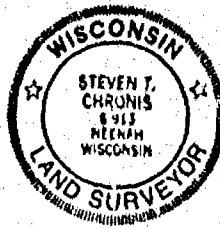


SURVEYOR'S CERTIFICATE:

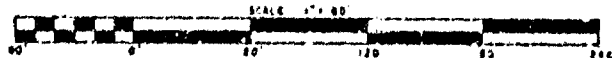
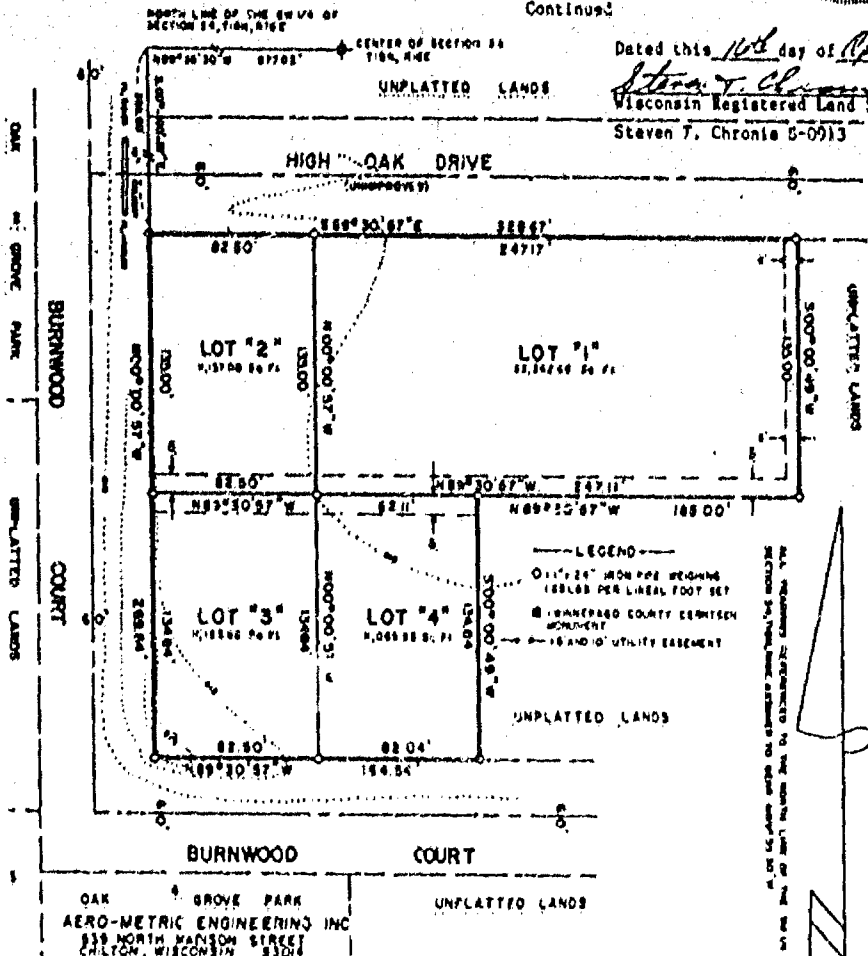
I, Steven T. Chronis, Wisconsin Registered Land Surveyor of Aero-Metric Engineering, Inc., certify that I have surveyed, divided and mapped under the direction of Thomas L. Mura a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Third-enth (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'-37"E 326.00 feet, along the East line of Burnwood Court to the true point of beginning; running thence S89°-30'-37"E 319.67 feet; thence S00°-00'-49"W 135.00 feet; thence N89°-30'-

