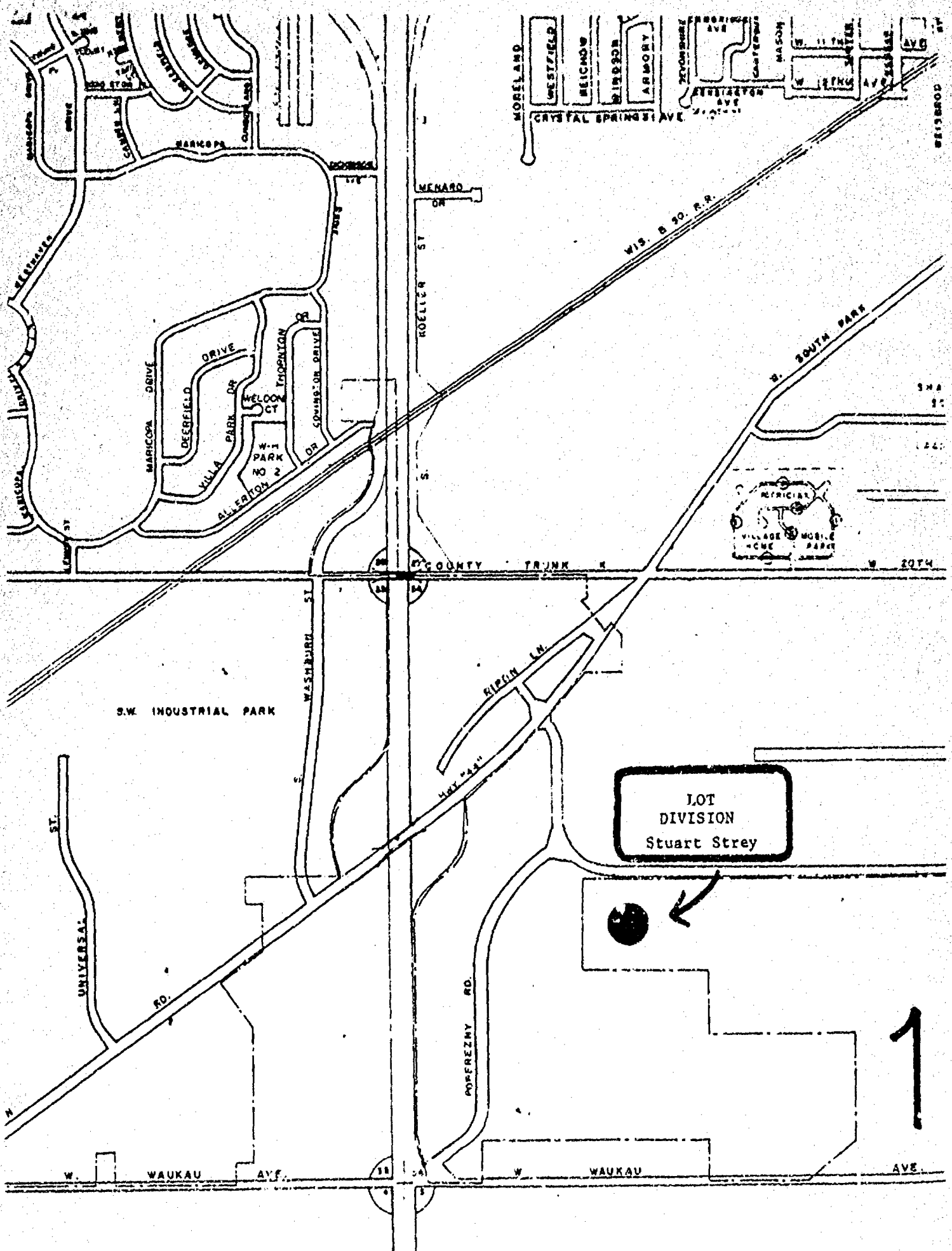


SW1/4

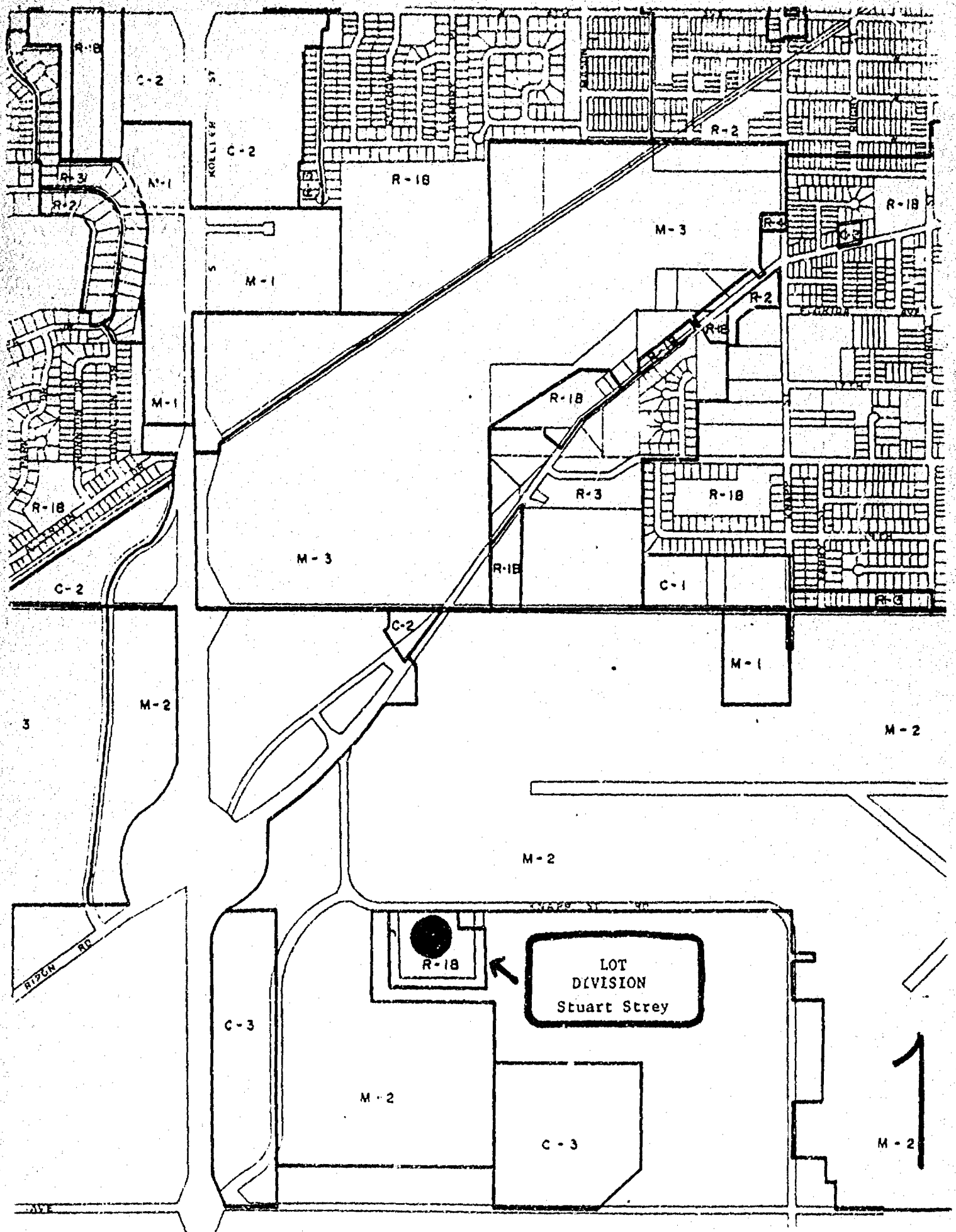
NE1/4 OF SW1/4

13-2351  
Approx. 101.50/A



LOT  
DIVISION  
Stuart Strey

1



# 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. Strey

OWNER (If not Petitioner) Stuart C. Strey

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 LINE, 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.

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:

Thomas Muza, etal request(s) the Plan Commission to review and approve a four lot minor subdivision for the property generally located at/commonly known as South of dedicated High Oak Drive, at the Northwest corner of the south section of Burnwood Court.

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-mMetric Engineering, Inc.

ADDRESS 559 N. Madison St. Chilton WI PHONE # 800/472-5313

SIGNATURE Stanley T. Chapin

OWNER (If not Petitioner) Thomas L. Muza

OWNER'S ADDRESS

ADDRESS OF AFFECTED PARCEL unassigned on Burnwood Court

SIZE OF PROPERTY: 330 FT. X 270 FT. ACRES 1.53

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

ZONING CHANGE FROM \_\_\_\_\_ TO \_\_\_\_\_ LAND SUBDIVISION minor subdivision

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 develop lots and requests approval from the planning commission.

**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 ADJUT, 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><br><u>1205 Mason St.</u>   | 5) <u>James Polek</u><br><u>2277 Burnwood Ct.</u> |
| 2) <u>Leo A. Muza</u><br><u>PO Box 707 Oshkosh</u>   | 6) <u>Jack Warren</u><br><u>2301 Burnwood Ct.</u> |
| 3) <u>Ben Hiebel</u><br><u>2225 Brunwood Ct.</u>     | 7) _____  |
| 4) <u>Thomas R. Yapp</u><br><u>2257 Burnwood Ct.</u> | 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 VI: MINOR SUBDIVISION - Thomas Muza, etal

GENERAL DESCRIPTION/BACKGROUND

Thomas Muza, etal, requests the Plan Commission to review and approve a four lot minor subdivision generally located south of dedicated High Oak Drive, at the northwest corner of the south section of Burnwood Court with an R-1B Single Family Residence zoning designation.

The existing land use pattern can be described as follows:

- 1) The areas north and east are zoned R-1B Single Family Residence and are vacant.
- 2) The areas south and west are zoned R-1 Rural Residential (Winnebago County zoning designation) and are characterized by single family dwellings.

ANALYSIS

The smallest of the lots in question is 83 x 134 and exceeds the minimum lot size standards required by the R-1B Single Family Residence District by greater than 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 minor subdivision with the following conditions:

- 1) That a \$100 per lot fee be paid in lieu of parkland dedication prior to final approval.
- 2) That the developer/owner be responsible for all capital improvement costs.

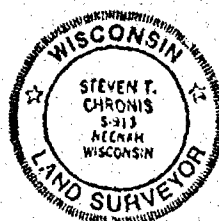


SURVEYOR'S CERTIFICATE &

Sheet 1 of 2

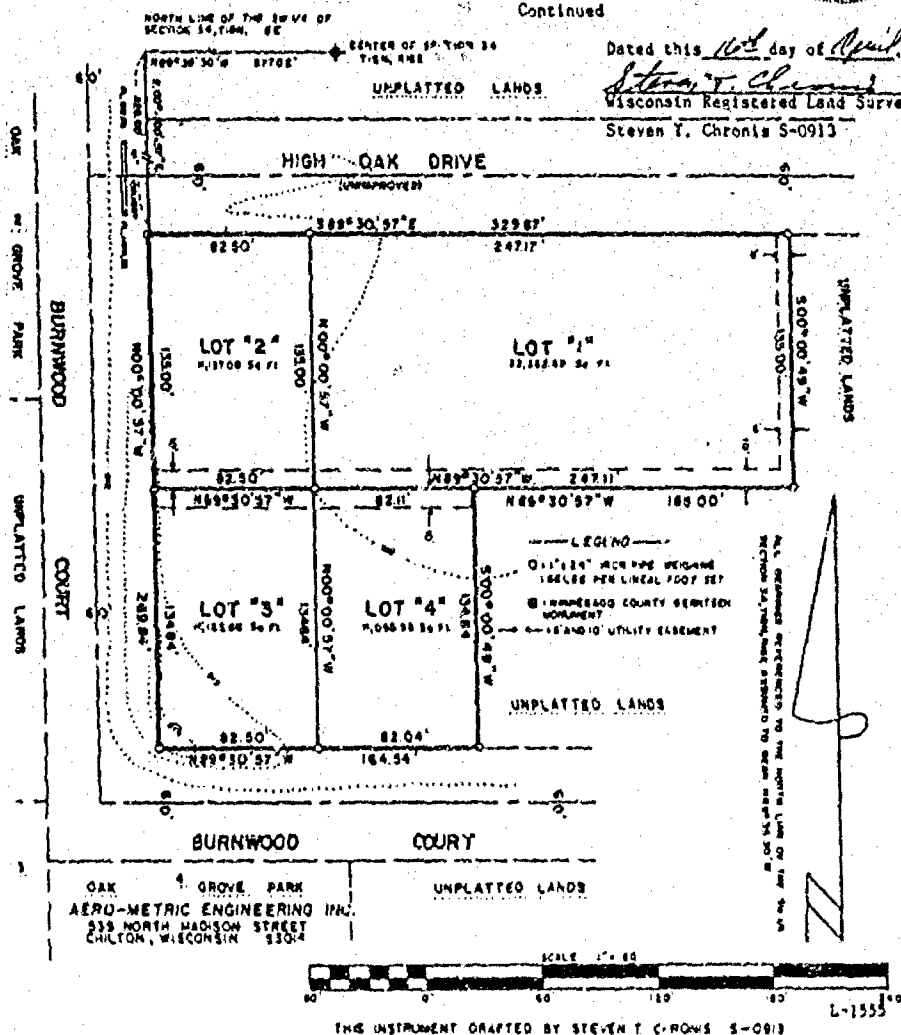
I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Thomas L. Maza a part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirtieth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 1.3310 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 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

