

Aero-Metric ENGINEERING, INC.

539 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 848-7700
(800) 472-5313

June 15, 1990

Mr. Bob Braun, Zoning Administrator
Winnebago County Court House
415 Jackson Street
P.O. Box 2808
Oshkosh, Wisconsin 54903-2808

JUN 18 1990

Re: Permit to fill in Wetlands, Manor Heights Subdivision

Dear Bob:

Back on May 17, 1990, I submitted a letter and application to the U.S. Army Corp of Engineers to obtain a permit to fill in a wetland area. The area we are proposing to fill is Lots 4-7 in the Manor Heights Subdivision within the City of Oshkosh, located in Government Lot 1 of Fractional Section 1, T.17N., R.16E., or East of U.S.H. "45" and South of Waukau Avenue. To date we have been in contact with Shar Barendrecht, Ron Bruch, and Dan Folz of the D.N.R. and it was determined that the area in question is above the ordinary high water and as a result they have no jurisdiction.

I had a telephone conversation with Mike Graham of the Corps of Engineers and he suggested that I contact the City and County to get their feelings regarding the fill. The City was appraised of the permit as they are the governing body. I don't know if the County is a governing body also or if the Corp wants to make sure the County has no objections. Please let me know if you are a governing body for future reference.

We would appreciate any positive reaction you, the County, could give us toward obtaining a permit from the Corp. A letter stating that the County has no objections, guidelines as to the filling procedure, and reasons for filling would be greatly appreciated.

In looking at the Shoreland Ordinance, it appears that I misunderstood the D.N.R. regarding the 35 foot strip inland from the ordinary high water mark. It appears this is for tree removal and shrubbery clearing and does not mention filling and grading. We would like to assure a proper grade from the ordinary high water mark inland to allow for runoff.

Mr. Bob Braun, Zoning Administrator -2-
Winnebago County Court House

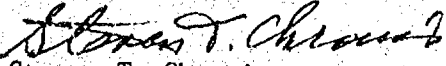
June 15, 1990

Enclosed is the letter, permit and accompanying exhibits which were submitted to the Corp along with a letter from the Corp for your files.

The owner and I would be more than happy to meet with you at the site to discuss this matter further if you so desire.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

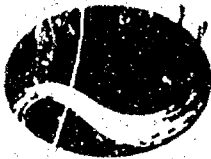


Steven T. Chronis
Manager-Property Surveys

STC/dmb

cc; Tom Shepeck
Bruce Roskom

ROBERT E. BRAUN
Zoning Administrator
KATHRYN M. LARSON
Zoning Inspector
CARY A. ROWE
Code Enforcement Officer



OSHKOSH
(414) 236-4844
FOX CITIES
(414) 727-2880
FAX
(414) 236-4799

Winnebago County
Zoning Department

The Wave of the Future

June 18, 1990

Mr. Steve Chronis
Aero-Metric Engineering, Inc.
P.O. Box 111
Chilton, WI 53014-0111

RE: Fill - Manor Heights

Dear Steve:

According to our Wetland maps, a portion of the property away from the lake was not in Wetland by virtue of a Conditional Use Permit issued for fill. The remainder of the property along the shore remained in Wetland.

In accordance with the provisions of Chapter 59.971(7), an area annexed after May 7, 1982 is subject to the provisions of a County ordinance although those provisions are then administered by the annexing municipality. Therefore, the Shoreland, Floodplain, and Wetland regulations (including lot size, setbacks, and hearings) of Winnebago County are in effect, but Winnebago County is not a regulatory agency.

Respectfully,

Robert E. Braun
Zoning Administrator

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[illegible]

City of Oshkosh
P.O. Box 1500
Oshkosh, WI 54903

City of Oshkosh



September 27, 1989

Mr. Tom Shepeck
260B N. Campbell Road
Oshkosh, WI 54903

RE: Filling in the floodplain/Manor Heights

Dear Tom:

Based upon the information you have submitted, the Dept. of Community Development has conditionally approved your permit to fill in a floodplain in the above referenced plat.

The conditions of approval are as follows:

- 1) Shoreland setbacks of 75 ft. be maintained in the proposed plat.
- 2) No fill to be permitted between the average annual high water mark and the water.
- 3) Verification of project completion to be submitted relative to the approved fill elevation prior to application for building permits.
- 4) Submittal of evidence the proposed area of fill is not a wetland under the jurisdiction of the Army Corps of Engineers (Contact Gary Knapton 414-766-3531).
- 5) At the time of building permit application, evidence be given indicating compliance with Section 30-50 of the City of Oshkosh Floodplain Ordinance and any other ordinance or Wisconsin Statute.

Please keep in mind that this conditional approval relates to those issues under the jurisdiction of the City of Oshkosh. It is your responsibility to insure compliance with any other agency's regulations that may be applicable to filling in the floodplain.

If you have any questions, I can be contacted at 236-5055.

