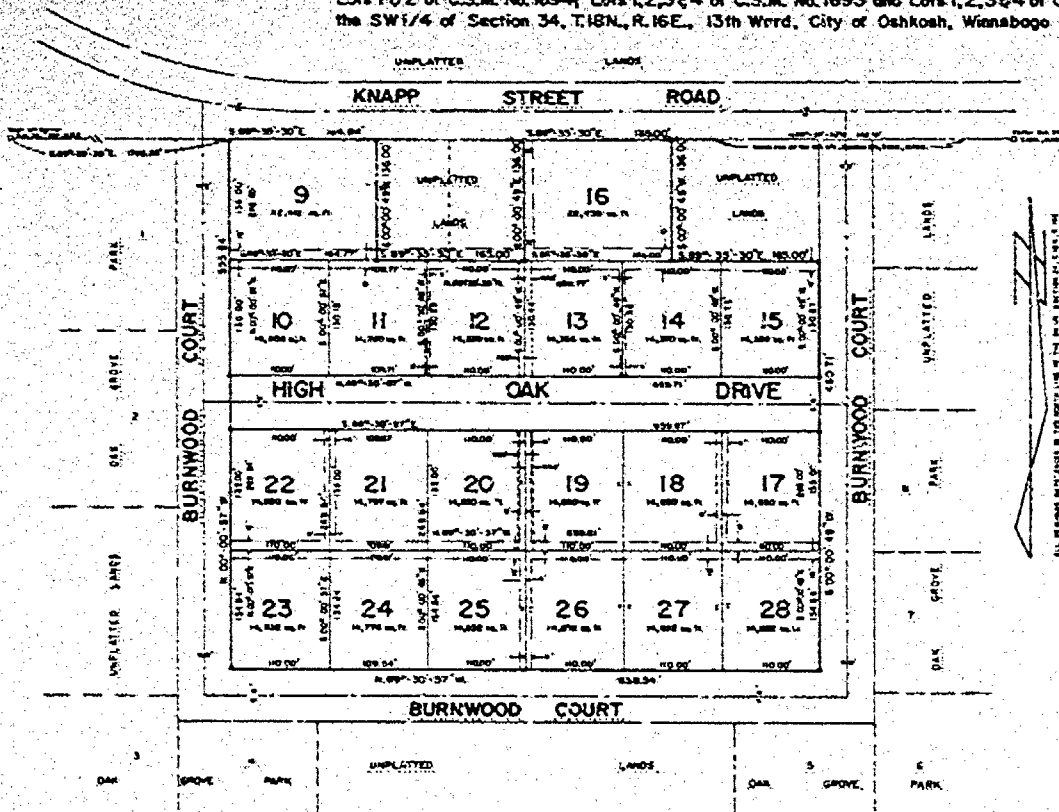


FIRST ADDITION TO OAK GROVE PARK

All of Lot C of Certified Survey Map No. 64, Lots 1, 2, 3 & 4 of C.S.M. No. 1697, Lots 1, 2, 3 & 4 of C.S.M. No. 1696, Lots 1 & 2 of C.S.M. No. 1695, Lots 1 & 2 of C.S.M. No. 1694, Lots 1, 2, 3 & 4 of C.S.M. No. 1693 and Lots 1, 2, 3 & 4 of C.S.M. No. 1692 and being a part of the NE 1/4 of the SW 1/4 of Section 34, T18N, R16E, 13th Wrd, City of Oshkosh, Winnebago County, Wisconsin



CORPORATE CHARTER'S CERTIFICATE OF INDICATION

OAK GROVE CORPORATION OF OSHKOSH, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, do hereby certify that said corporation owned the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

OAK GROVE CORPORATION OF OSHKOSH, does further certify that this plat as required by s.236.10 and s.236.11 to be submitted to the following for approval or objection: City of Oshkosh, Winnebago County Planning and Zoning Commission and the Department of Agriculture, Trade and Commerce Protection.

WITNESSETH HEREBY, who said OAK GROVE CORPORATION OF OSHKOSH has caused these presents to be signed by Stuart C. Krey, its president, and countersigned by Leo A. Rasm, its secretary, at Oshkosh, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 1988.

In the presence of:

OAK GROVE CORPORATION OF OSHKOSH

Countersigned: PRESIDENT: STUART C. KREY

Secretary: LEO A. RASM

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this _____ day of _____, 1988, Stuart C. Krey, President, and Leo A. Rasm, Secretary of the above named corporation, as no known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers to the deed of said corporation, by its authority.

(Notary Seal) _____
Notary Public, _____ Wisconsin
My commission expires _____

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

I, Ed Bohan, being the duly appointed qualified and acting City Finance Director of the City of Oshkosh, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on of _____, 1988, on any of the land included in the FIRST ADDITION TO OAK GROVE PARK.

Date _____ City Finance Director: Ed Bohan

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

I, Ruth E. Bradley, being the duly elected, qualified and acting Treasurer of the County of Winnebago, do hereby certify that the records in my office show no uncollected taxes and no unpaid taxes or unpaid special assessments on of _____, 1988, affecting the lands included in the FIRST ADDITION TO OAK GROVE PARK.