Continued



Dated this 10th day of April, 1987

Steven T. Chronis
Wisconsin Registered Land Surveyor
Steven T. Chronis 8-0913



THIS INSTRUMENT DRAFTED BY STEVEN T. CHRONIS 8-0913

L-1555

S 37

KNAPP ST RD

OUT

OUT

PARCEL C
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416452
13-2356

13.2354

7.091 A

13-2357

MINOR
SUBDIVISION
Thomas Muza

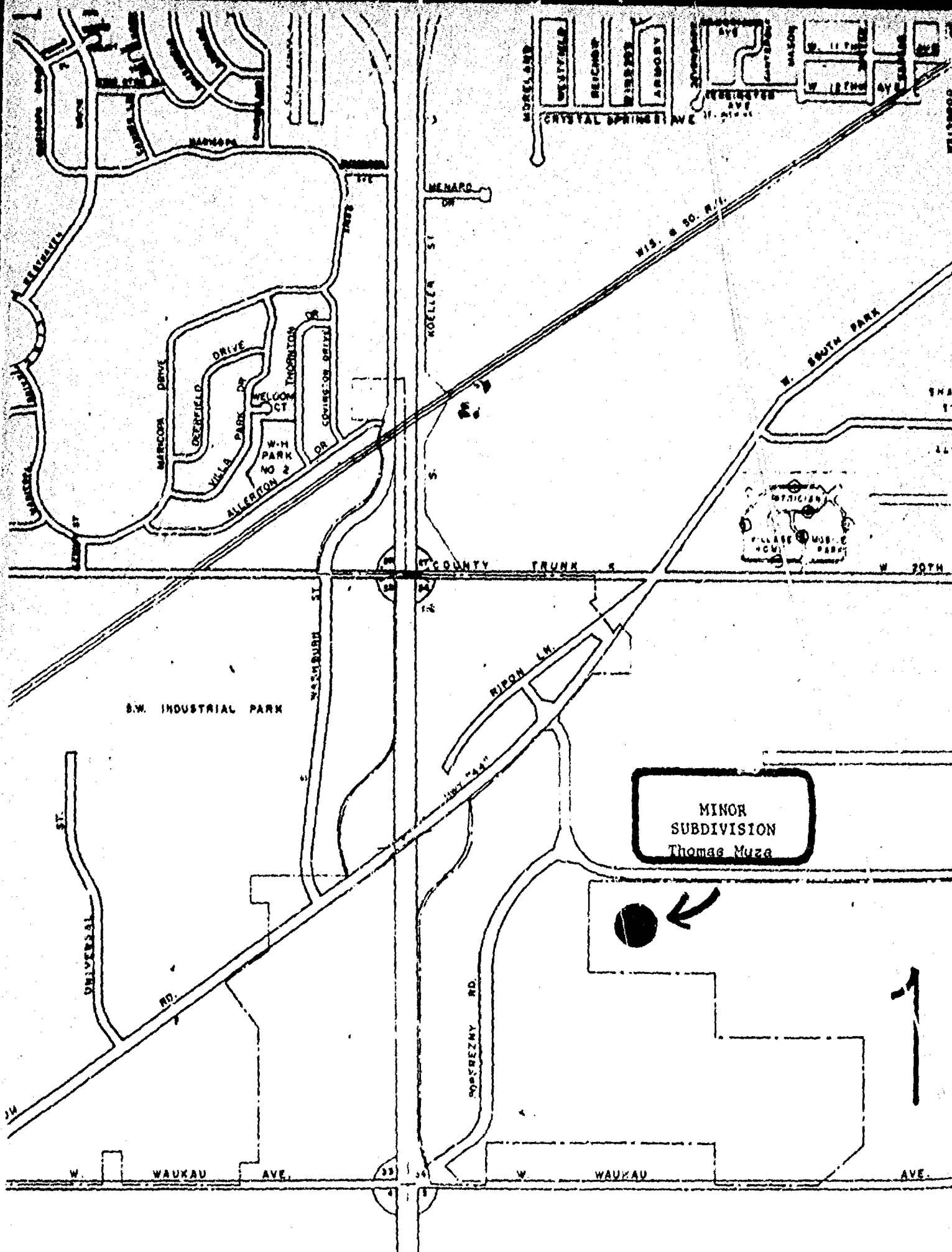
BURNWOOD CT

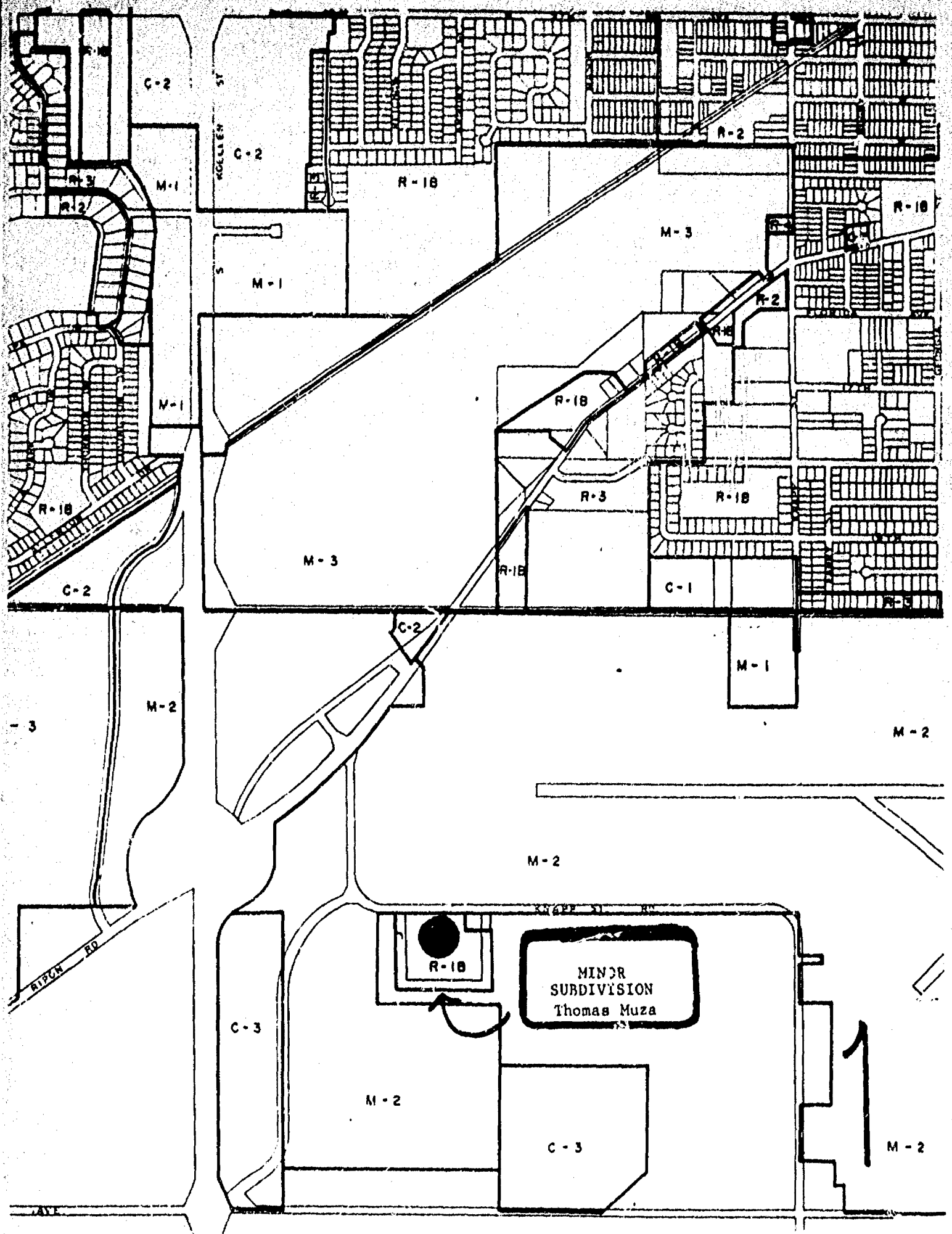
SW1/4

NE1/4 OF SW1/4

13-2351
Approx 101.54/A







CITY OF OSHKOSH GENERAL APPLICATION

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

DATE April 13 1987 RECORDED # _____
 PETITIONER Aero-Metric Engineering, Inc.
 ADDRESS 539 N. Madison St. Chilton WI PHONE # 800/472-5313
 SIGNATURE *Thomas L. Muza*
