

Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*

Jerry L. Bougie, *Principal Planner*

• Robert E. Braun, *Zoning Administrator*

October 7, 1988

Dept. of Ag., Trade & Consumer Protec.
c/o Jeanne Storm
Plat Review Unit
123 W. Washington Ave.
Madison, WI 53707

Re: 1st Addition to Oak Grove Park - Final Plat
City of Oshkosh, WI

Dear Ms. Storm:

Per the attached letter of August 3, the Winnebago County Planning Department objects to the final plat for the 1st Addition to Oak Grove Park. The language for the "Restriction for Public Benefit" was not added to the face of the final plat. I have informed Mr. Chronis of this and he is taking appropriate steps to correct the problem.

If you have any questions, please contact me. Thank you.

Sincerely,

Jerry L. Bougie
Principal Planner

cc: Steve Chronis, Aero-Metric

CHECKLIST FOR PRELIMINARY AND FINAL PLAT APPROVAL

Name of Plat: OAK GROVE PARK - FIRST ADDITION (FINAL PLAT)

Date Received: 9/30/88 : [OBJECTING]

Possible Conflicts:	Non-Objectable	Objectable	Comments
Subdivision Ord.	✓		Must meet 17.24(5)(a) Requirements
Location to Airport	✓		In HIR 3 zone - Requires Argation Easement, light Limitation
Parks/Parkways	✓		
Highways/Expressways	✓		
Town/County Roads	✓		
Drainage Ways	✓		
Schools	✓		
Adjacent Zoning	✓		P-1, R-1, R-2
Lot and Street Layout	✓		OK'd by State

Design Fits Topography	✓		
Adjacent Land Uses	✓		- Airport to NORTH - unplatted Lanes to S.
Other		✓	Letter sent to Steve Chronis on 8/3 indicates that Restriction for public benefit has been placed on Final Plan
General Comments: <u>Called Steve Chronis on 10/5/88.</u> - <u>It WASN'T</u> Indicated problem to him. He will place Restriction for Public Benefit (AIR -3 zone) on Final Plan - He will Resubmit.			

Sent letter to Jeanne Storm - State Plat Review Unit -
 - notified her on the above.

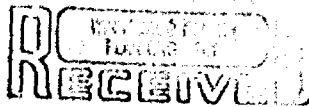


State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

Plat Review
123 West Washington Avenue
Madison, Wisconsin 53707
608/266-3200



October 3, 1988

Mr. David Schmidt
Winnebago County Planning &
Zoning Committee
Courthouse, Box 2808
Oshkosh, Wisconsin 54901

OCT 7 1988

PERMANENT FILE NO. 16611

Subject: FIRST ADDITION TO OAK GROVE PARK
SW 1/4 S 34 T18N R16E
City of Oshkosh Winnebago County

Dear Mr. Schmidt:

We have received the above-named plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. Enclosed are four copies for your review. Your agency must either object, or certify no objection within 20 days of your receipt of this submittal.

- If the plat is objected to, we must be notified by letter (the original drawing will be returned to the surveyor for revisions).

- If the plat is certified as nonobjectionable, we must receive a print bearing your certification so that we may finalize our review (see s. 236.12 (6), Wis. Stats.).

It is important that this matter be expedited to avoid delays in processing the plat and to comply with the time limits set by statute. By the date shown below this office must either object to or certify the plat as nonobjectionable for all the objecting agencies involved, or, the subdivider can demand immediate certification of no objection.

Sincerely,

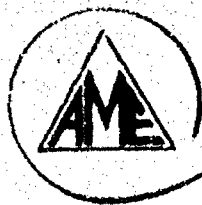
Jeanne A. Storm, Supervisor
Plat Review Unit

JAS:mas

Enc: Prints (4)

cc: Clerk
Surveyor

DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION TIME LIMIT EXPIRES:
10/28/88.



Aero-metric ENGINEERING, INC.

539 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 843-7709
(800) 472-1113

RECORDED

September 28, 1988

SEP 29 1988

Mr. Jerry L. Bougie
Principal Planner
Winnebago County Court House
P.O. Box 2808
Oshkosh, WI 54903-2808

Re: First Addition to Oak Grove Park, Final Plat

Dear Jerry:

I have submitted the final plat of the First Addition to Oak Grove Park located in the 13th Ward, City of Oshkosh to the State for their review. Thought I would jump the gun and send you four (4) prints so you know that the State will be requesting a letter of non objection soon.

Please send me a copy of your letter also.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis

Steven T. Chronis
Manager-Property Surveys

STG/dmb
Enclosures

0842



Request for Land Subdivision Plat Review

(Pursuant to Wis. Admin. Code section DOD 1.01)

State of Wisconsin

Department of Development

Department of Agriculture, Trade & Consumer Protection

123 West Washington Avenue
Post Office Box 7970
Madison, Wisconsin 53707
608/266-3200

Surveyor's Name & Address

Steven T. Chronis

Aero-Metric Engineering, Inc.

539 North Madison Street

Chilton, WI 53014

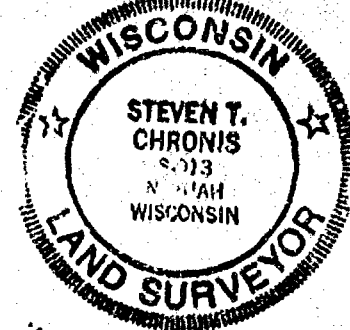
Phone: (414) 849-7708 / 800-472-5313

SUBDIVISION NAME:

FIRST ADDITION TO OAK GROVE PARK

County Winnebago

SURVEYOR'S SEAL



Steven T. Chronis
Surveyor's Signature

Dated Sept. 29, 1988

Answer: 1-7 for final plats; 4-7 for preliminary plats; or 7 for assessor's plats
(Upon resubmittal, use * for questions previously answered)

I hereby certify that, as the Wisconsin Registered Land Surveyor responsible for the field survey and preparation of this plat:

- All monuments have been placed per s. 236.15 (1), Wis. Stats., yes
-OR, All exterior boundary stakes have been placed, but the town, city
or village has temporarily waived placing interior stakes per s. 236.15(1)(h)
- Recordable document will be mylar with photographic silver haloid image.
-OR, recordable document will be muslin-backed white paper original yes
- Preliminary plat name: _____
- Subdivider's name: Leo Muza
and address: 606 East Murdock Avenue, P.O. Box 707, Oshkosh, Wisconsin 54902

ENCLOSURES:

- Muslin-backed drawing of 1 sheet(s)
-OR, clerk is forwarding _____ copies of plat drawing
- Clerk certification of public sewer availability Yes X No _____
-OR, DILHR forms . . Yes No ; DILHR Fee \$ Yes No
- Check or money order covering DOD review fee.

SURVEYOR'S RECEIPT AND TRANSMITTAL RECORD.

RECEIVED ON: Sept 30, 1988.

TIME LIMIT EXPIRES ON: Oct 29, 1988.

COPIES TO: DILHR _____

DOT _____

COUNTY ✓ OCT 3

BY: MPV Transparency returned _____

PRELIMINARY:	PRINTS	TRACING
FINAL:	PRINTS	MUSLIN-BACKED WHITE PAPER
ASSESSOR:	MUSLIN-BACKED WHITE PAPER	

Jeanne A. Stork
Plat Review Officer



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*

Jerry L. Bougie, *Principal Planner*

• Robert E. Braun, *Zoning Administrator*

August 22, 1988

Oak Grove Corp.
Attn: Leo A. Muza
606 E. Murdock Ave.
Oshkosh, Wis. 54901

Dear Mr. Muza:

I have been informed by the County Register of Deeds that before your Avigation Easement for the proposed First Addition to Oak Grove can be recorded, a fee of \$6.00 (six) needs to be paid. Please send the enclosed Avigation Easement and payment to:

County Register of Deeds
c/o Marge Dahms
Room 170
County Courthouse
Oshkosh, Wis. 54903

I apologize for any inconvenience. If you have any questions, please contact me anytime. Thank you.

Sincerely,

Jerry L. Bougie
Principal Planner

Winnebago County
AVIGATION EASEMENT

This indenture made this 27th day of
July, 1988, by and between
OAK GROVE CORPORATION OF OSHKOSH,
hereinafter referred to as Grantor, and Winnebago
County, a municipal corporation organized and
existing under the laws of the State of Wisconsin,
hereinafter referred to as Grantee, witnesseth:

WHEREAS, the Grantee is the owner and operator
of the Wittman Field Airport, situated in the said
County of Winnebago, State of Wisconsin, and in close
proximity to the land of Grantor as hereinafter
described and the Grantee desires to obtain and
preserve for the use and benefit of the public a
right of free and unobstructed right for aircraft
landing upon, taking off from, or maneuvering about
the said airport.

NOW, THEREFORE, for good and valuable consideration, the Grantor does hereby grant
and convey unto the Grantee, its successors and assigns, for the benefit of the general
public at large, an easement for the free unobstructed passage of aircraft, and the
right to cause such sound as may be inherent in the operation of such aircraft, by
whomsoever owned or operated, in and through the airspace over and across those parts of
the Grantor's said land which are bounded and described as follows:

NE 1/4 of the SW 1/4 of Section 34, T. 18N, R. 16E,

City of

Oshkosh, Winnebago County, Wisconsin.

Known as: First Addition to Oak Grove Park

Provided, however, that the air space in which the said easement is herein granted shall
be that air space which lies at or above 865 feet mean sea level (MSL) which is
55 feet above the present surface level of the land, which land is 810 feet
above MSL. Determination of non-conforming obstructions shall be based on the height of
the obstruction above mean sea level (MSL).

And in furtherance of the said easement, the Grantor, for the consideration
hereinabove set forth, does hereby grant and convey to the Grantee, its successors and
assigns, a continuing right to keep the airspace above the aforesaid heights clear and
free from any and all fences, crops, trees, poles, buildings, and other obstructions of
any kind or nature whatsoever which now extend, or which may at any time in the future
extend, above the aforesaid heights of land, together with the right of ingress to,
egress from, and passage over the land of the Grantor first above described for the
purpose of effecting and maintaining such clearances and of removing any and all
obstructions which now or may hereafter extend above the said heights.

All rights hereby granted are limited to the exercise of such rights at or above
the Mean Sea Level height limitations over the Grantor's land herein specified, and
their effect on the parcel of land herein described.

To have and to hold said easement and all rights appertaining thereto unto the
Grantee, its successors and assigns, until said airport shall be abandoned and shall
cease to be used for airport purposes.

space reserved for recording data

Register's Office
Winnebago County, Wis.

Received for record
this 13th Day of

March
A.D., 1988

11:30 o'clock AM

W. J. J. J. J.
REGISTER OF DEEDS

RETURN TO:

Jerry Bougie
County Planning Dept.
Courthouse

X718563

Pd
6

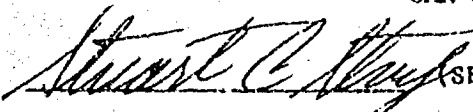
And for the consideration hereinabove set forth the Grantor hereby covenants, both for himself and his heirs, executors, administrators and assigns, for and during the life of this easement as follows:

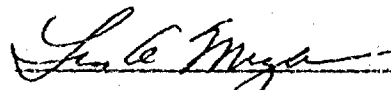
- (a) Grantor shall not hereafter construct nor permit nor suffer to remain upon said land any obstruction that extends above the heights aforesaid, and
- (b) Grantor shall not hereafter use or permit or suffer use of the land first above described in such a manner as to create electrical interference with radio communications between the installation upon the aforesaid. Airport and aircraft or as to make it difficult for flyers to distinguish between airport lights and others, or as to result in glare in the eyes of flyers using the said airport, or as to impair visibility in the vicinity of the airport, or as otherwise to endanger the landing, taking-off or maneuvering of aircraft.

and the aforesaid covenants and agreements shall run with the land of the Grantor, as hereinabove described, for the benefit of the Grantee, and its successors and assigns in the ownership and operation of the aforesaid Airport.

In witness whereof, the Grantor has hereunto set its hand and seal the day and year first above written.

