

FACT SHEET

To Sup
7-8-81

DATE 2-4-81

NAME: "THE MOORINGS"

ADDRESS: WINTERCREEK

PHONE _____

LOCATION: _____ SEC. _____ T _____ R _____

PARCEL NO. _____ ZONING DISTRICT _____ TOWN _____

COMMENTS: CONTACTED DENNIS McMAHON ENG.
ROSENKE & SAILOR FOR
DRAINAGE PLAN (1) POSITIVE PLAN FOR SCREENED WATER
REMOVAL
2. ADDRESS CORRECTING ADPS
3. ADDRESS CONTROLLED CONSTRUCTION
TO ELIMINATE EROSION.

REQUEST: (2) AREA OF PLAT

(3) 45.00 FT

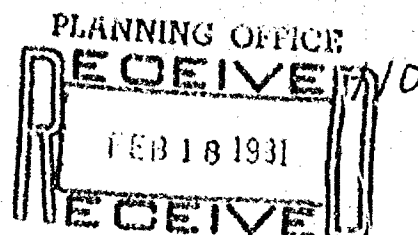
RECOMMENDATION: go thru the Comm -
will say/ok -

The above information will be reviewed. Petition forms will not be filled out until a review is made. The individual will be contacted as soon as possible.

x L. GL
 Staff Member



State of Wisconsin \ DEPARTMENT OF DEVELOPMENT



Lee Sherman Dreyfus
Governor

Chandler L. McKelvey
Secretary-Designate

February 10, 1981

123 West Washington Avenue
Mailing Address: P.O. Box 7970
Madison, WI 53707
(608) 266-1018

IN REPLY REFER TO FILE NO. 14554

Mrs. Sarah Schneider
Clerk, Village of Winneconne
520 S. 2nd Avenue
Winneconne, Wisconsin 54986

Subject: THE MOORINGS
GL 3 S 21
NE¹/₄ S 28 T19N R15E
Town and Village of Winneconne
Winnebago County

Dear Mrs. Schneider:

After reviewing this preliminary plat, we must object to it, based on uncertainties regarding the design and existence of surface waters as shown.

We will need a letter from the clerk certifying that Winneconne has an ordinance permitting streets of less than 60' in width.

It is noted that a dotted line is shown across the mouths of the "Channels" and that indicates that these water bodies may not yet exist. If these "Channels" do not exist, it will be necessary to obtain permission for their construction from the Department of Natural Resources. Also, if the "Channels" do not exist, it should be noted that any lands lying between the proposed plat and the water's edge of the Wolf River, with or without the eventual creation of the "Channels", will be required by s. 236.16 (4) to include all "unplattable lands", unplattable for any reason, as part of the abutting lots, outlots or public dedications. This would mean that if unplattable lands lie between the preliminary plat and the water's edge of the Wolf River, it would be necessary to include these lands in the preliminary and/or final plats. This need not cause difficulties, since the developer will retain title of the outlots so created, which will eventually become covered with water as the channels are dredged. The land should be mapped in its condition at the time the Surveyor's Certificate is signed, so as to correctly depict the field conditions encountered during the survey. It could then be possible to show the planned water line in some other manner, such as a heavy dashed line or by some other configuration on the preliminary plat.

If the "channels" do not exist, it will be necessary to show the nearest public access in both directions along the Wolf River to determine if additional access along the Wolf River shoreline must be shown.

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Mrs. Sarah Schneider

THE MOORINGS

February 10, 1981

If the "Channels" do exist, the surveyor must show a shoreline length from the public access on South 5th Street to the far corner of lot 1. If more than one-half mile, another access or request for variance is in order.

If the "Channels" do exist, meander lines must be shown along all watercourses and along the Wolf River.

When these objections are cleared and a final plat is submitted, it must be accompanied by a letter requesting a variance regarding monumentation of lot corners obstructed by buildings that are to be removed.

Finally, we want to make an observation regarding lot design that is not a part of the conditions of objection. We note that the long "tail" on lots 22 and 52 amounts to a breakwater for enclosing the channels. That implies that the breakwaters are to be private property and to be maintained by the owners of lots 22 and 52. That may not be a reasonable or satisfactory manner of assuring proper treatment of the breakwaters. Also, the lot design and building setback requirements may make placement of structures difficult on some lots, leading to requests for variance from local approving authorities.

Sincerely,



Donald Pokorski

Chief, Land Use Section

Telephone: 608/266-3200

DP:mas

Enc: Print

cc: Clerk, Town of Winneconne
Winnebago County Planning Agency
Myrle A. & Ralph E. Zimmerman, Owners
Mr. James T. Addis, DNR
Mr. Calvin W. Hawksworth, Surveyor

PRINTS RECEIVED FROM VILLAGE CLERK ON 1/23/81; REVIEWED BY DOD ON 2/10/81.