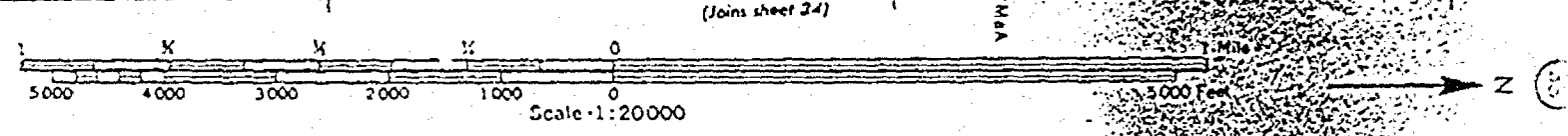
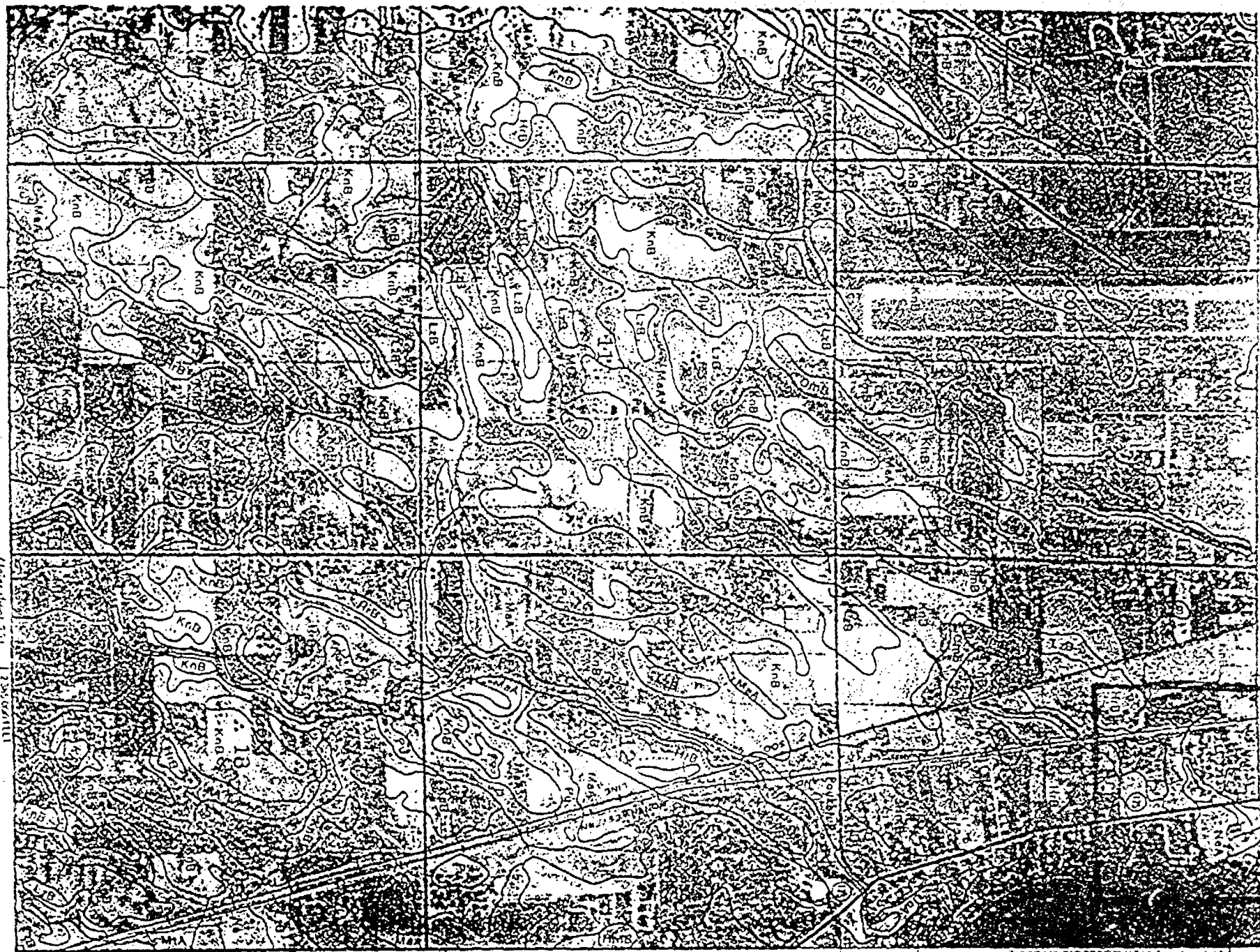
Sincerely,

CITY OF OSHKOSH

John C. Bluemke
Principal Planner

JCB/ddw/shep

cc: Dick Koch, Wis DNR





View: Looking South from Waukau Avenue

Date 2/07/90

WETLANDS WITHIN MANOR HEIGHTS



2

View: Looking ESE from 200' South of Waukau Avenue

Date 2/07/90

WETLANDS WITHIN MANOR HEIGHTS

1.24 Acres

T 3/EIK Designation

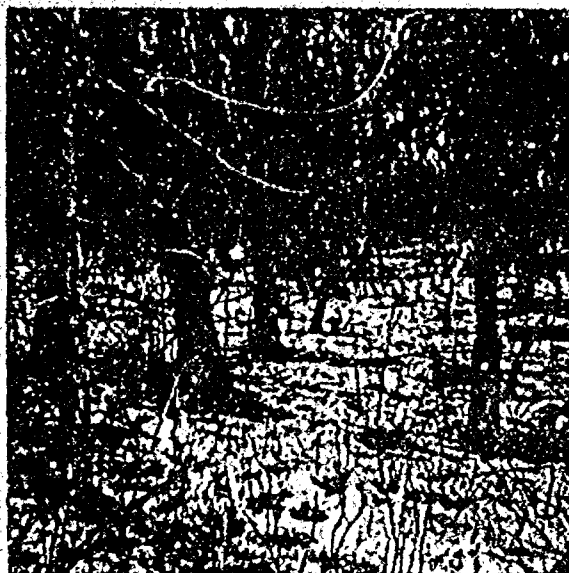
T = FORESTED

3 = BROAD LEAVED DECIDUOUS

E = EMERGENT/WET MEADOW 1 = PERSISTANT

K = WET SOIL, PALUSTRINE

SOIL TYPE: M₀A = MANAWA SILTY CLAY LOAM 0-3% SLOPES



3

View: Looking South from 120 feet North of
South Line 38 feet East of the West
Line

Date 2/07/90

LANDS TO BE SWAPPED-----CITY OF OSHKOSH - SAME AS (3/4)