OAK GROVE CORPORATION OF OSHKOSH

 (SEAL)
* STUART C. STREY, President

 (SEAL)
* LEO A MUZA, Secretary

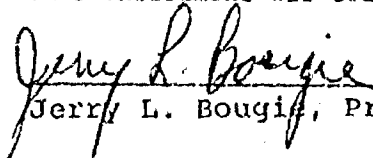
ACKNOWLEDGEMENT
STATE OF WISCONSIN
Winnebago County

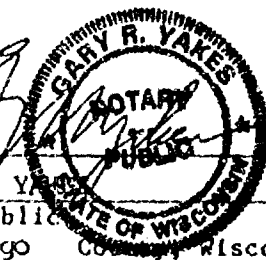
Personally came before me, this 3rd day of August, 1988, the above-named STUART C. STREY and LEO A. MUZA, President and Secretary, respectively, of

OAK GROVE CORPORATION OF OSHKOSH

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

This instrument was drafted by:


Jerry L. Bougie, Principal Planner


* GARY R. YAKES
Notary Public
Winnebago County, Wisconsin

My commission ~~expires~~ is permanent

* Names of persons signing in any capacity should be typed or printed below their signatures.



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

RECEIVED

Plat Review
123 West Washington Avenue
Madison, Wisconsin 53707
608/266-3200

October 26, 1988

Mr. Steven T. Chronis
AERO-METRIC ENGINEERING, INC.
539 North Madison Street
Chilton, Wisconsin 53014

NOV 4 1988

PERMANENT FILE NO. 15539

Subject: FIRST ADDITION TO OAK GROVE PARK
SW 1/4 S 34 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chronis:

We have examined the FIRST ADDITION TO OAK GROVE PARK and do not object to this final plat. Today we received a copy of the plat from the Winnebago County Planning & Zoning Committee certifying that they do not object to this plat. Therefore, the original drawing has been certified as complying with the requirements of: s. 236.15, s. 236.16, s. 236.20, and s. 236.21 (1) & (2), Wis. Stats.; and, the Winnebago County Planning & Zoning Committee.

The following changes or corrections must be made to satisfy the conditional certification. Underlining indicates corrected or added information that must be shown. Any variances with these conditions will require written notification to and verification by this office prior to plat approval.

s. 236.20 (2) (c) The block length along the east line of lots 17 & 28, shown as 279.00', totals and must be changed to 269.84'.

The east line of the plat (lots 15, 17 & 28) and the west line of the plat (lots 9, 10, 22 & 23) must be marked "recorded as N0°36'E".

The south line of the plat must be marked "recorded as S88°52'E 660'".

s. 236.21 (1) A revision date, "Revised this ___ day of ___, 19___", must be placed near the land surveyor's seal and signature on the revised sheets of the plat.

After all conditions of the certifications of no objection have been met, the plat may be submitted to the local governing bodies for approval. Local government units, during their review of the plat, will resolve, when applicable, that the plat:

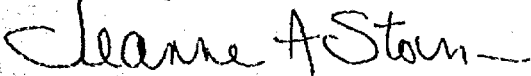
- complies with local master plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities

Page 2

Mr. Steven T. Chronis
FIRST ADDITION TO OAK GROVE PARK
October 26, 1988

Any changes to the plat involving details checked by this Department, or, the Winnebago County Planning & Zoning Committee will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the original drawing with the copy of this plat we furnish the letter recipients listed.

Sincerely,



Jeanne A. Storm, Supervisor
Plat Review Unit

JAS:mas

Enc: Original, Transparency, Marked Print, Closure Comps.

cc: Clerk, City of Oshkosh
Winnebago County Planning & Zoning Committee
Mr. Leo Muza, Owner
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 9/30/88; REVIEWED BY DATCP ON 10/26/88



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*

Jerry L. Bougie, *Principal Planner* • Robert E. Braun, *Zoning Administrator*

October 24, 1988

Ms. Jeanne A. Storm
Dept. of Agric., Trade, and Consumer Protection
Plat Review Unit
123 W. Washington Ave.
Madison, Wisconsin 53707

Re: Final Plat for the 1st Addition to
Oak Grove Park -- City of Oshkosh

Dear Ms. Storm:

The Winnebago County Planning and Zoning Department has reviewed the corrected final plat for Oak Grove Park - 1st Addition. All objections have been satisfied, therefore the department certifies this plat as non-objectionable.

If you have any questions, please contact our office any time between 8:00 a.m. and 4:30 p.m. Monday through Friday. Thank you.

Sincerely,

Jerry L. Bougie

Jerry L. Bougie
Principal Planner

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING DEPARTMENT

Jerry L. Bougie
Principal Planner

DATE 10/24/88

cc: Steve Chronis - Aero-Metric Engineering



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

Plat Review
123 West Washington Avenue
Madison, Wisconsin 53707
608/266-7200

0342

October 3, 1988

SUBSTITUTE CORRECTED SUBMITTAL SENT 10/14/88.

Mr. David Schmidt
Winnebago County Planning &
Zoning Committee
Courthouse, Box 2808
Oshkosh, Wisconsin 54901

PERMANENT FILE NO. 16611

Subject: FIRST ADDITION TO OAK GROVE PARK
SW 1/4 S 34 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Schmidt:

We have received the above-named plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. Enclosed are four copies for your review. Your agency must either object, or certify no objection within 20 days of your receipt of this submittal.

- If the plat is objected to, we must be notified by letter (the original drawing will be returned to the surveyor for revisions).
- If the plat is certified as nonobjectionable, we must receive a print bearing your certification so that we may finalize our review (see s. 236.12 (6), Wis. Stats.).

It is important that this matter be expedited to avoid delays in processing the plat and to comply with the time limits set by statute. By the date shown below this office must either object to or certify the plat as nonobjectionable for all the objecting agencies involved, or, the subdivider can demand immediate certification of no objection.

Sincerely,

Jeanne A. Storm, Supervisor
Plat Review Unit

JAS:mas

Enc: Prints (4)

cc: Clerk
Surveyor

DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION TIME LIMIT EXPIRES:
10/28/88.

CHECKLIST FOR PRELIMINARY AND FINAL PLAT APPROVAL

Name of Plat: ONE GROVE 1st Addition (Preliminary Plat)

Date Received: July 28, 1988

Possible Conflicts:	Non-Objectionable	Objectionable	Comments
Subdivision Ord.	✓		Must meet 17.24(3)(d) Airport Zoning Height Limitations and 17.24(7)(f) (1)+(2) Navigation Easement - Will be placed on face of final PLAT
Location to Airport	✓		PLAT adjacent to Airport, but compromised No. of Lots (from 27 to 20)
Parks/Parkways	✓		✓
Highways/Expressways	✓		
Town/County Roads	✓		
Drainage Ways	✓		
Schools	✓		
Adjacent Zoning	✓		P-1, R-1 + R-2
Lot and Street Layout	✓		OK'd by state

Design Fits Topography	✓		
Adjacent Land Uses	✓		- Airport to North - Oak Grove Park to East and West - unplatted lands owned by plattees to South
Other	✓		
General Comments: Developers compromised on number of lots, from 27 to 20 lots - this increased size of lots & decreased density. This compromise is more agreeable for public's best interest - <u>Approved</u> by committee on July 11th meeting			

Gerry L. Bouzic
August 2, 1981



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, Director

Jerry L. Bougie, Principal Planner

Robert E. Braun, Zoning Administrator

August 3, 1988

Steven T. Chronis
Aero-Metric Engineering
539 N. Madison Str.
Chilton, Wis. 53014

Re: Oak Grove 1st Addition, City of Oshkosh

Dear Mr. Chronis:

The subject plat was transmitted to the Winnebago County Planning Department by your agency on July 28, 1988.

The Winnebago County Planning and Zoning Committee has reviewed the preliminary plat for conformance with the Winnebago County/Town County Zoning Ordinance and conditions its certification of non-objection with the following restriction (this restriction shall be placed on the final plat):

RESTRICTION FOR PUBLIC BENEFIT

WINNEBAGO COUNTY

"Properties within this plat are subject to the provisions of Section 17.24, Airport Zoning District of the Winnebago County/Town County Zoning Ordinance".

If you should have any questions, please contact me anytime.

Sincerely,

Jerry L. Bougie

Jerry L. Bougie
Principal Planner

cc: Oak Grove Corporation
Dept. of Agric., Trade, and
Consumer Protection
Jeanette Diakoff, Tn. of Algoma

NONOBJECTIONABLE

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

Jerry L. Bougie
County Planner

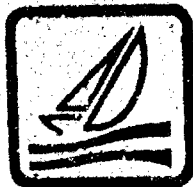
DATE 8/3/88

Courthouse

P. O. Box 2808

Oshkosh, WI 54903-2808

414/235-2500



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, Director

Jerry L. Bougie, Principal Planner

Robert E. Braun, Zoning Administrator

July 26, 1988

John Moore, Attorney
3 Algoma Bld.
Oshkosh, Wis. 54901

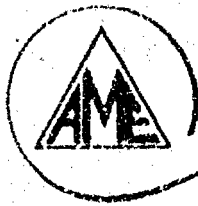
Dear Mr. Moore:

Please find the enclosed avigation easement and a copy of our Airport Zoning District language. Please review and have Mr. Muza and Mr. Strey sign the easement agreement and return it to me. I will then have the agreement notarized. The original copy of this document will be recorded with the County Register of Deeds office.

I apologize for the late response. If you have any questions, please call me at 235-2500 ext. 430 anytime between 8:00 a.m. and 4:30 p.m. Monday through Friday. Thank you.

Sincerely,

Jerry L. Bougie
Principal Planner



Aero-metric
ENGINEERING, INC.

639 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 818-7708
(800) 472-5313

July 27, 1988

Mr. David E. Schmidt
Director of Planning & Zoning
Winnebago County Court House
P.O. Box 2808
Oshkosh, WI 54903

Re: First Addition to Oak Grove Park; Preliminary Plat

Dear Dave:

Enclosed are four (4) prints of the subject plat for your review. Please let me know if there are any objections at your earliest convenience.

Thank you,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis

Steven T. Chronis
Manager-Property Surveys

STC/dmb
Enclosures

Plg + Zoning Committee 7/6/68

1,200 ft from
Airport

Oak Grove

Lots 15-18

Combine 21,000 \pm 8 A
Lots 9-10
13-14
Combine
> adj to Knappa

~~26-32~~
.34 A

= 20 Lots total

Lots 19-20 .32 A (Lot 11/12) sold

Recording of Plat

Hookups by draper

* Density

Easement

[stipulation in deed
not to sue - "covenant running with the land"

draper (cost to) = 174,610 or \$8,730 / lot



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*
Leonard Leverence, *Principle Planner* • James Mabry, *Zoning Administrator*

September 23, 1987

Ms. Jean Storm
Wisconsin Dept. of Development
123 W. Washington Avenue
Loraine Building
Madison, WI 53702

RE: Oak Grove Park - 1st Addition

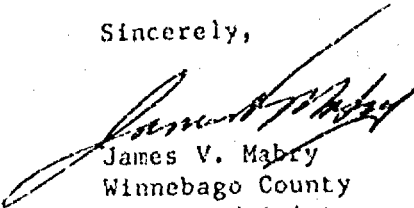
Dear Ms. Storm:

Per our telephone conversation this date, enclosed please find letter (received September 21, 1987) from Attorney Yakes to Winnebago County. Also enclosed is the background memorandums per your request.

The Planning and Zoning Committee has been trying to resolve the objections to Oak Grove Park - 1st Addition; the efforts have not been successful. It is the consensus of the Committee not to make a decision on this matter and to refer it to you for appropriate action.

If you have questions on this matter, please call me.

Sincerely,


James V. Mabry
Winnebago County
Zoning Administrator

JVM:sn

cc: *Corporation Council*
atty Yakes

Enclosure(s)

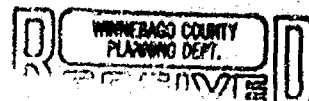
Law Offices of

YAKES & BAUER, S.C.

