

Debbie Baenen

From: BC_Planning_and_Land_Services_PlatReview
<BC_Planning_and_Land_Services_PlatReview@browncountywi.gov>
Sent: Tuesday, February 25, 2020 12:06 PM
To: 'sbieda@mau-associates.com'
Cc: Debbie Baenen
Subject: Bieda CSM 2763 - Wasilkoff - V of Allouez
Attachments: Preliminary CSM 2763.pdf; Bieda CSM 2763 - Wasilkoff - 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.

Thanks,

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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Certified Survey Map

All of Lot 1, Roeder Subdivision No. 1, (Volume 13, Plats, Page 23, Document No. 646271, Brown County Records), being located in part of Private Claim 26, East Side of Fox River, Village of Allouez, Brown County Wisconsin.



- Legend**
- 1.32" (o.d.) x 18' iron pipe with cap weighing 1.68 lbs/lin ft set
 - 2" iron pipe found
 - ⊙ Brown County monument - type noted
 - () recorded as bearing / distance
 - ▨ existing building
 - fence line

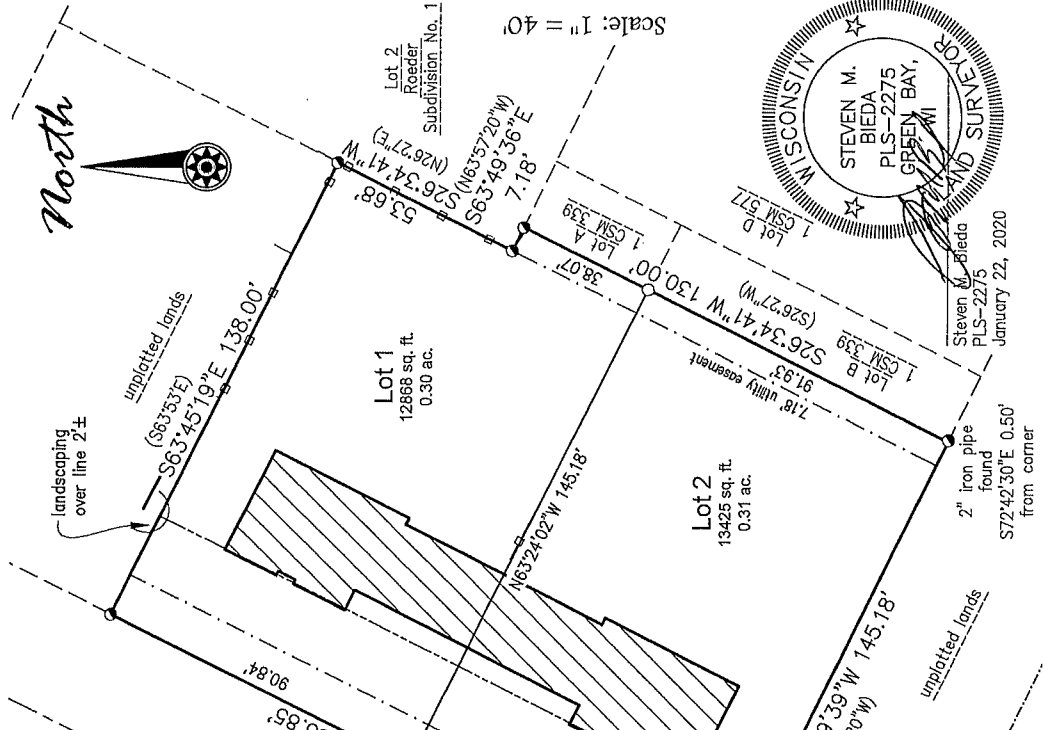
Corner 30M/N-16/17 point on line between PC 26 & 27 ESRF (found aluminum monument)

Corner 30NO 18-19(1) point on line between PC 26 & 27 ESRF (found concrete monument w/ brass cap)

NOTES

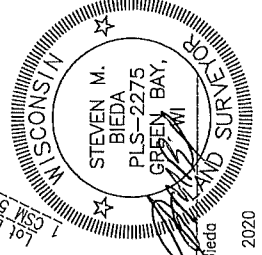
Bearings referenced to the line between Brown County Corners 30M/N-16/17 and 30NO 18-19(1) between Private Claims 26 & 27 E.S.F.R., assumed to be S63°48'40"E

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: Mike Wasilkoff
 Tax Parcel: AL-1651-N-1
 Drafted By: MRA
 File: D-15819CSM 010320.dwg
 Data File: D-15819.klx

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



Steven M. Bieda
 PLS-2275
 January 22, 2020

Sheet One of Four
 Project No.: D-15819
 Drawing No.: L-10953
 Fieldwork Completed: 01/07/2020

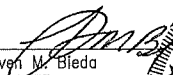


SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped all of Lot 1, Roeder Subdivision No. 1, (Volume 13, Plats, Page 23, Document No. 646271, Brown County Records), being located in part of Private Claim 26, East Side of Fox River, Village of Allouez, Brown County Wisconsin.

Parcel contains 26,293 square feet / 0.60 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 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
January 22, 2020



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

CERTIFICATE OF THE VILLAGE OF ALLOUEZ

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

Debra M. Baenen
Village Clerk





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.

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 building erected elsewhere shall be moved onto any lot in this subdivision.

The premises shall be used and occupied for residential purposes only.

All residences must be fully completed within 10 months from the start of construction.

No temporary structure of any kind will be permitted for residential purposes.

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:

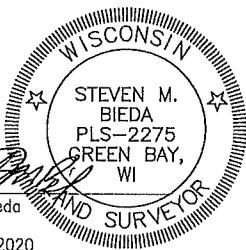
VILLAGE OF ALLOUEZ
BROWN COUNTY PLANNING COMMISSION

Michael D. Wasilkoff

Personally came before me this ____ day of _____, 20____, 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
January 22, 2020





UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Michael D. Wasilkoff, 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.

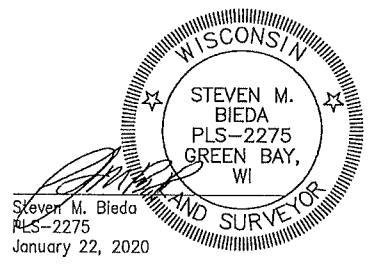
CERTIFICATE OF CORPORATE MORTGAGEE

_____ 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) it's _____ (print title) and countersigned by _____ (print name), its _____ (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 ||



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: February 25, 2020
TO: Steven M. Bieda, PLS, Mau and Associates LLC
FROM: Dan Teaters, Senior Planner
RE: Certified Survey Map for Wasilkoff (Tracking #2763)

Please be advised that the Brown County Planning Commission reviewed the Certified Survey Map for the above-mentioned name, property located on Delahaut Street 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 _____
c. Existing Private Sewage System Inspection Required?:		<input 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 _____		
4. Meet all other Brown County subdivision and platting regulations.

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