 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> | 5) <u>James Colek</u> |
| <u>1205 Mason St.</u> | <u>2277 Burnwood Ct.</u> |
| 2) <u>Leo A. Muza</u> | 6) <u>Jack Warren</u> |
| <u>PO Box 707 Oshkosh</u> | <u>2301 Burnwood Ct.</u> |
| 3) <u>Ben Hiebel</u> | 7) _____ |
| <u>2225 Brunwood Ct.</u> | _____ |
| 4) <u>Thomas R. Yano</u> | 8) _____ |
| <u>2257 Burnwood Ct.</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:

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 *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>PO 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.

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.

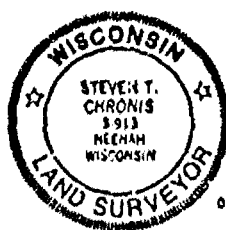
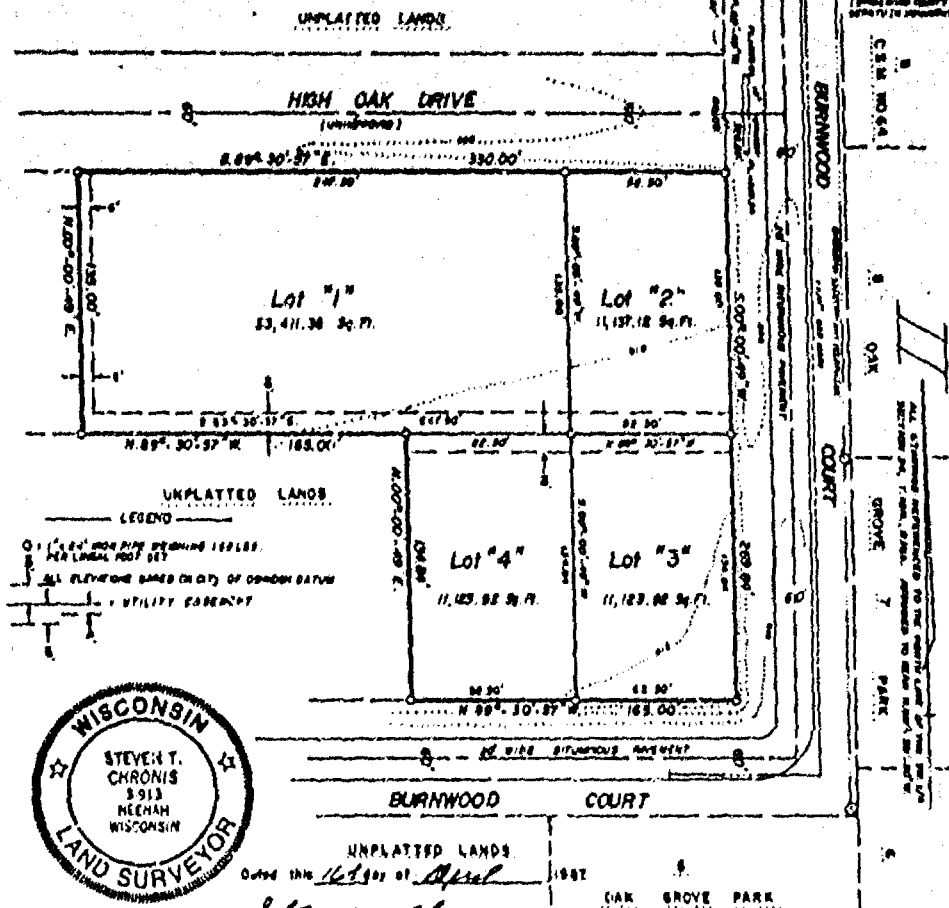
STATE OF WISCONSIN
WINNEBAGO COUNTY
WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

