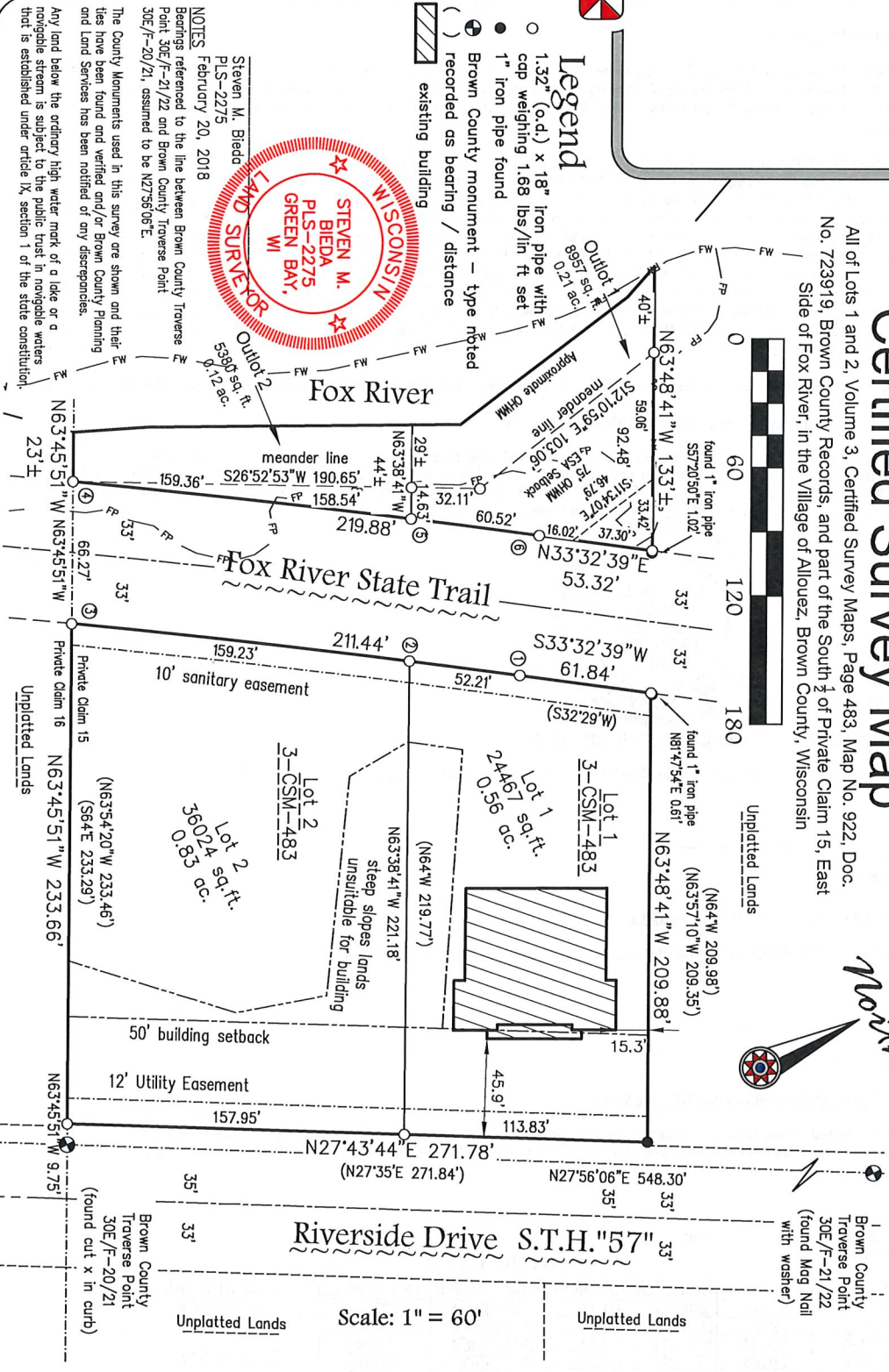
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/in ft set
- 1" iron pipe found
- ⊕ Brown County monument — type noted
- () recorded as bearing / distance
- ▨ existing building



Steven M. Bieda
PLS-2275
February 20, 2018
Bearing referenced to the line between Brown County Traverse Point 30E/F-21/22 and Brown County Traverse Point 30E/F-20/21, assumed to be N27°56'09"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Traverse Point and Land Services has been notified of any discrepancies.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.