141 N. SAWYER STREET
POST OFFICE BOX 1338
OSHKOSH, WISCONSIN 54902-1338
OSHKOSH (414) 231-1500 -- APPLETON-NEENAH (414) 722-5810

GARY R. YAKES
JOSEPH N. BAUER
CHRISTOPHER R. KINDT

September 18, 1987



Planning Department
Winnebago County Courthouse
P.O. Box 2808
Oshkosh, WI 54903-2808

SEP 21 1987

ATTN: Leonard Leverence

Re: Proposed Muza/Strey Plat

Dear Mr. Leverence:

I have been asked to reply to your most recent letter to Messrs. Muza and Strey concerning the proposed plat which has been before the Winnebago County Planning and Zoning Committee. From a financial standpoint, my clients cannot afford to develop a plat with the minimum number of lots as proposed by the Committee. My clients have decided to defer any plans for development until next year in view of the fact that the construction season for extension of utilities has now been lost.

My clients are planning on bringing this matter back to your Committee next year when they will know what the revised construction costs will be for proposed utility extensions. In the meantime, my clients will not take any action with respect to the sale of any lots or blocks of property in the Burnwood Court area. I trust this will satisfy your inquiry.

Very truly yours,


GARY R. YAKES

dmc



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, Director

Leonard Leverence, Principle Planner • James Mabry, Zoning Administrator

August 28, 1987

Mr. Leo A. Muza
P.O. Box 707
Oshkosh, WI 54901

Stuart C. Strey
1205 Mason Street
Oshkosh, WI 54901

RE: Preliminary Plat - Oak Grove 1st Addition
City of Oshkosh

Gentlemen:

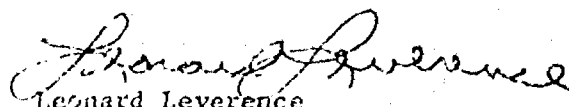
The purpose of this letter is to inform you that the Winnebago County Planning and Zoning Committee met on August 10, 1987 and reviewed the status of their approval for sixteen (16) lots for the preliminary plat of Oak Grove 1st Addition.

As stated in the attached minutes the committee is considering pursuing compliance procedures on the alleged C.S.M.'s violations unless they receive notice of intent from you to proceed with final plat approval for 16 lots.

The committee will meet on September 14, 1987 to review this matter.

If I can be of any assistance to you, please contact me.

Sincerely,


Leonard Leverence
Principal Planner

LL/hc

pc: David Schmidt, Planning Director
James Mabry, Zoning Administrator



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schridt, Director
Leonard Leverage, Principle Planner • James Mabry, Zoning Administrator

M E M O R A N D U M

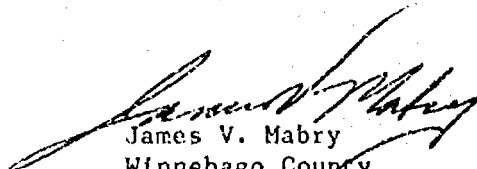
FOR THE RECORD

RE: Phone Conversation with Atty. Yakes
Muza Strey on May 11, 1987

Discussion on overall problem.

Mr. Yakes willing to present the preliminary plat to Committee for resolution.
Wants meeting with Committee, Corporation Counsel and County Executive.

Disagrees with provisions of our Zoning Ordinance on GSM requirements.


James V. Mabry
Winnebago County
Zoning Administrator

JVM:sn



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*
Leonard Leverage, *Principle Planner* • James Mabry, *Zoning Administrator*

M E M O R A N D U M

TO: Corporation Counsel
FROM: James ^{Jm} Mabry, Zoning Administrator
DATE: May 11, 1987
RE: Muza-Strey Development on Knapp St. and Burnwood Court

It is apparent that Muza-Strey is attempting to develop lands on Knapp Street and Burnwood Court without compliance of our Zoning and Land Division Ordinances. I have already provided you with the background on this matter.

The Planning and Zoning Committee has expressed a willingness to consider this matter with the developer. A revised preliminary plat was to be brought back for their consideration. The primary concern of the Committee is a dense development in relationship to the airport.

I will contact Mr. Yakes today and attempt to resolve this matter. My recommendation will be to cancel the CSM and to bring in a revised plat for Committee consideration. If I fail to resolve in this manner, I will have little choice but to ask for legal action to resolve this matter.

/sn



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, Director

Leonard Leverage, Principle Planner • James Mabry, Zoning Administrator

M E M O R A N D U M

TO: Planning and Zoning Committee

FROM: James V. Mabry, Zoning Administrator

DATE: May 5, 1987

RE: STAFF REPORT - Maza-Strey Certified Survey Maps

In addition to my Memorandum of May 1, 1987, the following must also be considered:

- A. The Certified Survey Maps have not formally been submitted to the Zoning Office per my request of April 30, 1987;
- B. The Certified Survey Maps have been approved by the City of Oshkosh on April 28, 1987;
- C. The Certified Survey Maps were filed with the Winnebago County Register of Deeds and recorded on April 30, 1987; and
- D. I pointed out the requirements for County to review said maps on May 6, 1987. The City has chosen to disregard our ordinance requirements and is apparently going to approve successive CSMs in violation of the ordinance and State statutes.

Attached are copies of the CSMs and a composite of the proposal for that area.

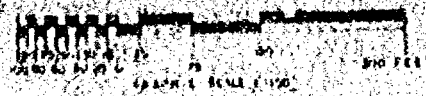
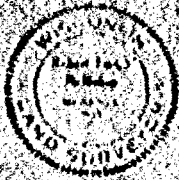
I have consulted with the Corporation Counsel on this matter. He recommends not approving any form of illegal land division and to pursue legal action to resolve this matter.

JVM:sn

Attachment(s)

cc: Corporation Counsel

OAK GROVE



U.S. DEPT. OF JUSTICE
FBI - NEW YORK

REF ID: A66521

440,47112 - 44112

KNAPP

ST. RD

1948 1/2

100271

LEGEN

ALL DIMENSIONS ARE MEASURED TO THE NEAREST 1/16"
ALL ANGLES AND BEARINGS ARE MEASURED TO THE NEAREST
MINUTE

SEC. 34

TIEN RICE

MONDAY IS ASSIGNED TO
THE EAST LINE OF SEC 34,
WHICH IS ASSIGNED TO BEAR

VICINITY MAP

Send to J. W. Mabry
 P.O. Box 2808
 C.T. H.S.
 CHICAGO, 54703

MAY 04 1987

S. DAVID Strey
 SUSAN A. WALTERS
 ELIZABETH A. OLSON

Mura x 1	x 2	Bennett		Strey x 3	x 4	Katzman	
Mura x 5	6	Mura 7	8	Strey 9	10	Strey 11	x 12
Mura 13	14	Mura 15	16	Strey 17	18	Strey 19	x 20
Mura x 21	x 22	Mura 23	24	Strey 25	26	Strey x 27	x 28
Mura				Strey			
29	30	31	32	33	34		

Edwin A. Strey
 MARY C. DAWKINS
 ANNE M. McCool

ANN M. MORA
 SUSAN E. YOST
 THOMAS L. MORA

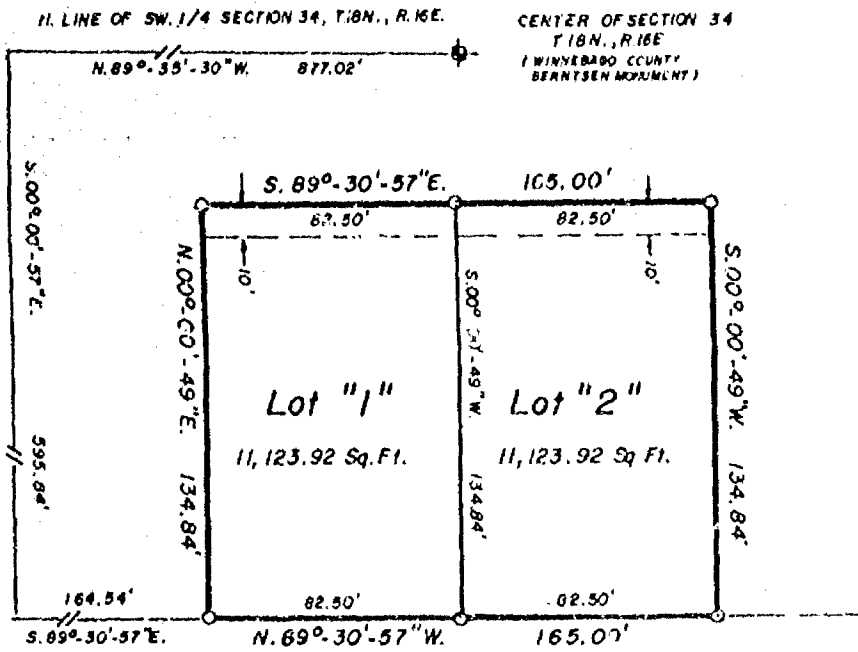
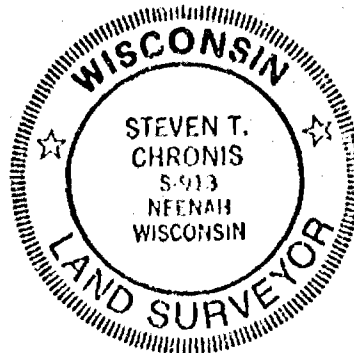
SURVEYOR'S CERTIFICATE:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Leo A. Muza a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 0.5107 acres of land and being described by: Commencing at the Center of said Section 34; thence N89°-35'-30"W 877.02 feet, along the North line of the SW $\frac{1}{4}$ of said Section 34 to its intersection with the East line of Burnwood Court, thence S00°-00'-57"E 595.84 feet, along the East line of Burnwood Court; thence S89°-30'-57"E 164.54 feet, along the North line of Burnwood Court to the true point of beginning; running thence N00°-00'-49"E 134.84 feet; thence S89°-30'-57"E 165.00 feet; thence S00°-00'-49"W 134.84 feet; thence N89°-30'-57"W 165.00 feet to the true point of beginning.

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 the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 16th day of April, 1987.

Steven T. Chronis
Wisconsin Registered Land Surveyor S-0913
Steven T. Chronis

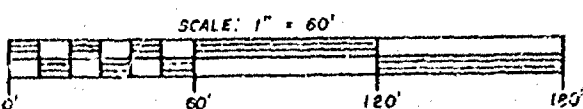


LEGEND

○ 1" x 24" IRON PIPE WEIGHING 1.68 LBS
PER LINEAL FOOT SET.

10' UTILITY EASEMENT

AERO-METRIC ENGINEERING INC.
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014



THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRIESCHER S-1599

L-1554

ALL BEARINGS REFERENCED TO THE NORTH LINE OF THE
SW. 1/4 SECTION 34, T.18N., R.16E ASSUMED TO BEAR
N. 89°-35'-30" W.

OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Dated this 16th day of April, 1987.

In the Presence of:

[Signature]
Dianne M. Concoran

[Signature]
Leo A. Muza
[Signature]
Elaine J. Muza

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally, came before me this 16th day of April, 1987, I have named Leo A. Muza and Elaine J. Muza to me known to be the persons who foregoing instrument and acknowledged the same.

[Signature]
Notary Public Winnebago Wisconsin

My Commission expires is permanent

CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE:

This Certified Survey Map of a part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T18N, R16E, 13th Ward, City of Oshkosh, Leo A. Muza and Elaine J. Muza, owners, is hereby approved.

Date 4/20/87 [Signature]
Bruce Roskom, Secretary of Planning Commission

Dated this 16th day of April, 1987.