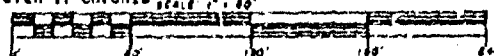
Sheet 1 of 2

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 (NE1/4) of the Southwest Quarter (SW1/4) of Section Thirty-four (34), Township Eighteen (18) North, Range Sixteen (16) East, Thirtieth (13th) Ward, City of Oakkosh, Winnebago County, Wisconsin containing 1.5334 acres of land and being described by: Commencing at the center of said Section 34; thence N69°-35'-30"W 217.18 feet, along the North line of the SW1/4 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



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



THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRETCHER S. 1988

L-1556

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KNAPP ST RD

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13-2354

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MINOR
SUBDIVISION
Edwin Strey

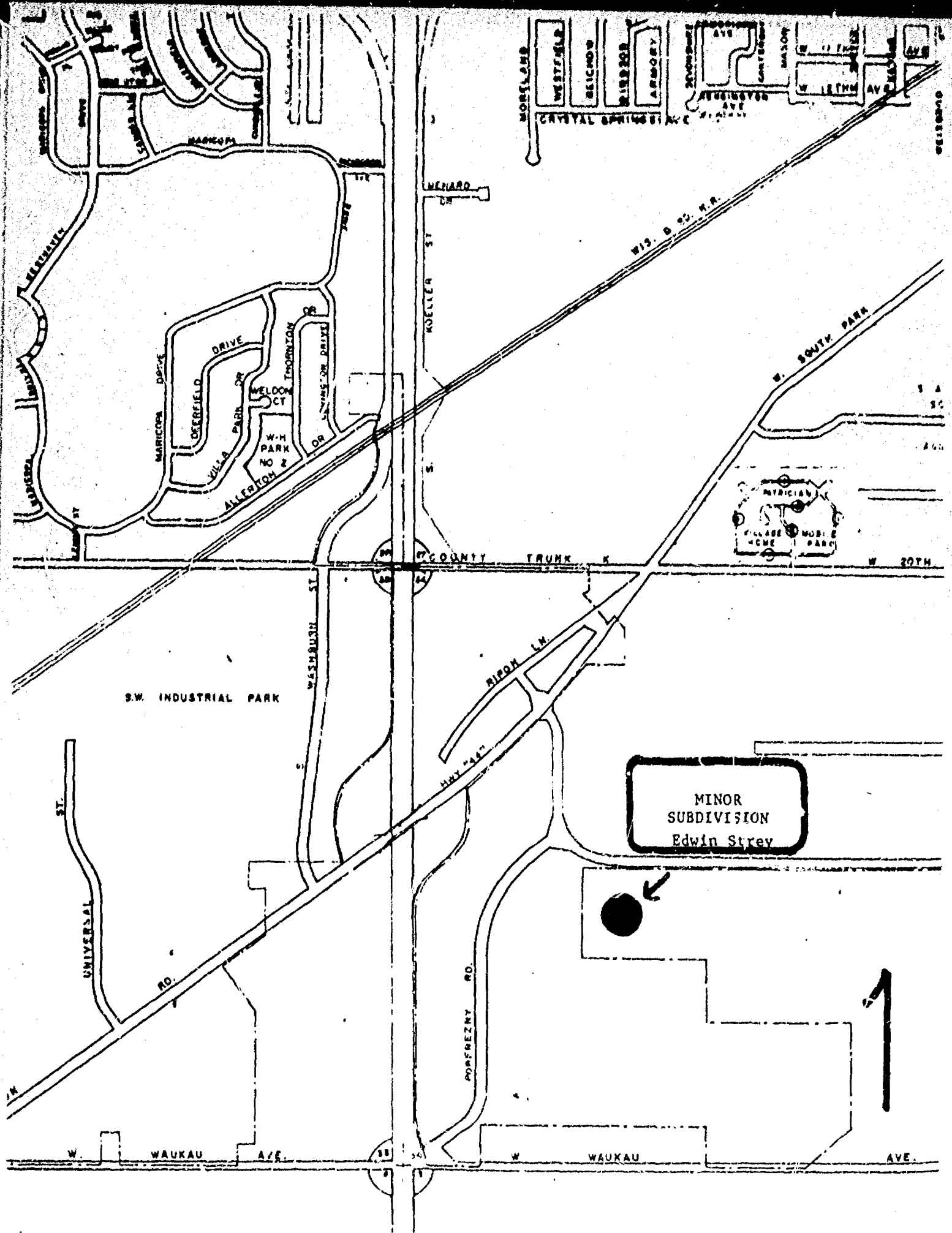
