

Memo

To: Village Board

Fr: Trevor Fuller, Director of Planning and Community Development

Re: ACTION RE: PRELIMINARY CSM FOR PARCELS AL-2128, AL-2127, AL-1149-906, AL-1149-338, & AL-1149-337

Date: 01 December 2022

A Certified Survey Map (CSM) was submitted from REL Inc. on behalf of Cerebral Palsy, Inc. to combine parcels AL-2128, AL-2127, AL-1149-906, AL-1149-338, & AL-1149-337, located at 2801 S. Webster Avenue.

The site consists of five tax parcels and approximately 6.3 acres. The property owner is the same and is simply seeking to combine the property into one tax parcel.

Staff recommends approval of the CSM, as presented, because the external boundaries and internal flow of the site are proposed to remain the same.

The Village Board is asked to review the request and determine whether to approve, not approve, or approve with conditions the Certified Survey Map (CSM).



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

RECEIVED

NOV 18 2022

LAND DIVISION REVIEW APPLICATION

Brown County Planning
and Land Services

A copy of the application should be e-mailed with required digital PDF copies to:

bc_planning_and_land_services_platreview@browncountywi.gov

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 TROY HEWITT E-mail THEWITT@RELEEINC.COM Phone 920-662-9641

Address 1250 CENTENNIAL CENTRE BLVD Fax _____

Attorney (condominium only) _____ E-mail THEWITT@RELEEINC.COM

Property Owner(s) CEREBRAL PALSY, INC. Municipality ALLOUEZ

Subdivision Name (if applicable) _____ Parcel Number AL-2128, AL-2127, AL-1149-906, AL-1149-338, AL-1149-337

Location S ___ T ___ N R ___ E or PC 20 ☒ ESFR ☐ WSRF

Number of Lots 1 Number of Outlots _____ Net Acreage 6.327

Type of Sewer: ☒ Public ☐ Private

For Office Use Only

Date Submitted 11/18/22 Date Needed 12/8/22 Date E-mailed 11/21/22 Timeline 12/18/22

Distribution List:

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

Instructions:

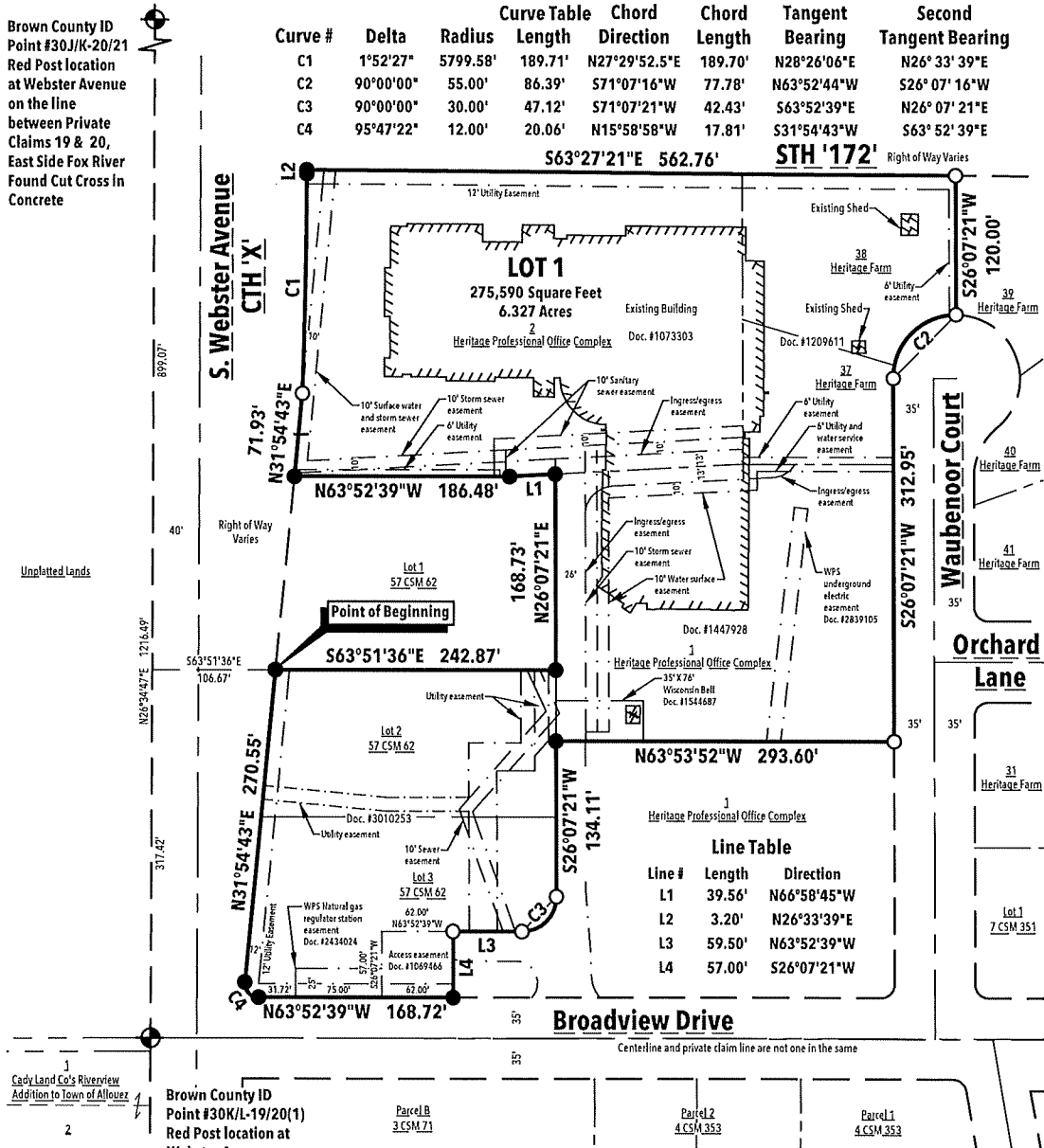
FILE #: 3171

CERTIFIED SURVEY MAP

COMBINATION OF LANDS DESCRIBED IN DOCUMENT NUMBERS 1073303, 1447928, 1209611 AND 3010253, BEING ALL OF LOT 2 AND PART OF LOT 1, HERITAGE PROFESSIONAL OFFICE COMPLEX, VOLUME 18 OF PLATS, PAGE 47, DOCUMENT NUMBER 1117069, ALL OF LOTS 2 AND 3, VOLUME 57 OF CERTIFIED SURVEY MAPS, PAGE 62, MAP NUMBER 8177, AND ALL OF LOTS 37 AND 38, HERITAGE FARM, VOLUME 17 OF CERTIFIED SURVEY MAPS, PAGE 117, DOCUMENT NUMBER 917670, ALL LOCATED IN PRIVATE CLAIM 20, EAST SIDE OF FOX RIVER, VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN

Brown County ID Point #30J/K-20/21
Red Post location at Webster Avenue on the line between Private Claims 19 & 20, East Side Fox River Found Cut Cross in Concrete

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	1°52'27"	5799.58'	189.71'	N27°29'52.5"E	189.70'	N28°26'06"E	N26°33'39"E
C2	90°00'00"	55.00'	86.39'	S71°07'16"W	77.78'	N63°52'44"W	S26°07'16"W
C3	90°00'00"	30.00'	47.12'	S71°07'21"W	42.43'	S63°52'39"E	N26°07'21"E
C4	95°47'22"	12.00'	20.06'	N15°58'58"W	17.81'	S31°54'43"W	S63°52'39"E



Line #	Length	Direction
L1	39.56'	N66°58'45"W
L2	3.20'	N26°33'39"E
L3	59.50'	N63°52'39"W
L4	57.00'	S26°07'21"W

LEGEND

- Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- Existing 1" Iron Pipe
- ⊕ Recorded County Monument

AFFECTED TAX PARCELS:
AL-2128, AL-2127, AL-1149-906,
AL-1149-338, AL-1149-337



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: www.releeinc.com
PHONE: (920) 662-9641
FAX: (920) 662-9141

SCALE: 1" = 120'

0' 60' 120' 240'

Bearings are based on the Brown County Coordinate System. The line connecting Brown County ID Point's 30J/K-20/21 and 30K/L-19/20(1) bears N26°34'47"E.

