

INF-2015-5-04492

Von Holdt, Crystal L - DNR

From: Von Holdt, Crystal L - DNR
Sent: Tuesday, November 10, 2015 12:27 PM
To: 'Steve Bieda'
Cc: heyroth_mr@co.brown.wi.us
Subject: RE: Navigability determination
Attachments: 20151110120057807.pdf

Hi Steve,

I stopped by and walked the waterway at this site on Nov 3rd. The waterway through the corn field was defined (with a bed and bank) but was too narrow for a small watercraft in the southern portion of the farm property. The waterway widened out at the SE corner of the northern residential lot where the waterway was easily 8ft wide at the channel bottom (with 1ft + banks) and there were at least 4 inches of standing water. I've added a map where the waterway is large enough to carry a small watercraft...so meets the definition of navigable based on the visit last week. To clarify, I only walked the western portion where the mapped "blue line" waterway is – nothing interior to the site.

If you have any questions, feel free to contact me. Thanks!!

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Crystal von Holdt
Water Management Specialist – Water Division
Wisconsin Department of Natural Resources
2984 Shawano Avenue, Green Bay WI 54313-6727
Phone: (920) 662-5466
Crystal.vonHoldt@wi.gov



dnr.wi.gov



From: Steve Bieda [mailto:sbieda@mau-associates.com]
Sent: Monday, October 26, 2015 3:27 PM
To: Von Holdt, Crystal L - DNR
Subject: Re: Navigability determination

Crystal,

You have permission to access the property. We have a contract to purchase on the site and are in the development process. I need a formal determination on the start of Navigability ASAP.

On Tue, Oct 6, 2015 at 12:25 PM, Von Holdt, Crystal L - DNR <Crystal.VonHoldt@wisconsin.gov> wrote:

Hi Steve,

I was able to drive by this area when in the field last Friday. The waterway (mapped as a USGS blue line) does not appear to meet the definition of navigable in the SW corner (adjacent to Cottonwood Ln). I did not enter the property since I didn't have permission. I couldn't see what the waterway might look like in the SE corner along the property

line. It certainly becomes channelized between the SW corner and where the creek crosses CTH X...it appeared navigable at CTH X.

The property also has mapped indicator soils for potential wetlands.

We can schedule a site visit or I can stop by when I can fit this site visit in as long as the landowner grants me permission to walk the property.

Thanks!!

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Crystal von Holdt
Water Management Specialist – Water Division
Wisconsin Department of Natural Resources
2984 Shawano Avenue, Green Bay WI 54313-6727
Phone: (920) 662-5466

Crystal.vonHoldt@wi.gov



From: Steve Bieda [<mailto:sbieda@mau-associates.com>]
Sent: Wednesday, September 23, 2015 1:00 PM
To: Von Holdt, Crystal L - DNR
Subject: Re: Navigability determination

Hi Crystal,

We are looking at doing a subdivision plat for the parcel. See attached.

On Mon, Sep 21, 2015 at 11:27 AM, Von Holdt, Crystal L - DNR <Crystal.VonHoldt@wisconsin.gov> wrote:

Hi Steve,

Thanks for the email! Could you tell me a little more about the project purpose that needs the navigability determination? Sometimes a desktop (map) review works for agricultural projects. Understanding the proposed work will help me get an answer as soon as I can (depending on if a field visit is needed or not).

Thanks!!

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Crystal von Holdt
Water Management Specialist – Water Division
Wisconsin Department of Natural Resources
2984 Shawano Avenue, Green Bay WI 54313-6727
Phone: [\(920\) 662-5466](tel:(920)662-5466)

Crystal.vonHoldt@wi.gov



From: Steve Bieda [<mailto:sbieda@mau-associates.com>]
Sent: Thursday, September 17, 2015 7:37 AM
To: Von Holdt, Crystal L - DNR
Cc: Keith Garot
Subject: Navigability determination

Hi Crystal,

I need a navigability determination done on this drainage way (Attached) in the Town of Ledgeview. I know these are not high priority but they are to me. Please give me some idea when you think to could have a look at this and get me a determination.

