



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

0405

801 West Badger Road
P.O. Box 8911
Madison, WI 53708

January 18, 1989

JAN 25 1989

Mr. Reinhard H. Roehlig
SCHULER & ASSOCIATES
2530 W. 20th Avenue
Oshkosh, Wisconsin 54904

PERMANENT FILE NO. 16585

Subject: FIRST ADDITION TO T.H.B.
THE HOME BUILDERS SUBDIVISION
SW 1/4 S 22 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Roehlig:

We have examined the FIRST ADDITION TO T.H.B. THE HOME BUILDERS SUBDIVISION and do not object to this final plat. On December 15, 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) (b) In the Legend:
- the symbol "●" is described as a 1 3/4" iron rod weighing 3.65 lbs./ft. According to industry standards, a 1 3/4" iron rod weighs 8.18 lbs./ft. and a 2" iron pipe weighs 3.65 lbs./ft. From their locations along the exterior boundary of the plat, it appears that these monuments may be existing 3/4" iron rods. In any case: if the monuments were "set" they must be 2" x 30" iron pipe or permitted equivalents; if the monuments are "existing" they must be so noted, and the description in the Legend must be changed accordingly.
 - the weight of the 3/4" iron rods must be changed to 1.50 lbs./ft.
- s. 236.20 (2) (c) The south line of lot 24 must be noted "recorded as N90°00'E".
- The center line bearing and distance must be shown for the 10' wide storm sewer easement crossing lots 15-16.
- s. 236.20 (2) (k) In the curve table:
- the S06°26'37"E tangent bearing for curve 1-2 must be changed to S13°21'34"E;
 - the S06°29'16"E tangent bearing for curve 1-2 lot 19 must be changed to S06°29'42"E.

Page 2

Mr. Reinhard H. Roehlig
FIRST ADDITION TO T.H.B.
THE HOME BUILDERS SUBDIVISION
January 18, 1989

- s. 236.21 (2) (a) In the Owner's Certificate, the name of this agency must be changed from "Department of Community Development" to "Department of Agriculture, Trade and Consumer Protection".

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.

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

Jeanne A. Storm, Supervisor
Plat Review Unit

JAS:mas

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

cc: Clerk, City of Oshkosh
Winnebago County Planning & Zoning Committee ✓
Frederick Sperling, Owner
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 11/29/88; REVIEWED BY DATCP ON 12/15/88;
NECESSARY INFORMATION RECEIVED FROM SURVEYOR ON 1/18/89.

PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 22, T.8N, R.16E,
IN THE 6th WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY,
WISCONSIN.

10. WEINHARDT BOONLIG, REGISTERED WISCONSIN LAND SURVEYOR HERBERT
CERTIFY:
THAT I HAVE SURVEYED, LINED AND RAPPED THE FIRST ADDITION TO
T.R.B. THE HOME BUILDING SUBDIVISION, BEING A PART OF THE S.W. 1/4 OF
THE S.W. 1/4 OF SECTION 22, TOWN 46N., R. 12W., 4TH WARD, CITY OF
GREENBAY, WISCONSIN, COUNTY, WISCONSIN WHICH IS BUNDLED AND DESCRIBED
AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION,
THENCE SOUTH 89-27-48 EAST ALONG THE NORTH LINE OF SAID S.W. 1/4
APPROXIMATE 127.16 FT., THENCE SOUTH 89-20-37 WEST ALONG THE WEST
LINE AND EXTENDED WEST LINE OF T.R.B. THE HOME BUILDING SUBDIVISION
415.57 FT. TO A POINT ON THE WEST LINE OF WESTFIELD TOWNSHIP AND
THE POINT OF BEGINNING OF THE PARCEL TO BE ADDED, THENCE CONTINUING
SOUTH 89-20-38 WEST ALONG SAID WEST LINE 164.35 FT., THENCE
SOUTHEASTERLY 127.78 FT. TO THE EAST 1/4 CORNER OF SAID S.W. 1/4
WHICH CORNER LIES 21.58 FT. TO THE EAST WHOLE RADIUS 24 568.80 FT. AND WHOLE
CHORD BEARS SOUTH 89-20-37 EAST 129.41 FT., THENCE SOUTHEASTERLY
184.77 FT. ALONG SAID LINE AT THE END OF A CURVE WHOSE CENTER LIES
ON THE WEST WHOLE RADIUS 1,444.89 FT. AND WHOLE CHORD BEARS SOUTH
89-20-37 EAST 184.11 FT., THENCE SOUTH 89-26 28 WEST ALONG SAID LINE
184.48 FT. TO A POINT ON THE SOUTH LINE OF THE S.W. 1/4 OF THE S.W.
1/4 OF SAID SECTION THENCE SOUTH 89-04-33 WEST ALONG THE SOUTH
LINE OF SAID S.W. 1/4 OF THE S.W. 1/4 APPROXIMATE 127.78 FT.,
THENCE SOUTH 89-20-38 WEST 164.35 FT. THENCE NORTH 89-20-37 WEST 82.84
FT., THENCE NORTH 89-20-38 WEST 164.35 FT., THENCE SOUTH 89-27-48
EAST 164.88 FT. TO THE WEST 1/4 CORNER OF WEINHARDT COUNTY
CERTIFIED SURVEY MAP NO. 448, THENCE SOUTH 89-20-38 WEST ALONG SAID
WEST LINE 164.88 FT. TO THE S.W. CORNER OF SAID CERTIFYING SURVEY MAP,
THENCE SOUTH 89-00-00 EAST ALONG THE SOUTH LINE OF SAID MAP 52.78
FT. TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 164,706 SQUARE
FEET (3.828 ACRES).

