



## MEMORANDUM

Date: November 1, 2016  
To: Common Council  
From: Kevin Englebert, Associate Planner  
RE: Certified Survey Map for Appleton Road – Lot Combination

---

Mau & Associates Engineering requests approval of a Certified Survey Map (CSM) for a three lot combination on Appleton Road. The purpose of the request is to create one lot that is suitable for future commercial development. All three lots are currently vacant and zoned C-1 General Commercial. The lot furthest to the north is currently under annexation procedures with the City of Menasha. An attachment ordinance is on the November 7<sup>th</sup> Common Council Agenda along with this CSM.

The petitioners are proposing to create one lot that is approximately 150' deep and 472' in width. The total area of the proposed lot would be 70,949ft<sup>2</sup> or 1.63 acres. Therefore the size, setbacks, and dimension requirements would meet city standards for the C-1 General Commercial District. Furthermore, the proposed CSM will not create any zoning nonconformities and is consistent with the City of Menasha Comprehensive Plan.

The Plan Commission has recommended approval of the CSM with the finding that the side setbacks and dimensions on the proposed lot meet city standards for the C-1 General Commercial District and the Certified Survey Map will not create any zoning non-conformities. Staff also recommends approval of the Certified Survey Map for Appleton Road.

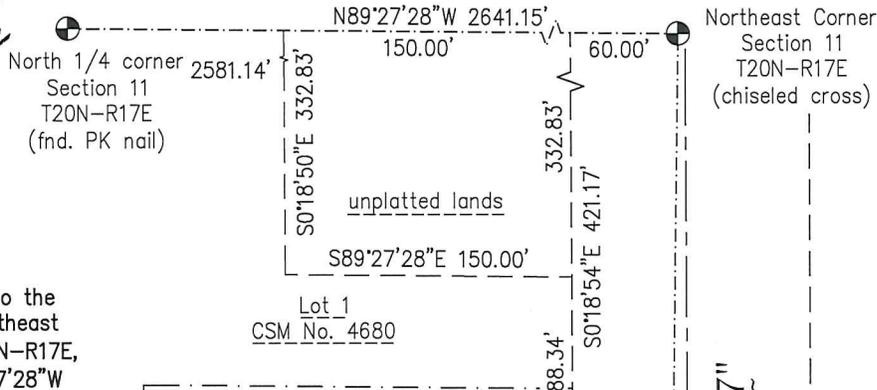
# Certified Survey Map No. \_\_\_\_\_

Part of the Northeast 1/4 of the Northeast 1/4 of Section 11, T20N-R17E, City of Menasha, Winnebago County, Wisconsin.



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	231.82	1850.08	231.67	S3°16'33"W	7°10'46"	S6°51'56"W
3-4	230.51	1700.08	230.33	N3°34'14"E	7°46'08"	S7°27'18"W

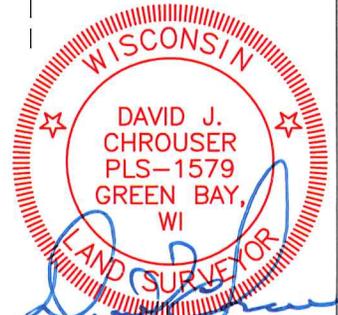
North



Bearings referenced to the North line of the Northeast 1/4 of Section 11, T20N-R17E, assumed to be N89°27'28"W

## 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 rebar found
- ⊕ Winnebago County monument - type noted
- ( ) recorded as bearing / distance



David J. Chrouser  
PLS-1579  
October 7, 2016

Survey for: R. Lewis & R. Lewis Menasha, LLC.

Scale: 1" = 100'

Client: P.D.Q.

Tax Parcel: 008033701, 740078321, 740078319

Drafted By: MRA

File: P-10816CSM 100416.dwg

**Mau & Associates**

LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of Three

Project No.: P-10816

Drawing No.: L-9754



# Certified Survey Map No. \_\_\_\_\_

Part of the Northeast 1/4 of the Northeast 1/4 of Section 11, T20N-R17E, City of Menasha, Winnebago County, Wisconsin.

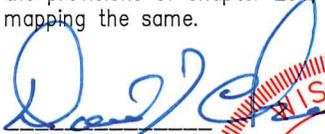
## SURVEYOR'S CERTIFICATE

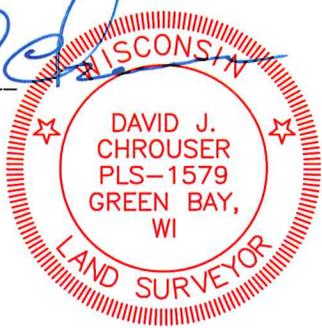
I, David J. Chrouser, Professional Land Surveyor, PLS-1579, do hereby certify that I have surveyed, combined and mapped part of the Northeast 1/4 of the Northeast 1/4 of Section 11, T20N-R17E, City of Menasha, Winnebago County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of Section 11, T20N-R17E; thence N89°27'28"W, 60.00 feet along the North line of the Northeast 1/4 of said Section 11 to the West right of way of State Highway "47", also known as Appleton Road; thence S0°18'54"E, 421.17 feet along said West right of way to the point of beginning; thence continuing S0°18'54"E, 241.00 feet along said West right of way; thence 231.82 feet along said West right of way being the arc of a 1850.08 foot radius curve to the right whose long chord bears S3°16'33"W, 231.67 feet; thence S89°32'07"W, 151.10 feet; thence 230.51 feet along an East line of Lot 1, Certified Survey Map No. 4680, Winnebago County Records, and its extension, being the arc of a 1700.08 foot radius curve to the left whose long chord bears N3°34'14"E, 230.33 feet; thence N0°18'50"W, 242.60 feet along an East line of said Lot 1; thence S89°27'28"E, 150.00 feet along a South line of said Lot 1 to the point of beginning.

Parcels contains 70,949 square feet / 1.96 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, and the City of Menasha in surveying, combining and mapping the same.

  
 David J. Chrouser  
 PLS-1579  
 October 7, 2016



## CERTIFICATE OF THE TREASURER

As duly elected Treasurer, we 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.

\_\_\_\_\_  
Peggy Steena Date  
City of Menasha Treasurer

\_\_\_\_\_  
Mary E. Krueger Date  
Winnebago County Treasurer

## COMMON COUNCIL RESOLUTION

We hereby certify that this Certified Survey Map was approved by the Common Council of the City of Menasha on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Don Merkes Date  
Mayor

\_\_\_\_\_  
Debbie Galeazzi Date  
Clerk





# Certified Survey Map No. \_\_\_\_\_

Part of the Northeast 1/4 of the Northeast 1/4 of Section 11, T20N-R17E, City of Menasha, Winnebago County, Wisconsin.

## LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

R. Lewis & R. Lewis Menasha, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the easements to be granted and the land on this Certified Survey Map to be surveyed, combined, and mapped as represented hereon. R. Lewis & R. Lewis Menasha, LLC does further certify that this Certified Survey Map is required to be submitted to the City of Menasha for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said R. Lewis & R. Lewis Menasha, LLC has caused these presents to be signed by \_\_\_\_\_, its Member, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Member

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

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

STATE OF WISCONSIN ]  
                                  ] SS  
COUNTY OF \_\_\_\_\_ ]

  
David J. Chrouser  
PLS-1579  
October 7, 2016

