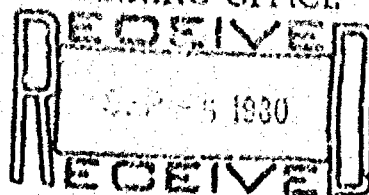




State of Wisconsin

Lee Sherman Dreyfus
Governor

DEPARTMENT OF LOCAL AFFAIRS & DEVELOPMENT
PLANNING OFFICE



Bruce A. Hendrickson
Secretary

123 West Washington Avenue
Mailing Address: P.O. Box 1970
Madison, WI 53701
(608) 265-1011

September 2, 1980

IN REPLY REFER TO FILE NO. 14276

Mr. Reinhard Roehlig
National Survey & Engineering, Inc.
417 North Sawyer Street
P. O. Box 2963
Oshkosh, Wisconsin 54903

Subject: KITTY E. SUBDIVISION
NW 1/4 S 27 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Roehlig:

We have examined the above-named final plat. The Department of ~~Local Affairs & Development~~ Development must object to this final plat because it does not fully comply with the following provisions of Chapter 236 of the Wisconsin Statutes:

- s. 236.20 (2) (c) The north line of the plat must be noted "recorded as N90°E".
The north line of lot 10 must be noted "recorded as 120.00'".
- s. 236.20 (2) (i) This subsection requires that the north point be referenced to a magnetic, true or other identifiable meridian. A meridian is defined by Webster as "a great circle on the surface of the earth passing through the poles". It is obvious that the Legislature intended the use of north/south lines as reference lines; therefore, all plats must be referenced to north/south lines.
- s. 236.20 (2) (j) The values of interior angles C, D, I and J are incorrectly shown.
- s. 236.20 (2) (k) We find data within each curve that do not calculate given values, as noted on the enclosed copy of our computations.
- s. 236.20 (3) (e) and (f) The name and right-angle width of the street entering the plat from the north must be shown.
- s. 236.20 (5) (b) The watercourse shown on the preliminary plat crossing lots 4 & 6 and Moreland Street must be shown.
- s. 236.21 (1) (b) Every quarter-quarter section this plat is located in must be listed in the Surveyor's Certificate.

APC

Page 2
Mr. Reinhard Roehlig
KITTY E. SUBDIVISION
September 2, 1980

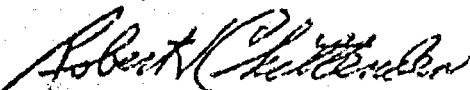
s. 236.21 (2) (a) In the Owner's Certificate:

- the name of this agency must be changed to "Department of Development"
- the name of the county planning agency must be added as an objecting agency.

After completion of the necessary corrections, a revision date, "Revised this ___ day of ___, 19__", must be placed near the land surveyor's seal and signature on the revised sheets of the plat.

Since objections have been made to this plat, it will be necessary to forward two legible copies of the plat to this office for each of the state reviewing agencies through the clerk or secretary of the approving authority or the original of the corrected plat may be submitted directly to this office for re-examination, in accordance with the provisions of s. 236.12 (2) (a) or (6). The approving authority shall not inscribe its approval on the plat, pending written certification that there are no objections by this office and other agencies having the right to object to it, as per s. 236.12 (3). A fully executed "Request For Land Subdivision Plat Review" (our form number DLAD-P1) and the review fee specified by section LAD 2.01, Wis. Admin. Code must accompany the resubmittal.

Sincerely,



Robert J. Chittenden, R.L.S.
Chief, Plat Review Section
Telephone: 608/266-3200

RJC:mas

Enc: Original, Marked Print, Curve Comps.

cc: Clerk, City of Oshkosh
Winnebago County Planning Agency
Mr. Mark Leistickow, Owner

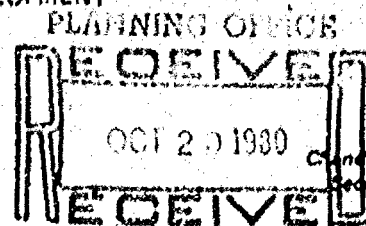
ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 8/11/80; REVIEWED BY DOD ON 9/2/80.



