

## Debbie Baenen

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**From:** BC\_Planning\_and\_Land\_Services\_PlatReview  
<BC\_Planning\_and\_Land\_Services\_PlatReview@co.brown.wi.us>  
**Sent:** Wednesday, April 10, 2019 9:52 AM  
**To:** Duckart, Ryan L.; Teaters, Dan W.; VanHout, Terry L.; david.nielsen@dot.wi.gov  
**Cc:** Debbie Baenen; sbieda@mau-associates.com  
**Subject:** Preliminary CSM 2673 - Bieda - V of Allouez  
**Attachments:** Preliminary CSM 2673.pdf; Brown County Land Division Review Application.pdf

Hello,

The attached application and PRELIMINARY **COMBINATION** 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 April 30, 2019**. 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-1516, AL-1517**

*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

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[bc\\_planning\\_and\\_land\\_services\\_platreview@co.brown.wi.us](mailto:bc_planning_and_land_services_platreview@co.brown.wi.us)

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# Certified Survey Map

A combining of parcels described in Document Numbers 2854057 and 2854066, being all of Lots 19 through 24 (19-24) of the recorded plat "Plat of Miramar", (Volume 4, Plats, Page 79, Document No. 73276, Brown County Records), all being in Private Claim 17, East Side of Fox River, Village of Allouez, Brown County, Wisconsin.