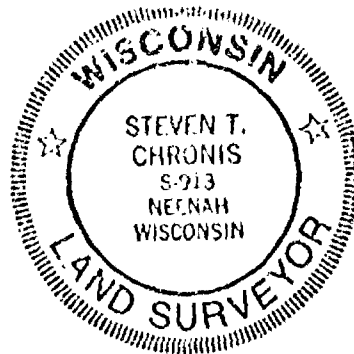
[Signature]
Wisconsin Registered Land Surveyor S-0913
Steven T. Chronis

678837

Register's Office
Winnebago County, Wis.
Received for record
on 30th Day of

April
A.D. 1987
2:58 o'clock PM

and recorded in Vol. 100 of ASM, Page: 1695
[Signature]
REGISTER OF DEEDS



[Signature]
Gary Yates

[Signature]
68

SURVEYOR'S CERTIFICATE:

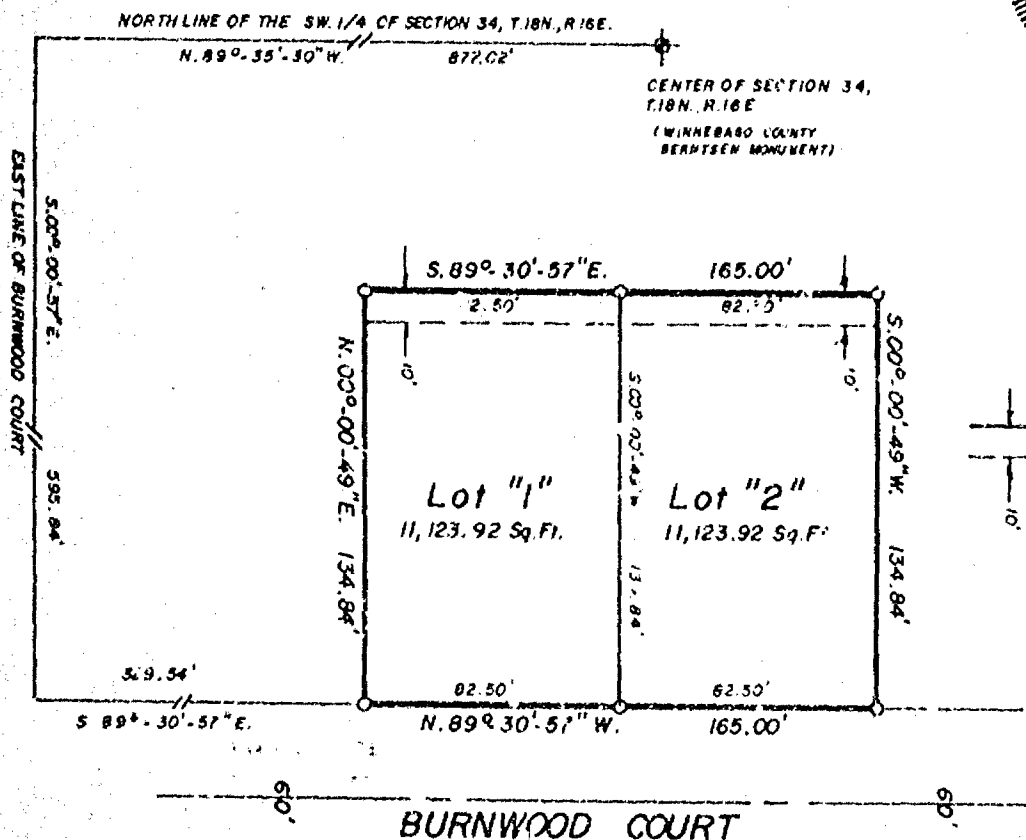
I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Stuart G. Strey a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 0.5107 acres of land and being described by: Commencing at the Center of said Section 34; thence N89°-35'-30"W 877.02 feet, along the North line of the SW $\frac{1}{4}$ of said Section 34 to its intersection with the East line of Burnwood Court; thence S00°-00'-57"E 595.84 feet, along the East line of Burnwood Court; thence S89°-30'-57"E 329.54 feet, along the North line of Burnwood Court to the true point of beginning; running thence N00°-00'-49"E 134.84 feet; thence S89°-30'-57"E 165.00 feet; thence S00°-00'-49"W 134.84 feet; thence N89°-30'-57"W 165.00 feet to the true point of beginning.

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 the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 10th day of April, 1987.

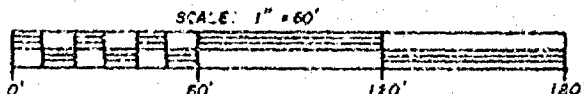
Steven T. Chronis
Wisconsin Registered Land Surveyor S-0913
Steven T. Chronis



LEGEND
 ○ 1" = 24" IRON PIPE WELSHING
 1.68 LBS. PER LINEAL FOOT SET
 + 10' UTILITY EASEMENT

ALL BEARINGS REFERENCED TO THE NORTH LINE OF THE SW 1/4 SECTION 34, T.18N., R.16E. ASSUMED TO BEAR N. 89° 35' 30" W.

AERO-METRIC ENGINEERING INC.
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014



THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRIESCHER S-1559

L-1553

CERTIFIED SURVEY MAP

SHEET 2 OF 2

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Dated this 16th day of April, 1987.

In the presence of:

[Signature]

Dianne M. Coe

[Signature]
Stuart C. Strey

[Signature]
Joyce M. Strey

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this 16th day of April, 1987, the above named Stuart C. Strey and Joyce M. Strey to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public [Signature] Wisconsin

My Commission expires is permanent

CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE:

This Certified Survey Map of a part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T18N, R16E, 13th Ward, City of Oshkosh, Stuart C. Strey and Joyce M. Strey, owners, is hereby approved.

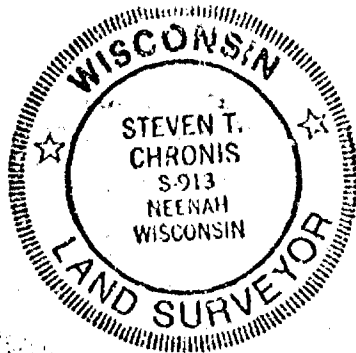
Dated 4/28/87

[Signature]
Bruce Koskom, Secretary of Planning Commission

Dated this 16th day of April, 1987.

[Signature]

Wisconsin Registered Land Surveyor S-0913
Steven T. Chronis



678836

Register's Office
Winnebago County, Wis.
Received for record this 30th
day of April, A.D., 1987
at 2:56 o'clock P.M. and
recorded in Vol. 1 of CSM
on page 16.94
[Signature]
Register of Deeds

[Signature] day
L-15536

SURVEYOR'S CERTIFICATE:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Thomas L. Muza a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 1.5310 acres of land and being described by: Commencing at the Center of said Section 34; thence N89°-35'-30"W 877.02 feet, along the North line of the SW $\frac{1}{4}$ of said Section 34 to its intersection with the East line of Burnwood Court; thence S00°-00'-57"E 326.00 feet, along the East line of Burnwood Court to the true point of beginning; running thence S89°-30'-57"E 329.67 feet; thence S00°-00'-49"W 135.00 feet; thence N89°-30'-

Continued

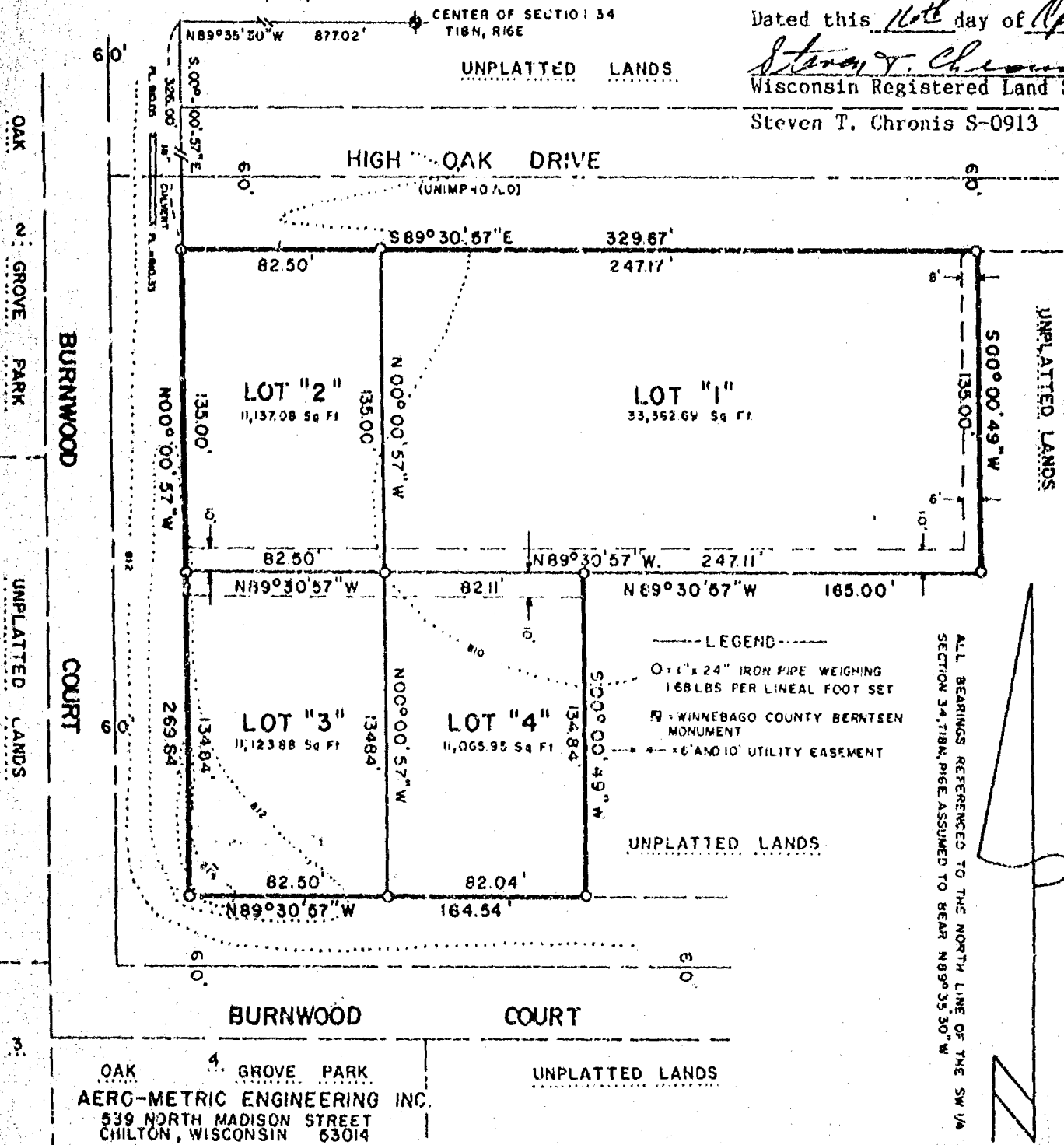


NORTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 34, T18N, R16E

Dated this 16th day of April, 1987

Steven T. Chronis
Wisconsin Registered Land Surveyor

Steven T. Chronis S-0913



L-1555

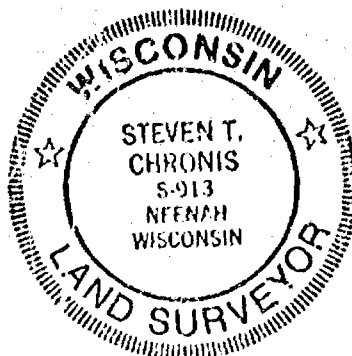
SURVEYOR'S CERTIFICATE CONTINUED:

57°W 165.00 feet; thence S00°-00'-49"W 134.84 feet; thence N89°-30'-57"W 164.54 feet, thence N00°-00'-57"W 269.84 feet to the true point of beginning.

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 the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same,

Dated this 16th day of April, 1987

Steven T. Chronis
Wisconsin Registered Land Surveyor S-0913
Steven T. Chronis



OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Dated this 16th day of April, 1987.

In the presence of:

[Signature]
Dianne M. Corcoran

Thomas L. Muza
Thomas L. Muza
Ann M. Muza
Ann M. Muza
Susan E. Yost
Susan E. Yost

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this 16th day of April, 1987, the above named Thomas A. Muza, Ann M. Muza and Susan E. Yost, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, Winnebago County, Wisconsin
My Commission expires 12/31/1991

PARKS DEDICATION FEE COVENANT:

Pursuant to Sec. 30-37(c) Proportionate Payment in Lieu of Dedication of the City of Oshkosh Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the owner/agent prior to issuance of a building permit. The fee will be used for neighborhood park and recreation area purposes.