SOIL TYPE-----



4

View: Looking E SE from same point as 5

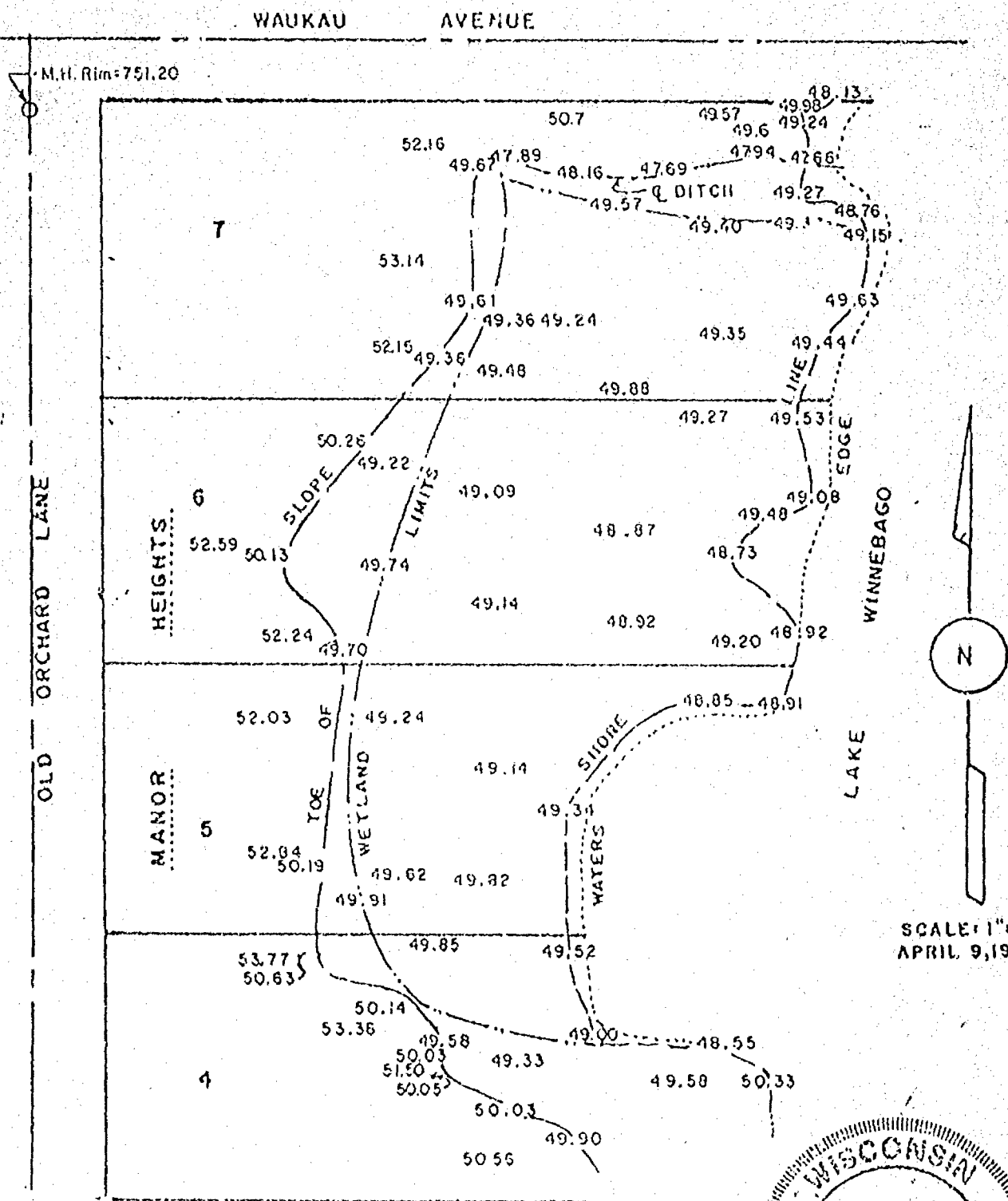
Date 2/07/90

SAME AS (3/4)

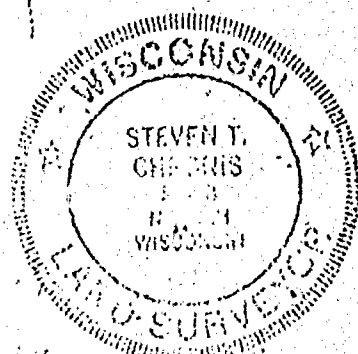
10

TOPOGRAPHIC SURVEY OF WETLAND AREA

BENCH MARK = Top of Hydrant, 3rd hydrant East of Hwy. "45"; Elevation = 753.46
Elevations based on City of Oshkosh Datum (USGS + 1.07 = City Datum)
Summer target for lake level = 748.9; ordinary high water

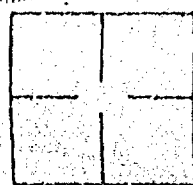


SCALE 1" = 60'
APRIL 9, 1990



AERO-METRIC ENGINEERING, INC.
PHOTOGRAMMETRIC ENGINEERS
LAND SURVEYORS
SHEBOYGAN, WISCONSIN

Dated this 9th day of April, 1990.
Steven T. Cheppin
WIS. REGISTERED LAND SURVEYOR S-0913
NOTEBOOK 113 PAGE 52-56





State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Huwato C. Richards
Secretary

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

November 7, 1989

NOV. 14 1989

PERMANENT FILE NO. 16901

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

Subject: MANOR HEIGHTS
GL 1 S 1 T17N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chronis:

We have examined MANOR HEIGHTS and do not object to this final plat. On October 23 and November 2, we received a copy of the plat from the Department of Transportation, Division of Highways and Transportation Services and the Winnebago County Planning & Zoning Committee, respectively; certifying that they do not object to this plat. Therefore, the original drawing has been certified as complying with the requirements of: s. 236.15, s. 236.16, s. 236.20, and s. 236.21 (1) and (2) Wis. Stats.; Hy 33, Wis. Admin. Code.; and, the Winnebago County Planning & Zoning Committee.