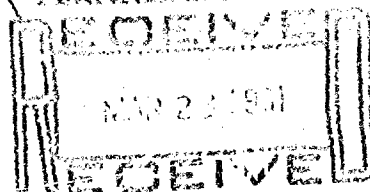


State of Wisconsin

DEPARTMENT OF NATURAL RESOURCES

Carroll D. Besadny
Secretary

March 16, 1981



BOX 7921
MADISON, WISCONSIN 53707
8260

IN REPLY REFER TO: _____

Mr. Donald Pokorski
Chief, Land Use Section
123 West Washington Avenue
Madison, Wisconsin 53707

Dear Mr. Pokorski:

We have been contacted by the surveyor for "The Landings Plat", previously referred to as "The Moorings", that fronts on the Wolf River in the Town of Winneconne, Village of Winneconne, Winnebago County.

The developer has requested a variance in lieu of providing an additional access site due to the fact that approximately 8,695 feet of shoreline frontage, according to his findings, is within the platted area.

Two wider access-ways providing 296.49 feet have been provided. A single combined access-way would need to provide a minimum of 198.246 feet. We believe the two provided access-ways of 157.27 and 139.22 feet would better serve public needs. Therefore, subject to your approval, we recommend approval of the wider access-ways in accordance with s. 266.16(3) Wis. Stats.

For your review I am enclosing the plat provided by the surveyor. Please note that the area from North 5th Street, south to the southern end of Lot 53 has not been included in the 8,695 feet of frontage. However, the extended portion of South 5th Street, providing public access, well surpasses the 2.28% dedication requirement between these extremities.

In regard to your February 12, 1981 memorandum the channels have been excavated and approval for these developments was obtained from this department's Bureau of Water Regulation and Zoning.

Sincerely,
Bureau of Fish Management

James T. Addis

James T. Addis
Director

cc: C. Higgs - Green Bay (Oshkosh Area Approval by Phone)
R. K. Sayler, Inc., Box 252, Winneconne, Wis. 54986

Enc.

SEND COPY TO
John PUGH
DEED RESTRICTION
ON BREAK-WATER

LETTER OF TRANSMITTAL

Date: February 23, 1981

Re: Receipt of check for \$45.00 for

preliminary plat review -

"The Moorings"

Subject:

Remarks:

Received according to 4.02 of the

Winnebago County Subdivision Ordinance.

County action required by May 25, 1981.

WINNEBAGO COUNTY PLANNING DEPARTMENT

John W. Pugh

any

Signed

R. K. Saylor, Inc.

330 Birch Street

Winneconne, WI 54986

Attention:

ATTENTION:

We are sending you

☒

Attached

☐

Under Separate Cover

the following items:

☐

Prints

☐

Shop Drawings

☐

Copy of letter

☒

Receipt

Copies	Description

THESE ARE TRANSMITTED AS CHECKED BELOW:

- ☐ For Review
- ☐ No exceptions taken
- ☐ Rejected
- ☐ Note markings
- ☐ Comments attached
- ☐ Confirm
- ☐ Resubmit
- ☒ For your use
- ☐ As requested

COUNTY OF WINNEBAGO
STATE OF WISCONSIN

No 64041

OSHKOSH, WI, Feb 23 1981

RECEIVED OF Planning + Zoning \$ 45.00

forty five + 00/100 DOLLARS,

FOR L.K. Sawyer, Inc. - Preliminary Review -

"The Moorings"

Clorothy L. Propp

Ruth Bradley

(COUNTERSIGNED) COUNTY CLERK

TREASURER

if payment is made by check, this receipt is not valid until check has cleared all banks.

FACT SHEET

DATE 2/19/81

NAME: Mooring

ADDRESS: _____

PHONE _____

LOCATION: _____ SEC. _____ T _____ R _____

PARCEL NO. _____ ZONING DISTRICT _____ TOWN _____

COMMENTS: John - Joe My comments & review
w/ Mo.

will provide - Busche 2-23

REQUEST: _____

RECOMMENDATION:

1. Provide X Section & Dimensions w/ calculations

for proposed drainage ditches

2. Will surface runoff utilize road ditches or
flow over roadway?

will be
provided

if no detention system then address
phase development w/ erosion control methods

The above information will be reviewed. Petition forms will not be filled out until a review is made. The individual will be contacted as soon as possible.

x C. P. L.
Staff Member

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

March 26, 1981

Mr. and Mrs. Alvin S. Verkuilen
Winneconne, WI 54986

Re: The Moorings
Govt. Lot 3, S21 and Pt. of the NE1/4, NE1/4, S28, T19N, R15E,
Town of Winneconne, Village of Winneconne

Dear Mr. and Mrs. Verkuilen:

The Winnebago County Planning and Zoning Committee completed their review of the above mentioned preliminary plat on March 24, 1981. Based upon this review, said preliminary plat was approved subject to compliance with any other state or local conditions of approval and all applicable provisions of the Village of Winneconne Subdivision Ordinance and Chapter 236 of the Wisconsin Statutes.