State of Wisconsin \ DEPARTMENT OF DEVELOPMENT

Lee Sherman Dreyfus
Governor

October 13, 1980



123 West Washington Avenue
Mailing Address: P.O. Box 7970
Madison, WI 53707
(608) 266-1011

Mr. Reinhard Roehlig
National Survey & Engineering, Inc.
417 North Sawyer Street - P. O. Box 2963
Oshkosh, Wisconsin 54903

IN REPLY REFER TO FILE NO. 14276

Subject: KITTY E. SUBDIVISION
NW $\frac{1}{4}$ S 27 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Roehlig:

We have examined the original drawing of the final plat named above. The Winnebago County Planning Agency certified on a copy of the plat received today that they do not object to this plat as submitted, and the Department does not object to this plat. The plat has, therefore, been certified to that effect, dated today, on the original drawing.

After all conditions of certifications of no objections have been met, the plat may be approved provided that the original of the plat as submitted to the local governing body for approval and inscription of approvals has not been changed in any details checked by those agencies having the authority to object to the plat. Any such changes, which may be found by comparison of the original with the copy of this plat furnished the recipients of this letter, will require submission of the plat to the Department for recertification before the plat is eligible for approval.

This plat is certified as complying with the requirements of s. 236.15, s. 236.16, s. 236.20 and s. 236.21 (1) and (2), Wis. Stats., and if applicable, Hy 33 and H 65 of the Wis. Admin. Code. In sixteen counties plats located in municipalities are also certified by this office as nonobjectionable for the county planning agency (the certification certificate that has been stamped on the original drawing identifies the agencies having the authority to object to the subject plat). It does not certify that the plat complies with applicable local master plans, official map ordinances or subdivision control ordinances. Local governmental units perform this latter function in connection with their review of the plat.

Certification of no objection by the Department of Development does not signify that the lot and street layout of this plat is well designed; that compliance with Wisconsin shoreline management regulations has been attained; that the plat, if sewered, is consistent with areawide water quality management plans; that the design fits the topography; that the plat is capable of being served by necessary utilities; that development of these lands is economically feasible or that possible problems with storm water runoff have been resolved. These are matters that are to be resolved when the plat is considered for approval at the local level.

Ru

Mr. Reinhard Roehlig
KITTY E. SUBDIVISION
October 13, 1980

0537

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, "all other corners are . . ." must be changed to "all other lot corners are . . .".
- s. 236.20 (2) (k) The chord bearing for curve 3 must be completed as N18°14'55.5"E.
The chord bearing for lot 4 curve 5 shall be completed as S06°57'58"E.
- s. 236.21 (1) A revision date, "Revised this ___ day of ___, 19___", must be placed near the land surveyor's seal and signature on the revised sheets of the plat.

The following minor item is not a condition of this certification, but was noticed during our detailed review of the plat and may, at the option of the surveyor, be corrected without return of the plat to this office for recertification.

The County Treasurer's Certificate is incomplete.

Chapter 248, Laws of 1979, provides that after November 1, every final plat will show the number of square feet in lots and outlots, together with full curve data for sub-chords of curves, and will comply with the new requirement for referencing to government corners as contained in s. 236.20 (2) (1), (3) (b) and .21 (1) (b), before such plat is eligible for Department of Development certification of no objection.

Sincerely,

Robert J. Chittenden

Robert J. Chittenden
Registered Land Surveyor
Telephone: 608/266-3200

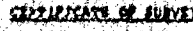
RJC:mas

Enc: Original, Auto-positive, Marked Print
DNR Enclosure [to all]

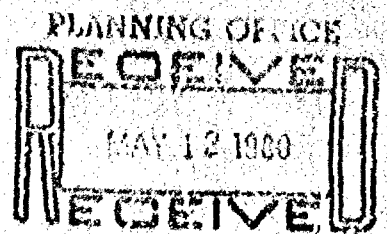
cc: Clerk, City of Oshkosh
Winnebago County Planning Agency
Mr. Mark Leistikow, Owner
Register of Deeds
ECW/PC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 9/17/80; REVIEWED BY DOD ON 9/29/80.