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

s. 236.16 (3) In the Location Sketch, Lake Rest Ave., north of the plat, must be labeled as "60' public access" and the approximate 1250'± shoreline length from the northeasterly corner of this plat to the street delineated.

s. 236.20 (2) (c) The bearing along the east line of lot 24 must be changed to N06°35'40"W.

West of lots 16-18, the center line of U.S.H. "45" must be marked "recorded as S09°18'E".

A 15' storm sewer easement must be added along the line common to lot 12 and lots 13-14, dimensioned with the 7.5' easement half-widths.

Page 2
 Mr. Steven T. Chronis
 MANOR HEIGHTS
 November 7, 1989

- s. 236.20 (2) (i) In the north point reference, the bearing for the north line of Section 1 must be changed to N89°52'27"E to agree with the plat drawing.
- s. 236.20 (2) (k) In the curve data table, the chord bearing for curve 11-12 lot 23 must be changed to S06°38'23.5"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 item is not a condition of this certification. At the option of the surveyor, the spelling may be changed without return of the plat to this office:

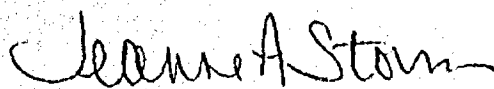
- In the Legend Note, "hundredth" is misspelled.

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

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

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

Sincerely,


 Jeanne A. Storm, Supervisor
 Plat Review Unit

JAS:mas

cc: Clerk, City of Oshkosh
 Winnebago County Planning Agency
 Tom Shepeck, Centrum Inc., Owners
 Department of Transportation
 Department of Natural Resources
 Register of Deeds
 ECWRPC

Enc: Muslin-backed Drawing, Original, Marked Print, Closure and Curve Comps.

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 9/29/89; REVIEWED BY DATCP ON 10/27/89.

MANOR HEIGHTS

PART OF GOVERNMENT LOT 1, OF FRACTIONAL SECTION 1, TOWNSHIP
17 NORTH, RANGE 16 EAST, 14TH WARD, CITY OF OSHKOSH, WINNEBAGO
COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Min. State., by 33, of the Min. Admin. Code as provided by Sec. 236.12 (4) Min. State., or by the County Planning Agency.

Certified this 7th day of November 1907

Leanne A. Starn
Department of Agriculture, Trade & Consumer Protection

SURVEYOR'S CERTIFICATE:

L. Steven T. Cronin, Wisconsin Registered Land Surveyor # 1000-00001
Engineering, Inc., hereby certifies:

That I have surveyed, divided, and mapped SECTION 35 with a part of Government Lot One (1) of Fractional Section Two (2), Township South-east, 17th North, Range Sixteen (16) East, Fourteenth (14th) Range of Oaklawn, Winnebago County, Wisconsin.

That I have made such survey, I do certify, and that by the assistance of such A. Karsenty, an owner of said land and being described by the Commission at the North Quarter (N1/4) Corner of said Fractional Section 12, Town 8 N., Range 32 E., T15-27E. along the North line of said Section 12, from the true point of beginning; running thence S. 09°-20'-29"E. 720.57 feet; thence S. N. 09°-22'-27"E. 120.00 feet; thence S. 09°-20'-28"E. 700.00 feet; thence S. 09°-25'-49"E. 750.25 feet; thence S. 09°-20'-28"E. 150.00 feet; thence S. 29°-00'-27"E. 157.77 feet; thence S. 09°-20'-28"E. 833.99 feet; thence thence 360.00 feet, along the line of a Curve to the right having a radius of 11,393.76 feet and the Chord of which bears S. 08°-34'-00"E. 79.98 feet; thence S. 09°-22'-11"-57"E. 137.11 feet; thence S. 09°-33'-39"E. 118.00 feet; thence S. 09°-22'-11"-57"E. 137.11 feet; thence S. 09°-22'-11"-57"E. 110.00 feet; thence S. 09°-23'-46"E. 120.00 feet to a point which bears S. 61°-33'-08"E. 110.00 feet; thence S. 89°-43'-32"E. 725.00 feet, to a point which is 20 feet more or less from the water's edge of Lake Winnebago; thence along a meander line along the Lake N. 63°-28'-25"W. 125.95 feet; thence S. 14°-55'-29"E. 128.25 feet; thence S. 14°-55'-17"W. 315.72 feet; thence S. 05°-38'-00"E. 112.32 feet; thence S. 17°-44'-04"E. 116.06 feet; thence S. 23°-41'-07"E. 125.21 feet; thence S. 09°-53'-50"E. 120.83 feet; thence S. 55°-17'-43"E. 46.49 feet to a point which is 20 feet more or less from the water's edge of Lake Winnebago and the end of the meander line; thence S. 89°-52'-27"E. 747.64 feet to the true point of beginning, including all the land lying between the meander line and the water's edge of Lake Winnebago and containing 22.05 acres of land.

That I have fully complied with the provisions of Chapter 22, of the Wisconsin Statutes and the Subdivision Regulations of the City of Oshkosh, in surveying, dividing, and mapping the same.

Dated this 26th day of September 1907.

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



Pursuant to section 18.36 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Land and Water Conservation and Flooding and Zoning Departments.

ACCESS RESTRICTION:

As owners, we hereby restrict all lots (EXCEPT lot 17) which we allowed one (1) Access Point, in that no other transmitter, antenna, tower, license, nor other person shall have any right of direct or indirect ingress or egress with U.S.R. "AS" as above on the PLOT, it being expressly intended that this restriction shall constitute a requirement for the benefit of the public according to Section 26.24, Minnesota Statutes, and shall be enforceable by the Department of Transportation.