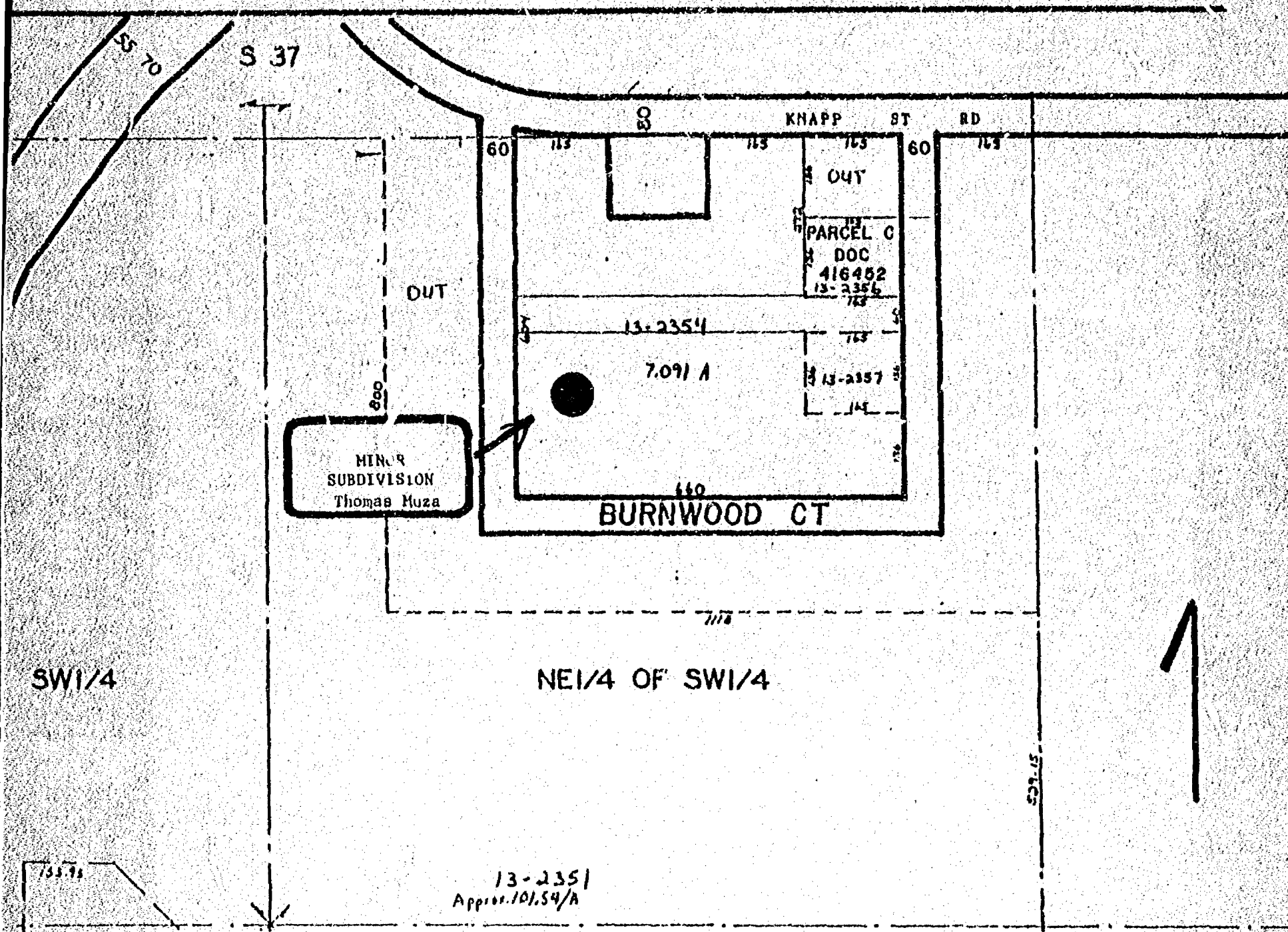


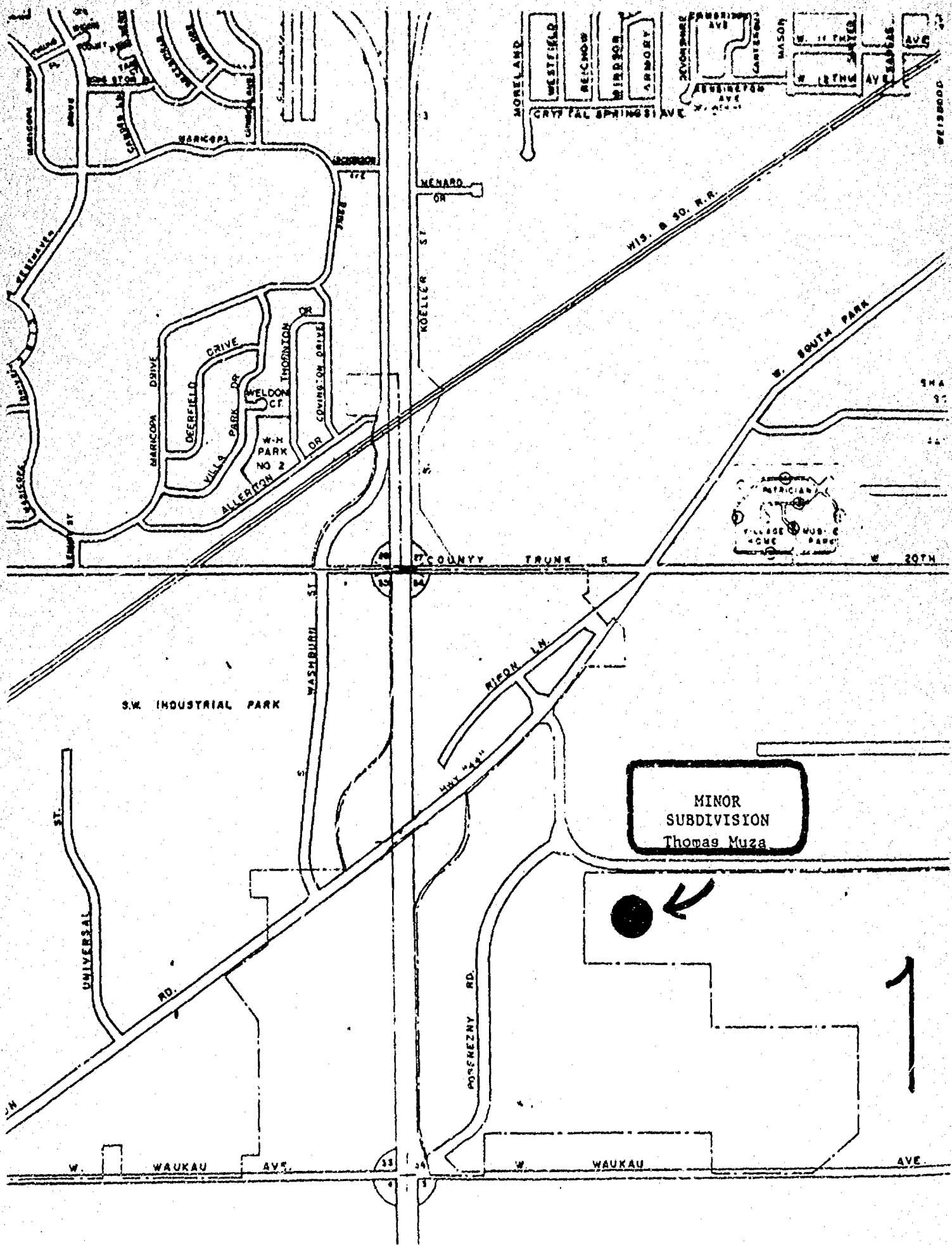
Dated this 16<sup>th</sup> day of April, 1907

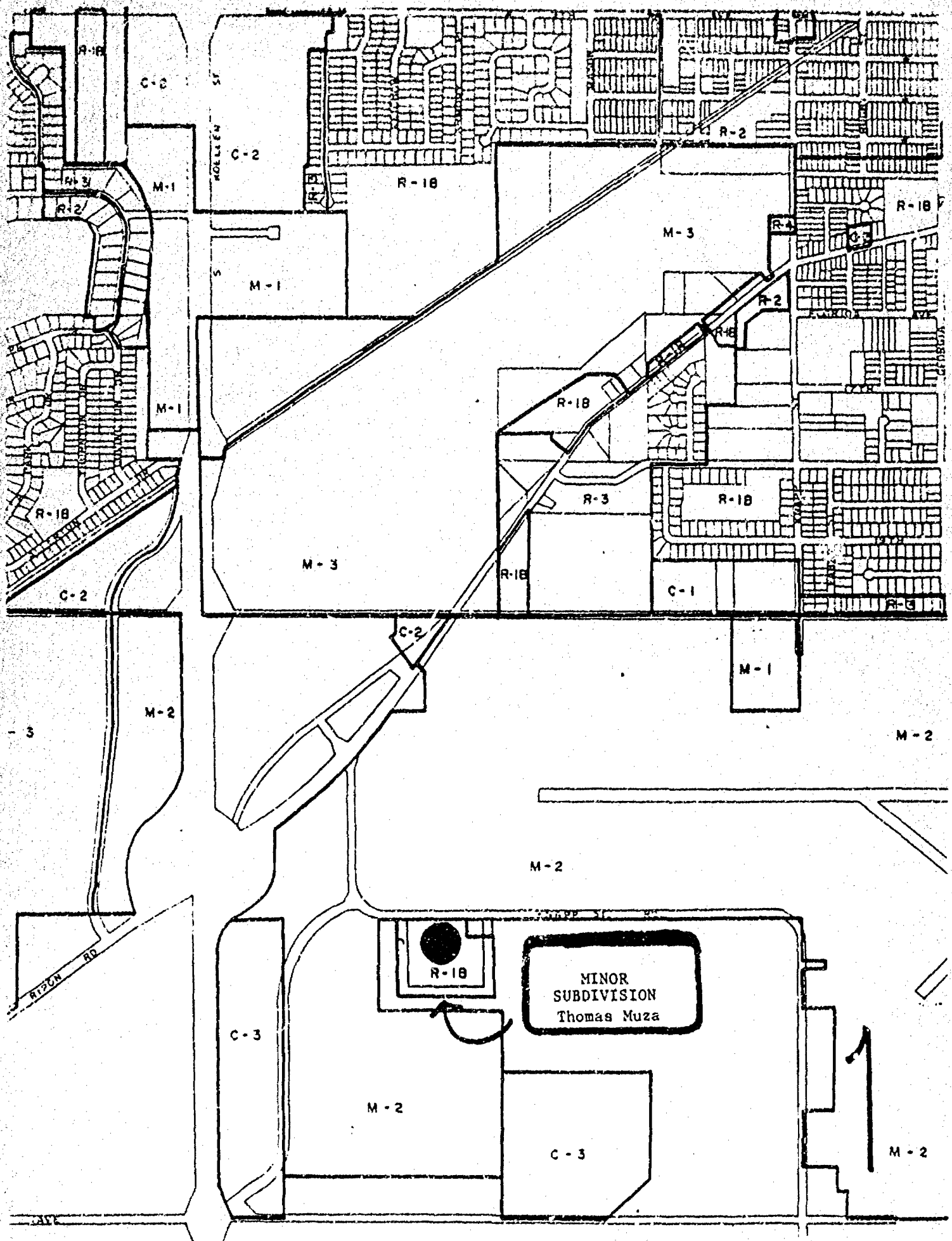
*Steven Y. Chronis*  
Wisconsin Registered Land Surveyor  
Steven Y. Chronis S-0913











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 Steve T. Chasney

OWNER (If not Petitioner) Thomas L. Muza

OWNER'S ADDRESS \_\_\_\_\_

ADDRESS OF AFFECTED PARCEL unassigned on Burnwood Court

SIZE OF PROPERTY: 330 FT. X 270 FT. ACRES 1.53

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

ZONING CHANGE FROM \_\_\_\_\_ TO \_\_\_\_\_ LAND SUBDIVISION minor subdivision

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 develop lots and requests approval from the planning commission.

**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><br><u>1205 Mason St.</u>   | 5) <u>James Rolek</u><br><u>2277 Burnwood Ct.</u> |
| 2) <u>Leo A. Muza</u><br><u>PO Box 707 Oshkosh</u>   | 6) <u>Jack Warren</u><br><u>2301 Burnwood Ct.</u> |
| 3) <u>Ben Hiebel</u><br><u>2275 Brunwood Ct.</u>     | 7) _____<br>_____                                 |
| 4) <u>Thomas R. Yapp</u><br><u>2257 Burnwood Ct.</u> | 8) _____<br>_____                                 |

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:

Edwin Strey, etal request(s) the Plan Commission to review and approve a four lot minor subdivision for the property generally located at/commonly known as South of dedicated High Oak Drive, at the Northeast corner of the south 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 WI PHONE 800/472-5313

SIGNATURE *[Signature]*

OWNER (If not Petitioner) Edwin A. Strey

OWNER'S ADDRESS

ADDRESS OF AFFECTED PARCEL unassigned on High Oak Drive

SIZE OF PROPERTY: 330 FT. X 270 FT. ACRES 1.53

LEGAL DESCRIPTION: A part of the NE<sup>1</sup> of the SW<sup>1</sup> of Sec. 34, T18N, R16E,  
13th Ward, City of Oshkosh.

ZONING CHANGE FROM \_\_\_\_\_ TO \_\_\_\_\_ LAND SUBDIVISION minor subdivision

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 structures on the property. Owner plans to develop lots and requests approval from the Planning Commission.

**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><br><u>1205 Mason St.</u>                                    | 5) <u>Richard Kaufmann</u><br><u>2491 Burnwood Ct.</u> |
| 2) <u>Ronald Gartman</u><br><u>2409 Burnwood Ct.</u>                                  | 6) <u>Donald Seibold</u><br><u>2517 Burnwood Ct.</u>   |
| 3) <u>Clair Kentopp</u><br><u>2453 Brunwood Ct.</u>                                   | 7) <u>Leo A. Maza</u><br><u>PO Box 707 Oshkosh</u>     |
| 4) <u>William Fairbank</u><br><u>18 Meneros Place</u><br><u>New Orleans, LA 70118</u> | 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 VI: MINOR SUBDIVISION - Edwin Strey, etal

GENERAL DESCRIPTION/BACKGROUND

Edwin Strey, etal, requests the Plan Commission to review and approve a four lot minor subdivision for the property generally located south of dedicated High Oak Drive, at the northeast corner of the south section of Burnwood Court with an R-1B Single Family Residence zoning designation.

The existing land use pattern can be described as follows:

- 1) The areas north and west are zoned R-1B Single Family Residence and are vacant.
- 2) The areas south and east are zoned R-2 Suburban Residential (Winnebago County zoning designation) and are characterized by single family dwellings.