CITY OF OSHKOSH PLANNING COMMISSION CERTIFICATE:

This Certified Survey Map of a part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T18N, R16E, 13th Ward, City of Oshkosh, Thomas L. Muza, Ann M. Muza, and Susan E. Yost, owners, is hereby approved.

Date 4/30/87
Bruce Roskom
Bruce Roskom, Secretary, Planning Commission

SURVEYOR'S CERTIFICATE:

Sheet 1 of 2

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Edwin A. Strey, a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirtieth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 1.5334 acres of land and being described by: Commencing at the center of said Section 34; thence N89°-35'-30"W 217.18 feet, along the North line of the SW $\frac{1}{4}$ of said Section 34 to its intersection with the West line of Burnwood Court; thence S00°-00'-49"W 326.87 feet, along the west line of Burnwood Court to the true point of beginning; running thence S00°-00'-49"W 269.84 feet; thence N89°-30'-57"W 165.00 feet; thence N00°-00'-49"E 134.84 feet; thence N89°-30'-57"W 165.00 feet; thence N00°-00'-49"E 135.00 feet; thence S89°-30'-57"E 330.00 feet to the true point of beginning.

Continued

UNPLATTED LANDS.

HIGH OAK DRIVE

(UNIMPROVED)

S.89°-30'-57"E 330.00'

247.50'

82.50'

Lot "1"

33,411.36 Sq. Ft.

Lot "2"

11,137.12 Sq. Ft.

UNPLATTED LANDS

LEGEND

○ = 1" x 24" IRON PIPE WEIGHING 1.60 LBS.
PER LINEAL FOOT SET

ALL ELEVATIONS BASED ON CITY OF OSHKOSH DATUM

UTILITY EASEMENT

Lot "4"

11,123.92 Sq. Ft.

Lot "3"

11,123.92 Sq. Ft.

BURNWOOD COURT

COURT

UNPLATTED LANDS.

Dated this 16th day of April 1987.

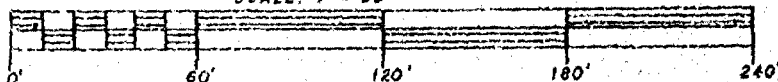
Steven T. Chronis

Wisconsin Registered Land Surveyor S-0913

AERO-METRIC ENGINEERING INC. Steven T. Chronis

539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014

SCALE: 1" = 60'



L-1556

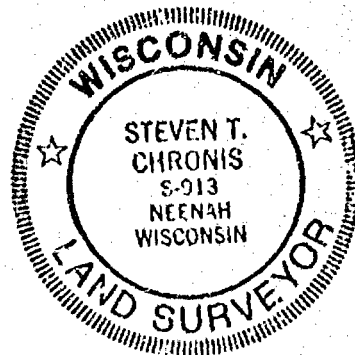
SURVEYOR'S CERTIFICATE CONTINUED:

Sheet 2 of 2

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 the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 16th day of April, 1987.

Steven T. Chronis
Wisconsin Registered Land Surveyor S-0913
Steven T. Chronis



OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Dated this 16th day of April, 1987.

In the Presence of:

Harry R. Yaker
Dianne M. Carman

Edwin A. Strey
Edwin A. Strey
Mary C. Bancroft
Mary C. Bancroft
Anne M. McCool
Anne M. McCool

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this 16th day of April, 1987, the above named Edwin A. Strey, Mary C. Bancroft, and Anne M. McCool to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Harry R. Yaker
Notary Public, Winnebago County, Wisconsin
My Commission expires is 12/31/88

PARKS DEDICATION FEE COVENANT:

Pursuant to Sec. 30-37(c) Proportionate Payment in Lieu of Dedication of the City of Oshkosh Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the owner/agent prior to issuance of a building permit. The fee will be used for neighborhood park and recreation area purposes.

CITY PLANNING COMMISSION CERTIFICATE:

This Certified Survey Map of a part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T18N, R10E, 13th Ward, City of Oshkosh, Edwin A. Strey, Mary C. Bancroft, and Anne M. McCool, owners, is hereby approved.

Date 4/30/87

Bruce Roskom
Bruce Roskom, Secretary of Planning Commission

678834

Register's Office

Winnebago County, Wis. tl

Received for record this 30th

day of April, 1987

at 2:52 o'clock P.M. and

recorded in Vol. 1.. of CSM

on page 1692

Register of Deeds

Aug 6th
Harry Yaker

L-1556

SURVEYOR'S CERTIFICATE:

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of S. David Strey all of Parcel C of Certified Survey Map No. 64 recorded in Volume 1 on Page 64 of Certified Survey Maps Document No. 0416452 in the Winnebago County Registry and a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 1.5049 acres of land and being described by: Commencing at the center of said Section 34; then a N89°-35'-30"W

Continued

**WINNEBAGO COUNTY AIRPORT
UNPLATTED LANDS**

KNAP STREET ROAD

22' bituminous pavement

2 GAS MAIN

overhead power - telephone lines

S 89° 35' 30" E 165.00'

NORTH LINE OF THE SW $\frac{1}{4}$ SECTION 34, T18N, R16E

N 89° 35' 30" W 382.18'

CENTER SEC 34
T18N, R16E

Dated this 16th day of April, 1987

Steven T. Chronis
Wisconsin Registered Land Surveyor, S 0913
Steven T. Chronis

CSM NO. 64

WEST 1/4 CORNER
SECTION 34
T18N, R16E

N 00° 00' 49" E

LOT "2"
11,219.49 Sq Ft

LOT "1"
11,219.49 Sq Ft

S 00° 00' 49" W

UNPLATTED LANDS

266.44'

130.44'

82.50'

82.50'

82.50'

S 89° 35' 30" E 165.00'

82.50'

S 89° 35' 30" E

247.50'

LOT "3"
32,322.60 Sq Ft

LOT "4"
19,791.97 Sq Ft

N 00° 00' 49" E

130.87'

247.50'

N 89° 30' 57" W

330.00'

HIGH OAK DRIVE

(UNIMPROVED)

UNPLATTED LANDS

LEGEND

○ = 1" x 24" IRON PIPE WEIGHING 168 LBS PER LINEAL FOOT SET

■ = WINNEBAGO COUNTY BERTSEN MONUMENT

ALL ELEVATIONS BASED ON CITY OF OSHKOSH DATUM

UTILITY EASEMENT

SCALE: 1" = 60'



AERO-METRIC ENGINEERING INC.

539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS S-0913

L-1557

BURNWOOD COURT

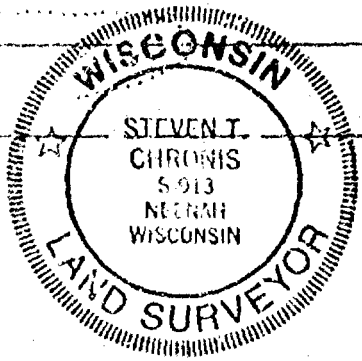
20' bituminous pavement

1/4" GAS MAIN

CSM

NO. 64

OVERHEAD POWER - TELEPHONE



CERTIFIED SURVEY MAP

SHEET 2 OF 2

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS

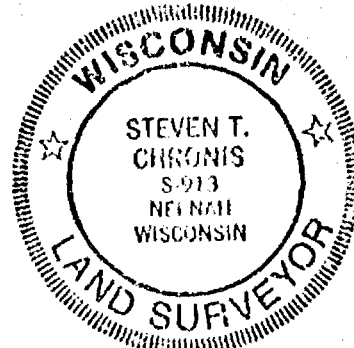
SURVEYOR'S CERTIFICATE CONTINUED:

382.18 feet, along the North line of the SW $\frac{1}{4}$ of said Section 34 to the true point of beginning; running thence S00°-00'-49"W 136.00 feet; thence S89°-35'-30"E 165.00 feet; thence S00°-00'-49"W 130.37 feet; thence N89°-30'-57"W 330.00 feet; thence N00°-00'-49"E 266.44 feet; thence S89°-35'-30"E 165.00 feet to the true point of beginning.

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 the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 16th day of April, 1987.

Steven T. Chronis
Wisconsin Registered Land Surveyor S-0913
Steven T. Chronis



OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Dated this 16th day of April, 1987.

In the presence of:

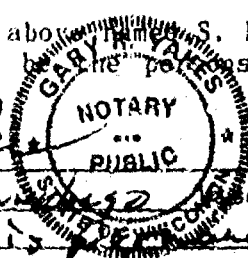
[Signature]
Dianne M. Coonan

Stuart David Strey
S. David Strey
[Signature]
Susan A. Walters
Elizabeth A. Olson
Elizabeth A. Olson

STATE OF WISCONSIN)
WINNEBAGO COUNTY) SS

Personally came before me this 16th day of April, 1987, the above named S. David Strey, Susan A. Walters, and Elizabeth A. Olson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public [Signature] Wisconsin
My Commission expires 12/31/92



PARKS DEDICATION FEE COVENANT:

Pursuant to Sec. 30-37(c) Proportionate Payment in Lieu of Dedication of the City of Oshkosh Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the owner/agent prior to issuance of a building permit. The fee will be used for neighborhood park and recreation area purposes.

CITY PLANNING COMMISSION CERTIFICATE:

This Certified Survey Map of all of Lot C of Certified Survey Map No. 64 and a part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T18N, R16E, 13th Ward, City of Oshkosh, S. David Strey, Susan A. Walters, and Elizabeth A. Olson owners is hereby approved.

Date 4/30/87

[Signature]
Bruce Roskon, Secretary of Planning Commission

STATE OF WISCONSIN)
WINNEBAGO COUNTY)

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. 1696

SHEET 1 OF 2

Being a part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T.18N., R.16E., 13th Ward, City of Oshkosh, Winnebago County, Wisconsin.

Dated this 24th day of February, 1987.

Steven T. Chronis
Wisconsin Registered Land Surveyor S-913
Steven T. Chronis



WINNEBAGO COUNTY AIRPORT

UNPLATTED LANDS

22' WIDE BITUMINOUS PAVEMENT

KNAPP STREET ROAD

OVERHEAD ELECTRIC & TELEPHONE

S. 89°-35'-30" E. 164.84'

82.50'

82.34'

11,219.69 Sq. Ft.

Lot "1"

N. 00°-00'-57" W. 136.00'

82.50'

82.27'

11,192.36 Sq. Ft.

Lot "2"

S. 00°-00'-49" W. 136.00'

82.50'

82.50'

10,728.99 Sq. Ft.

Lot "3"

S. 00°-00'-57" E. 130.11'

82.50'

82.50'

32,206.95 Sq. Ft.

Lot "4"

S. 89°-35'-30" E. 165.00'

82.50'

82.50'

247.21'

329.71'

N. 89°-30'-57" W.

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

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UNPLATTED LANDS

UNPLATTED LANDS

LEGEND

○ = 1" x 24" IRON PIPE WEIGHING 1.68 LBS. PER LINEAL FOOT SET.

● = 3/4" IRON PIPE FOUND

N.B. 88, PG. 24-34

ALL ELEVATIONS BASED ON THE CITY OF OSHKOSH DATUM

• UTILITY EASEMENT

SCALE: 1" = 60'

AERO-METRIC ENGINEERING INC.
539 NORTH MADISON STREET
CHILTON, WISCONSIN 53014

THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRIESCHER S-1599

L-1541

SURVEYOR'S CERTIFICATE:

SHEET 2 OF 2

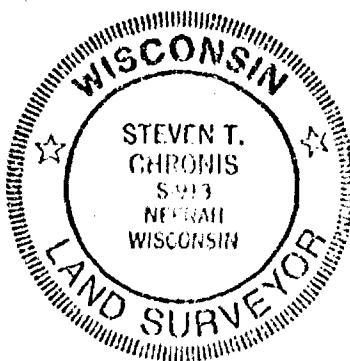
I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided, and mapped under the direction of Robert J. Muza and Patricia Ann Lorfeld a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 65,347.49 square feet of land and being described by: Commencing at the center of said Section 34; thence N89°-35'-30"W 712.18 feet, along the North line of the SW $\frac{1}{4}$ of said Section 34 to the true point of beginning; thence S00°-00'-49"W 126.00 feet; thence S89°-35'-30"E 155.00 feet; thence S00°-00'-49"W 130.44 feet, to the North line of High Oak Drive; thence N89°-30'-57"W 329.71 feet, along the North line of High Oak Drive to the East line of Burnwood Court; thence N00°-00'-57"W 266.00 feet, to the North line of the SW $\frac{1}{4}$ of said Section 34; thence S89°-35'-30"E 164.34 feet, along the North line of the SW $\frac{1}{4}$ of said Section 34 to the true point of beginning.