SHEET 1 OF 4

CERTIFIED SURVEY MAP

COMBINATION OF LANDS DESCRIBED IN DOCUMENT NUMBERS 1073303, 1447928, 1209611 AND 3010253, BEING ALL OF LOT 2 AND PART OF LOT 1, HERITAGE PROFESSIONAL OFFICE COMPLEX, VOLUME 18 OF PLATS, PAGE 47, DOCUMENT NUMBER 1117069, ALL OF LOTS 2 AND 3, VOLUME 57 OF CERTIFIED SURVEY MAPS, PAGE 62, MAP NUMBER 8177, AND ALL OF LOTS 37 AND 38, HERITAGE FARM, VOLUME 17 OF CERTIFIED SURVEY MAPS, PAGE 117, DOCUMENT NUMBER 917670, ALL LOCATED IN PRIVATE CLAIM 20, EAST SIDE OF FOX RIVER, VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that this certified survey map is not a division of property but solely a combination of and depiction of the land boundaries recorded in Document Numbers 1073303, 1447928, 1209611 AND 3010253 and that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and combined all of Lot 2 and part of Lot 1, Heritage Professional Office Complex, Volume 18 of Plats, Page 47, Document Number 1117069, all of Lots 2 and 3, Volume 57 of Certified Survey Maps, Page 62, Map Number 8177, and all of Lots 37 and 38, Heritage Farm, Volume 17 of Certified Survey Maps, Page 117, Document Number 917670, all located in Private Claim 20, East Side of Fox River, Village of Allouez, Brown County, Wisconsin more fully described as follows:

Commencing at Brown County ID Point #30K/L-19/20(1); thence N26°34'47"E, 317.42 feet on a line connecting Brown County ID Point #30K/L-19/20(1) and Brown County ID Point #30J/K-20/21; thence S63°51'36"E, 106.67 feet to the easterly right of way of S. Webster Avenue (aka CTH 'X') also being the northwest corner of said Lot 2, the POINT OF BEGINNING; thence S63°51'36"E, 242.87 feet on the north line of said Lot 2 to the northeast corner thereof; thence N26°07'21"E, 168.73 feet on the east line of Lot 1 of said 57CSM62 to the northeast corner thereof; thence N66°58'45"W, 39.56 feet on the north line of said Lot 1; thence N63°52'39"W, 186.48 feet on said north line to the said east right of way; thence N31°54'43"E, 71.93 feet on said east right of way; thence 189.71 feet on the arc of a 5799.58 foot radius curve to the left, having a long chord which bears N27°29'52.5"E, 189.71 feet on said east right of way; thence N26°33'39"E, 3.20 feet on said east right of way to the south right of way of STH '172'; thence S63°27'21"E, 562.76 feet on said south right of way to the northeast corner of said Lot 38; thence S26°07'21"W, 120.00 feet on the east line of said Lot 38 to the southeast corner thereof; thence 86.39 feet on the arc of a 55.00 foot radius curve to the left, having a long chord which bears S71°07'16"W, 77.78 feet on the west right of way of Waubesa Court; thence S26°07'21"W, 312.95 feet on said west right of way to the south line of lands described in Document Number 1447928; thence N63°53'52"W, 293.60 feet on the south line of said lands to the southwest corner of said lands; thence S26°07'21"W, 134.11 feet on the east line of said Lot 2 and continuing on the east line of said Lot 3; thence 47.12 feet on the arc of a 30.00 foot radius curve to the right, having a long chord which bears S71°07'21"W, 42.43 feet on said east line; thence N63°52'39"W, 59.50 feet on said east line; thence S26°07'21"W, 57.00 feet on said east line to the north right of way of Broadview Drive; thence N63°52'39"W, 168.72 feet on said north right of way; thence 20.06 feet on the arc of a 12.00 foot radius curve to the right, having a long chord which bears N15°58'58"W, 17.81 feet on said north right of way to said east right of way of S. Webster Avenue (aka CTH 'X'); thence N31°54'43"E, 270.55 feet on said east right of way to the Point of Beginning.

Said parcel contains 275,590 Square Feet (6.327 Acres) of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the combination of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the surveying, mapping and combining of the same.

Dated this _____ day of _____, 2022.

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.



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OWNER'S CERTIFICATE:

As owner, I do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, mapped and combined as represented on this map. I also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: BROWN COUNTY PLANNING COMMISSION

Cerebral Palsy, Inc. _____ Date _____

Print Name and Title _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2022, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin _____

(print name) _____

My commission expires: _____

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

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.

EROSION CONTROL NOTE

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 an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.



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BROWN COUNTY PLANNING COMMISSION:

Approved for the Brown County Planning Commission this _____ day of _____, 2022.

Karl Mueller, Senior Planner

TREASURER'S CERTIFICATE:

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 Combination Certified Survey Map as of the date listed below.

Paul D. Zeller
Brown County Treasurer

Date



Robert E. Lee & Associates, Inc.

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