ANALYSIS

The smallest of the lots in question is 82.5 x 134 and exceeds the minimum lot size standards required by the R-1B Single Family Residence District by greater than 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 minor subdivision with the following conditions:

- 1) That a \$100 per lot fee be paid in lieu of parkland dedication prior to final approval.
- 2) That the developer/owner be responsible for all capital improvement costs.

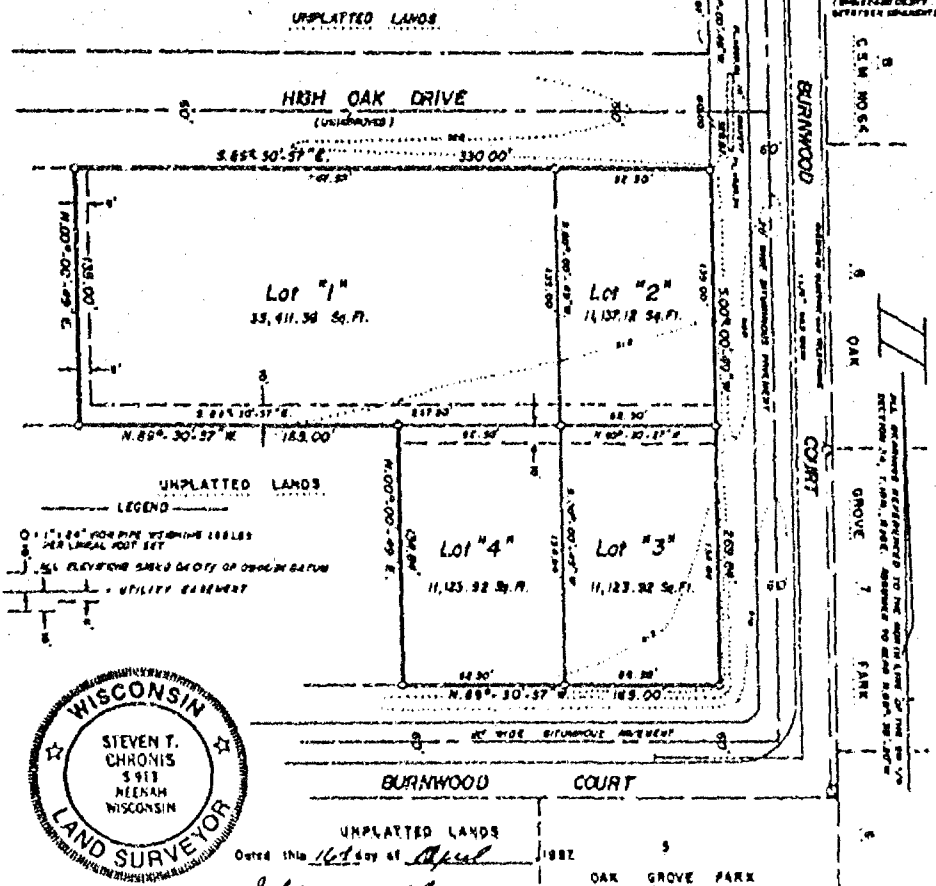


**SURVEYOR'S CERTIFICATE:**

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. Scroy, 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 1.5334 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'-37"W 165.00 feet; thence N00°-00'-49"E 134.84 feet; thence N89°-30'-37"W 165.00 feet; thence N00°-00'-49"E 135.00 feet; thence S89°-30'-37"E 330.00 feet to the true point of beginning.

Continued

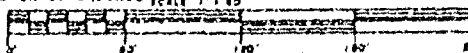


Dated this 16th day of April 1982

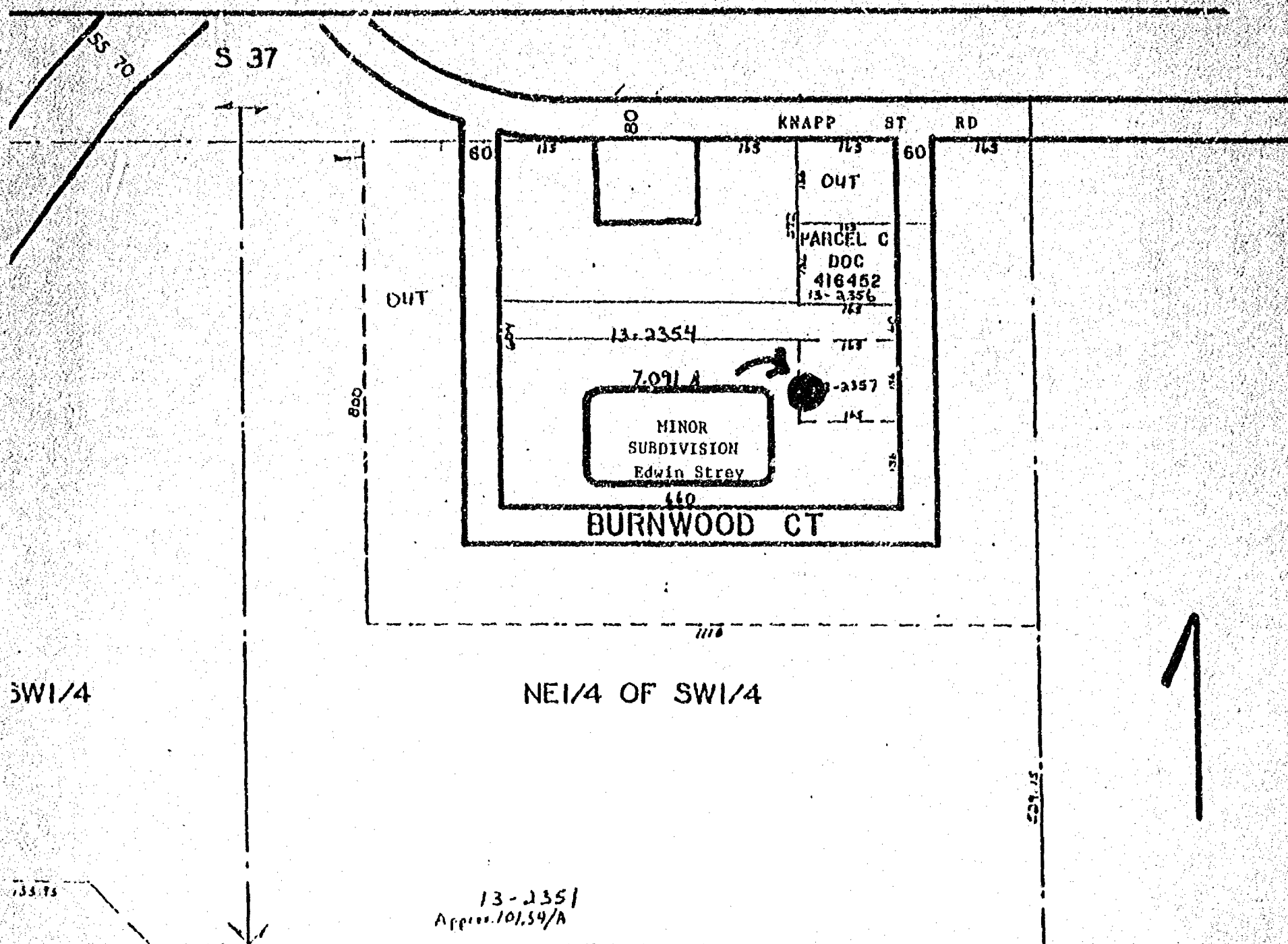
*Steven T. Chronis*

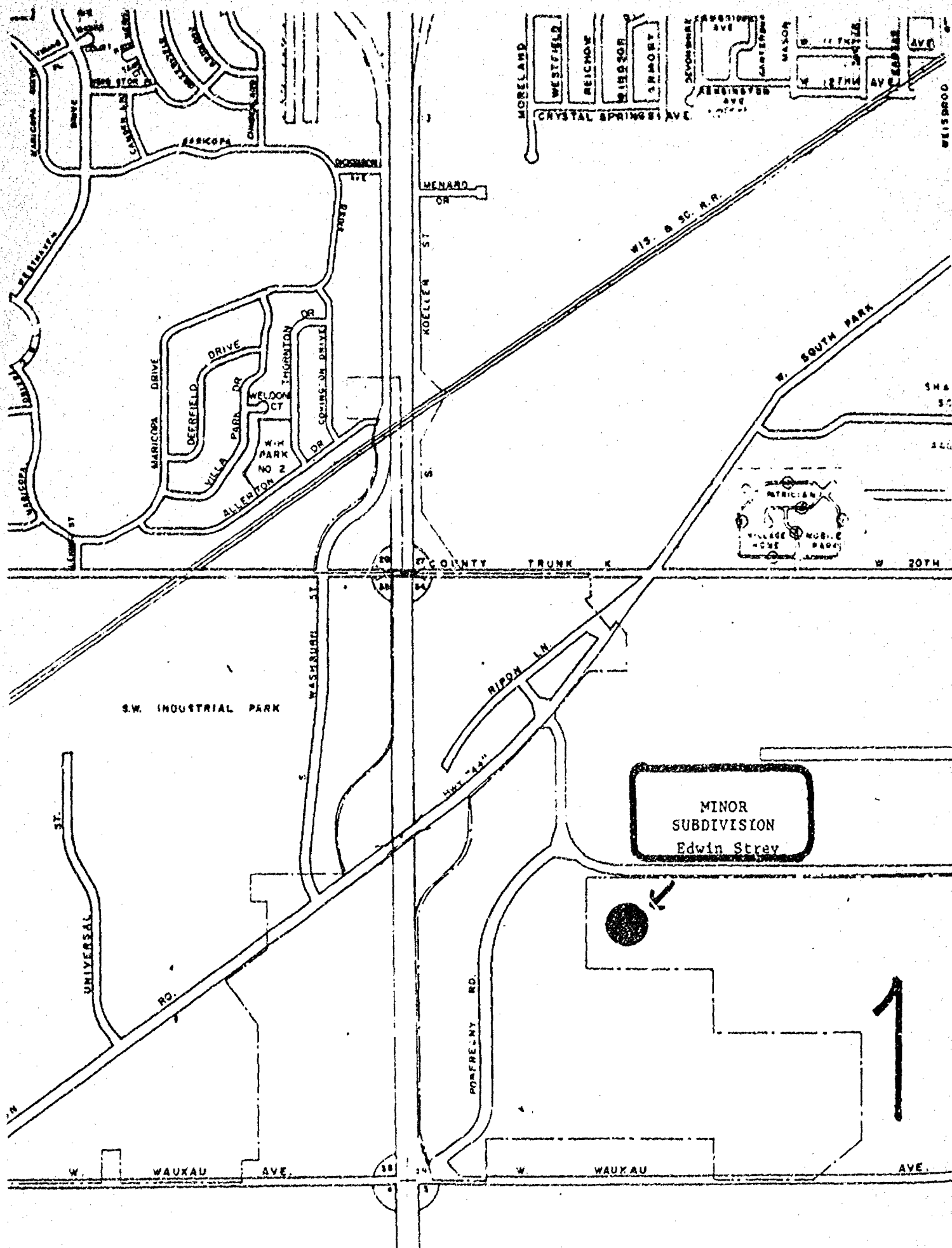
Wisconsin Registered Land Surveyor S-0913

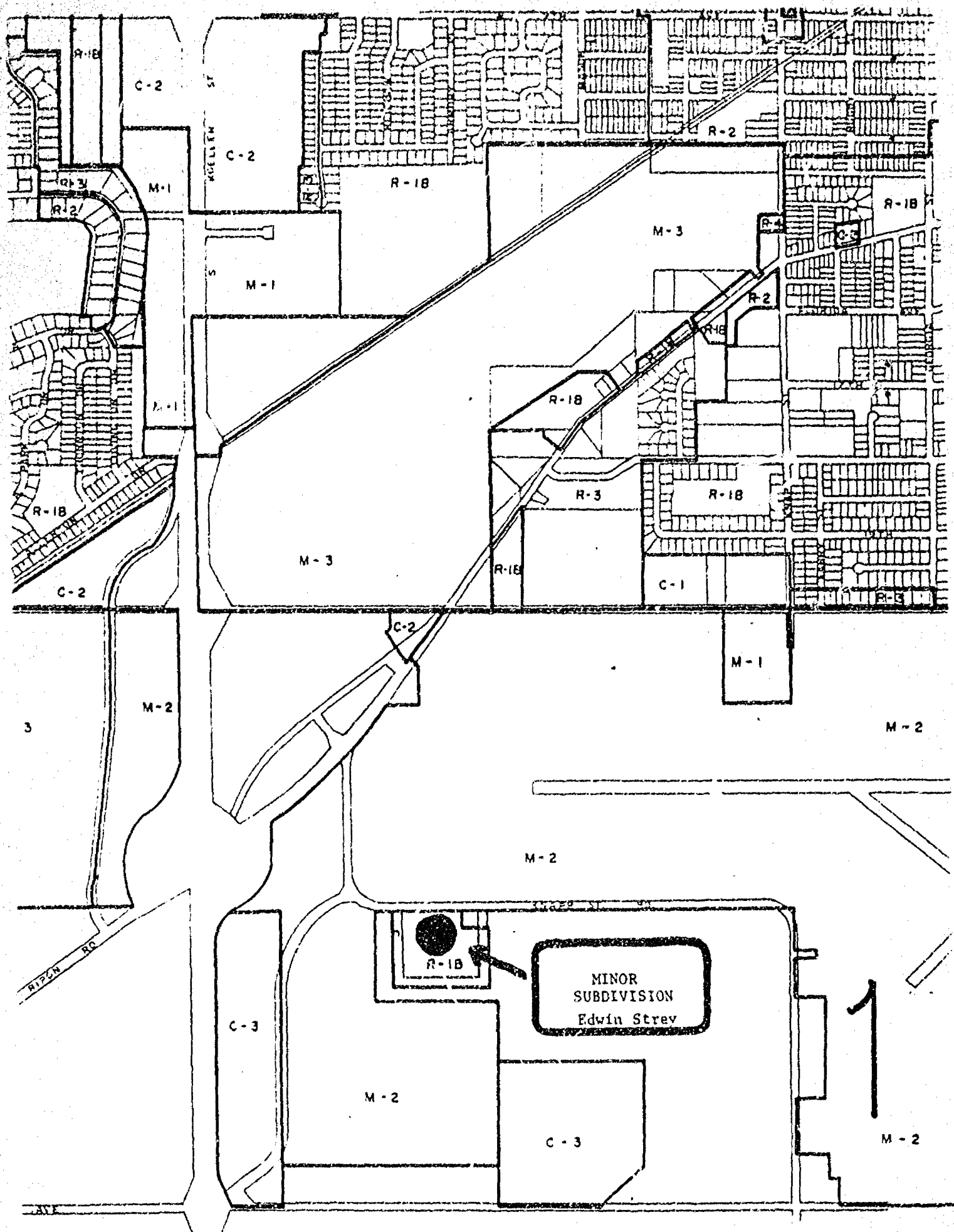
AERO-METRIC ENGINEERING INC. Steven T. Chronis  
539 NORTH MADISON STREET  
CHILTON, WISCONSIN 53014



L-1554







PLEASE SEE ATTACHED FOR SCHEDULE

## 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 *Edwin A. Strey*  
OWNER (If not Petitioner) Edwin A. Strey  
OWNER'S ADDRESS \_\_\_\_\_  
ADDRESS OF AFFECTED PARCEL unassigned on High Oak Drive  
SIZE OF PROPERTY: 330 FT. X 270 FT. ACRES 1.53

LEGAL DESCRIPTION: A 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 minor subdivision  
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 structures on the property. Owner plans to develop  
lots and requests approval from the Planning Commission.