--

Steve Bieda

Mau & Associates, LLP

Land Surveying & Planning, Civil & Water Resource Engineering

400 Security Blvd. Green Bay, WI 54313

Phone: 920-434-9670 ~ Mobile: 920-609-7756 ~ Fax: 920-434-9672

Web: www.mau-associates.com

--

Steve Bieda

Mau & Associates, LLP

Land Surveying & Planning, Civil & Water Resource Engineering

400 Security Blvd. Green Bay, WI 54313

Phone: 920-434-9670 ~ Mobile: 920-609-7756 ~ Fax: 920-434-9672

Web: www.mau-associates.com

--

Steve Bieda

Mau & Associates, LLP

Land Surveying & Planning, Civil & Water Resource Engineering

400 Security Blvd. Green Bay, WI 54313

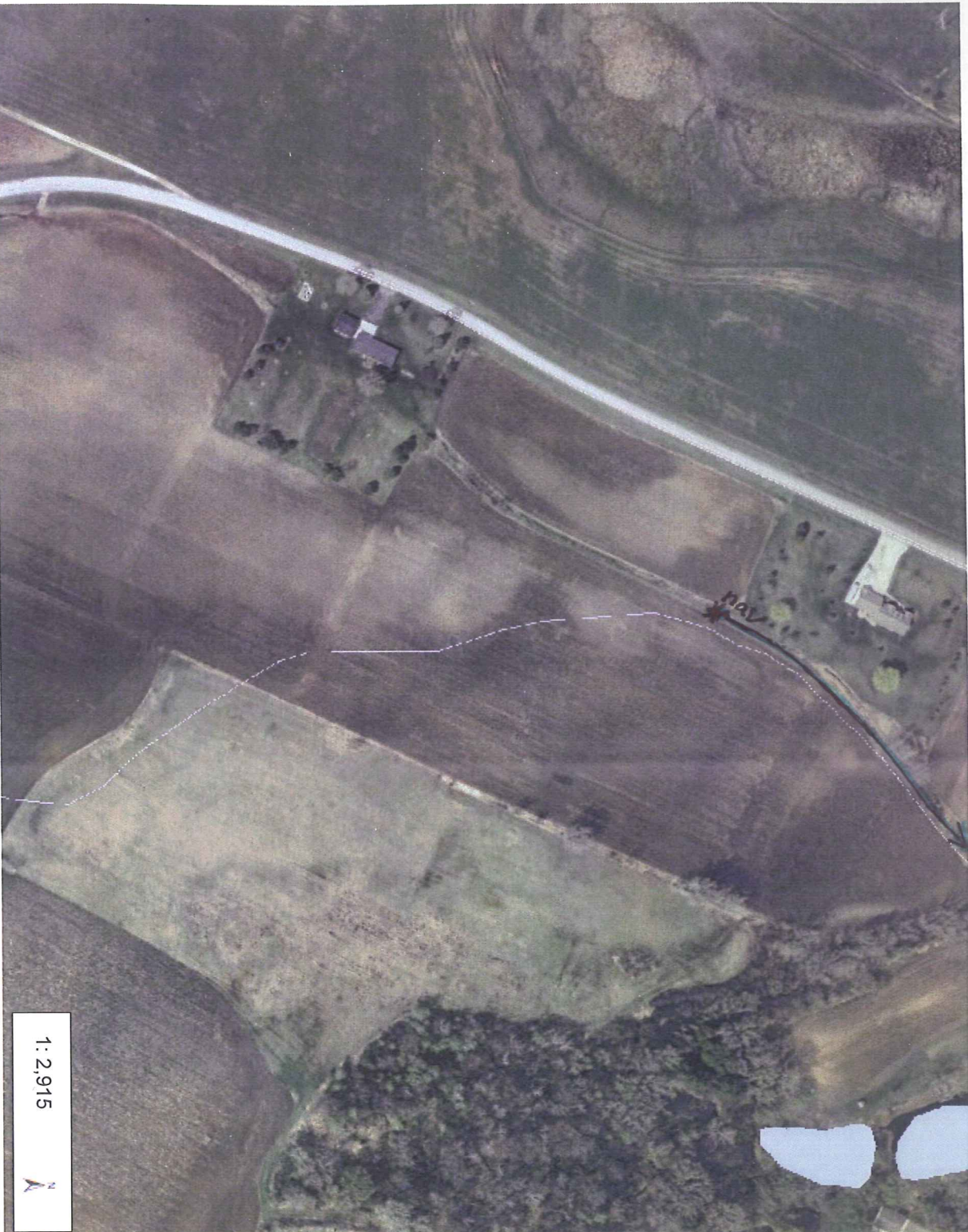
Phone: 920-434-9670 ~ Mobile: 920-609-7756 ~ Fax: 920-434-9672

Web: www.mau-associates.com





Nav-det review (Zelten Family Farm)



0.1
0
0.05
0.1 Miles

NAD 1983 HARN Wisconsin, TM
© Latitude Geographics Group Ltd.

1:2,915



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/orj/legal/>



Legend

- Major Roads
- Interstates
- US Highways
- State Highways
- Rivers and Streams
- Open Water
- Airports

Notes

CWT
11/10/15

Von Holdt, Crystal L - DNR

From: Steve Bieda <sbieda@mau-associates.com>
Sent: Wednesday, September 23, 2015 1:00 PM
To: Von Holdt, Crystal L - DNR
Subject: Re: Navigability determination
Attachments: P-2256.pdf

Hi Crystal,

We are looking at doing a subdivision plat for the parcel. See attached.

On Mon, Sep 21, 2015 at 11:27 AM, Von Holdt, Crystal L - DNR <Crystal.VonHoldt@wisconsin.gov> wrote:

Hi Steve,

Thanks for the email! Could you tell me a little more about the project purpose that needs the navigability determination? Sometimes a desktop (map) review works for agricultural projects. Understanding the proposed work will help me get an answer as soon as I can (depending on if a field visit is needed or not).

Thanks!!

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Crystal von Holdt
Water Management Specialist – Water Division
Wisconsin Department of Natural Resources
2984 Shawano Avenue, Green Bay WI 54313-6727
Phone: (920) 662-5466

Crystal.vonHoldt@wi.gov



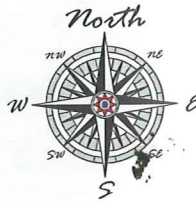
Findings
⊗ mapped WL indic's
- solid blue line (USGS topo)
- trip to East River

From: Steve Bieda [mailto:sbieda@mau-associates.com]
Sent: Thursday, September 17, 2015 7:37 AM
To: Von Holdt, Crystal L - DNR
Cc: Keith Garot
Subject: Navigability determination