THAT I HAVE MADE THIS SURVEY AND LAND DIVISION AND PLAT BY THE
DIRECTION OF FREDERICK SPERLING, (D.D.S. T.N.B., INC.), WINNEBAGO
COUNTY, WISCONSIN, OWNER OF SAID LAND.

THAT SUCH PLAY IS A CORRECT REPRESENTATION OF ALL THE EXISTING

THAT I HAVE FULLY COMPLIET WITH THE PROVISIONS OF CHAPTER 224 OF THE
WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF THE CITY OF
OSHKOSH.

07/24/89

CONVENTIONS:

PURSUANT TO SEC. 38-2703(16) OF THE CITY OF NEW YORK SUBDIVISION ORDINANCE, IN LIEU OF DEDICATION, A PROPORTIONATE PAYMENT OF \$199.68 PER UNIT SHALL BE PAID BY THE VENDOR/AGENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE FEE WILL BE USED FOR NEIGHBORHOOD PARKS AND RECREATION AREA PURPOSES.

UPON FINAL GRADING, FACT LOT SHALL COMPLY WITH THE FINAL DRAINAGE PLAN AS SUBMITTED TO THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS.

DATE OF COMPLETION

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND INVOLVED ON THIS PLAN TO BE SURVEYED, DIVIDED AND PARCELED AS INDICATED AS REPRESENTED ON THE PLAN. I ALSO CERTIFY THAT THIS PLAN IS ALLEGEDLY IN ACCORDANCE WITH SECTION 238.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF GERMER, DEPARTMENT OF COMMUNITY DEVELOPMENT AND WINNEBAGO COUNTY PLANNING DEPARTMENT.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY
OF _____, 1982.

FREDERICK SPALLING

STATE OF WISCONSIN)
WILSON COUNTY: 35

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 1968
THE ABOVE NAMED FREDERICK SPENCER, JR. AND ADDED TO BY THE WITNESSES WHO
EXECUTED THE FOREGOING INSTRUMENT AND ATTESTED TO THE SAME.

AT COMMISSION TIMES:

JOHN J. PELLIC, WINNEBAGO
COUNTY, WISCONSIN

CERTIFICATE OF CIVIL TREASURER
STATE OF WISCONSIN
WINNEBAGO COUNTY 188

I, _____ BEING DULY APPOINTED AND QUALIFIED AN ACTING CITY TREASURER OF THE CITY OF OMAHA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AT OF _____ ON ANY OF THE LAND INCLUDED IN THE FIRST ADDITION TO D.A.B. THE HOME BUILDERS SUBDIVISION.