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>Richard Kaufmann</u>  |
| <u>1205 Mason St.</u>        | <u>2491 Burnwood Ct.</u>    |
| 2) <u>Ronald Gartman</u>     | 6) <u>Donald Seibold</u>    |
| <u>2409 Burnwood Ct.</u>     | <u>2517 Burnwood Ct.</u>    |
| 3) <u>Clair Kentopp</u>      | 7) <u>Leo A. Muza</u>       |
| <u>2453 Brunwood Ct.</u>     | <u>P.O. Box 707 Oshkosh</u> |
| 4) <u>William Fairbank</u>   | 8) _____                    |
| <u>18 Meneros Place</u>      |                             |
| <u>New Orleans, LA 70118</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.

APR 17 1987

City of Oshkosh



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 Muza and Patricia Lorfeld request(s) the Plan Commission to review and approve a 4 lot minor subdivision for the property generally located at/commonly known as the southeast intersection of Knapp Street Road and Burnwood Court.

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: 4/16/87

STAFF REPORT

PLAN COMMISSION  
APRIL 27, 1987

ITEM VII: MINOR SUBDIVISION - Leo Muza and Patricia Lorfeld

GENERAL DESCRIPTION/BACKGROUND

Leo Muza and Patricia Lorfeld request the Plan Commission to review and approve a four lot minor subdivision for the property generally located at the southeast intersection of Knapp Street Road and Burnwood Court with an R-1B Single Family zoning designation.

The existing land use pattern can be described as follows:

- 1) The area north is zoned M-2 Industrial and is characterized by Wittman Field Airport.
- 2) The areas south and east are zoned R-1B Single Family Residence and are vacant.
- 3) The area west is zoned R-2 Suburban Residential District (Winnebago County zoning designation) and is characterized by single family dwellings.

ANALYSIS

The smallest of the lots in question is 82.34 x 130 and exceeds the minimum lot size standards required by the R-1B Single Family Residence District by greater than 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 minor subdivision with the following condition:

- 1) That a \$100 per lot fee be paid in lieu of parkland dedication prior to final approval.
- 2) That the developer/owner be responsible for all capital improvement costs.



STATE OF WISCONSIN  
WINNEBAGO COUNTY

WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SHEET 1 OF 2

Being a part of the NE 1/4 of the SW 1/4 of Section 34, T.16N., R.16E., 13th Ward, City of Oshkosh, Winnebago County, Wisconsin.

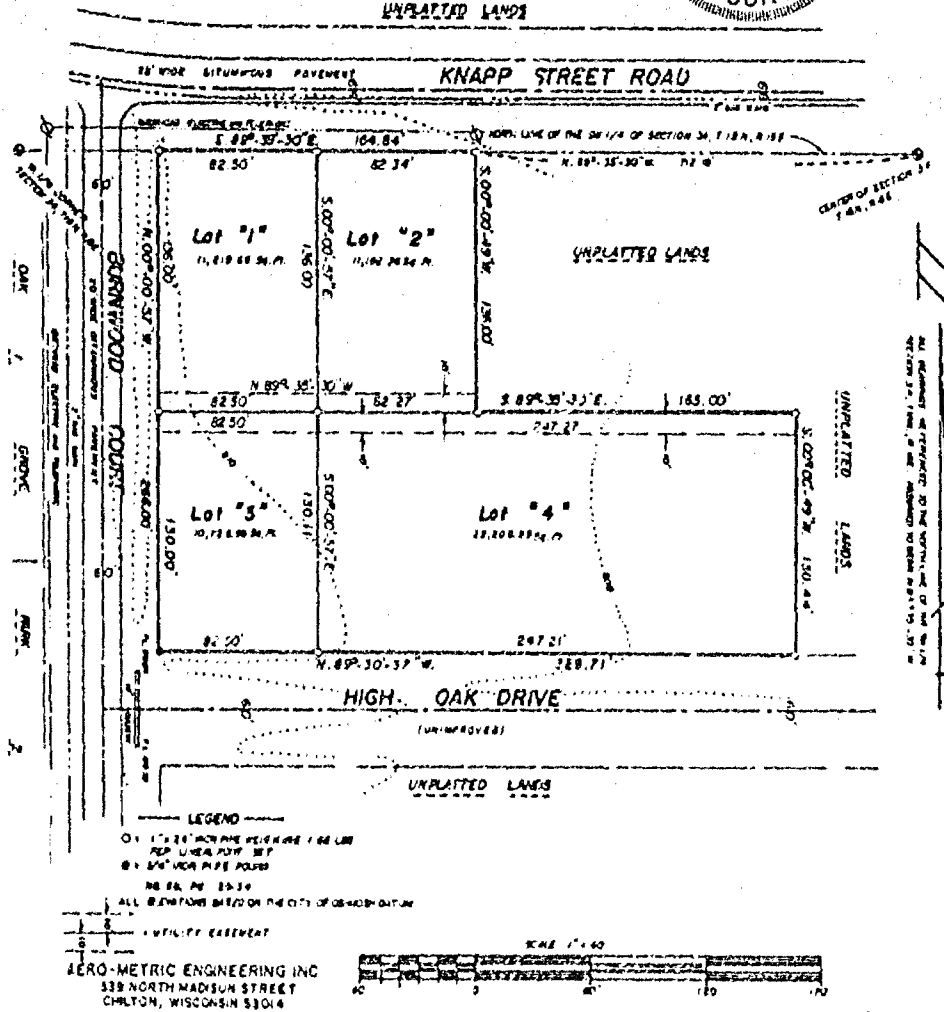
Dated this 24th day of February, 1987.

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



WINNEBAGO COUNTY REPORT

UNPLATTED LANDS

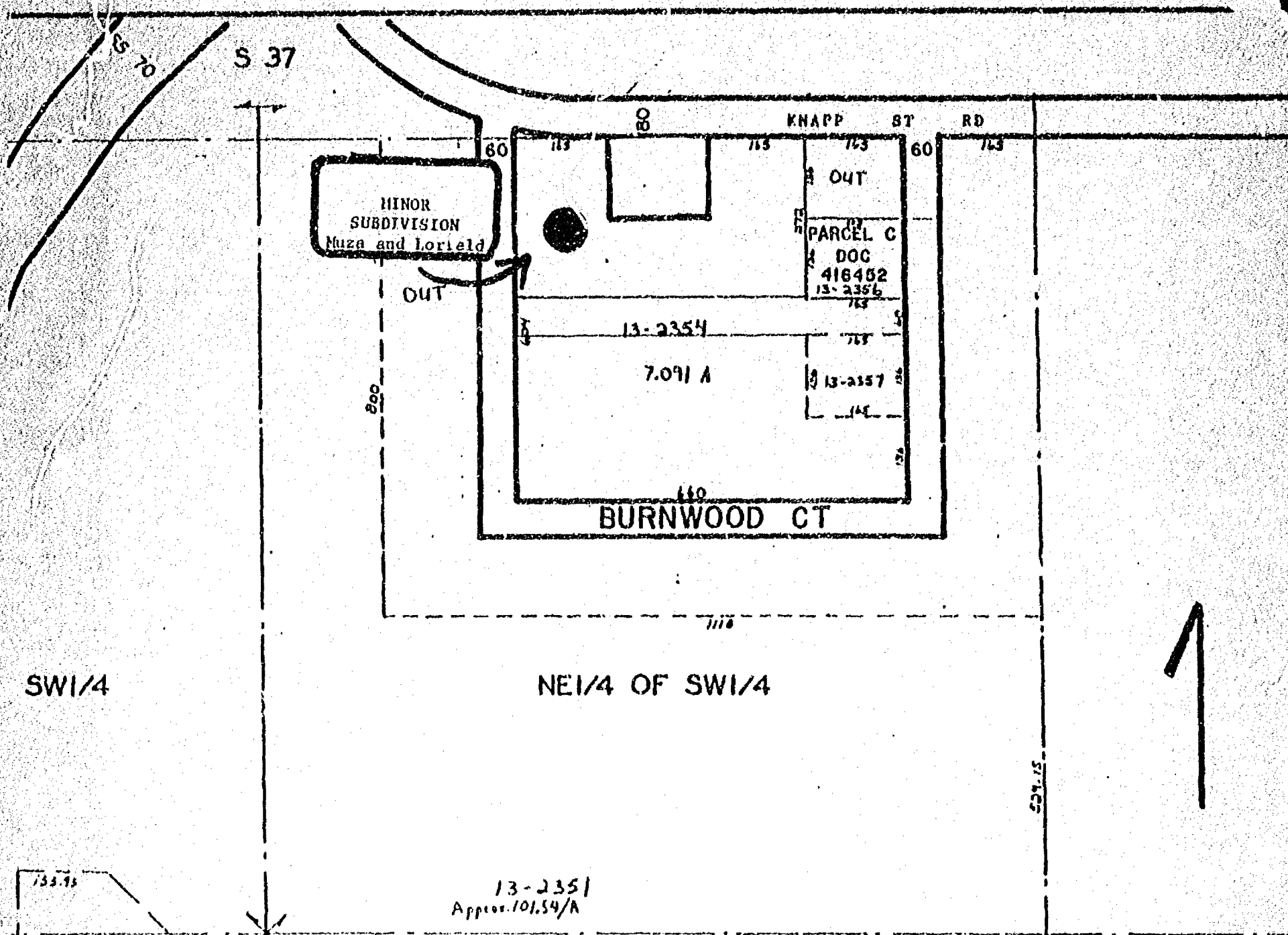


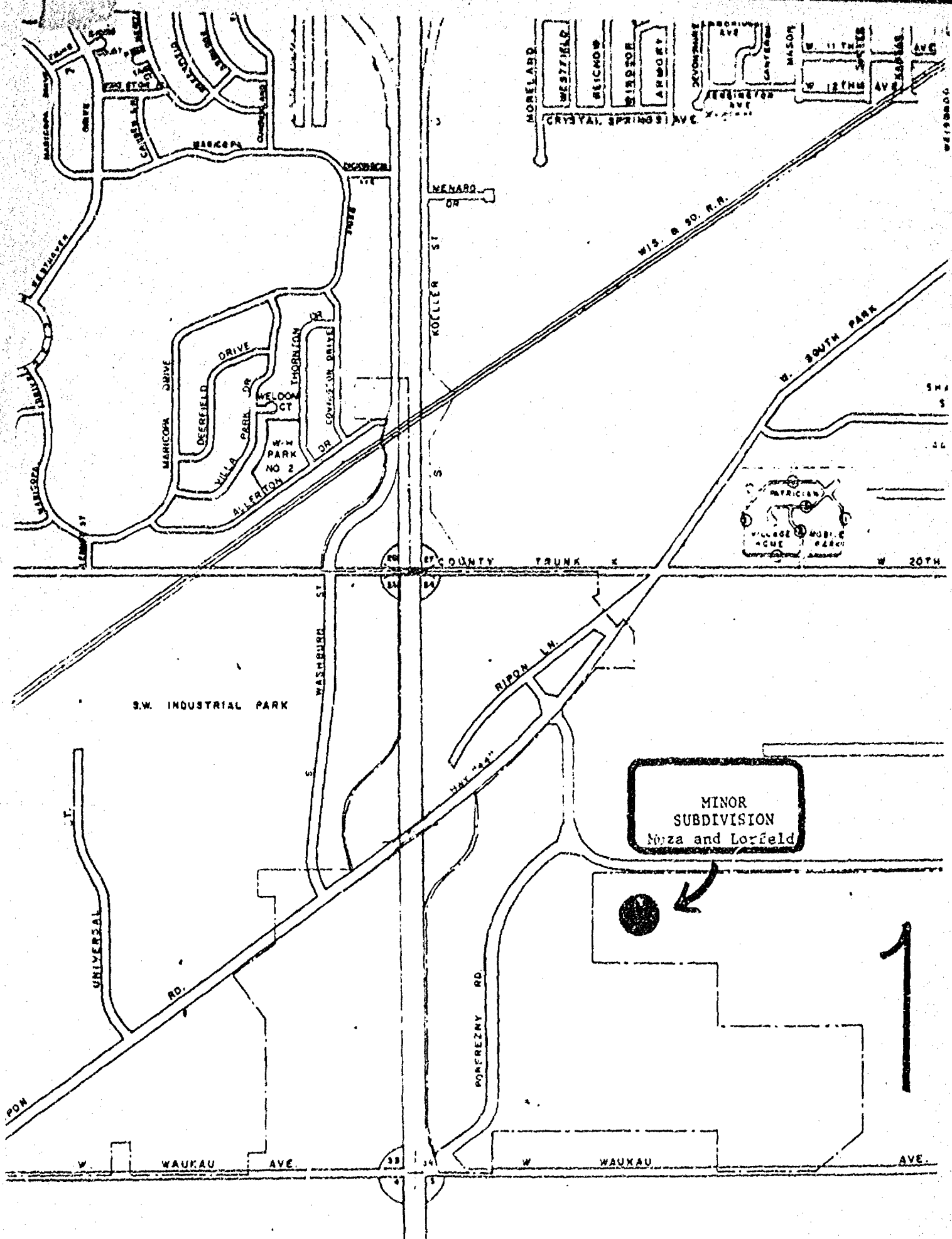
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL BEARINGS ARE TRUE BEARINGS. THE CENTER OF SECTION 34 IS AT THE INTERSECTION OF THE CENTER LINES OF KNAPP STREET ROAD AND HIGH OAK DRIVE.