Date _____ County Treasurer: Ruth E. Bradley

SURVEYOR'S CERTIFICATE

I, Steven T. Chmiele, Wisconsin Registered Land Surveyor of Professional Engineering, Inc., hereby certify:

That I have surveyed, divided and mapped the FIRST ADDITION TO OAK GROVE PARK being all of Lot 17 of Certified Survey Map Number 64, Lots 1 - 4 of Certified Survey Map Number 1692, Lots 1 and 2 of Certified Survey Map Number 1693, Lots 1 and 2 of Certified Survey Map Number 1694, Lots 1 - 4 of Certified Survey Map Number 1695, and Lots 1 - 4 of Certified Survey Map Number 1696, and Lots 1 - 4 of the NE 1/4 of the SW 1/4 of Section 34, Township 18N, Range 16E, 13th Wrd, City of Oshkosh, Winnebago County, Wisconsin containing 7,997 acres of land.

That I have made a survey, land division and plat by the direction of the Oak Grove Corporation, owner of said land and being described by Commission on the West Quarter (W1/4) Corner of said Section 34, Township 18N, Range 16E, 13th Wrd, along the North line of the SW 1/4 of said Section 34 on the true point of beginning; thence contains 8.99'-35'-30", 136.64 feet; thence 3.00'-00'-00", 136.00 feet; thence 5.99'-35'-30", 136.00 feet; thence 8.00'-00'-00", 136.00 feet; thence 8.00'-35'-30", 136.00 feet; thence 3.00'-00'-00", 136.00 feet; thence 3.00'-00'-00", 136.00 feet; thence 8.00'-00'-00", 136.00 feet; thence 8.00'-00'-00", 136.00 feet to the true point of beginning.

That such plat is a correct representation of all sections boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Oshkosh in surveying, dividing and mapping the same.

Dated this _____ day of _____, 1988.

Wisconsin Registered Land Surveyor S-0813
Steven T. Chmiele

CORPORATE CHARTER'S CERTIFICATE

Received, that the FIRST ADDITION TO OAK GROVE PARK is the City of Oshkosh, OAK GROVE CORPORATION OF OSHKOSH owner, is hereby approved by the Common Council.

Date _____ Approved: Common Council Representative(s)

Date _____ Signed: Common Council Representative(s)

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Oshkosh.

City Clerk - Deane C. Sorenson

PARK INDICATION FEE

Pursuant to Section 30-65(c)(6) Proportionately Payable in Lieu of Dedication of the City of Oshkosh, Subdivision Ordinance, a \$100.00 fee shall be paid by the Owner/agent owner to the City of Oshkosh. The fee shall be used for neighborhood Park and Recreation Area purposes.

SCALE: 1" = 30'

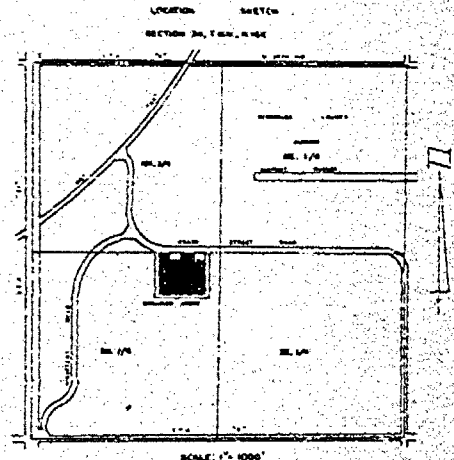


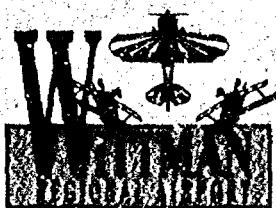
THIS DOCUMENT PREPARED BY STEVEN T. CHMIELE

NOTES:
1. All plat maps shall be submitted to the City of Oshkosh, Wisconsin, for review and approval.
2. All plat maps shall be submitted to the City of Oshkosh, Wisconsin, for review and approval.
3. All plat maps shall be submitted to the City of Oshkosh, Wisconsin, for review and approval.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST INCH AND THE NEAREST 1/4 INCH. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST MINUTE AND 1/4 MINUTE.

CONTRACT:
Pursuant to Section 30-65(c)(6) of the City of Oshkosh Subdivision Ordinance, upon final grading, the Owner/agent owner shall comply with the approved site drainage and grading plan as submitted to the Department of Public Works.





SPORT AVIATION'S
FAVORITE AIRPORT

Richard J. Sokol, A.A.E.
Airport Director

RECEIVED

DEC 15 1993

WINNEBAGO COUNTY
PLANNING DEPT

M E M O R A N D U M

DATE: December 13, 1993

TO: John Bodnar, Corporation Counsel
Robert Braun, Zoning Administration *RJS/cmk*

FROM: Richard J. Sokol, Airport Director

SUBJECT: Muza/Strey Lot Variance

As we discussed last week, I believe our standard Avigation Easement language should be improved to:

- * recognize the County's right to develop and improve the airport in the public interest,
- * recognize the rights of the County and all aircraft operators to conduct aeronautical activities at Wittman Airport subject to all appropriate local, state and federal laws and regulations,
- * highlight the fact that the types of airport operations and their associated environmental impacts may change over time.

I ask that these ideas be incorporated in revised Avigation Easement documents prepared for the Muza/Strey Lot Variance and any future avigation easements in Winnebago County.

Thank you for your cooperation in this matter.