KITTY E. SUBDIVISION BEING PART OF THE NW 1/4 OF SECTION 27,
T18N., R16E., IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, 13.206 ACRES.



This is to certify that the sum of \$100.00 was received by the County of ...
 on the ... day of ... 19...
 Robert J. ...
 County Clerk



May 9, 1980

Bureau of Plumbing, Platting & Fire Protection
1414 East Washington Avenue, Room 85
Post Office Box 7969
Madison, WI 53707

Reinhard Foshig
National Survey and Eng., Inc.
417 N. Sycamore St.
P. O. Box 2963
Oshkosh, WI 54901

FINAL PLAT FOR: Kitt E. Subdivision

LAND DESCRIPTION: NW 1/4, Section 27, T18N, R16E, City of Oshkosh,
Winnabago County, Wisconsin

RECEIVED FOR REVIEW: May 7, 1980

We have received copies of the plat described above along with a copy of the city clerk's certification that the city council has resolved that public sewers will be made available to lots in the subdivision and that private sewage facilities are prohibited.

Therefore, the Division of Safety and Buildings does not have jurisdiction over this plat relative to the platting law. The Division of Safety and Buildings should be removed or not be listed in the owner's certification as an agency having authority to object to final plats of this subdivision.

Sincerely,

Edmund M. Drazd, C.P.S.S.
Soil Scientist
Section of Private Sewage, Platting
and Soil Testing

END:kes

cc: Department of Local Affairs and Development
County Plat Reviewing Agency
Clerk - City of Oshkosh
District 3 - Fond du Lac



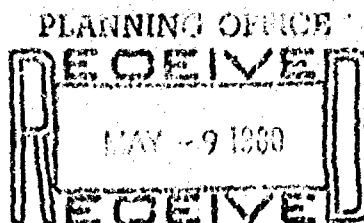
State of Wisconsin

DEPARTMENT OF LOCAL AFFAIRS & DEVELOPMENT

Lee Sherman Dreyfus
Governor

May 6, 1980

Converse C. Marks
Clerk, City of Oshkosh
P. O. Box 1130
Oshkosh, WI 54901



Bruce A. Hendrickson
Secretary

123 West Washington Avenue
Mailing Address: P.O. Box 7970
Madison, WI 53707
(608) 266-1018

IN REPLY REFER TO FILE NO. 14276

Subject: KITTY E. SUBDIVISION
NW 1/4 S 27 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Marks:

We have received and examined the prints of the preliminary plat described above.


The streets being over the minimum width required by Section 236.16 (2) of the statutes, and the lots having the minimum width and area required by Section 236.16 (1), you are hereby notified that the Department of Local Affairs and Development conditionally certifies this preliminary plat as non-objectable as to these layout requirements. This does not certify that the preliminary plat complies with applicable master plans, official map ordinances or subdivision control ordinances. Local governmental units will perform this function in connection with their review of the preliminary plat. If public sewer is not available, lot sizes must be determined by soil tests completed in accordance with Chapter M 65, Wis. Admin. Code (Rules of the Division of Health, Department of Health and Social Services). If this is an "abutting plat" within the definitions of Section Hy 33.03 (3), Wis. Admin. Code (Department of Transportation, Division of Highways and Transportation Facilities rules and regulations), it is subject to that Division's review.

Certification of no objection by the Department of Local Affairs and Development does not signify that the lot and street layout of this plat is well designed; that compliance with Wisconsin shoreland management regulations has been attained; that the design fits the topography; that the plat is capable of being served by necessary utilities; that development of these lands is economically feasible or that possible problems with storm water runoff have been resolved. These are matters that are to be resolved when the plat is considered for approval at the local level.