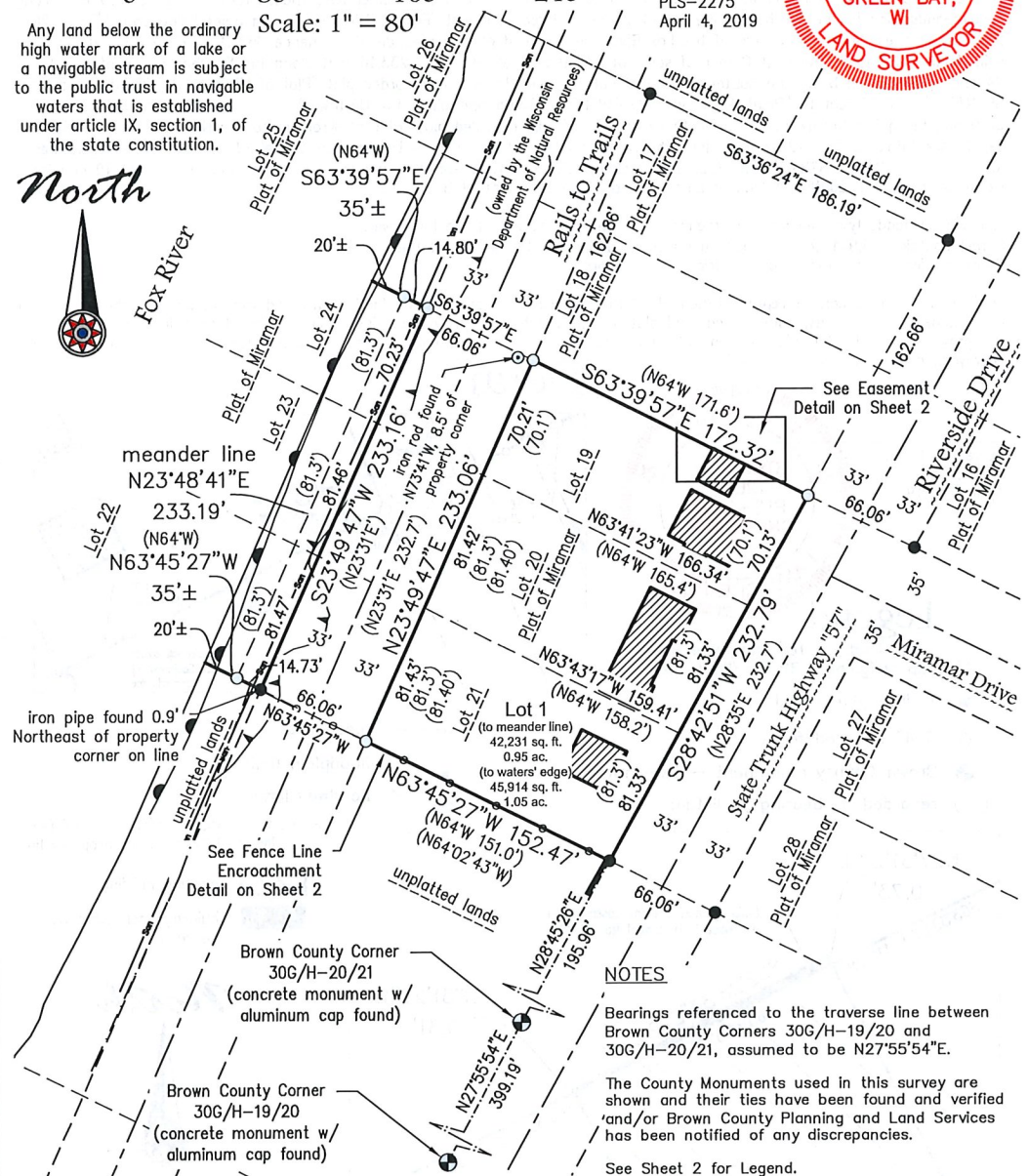


Scale: 1" = 80'

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.



Steven M. Bieda  
PLS-2275  
April 4, 2019



**NOTES**

Bearings referenced to the traverse line between Brown County Corners 30G/H-19/20 and 30G/H-20/21, assumed to be N27°55'54"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.

See Sheet 2 for Legend.

Client: Jeff Pallini  
Tax Parcel: AL-1516 & AL-1517  
Drafted By: ZRH  
File: S-22400ComboCSM 030619.dwg  
Data File: S-22400.txt

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of Four  
Project No.: S-22400  
Drawing No.: L-10663  
Fieldwork Completed: 02/28/19





**SURVEYOR'S CERTIFICATE**

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that this Certified Survey Map is not a division of property but solely a combining of parcels described in Document Numbers 2854057 and 2854066, being all of Lots 19 through 24 (19-24) of the recorded plat "Plat of Miramar", (Volume 4, Plats, Page 79, Document No. 73276, Brown County Records), all being in Private Claim 17, East Side of Fox River, Village of Allouez, Brown County, Wisconsin into a single parcel and description, more fully described as follows:

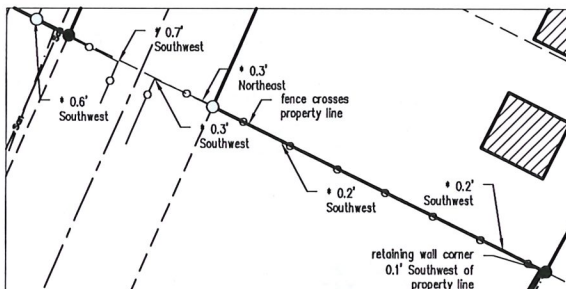
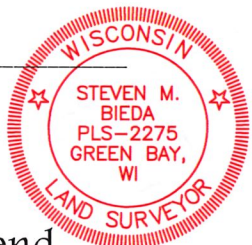
Commencing at the Brown County Corner 30G/H-19/20; thence N27°55'54"E, 399.19 feet along a Brown County Traverse Line to Brown County Corner 30G/H-20/21; thence N28°45'26"E, 195.96 feet along the West Right-of-Way of State Trunk Highway "57", also known as "Riverside Drive" to the South Corner of Lot 21 of the recorded plat "Plat of Miramar", (Volume 4, Plats, Page 79, Document No. 73276, Brown County Records), and the point of beginning; thence N63°45'27"W, 152.47 feet along the Southwest Line of said Lot 21 to the West Corner of said Lot 21 and a point herein referred to as "Point A"; thence continuing N63°45'27"W, 66.06 feet to the South Corner of Lot 22 of said recorded plat "Plat of Miramar" and a point herein referred to as "Point B"; thence continuing N63°45'27"W, 14.73 feet along the Southwest Line of said Lot 22 to a point being S63°45'27"E, 20 feet more or less from the waters of the Fox River and the start of a meander line; thence N23°48'41"E, 233.19 feet along said meander line to the Northeast Line of Lot 24 of said recorded plat "Plat of Miramar" and a point being S63°39'57"E, 20 feet more or less from the waters of the Fox River and the end of said meander line; thence S63°39'57"E, 14.80 feet along said Northeast Line to the East Corner of said Lot 24; thence S23°49'47"W, 233.16 feet along the Southeast Line of said Lot 24 and its extension being the Southeast Line of Lots 22 and 23 of said recorded plat "Plat of Miramar" to "Point B"; thence S63°45'27"E, 66.06 feet to "Point A"; thence N23°49'47"E, 233.06 feet along the Northwest Line of said Lot 21 and its extension being the Northwest Line of Lots 19 and 20 of said recorded plat "Plat of Miramar" to the North Corner of said Lot 19; thence S63°39'57"E, 172.32 feet along the Northeast Line of said Lot 19 to the East Corner of said Lot 19 and said West Right-of-Way; thence S28°42'51"W, 232.79 feet along said West Right-of-Way and the Southeast Line of said Lot 19 and its extension being the Southeast Line of Lots 20 and 21 to the Point of Beginning.