RJS/cmk
muza.str



Winnebago County
Planning and Zoning Department

The Wave of the Future

March 21, 1994

Rein Roehlig
Roehlig Land Surveying & Consulting
417 N. Sawyer St.
Oshkosh, WI 54901

Re: Minor Subdivision in airport overlay district, City of Oshkosh

It has come to my attention that the proposed divisions for lots 9 & 16 of the Oak Park Subdivision were awarded variances by the County Planning & Zoning Committee in December, 1993.

As such, please disregard the letter dated March 17 in regard to the issue. However, Winnebago County is still required to sign off on this CSM.

Sincerely,

Jerry Bougie,
County Planner

JB/kl

cc: Dave Schmidt
Bob Braun
Bruce Roskum, City of Oshkosh
Planning & Zoning Committee

CITY HALL
215 Church Avenue
P. O. Box 1130
Oshkosh, Wisconsin
54902-1130

City of Oshkosh



RECEIVED

MAR 15 1994

WINNEBAGO COUNTY
PLANNING DEPT.

March 7, 1994

Mr. Reinhard Roehlig
Roehlig Land Surveying & Consulting LTD
417 North Sawyer Street
Oshkosh, Wisconsin 54901

RE: Minor Subdivision / Knapp Street - Muza & Strey, owners

Dear Rein:

I have preliminarily reviewed the minor Subdivision for the above referenced location for general compliance with the City Zoning and Subdivision Ordinances (see enclosed CSM). It would appear that the Minor Subdivision satisfies both City Ordinances.

However, the land in question is located within the Airport Overlay District which is under the jurisdiction of Winnebago County. It is my understanding that Winnebago County may have review authority relative to Certified Survey Maps within the Airport Overlay areas. It is important to note that in the past the County has objected to lot creations which they viewed as inappropriate due to a smaller lot size than what the County Ordinances may dictate, and also what they apparently view as inappropriate residential growth near the Airport. With this in mind, I would recommend that the Minor Subdivision be submitted to the Winnebago County Planning Department for their review prior to review by the City of Oshkosh Plan Commission.

I do not anticipate any difficulties obtaining City approvals relative to the Minor Subdivision in that the proposed lot sizes exceed the necessary lot size to satisfy the City's Zoning Ordinance. Consequently, if Winnebago County has no objection to the Minor Subdivision I would anticipate that the City will not have any objections in this regard.

Thanks for your cooperation in this regard and if you have any additional questions please feel free to contact me at 236-5059.

Sincerely,

Bruce A. Roskom
Principal City Planner
Enc.

c.c. Jerry Bougie, Winnebago County Planner

Stock No. 26273

NO. 2430

CERTIFIED SURVEY MAP NO. _____

SHEET 1 OF 3

A DIVISION OF LOT 9 AND LOT 16 IN THE FIRST ADDITION TO OAK GROVE PARK SUBDIVISION LOCATED IN THE S.W. 1/4 OF SECTION 34, T18N, R16E, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

1500.0 DENOTES ELEVATIONS TO CITY DATUM.

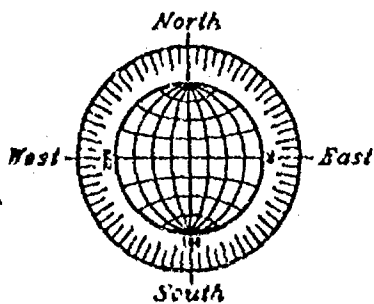
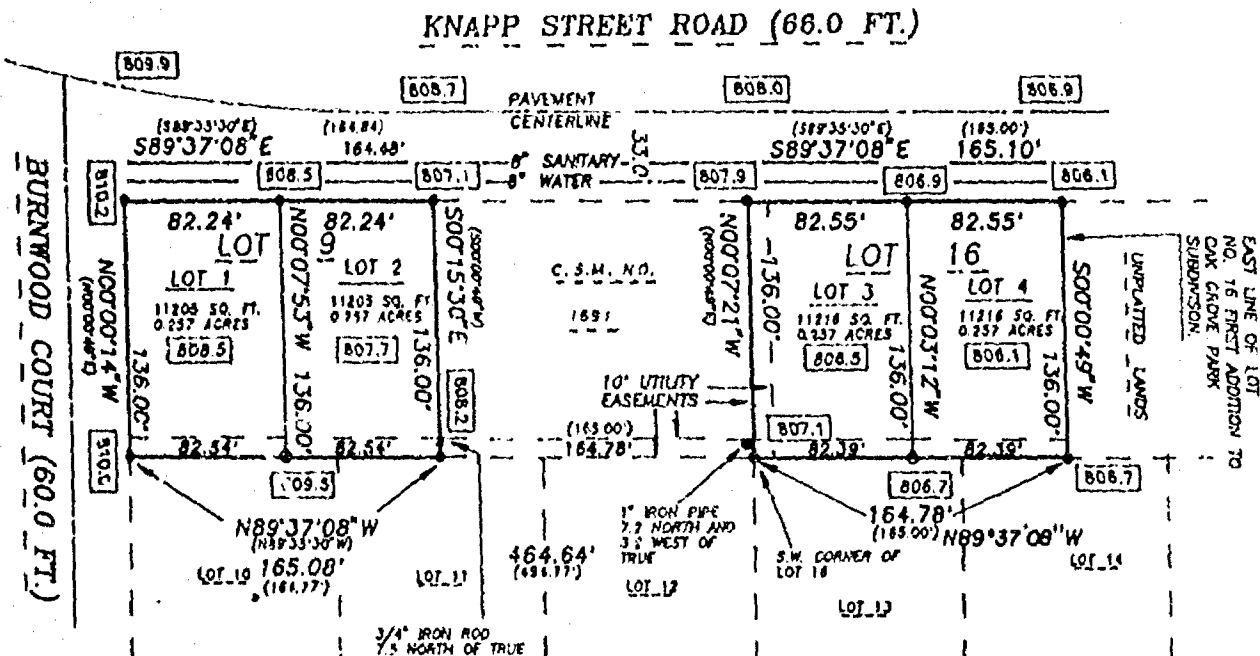
• DENOTES 1" DIAMETER IRON PIPE FOUND UNLESS OTHERWISE NOTED.