① 4" standing water
~8' wide bottom
~1' deep swale

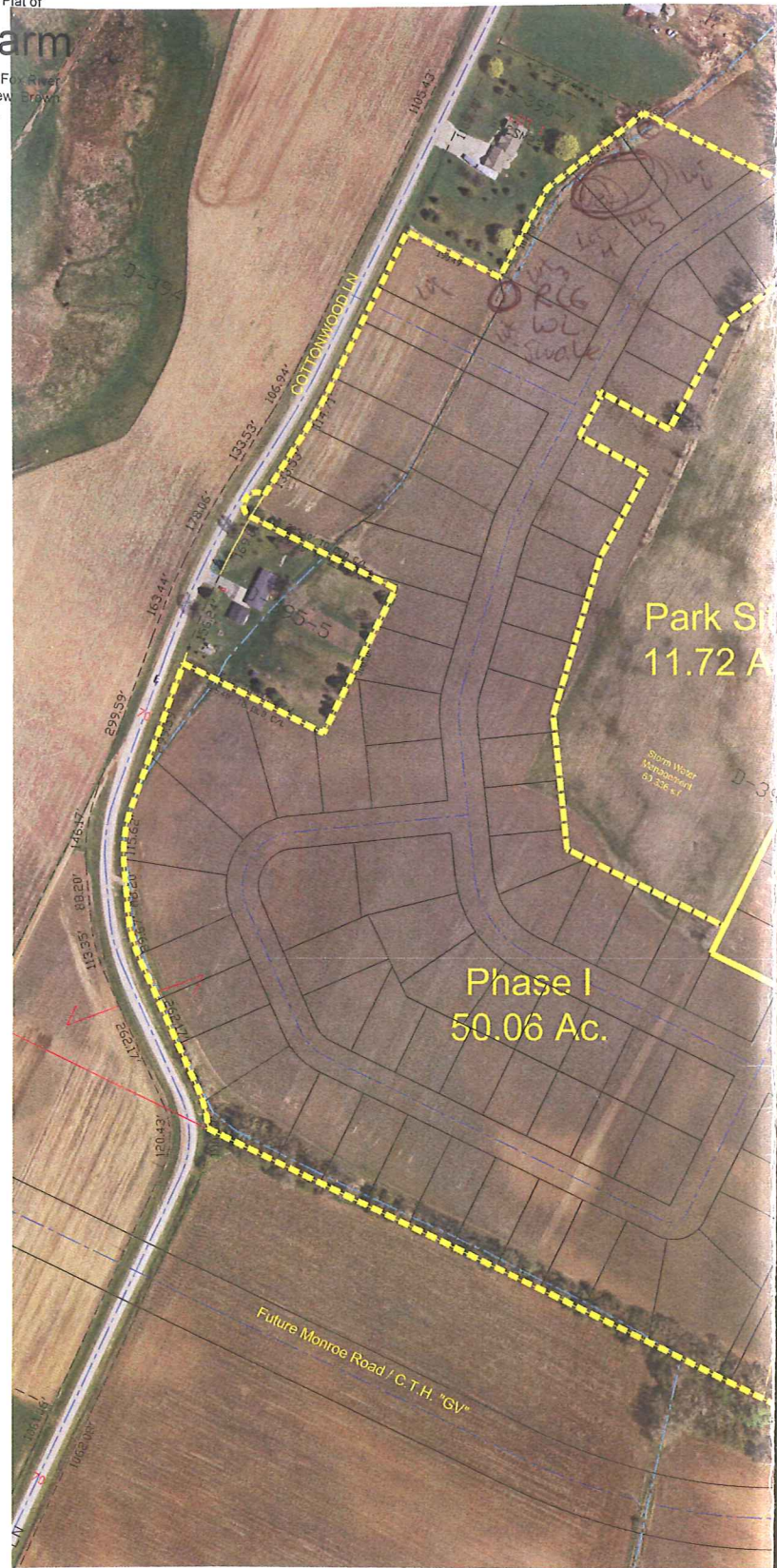
Preliminary Plat of
Zelten Family Farm

Part of Private Claim 39, East Side of Fox River
being located in the Town of Ledgeview, Brown
County, WI.



Bearings referenced to the
assumed to be

Revised 9/15/15





SCALE
1"=150'

DRAWN BY
SMB

TAX PARCEL NO. Tax Parcel Number

Subdivision Plat

File: L12215Pno Plat 011515.dwg

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

Landmark Real Estate
 & Development

PROJECT NO.
L-12215

SHEET NO.
1 of 1

DRAWING NO.
P-2256

Von Holdt, Crystal L - DNR

From: Steve Bieda <sbieda@mau-associates.com>
Sent: Monday, October 26, 2015 3:27 PM
To: Von Holdt, Crystal L - DNR
Subject: Re: Navigability determination

Crystal,

You have permission to access the property. We have a contract to purchase on the site and are in the development process. I need a formal determination on the start of Navigability ASAP.

On Tue, Oct 6, 2015 at 12:25 PM, Von Holdt, Crystal L - DNR <Crystal.VonHoldt@wisconsin.gov> wrote:

Hi Steve,

I was able to drive by this area when in the field last Friday. The waterway (mapped as a USGS blue line) does not appear to meet the definition of navigable in the SW corner (adjacent to Cottonwood Ln). I did not enter the property since I didn't have permission. I couldn't see what the waterway might look like in the SE corner along the property line. It certainly becomes channelized between the SW corner and where the creek crosses CTH X...it appeared navigable at CTH X.

The property also has mapped indicator soils for potential wetlands.

We can schedule a site visit or I can stop by when I can fit this site visit in as long as the landowner grants me permission to walk the property.

Thanks!!

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Crystal von Holdt
Water Management Specialist – Water Division
Wisconsin Department of Natural Resources
2984 Shawano Avenue, Green Bay WI 54313-6727
Phone: [\(920\) 662-5466](tel:9206625466)

Crystal.vonHoldt@wi.gov



From: Steve Bieda [mailto:sbieda@mau-associates.com]
Sent: Wednesday, September 23, 2015 1:00 PM
To: Von Holdt, Crystal L - DNR
Subject: Re: Navigability determination

Hi Crystal,

We are looking at doing a subdivision plat for the parcel. See attached.

On Mon, Sep 21, 2015 at 11:27 AM, Von Holdt, Crystal L - DNR <Crystal.VonHoldt@wisconsin.gov> wrote:

Hi Steve,

Thanks for the email! Could you tell me a little more about the project purpose that needs the navigability determination? Sometimes a desktop (map) review works for agricultural projects. Understanding the proposed work will help me get an answer as soon as I can (depending on if a field visit is needed or not).

Thanks!!

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Crystal von Holdt
Water Management Specialist – Water Division
Wisconsin Department of Natural Resources
2984 Shawano Avenue, Green Bay WI 54313-6727
Phone: [\(920\) 662-5466](tel:(920)662-5466)

Crystal.vonHoldt@wi.gov



From: Steve Bieda [mailto:sbieda@mau-associates.com]
Sent: Thursday, September 17, 2015 7:37 AM
To: Von Holdt, Crystal L - DNR
Cc: Keith Garot
Subject: Navigability determination

Hi Crystal,

I need a navigability determination done on this drainage way (Attached) in the Town of Ledgeview. I know these are not high priority but they are to me. Please give me some idea when you think to could have a look at this and get me a determination.

--

Steve Bieda
Mau & Associates, LLP
Land Surveying & Planning, Civil & Water Resource Engineering
400 Security Blvd. Green Bay, WI 54313
Phone: [920-434-9670](tel:920-434-9670) ~ Mobile: [920-609-7756](tel:920-609-7756) ~ Fax: [920-434-9672](tel:920-434-9672)
Web: www.mau-associates.com

--

Steve Bieda
Mau & Associates, LLP
Land Surveying & Planning, Civil & Water Resource Engineering
400 Security Blvd. Green Bay, WI 54313
Phone: [920-434-9670](tel:920-434-9670) ~ Mobile: [920-609-7756](tel:920-609-7756) ~ Fax: [920-434-9672](tel:920-434-9672)
Web: www.mau-associates.com

--

Property Tax Record
TOWN OF LEDGEVIEW
Brown County, Wisconsin
Parcel Number: D-395

Information is as current as the postings of Saturday, September 19, 2015 at 1:15:10 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)

[Print Tips](#)