— LEGEND —

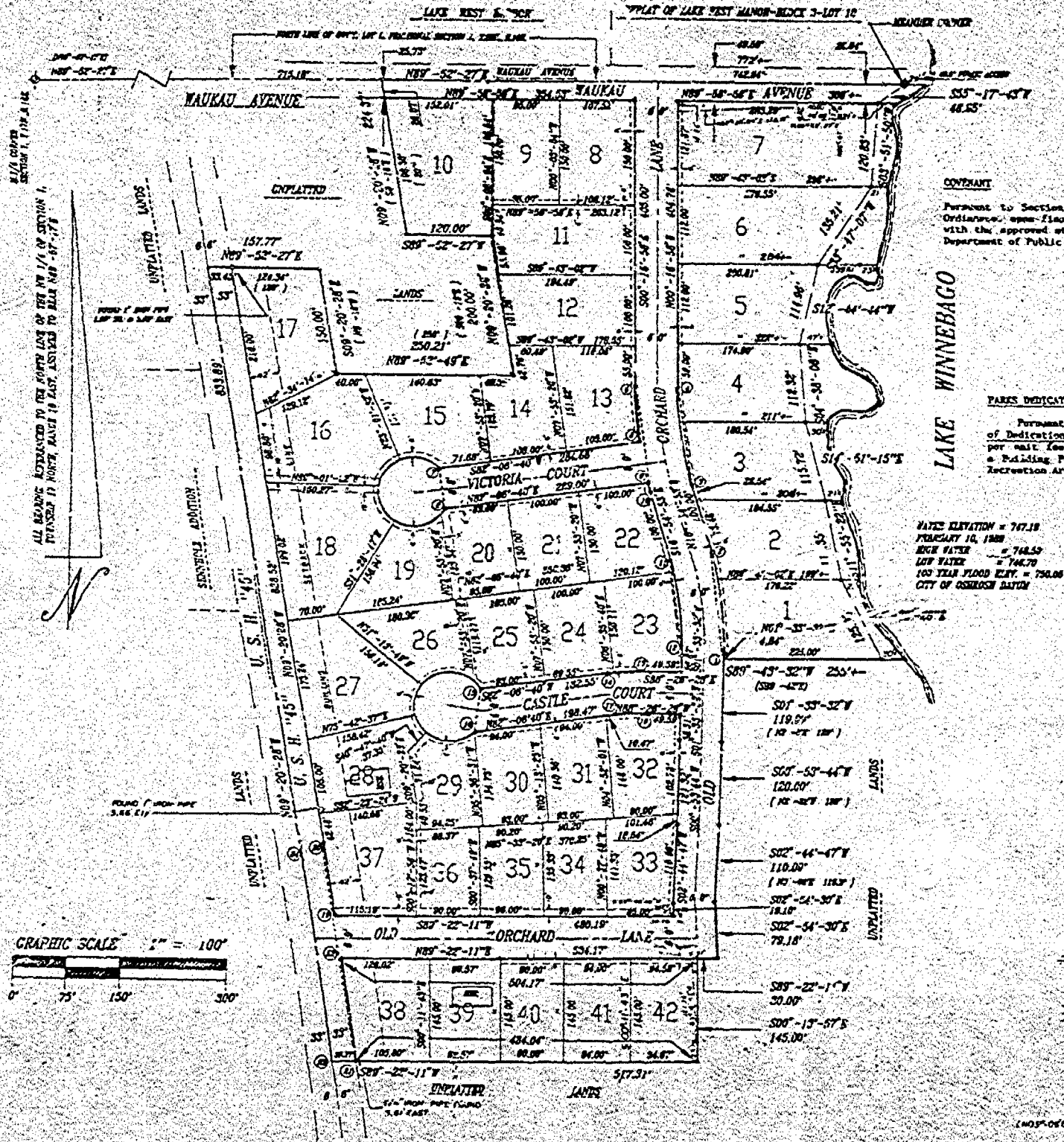
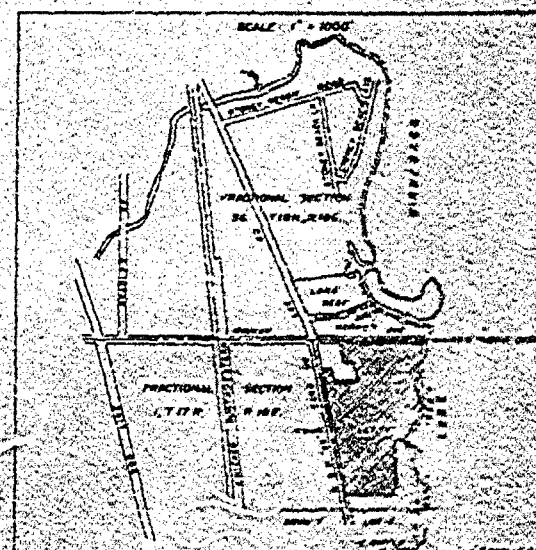
- 1" IRON PIPE FOUND
 - 3/4" IRON PIPE FOUND
 - 2" 30" IRON PIPE, WT. 3.65 LBS.
PER LINEAL FOOT, SET OVER 3/4"
IRON PIPE FOUND.
 - 2" 30" IRON PIPE SET, WT. 3.65 LBS.
PER LINEAL FOOT
 - 2" 30" IRON PIPE, WT. 3.65 LBS. PER
LINEAL FOOT, SET AT ALL MEANDER CORNERS
ALL OTHER LOT CORNERS STAKED WITH
1" 24" IRON PIPE, WT. 1.65 LBS. PER LINEAL FOOT
 - ◆ - WINNEBAGO COUNTY SURVEYED MONUMENT
- PUBLIC UTILITY EASEMENT TO WISCONSIN
PUBLIC SERVICE CORP., WISCONSIN TELEPHONE
CO. AND CABLE T.V., WITH THE RIGHT TO GRAB
AND KEEP EXPOSED ALL TRUNKS WITHIN 5' OF
ALL CONDUITS.
- SANITARY SEWER EASEMENT, LOTS 14, 15, 16 & 17
 - STORM SEWER EASEMENT

NOTE: ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF SECONDS.