○ DENOTES 3/4 INCH DIAMETER IRON ROD, 24 INCHES LONG SET, WEIGHING NOT LESS THAN 1.50 LBS PER LINEAL FOOT.

() DENOTES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT.

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT NO. 16 FIRST ADDITION TO OAK GROVE PARK SUBDIVISION WHICH HAS AN ASSUMED BEARING OF SOUTH 00°00'49" WEST.



SCALE: 1" = 100'

0 100 200

DECEMBER 10, 1993

ROEHLIG

LAND SURVEYING
&
CONSULTING LTD.

417 North Sawyer Street • Oshkosh WI • 54901
(414) 233-2884

NO. 2430



Stock No. 26273

NO. 2430

SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 9 AND LOT 16 IN THE FIRST ADDITION TO OAK GROVE PARK SUBDIVISION, LOCATED IN THE S.W. 1/4 OF SECTION 34, T18N, R16E, 13TH WARD. CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)**

:88

WINNEBAGO COUNTY)

I, REINHARD ROEHLIG, Wisconsin Registered Land Surveyor do hereby certify;

THAT I have surveyed, divided and mapped Lot 9 and Lot 16 in the First Addition to Oak Grove Park Subdivision, in the S.W. 1/4 of Section 34, T18N, R16E, 13th Ward, City of Oshkosh, Winnebago County Wisconsin which is bounded and described as follows;

BEGINNING AT THE S.W. CORNER OF SAID LOT 16, THENCE NORTH 89°37'08" WEST 164.78 FT. TO THE S.E. CORNER OF SAID LOT 9, THENCE CONTINUING NORTH 89°37'08" WEST 165.08 FT. TO THE S.W. CORNER OF SAID LOT 9, THENCE NORTH 00°00'14" WEST ALONG THE WEST LINE OF SAID LOT 9, AFORESAID 136.00 FT., THENCE SOUTH 89°37'08" EAST ALONG THE NORTH LINE OF SAID LOT 164.48 FT., THENCE SOUTH 00°15'30" EAST 136.00 FT. TO THE S.E. CORNER OF SAID LOT 9, THENCE SOUTH 89°37'08" EAST 164.78 FT. TO THE S.W. CORNER OF SAID LOT 16, THENCE NORTH 00°07'21" WEST ALONG THE WEST LINE OF SAID LOT 16 AFORESAID 136.00 FT., THENCE SOUTH 89°37'08" EAST 165.10 FT., THENCE SOUTH 00°00'49" WEST ALONG THE EAST LINE OF SAID LOT 136.00 FT., THENCE NORTH 89°37'08" WEST 164.78 FT. TO THE POINT OF BEGINNING.

THAT I have made this survey by the direction of Stuart C. Strey and Leo A. Muza owners of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinance of the City of Oshkosh.

1-14-94
Date

Reinhard Roehlig
Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1368

OWNERS CERTIFICATE

AS OWNERS, we hereby certify that we caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the City of Oshkosh Subdivision Ordinance.

WITNESS the hands and seals of said owners this 23rd day of February, 1994.

Stuart C. Strey
Stuart C. Strey

Leo A. Muza
Leo A. Muza



Stock No. 26273

NO. 2430

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 3

A DIVISION OF LOT 9 AND LOT 16 IN THE FIRST ADDITION TO OAK GROVE PARK SUBDIVISION, LOCATED IN THE S.W. 1/4 OF SECTION 34, T18N, R16E, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

STATE OF WISCONSIN)

:SS

WINNEBAGO COUNTY)

PERSONALLY came before me this 23rd day of February 1994 the aforementioned Stuart C. Strey and Leo A. Muza, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, Winnebago
County, State of Wisconsin

My Commission Expires 6/1/95

CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE

This Certified Survey Map of Lot 9 and Lot 16 in the First Addition to Oak Grove Park Subdivision, in the S.W. 1/4 of Section 34, T18N, R16E, 13th Ward, City of Oshkosh, Winnebago County, Wisconsin, is hereby approved.

Date _____

Planning Commission Representative _____

THIS DOCUMENT WAS DRAFTED BY
REINHARD ROEHLIG.

1-14-94
[Signature]

ROBERT E. BRAUN
Zoning Administrator
KATHRYN M. LARSON
Zoning Inspector
CARY A. ROWE
Code Enforcement Officer



OSHKOSH
(414) 236-4844
FOX CITIES
(414) 727-2880
FAX
(414) 236-4799

Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR PLANNING AND ZONING COMMITTEE AGENDA OF DECEMBER 6, 1993

TO: Planning and Zoning Committee

FM: Zoning Administrator

RE: Agenda Items 5, 6, 7, 8

Item 5: Gabert Lot Variance - Oshkosh

Applicant is requesting a lot variance to lot area based upon soil conditions. Soil Test has been submitted and lot sizes are adequate as submitted.

