

\$500 0672407

RECEIVED
MAY 11 2026

Certified Survey Map (CSM) Review Application

Town of Clayton Town Hall

8348 Hickory Ave

Larsen, WI 54947

Phone: 920-836-2007

Email: administrator@claytonwinnebago.wi.gov

Website: https://www.townofclayton.net/



Property Owner(s)

Name Penny Brazee

Street Address 7611 County Road T

City Oshkosh State WI Zip Code 54904

Phone 920-740-5909

E-mail pmte79103@gmail.com

Applicant:

Check: Architect: _____ Engineer: _____ Surveyor: X Attorney: _____ Agent: _____ Owner: _____

Name: Michael Roubal

Address: 1377 Midway Road Menasha WI Zip Code: 54952

Phone: 920-731-0381 E-Mail: miker@martenson-eisele.com

Describe the reason for the CSM Review: Add shed on southside of Lot 2

Survey Specifics:

Number of Lots: 2 Total Acreage: 189.867 Tax Key Number: 006-0796-02 AND 006-0796-01

Legal Description: All of lots 1 and 2 of CSM 7665

Surveyor: Michael Roubal

Zoning: A-2 Registration Number: 2442

Address: 1377 Midway Road

Phone: 920-731-0381 Email: miker@martenson-eisele.com

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Signature

Today's Date

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665,
BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4,
AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4,
ALL IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST,
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

NORTHWEST CORNER
SECTION 32
T20N-R16E

N89°31'13"E
(S90°00'00"E)

2667.46'

NORTH 1/4
CORNER
SECTION 32
T20N-R16E

HILL CREST
DRIVE

OAKRIDGE

ROAD N89°38'17"E

LOT 1
C.S.M. NO. 5224

LOT 1
C.S.M.
NO. 7665

LOT 1
8,052,238 SQ.FT.
184.854 ACRES

FORMER RAILROAD RIGHT-OF-WAY
OWNER: WINNEBAGO COUNTY

2647.91'

1100'

1867.36'

543.31'

1324.05'

N00°12'42"W

N00°26'55"W

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

S89°40'10"E
(N89°11'20"W)

1252.01'

APPROXIMATE CENTERLINE
OF NAVIGABLE STREAM
SHOWN PER WINNEBAGO
COUNTY GIS MAPPING

(S00°14'22"E)

765.44'

N00°42'58"W

N00°42'59"W

526.91'

1325.35'

S00°42'59"E

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

S89°34'46"W

1345.39'

UNPLATTED LANDS

SW1/4-NW1/4

MAPPED FLOODPLAIN LINE PER
FIRM MAP 55139C0100E
EFFECTIVE DATE:
MARCH 17, 2003

S89°38'16"W
96.51'

AREA NOT MAPPED
IN FLOODPLAIN

S89°38'16"W

S89°38'16"W

1260.55'

WEST 1/4 CORNER
SECTION 32
T20N-R16E

UNPLATTED LANDS

LOT 2
C.S.M. NO. 2685

LOT 1

LEGEND

- 1" O.D. IRON PIPE SET,
18" LONG, WEIGHING
1.130LBS. PER LIN. FOOT
- 3/4" O.D. REBAR FOUND
- 1" O.D. IRON PIPE FOUND
- GOVERNMENT CORNER
BERNTSEN MONUMENT FOUND
- () PREVIOUSLY RECORDED AS

SEE SHEET 4
FOR NOTES AND
RESTRICTIONS



BEARINGS ARE REFERENCED TO THE WINNEBAGO
COUNTY COORDINATE SYSTEM IN WHICH THE
NORTH LINE OF THE NORTHEAST 1/4 OF
SECTION 32 BEARS N 89°31'25" E



Martenson & Eisele, Inc.



1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

SURVEY FOR:
PENNY BRAZEE
7611 COUNTY RD T
OSHKOSH WI 54904

PROJECT NO. 1-1402-002

FILE 1-1402-002csm.dwg SHEET 1 OF 6

THIS INSTRUMENT WAS DRAFTED BY: L.Lucht

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, BEING PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART
OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL
IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON,
WINNEBAGO COUNTY, WISCONSIN.

PROJECT NO. 1-1402-002
SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, BEING PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART
OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL
IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON,
WINNEBAGO COUNTY, WISCONSIN.