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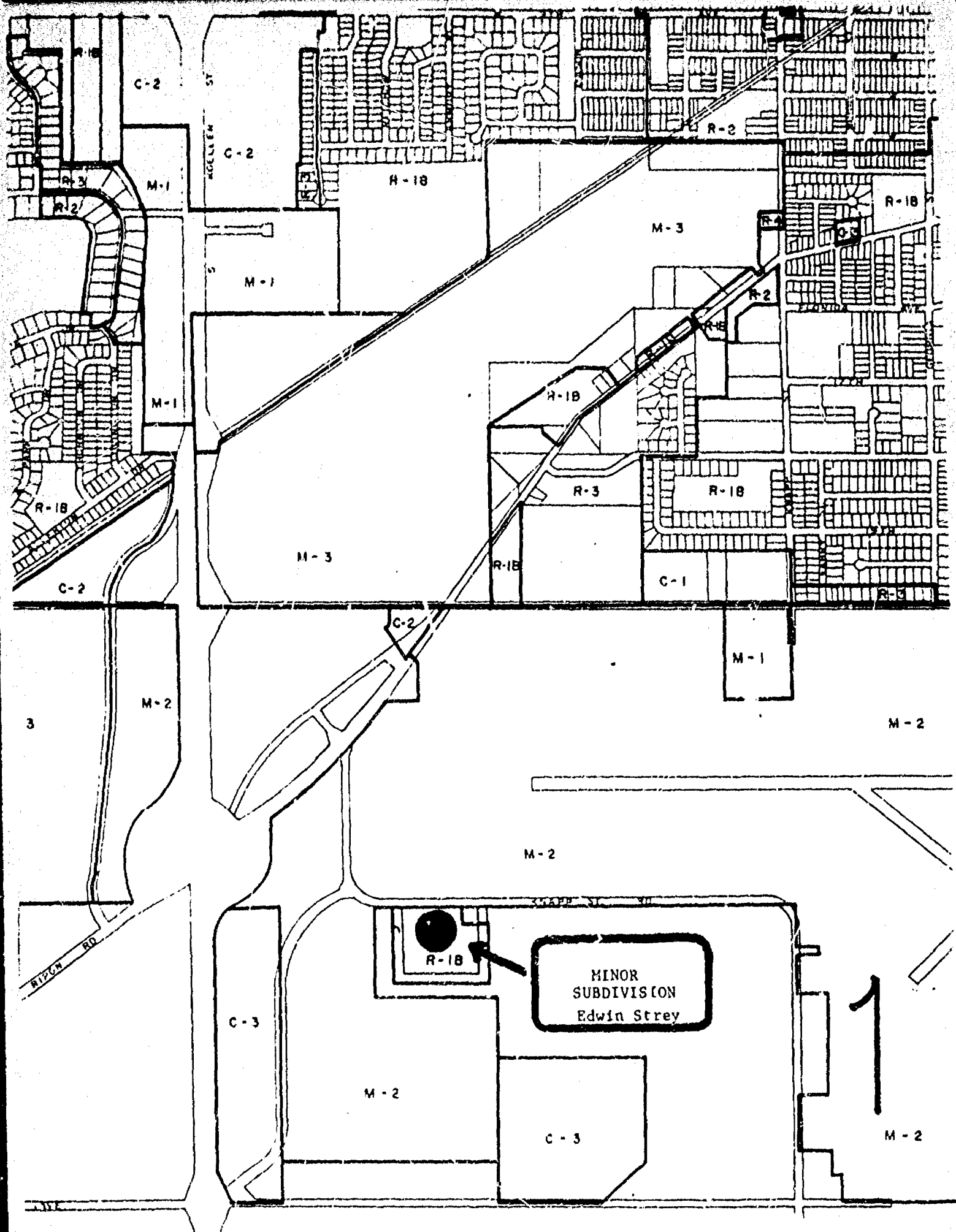
BURNWOOD CT

3W1/4

NE1/4 OF SW1/4

13-2351
Approved 10/54/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 Steven T. Chouinard

OWNER (If not Petitioner) Edwin A. STrey

OWNER'S ADDRESS _____

ADDRESS OF AFFECTED PARCEL unassigned on High Oak Drive

SIZE OF PROPERTY: 380 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. 3, 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 ADJ., 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>
<u>1205 Mason St.</u> | 5) <u>Rhichard Kaufmann</u>
<u>2491 Burnwood Ct.</u> |
| 2) <u>Ronald Gartman</u>
<u>2409 Burnwood Ct.</u> | 6) <u>Donald Seibold</u>
<u>2517 Burnwood Ct</u> |
| 3) <u>Clair Kentopp</u>
<u>2453 Brunwood Ct.</u> | 7) <u>Leo A. Muza</u>
<u>PO Box 707 Oshkosh</u> |
| 4) <u>William Fairbank</u>
<u>18 Meneros Place</u>
<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 used.