If you have any further questions or comments on this matter, please feel free to contact me.

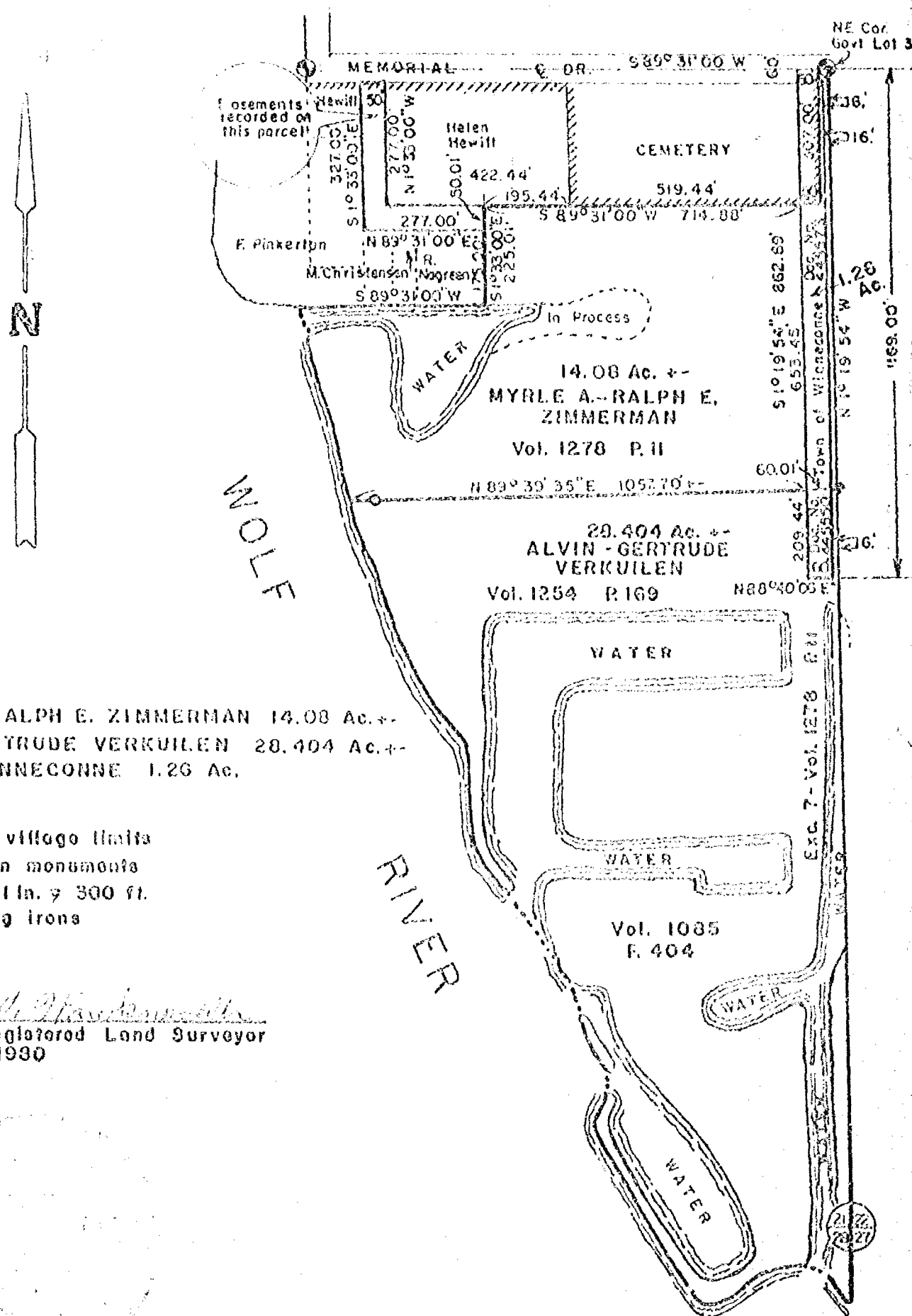
Sincerely,

John W. Pugh
Acting County Planner

JWP:dmf

cc: Mr. and Mrs. Ralph Zimmerman
Village of Winneconne
Town of Winneconne
R. K. Saylor Surveying
Dept. of Development

TOWN OF WINNECONNE INTO VILLAGE OF WINNECONNE



MYRLE A. & RALPH E. ZIMMERMAN 14.00 Ac.+-
ALVIN & GERTRUDE VERKUILEN 28.404 Ac.+-
TOWN OF WINNECONNE 1.26 Ac.

- ④ Harrison monuments
- Scale: 1 in. = 300 ft.
- ④ Existing trons

Calvin M. Frankenthal
 Wisconsin Registered Land Surveyor
 October 17, 1930