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

THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRIESCHER S-1589

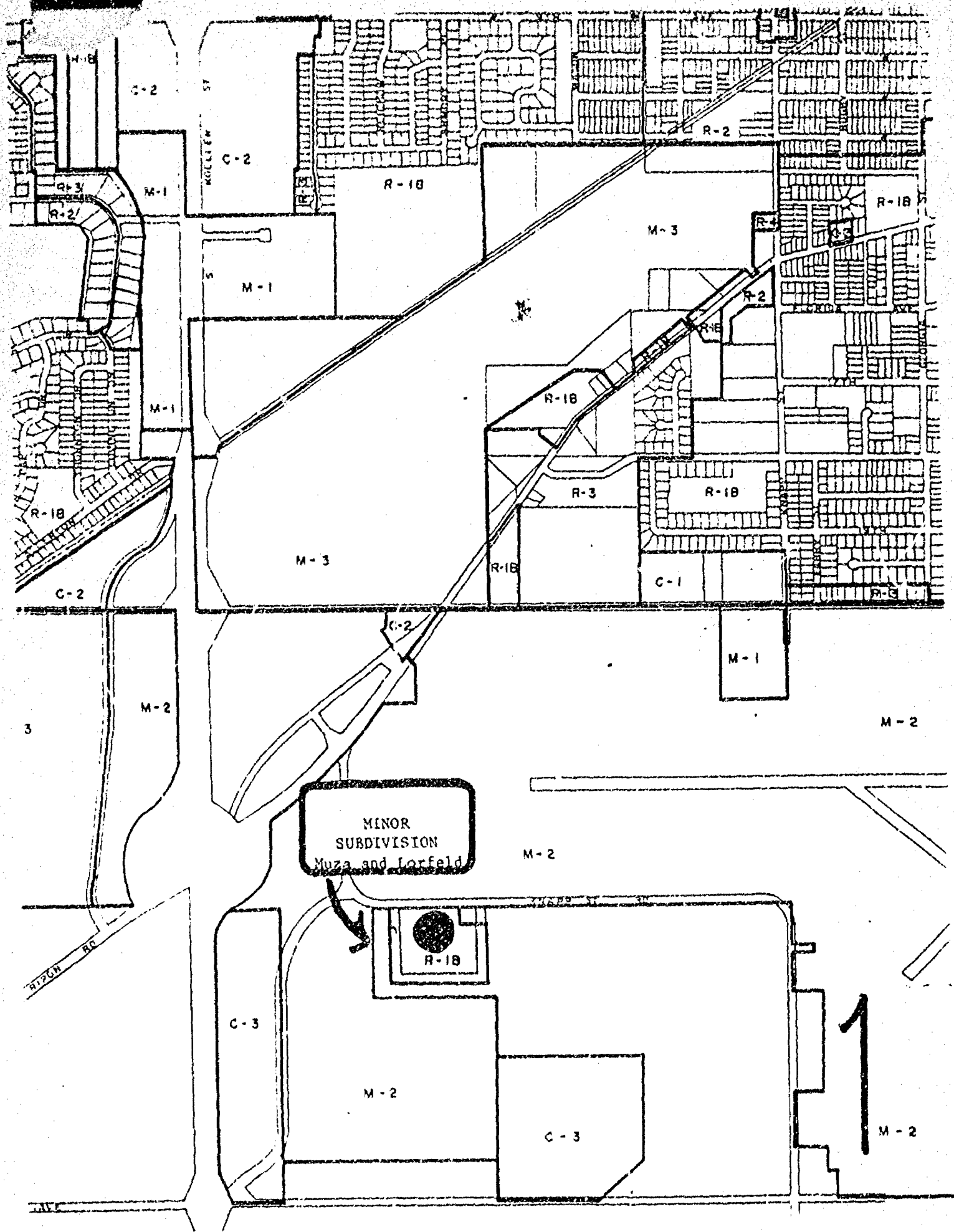
L-1561





MINOR  
SUBDIVISION  
Noza and Lorfeld

1



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:

S. David Strey, etal request(s) the Plan Commission to review and approve a four lot minor subdivision for the property generally located at/commonly known as South of Knapp St. Rd., west of the Easterly right-of-way line of Burnwood Ct., and north of dedicated High Oak Drive.

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

PLEASE SEE ATTACHED PEE SCHEDULE

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 Chilton WI PHONE # 800/472-5313

**SIGNATURE** *[Signature]*

OWNER (If not Petitioner) S. David Strey

OWNER'S ADDRESS \_\_\_\_\_

ADDRESS OF AFFECTED PARCEL unassigned on High Oak Drive

SIZE OF PROPERTY: 330 FT. X 266 FT. ACRES 1.51

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 \_\_\_\_\_ LANT SUBDIVISION minor Subdivision

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 develop lots and requests approval from the planning commission

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 ADJUT, 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>Gerald P Berndt</u><br><u>2832 Knapp Street Road</u>      | 5) <u>Donald G. Seibold</u><br><u>2517 Burnwood Ct.</u> |
| 2) <u>Leo A. Muza</u><br><u>PO Box 707 Oshkosh</u>              | 6) <u>Richard Kaufmann</u><br><u>2491 Burnwood Ct.</u>  |
| 3) <u>Eric W. Kitzman</u><br><u>2535 Knapp Street Road</u>      | 7) _____  |
| 4) <u>Winnebago County Airport</u><br><u>415 Jackson Street</u> | 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 VIII: MINOR SUBLIVISION - S. David Strey, etal

GENERAL DESCRIPTION/BACKGROUND

S. David Strey, etal, requests the Plan Commission to review and approve a four lot minor subdivision for the property generally located south of Knapp Street Road, west of the easterly right-of-way line of Burnwood Court and north of dedicated High Oak Drive with an R-1B Single Family Residence zoning designation.

The existing land use pattern can be described as follows:

- 1) The area north is zoned M-2 Industrial and is characterized by Wittman Field Airport.
- 2) The areas south and west are zoned R-1B Single Family Residence and are vacant.
- 3) The area east is zoned R-2 Suburban Residential District (Winnebago County zoning designation) and is characterized by single family dwellings.

ANALYSIS

The smallest of the lots in question is 82.5 x 130 and exceeds the minimum lot size standards required by the R-1B Single Family Residence District by greater than 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 minor subdivision with the following condition:

- 1) That a \$100 per lot fee be paid in lieu of parland dedication prior to final approval.
- 2) The legal description be completed prior to final approval.
- 3) That the developer/owner be responsible for all capital improvement costs.

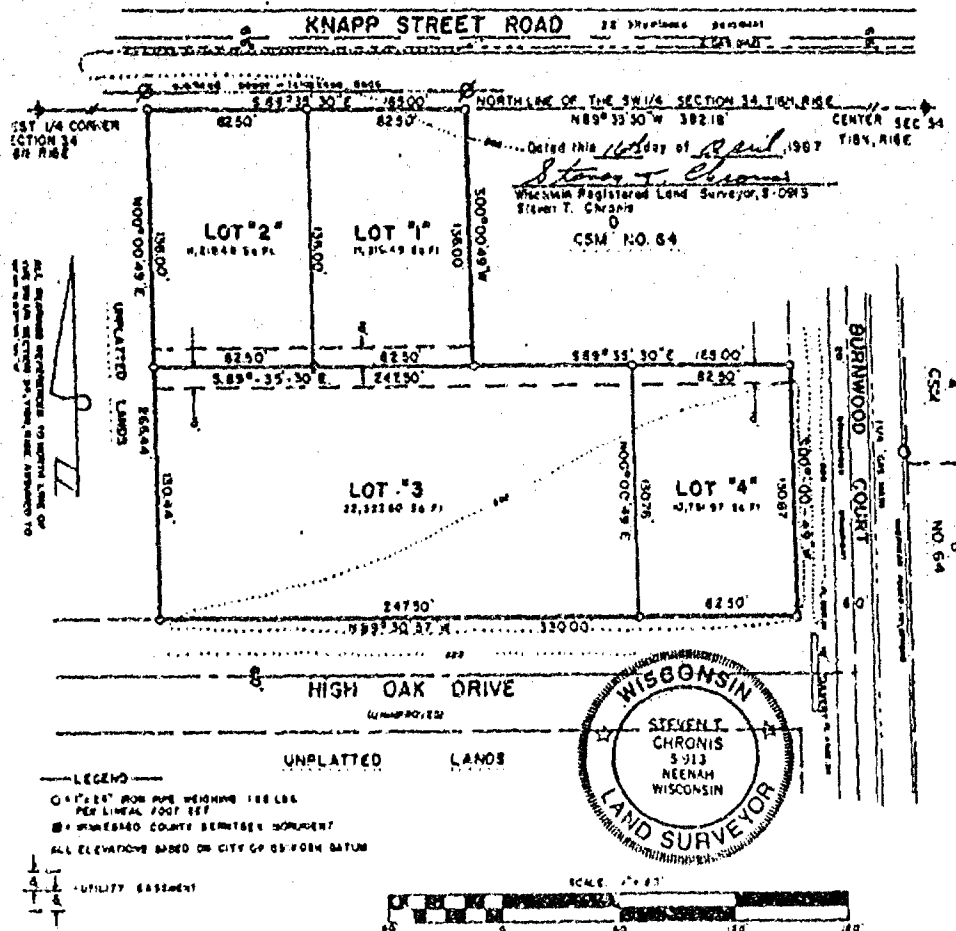


**SURVEYOR'S CERTIFICATE:**

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 Stray all of Parcel C of Certified Survey Map No. 64 recorded in Volume 1 on Page 64 of Certified Survey Map Document No. 0416432 in the Winnebago County Registry and a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oakshus, Winnebago County, Wisconsin containing 1.5049 acres of land and being described by: Commencing at the center of said Section 34; thence N89°35'30"W