TOWN OF CLAYTON RIGHT TO FARM NOTE:

THE LOTS CREATED IN THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF
THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE
ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET
ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT
AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

NOTES AND RESTRICTIONS:

THE NAVIGABLE STREAM IS SUBJECT TO A 75' BUILDING SETBACK FROM THE ORDINARY HIGH WATER MARK. PRIOR
TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MARK MUST BE MADE BY AN
AUTHORIZED PERSON.

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

NAVIGABLE STREAMS ARE SUBJECT TO A 300' BUFFER FROM ORDINARY HIGH WATER MARK PER WINNEBAGO COUNTY
SHORELAND ZONING ORDINANCE.

ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE WINNEBAGO COUNTY
ZONING DEPARTMENT AND TOWN OF CLAYTON PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

PRIOR TO DEVELOPMENT OF LOT 1 OR 2, A WETLAND DELINEATION MAY BE REQUIRED.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. ROUBAL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, MAPPED, AND DIVIDED AT THE DIRECTION OF PENNY BRAZEE, ALL OF LOTS 1 AND 2 OF
CERTIFIED SURVEY MAP NO. 7665, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WINNEBAGO COUNTY AS
DOCUMENT NO. 1828599, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF
THE NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY,
WISCONSIN.

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8157, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE
COUNTY AS DOCUMENT NO. 2240331, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 33, TOWNSHIP 24 NORTH, RANGE 17 EAST, TOWN OF CICERO,
OUTAGAMIE COUNTY, WISCONSIN. CONTAINING 8,270,621 SQUARE FEET [189.867 ACRES]. SUBJECT TO ALL EASEMENTS
AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN
STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF CLAYTON AND WINNEBAGO COUNTY 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 THE 8TH DAY OF MAY, 2026.

MICHAEL L. ROUBAL,
PROFESSIONAL LAND SURVEYOR S-2442

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

OWNERS OF RECORD:
MICHAEL J YOST AND PENNY E. BRAZEE TRUST
BRAZEE RIDGE, INC.

RECORDING INFORMATION:
DOCUMENT NO. 1832337
DOCUMENT NO. 1585109

PARCEL NUMBER:
006-0796-02
006-0796-01

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, BEING PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART
OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL
IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON,
WINNEBAGO COUNTY, WISCONSIN.

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IN THE TOWN OF CLAYTON, IS HEREBY APPROVED AS SURVEYED AND MAPPED BY
THE TOWN BOARD OF THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

DATED THIS _____ DAY OF _____, 20267.

TOWN CHAIRPERSON TOWN CLERK

TREASURER'S CERTIFICATE:

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

TOWN TREASURER DATE COUNTY TREASURER DATE

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE COUNTY OF WINNEBAGO, WISCONSIN, ALL THE
REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE WINNEBAGO
COUNTY PLANNING AND ZONING COMMITTEE

ON _____ DAY OF _____, 2026.

CHAIRMAN, PLANNING AND ZONING COMMITTEE

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7665, BEING PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART
OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL
IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON,
WINNEBAGO COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE:

BRAZEE RIDGE, INC., DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

BRAZEE RIDGE, INC., DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP
IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING
FOR APPROVAL OR OBJECTION: TOWN OF CLAYTON AND WINNEBAGO COUNTY

DATED THIS DAY OF , 2026.

SIGNATURE

PRINT NAME AND TITLE

STATE OF WISCONSIN)
) SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY
OF _____, 2026, THE ABOVE OWNER(S)
TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

SIGNATURE

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

MICHAEL J. YOST AND PENNY E. BRAZEE TRUST OWNERS CERTIFICATE:

MICHAEL J. YOST AND PENNY E. BRAZEE TRUST, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

MICHAEL J. YOST AND PENNY E. BRAZEE TRUST, DOES FURTHER CERTIFY
THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO
BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
TOWN OF CLAYTON AND WINNEBAGO COUNTY

DATED THIS DAY OF , 2026.

PENNY E. BRAZEE, TRUSTEE

STATE OF WISCONSIN)
) SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY
OF _____, 2026, THE ABOVE OWNER(S)
TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

SIGNATURE

SIGNATURE _____
 NOTARY PUBLIC, STATE OF WISCONSIN
 MY COMMISSION (IS PERMANENT)
 (EXPIRES: _____)