DATV

CIRCA 2005-2006

COUNTY TREASURERS CERTIFICATE:

2. _____ BEING THE SHERIFF, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AC OF _____ AFFECTING THE LANDS INCLUDED IN THE FIRST ADDITION TO T.M.B. THE HORNSHILLERS SUBDIVISION

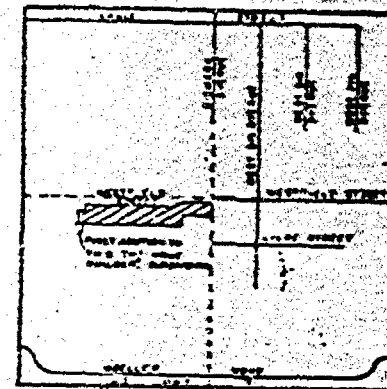
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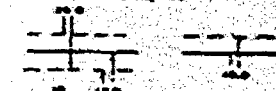
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THIS INSTRUMENT WAS DRAFTED BY
 RICHARD ROEDIG R.L.E. NO. 1364

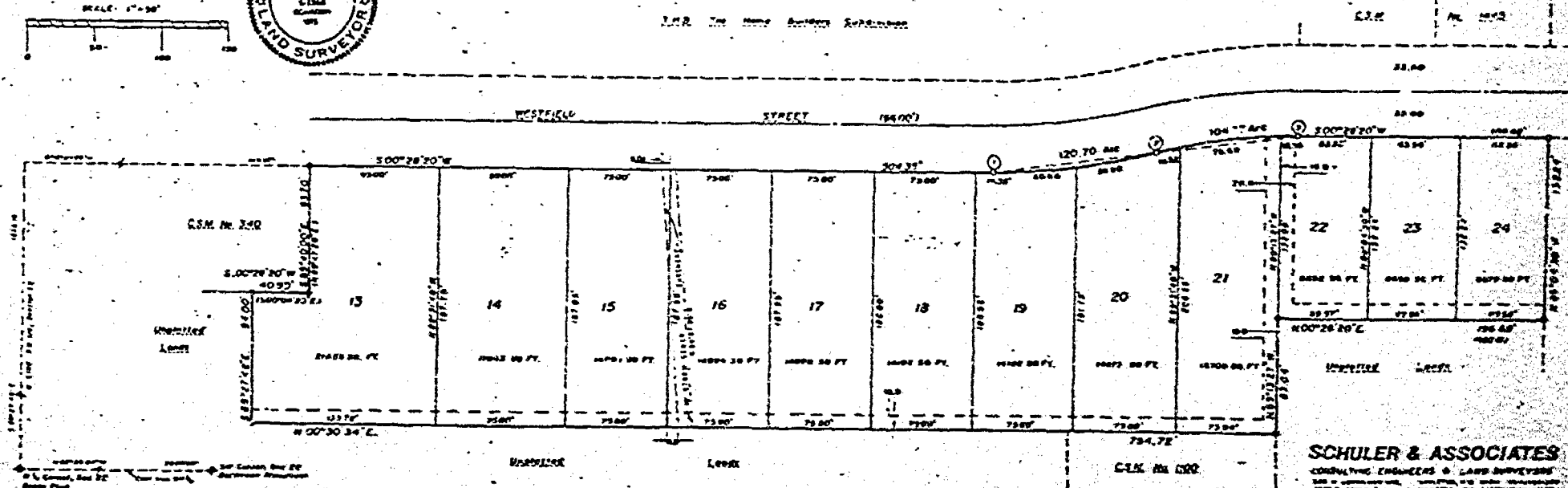
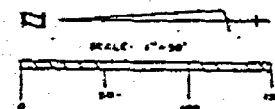
Office on 15th January 1954
 Chas. A. Stone
 (President of Agriculture, Trade & Resources Commission)



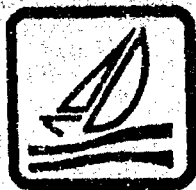
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WISCONSIN PUBLIC SERVICE, WISCONSIN ED.
TELEPHONE AND CABLE TARIFFS
EASEMENTS WITH RIGHT TO TRAVEL AND
TRIPLED ALL THESE WITHIN 6.5 FEET OF
CONDUITS.