Including all lands lying between the meander line and the waters of the Fox River.  
Parcel contains 45,914 sq. ft. / 1.05 acres more or less to the waters of the Fox River.  
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.

**Detail**

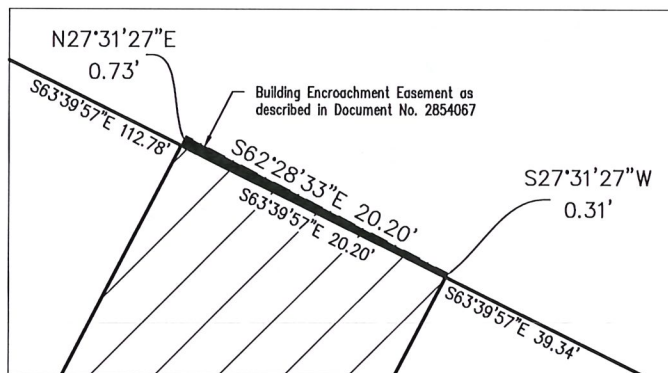
Steven M. Bieda  
PLS-2275  
April 4, 2019



**Legend**

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ 3/4" iron rod found
- ⊕ Brown County monument - type noted
- ( ) recorded as bearing / distance

- fence line
- floodplain limits
- floodway limits
- \* 0.2' Southwest distance/direction of fence in relation to property line
- ▨ existing building
- building encroachment easement



North



Client: Jeff Pallini  
Tax Parcel: AL-1516 & AL-1517  
Drafted By: ZRH  
File: S-22400ComboCSM 030619.dwg  
Data File: S-22400.txt

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet Two of Four  
Project No.: S-22400  
Drawing No.: L-10663  
Fieldwork Completed: 02/28/19



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

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.

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.

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.

Steven M. Bieda  
PLS-2275  
April 4, 2019



Client: Jeff Pallini

Tax Parcel: AL-1516 & AL-1517

Drafted By: ZRH

File: S-22400ComboCSM 030619.dwg

Data File: S-22400.txt

**Mau & Associates, LLP**

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Sheet Three of Four

Project No.: S-22400

Drawing No.: L-10663

Fieldwork Completed: 02/28/19



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 \_\_\_\_\_, (corporate name) \_\_\_\_\_ (print name) it's \_\_\_\_\_ and countersigned by \_\_\_\_\_, its \_\_\_\_\_ (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 ]

OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify 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:

VILLAGE OF ALLOUEZ  
BROWN COUNTY PLANNING COMMISSION

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2019, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public My Commission Expires \_\_\_\_\_  
Brown County, Wisconsin

STATE OF WISCONSIN ]  
] SS  
COUNTY OF BROWN ]

Steven M. Bieda  
PLS-2275  
April 4, 2019



Client: Jeff Pallini

Tax Parcel: AL-1516 & AL-1517  
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Sheet Four of Four  
Project No.: S-22400  
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Fieldwork Completed: 02/28/19







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 Steve Bieda E-mail sbieda@mau-associates.co Phone 920-434-9670

Address 400 Security Blvd. Green Bay, WI 54313 Fax 920-434-9672

Attorney (condominium only) \_\_\_\_\_ E-mail \_\_\_\_\_

Property Owner(s) John J. & Christina S. Pallini Municipality Village of Allouez

Subdivision Name (if applicable) Plat of Miramar Parcel Number AL-1516 & AL-1517

Location S \_\_\_ T \_\_\_ N R \_\_\_ E or PC 17  ESFR  WSFR

Number of Lots 1 Number of Outlots \_\_\_\_\_ Net Acreage 1.05

Type of Sewer:  Public  Private

**For Office Use Only**

Date Submitted 4/10/19 Date Needed 4/30/19 Date E-mailed 4/10/19 Timeline 5/10/19

Distribution List:

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Town/Village Clerk | <input 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 checked="" type="checkbox"/> Wisconsin Department of Transportation |
| <input type="checkbox"/> Brown County Airport          | <input type="checkbox"/> Oneida Nation                            | <input type="checkbox"/> Wisconsin Public Service                          |
| <input type="checkbox"/> Brown County Highway          | <input type="checkbox"/> Telephone                                | <input type="checkbox"/> Other _____                                       |

Instructions:

**FILE #:** 2673

