

Debbie Baenen

From: BC_Planning_and_Land_Services_PlatReview
<BC_Planning_and_Land_Services_PlatReview@co.brown.wi.us>
Sent: Friday, April 13, 2018 4:34 PM
To: 'Annette Noskowiak'; Bechle, Jon E.; Teaters, Dan W.; VanHout, Terry L.; Raisleger, Dale E.; kj2897@att.com; Jason Orr - Utility: Time Warner Cable (JasonMichael.Orr@charter.com)
Cc: Trevor Fuller; Debbie Baenen; Lesvh@att.net
Subject: Preliminary CSM 2536 - Van Horn - V of Allouez
Attachments: Preliminary CSM 2536.pdf; Application.pdf

Hello,

The attached application and PRELIMINARY CSM was submitted to Brown County PALS for county review. Please review and submit any necessary comments/corrections **as soon as possible, but no later than May 3, 2018**. If comments/corrections are not received by the aforementioned date, Brown County will assume that your agency has no objections to the proposed land division.

Parcel(s): AL-1148

Note to Municipal Clerks/Planners: This copy has been sent for your information. If a formal review is required by your municipality, the submittal should be made directly to you from the petitioner.

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

[Login](#)

To: debbie@villageofallouez.com

[Remove](#) this sender from my allow list

From:
bc_planning_and_land_services_platreview@co.brown.wi.us

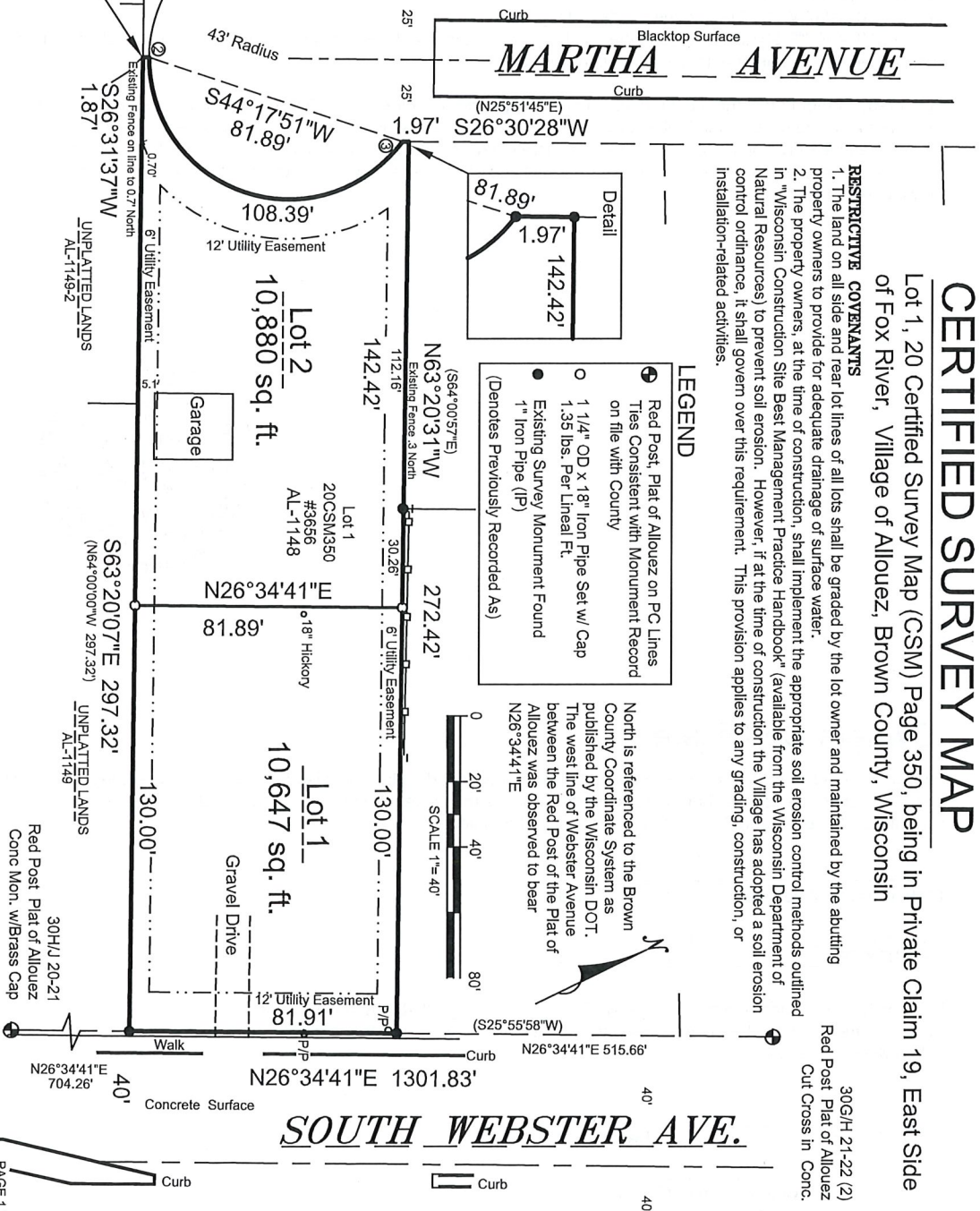
You received this message because the sender is on your allow list.

