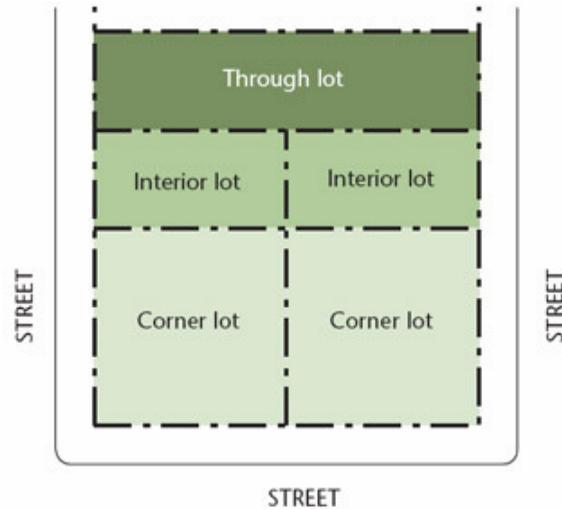
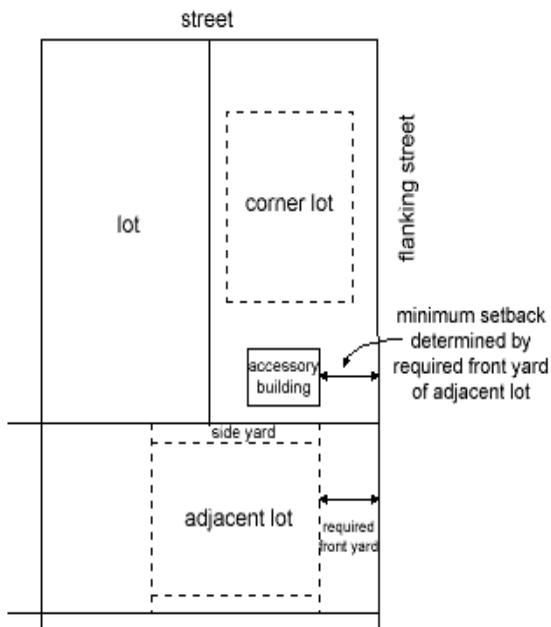


Navigating City Maps



Corner Lot Descriptions



Winnebago County:

1. Go to www.co.winnebago.wi.us
2. Choose "GIS/Maps" from the left panel
3. Read and accept the disclaimer.
4. Choose "City of Menasha"
5. Search for a property by address by choosing "Search Options Menu" at the top right corner.

Tips

- To see building footprints, parcel dimensions, or addresses, click on the boxes next to the item you wish to see in the "Display Options" menu at the right.
- To see the air photo, click on the box next to "Aerial Photos" in the Display Options menu, then scroll down and deselect "City and Village Limits"
- ALWAYS REMEMBER TO CLICK "DRAW MAP" in the center of the screen after you select or deselect any item in the menu!
- To zoom in or out, click on one of the magnifying glasses in the center of the map.



Calumet County:

1. Go to www.co.calumet.wi.us
2. Hover over "Online Resources on the left panel and click on "Online Mapping".
3. Read and accept the disclaimer.
4. Search for a property by address by hovering over "Find a Location" and clicking on "Find by Address"

Contacts

Building set back and fence construction requirements, zoning information:

Community Development

Phone: (920) 967-3650
Fax: (920) 967-5272

Building permits and retaining wall construction requirements:

Inspection Office

Phone: (920) 967-3655

Office Hours:
Monday-Friday
8:00am - 10:00am
12:15pm - 1:00pm

To schedule an inspection, please call 1-800-422-5220.

Issues encroachment permits which allow private structures (fences, retaining walls, etc.) on public right-of-way:

Engineering/Public Works

Phone: (920) 967-3610
Fax: (920) 967-5272



Community Development Department
140 Main Street
Menasha, WI 54952
Phone: (920) 967-3600
Fax: (920) 967-5272
<http://www.cityofmenasha-wi.gov>

Property Line Information



Property Line Information



The City of Menasha property line information is limited to lot dimensions only. If you wish to find your lot dimensions, first go to the Winnebago County GIS/Maps or Calumet County Online Resources/Online Mapping web pages (see back panel for navigation tips).