SCHULER & ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS
100 S. GARDEN CITY AVE. GARDEN CITY, N.Y. 11530



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*

Jerry L. Bougie, *Principal Planner*

• Robert E. Braun, *Zoning Administrator*

November 9, 1988

Schuler & Associates, Inc.
Attn: Rein Roehlig
2530 W. 20th Avenue
Oshkosh, WI 54901

Re: Preliminary Plat for the 1st Addition
to T.H.B Subdivision - C. of Oshkosh

Dear Rein:

The Winnebago County Planning and Zoning Department has reviewed the plat for the 1st Addition to The Home Builders Subdivision. The Department certifies this plat as nonobjectionable.

To eliminate future confusion on the review process, please be aware that Winnebago County has objecting authority over preliminary and final plats within the incorporated areas of the county.

If you have any questions please call anytime. Thank you.

Sincerely,

Jerry L. Bougie

Jerry L. Bougie
Principal Planner

NONOBJECTIONABLE

WINNEBAGO COUNTY PLANNING & ZONING COMMISSION

By *Jerry L. Bougie*
County Planner

DATE 11/9/88

cc: JB, DS, Jeanne Storm- State Plat Review

CHECKLIST FOR PRELIMINARY AND FINAL PLAT APPROVAL

Name of Plat: 1st Add. to the Home Builders Subdivision

Date Received: 10/27/88

Date Approved: 11/9/88

Possible Conflicts:	Non-Object.	Object.	Comments
Subdivision Ord.	✓		
Location to Airport	✓		
Parks/Schools	✓		
Roads/Highways	✓		Located between Eagle Str. to East + Hwy 41 to West
Drainage Ways	✓		
Adjacent Zoning & Land Use	✓		No Adjacent County Zoning To E. - F.H.B. subdivision To W. - unplatted To S. unplatted + Wiegata subd.
Lot/Street Layout & Design Fits Topography	✓		See comments from state
Other	✓ 1/9	X 1/27	SHALL INDICATE that Winnebago County has Objecting Authority on final plat.
General Comments:			
→ OBJECTION Satisfied by noting in "Letter of Nonobjection" that Winnebago County has Objecting Authority, shall indicate as such on final plat.			

Jerry L. Bourgie
Approved: 11/9/88



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

RECEIVED

22 3

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

October 3, 1988

OCT 6 1988

Ms. Donna Serwas
Clerk, City of Oshkosh
P.O. Box 1130
Oshkosh, Wisconsin 54902

PERMANENT FILE NO. 16585

FIRST ADDITION TO T.H.B. THE HOME
BUILDERS SUBDIVISION
SW 1/4 S 22 T18N T16E
City of Oshkosh, Winnebago County

Dear Ms. Serwas:

The Department of Agriculture, Trade and Consumer Protection certifies this preliminary plat as nonobjectionable. The Department of Transportation, Division of Highways and Transportation Services will review the plat if it is an "abutting plat" as defined by s. Hy 33.03 (3), Wis. Admin. Code. On the final plat, the Winnebago County Planning & Zoning Committee will also be an objecting agency.

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 plans, if sewerage;
- 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.

COMMENTS FROM PRELIMINARY PLAT REVIEW:

- s. 236.16 (1) The lots have the minimum width and area required by this section.
- s. 236.16 (2) The streets meet the minimum width required by this section.
- s. 236.20 (2) (e) Lots must be consecutively numbered throughout the numbered additions to a subdivision. T.H.B. THE HOME BUILDERS SUBDIVISION, certified by this office on April 16, 1986, created lots 1-13. On the final plat, lots in this addition must be renumbered as lots 14-25.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office.

Sincerely,

Enc: Print

Jeanne A. Storm

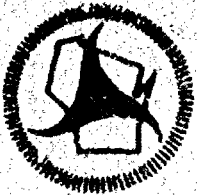
Jeanne A. Storm, Supervisor
Plat Review Unit

cc: Winnebago County Planning Agency
Mr. Frederick Sperling, Owner
Department of Transportation
Mr. Reinhard H. Roehlig, Surveyor

JAS:skg

426-2800

PRINT RECEIVED FROM CITY CLERK ON 9/13/88; REVIEWED BY DATCP ON 10/3/88.