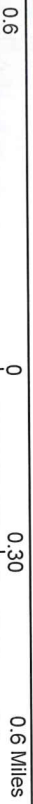
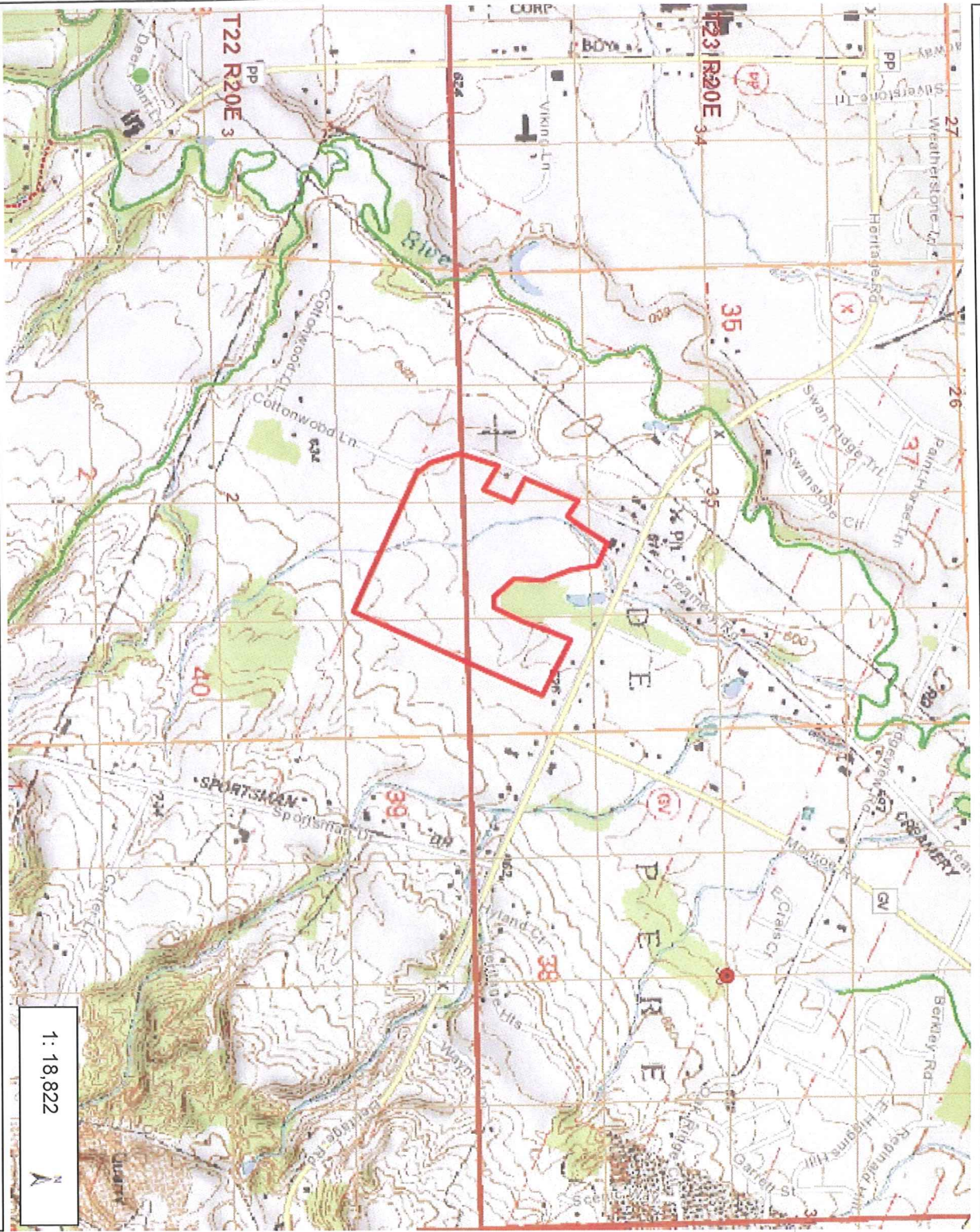
<p>Property Information</p> <p>Parcel Number D-395</p> <p>Owner Name ZELTEN FAMILY LIMITED PARTNERSHIP</p> <p>Property Address COTTONWOOD LN</p> <p>Municipality D - TOWN OF LEDGEVIEW</p> <p>School District 1414 - UNIF DIST DEPERE</p> <p>Sanitary District 722 - LEDGEVIEW SANIT #2</p> <p>Special District(s) 01 - DEPERE RESCUE DIST</p>	<p>Current Unofficial Valuation</p> <table border="1"> <thead> <tr> <th>Class</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>D - AGRICULTURE-TOTAL</td> <td>76.628</td> <td>10,700.00</td> <td>0.00</td> <td>10,700.00</td> </tr> <tr> <td>M - AGRICULTURE-FOREST</td> <td>10.000</td> <td>10,000.00</td> <td>0.00</td> <td>10,000.00</td> </tr> <tr> <td>All Classes</td> <td>86.628</td> <td>20,700.00</td> <td>0.00</td> <td>20,700.00</td> </tr> </tbody> </table> <p>Legal Acres 86.628</p> <p>Values are not official until new tax bills are issued in December.</p> <p>Note: For a specific tax year valuation, select tax year from tax records available below.</p> <p>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</p>	Class	Acres	Land	Improvements	Total	D - AGRICULTURE-TOTAL	76.628	10,700.00	0.00	10,700.00	M - AGRICULTURE-FOREST	10.000	10,000.00	0.00	10,000.00	All Classes	86.628	20,700.00	0.00	20,700.00
Class	Acres	Land	Improvements	Total																	
D - AGRICULTURE-TOTAL	76.628	10,700.00	0.00	10,700.00																	
M - AGRICULTURE-FOREST	10.000	10,000.00	0.00	10,000.00																	
All Classes	86.628	20,700.00	0.00	20,700.00																	

<p>Mailing Address Information</p> <p>ZELTEN FAMILY LIMITED PARTNERSHIP</p> <p>4370 CREAMERY RD</p> <p>DE PERE WI 54115-8301</p>	<p>Reference Document</p> <p>Document #: 1895582</p>	<p>Available Maps</p> <p>View GIS Map</p> <p>Other Maps</p>
---	---	--

<p>Tax Records Available</p> <p>Tax Year</p> <p><input type="radio"/> 2013</p> <p><input checked="" type="radio"/> 2014</p> <p>View Tax Detail</p> <p><i>Tax Detail may take a few moments to appear</i></p>	<p>Tax Legal Description</p> <p>87.014 AC M/L</p> <p>E 120 AC OF W1/3 PC 39 ESFR EX 1/4 AC IN NE COR & EX W 181.5 FT OF E 1053.4 FT OF N 273 FT & EX 320 D 167 & EX 332 D 284 & EX 346 D 212 & EX J2069-41 EX RDS & EX J16990-29 & EX 28 CSM 237</p> <p>Note: May not be a full legal description</p> <p>View Comments/History</p>
---	---



Zelten Farm



NAD 1983 HARN Wisconsin, TM
© Latitude Geographics Group Ltd.