PREVIOUSLY RECORDED DATA

SHEET 1 of 2

LOCATION SKETCH



GRAPHIC SCALE 1" = 100'



A horizontal scale bar with alternating black and white segments. It is marked with '0', '75', '150', and '300' at the bottom.

THIS DOCUMENT DRAFTED BY: STEVEN J. CROOKS

MANOR HEIGHTS

WINNEBAGO COUNTY

CURVE NO.	LOT NO.	RADIUS LENGTH	CHORD BEARING	CURVE DATA			TANGENT BEARINGS
				CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	
1-2	1	467.32'	N. 07°-40'-40.5" V.	150.02'	18°-28'-25"	150.67'	N. 15°-54'-53" V.
1	2	467.32'	N. 05°-02'-32.5" V.	107.34'	13°-12'-49"	107.77'	S. 01°-33'-32" V.
2	3	467.32'	N. 14°-17'-05" V.	42.89'	5°-15'-36"	42.90'	S. 11°-39'-17" V.
3-4	4	487.31'	N. 08°-35'-55.5" V.	140.96'	16°-57'-55"	141.45'	N. 16°-54'-53" V.
3	5	487.31'	N. 21°-42'-55" V.	38.32'	10°-25'-50"	38.44'	N. 00°-16'-53" V.
4	6	487.31'	N. 03°-23'-57.5" V.	52.99'	6°-13'-59"	53.01'	S. 16°-54'-53" V.
5-10	7	547.31'	S. 08°-35'-55.5" E.	158.32'	16°-57'-55"	158.68'	N. 06°-30'-57" V.
5	8	547.31'	S. 04°-34'-10" E.	87.32'	8°-34'-24"	87.90'	S. 14°-54'-53" E.
6-9	9	547.31'	S. 12°-00'-23" E.	60.15'	6°-12'-02"	60.19'	N. 00°-16'-58" V.
9-10	10	547.31'	S. 10°-02'-08.5" E.	16.79'	01°-45'-20"	16.79'	S. 08°-51'-22" E.
7-8	11	50.00'	S. 07°-53'-19.5" E.	60.00'	23°-15'-35"	249.81'	N. 15°-54'-53" V.
15	12	50.00'	N. 78°-53'-32" V.	56.11'	08°-16'-00"	56.57'	S. 44°-45'-32" E.
16	13	50.00'	S. 37°-49'-30.5" V.	48.71'	58°-17'-55"	50.87'	N. 66°-58'-28" E.
17	14	50.00'	S. 24°-55'-15" E.	55.34'	67°-12'-16"	58.65'	N. 04°-40'-33" E.
18	15	50.00'	N. 80°-22'-10.5" E.	65.74'	82°-12'-13"	71.74'	N. 38°-71'-43" V.
19	16	50.00'	N. 34°-07'-28.5" E.	8.96'	10°-17'-11"	8.98'	S. 39°-26'-04" V.
20	17	50.00'	S. 07°-40'-40.5" E.	136.76'	18°-28'-25"	137.33'	N. 16°-54'-53" V.
21-22	18	407.32'	S. 15°-52'-36" E.	14.76'	02°-04'-54"	14.76'	S. 14°-50'-19" E.
23	19	407.32'	S. 06°-32'-23" E.	116.17'	16°-23'-51"	116.57'	N. 14°-50'-19" V.
24-25	20	332.54'	S. 02°-50'-06" V.	54.77'	09°-20'-52"	54.83'	S. 82°-04'-40" V.
26	21	332.54'	S. 82°-45'-29" V.	47.28'	08°-09'-14"	47.32'	S. 88°-26'-28" E.
27	22	332.54'	S. 82°-45'-29" V.	7.51'	01°-17'-38"	7.51'	N. 33°-24'-18" E.
28-29	23	50.00'	S. 06°-58'-11" V.	62.08'	283°-15'-26"	247.18'	S. 31°-24'-06" E.
30	24	50.00'	N. 39°-09'-11.5" V.	13.45'	15°-30'-11"	13.53'	S. 31°-24'-06" E.
31	25	50.00'	S. 65°-55'-57" V.	73.33'	94°-19'-32"	82.51'	S. 46°-54'-17" E.
32	26	50.00'	S. 12°-14'-24" V.	44.67'	53°-02'-54"	46.30'	N. 38°-46'-11" E.
33	27	50.00'	S. 31°-44'-51.5" E.	30.00'	34°-54'-53"	31.47'	N. 14°-17'-23" V.
34	28	50.00'	N. 88°-04'-04" E.	67.85'	85°-27'-12"	74.51'	N. 49°-12'-20" V.
35-36	29	272.54'	S. 86°-50'-06" V.	44.89'	09°-26'-52"	44.94'	S. 82°-06'-40" V.
37	30	11431.75'	S. 08°-33'-25" E.	312.91'	01°-34'-06"	312.92'	N. 09°-20'-28" V.
38	31	11431.75'	S. 09°-04'-31" E.	106.08'	00°-31'-54"	106.08'	N. 09°-20'-28" V.
39-40	32	56.11431.75'	S. 08°-39'-27.5" E.	60.58'	00°-18'-13"	60.58'	N. 08°-48'-34" V.
41-42	33	38.11431.75'	S. 08°-08'-21.5" E.	146.26'	00°-43'-59"	146.26'	N. 08°-30'-21" V.
43-44	34	11398.75'	S. 08°-34'-02.5" E.	307.86'	01°-32'-51"	307.87'	N. 09°-20'-28" V.