VAN HORN & VAN HORN LLC
 aka Benchmark Surveying
 832 Kelllogg St.
 Green Bay, WI 54303
 PH 920-437-1044
 Lesvh@att.net



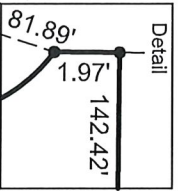
04/09/2018

CURVE DATA
 Curve 3-2
 Radius 43.00'
 Central Angle 144°25'30" (270°4')
 Arc Length 108.39' (41')
 Tangent Bearing S27°54'54"E (N28°35'19"W)
 Chord Length 81.89'
 Chord Bearing S44°17'51"W (N43°38'13"E)



Register of Deeds

Blacktop Surface
MARTHA AVENUE
 Curb



- LEGEND**
- Red Post, Plat of Allouez on PC Lines Ties 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)
 - (Denotes Previously Recorded As)

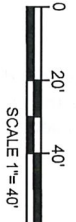
RESTRICTIVE COVENANTS

- 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.
- 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.

CERTIFIED SURVEY MAP

Lot 1, 20 Certified Survey Map (CSM) Page 350, being in Private Claim 19, East Side of Fox River, Village of Allouez, Brown County, Wisconsin

North is referenced to the Brown County Coordinate System as published by the Wisconsin DOT. The west line of Webster Avenue between the Red Post of the Plat of Allouez was observed to bear N26°34'41"E



Surveyors Certificate

I, Leslie D. Van Horn, Professional Land Surveyor #1237, do hereby certify that I have surveyed, divided and mapped all of Lot 1, 20CSM350, map number 3656, in Private Claim 19, East Side of the Fox River, Village of Allouez, Brown County, Wisconsin bounded and described as follows:

Beginning at the Southeasterly corner of said Lot 1;
thence N26°34'41"E 81.91 feet along the easterly line of Lot 1 and the westerly line of South Webster Avenue to the northeasterly corner of Lot 1;
thence N63°22'14"W 272.42 feet along the northerly line of 20CSM350 the northwest corner of Lot 1 and the easterly line of Martha Avenue;
thence S26°30'28"W 1.97 feet along the easterly line of Martha Avenue to a point of curve;
thence 108.39 feet along the easterly line of Martha Avenue along the arc of a 43.00 foot radius curve to the left the chord of which bears S44°17'51"W 81.89 feet;
thence S26°31'37"W 1.87 feet to the southwesterly corner of Lot 1;
thence S63°20'07"E 297.32 feet along the southerly line of Lot 1 to the Point of Beginning, containing 21,527 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 Bill Johnson, agent to the owner, and the owner as listed hereon and that this map is a correct representation of the exterior boundaries of the lands surveyed and 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.

04/09/2018



Owners Certificate

As owner I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented heron. I 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.

Michelle Boyle-Wadzinski Dated

STATE OF _____)
COUNTY OF _____) ss

Personally came before me this _____ day of _____ 2018, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public Dated

My Commission Expires on

Village of Allouez

Approved by the Village of Allouez this _____ day of _____, 2018

Debbie Baenen, Clerk

Brown County Treasurers 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.

Paul D. Zeller

Dated _____

Brown County Planning Commission

Approved by the Brown County Planning Commission this _____ day of _____, 2018

Dan Keaters, Senior Planner

4/4/2018





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 checked="" type="checkbox"/>	Certified Survey Map (CSM)	One digital PDF	\$350	\$300	\$650
<input type="checkbox"/>	Retracement CSM	One digital PDF	\$100	\$300	\$400
<input 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 Les Van Horn E-mail Lesvh@att.net Phone 437-1044

Address 832 Kellogg ST Fax _____

Attorney (condominium only) _____ E-mail _____

Property Owner(s) Michelle Boyle-Wadzinski Municipality Village of Allouez

Subdivision Name (if applicable) _____ Parcel Number AI-1148

Location S ___ T ___ N R ___ E or PC 19 ESFR WSFR

Number of Lots 2 Number of Outlots _____ Net Acreage 21,527 sq. Ft

Type of Sewer: Public Private

For Office Use Only

Date Submitted 4/13/18 Date Needed 5/3/18 Date E-mailed 4/13/18 Timeline 5/23/18

Distribution List:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Town/Village Clerk | <input checked="" type="checkbox"/> Brown County Land Conservation | <input checked="" type="checkbox"/> Time Warner Cable |
| <input type="checkbox"/> Extraterritorial Municipality | <input checked="" type="checkbox"/> Brown County Planning | <input type="checkbox"/> Wild Ones |
| <input checked="" 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 checked="" type="checkbox"/> Wisconsin Public Service |
| <input checked="" type="checkbox"/> Brown County Highway | <input checked="" type="checkbox"/> Telephone | <input type="checkbox"/> Other _____ |

Instructions: ATT

FILE #: 2536

CTH ROW - 100'