1:18,822



Legend

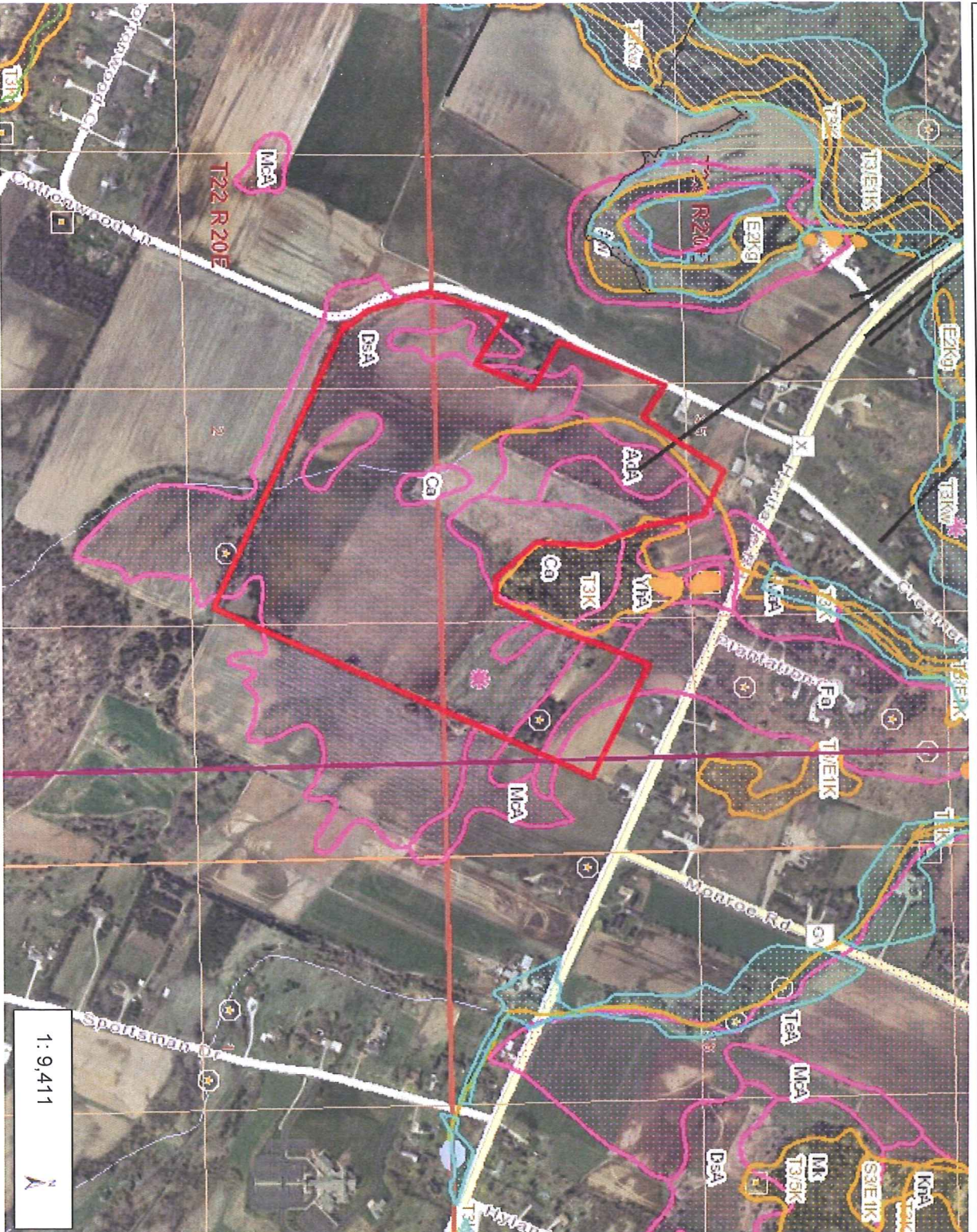
- Navigation Determinations**
 - Yes
 - Yes with Agricultural Exemption
 - No
- Navigation Determinations (O)**
 - Non-navigable
 - Navigable
- Township**
 - Section
 - Quarter-Quarter
- Major Roads**
 - Interstates
 - US Highways
 - State Highways
- Rivers and Streams**
 - Open Water
- Airports**
 - Airports
- Hill shade**
 - 1 - 8
 - 8,000,000,001 - 17
 - 17,000,000,001 - 25
 - 25,000,000,001 - 34
 - 34,000,000,001 - 42
 - 42,000,000,001 - 51
 - 51,000,000,001 - 59
 - 59,000,000,001 - 68
 - 68,000,000,001 - 76
 - 76,000,000,001 - 85

Notes

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>



Zelten Farm



0.3
0
0.15
0.3 Miles
NAD_1983_HARN_Wisconsin_TM
© Latitude Geographics Group Ltd.