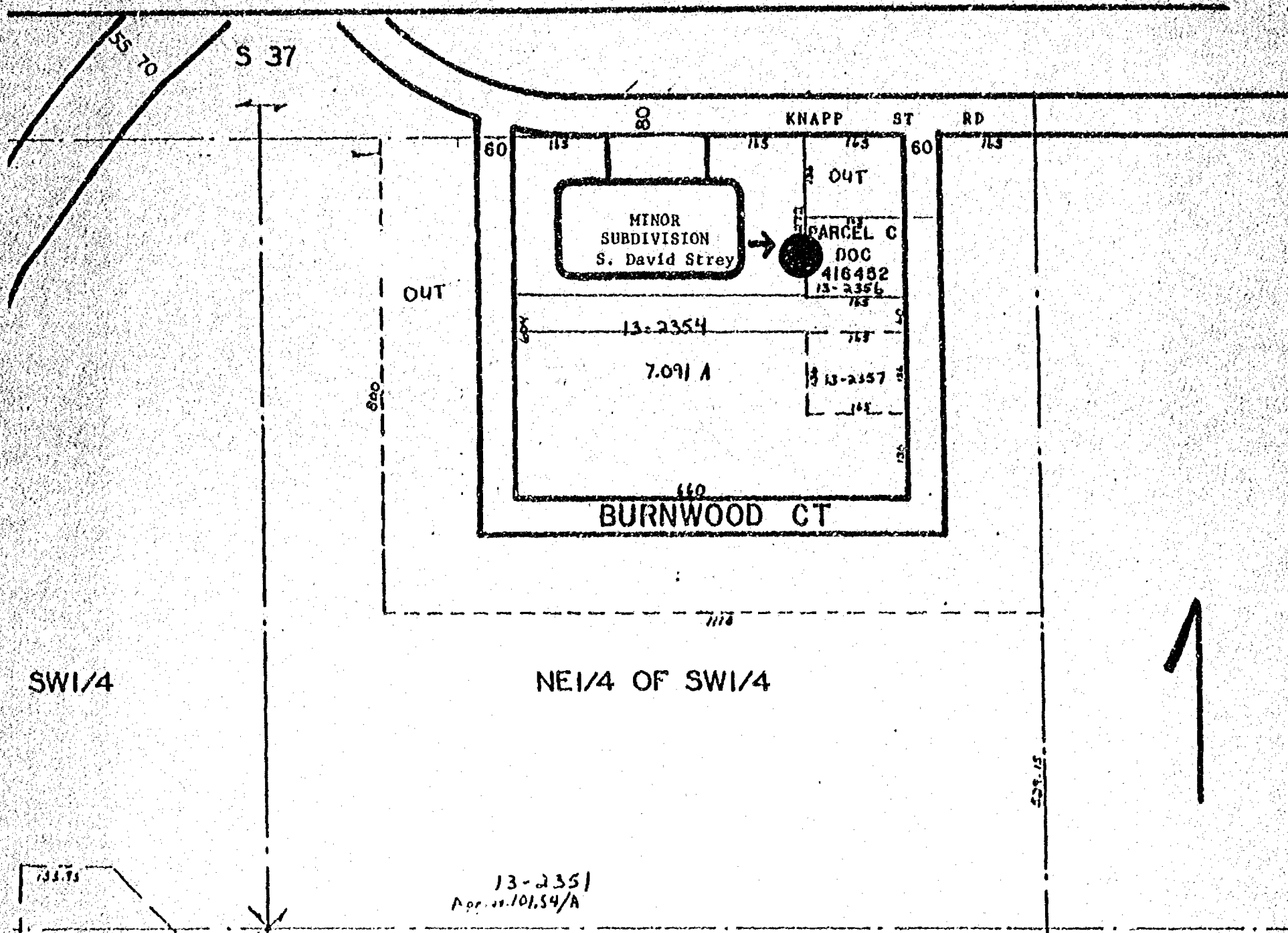
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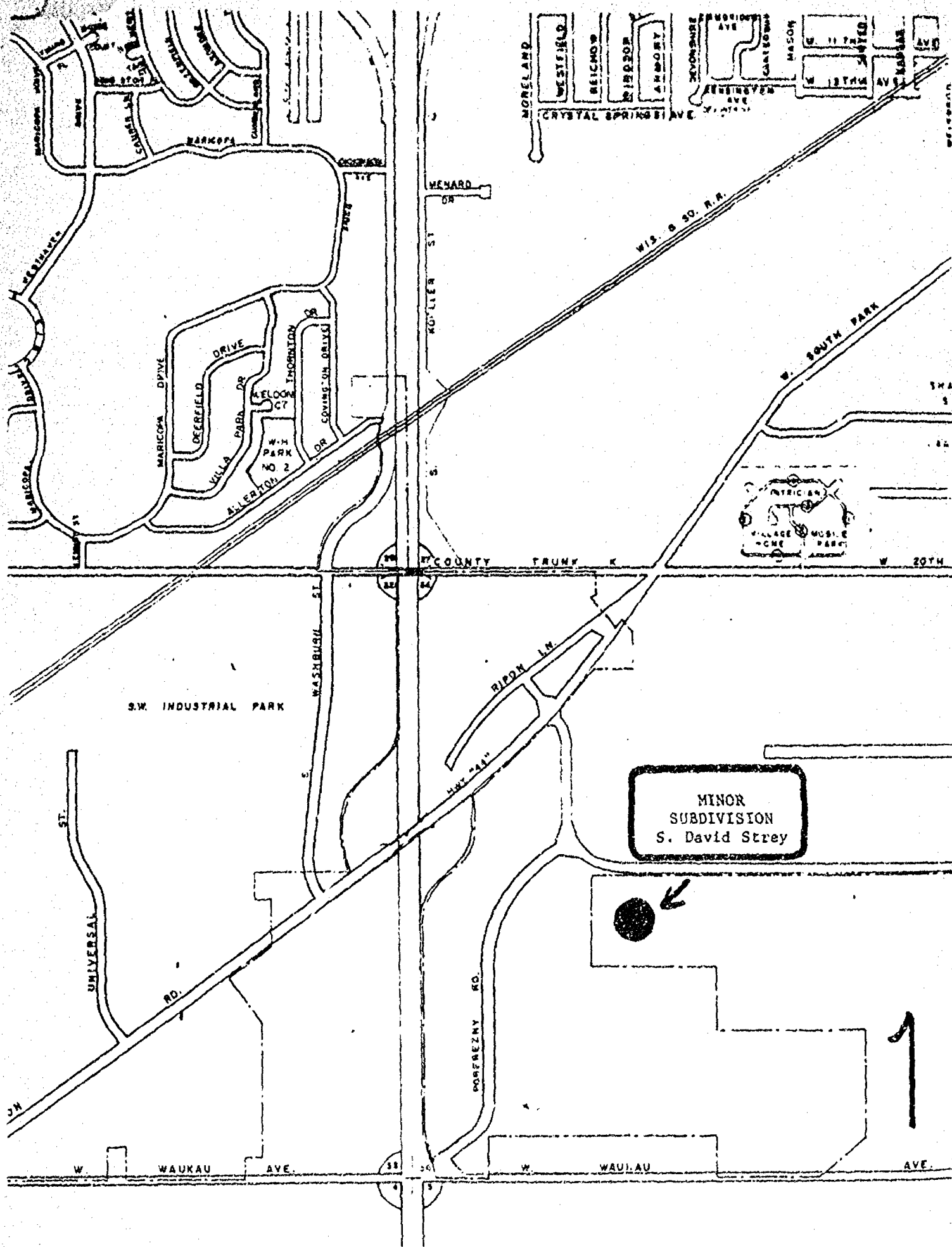
WINNEBAGO COUNTY AIRPORT  
UNPLATTED LANDS

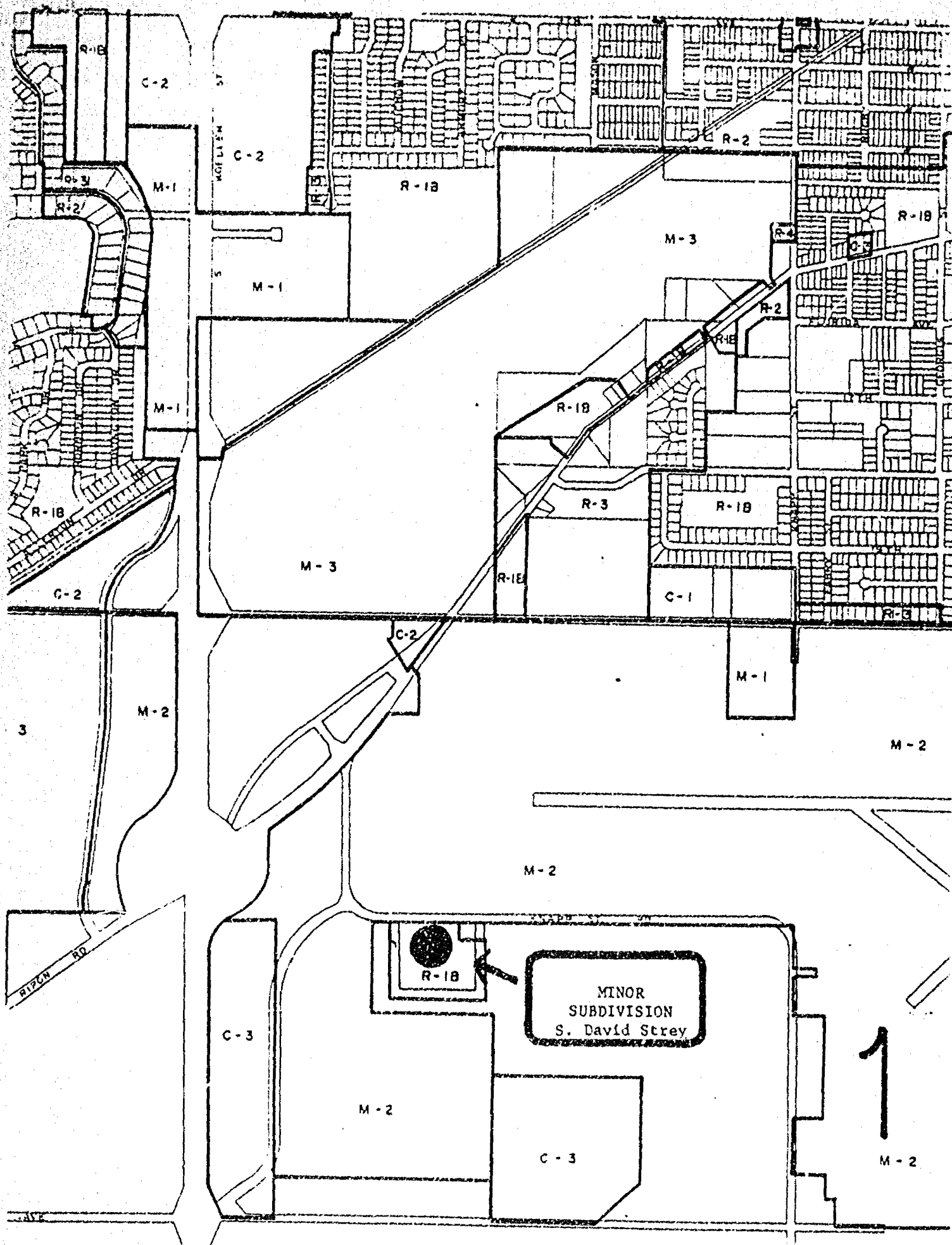


AERO-METRIC ENGINEERING INC.  
559 NORTH MADISON STREET  
CHALTON, WISCONSIN 53014

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS 8-0513 L-1557







PLEASE SEE ATTACHED FEE SCHEDULE

## 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 Chilton WI PHONE # 800/472-5313

SIGNATURE *Stanley Chilton*

OWNER (If not Petitioner) S. David STrey

OWNER'S ADDRESS

ADDRESS OF AFFECTED PARCEL unassigned on High Oak Drive

SIZE OF PROPERTY: 330 FT. X 266 FT. ACRES 1.51

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 minor Subdivision

CONDITIONAL USE FOR  OTHER

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- |                                    |                             |
|------------------------------------|-----------------------------|
| 1) <u>Gerald P Berndt</u>          | 5) <u>Donald G. Seibold</u> |
| <u>2832 Knapp Street Road</u>      | <u>2517 Burnwood Ct.</u>    |
| 2) <u>Leo A. Muza</u>              | 6) <u>Richard Kaufmann</u>  |
| <u>PO Box 707 Oshkosh</u>          | <u>2491 Burnwood Ct.</u>    |
| 3) <u>Eric W. Kitzman</u>          | 7) <u></u>                  |
| <u>2535 Knapp Street Road</u>      | <u></u>                     |
| 4) <u>Winnebago County Airport</u> | 8) <u></u>                  |
| <u>415 Jackson Street</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.



# 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:

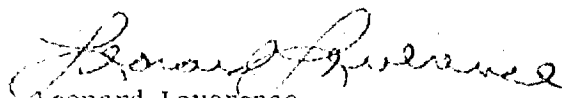
The purpose of this letter is to inform you that the Winnebago County Planning and Zoning Committee met on August 10, 1987 and reviewed the status of their approval for sixteen (16) lots for the preliminary plat of Oak Grove 1st Addition.

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

PLANNING MEETING

4:00 P.M.  
August 10, 1987  
Personnel Conference Room  
Courthouse, Oshkosh

AUG 19 1987

MEMBERS PRESENT: Ms. Carol Owens, Chairperson  
Ms. Jeanette Diakoff, Vice-Chairperson  
Ms. Norma Edinger, Secretary  
Mr. Robert Grace

MEMBERS ABSENT: Mr. John Planalp

OTHER PRESENT: Mr. Dave Schmidt, Planning Director  
Mr. James V. Mabry, Zoning Administrator  
Mr. Harrison Sturgis, Jr.

Meeting was called to order at 4:00 P.M.

- I. Approval of Minutes. Moved by Diakoff, seconded by Grace to approve the minutes of June and July, 1987. Roll Call Vote: Mr/s. Grace, Edinger, Diakoff and Owens Voting Aye. No Nays. Motion Carried.
- II. 1988 Department Budget. Mr. Schmidt presented and explained the department budget. Discussion on hiring a summer intern. Discussion on contract services for a County Surveyor. Money put in for County maps. Salaries increased because of step advances on the salary schedules. Moved by Diakoff, seconded by Owens to approve the prepared budget. Roll Call Vote: Mr/s. Grace, Edinger, Diakoff and Owens Voting Aye. No Nays. Motion Carried.
- III. Cak Grove Addition - Update. Mr. Schmidt advised the committee that we had been in touch with Muza-Strey. They are obtaining estimates on developing the 16 lots. Asking for more time. Recommend 30 days with a letter saying no more. Discussion on the process and violations, local enforcement of state involvement. Moved by Diakoff, seconded by Owens to grant an additional 30 day delay. Roll Call Vote: Mr/s. Grace, Edinger, Diakoff and Owens Voting Aye. No Nays. Motion Carried.
- IV. Sanitary Permit Fees - State Budget Bill. Mr. Mabry explained the change in the law requiring \$20.00 additional fee and change in procedures and requirements. Moved by Grace, seconded by Diakoff to present a resolution to the County Board of Supervisors approving the increased fee effective August 1, 1987. Roll Call Vote: Mr/s. Grace, Edinger, Diakoff and Owens Voting Aye. No Nays. Motion Carried.
- V. Sludge Disposal - Finalize Zoning Procedures. Mr. Schmidt presented the problem of dealing with the sludge sites and required conditional use permits. Discussion on problem and possible causes of action. It was recommended that we discuss the matter with the Corporation Counsel to



see if we can have one hearing for all the sites. Consensus to have separate hearing on the sludge matter.

VI. Zoning Office Operations Report on Complaints: Mr. Mabry submitted a report on complaints and violations as requested by the Committee. He explained the estimated numbers, process and court cases. Discussion on workload and time to investigate the complaints. Summer intern will help relieve this situation.

VII. Dates: Viewing - August 20, 1987 at 9:00 A.M.  
Public Hearing - August 25, 1987 at 7:00 P.M.  
Deliberative - September 2, 1987 at 4:00 P.M.  
Planning - September 21, 1987 at 4:00 P.M.

VIII. Moved by Diakoff, seconded by Edinger to adjourn. Roll Call Vote: Mr/s. Grace, Edinger, Diakoff and Owens Voting Aye. No Nays. Motion Carried. ADJOURNED at 5:25 P.M.

Respectfully submitted,

Norma Edinger, Secretary



5/26/87 WINNEBAGO COUNTY COURTHOUSE

P#2

① VOTE 3-2 TO DISAPPROVE  
20 lots CONFIGURATION

November 6, 1986

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

Mr. Stewart C. Strey  
5710 Hwy. 21  
Omro, WI 54963

② MOTION  
3-2 TO  
LOOK AT  
PLAT AGAIN

RE: Preliminary Plat of Oak Grove

Dear Sirs:

The purpose of this letter is to inform you that the Winnebago County Planning and Zoning Committee met on November 5, 1986 and denied the above referenced plat by a vote of 3 to 2.

The finding for disapproval was that the preliminary plat does not meet the requirements of Section 17.24(4)(c) Air-3 Airport Overlay Zoning of the Winnebago County Town/County Zoning Ordinance; in that it substantially increases residential use within the General Airport Zone, and therefore, is incompatible with the operations of Wittman Field Airport.

Sincerely,

  
Leonard Leverence  
Principal Planner

LL/hc

pc: Steve Chronis  
Aero-metric Engineering, Inc.

