



**MEMORANDUM**

To: Plan Commission  
From: David Buck, CDD

Date: September 7, 2016

RE: Certified Survey Map for River Lea Court – Lot line Adjustment

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Martenson & Eisele, Inc. requests approval of a Certified Survey Map (CSM) adjusting property lines for existing single family residential lots on River Lea Court. The petitioner proposes to shift/move two side lot lines for established lots as follows:

1. Move the northwestern side lot line of proposed Lot 1 / 850 River Lea Court (Lot 1 CSM 6965) south transferring 953 square feet of property to proposed Lot 2 / 854 River Lea Court (Lot 2 CSM 6965) to match the location of a previously installed driveway at 854 River Lea Court.
2. Move the northern side lot line of proposed Lot 3 / 868 River Lea Court (Lot 1 CSM 6966) north transferring 318 square feet of property to proposed Lot 4 / 862 River Lea Court (Lot 4 CSM 6965) to “straighten out” the common property line removing “odd” and confusing angles associated with both parcels.

The proposed adjustments will not create any nonconformity with required lot widths, sizes, setbacks or other dimensional regulations associated with the R-1 Single Family Residence District nor will it be in conflict with the Comprehensive Plans future land-use designation of Low Density Residential.

Staff recommends approval of the CSM, as proposed.

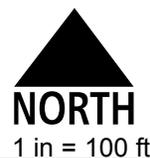


Lot Line Adjustment of  
953 sq ft from 850 to 854

Lot Line Adjustment of  
318 sq ft from 868 to 862

**Certified Survey Map  
River Lea Court**

The City of Menasha creates and provides maps for INFORMATIONAL PURPOSES ONLY. The City makes no claims to accuracy or completeness, provides no warranties of any kind, and assumes no liability for their use.





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
1	140.00'	034°39'44"	84.70'	N 16°42'02" E	83.41'
2	16.00'	121°25'52"	33.91'	N 61°20'46" W	27.91'
3	40.00'	153°50'13"	107.40'	S 45°08'35" E	77.92'
4	40.00'	070°11'14"	49.00'	S 86°58'05" E	45.99'
5	40.00'	083°38'59"	58.40'	S 10°02'58" E	53.35'
6	40.00'	013°13'54"	9.24'	S 45°15'31" E	9.22'
7	40.00'	080°18'54"	56.07'	S 71°55'58" W	51.59'
8	40.00'	052°19'59"	36.54'	N 41°44'35" W	35.28'
9	12.50'	055°21'06"	12.08'	S 43°05'17" E	11.61'
10	43.50'	070°08'00"	53.25'	N 35°41'50" W	49.98'
11	43.50'	048°09'12"	36.56'	N 46°41'14" W	35.49'
12	43.50'	021°58'48"	16.69'	N 11°37'14" W	16.59'
13	43.50'	011°05'38"	8.42'	N 28°09'27" W	8.41'
14	170.00'	034°39'44"	102.84'	N 16°42'02" E	101.28'

**NOTES AND RESTRICTIONS:**

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF THE FOX RIVER, IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE CITY OF MENASHA ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

**SURVEYOR'S CERTIFICATE:**

I, GARY A. ZHRINGER, LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF SUE ERDMANN AND THOMAS SCHEETZ,

ALL OF LOTS 1, 2 AND 4 OF CERTIFIED SURVEY MAP NO. 6965, FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6965, AS DOCUMENT NO. 1690927; AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6966, FILED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 6966, AS DOCUMENT NO. 1690928; ALL BEING PART OF FRACTIONAL GOVERNMENT LOT 1 AND 2, SECTION 23, TOWNSHIP 20 NORTH, RANGE 17 EAST, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN. CONTAINING 132,361 SQUARE FEET MORE OR LESS [3.04 ACRES +/-], INCLUDING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE WATERS' EDGE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 15TH DAY OF AUGUST, 2016.

\_\_\_\_\_  
GARY A. ZHRINGER, PROFESSIONAL WI LAND SURVEYOR S-2098

**THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS**

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
BARBARA J. BALLARD	DOCUMENT NO. 1598531	3-00105-05
DAVID L. ERDMANN TRUST	DOCUMENT NO. 688424	3-00105-04
SCHEETZ REVOCABLE TRUST	DOCUMENT NO. 783224	3-00105-02
JENSEN BUCHANAN	DOCUMENT NO. 1665376	3-00029-00

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**COMMON COUNCIL RESOLUTION:**

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

\_\_\_\_\_  
CITY TREASURER

\_\_\_\_\_  
DATE

**OWNERS CERTIFICATE:**

AS OWNER, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
BARBARA J. BALLARD

STATE OF WISCONSIN)  
                                  )SS  
WINNEBAGO COUNTY )

PERSONALLY CAME BEFORE ME ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2016, THE ABOVE OWNER(S)  
TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION (IS PERMANENT)  
(EXPIRES: \_\_\_\_\_)

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SCHEETZ REVOCABLE TRUST OWNERS CERTIFICATE:**

AS OWNER, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE

STATE OF WISCONSIN)  
                                  )SS  
WINNEBAGO COUNTY )

PERSONALLY CAME BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION (IS PERMANENT)  
(EXPIRES: \_\_\_\_\_)

**OWNERS CERTIFICATE:**

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
JENSEN BUCHANAN

STATE OF WISCONSIN)  
                                  )SS  
WINNEBAGO COUNTY )

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\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION (IS PERMANENT)  
(EXPIRES: \_\_\_\_\_)

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**ERDMANN TRUST OWNERS CERTIFICATE:**

AS OWNER, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
PRINT NAME AND TITLE

\_\_\_\_\_  
SIGNATURE

STATE OF WISCONSIN)  
                                  )SS  
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NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION (IS PERMANENT)  
(EXPIRES: \_\_\_\_\_)