Recommendation: Recommend approval subject to installation of sanitary system as indicated on the soil test.

Item 6: Muza/Strey Lot Variance - City of Oshkosh

This item had been delayed from the November deliberative meeting and referred to the Aviation Committee for their recommendation. The Aviation Committee met on December 01, 1993 and made the following recommendation to the P & Z Committee.

Motion and second to support the variance request with the following restrictions: (1) all resulting lots be required to file a new aviation easement; (2) new easement to be clarified with Airport Director and Corporation Counsel; (3) new easement clearly additionally identify at least the pre-existing right of the airport, and the fact that operations may change in the future; (4) this variance is to be the only variance granted for this subdivision. Motion carried 3 - 2.

I personally spoke with Mr. Strey at the meeting and he will be at the deliberative.

Item 7: Winchester Ridge Estates Final Plat - Winchester

Final Plat has been submitted for approval. Zoning change will be presented to County Board in December. Drainage Plan has been approved.

Recommendation: Recommend approval subject to final zoning change approval by County Board.

Deliberative Memo, 12/01/93

Item 8: Land Records Ordinance

A recommendation should be made to the County Board for approval or denial of the Ordinance. Your recommendation should contain several reasons for your recommendation.

Recommendation: Recommend approval.

ROBERT E. BRAUN
Zoning Administrator
KATHRYN M. LARSON
Zoning Inspector
CARY A. ROWE
Code Enforcement Officer

OSHKOSH
(414) 236-4844
FOX CITIES
(414) 727-2880
FAX
(414) 236-4799



Winnebago County
Zoning Department

The Wave of the Future

December 08, 1993

TO: Airport Director
FM: Zoning Administrator
RE: Aviation Easement Update

Dear Mr. Sokol:

At the December 01, 1993 meeting of the Aviation Committee, you had expressed a desire for modification of the standard aviation easement language used by this office for development within the Airport Overlay Zoning District. This concern arose during the discussion of the Muza/Strey lot variance discussion.

As I indicated to you at the meeting, it would be most appropriate for you to work with the Corporation Counsel to develop the language you feel is proper. Once the two of you have agreed upon the language, we will have copies of the easement printed for use by our office and will begin using them immediately. I have attached a blank copy of the present easement for your use.

Mr. Gary Yakes, attorney for Muza/Strey, has asked that we resolve the language issue as soon as possible so that his clients can have the Certified Survey Map(CSM) prepared and submitted. Our approval signature on the CSM will require that the appropriate easement be submitted with the CSM so that both documents can be recorded at the same time.

I would appreciate it if you and the Corporation Counsel could resolve this matter as soon as possible. This will avoid any unnecessary delays to Muza/Strey.

Respectfully,

Robert E. Braun
Zoning Administrator

cc with easement Corporation Counsel
 Attorney Gary Yakes

Muza / 3 key
Colburn / 2 key - too large
Schmidt / 3 key

12/01/93
Aviation Committee

Muza - last request; no others are this size
would result in uniformity

* Request new aviation easement for each new
lot if new lots are created

Muza feels expense //

? effect airport & density - A (Sokol) no
except minor inconvenience

Sokol concern buyers aware of apt. right to
operate & op's may change / noise may change

Muza - people sign easement & covenants on
these

? Albrecht: ? easement A - could have Cap
Council modify

Av Comm - case & precedence

Sokol - precedent so be specific

referred to 10 years

Tom - only 2 lots & have marketed, need to proceed
no guarantees

John (?)

Albion - concern to future problems

M-Tops support for to resolutions
2-fold concerning rosements & no further
2 plots

re:

3-2 carried

pre existing right of Apt
tops may change

Date Mailed: November 24, 1993

LINDA WOLFE
County Clerk
Winnebago County
Oshkosh, Wisconsin

NOTICE OF COMMISSION, BOARD OR COMMITTEE MEETING

NAME OF COMMISSION,
BOARD OR COMMITTEE: Aviation Committee

TIME OF MEETING: 9:00 a.m.

DATE OF MEETING: Wednesday, December 1, 1993

PLACE OF MEETING: Airport Conference Room

SUBJECT MATTER OF THE MEETING

1. Approve Minutes.
2. Airport Director's Report.
3. Muza Lot Variance Request, Knapp Street.
4. Budget Rent-A-Car Proposal.
5. Valley Aviation Lease.
6. Terminal Advertising Rates.
7. Control Tower Building Report.
8. CLOSED SESSION: At approximately 10:15 a.m., pursuant to Sec. 19.85 (1)(g), Wis. Stats., the Chair will entertain a motion to meet in Closed Session to negotiate purchase of property.
9. At approximately 10:30 a.m. the Committee will reconvene into Open Session.
10. Land Acquisition.

The presiding officer of the above-named commission, board or committee reserves the right to take up any other business not specifically referred to in this notice provided such business is the responsibility or under the jurisdiction of the said commission, board or committee.

ROBERT E. BRAUN
Zoning Administrator
KATHRYN M. LARSON
Zoning Inspector
CARY A. ROWE
Code Enforcement Officer



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(414) 236-4844
FOX CITIES
(414) 727-2880
FAX
(414) 236-4799

Winnebago County
Zoning Department

The Wave of the Future

November 04, 1993

Mr. Leo A. Muza
2330 White Swan Drive
Oshkosh, WI 54901

RE: Lot Variance Request - Knapp Street

Dear Mr. Muza:

At their regularly scheduled meeting of November 01, 1993, the Winnebago County Planning and Zoning Committee reviewed your request for a lot variance for Lots 9 and 16, First Addition to Oak Grove Park. No decision was reached at that meeting.