APR 17 1987

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

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 53%. 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 CERTIFIED SURVEY MAP NO. _____

SHEET 1 OF 2

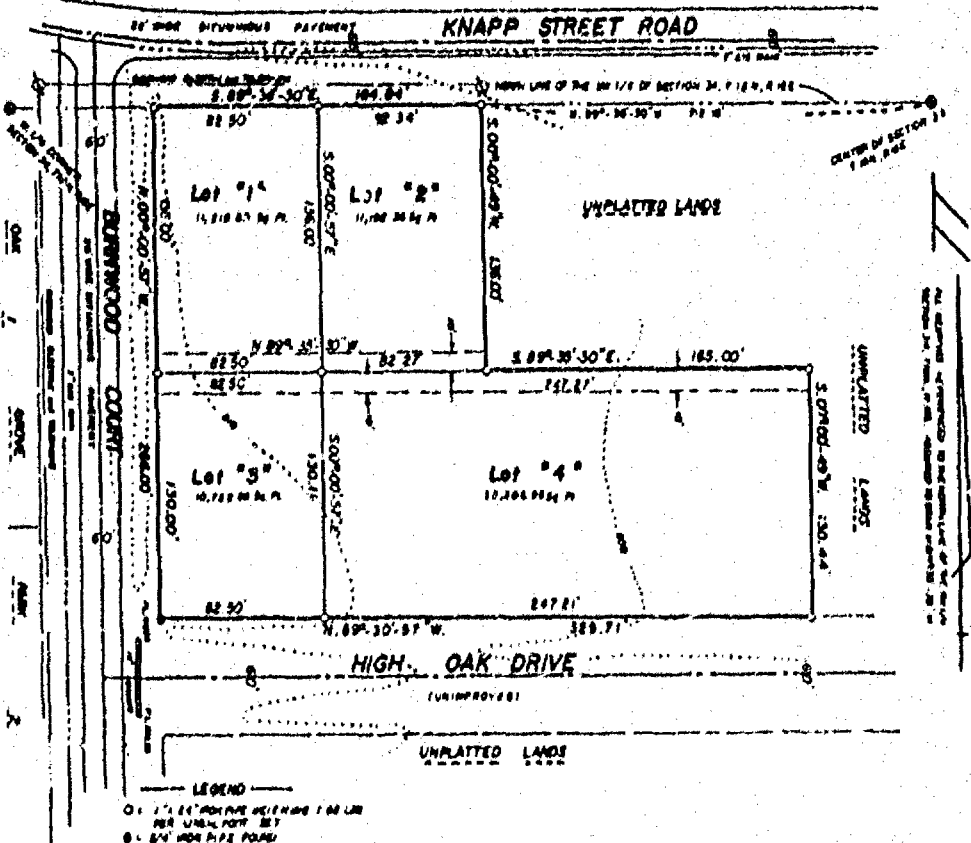
Being a part of the NE1/4 of the SW1/4 of Section 34, T.18N., R.16E., 13th Ward, City of Oshkosh, Winnebago County, Wisconsin.

Dated this 24th day of February, 1987.

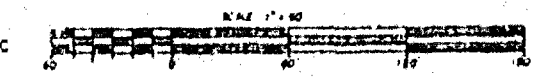
Steven T. Chronis
Wisconsin Registered Land Surveyor S-913
Steven T. Chronis