The information below is intended to assist you in locating your property lines. All information is general in nature and should not be considered as legal advice or as a substitute for a survey.

Contract a Registered Land Surveyor for professional service in locating your property line and/or an Attorney for legal advice regarding your rights as a property owner.



The Public Works Department does not have surveys showing your private property lines. City staff cannot come to your house to locate your property line or take sides in a dispute over a private property line. Property line disputes between property owners are a legal issue and are not regulated by City Ordinances.

What is a survey stake?

When land is surveyed, metal stakes, also known as “irons” or “monuments”, mark the corners of the lot. There are four types of legal monuments: 1” thick iron pipe, 30” long; 3/4” thick rebar, 18-30” long; 1 1/4” thick rebar, 30” long (used for plat and block corners); and 2” thick iron pipe, 30” long (used for plat corners in older plats).

Newer stakes may have plastic caps on top or have the tip painted with a bright color. All other types of markers (such as R/R spikes, nails, metal pieces & fence posts) are not legal monuments and their accuracy should be questioned.

Where are they located?

When survey stakes are originally set, they are placed level to the ground at the corners of the original lot boundaries. After many years, the stakes may become buried due to landscaping and grade changes. Most are buried a few inches deep; some may be as deep as a foot.

What if I cannot find my survey stake?

It may have been removed or relocated by previous owners. The stake may also be buried beneath the lawn surface, retaining walls, paved driveways, hedges, etc. Renting a metal detector can be helpful in locating the iron stakes.



Does finding my survey stake guarantee the location of my property line?

Possibly. Only a licensed land surveyor can determine your actual property line. Sometimes, survey stakes have been moved or removed. It is also possible that the original lot has been subdivided and new survey stakes have been inserted in addition to the older, original stakes.

When would I need a survey?

Since land and its improvements are a major financial investment, all land ownership boundaries should be located, monumented, and mapped by a property survey and filed in public records.

A survey may be necessary when property:

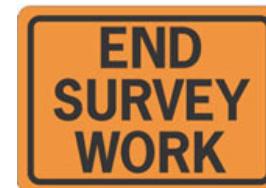
- is divided into parcels for sale or development.
- is to be sold, purchased or mortgaged.
- improvements are planned or to be developed.
- boundary or corner locations are uncertain.
- trespass or encroachment is evidenced or suspected.

Home improvement contractors typically expect the homeowner to assume the responsibility for locating the lot lines. You may also need a survey to provide legal evidence if you are involved in a lot line dispute. A survey is the only document that can accurately show your property boundaries.

How do I get my lot surveyed?

A typical residential lot survey costs approximately \$500 to \$1,000. It can be more if your land is irregular in shape or has other unusual features. Surveying is a competitive business and you should obtain estimates from several sources. Surveyors are licensed by the State of Wisconsin.

Look in the Yellow Pages under “Surveyors-Land.” While it may seem expensive to hire a surveyor, it may be cheaper than relocating improvements or legal costs incurred by encroaching on someone else’s property. That is a decision for you to make. For more information on surveys, visit the Wisconsin Society of Land Surveyors website at www.wsls.org.



What can I do to settle a land boundary dispute?

There are three major reasons for property disputes. They are survey error, a historical pattern of occupation that does not correspond to the property line, and encroachment of a building or structure. Most disputes are private matters that are to be resolved by you and your neighboring landowner(s). If the matters still cannot be resolved, the next legal step is to contact an attorney. Most disputes are settled before trial, if not before the complaint is filed.



Call to check that your contractor is licensed to do business in Wisconsin. Also, check with the Dept. of Agriculture, Trade & Consumer Protection for tips on hiring a contractor.

Contact Consumer Protection, 800-422-7128, and the Better Business Bureau, 800-273-1002, to find out if complaints have been filed against the contractor.

The Community Development Department is located on the 2nd floor of City Hall, 140 Main Street.

CITY OF MENASHA