LOT AREAS

1 = 24,306 sq. ft.	22 = 14,306 sq. ft.
2 = 23,082 sq. ft.	23 = 13,530 sq. ft.
3 = 24,295 sq. ft.	24 = 12,809 sq. ft.
4 = 26,855 sq. ft.	25 = 12,956 sq. ft.
5 = 25,033 sq. ft.	26 = 13,765 sq. ft.
6 = 32,834 sq. ft.	27 = 22,076 sq. ft.
7 = 37,991 sq. ft.	28 = 16,836 sq. ft.
8 = 16,173 sq. ft.	29 = 11,705 sq. ft.
9 = 14,250 sq. ft.	30 = 12,953 sq. ft.
10 = 26,607 sq. ft.	31 = 13,378 sq. ft.
11 = 20,166 sq. ft.	32 = 14,114 sq. ft.
12 = 18,652 sq. ft.	33 = 14,106 sq. ft.
13 = 15,782 sq. ft.	34 = 12,450 sq. ft.
14 = 15,110 sq. ft.	35 = 11,910 sq. ft.
15 = 17,799 sq. ft.	36 = 11,258 sq. ft.
16 = 24,567 sq. ft.	37 = 19,867 sq. ft.
17 = 22,092 sq. ft.	38 = 16,784 sq. ft.
18 = 25,093 sq. ft.	39 = 14,437 sq. ft.
19 = 13,522 sq. ft.	40 = 25,050 sq. ft.
20 = 12,329 sq. ft.	41 = 13,630 sq. ft.
21 = 13,000 sq. ft.	42 = 13,721 sq. ft.

Dated this 26th day of September, 1989

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



COMMON COUNCIL RESOLUTION

Resolved, that MANOR HEIGHTS a subdivision in the City of Oshkosh, Ruth A. Koratya, Michael J. Schmitt, and Eida H. Schultz, owners, is hereby approved by the Common Council.

Date _____ Approved _____
 Common Council Representative

Date _____ Signed _____
 Common Council Representative

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Oshkosh.

City Clerk - Donna C. Surves

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
 WINNEBAGO COUNTY) ss

I, Ruth H. Bradley, being the duly elected, qualified and acting treasurer of the County of Winnebago, do hereby certify that the records in my office show no unpaid taxes and no unpaid taxes or special assessments as of _____, 1989 affecting the lands included in the MANOR HEIGHTS Subdivision.

Date _____ County Treasurer - Ruth H. Bradley

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
 WINNEBAGO COUNTY) ss

I, Ed Hoken, being the duly appointed, qualified and acting City Finance Director of the City of Oshkosh, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 1989 on any of the land included in the MANOR HEIGHTS Subdivision.

Date _____ City Finance Director - Ed Hoken

OWNER'S CERTIFICATE OF DEDICATION

As owners, we hereby certify that we owned the land described on this Plat to be surveyed, divided, accepted and dedicated as shown on the Plat. We also certify that this Plat is required by Sec. 226.10 or 226.12 to be submitted to the following for review or objection: City of Oshkosh, Department of Agriculture, Trade and Consumer Protection, Department of Transportation, Division of Highway and Transportation Services and the Winnebago County Planning and Zoning Committee.

WITNESS the hand and seal of said owner this _____ day of _____, 1989.

In the Presence of:

Ruth A. Koratya

Eida H. Schultz

Michael J. Schmitt

STATE OF WISCONSIN)
 WINNEBAGO COUNTY) ss

Personally came before me this _____ day of _____, 1989, the above named Ruth A. Koratya, Eida H. Schultz, and Michael J. Schmitt to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal)

Notary Public, _____ Winnebago

My Commission Expires _____

CONSENT OF MORTGAGEE

State of Wisconsin, Department of Veterans Affairs, a state agency acting under and by virtue of the laws of the State of Wisconsin, mortgages of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Dedication, owner.

IN WITNESS WHEREOF, the said State of Wisconsin, Department of Veterans Affairs, has caused these presents to be signed by John J. Hauer, its Secretary at Madison, Wisconsin, and its seal to be hereunto affixed this _____ day of _____, 1989.

STATE OF WISCONSIN
 DEPARTMENT OF VETERANS AFFAIRS

By: John J. Hauer, Secretary

STATE OF WISCONSIN)
 DANE COUNTY) ss

Personally came before me this _____ day of _____, 1989, John J. Hauer, Secretary of the above named state agency, do hereby consent to be the person who executed the foregoing instrument, and do hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Dedication, owner.

Notary Public, _____ Wisconsin
 My Commission Expires _____

There are no objections to this plat with respect to Secs. 226.15, 226.16, 226.20 and 226.21 (1) and (2), Wis. Stats., by 33 of the Wis. Admin. Code as provided by Sec. 226.12 (6) Wis. Stats., or by the County Planning Agency.

Certified this _____ day of November, 1989.

Christine A. Starn
 Department of Agriculture, Trade & Consumer Protection



Winnebago County
Planning and Zoning Department

The Wave of the Future

November 1, 1989

DATCP
c/o Jeanne A. Storm
801 W. Badger Rd.
P.O. Box 8911
Madison, WI 53708

Re: Manor Heights Subdivision (Final Plat)
City of Oshkosh

Dear Jeanne:

The Winnebago County Planning Department has finished its review of the drainage plan for the aboved-named plat. The County does not foresee any problems with drainage and therefore certifies this plat as nonobjectionable.

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

Sincerely,

Jerry L. Bougie
County Principal Planner

cc: Dave Schmidt, County Planning Director
Steve Chronis, Aero-Metric Engineering
Carol Owens, County Planning & Zoning Committee Chairperson

enclosure

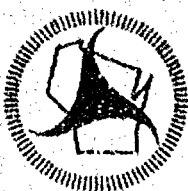
NONOBJECTIONABLE

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

BY Jerry L. Bougie
County Planner

DATE 11/1/89

Winnebago County, Wisconsin, 415 Jackson Street, P.O. Box 2808, Oshkosh, WI 54903-2808



Wisconsin Department of Transportation

October 18, 1989

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

OCT 20 1989

DIVISION OF HIGHWAYS AND
TRANSPORTATION SERVICES
Central Office Design
4802 Sheboygan Avenue Room 651
P. O. Box 7916
Madison, WI 53707-7916

Telephone (608) 266-2551

Dear Ms. Serwas:

Subject: Manor Heights
City of Oshkosh
USH 45
Winnebago County

The subject final plat was transmitted to the Wisconsin Department of Transportation, Division of Highways and Transportation Services, by the Department of Agriculture, Trade and Consumer Protection on October 5, 1989 under the provisions of Section 236.12, Wisconsin Statutes.

