



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Brad Buechel- Meridian Surveying, LLC TELEPHONE 920-993-0881

MAILING ADDRESS 2020 Madison St New Holatein WI 53061
(Street) (City) (State) (Zip)

PROPERTY OWNER Wayne and Claudia Eslinger TELEPHONE 920-901-6418

MAILING ADDRESS 5516 Old "Q" Rd Manitowoc WI 54220
(Street) (City) (State) (Zip)

REQUEST FOR:

- | | | | |
|-------------------------------------|----------------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Comprehensive Plan Amendment | <input type="checkbox"/> | Conditional Use |
| <input type="checkbox"/> | Site/Architectural Plan Approval | <input type="checkbox"/> | Annexation Request |
| <input checked="" type="checkbox"/> | Subdivision Plat or CSM Review | <input type="checkbox"/> | Variance/Board of Appeals |
| <input type="checkbox"/> | Zoning District Change | <input type="checkbox"/> | Other |

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 5516 Old "Q" Rd TYPE OF STRUCTURE _____

PRESENT ZONING Rural Residential REQUESTED ZONING Rural Residential

PROPOSED LAND USE Residential

PARCEL # 007-131-006-015.00 & 007-131-006-009.00 ACREAGE 7.211 ACRES

LEGAL DESCRIPTION Proposed CSM

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed *Claudia Eslinger* Date Nov 5, 2023
(Property Owner)

Fee Required

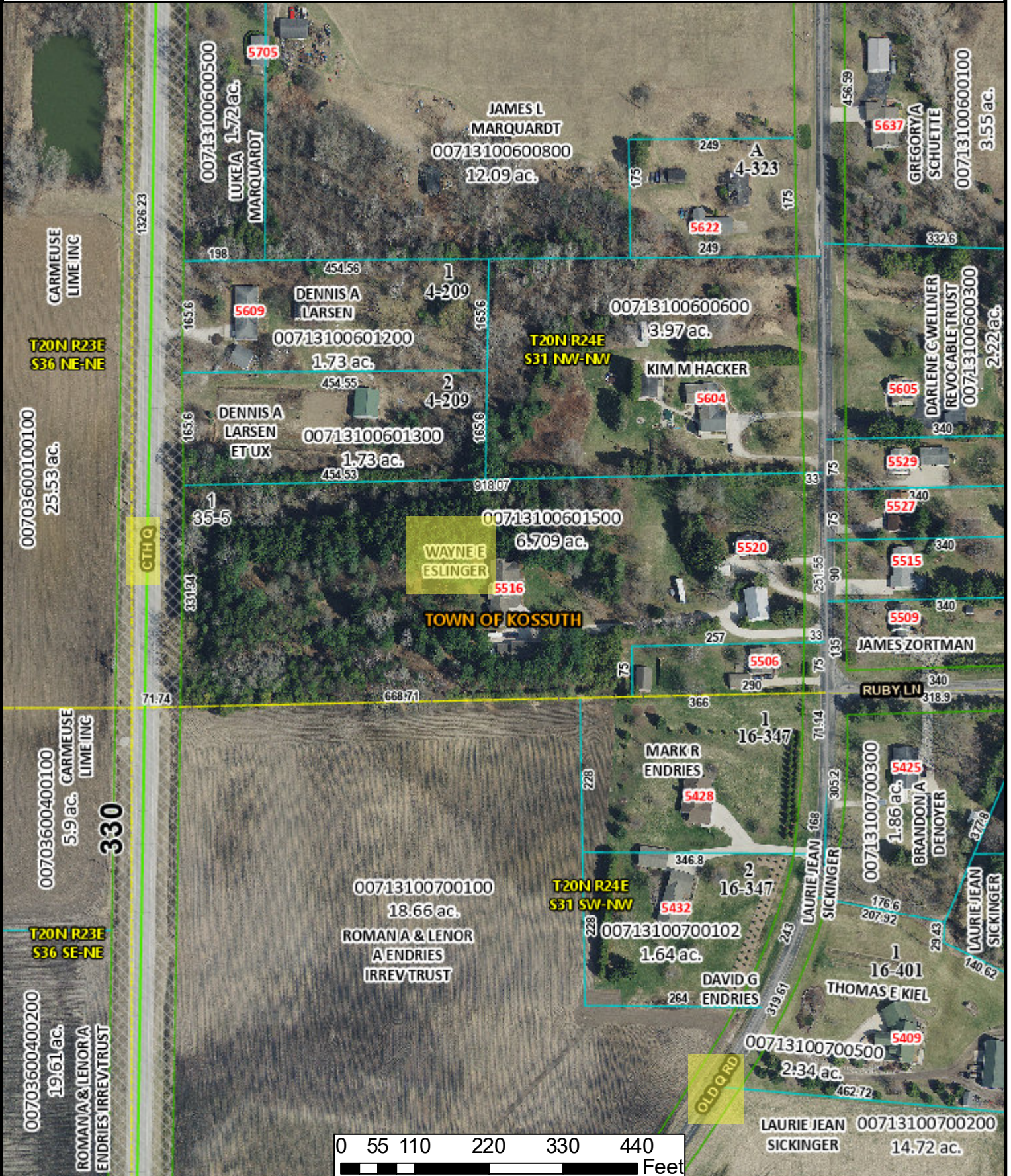
- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 350 Variance/Board of Appeals
- \$ t/b/d Other