Jeanne Storm  
Department of Development

TO: Planning and Zoning Committee

FROM: Planning and Zoning Department Staff

RE: Staff Report - Revision of Preliminary Plat of Oak Grove Park - 1st Addition

LOCATION: NE-1/4 of the SW-1/4, Section 34, T18N, R16E, Town of Algoma, Winnebago County

ACRES: 8.42 acres, more or less

NUMBER OF LOTS: 24

OWNERS: Leo A. Muza, Elaine J. Muza, Stuart C. Strey, Joyce M. Strey, and Gerald P. Berndt

ZONING: City of Oshkosh - R-1B Single-Family Residential Winnebago County - Air 3 Overlay Airport Zoning District Area

#### BACKGROUND INFORMATION:

The subject property was annexed to the City of Oshkosh on October 17, 1985. In addition, the applicants had submitted and received preliminary plat approval for 27 lots from the City of Oshkosh. The preliminary plat containing 32 lots had been previously submitted for review to the Planning and Zoning Committee on October 7, 1985. The Planning and Zoning Committee objected to approval of the plat because the proposed development would have substantially increased the residential density within the Airport Overlay district and would conflict with the operations of the Airport.

#### EXPLANATION:

The revised preliminary plat dated August 6, 1986 contains 24 lots. The revision eliminates five lots which were partially located in the Town of Algoma, and three additional lots within the plat were eliminated to reduce the overall density of the plat.

Prior to annexation the County standards for development in the Rural Residential district required a minimum lot size of 12,000 sq. ft. for sewered development. The City of Oshkosh R-1B standard is 7,200 sq. ft. The development is proposing lots of approximately 10,642 - 14,960 sq. ft. (2.8 dwelling units/A). Existing surrounding lot development averages approximately 26,136 sq. ft. (1.7 dwelling units/A) in area.

18,295 / Lot for 20 lots

The Planning and Zoning Committee's primary objective in review of this plat is to determine whether or not the proposed density with an aviation easement would be compatible with the operations of the airport.

FINDINGS OF FACT:

1. Winnebago County retains jurisdictional platting authority as an objecting authority in municipalities located within Winnebago County. Chapter 236.12(3), State Stats, states that in no instance can a plat be approved until all objections have been satisfied.
2. Section 17.24(4)(c) Air-3 Airport Overlay Zone of the Winnebago County Town/County Zoning Ordinance specifies that the "zoning shall reflect a consideration that the establishment of a substantial number of residential uses within this zone would be inconsistent with operations of an airport in general and incompatible with the business/industrial development, traffic flow and other nonresidential development patterns that will be generated by both the specific operations and presence of Wittman Field itself".
3. The developer has expressed a willingness to provide Winnebago County an aviation easement.

ADVISORY RECOMMENDATIONS:

1. For approval - The proposed development meets the intent of Section 17.24(4)(c) of the Winnebago County Town/County Zoning Ordinance in that the development is compatible with the operations of the airport in that the proposed development is surrounded and buffered by existing residential development of similar density.

Conditions:

- A. Final plat contains restriction identifying aviation easement to Winnebago County.



# Winnebago County

## PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*  
Leonard Leverence, *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 - Muza-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.

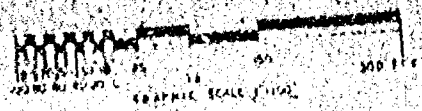
JVM:sn

Attachment(s)

cc: Corporation Counsel

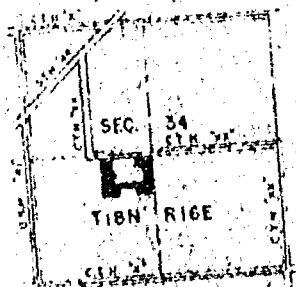
Courthouse • P. O. Box 2808 • Oshkosh, WI 54903-2808 • 414/235-2500

DAK GLOVE

[illegible]

**LEGEND**

- ALL STEEL PIPE IS LIME PAINTED PER 100 FT
- ALL STEEL PIPE IS LIME PAINTED PER 100 FT
- ALL OTHER LIME COATING
- ALL DIVERTERS ARE MEASURED TO THE NEAREST 100 FT
- ALL ANGLES AND BEARINGS ARE MEASURED TO THE NEAREST DEGREE



NOTHING IS REFERENCED TO

Send to Jim Mabry

P.O. Box 808

Chick, N.Y.

Chick, N.Y. 54903

MAY 04 1987

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

Muzza x 1	x 2	<del>Bennett</del>		Stroy x 3	x 4	<del>Katz</del>	
Muzza x 5		<del>Muzza</del>		<del>Stroy</del>	Stroy x 12		
Muzza 13	<del>14</del>	Muzza 15	16	<del>Stroy</del>	Stroy x 20		
Muzza x 21	x 22	Muzza		Stroy x 25	Stroy x 27	x 28	

Edwin A. Stroy  
MARY C. BANCROFT  
ANNE M. McCool

Muzza	Stroy				
29	30	31	32	33	34

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

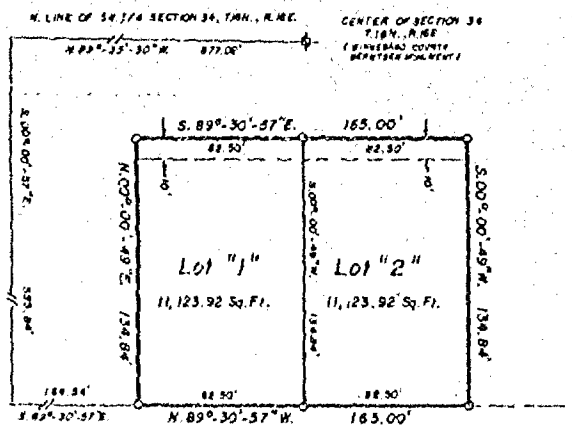
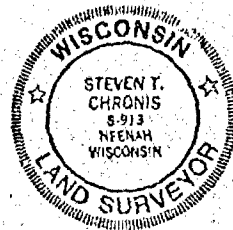
**SURVEYOR'S CERTIFICATE:**

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 N8 $9^{\circ}$ -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 $^{\circ}$ -00'-57"E 595.84 feet, along the East line of Burnwood Court; thence S89 $^{\circ}$ -30'-57"E 164.54 feet, along the North line of Burnwood Court to the true point of beginning; running thence N00 $^{\circ}$ -00'-49"E 134.84 feet; thence S89 $^{\circ}$ -30'-57"E 165.00 feet; thence S00 $^{\circ}$ -00'-49"W 134.84 feet; thence N89 $^{\circ}$ -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.

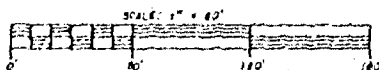
Dated this 16th day of April, 1987.

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



LEGEND  
0.1" x 84" IRON PIPE BEARING 188 LBS  
1" IN LINEAL FOOT SET  
1.0' UTILITY EASEMENT

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



THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRIESCHER 3-1987 L-1554

ALL BEARINGS REFERENCED TO THE NORTH LINE OF THE SW $\frac{1}{4}$  SECTION 34, T.18N., R.16E. ARE ASSUMED TO BE TRUE



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 16<sup>th</sup> day of April, 1987.

In the Presence of:

[Signature]

[Signature]  
Leo A. Muza

[Signature]  
Diane M. Conner

[Signature]  
Elaine J. Muza

STATE OF WISCONSIN }  
WINNEBAGO COUNTY }

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

[Signature]  
Notary Public W. [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, Leo A. Muza and Elaine J. Muza, owners, is hereby approved.

Date 4/28/87  
[Signature]  
Bruce Roskom, Secretary of Planning Commission

Dated this 16<sup>th</sup> day of April, 1987.

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

678837



Received for record  
the 30<sup>th</sup> day of  
April, 1987  
at 2:58 o'clock PM  
and recorded in Vol. 107 of RSM, Page: 1615  
[Signature]  
REGISTER OF DEEDS

[Signature] 68

L-1554

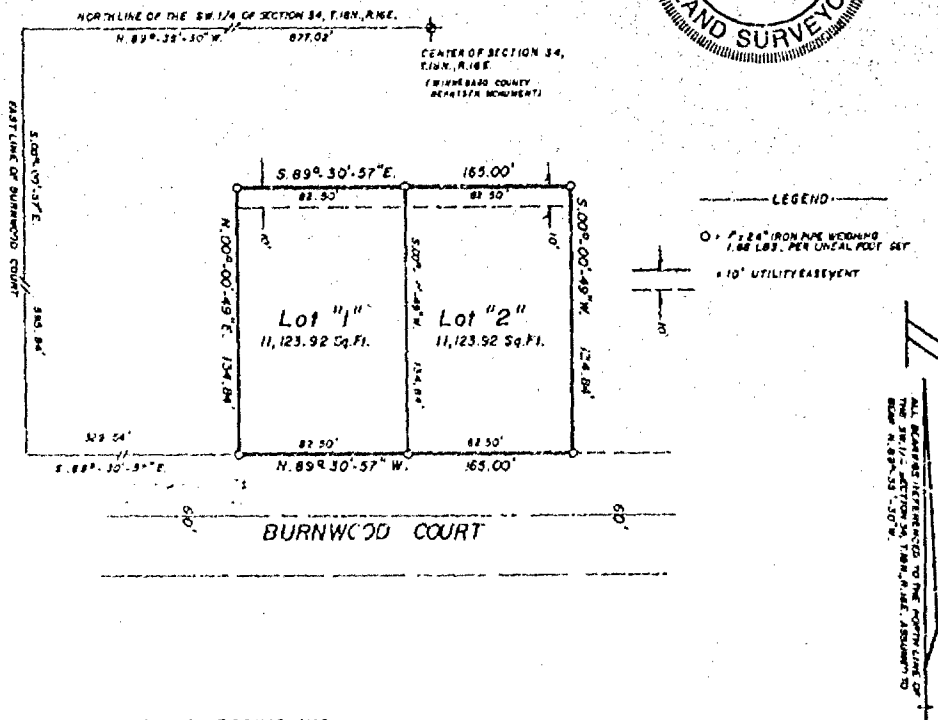
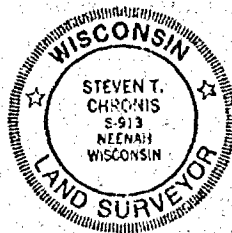
**SURVEYOR'S CERTIFICATE:**

1, 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. Gray 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.

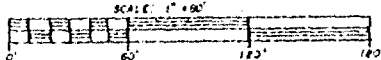
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the City of Oshkosh in surveying and mapping the same.

Dated this 16<sup>th</sup> day of April, 1987.

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



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



THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRIESCHER 3-1966

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 16<sup>th</sup> day of April, 1987.

In the presence of:

[Signature]  
Diane M. Cramer

[Signature]  
Stuart C. Strey  
[Signature]  
Joyce M. Strey

STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) SS

Personally came before me this 16<sup>th</sup> 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.

[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, Stuart C. Strey and Joyce M. Strey, owners, is hereby approved.

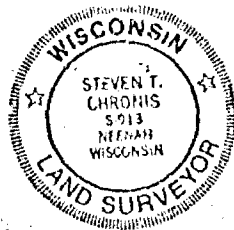
Dated 4/28/87

[Signature]  
Bruce Kelson, Secretary of Planning Commission

Dated this 16<sup>th</sup> 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 30<sup>th</sup>  
day of April, A.D., 1987  
at 5:56 o'clock P.M. and  
recorded in Vol. 1 of SSM  
on page 16.94  
[Signature]  
Register of Deeds

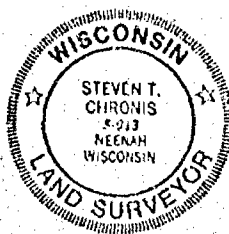
[Signature] day  
L-15536

## 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 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 NB9°-30'-

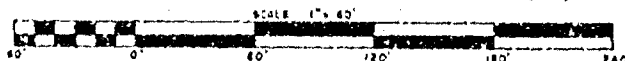
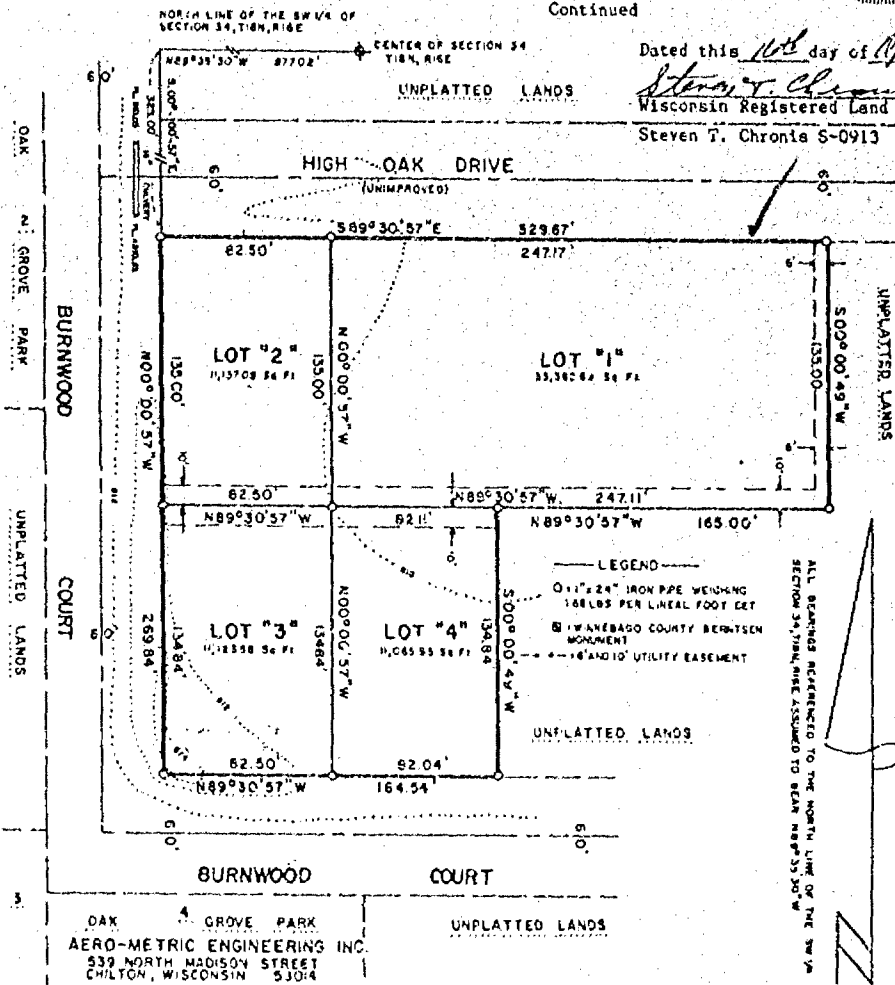
Continued



Dated this 10th day of April, 1987

Steven T. Chronis  
Wisconsin Registered Land Surveyor

Steven T. Chronis S-0913



THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS S-0913

L-1555

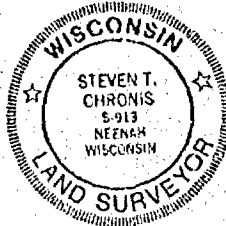
SURVEYOR'S CERTIFICATE CONTINUED:

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 16<sup>th</sup> 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 16<sup>th</sup> day of April, 1987.