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 the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 16th day of April, 1987.

Steven T. Chronis
Wisconsin Registered Land Surveyor S-913
Steven T. Chronis



OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed divided and mapped as represented on this map.

In the Presence of:

[Signature]

Robert J. Muza
Robert J. Muza

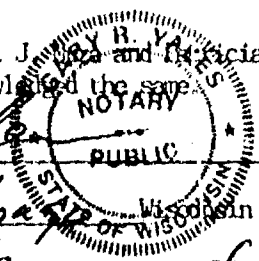
Dianne M. Conner

Patricia Ann Lorfeld
Patricia Ann Lorfeld

STATE OF WISCONSIN }
WINNEBAGO COUNTY } SS

Personally came before me this 16th day of April, 1987, the above named Robert J. Muza and Patricia Ann Lorfeld to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public Winnebago Wisconsin



My Commission expires is permanent

PARKS DEDICATION FEE COVENANT:

Pursuant to Sec. 30-37(c) Proportionate Payment in Lieu of Dedication of the City of Oshkosh Subdivision Ordinance, a \$100.00 per unit fee shall be paid by the owner/agent prior to issuance of a building permit. The fee will be used for neighborhood park and recreation area purposes.

CITY PLANNING COMMISSION CERTIFICATE:

This Certified Survey Map of a part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T18N, R16E, 13th Ward, City of Oshkosh, Robert J. Muza and Patricia Ann Lorfeld, owners, is hereby approved.

Date: 4/30/87

Bruce Roskam
Bruce Roskam, Secretary of Planning Commission



Winnebago County

PLANNING AND ZONING DEPARTMENT

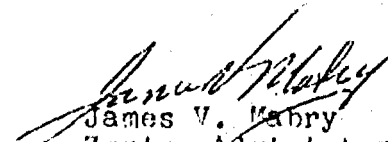
David E. Schmidt, *Director*
Leonard Leverence, *Principle Planner* • James Mabry, *Zoning Administrator*

May 1, 1987

Memorandum For: Planning and Zoning Committee

Enclosed information pertaining to Muza-Strey division of lands off Burnwood Court and Snapp Street.

This matter has been placed on your agenda for May 6, 1986.


James V. Mabry
Zoning Administrator

cc: Planning Director
Principle Planner



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, Director

Leonard Leverage, Principle Planner • James Mabry, Zoning Administrator

May 1, 1987

Memorandum For: Corporation Council

Enclosed information pertaining to Muza-Strey division of lands off Burnwood Court and Knapp Street.

S. 236.02 (8) (b), Wisconsin Statutes defines a subdivision in part as; creation of five or more parcels or building sites of $1\frac{1}{2}$ acres each or less in area which are created by successive divisions within a period of 5 years.

S. 236.34 Recording of Certified Survey Maps, use in conveyancing, Wisconsin Statutes explains use and requirements. Note that CSM's may be used for not more than 4 lots.

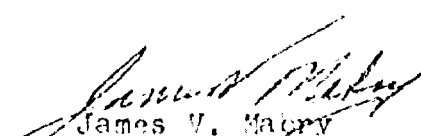
Also note under s. 236.34 statutory history, that "Certified Survey Maps under s. 236.34 cannot substitute for subdivision surveys under 236.02 (8). Penalties under 236.31 apply to improper use of Certified Surveys. 67 Atty Gen 294."

Winnebago County has adopted a subdivision ordinance under s. 236.45. Winnebago County requires review and approval of CSM's within the AIR-3 (overlay) District.

Muza-Strey submitted a plat to the county for approval. The County objected to the plat based upon density near the airport. This plat cannot be approved until the objection is resolved.

It appears to me that the Muza-Strey CSM's are a clear attempt to contravene the platting requirements of the statutes. It is my belief that the Planning and Zoning Committee must DENY these CSM's on this basis.

The Planning and Zoning Committee will consider these on May 6, 1987. Please advise the committee and staff as to future handling of this problem.


James V. Mabry
Zoning Administrator



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*
Leonard Leverence, *Principle Planner* • James Mabry, *Zoning Administrator*

April 30, 1987

Mr. Leo A. Muza
P.O. Box 707
Oshkosh, WI 54901

Stuart C. Strey
1205 Mason Street
Oshkosh, WI 54901

Gentlemen:

Per City of Oshkosh Notices, it has come to our attention that you are dividing certain lands on Burnwood Court and Knapp Street within the City of Oshkosh.

This area lies within the Winnebago County Basic Zoning District, City (Air-3). Under s. 17.24(4)(c) of the Winnebago County Town/County Zoning Ordinance, all new land divisions, five acres or less in size, shall adhere to the Certified Survey Map provisions of s. 18.07(2) of the Winnebago County Subdivision Ordinance.

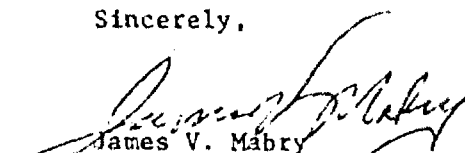
This means, that all CSM's must be provided to the County for review and approval. Therefore, I am asking that all such surveys be processed through this office.

The Planning and Zoning Committee will consider these surveys on May 6, 1987 at their deliberative session. You may address the committee on this subject if you desire.

As you are aware, a preliminary plat of this area was presented and objected to by the committee. This objection basically was because of density so close to the airport. It seems to me that the series of CSM's replacing the plats violates the intent of Chapter 236, Wisconsin Statutes and may be illegal.

If you have questions on this matter, please call me.

Sincerely,


James V. Mabry
Zoning Administrator

JVM/hc

cc: Gerald Engeldinger

Courthouse • P. O. Box 2808 • Oshkosh, WI 54903-2808 • 414/235-2500

CITY OF OSHKOSH
PLANNING AND ZONING DEPARTMENT
WINNEBAGO COUNTY COURTHOUSE
P.O. BOX 2808
OSHKOSH, WI 54903-2808

City of Oshkosh

APR 29 1987

April 28, 1987



Planning and Zoning Department
Winnebago County Courthouse
P.O. Box 2808
Oshkosh, WI 54903-2808
ATTN: James V. Mabry

Re: Burnwood Court and Knapp St. Rd. area

Dear Jim:

We are in receipt of your letter dated April 27, 1987. Please be advised that once the City of Oshkosh Plan Commission takes action relative to the lot divisions in the above referenced area, no further statutory reviews will be required.

Sincerely,

CITY OF OSHKOSH

Bruce Roskom
Principal Planner

BR/ddw



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*

Leonard Leverence, *Principle Planner* • James Mahry, *Zoning Administrator*

April 27, 1987

Mr. Bruce Roskom
City of Oshkosh
Planning & Research Division
215 Church Street
Oshkosh, WI 54901

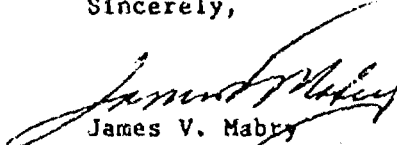
Dear Bruce:

The zoning staff has reviewed the proposals of Muza and Strey to divide certain lands on Burnwood Court and Knapp Street Road.

Under s. 17.24(4)(c) Basic Zoning District, City (A1r-3), all new land divisions, five (5) acres or less in size, shall adhere to the Certified Survey Map provisions of s. 18.07(2) of the Winnebago County Subdivision Ordinance.

The Planning and Zoning Committee will consider these surveys on May 6, 1987, at their deliberative session. Their decision will be forwarded to you after that date.

Sincerely,


James V. Mahry
Winnebago County
Zoning Administrator

JVM:sn

APR 21 1987

MEETING NOTICE

CITY OF OSHKOSH PLAN COMMISSION

MONDAY, APRIL 27, 1987

4:00 P.M.

TO WHOM IT MAY CONCERN:

PLEASE NOTE that the Plan Commission of the City of Oshkosh will meet on Monday, April 27, 1987 at 4:00 P.M. in Room 404 of City Hall to consider the following agenda item(s) which may be of interest to you as a surrounding property owner:

Leo and Elaine Muza request(s) the Plan Commission to review and approve a lot division for the property generally located at/commonly known as South of Knapp St. Rd., on the north side of the southern most section of Burnwood Ct..

A REPORT WILL BE PREPARED INDICATING THE POSITION OF THE PLANNING STAFF ON EACH REQUEST, AND WHEN COMPLETED, IS AVAILABLE UPON REQUEST TO ALL INTERESTED PARTIES. THIS REPORT IS ALSO SENT TO PLAN COMMISSION MEMBERS.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING AND RESEARCH DIVISION AT (414) 236-5059.

DATE: 4/20/87

CITY OF OSHKOSH GENERAL APPLICATION

THIS APPLICATION MUST BE SUBMITTED WITH THE PETITION TO THE CITY CLERK.

DATE April 15, 1987 RECORD # _____
 PETITIONER Agro-Metric Engineering, Inc.
 ADDRESS 539 N. Madison St. Chilton WI PHONE # 800/472-5313
 SIGNATURE *Stuart C. Strey*
 OWNER (If not Petitioner) Lao A Muza
 OWNER'S ADDRESS PO Box 707 Oshkosh, WI
 ADDRESS OF AFFECTED PARCEL not assigned on Burnwood Court
 SIZE OF PROPERTY: 165 FT. X 135 FT. ACRES 0.50
 LEGAL DESCRIPTION: Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 34, T18N, R16E.
13th Ward, City of Oshkosh.

ZONING CHANGE FROM _____ TO _____ LAND SUBDIVISION lot division
 CONDITIONAL USE FOR _____ OTHER _____
 EXPLAIN YOUR PROPOSED PLANS AND WHAT YOU'RE REQUESTING. ALSO NOTE IF THERE
 ARE EXISTING STRUCTURES ON THE PROPERTY.

there are no existing structures on the property. Owner plans to
offer 2 lots for sale and requests plan commission approval for a
lot division.

SITE PLAN: (A COMPLETE SITE PLAN, INCLUDING BUT NOT LIMITED TO ALL STRUCTURES,
 LOT LINES, AND STREETS WITH DISTANCES TO EACH, MUST BE SUBMITTED WITH THE
 APPLICATION WHEN APPLICABLE.)

LIST ALL ADJACENT PROPERTY OWNERS AND THEIR MAILING ADDRESS: (ADJACENT BEING
 DEFINED AS PROPERTIES WHICH PHYSICALLY ABUT, ARE CONTIGUOUS TO, AND ARE
 DIRECTLY ACROSS A PUBLIC STREET OR ALLEY FROM THE PROPERTY IDENTIFIED ABOVE.
 THIS MUST BE SUPPLIED BY THE PETITIONER. INSTRUCTION SHEET ON REVERSE SIDE.)

- | | |
|---------------------------|----------|
| 1) <u>Stuart C. Strey</u> | 5) _____ |
| <u>1205 Mason St.</u> | _____ |
| 2) _____ | 6) _____ |
| _____ | _____ |
| 3) _____ | 7) _____ |
| _____ | _____ |
| 4) _____ | 8) _____ |
| _____ | _____ |

Note: Attach additional sheets as necessary to provide the information
 requested. Additional information may also be requested as may be
 appropriate per the proposal being made.

STAFF REPORT

**PLAN COMMISSION
APRIL 27, 1987**

ITEM III: LOT DIVISION - Leo Muza

GENERAL DESCRIPTION/BACKGROUND

Leo Muza, owner, requests the Plan Commission to review and approve a lot division for the property generally located south of Knapp Street Road on the north side of the southern most section of Burnwood Court with an R-1B Single Family Residence Zoning classification.

The existing land use pattern can be characterized as follows:

- 1) The areas north, east and west are zoned R-1B Single Family and are vacant.
- 2) The area south is zoned R-1 Rural Residential (Winnebago County zoning designation) and is vacant.