Wisconsin Department of Transportation

September 27, 1988

DIVISION OF HIGHWAYS AND TRANSPORTATION SERVICES

4802 Sheboygan Avenue
P.O. Box 7916
Madison, WI 53707-7916

Donna C. Serwas
Clerk, City of Oshkosh
215 Church Avenue
Oshkosh, Wisconsin 54902

Dear Ms. Serwas:

Subject: First Addition to T.H.B. the Home Builders Subdivision
City of Oshkosh
Winnebago County

The subject plat was transmitted to the Department of Transportation, Division of Highways and Transportation Services, by the Department of Agriculture, Trade and Consumer Protection on September 15, 1988, under the provisions of Section 236.12, Wisconsin Statutes.

Preliminary review shows that this is not an abutting plat, within the purview of Chapter 236, Wisconsin Statutes, and the Administrative Code, and the Division of Highways and Transportation Services accordingly is not required to review the plat.

This determination is based on the assumption that the subdivider does not own or have any interests in the "unplatted lands" adjacent to the plat and abutting any state trunk highway within the purview of Section 33.03, Wisconsin Administrative Code. Accordingly, the Division of Highways and Transportation Services may be deleted from the reviewing agencies listed on the plat.

We wish to thank you for your cooperation in these matters of mutual interest.

Sincerely,

T. E. Carlsen, P.E.
State Design Engineer for Hwys.

By:

for J. W. Dresser, P.E.
Chief Utilities Engineer

JWD:LSK:k0296

cc: Donna C. Serwas
DATCP
DILHR
Schuler and Assoc.
David E. Schmidt
TD #3



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, Director

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

December 9, 1988

Dept. of Ag., Trade & Cons. Prot.
Attn: Jeanne Storm
Plat Review Unit
123 W. Washington Ave.
Madison, WI 53707

Re: Final Plat for First Addition to T.H.B. Subdivision
C. of Oshkosh

Dear Ms. Storm:

The Winnebago County Planning and Zoning Department has reviewed the final plat for the First Addition to T.H.B. The Home Builders Subdivision. The Department certifies this plat as nonobjectionable.

If you have any questions please call anytime. Thank you.

Sincerely,

Jerry L. Bougie
Principal Planner

cc: ✓ JB, DS, Rein Roelig - Schuler & Assoc., Inc.

enclosure

NONOBJECTIONABLE

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

County Planner

DATE 12/9/88

Courthouse •

P. O. Box 2808 •

Oshkosh, WI 54903-2808 •

414/235-2500



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

0405

Plat Review
123 West Washington Avenue
Madison, Wisconsin 53707
608/256-3200

November 29, 1988

PERMANENT FILE NO. 16585

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

Subject: FIRST ADDITION TO T.H.B.
THE HOME BUILDERS SUBDIVISION
SW 1/4 S 22 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
Jeanne A. Storm, Supervisor *by mas*
Plat Review Unit

JAS:mas

Enc: Prints (4)

cc: Clerk
Surveyor

Non-objectionable
J.B. - 12/9/88

DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION TIME LIMIT EXPIRES: 12/29/88

CHECKLIST FOR PRELIMINARY AND FINAL PLAT APPROVAL

Name of Plat: First Addition to T.H.B. SUBDIVISION - C. of Oshkosh

Date Recieved: Dec. 1, 1988

Date Approved: _____

Possible Conflicts:	Non-Object.	Object.	Comments
Subdivision Ord.	✓		
Location to Airport	✓		
Parks/Schools	✓		
Roads/Highways	✓		Located between Eagle St. to the East & Hwy 41 to West - NO direct access to 41
Drainage Ways	✓		
Adjacent Zoning & Land Use	✓		No adjacent County Zoning to N. - Unplatted lands to W. - un-platted to S. - T.H.B. Subdiv. complete
Lot/Street Layout & Design Fits Topography	✓		OK'd by State
Other	✓		
General Comments: <u>No Objections</u>			
<i>Garry L. Boezie</i> 12/1/88			