In the presence of:

Thomas L. Muza  
Ann M. Muza

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

STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) SS

Personally came before me this 16<sup>th</sup> 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, Wisconsin  
My Commission expires Dec 31, 1988

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 NE1 of the SW1 of Section 34, T16N, R16E, 13th Ward, City of Oshkosh, Thomas L. Muza, Ann M. Muza, and Susan E. Yost, owners, is hereby approved.

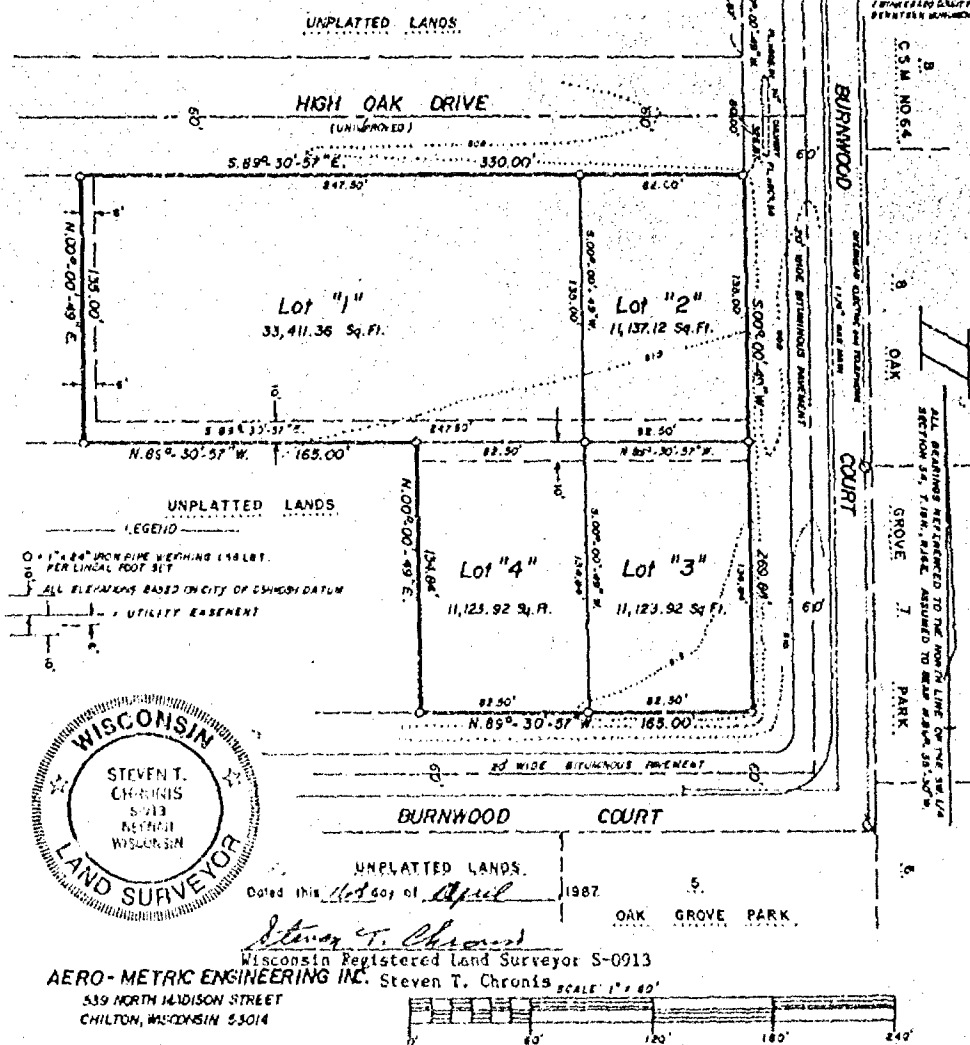
Date 4/30/87  
Bruce Roskom  
Bruce Roskom, Secretary, Planning Commission

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, Thirteenth (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 134.64 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



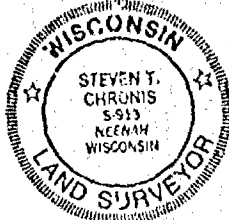
SURVEYOR'S CERTIFICATE CONTINUED:

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:

Ray R. Yake  
Dianne M. Corcoran

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 same who executed the foregoing instrument and acknowledged the same.

Ray R. Yake  
Notary Public, Wisconsin  
My Commission expires 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 1/4 of the SW 1/4 of Section 34, T16N, R16E, 13th Ward, City of Oshkosh, Edwin A. Strey, Mary C. Bancroft, and Anne M. McCool, owners, is hereby approved.

Date 4/30/87  
Bruce Roskon  
Bruce Roskon, Secretary of Planning Commission

678834

Register's Office  
Winnebago County, Wis.  
Received for record this 30th  
day of April, A.D., 1987  
at 2:52 o'clock P.M. and  
recorded in Vol. 11 of GS  
on page 1692

Margaret Schmal  
Register of Deeds

Aug 6 d  
Barry Yoke

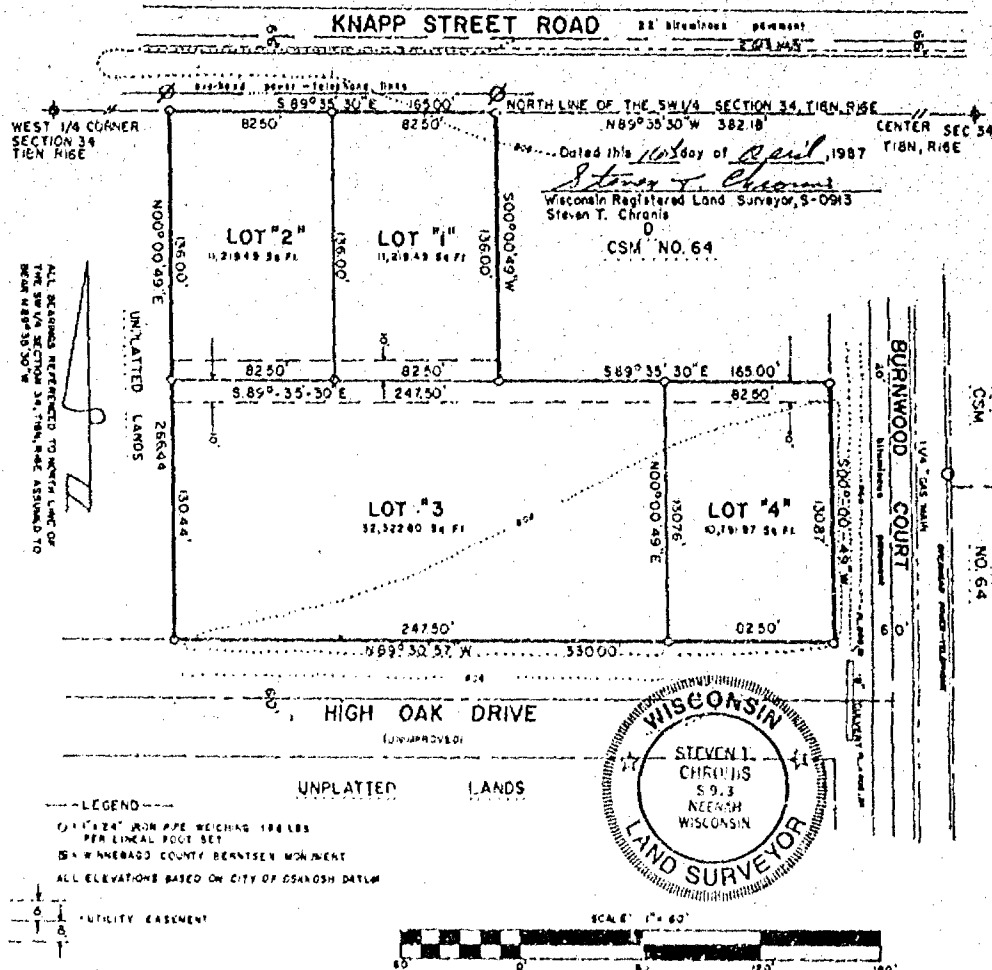
L-1556

**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; thence N89°-35'-30"W

Continued

WINNEBAGO COUNTY, AIRPORT.  
UNPLATTED LANDS.



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

THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS S-0913 L-1557



CERTIFIED SURVEY MAP

SHEET 2 OF 2

STATE OF WISCONSIN )  
SHEBOYGAN COUNT. ) 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 130.87 feet; thence N89°-30'-57"W 330.00 feet; thence N69°-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 16<sup>th</sup> 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 16<sup>th</sup> day of April, 1987.

In the presence of:

[Signature]

Dianne H. Coeman

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 16<sup>th</sup> 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 W. S. [Signature]  
My Commission expires 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 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.

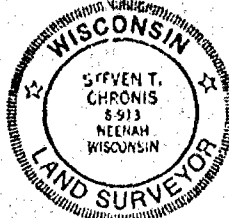
Date 4/30/87

[Signature]  
Bruce Resko, Secretary of Planning Commission

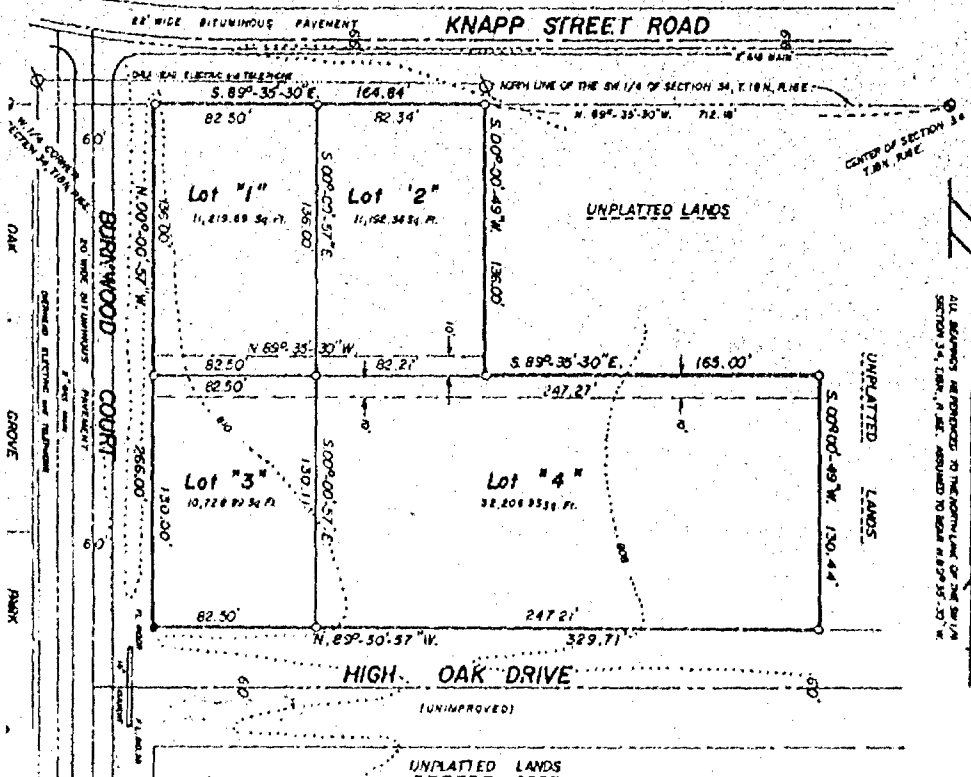
L-1557

Being a part of the NE 1/4 of the SW 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



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

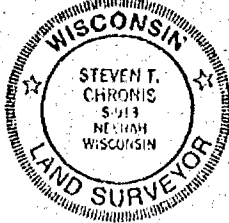
I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aerofabric Engineering, Inc., certify that I have surveyed, divided, and mapped under the direction of Robert J. Maza and Patricia Ann Lorfeld a part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirteenth (13th) Ward, City of Oshkosh, Winnebago County, Wisconsin, containing 65,377.99 square feet of land and being described by: Commencing at the center of said Section 34; thence S89°-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 136.00 feet; thence S89°-35'-30"E 165.00 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 Barnwood Court; thence N00°-00'-57"W 376.00 feet, to the North line of the SW $\frac{1}{4}$  of said Section 34; thence S89°-35'-30"E 164.84 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 16<sup>th</sup> 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:

Robert J. Maza

Robert J. Maza  
Robert J. Maza

Patricia Ann Lorfeld

Patricia Ann Lorfeld  
Patricia Ann Lorfeld

STATE OF WISCONSIN )  
WINNEBAGO COUNTY ) SS

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

W. Wuehler  
Notary Public, Wisconsin  
My Commission expires is permanent

**PAYEE INDICATION BY CLAIMANT:**

Pursuant to Sec. 30-37(c) Proportional 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. Maza and Patricia Ann Lorfeld, owners, is hereby approved.

Date: 4/30/87  
Bruce Reckun  
Bruce Reckun, Secretary of Planning Commission

# Development Cost Per Lot

1. Improvements at estimated cost	\$ 6,467.04
2. Interest on improvements -6 year development, average sales	1,552.09
3. Legal, Survey, accounting (estimated)	500.00
4. Brokerage expense (10% of estimated price per lot)	1,500.00
5. Contingency for increased cost of improvements and interest	<u>880.87</u>
	\$10,900.00
6. Estimated Real Estate Taxes over 6-year development period	<u>312.00</u>
7. Per Lot Carrying Costs	\$11,212.00