The Committee has referred this matter to the Winnebago County Aviation Committee for a recommendation at their earliest possible convenience. The Planning and Zoning Committee has also rescheduled this matter for their December 06, 1993 Deliberative Meeting. This meeting will be held at 7:30 A.M., most likely in the Lounge Room of the Winnebago County Courthouse.

The Committee has requested that either yourself, or a knowledgeable representative, be present at the meeting on December 06, 1993 in order to answer questions pertaining to the attempts to sell the property.

Please feel free to contact me at your convenience if you have questions concerning this matter.

Respectfully,

Robert E. Braun
Zoning Administrator

cc Attorney Yakes, 141 N. Sawyer St, Oshkosh, WI 54901

October 28, 1993

Mr. Robert Braun
Zoning Administrator
Winnebago County Zoning Department
Winnebago County Courthouse
P.O. Box 2808
Oshkosh, WI 54903-2808

RE: Request for lot division for Lots 9 and 16 in Plat of
First Edition to Oak Grove Park, 13th Ward, City
of Oshkosh

Dear Mr. Braun:

As you know, Lots 9 and 16 in the First Edition to Oak Grove Park have a width of 165 feet each with a depth of 136 feet. Consequently, each lot is a little over one-half acre in size. The property is zoned single-family residential under the Zoning Ordinances of the City of Oshkosh. The two lots have significantly more area than the other lots in the Plat. All of the lots in the Plat are large by City standards but Lots 9 and 16 are larger than nearly all of the lots which are developed in the City of Oshkosh.

The Plat was adopted approximately five years ago and the property owner, Oak Grove Corporation of Oshkosh (in which the principals are Stuart C. Strey and myself) have diligently attempted to sell those lots in their present configuration, including retaining a real estate brokerage firm to market said lots to the public. Since the property has been on the market, only three lots on High Oak Drive and Burnwood Court have been sold out of a total of twenty lots in the Plat. During the five-year period that the Plat has been of record there has been no prospect for Lots 9 and 16. We believe that the reasons for this are as follows:

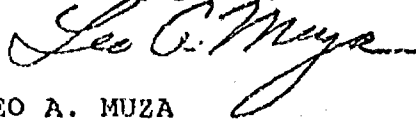
1. The lots are substantially larger than the two lots which lie in between Lots 9 and 16. If you will look at the Plat Map which we furnished, you will find that the two lots which lie between Lots 9 and 16 are 82-1/2 feet each, the same size we are asking for if Lots 9 and 16 are divided into two lots each. Obviously, it is difficult to sell a 165 foot lot when the intervening lots are half the size.

2. The intervening lots consist of one lot on which an older house was relocated from a site near the airport and the other lot is used for storage purposes. Consequently, the appearance of the intervening lots with its older home and present use detracts from the possibility of selling substantially larger lots.
3. The lots facing Knapp Street Road simply are not worth as much as the interior lots because of the traffic on Knapp Street Road and the general non-residential atmosphere at that location. There are substantial special assessments for public improvements to Lots 9 and 16 which have to be recovered upon the sale of said lots (see attached special assessment information) and this is going to be difficult to do with lots of this size. It would be much easier to sell a lot in this area for half the price which will include half the amount of the special assessment for improvements.

While Mr. Strey and myself have diligently tried to sell the lots and to adhere to the zoning approval which you gave when the Plat was finally agreed upon in 1988, it has simply been impossible to sell the lots as they presently exist. By dividing these two lots, it will only create two more homesites in the area. We have no intention of asking for any lot division of the other lots in the Plat even though lot sales have been very slow.

By the very nature of the location of the Plat, the interest of potential purchasers would be by those persons who are interested in being near an airport or being affiliated with the EAA. Consequently, we are willing to market the property with this in mind but we have to have lots which are reasonably saleable. We have been informed that the City of Oshkosh Planning staff will recommend approval of the lot divisions if the County is willing to do the same. We earnestly request that you give us relief from this situation by authorizing the equal division of Lots 9 and 16. Thank you for your consideration of this matter.

Very truly yours,



LEO A. MUZA

Enclosures

ROBERT E. BRAUN
Zoning Administrator
KATHRYN M. LARSON
Zoning Inspector
CARY A. ROWE
Code Enforcement Officer



Winnebago County
Zoning Department

The Wave of the Future

OSHKOSH
(414) 236-4844
FOX CTIES
(414) 727-2880
FAX
(414) 236-4799

November 04, 1993

Winnebago County Aviation Committee
& Airport Director
525 W. 20th Avenue
Oshkosh, WI 54901

RE: Muza Lot Variance Request, Knapp Street

Dear Mr. Sokol:

At their regularly scheduled meeting of November 01, 1993, the Winnebago County Planning and Zoning Committee referred the above referenced matter to the Aviation Committee for a recommendation to the Planning and Zoning Committee. The particulars are as follows:

1. Leo Muza has requested a lot variance to Lots 9 & 16 in the Oak Grove 1st Addition Plat, City of Oshkosh. His letter of October 28, 1993 is attached. The variance request is to allow the splitting of two lots due to his inability to sell the property.
2. The property is located on Knapp Street between Burnwood Court, High Oak Drive and Knapp Street. See attached general map.
3. The property, although presently in the City, is subject to the Winnebago County Airport Overlay zoning. This zoning will not allow for a lot variance unless granted by the Planning and Zoning Committee.
4. Terms of the subdivision approval in 1988 specified that the number of lots proposed in the final plat were not to be exceeded. This lot split would exceed that number by two(2).