Schedule

- Application Submittal Date _____
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

\$ _____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

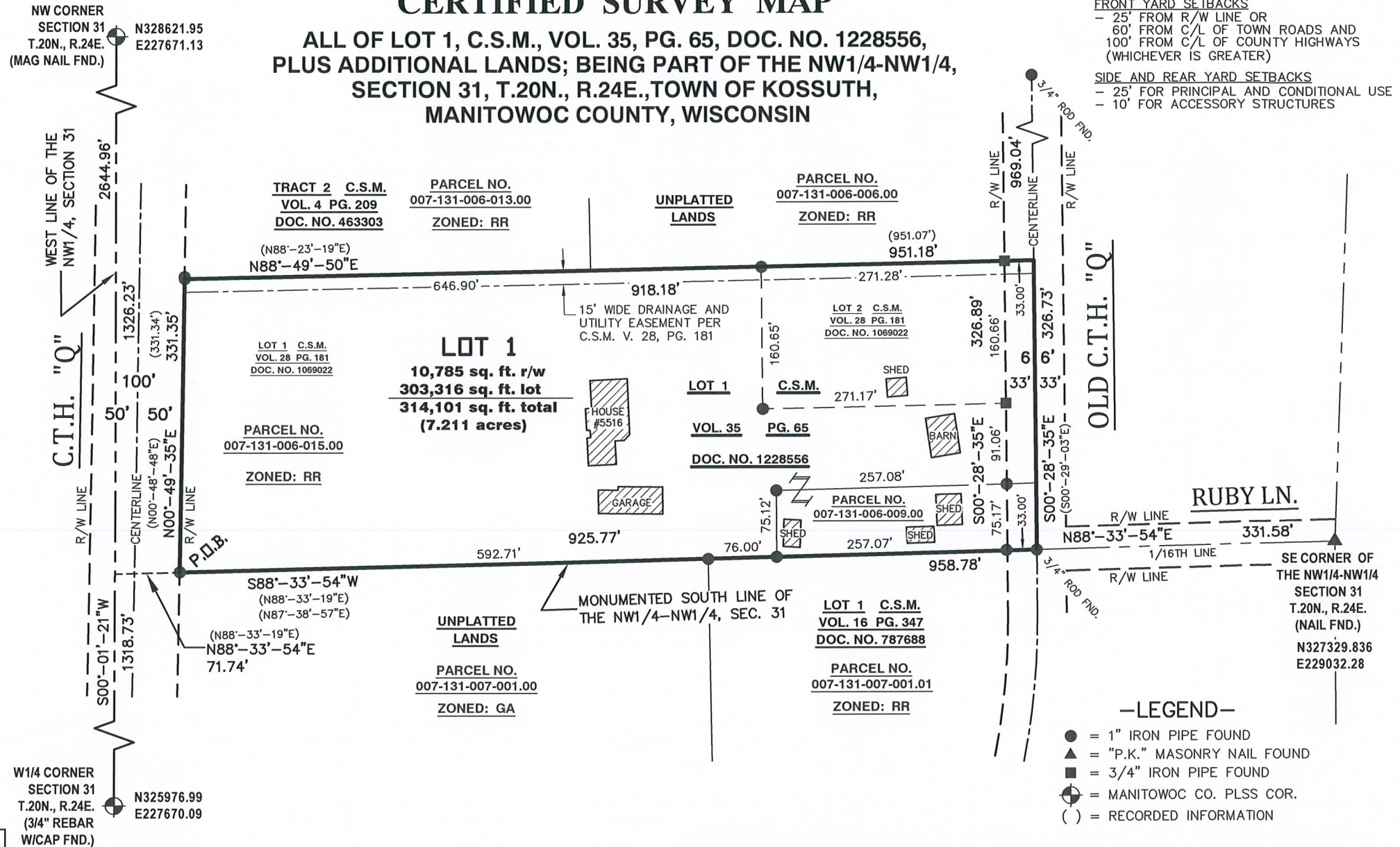
Manitowoc County Parcel Viewer



CERTIFIED SURVEY MAP

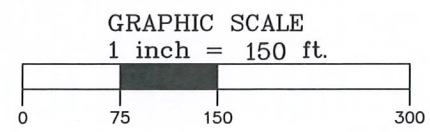
ALL OF LOT 1, C.S.M., VOL. 35, PG. 65, DOC. NO. 1228556,
PLUS ADDITIONAL LANDS; BEING PART OF THE NW1/4-NW1/4,
SECTION 31, T.20N., R.24E., TOWN OF KOSSUTH,
MANITOWOC COUNTY, WISCONSIN

- FRONT YARD SETBACKS**
 - 25' FROM R/W LINE OR
 60' FROM C/L OF TOWN ROADS AND
 100' FROM C/L OF COUNTY HIGHWAYS
 (WHICHEVER IS GREATER)
- SIDE AND REAR YARD SETBACKS**
 - 25' FOR PRINCIPAL AND CONDITIONAL USE
 - 10' FOR ACCESSORY STRUCTURES



SURVEYED FOR:
 WAYNE ESLINGER
 5516 OLD Q RD
 MANITOWOC, WI 54220

PARCEL NUMBERS:
 007-131-006-015.00 &
 007-131-006-009.00



MERIDIAN SURVEYING, LLC

2020 Madison Street New Holstein, WI 53061 Office: 920-993-0881 Fax: 920-273-6037

DRAWN BY: JD	FIELD WORK DATE: 9-07-23
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 14755	SHEET 1 OF 3

CERTIFIED SURVEY MAP

**ALL OF LOT 1 OF C.S.M., VOL. 35, PG. 65, DOC. NO. 1228556,
PLUS ADDITIONAL LANDS; BEING PART OF THE NW1/4-NW1/4,
SECTION 31, T.20N., R.24E., TOWN OF KOSSUTH,
MANITOWOC COUNTY, WISCONSIN**

Sheet 2 of 3

SURVEYOR'S CERTIFICATE

I, Bradley A. Buechel, Wisconsin Professional Land Surveyor of Meridian Surveying LLC, certify that I have surveyed, divided, and mapped under the direction of Wayne and Claudia Eslinger, all of Lot One (1) of Certified Survey Map as recorded in Volume 35 of Certified Survey Maps on Page 65 as Document Number 1228556, plus additional lands; being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-One (31), Township Twenty (20) North, Range Twenty-Four (24) East, Town of Kossuth, Manitowoc County, Wisconsin containing 314,101 square feet (7.211 acres) of land and being described by:

Commencing at the northwest corner of said Section 31; thence S00°-01' -21"W along the west line of the NW1/4 of said Section 31, a distance of 1326.23 feet; thence N88°-33' -54"E along the monumented south line of the NW1/4 of the NW1/4 of said Section 31, a distance of 71.74 feet to the southwest corner of said Lot 1 and the point of beginning; thence N00°-49' -35"E 331.35 feet to the southwest corner of said Lot 1; thence N88°-49' -50"E 951.18 feet to the northeast corner of said Lot 1 and the centerline of OLD C.T.H. "Q"; thence S00°-28' -35"E along said centerline, a distance of 326.73 feet to the monumented south line of the NW1/4 of the NW1/4 of said Section 31; thence S88°-33' -54"W along said monumented south line, a distance of 958.78 feet to the point of beginning; being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Section 12.07 of the Manitowoc County Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2023.

Wisconsin Professional Land Surveyor S-2613
Bradley A. Buechel

CERTIFIED SURVEY MAP

**ALL OF LOT 1 OF C.S.M., VOL. 35, PG. 65, DOC. NO. 1228556,
PLUS ADDITIONAL LANDS; BEING PART OF THE NW1/4-NW1/4,
SECTION 31, T.20N., R.24E., TOWN OF KOSSUTH,
MANITOWOC COUNTY, WISCONSIN**

Sheet 3 of 3

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: Manitowoc County Planning and Parks Commission.

Dated this _____ day of _____, 2023.

Wayne E. Eslinger _____

Claudia K. Eslinger _____

**STATE OF WISCONSIN)
MANITOWOC COUNTY) SS**

Personally came before me this _____ day of _____, 2023, the above named owner(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Manitowoc County, Wisconsin

My Commission Expires _____

Dated this _____ day of _____, 2023.

Wisconsin Professional Land Surveyor S-2613
Bradley A. Buechel