When the final plat is submitted, it will be necessary that either the original drawing or two copies be forwarded to the Department of Local Affairs and Development for its examination. If copies are forwarded, s. 236.12 (2) (a) requires two copies to be included, in the same package, for each of the state agencies required to examine the plat. No preliminary, final or assessor's plat may be accepted for transmittal to other agencies or review by this office, until a fully executed form DLAD-P1 (Request For Land Subdivision Plat Review), Fee Schedule, and check in the proper amount have been received.

The approving authority shall not approve the final plat or inscribe its approval on the final plat, pending written certification that there are no objections by the Department of Local Affairs and Development and other agencies having the authority to object to the plat. See Section 236.12 (3).

Sincerely,


Robert J. Chittenden, R.L.S.
Chief, Plat Review Section
Telephone: 608/266-3200

cc: Winnebago County Planning Agency ✓
Mark Leistikow, Owner
Reinhard Roehlig, Surveyor

RJC:cmn

Enc.: Print

PRINT RECEIVED FROM CITY CLERK ON 5/1/80; REVIEWED BY DLAD ON 5/6/80.

0537



State of Wisconsin / DEPARTMENT OF LAND DEVELOPMENT

RECEIVED
SEP 24 1980
RECEIVED

Lee Sherman Dreyfus
Governor

Chandler L. McKelvey
Secretary-Designate

September 22, 1980

123 West Washington Avenue
Mailing Address: P.O. Box 1970
Madison, WI 53707
(608)266-1018

Mr. Dennis Bianchi
Winnebago County Planning Agency
Courthouse, Box 2808
Oshkosh, Wisconsin 54901

IN REPLY REFER TO FILE NO. 14276

Subject: KITTY E. SUBDIVISION
NW 1/4 S 27 T18N R16E
City of Oshkosh
Winnebago County
(Original drawing received 9/17/80)

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY *Dennis Bianchi*
DATE *Oct 6, 1980*

Dear Mr. Bianchi:

We have received the above-named original plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. On or before the date shown below* this office must either object to this plat, certify the plat as nonobjectionable or, certify the plat as nonobjectionable upon the request of the subdivider because of expired time limits.

Enclosed are four copies of each sheet of this plat. Within 20 days, as determined by the receipt, your agency must either object to this plat in writing or certify a copy of this submittal of the plat and return it to this office.

- If this submittal of the plat is objected to, we must be notified, by letter, of said fact (the original drawings will be returned to the surveyor for corrections).
- If a copy of this submittal of the plat is certified as nonobjectionable, you must forward a certified copy of the plat to this office so that we may complete our action on the plat. (See s. 236.12 (6), Wis. Stats.).

It is important that this matter be expedited so as to avoid unnecessary delays in processing the plat, and to comply with the time limits that are set by statute.

Sincerely,

Robert J. Chittenden

Robert J. Chittenden, R.L.S.
Chief, Plat Review Section
Telephone: 608/266-3200

RJC:mas

Enc: Prints (4 copies)

cc: Clerk, City of Oshkosh
Mr. Reinhard Roehlig, Surveyor

* Final date of review period for DOD: Friday, October 17, 1980

October 10, 1980

C
Department of Local Affairs
and Development
P.O. Box 7970
Madison, WI 53707

Attn: Mr. Robert J. Chittenden, R.L.S.
Chief, Plat Review Section

O
Re: Kitty E. Subdivision
NW1/4, S27, T18N, R16E
City of Oshkosh, Winnebago County

Dear Mr. Chittenden:

P
The Winnebago County Planning and Zoning Committee completed
their review of the above referenced plat on October 10, 1980.
Based upon that review, the Committee certified the plat as
nonobjectionable.

Respectfully,

Y
Dennis R. Bianchi, AICP
County Planner/Adm. Asst.
Special Projects

DRB:dmf

Enclosure

cc: Clerk, City of Oshkosh
Mr. Reinhard Roehlig, Surveyor