Accordingly, please schedule this matter at the earliest possible Aviation Committee meeting so that the Committee may advise the Planning and Zoning Committee.

Respectfully,

Robert E. Braun
Zoning Administrator

10/27/93 13:23

414 236 5639

CITY OF OSHKOSH

001

Special Assessments Payment

Property Id Number	Type-Description	Contract	Identifier	Select Payment
[13]-[2339]-[0000]	[52]-[SEWER]	[8822]	[03]	[P] S = Single P = Payout C = Calc Payment
Address [LOT 9, 1ST ADDN TO OAK GRO]		Years	[10]	
Name [STREY & MUZA]		Int Rate	[10]%	
		Base Year	[90]	
[]	[]	[]	[]	

Date	Principal	Interest	Total Charge	Balance
[010190]				2,156.85]
[123190]	[215.64]	[115.69]	[431.33]	[1,941.21]
[123191]	[215.69]	[194.12]	[409.81]	[1,725.52]
[123192]	[215.69]	[172.55]	[388.24]	[1,509.83]
[102753]	[1,509.83]	[125.82]	[1,635.65]	[.00]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]

F5 to update record.

Post-It™ brand fax transmittal memo 7871		# of pages > 10
To Pat	From Donna Serwas	
Co.	Co.	
Dept.	Phone # 236-5011	
Fax # 231-5427	Fax #	

10/27/93 13:23

414 236 5039

CITY OF OSHKOSH

0002

Special Assessments Payment

Property Id Number	Type-Description	Contract	Identifier	Select Payment
[13]-[2339]-[0000]	[52]-[SEWER]	[8822]	[04]	[P] S = Single P = Payout C = Calc Payment
Address [LOT 9, 1ST ADDN TO OAK GRO] Name [STREY & MUZA]		Years [10] Int Rate [10] % Base Year [90]		

[] [] []

Date	Principal	Interest	Total Charge	Balance
[010190]				[270.00]
[123190]	[27.00]	[27.00]	[54.00]	[243.00]
[123191]	[27.00]	[24.30]	[51.30]	[216.00]
[123192]	[27.00]	[21.60]	[48.60]	[189.00]
[102793]	[189.00]	[15.75]	[204.75]	[.00]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]

F5 to update record.

10/27/83 13:23

414 236 5039

CITY OF OSHKOSH

0003

Special Assessments Payment

Property Id Number	Type-Description	Contract	Identifier	Select Payment
[13]-[2339]-[0000]	[52]-[SEWER]	[8822]	[05]	[P] S = Single P = Payout C = Calc Payment
Address [LOC 9, 1ST ADDN TO OAK GRO]		Years [10]		
Name [STEY & MUZA]		Int Rate [10]%		
		Base Year [90]		
[]	[]	[]		

Date	Principal	Interest	Total Charge	Balance
[010190]				[1,035.03]
[123190]	[103.53]	[103.50]	[207.03]	[931.50]
[123191]	[103.50]	[93.15]	[196.65]	[828.00]
[123192]	[103.50]	[82.80]	[186.30]	[724.50]
[102793]	[724.50]	[60.38]	[784.88]	[.00]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]

F5 to update record.

10/27/93 13:23

414 236 5039

CITY OF OSHKOSH

0004

Special Assessments Payment

Property Id Number	Type-Description	Contract	Identifier	Select Payment
[13] - [2339] - [0000]	[53] - [WATER]	[8822]	[02]	[P] S = Single P = Payout C = Calc Payment
Address [LOT 9, 1ST ADDN TO OAK GRO]		Years [20]		
Name [STREY & MUZA]		Int Rate [10]%		
		Base Year [90]		
[]	[]	[]		

Date	Principal	Interest	Total Charge	Balance
[010190]				[2,159.16]
[123190]	[215.88]	[215.92]	[431.80]	[1,943.28]
[123191]	[215.92]	[194.33]	[410.25]	[1,727.36]
[123192]	[215.92]	[172.74]	[388.66]	[1,511.44]
[102793]	[1,511.44]	[125.95]	[1,637.39]	[.00]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]

P5 to update record.

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414 238 5039

CITY OF OSHKOSH

005

Special Assessments Payment

Property Id Number	Type-Description	Contract	Identifier	Select Payment
[13] - [2339] - [0000]	[53] - [WATER]	[8822]	[03]	[P] S = Single P = Payout C = Calc Payment
Address [LOT 9, 1ST ADDN TO OAK GRO]		Years	[10]	
Name [STRRY & MUZA]		Int Rate	[10]%	
		Base Year	[90]	
[]	[]	[]	[]	

Date	Principal	Interest	Total Charge	Balance
[010190]				[270.00]
[123190]	[27.00]	[27.00]	[54.00]	[243.00]
[123191]	[27.00]	[24.30]	[51.30]	[216.00]
[123192]	[27.00]	[21.60]	[48.60]	[189.00]
[102793]	[189.00]	[15.75]	[204.75]	[.00]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]

F5 to update record.