1:9,411



DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

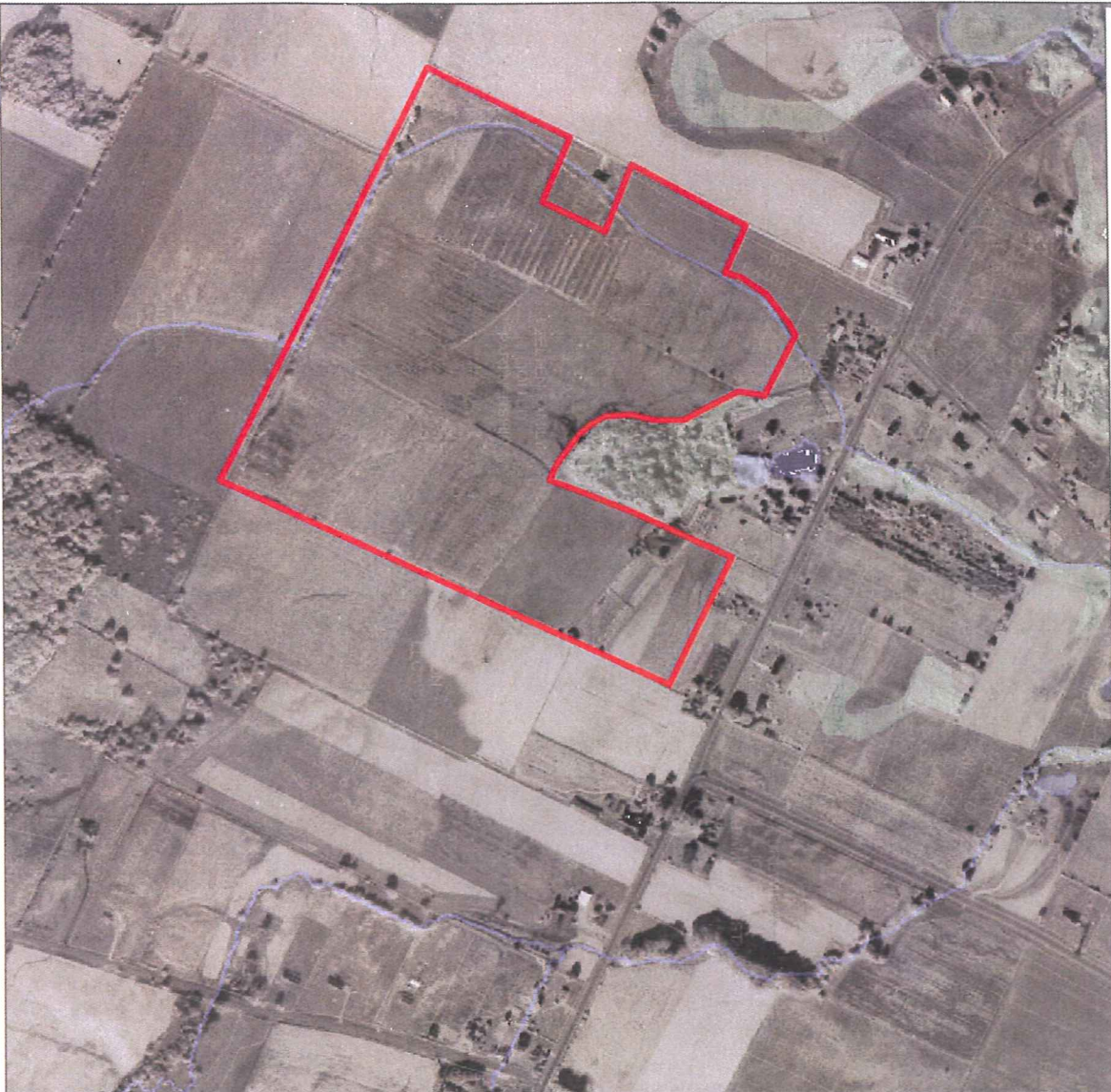


Legend

- 1% Annual Chance Flood Haz:
- 0.2% Annual Chance Flood Haz
- Base Flood Elevations
- Cross Sections
- Floodway
- FIRI Panel Index
- PRF Sensitive Areas of Lakes
- PRF Other Public Rights Feat
- ASNRI Wild and Scenic Rivers
- ASNRI Outstanding and Except
- ASNRI Trout Streams
- ASNRI Wild Rice Streams
- ASNRI Quality Wetland Stream
- ASNRI Endangered Threatene Concern Streams
- ASNRI Outstanding and Except
- ASNRI Quality Wetland Areas
- ASNRI Wild Rice Areas
- ASNRI Trout Spring Ponds
- ASNRI Endangered Threatene Concern Areas
- ASNRI State Natural Areas
- PNW/Musky Streams
- PNW/Sturgeon Streams
- PNW/Musky Areas
- PNW/Sturgeon Areas
- PNW/Walleys Areas
- PNW/Lakes Less Than 50 Acri

Notes

1978
Zelten Farm



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: maps-gis.co.brown.mo.us

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

09/21/2015
Scale 1:7200

1960
Zelten Farm



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)
A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

09/21/2015
Scale 1:7200

1938

Zelten Farm



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

09/21/2015
Scale 1:7200



- Home
- Search
- Land Survey
- Information
- Site Use Information
- Links
- Credits
- Copyright
- Township Reference
- Diagram

Contents ◀ Entry ▶▶ Page ▶

Interior Field Notes (May 1834-June 1834)
Ellis, A. G.

INT191E03

[T23N R20E](#)

Search: T2

N
[T22N R19E](#) W + E

[T22N R21E](#)

[Sketch Map](#) for T22N

[Meanders](#) for T22N

[Plat Map 1 \(origi](#)

[Plat Map 2 \(origi](#)

[T21N R20E](#)



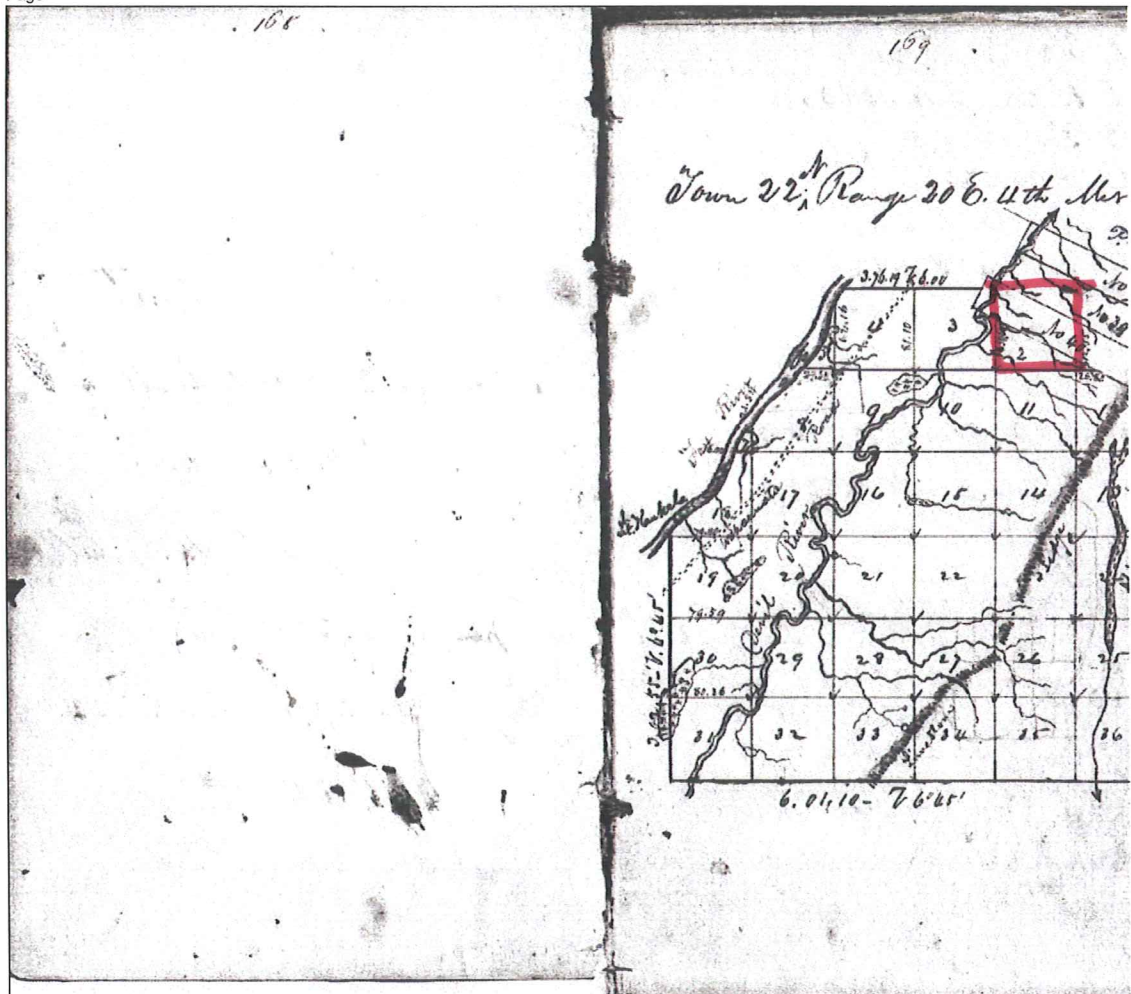
Sketch Map

Township 22 North, Range 20 East

[Display image for printing](#)

