

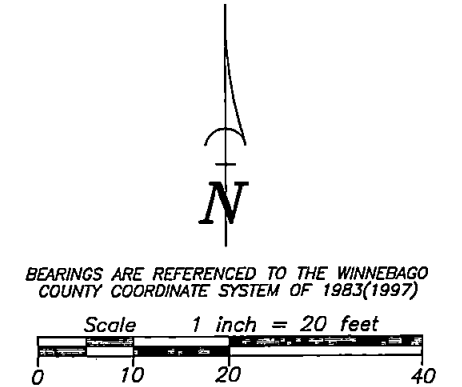
PLAT OF SURVEY

LOT 14, WENTZEL BROS. ASSESSOR'S PLAT, BEING PART OF
GOVERNMENT LOT 1 OF SECTION 8, AND PART OF THE
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17,
ALL IN TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF
WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

NOTE:
SIDE YARD SETBACKS ARE 26% OF THE
60' FRONTAGE WHICH IS 15.6' TOTAL WITH
A MINIMUM OF 5' ON ONE SIDE.

THIS LOT IS ALL WITHIN THE 100 YEAR
FLOOD PLAIN. FLOOD PLAIN
REQUIREMENTS ARE FOR 15 FEET OF FILL
1' ABOVE THE 100 YEAR FLOOD PLAIN
ELEVATION UNLESS A COUNTY VARIANCE IS
GRANTED FOR A REDUCTION TO THE 15'
OF FILL.

A VARIANCE WOULD NEED TO BE GRANTED
BY WINNEBAGO COUNTY FOR THE
CONSTRUCTION OF RETAINING WALLS
WITHIN A 75' SETBACK FROM THE
ORDINARY HIGH WATER LINE.



SITE ADDRESS:
6840 WENTZEL SHORE ROAD

TAX PARCEL NUMBER:
0301215

TOTAL AREA:
8,823 SQ.FT.±/0.202 AC.±

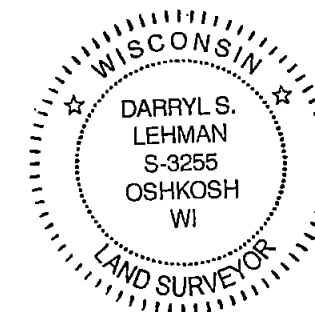
15% OF TOTAL AREA = 1,323 SQ.FT.

EXISTING IMPERVIOUS AREA:	
TRAILER HOUSE	= 418 SQ.FT.
PERGOLA	= 82 SQ.FT.
CAR PORT	= 366 SQ.FT.
BOAT HOUSE	= 278 SQ.FT.
SHED'S	= 174 SQ.FT.
GARAGE WITH OVERHANG	= 554 SQ.FT.
GRAVEL	= 878 SQ.FT.
CONCRETE	= 104 SQ.FT.
	= 2,854 SQ.FT.
	= 32.35% IMPERVIOUS

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property as
shown, according to official records and that the plat
above drawn is an accurate and correct representation of
said survey.

Darryl S. Lehman 8-28-25
Wisconsin Professional Land Surveyor Date



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PROJECT NO. 1-2083-001
FILE 1-2083-001POS.DWG
THIS INSTRUMENT WAS DRAFTED BY: DSL

LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG,
- △ 1-1/2" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- X (749.5) EXISTING GROUND ELEVATION