WINNEBAGO COUNTY RECORDS
UNPLATTED LANDS



ALRO-METRIC ENGINEERING INC
530 NORTH MADISON STREET
CHILTON, WISCONSIN 53014



THIS INSTRUMENT DRAFTED BY LAWRENCE C. KRIESCHER S-1599

L-1341

S 37

KNAPP ST RD

MINOR
SUBDIVISION
Muza and Lorfeld

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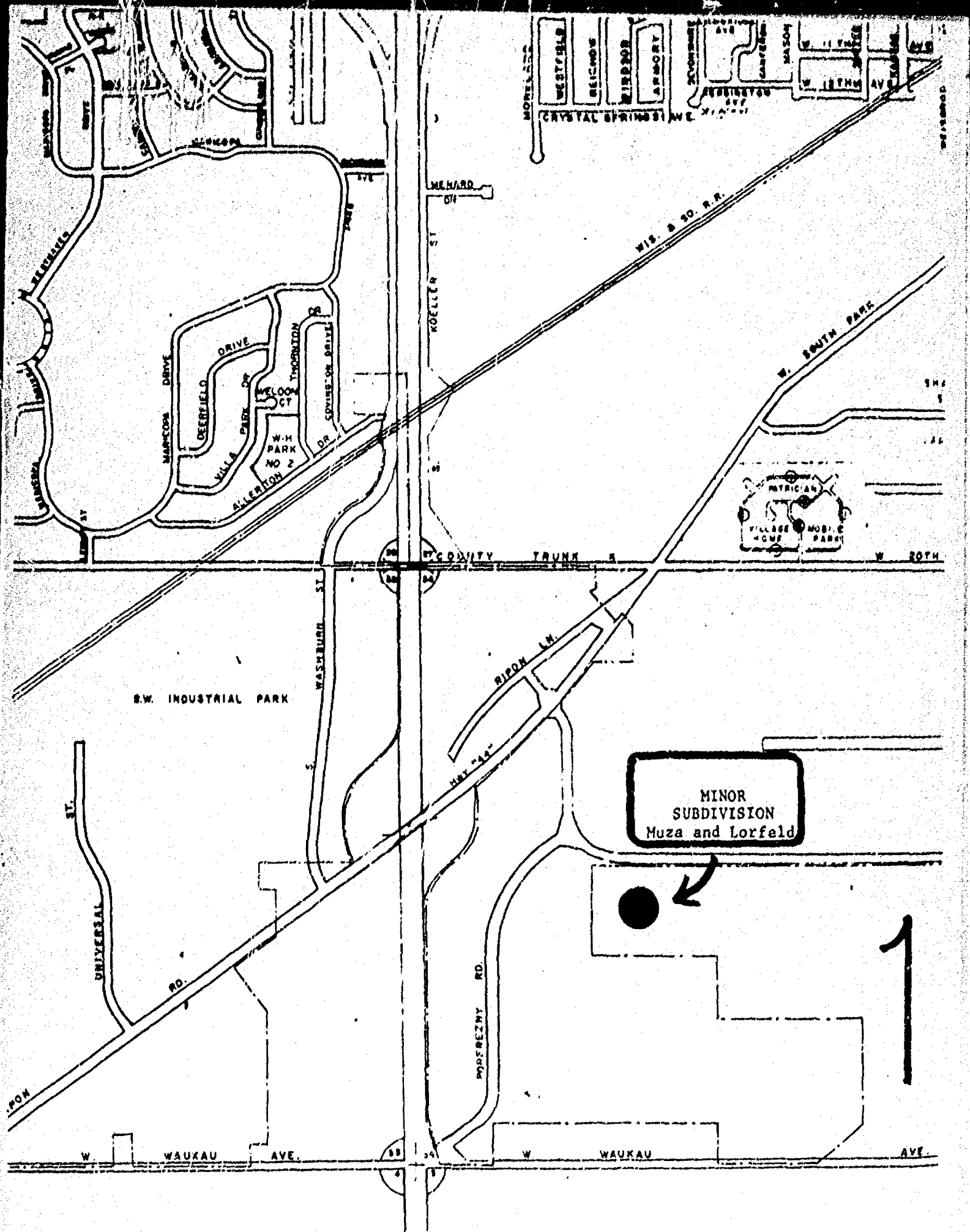
BURNWOOD CT