Sec. 2

Page



Contents ◀ Entry ▶▶ Page ▶

▲ Top of Page

[Board of Commissioners of Public Lands](#) | [UW-Madison Libraries](#) | [Technical Assistance](#) | [Content/Navigation Questions](#)



- Home
- Search
- Land Survey
- Information
- Site Use Information
- Links
- Credits
- Copyright
- Township Reference
- Diagram

Contents ◀ Entry ▶▶ Page ▶

Interior Field Notes (June 1834)
Kilbourn, B.

INT191E06

T24N R20E

Search

T23N R19E W + E T23N R21E

Sketch

Mean

Plat M

Plat M

T22N R20E



Sketch Map

Township 23 North, Range 20 East

Sec. 35

Display image for printing

Page

324

325

ch 2 T23 N R 20 E 4th

North 700 Wapuna Road

976 Maple 12 in

26.59 Pine 14 "

40.00 bet dr post

Bearings W Oak 36 & 86

Pine 30 & 42

42.50 W Oak 40 in

75.55 W Oak 8 in

80.00 bet pos for Sec 27 & 28.

Bearings W Oak 10 & 69

Pine 30 & 22 &

Land firs note - Oak P.

Poplar White Thorn 14

00.12

21.00

9.11

27

75.70

34

35

103

55

76.59

65.75

276.19

10.58

292

546

5060

Contents ◀ Entry ▶▶ Page ▶

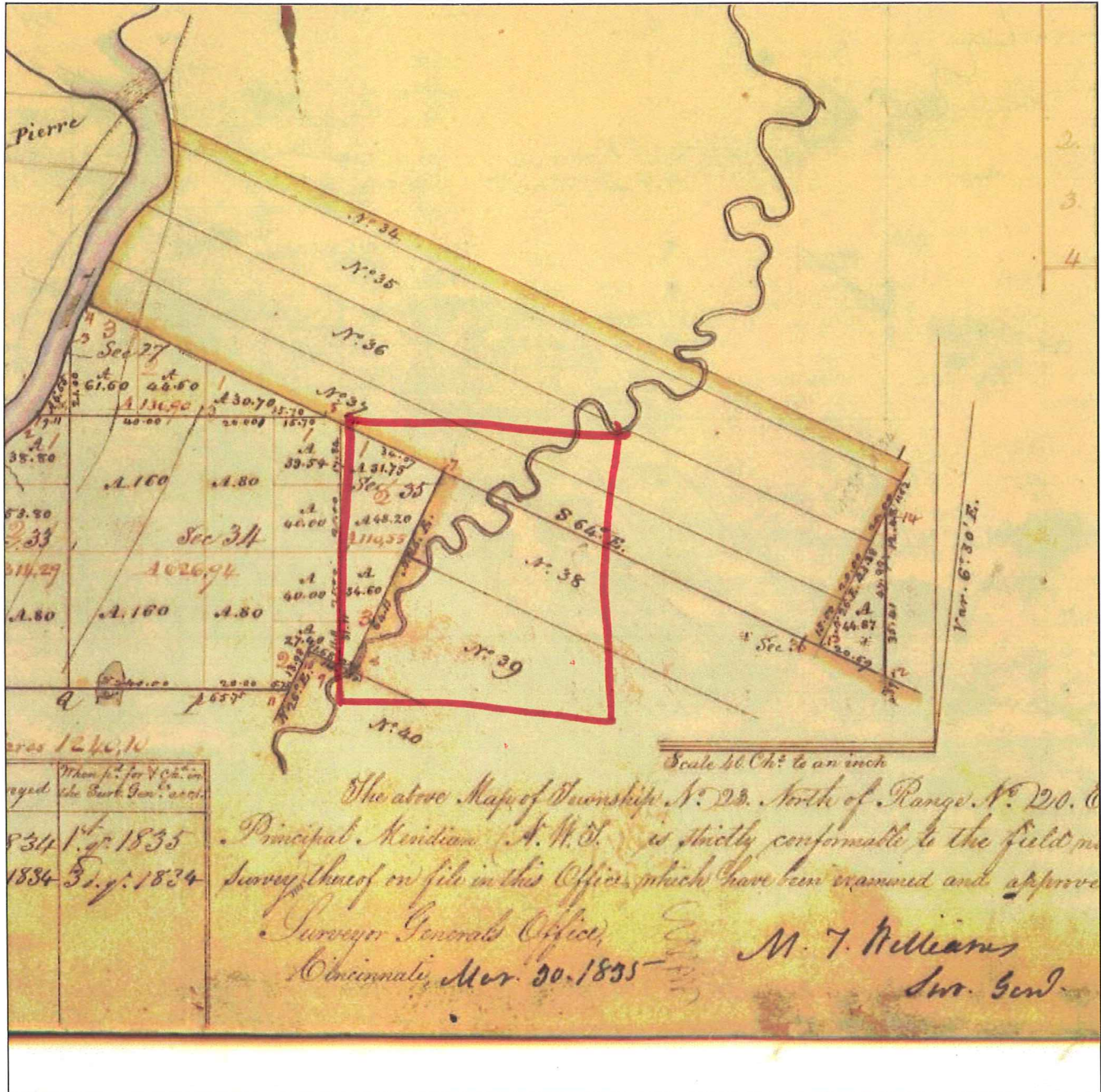
▲ Top of Page

Board of Commissioners of Public Lands | UW-Madison Libraries | Technical Assistance | Content/Navigation Questions



Plat Map for T23N R20E (original)