ANALYSIS

The lots in question are 82.5 x 134.84 and exceed the minimum lot size standards required by the R-1B Single Family Residence District by 55%. All other zoning, statutory and subdivision regulations of the City and State have been met.

The lots in question fall within the Airport Overlay District of Winnebago County which requires low density type developments in the airport area. The R-1B Single Family Residence District allows the lowest density of any other zoning district within the City's Zoning Ordinance thus meeting the density concerns relative to this area.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the lot division with the following condition:

- 1) That the developer/owner be responsible for all capital improvement costs.

SUBJECTOR'S CERTIFICATE:

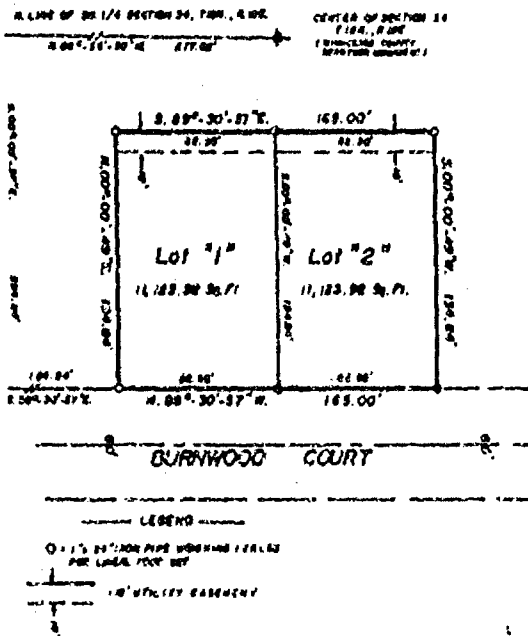
I, Eileen T. Caronia, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Leo A. Hane a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oakbrook, Winnebago County, Wisconsin containing 0.3107 acres of land and being described by: Commencing at the Center of said Section 34; thence N89°-35'-30"W 877.62 feet, along the North line of the SW $\frac{1}{4}$ of said Section 34 to its intersection with the East line of Burnwood Court; thence S00°-00'-57"E 355.84 feet, along the East line of Burnwood Court; thence S89°-30'-51"E 164.34 feet, along the North line of Burnwood Court to the true point of beginning; running thence N00°-00'-49"E 134.84 feet; thence S89°-30'-57"E 165.00 feet; thence S00°-00'-49"W 134.84 feet; thence N89°-30'-51"W 165.00 feet to the true point of beginning.

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

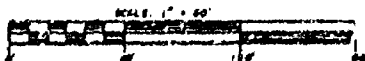
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 16th day of April, 1987.