10/27/93 13:24

414 236 5039

CITY OF OSHKOSH

008

Special Assessments Payment

Property Id Number	Type-Description	Contract	Identifier	Select Payment
[13] - [2339] - [0700]	[52] - [SEWER]	[8822]	[03]	[P] S = Single P = Payout C = Calc Payment
Address [LOT 16, 1ST ADDN TO OAK GR]		Years	[10]	
Name [STREY & MUZA]		Int Rate	[10]%	
		Base Year	[90]	

[] [] []

Date	Principal	Interest	Total Charge	Balance
[010190]				2,156.84]
[123190]	[215.72]	[215.68]	[431.40]	[1,941.12]
[123191]	[215.68]	[194.11]	[409.79]	[1,725.44]
[123192]	[215.68]	[172.54]	[388.22]	[1,509.76]
[102793]	[1,509.76]	[125.81]	[1,635.57]	[.00]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]

F5 to update record.

10/27/93 13:24

8414 236 5039

CITY OF OSHKOSH

0007

Special Assessments Payment

Property Id Number	Type-Description	Contract	Identifier	Select Payment
[13] - [2339] - [0700]	[52] - [SEWER]	[8822]	[04]	[P] S = Single P = Payout C = Calc Payment
Address [LOT 16, 1ST ADDN TO OAK GR]		Years	[10]	
Name [STREY & MUZA]		Int Rate	[10]%	
		Base Year	[90]	
[]	[]	[]	[]	

Date	Principal	Interest	Total Charge	Balance
[010190]				[270.00]
[123190]	[27.00]	[27.00]	[54.00]	[243.00]
[123191]	[27.00]	[24.30]	[51.30]	[216.00]
[123192]	[27.00]	[21.60]	[48.60]	[189.00]
[102793]	[189.00]	[15.75]	[204.75]	[.00]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
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414 236 5038

CITY OF OSHKOSH

008

Special Assessments Payment

Property Id Number	Type-Description	Contract	Identifier	Select Payment
[13] - [2339] - [0700]	[52] - [SEWER]	[8822]	[05]	[P] S = Single P = Payout C = Calc Payment
Address [LOT 16, 1ST ADDN TO OAK GR]		Years	[10]	
Name [STREY & MUZA]		Int Rate	[10]%	
		Base Year	[90]	

[] [] []

Date	Principal	Interest	Total Charge	Balance
[010190]				[1,035.08]
[123190]	[103.49]	[103.51]	[207.00]	[931.59]
[123191]	[103.51]	[93.16]	[196.67]	[828.08]
[123192]	[103.51]	[82.81]	[186.32]	[724.57]
[102793]	[724.57]	[60.38]	[784.95]	[.00]
[]	[]	[]	[]	[]
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[]	[]	[]	[]	[]
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F5 to update record.

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414 238 5038

CITY OF OSHKOSH

009

Special Assessments Payment

Property Id Number	Type-Description	Contract	Identifier	Select Payment
[13]-[2339]-[0700]	[53]-[WATER]	[8822]	[02]	[P] S = Single P = Payout C = Calc Payment
Address [LOT 16, 1ST ADDN TO OAK GR]		Years [10]		
Name [STREY & MUZA]		Int Rate [10]%		
		Base Year [90]		

[] [] []

Date	Principal	Interest	Total Charge	Balance
[010190]				2,159.15]
[123190]	[215.87]	[215.92]	[431.79]	[1,943.28]
[123191]	[215.92]	[194.33]	[410.25]	[1,727.36]
[123192]	[215.92]	[172.74]	[388.66]	[1,511.44]
[102793]	[1,511.44]	[125.95]	[1,637.39]	[.00]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
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F5 to update record.

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414 236 5038

CITY OF OSHKOSH

2010

Special Assessments Payment

Property Id Number	Type-Description	Contract	Identifier	Select Payment
[13] - [2339] - [0700]	[53] - [WATER]	[8822]	[03]	[P] S = Single P = Payout C = Calc Payment
Address [LOT 16, 1ST ADDN TO OAK GR]		Years	[10]	
Name [STREY & MUZA]		Int Rate	[10]%	
		Base Year	[90]	

[] [] []

Date	Principal	Interest	Total Charge	Balance
[010190]				[270.00]
[123190]	[27.00]	[27.00]	[54.00]	[243.00]
[123191]	[27.00]	[24.30]	[51.30]	[216.00]
[123192]	[27.00]	[21.60]	[48.60]	[189.00]
[102793]	[189.00]	[15.75]	[204.75]	[.00]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
[]	[]	[]	[]	[]
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F5 to update record.

ROBERT E. BRAUN
Zoning Administrator
KATHRYN M. LARSON
Zoning Inspector
CARY A. ROWE
Code Enforcement Officer



Winnebago County
Zoning Department

The Wave of the Future

OSHKOSH
(414) 236-4844
FOX CITIES
(414) 727-2880
FAX
(414) 236-4799

October 15, 1993

Planning & Zoning Committee

RE: Lot Variance - City of Oshkosh

Mr. Muza has requested a variance to the Airport lot size restriction within the subdivision due to the fact that the lot as it stands is not saleable. Improvement assessments are pending and the lot needs to be split if it is to be sold, particularly fronting on Knapp Street.

R.E. Braun
Zoning Administrator

Site

Winnebago

Unplatted