Sec. 35

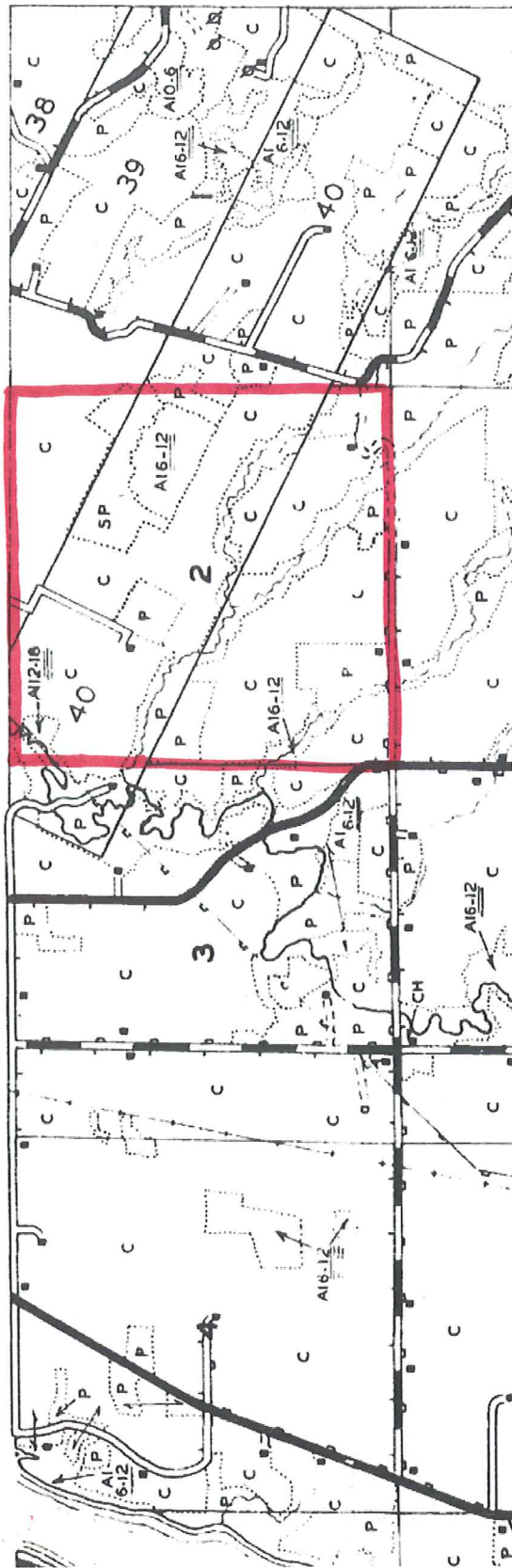


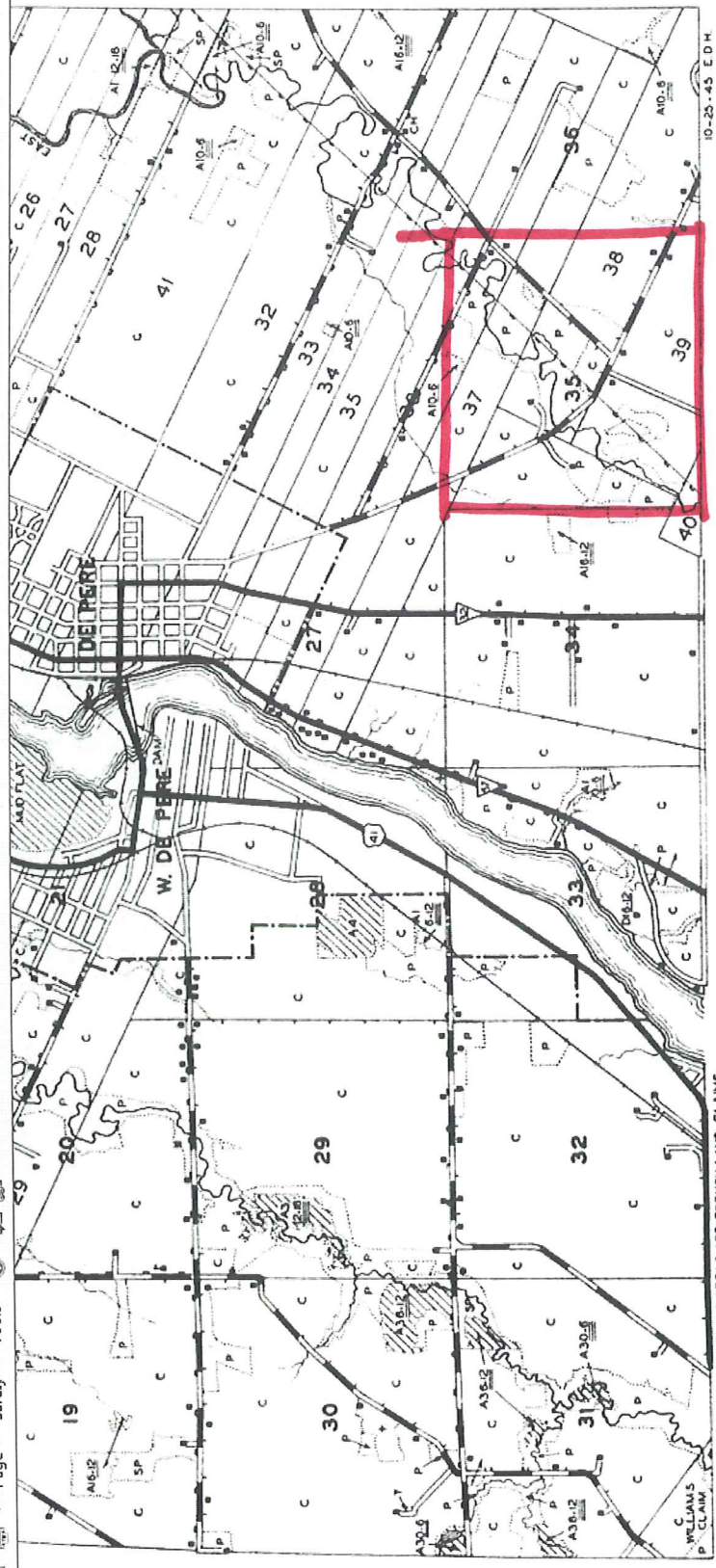
WISCONSIN LAND INVENTORY

PAGE 5

PART OF TOWN OF ROCKLAND
PART OF TOWN OF DE PERE
PART OF TOWN OF LAWRENCE
PART OF TOWN OF WRIGHTSTOWN

LAND COVER MAP
T. 22 N. R. 20 E.





LEGEND

- UPLAND FOREST
- LOWLAND FOREST
- NON-TILLABLE
- INFERIOR FOREST POORLY SPOILED WOODLAND
- OPEN SWAMP
- TILLABLE LAND
- ALL SWAMP LAND