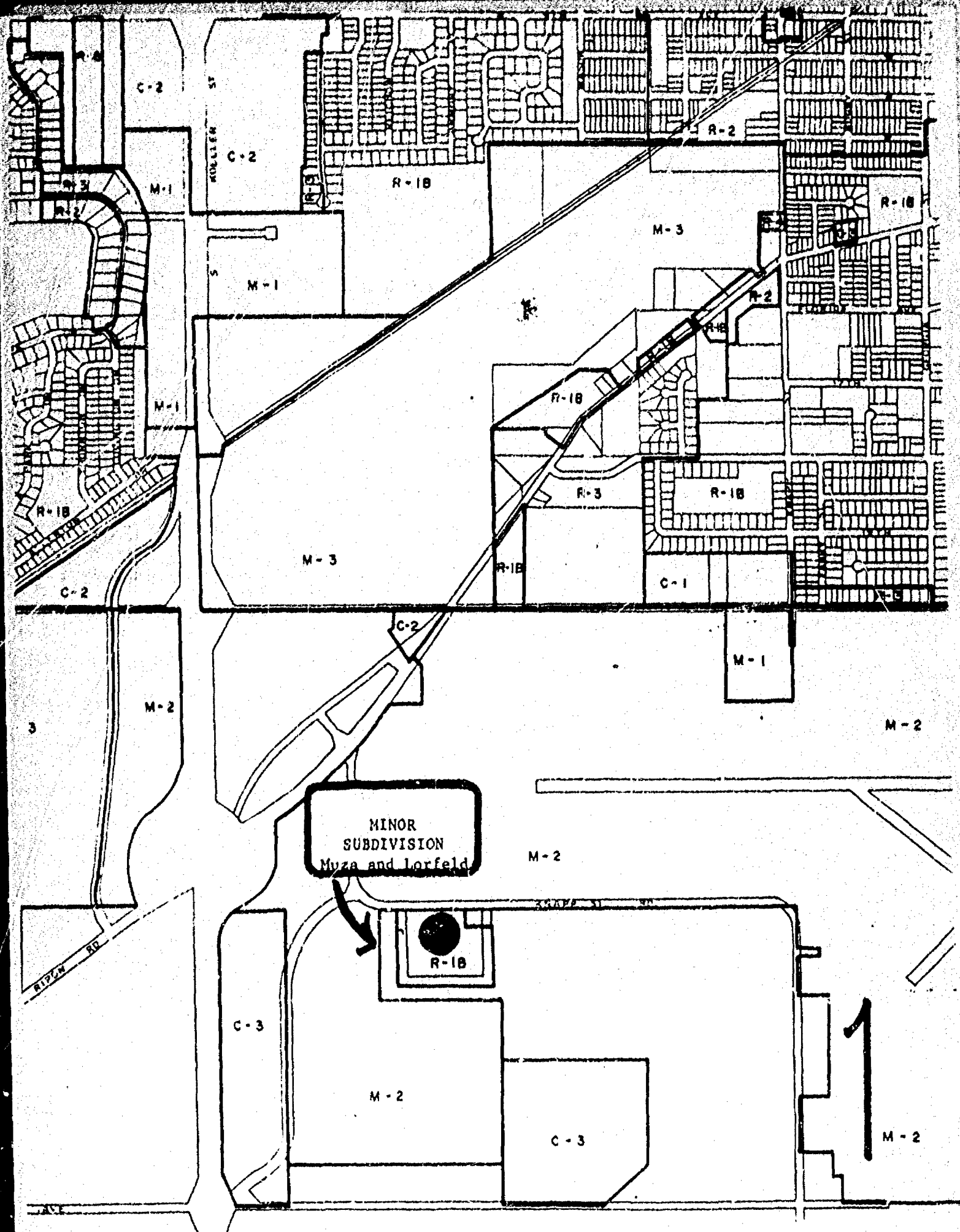
SW1/4

NE1/4 OF SW1/4

13-2351
Approx. 10/54/A







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

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 Henry T. Chason

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 _____

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



Winnebago County

PLANNING AND ZONING DEPARTMENT

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

April 27, 1987

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

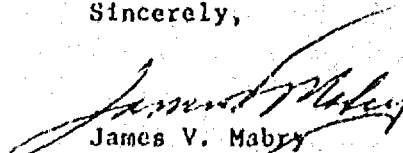
Dear Bruce:

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 (Air-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. Mabry
Winnebago County
Zoning Administrator

JVM:sn

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

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 Mabry, Zoning Administrator

May 1, 1987

Memorandum For: Corporation Council

Enclosed information pertaining to Muza-Stroy 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 survey under 236.02 (8). Penalties under 236.31 apply to improper use of Certified Surveys. 67 Atty Gen 294."

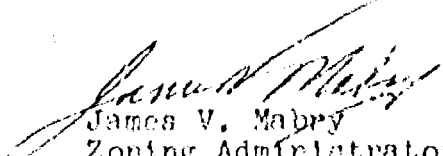
Winnebago County has adopted a subdivision ordinance under s. 236.45. Winnebago County requires review and approval of CSM's within the AIR-3 (overlay) District.

Muza-Stroy 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-Stroy CSM's are a clear attempt to contravene the planning 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.

Originals


James V. Mabry
Zoning Administrator



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*

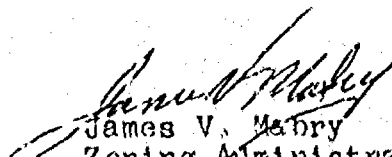
Leonard Leverage, *Principle Planner* • James Mabry, *Zoning Administrator*

May 1, 1987

Memorandum For: Planning and Zoning Committee

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

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


James V. Mabry
Zoning Administrator

cc: Planning Director
Principle Planner

Developer Costs For
Improvements to
Burnwood Ct.
Area

1. Developer Share of Improvements

A. Sanitary Sewer	\$ 56,540.00
B. Water Main	46,600.00
C. Water and Sewer Laterals (27 lots at \$400.00 per lot)	10,800.00
D. Storm Sewer (\$5.00 per foot)	12,370.00
E. Grading and Graveling	13,000.00
F. Paving	37,000.00
G. Park Fees	<u>4,300.00</u>
	\$174,610.00

2. Cost Per Lot

(Special Assessments only)	\$ 6,467.04
27 Lot Plat	

Note: Based upon April 19, 1985 estimate by City of Oshkosh
Department of Public Works. The above costs do not
include:

1. Increase in costs due to passage of time.
2. Interest until all lots are sold.
3. Survey, legal, accounting or other carrying costs.
4. Brokerage fees.