Scale: 1" = 60'

Client: T&S Land Development
Tax Parcel: AL-55
Drafted By: JMB
File: T-16417CSM 122617.dwg
Data File: T-16417.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 Four
Project No.: T-16417
Drawing No.: L-10242
Fieldwork Completed: 01/10/2018



SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped all of Lots 1 and 2, Volume 3, Certified Survey Maps, Page 483, Map No. 922, Doc. No. 723919, Brown County Records, and part of the South 1/2 of Private Claim 15, East Side of Fox River, in the Village of Allouez, Brown County, Wisconsin, more fully described as follows:

Commencing at Brown County Traverse Point 30E/F-20/21; thence N63°45'51"W, 9.75 feet to the West right of way of Riverside Drive and the point of beginning; thence N27°43'44"E, 271.78 feet along said West right of way; thence N63°48'41"W, 209.88 feet; thence S33°32'39"W, 61.84 feet along the East right of way of the Fox River State Trail; thence 211.44 feet along the arc of a 5696.65 foot radius curve to the left whose long chord bears S32°28'51"W, 211.43 feet; thence N63°45'51"W, 66.27 feet to the West right of way of the Fox River State Trail; thence 219.88 feet along said West right of way being the arc of a 5762.65 foot radius curve to the right whose long chord bears N32°27'05"E, 219.86 feet; thence N33°32'39"E, 53.32 feet along said West right of way; thence N63°48'41"W, 92.48 feet to a point being S63°48'41"E, 40 feet more or less from the water's edge of the Fox River and is the start of a meander line; thence S12°10'59"E, 103.06 feet along said meander line; thence S26°52'53"W, 190.65 feet along said meander line to a point being S63°45'51"E 23 feet more or less from said water's edge and is the end of said meander line; thence S63°45'51"E, 299.93 feet to the point of beginning. Including all lands lying between said meander line and said water's edge.

Parcel contains 74,829 square feet / 1.72 acres more or less. Including all lands lying between said meander line and said water's edge.

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 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
PLS-2275
February 20, 2018

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 VILLAGE OF ALLOUEZ

Approved for the Village of Allouez this ____ day of _____, 20__.

Susan Foxworthy
Village Clerk

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
Brown County Treasurer

Date

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-3	211.44	5696.65	211.43	S32°28'51"W	2°07'36"	S31°25'03"W
1-2	52.21	5696.65	52.21	S33°16'54"W	0°31'30"	-
2-3	159.23	5696.65	159.23	S32°13'06"W	1°36'06"	-
4-6	219.88	5762.65	219.86	N32°27'05"E	2°11'10"	S31°21'30"W
4-5	159.36	5762.65	159.35	N32°09'03"E	1°35'04"	-
5-6	60.52	5762.65	60.52	N33°14'36"E	0°36'06"	-

Sheet Two of Four
Project No.: T-16417
Drawing No.: L-10242
Fieldwork Completed: 01/10/18





LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

New Wall Street Properties LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the easements to be granted and the land on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. New Wall Street Properties LLC does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission and the Village of Allouez for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said New Wall Street Properties LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

Member

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

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, (corporate name) mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map/Plat and does hereby consent to the above certificate of _____, Owner(s) of said lands.

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____, it's _____ (corporate name) and countersigned by _____, its _____ (print name), at _____ (print title) _____ (print name) _____ (print title), at _____ (city) _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20__.

In the presence of:

(Corporate Seal)

President Date

Secretary or Cashier Date

Personally came before me this ____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]



Steven M. Bieda
PLS-2275
February 20, 2018

Sheet Three of Four
Project No.: T-16417
Drawing No.: L-10242
Fieldwork Completed: 01/10/18





UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

New Wall Street Properties LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as 'Utility Easement' and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked 'Utility Easement' without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NOTES

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.

A Shoreland Permit from the Brown County Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

Lots 1 and 2 contains steep slopes that are unsuitable for building. No development shall occur in areas labeled 'Steep Slope-Lands Unsuitable for Building' unless a geotechnical study is submitted to and approved by Brown County Planning Commission.

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.

Floodway/floodplain information taken from FEMA FIRM Map 5009C0 f, dated August 18, 2009 and are approximate.

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.

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.

Lots 1 and 2 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark -whichever is greater, steep slopes of 20% or greater associated with any aforementioned water or natural resource features and a 20-foot setback from top and bottom of steep slopes. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.



Steven M. Bieda
PLS-2275
February 20, 2018

Sheet Four of Four
Project No.: T-16417
Drawing No.: L-10242
Fieldwork Completed: 01/10/18



Debbie Baenen

From: BC_Planning_and_Land_Services_PlatReview
<BC_Planning_and_Land_Services_PlatReview@co.brown.wi.us>
Sent: Wednesday, March 28, 2018 4:10 PM
To: 'sbieda@mau-associates.com'
Cc: Debbie Baenen
Subject: Bieda CSM 2525 - Wall St Properties - V of Allouez
Attachments: Preliminary CSM 2525.pdf; Bieda CSM 2525 - Wall St Properties - V of Allouez.pdf

Hello,

Attached is the BCPC review for the above referenced PRELIMINARY CSM.

Please let me know if you have any questions.

Dan Teaters

Senior Planner, Natural Resources & Land Division

Brown County Planning and Land Services
305 E. Walnut St.
Green Bay, WI 54301
Ph: 920 448-6480

Total Control Panel

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