Steven T. Chronis
Wisconsin Registered Land Surveyor 3-0913
Steven T. Chronis

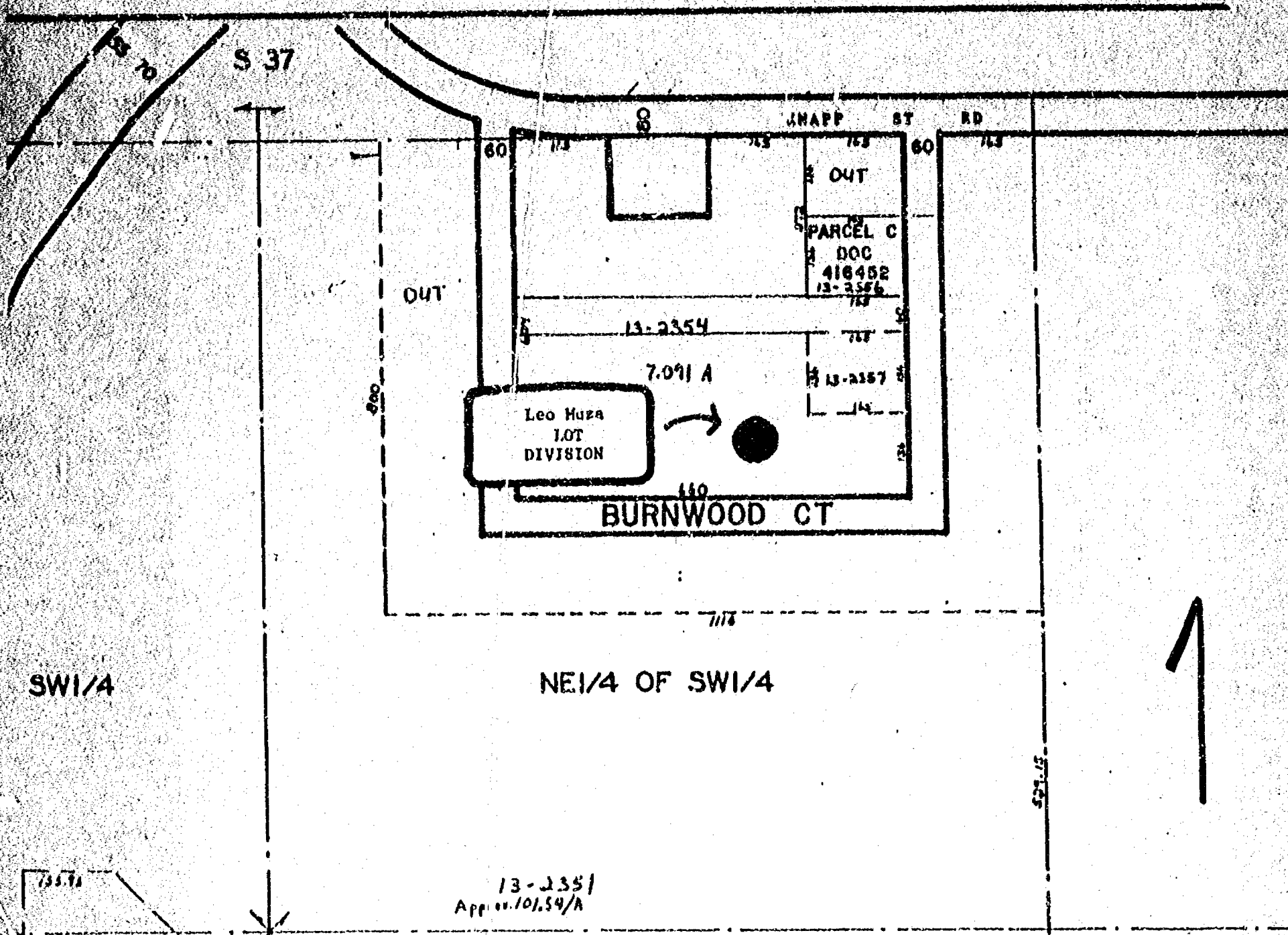


AERO-METRIC ENGINEERING INC.
838 NORTH MADISON STREET
CHILTON, WYOMING 82014



THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRICHENE? 8.10.00

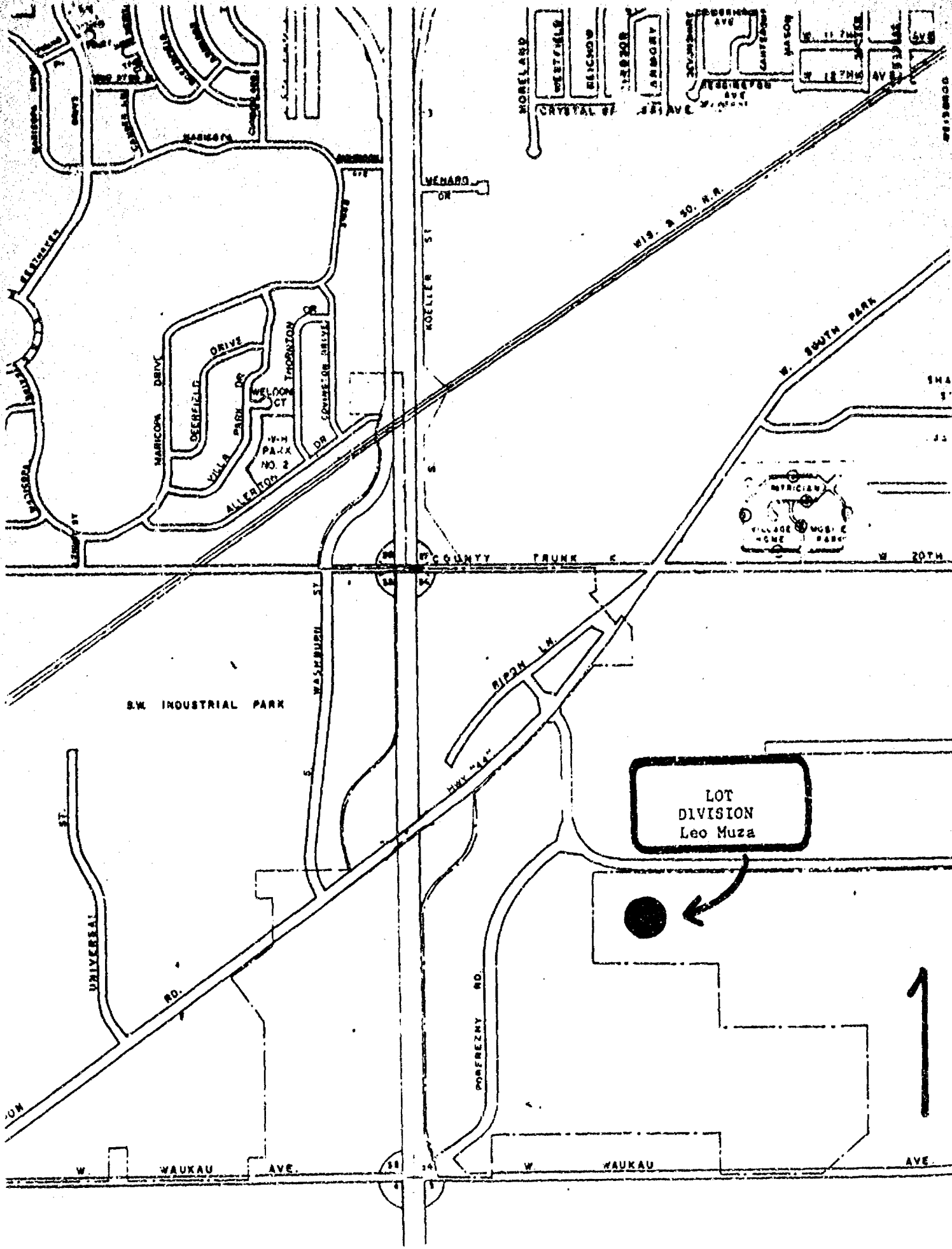
L-1554

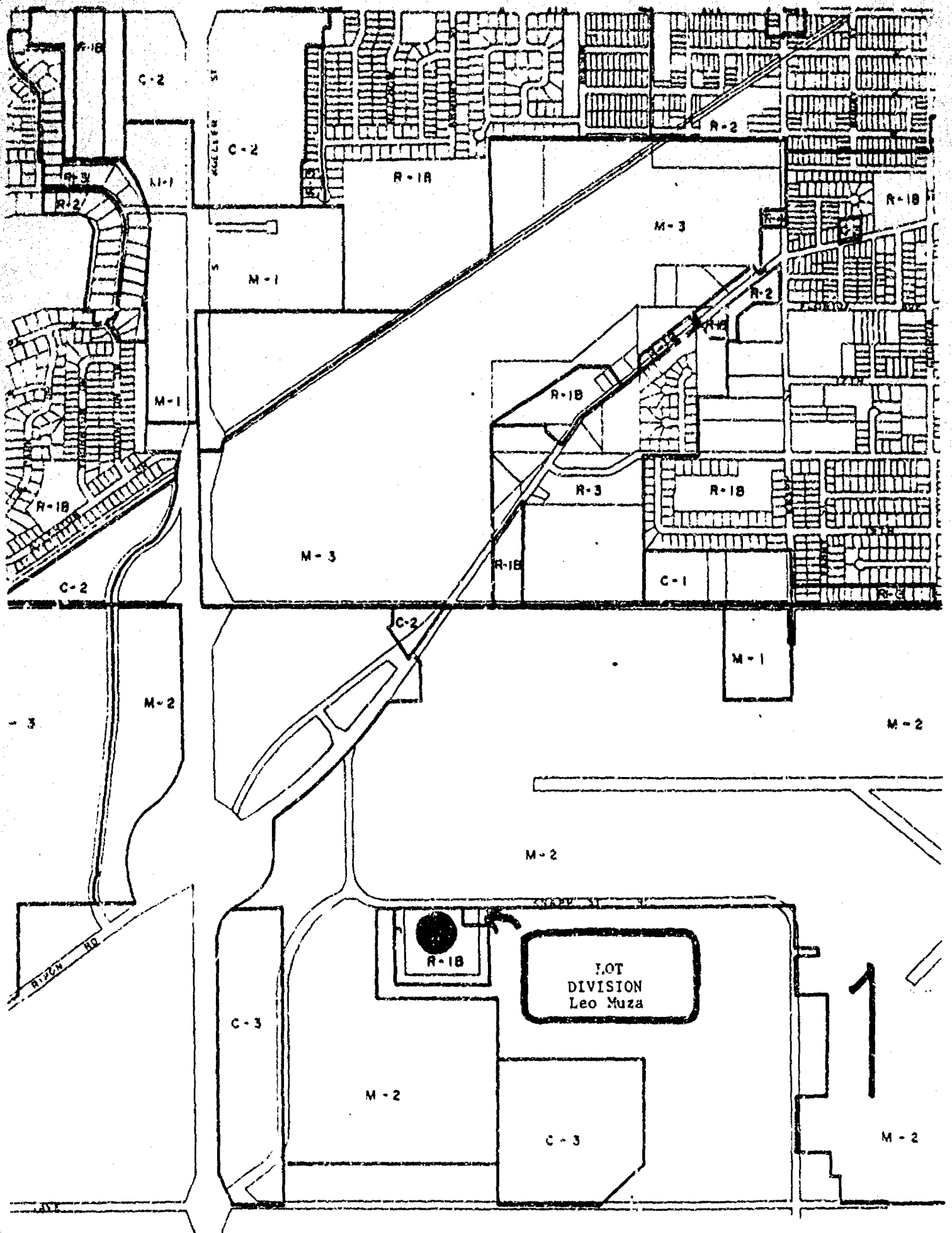


SW1/4

NE1/4 OF SW1/4

13-2351
App. ex. 101.54/A





CITY OF OSHKOSH GENERAL APPLICATION

THIS APPLICATION MUST BE SUBMITTED WITH THE PETITION TO THE CITY CLERK.

DATE April 15, 1987 RECORD # _____

PETITIONER Aero-Metric Engineering, Inc.

ADDRESS 539 N. Madison St. Chilton WI PHONE # 800/472-5313

SIGNATURE *Stuart C. Strey*

OWNER (If not Petitioner) Leo A. Muza

OWNER'S ADDRESS PO Box 707 Oshkosh, WI

ADDRESS OF AFFECTED PARCEL not assigned on Burnwood Court

SIZE OF PROPERTY: 165 FT. X 135 FT. ACRES 0.50

LEGAL DESCRIPTION: Part of the NE 1/4 of the SW 1/4 of Sec. 34, T18N, R16E,
13th Ward, City of Oshkosh.

ZONING CHANGE FROM _____ TO _____ LAND SUBDIVISION lot division

CONDITIONAL USE FOR _____ OTHER _____

EXPLAIN YOUR PROPOSED PLANS AND WHAT YOU'RE REQUESTING. ALSO NOTE IF THERE ARE EXISTING STRUCTURES ON THE PROPERTY.

there are no existing structures on the property. Owner plans to
offer 2 lots for sale and requests plan commission approval for a
lot division.

SITE PLAN: (A COMPLETE SITE PLAN, INCLUDING BUT NOT LIMITED TO ALL STRUCTURES, LOT LINES, AND STREETS WITH DISTANCES TO EACH, MUST BE SUBMITTED WITH THE APPLICATION WHEN APPLICABLE.)

LIST ALL ADJACENT PROPERTY OWNERS AND THEIR MAILING ADDRESS: (ADJACENT BEING DEFINED AS PROPERTIES WHICH PHYSICALLY ABUT, ARE CONTIGUOUS TO, AND ARE DIRECTLY ACROSS A PUBLIC STREET OR ALLEY FROM THE PROPERTY IDENTIFIED ABOVE. THIS MUST BE SUPPLIED BY THE PETITIONER INSTRUCTION SHEET ON REVERSE SIDE.)

- | | |
|---------------------------|----------|
| 1) <u>Stuart C. Strey</u> | 5) _____ |
| <u>1205 Mason St.</u> | _____ |
| 2) _____ | 6) _____ |
| _____ | _____ |
| 3) _____ | 7) _____ |
| _____ | _____ |
| 4) _____ | 8) _____ |
| _____ | _____ |

Note: Attach additional sheets as necessary to provide the information requested. Additional information may also be requested as may be appropriate per the proposal being made.

APR 21 1987

MEETING NOTICE

CITY OF OSHKOSH PLAN COMMISSION

MONDAY, APRIL 27, 1987

4:00 P.M.

TO WHOM IT MAY CONCERN:

PLEASE NOTE that the Plan Commission of the City of Oshkosh will meet on Monday, April 27, 1987 at 4:00 P.M. in Room 404 of City Hall to consider the following agenda item(s) which may be of interest to you as a surrounding property owner:

Stuart and Joyce Stray request(s) the Plan Commission to review and approve a lot division for the property generally located at/commonly known as approximately 330± feet east of the NW corner of Burnwood Ct., on the North side of the southern most section of Burnwood Ct..

A REPORT WILL BE PREPARED INDICATING THE POSITION OF THE PLANNING STAFF ON EACH REQUEST, AND WHEN COMPLETED, IS AVAILABLE UPON REQUEST TO ALL INTERESTED PARTIES. THIS REPORT IS ALSO SENT TO PLAN COMMISSION MEMBERS.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING AND RESEARCH DIVISION AT (414) 236-5059.

DATE: 4/20/87

CITY OF OSHKOSH GENERAL APPLICATION

THIS APPLICATION MUST BE SUBMITTED WITH THE PETITION TO THE CITY CLERK.

DATE April 15, 1987 RECORD #

PETITIONER Aero-Metric Engineering, Inc.

ADDRESS 539 N. Madison St. Chilton PHONE # 800/472-5313

SIGNATURE Stuart C. Stray

OWNER (If not Petitioner) Stuart C. Stray

OWNER'S ADDRESS 1205 Mason Street Oshkosh WI

ADDRESS OF AFFECTED PARCEL unassigned on Burnwood Court

SIZE OF PROPERTY: 165 FT. X 135 FT. ACRES 0.50

LEGAL DESCRIPTION: Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of SEC. 34, T18N, R16E,
13th Ward, City of Oshkosh.

ZONING CHANGE FROM TO LAND SUBDIVISION lot division

CONDITIONAL USE FOR OTHER

EXPLAIN YOUR PROPOSED PLANS AND WHAT YOU'RE REQUESTING. ALSO NOTE IF THERE ARE EXISTING STRUCTURES ON THE PROPERTY.

There are no existing structures on the property. Owner plans to
offer 2 lots for sale and requests plan commission approval for
a lot division.

SITE PLAN: (A COMPLETE SITE PLAN, INCLUDING BUT NOT LIMITED TO ALL STRUCTURES, LOT LINES, AND STREETS WITH DISTANCES TO EACH, MUST BE SUBMITTED WITH THE APPLICATION WHEN APPLICABLE.)

LIST ALL ADJACENT PROPERTY OWNERS AND THEIR MAILING ADDRESS: (ADJACENT BEING DEFINED AS PROPERTIES WHICH PHYSICALLY ABUT, ARE CONTIGUOUS TO, AND ARE DIRECTLY ACROSS A PUBLIC STREET OR ALLEY FROM THE PROPERTY IDENTIFIED ABOVE. THIS MUST BE SUPPLIED BY THE PETITIONER. INSTRUCTION SHEET ON REVERSE SIDE.)

- | | |
|--|--|
| 1) <u>Leo A. Muza</u> | 5) <u> </u> |
| <u>PO Box 707 Oshkosh</u> | <u> </u> |
| 2) <u> </u> | 6) <u> </u> |
| <u> </u> | <u> </u> |
| 3) <u> </u> | 7) <u> </u> |
| <u> </u> | <u> </u> |
| 4) <u> </u> | 8) <u> </u> |
| <u> </u> | <u> </u> |

Note: Attach additional sheets as necessary to provide the information requested. Additional information may also be requested as may be appropriate per the proposal being made.

STAFF REPORT

**PLAN COMMISSION
APRIL 27, 1987**

ITEM IV: LOT DIVISION - Stuart Strey

GENERAL DESCRIPTION/BACKGROUND

Stuart and Joyce Strey, owners, request the Plan Commission to review and approve a lot division for the property generally located approximately 330± feet east of the northwest corner of Burnwood Court on the north side of the southern most section of Burnwood Court with an R-1B Single Family Residential zoning classification.

The existing land use pattern can be characterized as follows:

- 1) The areas north, east and west are zoned R-1B Single Family and are vacant.
- 2) The area south is zoned R-1 Rural Residential (Winnebago County zoning designation) and is vacant.

ANALYSIS

The lots in question are 82.5 x 134.84 and exceed the minimum lot size standards required by the R-1B Single Family Residence District by 55%. All other zoning, statutory and subdivision regulations of the City and State have been met.

The lots in question fall within the Airport Overlay District of Winnebago County which requires low density type developments in the airport area. The R-1B Single Family Residence District allows the lowest density of any other zoning district within the City's Zoning Ordinance thus meeting the density concerns relative to this area.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the lot division with the following condition:

- 1) That the developer/owner be responsible for all capital improvement costs.

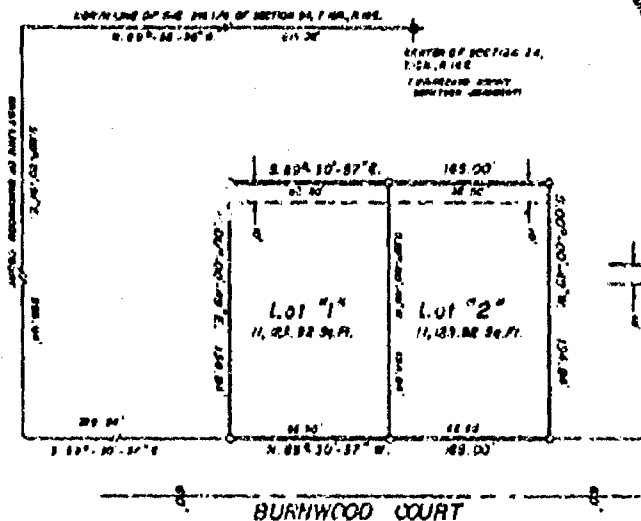
SURVEYOR'S CERTIFICATION

I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Stuart C. Streer a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 0.3107 acres of land and being described by: Commencing at the Center of said Section 34; thence $N 89^{\circ} 31' - 30'' W$ 877.02 feet, along the North line of the SW $\frac{1}{4}$ of said Section 34 to its intersection with the East line of Burnwood Court; thence $S 00^{\circ} - 00' - 57'' E$ 393.84 feet, along the East line of Burnwood Court; thence $S 89^{\circ} - 30' - 37'' E$ 329.34 feet, along the North line of Burnwood Court to the true point of beginning; running thence $N 00^{\circ} - 00' - 43'' E$ 134.84 feet; thence $S 89^{\circ} - 30' - 37'' E$ 163.06 feet; thence $S 00^{\circ} - 00' - 49'' W$ 134.84 feet; thence $N 29^{\circ} - 30' - 52'' W$ 163.00 feet to the true point of beginning.

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 the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 16th day of April, 1987.

Steven T. Chronis
Wisconsin Registered Land Surveyor S-0913
Steven T. Chronis



LEGEND
1" = 100' (Horizontal Scale)
1" = 100' (Vertical Scale)
1" = 100' (Diagonal Scale)

AERO-METRIC ENGINEERING INC.
335 NORTH MADISON STREET
OSHKOSH, WISCONSIN 54901