The Division of Highways and Transportation Services has considered this plat in the light of the Rules and Regulations Governing Land Subdivision Plats Abutting State Trunk Highways and Connecting Streets, Chapter Hy 33, Wisconsin Administrative Code, promulgated under authority of Section 236.13(1)(e), Wisconsin Statutes.

The Division of Highways and Transportation Services does not object to the subject final plat as submitted and so certifies in accordance with the provisions of Section 236.12, Wisconsin Statutes.

Before any public street or road connection to the state trunk highway, as indicated on an approved final plat, can be constructed, a permit must be obtained as required under Section 86.07, Wisconsin Statutes. The required permit for a public street connection will be issued only to the local unit of government.

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

Sincerely,

J. W. Dresser, P.E.
State Design Engineer for Hwys.

By:

L. S. Kenyon

For Ronald M. Nohr, P.E.
Chief Utilities Engineer

RMN:LSK:w0192

cc: Register of Deeds

DATCP

DILHR

Surveyor

Owners (c/o Surveyor)

Winnebago Co. Plan Commission

TD #3



Winnebago County
Planning and Zoning Department

The Wave of the Future

October 9, 1989

Steve Chronis
Aero-metric Engineering
539 N. Madison Street
P.O. Box 111
Chilton, WI 53014-0111

RE: Manor Heights Final Plat - City of Oshkosh

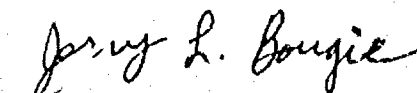
Dear Steve:

Thank you for submitting the Final Plat for the Manor Heights Subdivision. I do not anticipate any problems with this final plat. In the September 27 letter accompanying the plat you indicated that surface water will drain into Lake Winnebago, therefore pre and post construction runoff calculations are not needed. I agree with you on that point, however the County still requires verification of where and how the water is to drain into Lake Winnebago. Therefore, I am requesting a copy of the drainage plan.

Please send me a copy of the completed drainage at your earliest convenience. Approval of the final plat cannot be made until the County Land and Water Conservation Department reviews and approves the drainage plan.

Thank you for your cooperation. If you have any questions please call or write.

Sincerely,


Jerry L. Bougie
Principal Planner

cc: Dave Schmidt



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

0872

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

September 29, 1989

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

OCT 3 1989

Subject: MANOR HEIGHTS
Part of Gov't Lot 1 S1 T17N R16E
City of Oshkosh, Winnebago County

PERMANENT FILE NO. 16706

Dear Mr. Schmidt:

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

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

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

Sincerely,


Jeanne A. Storm Supervisor
Plat Review Unit

JAS:mas

Enc: Prints (4)

cc: Clerk
Surveyor

DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION TIME LIMIT EXPIRES: 10/27/89



Aero-metric
ENGINEERING, INC.

539 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 849-7708
(800) 472-5313

September 27, 1989

Mr. Jerry L. Bougie
Principal Planner
Winnebago County Court House
415 Jackson Street
P.O. Box 2808
Oshkosh, Wisconsin 54903-2808

Re: Manor Heights; Preliminary known as OLD ORCHARD SUBDIVISION

Dear Jerry:

Enclosed are four (4) prints of the subject Final Plat for your review. The City of Oshkosh is currently working on the Established Street Grades and when completed, I can complete our Drainage Plan. This should happen by mid October.

The calculations for pre and 1st construction were not made as all the surface water runoff will go directly into Lake Winnebago and not through any private property. The City of Oshkosh will approve our Drainage Plan and be the policing agency to assure that the lot owners adhere to the elevations posted. So, you should not need to concern yourself about drainage.

If you should have any questions concerning the enclosed, please give me a call.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis
Manager-Property Surveys

STC/dmb
Enclosures



Winnebago County
Planning and Zoning Department

The Wave of the Future

August 15, 1989

Steve Chronis
Aero-Metric Engineering, Inc.
639 N. Madison Street
P.O. Box 111
Chilton, WI 53014-0111

Re: Old Orchard Subdivision
(Preliminary Plat) - City of Oshkosh

Dear Steve:

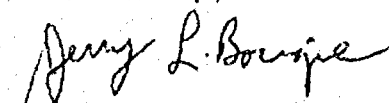
The Winnebago County Planning and Zoning Department has reviewed the aboved named plat. The Department certifies this plat as nonobjectionable, however, before final plat approval the county needs to review the completed drainage plan and the following "Restriction for Public Benefit" must be added on the face of the final plat:

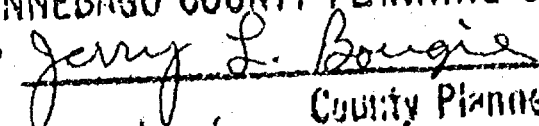
RESTRICTION FOR PUBLIC BENEFIT - WINNEBAGO COUNTY

Pursuant to section 18.58 of the Winnebago County Land Division Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Land and Water Conservation and Planning and Zoning Departments.

If you have any questions please call or write. Thank you.

Sincerely,


Jerry L. Bougie
Principal Planner

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY 
County Planner
DATE 8/15/89

cc: D. Schmidt, Jeanne Storm - Dept. of AT&CP

enclosure



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

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

205

July 19, 1989

JUL 21 1989

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

PERMANENT FILE NO. 16901

Subject: OLD ORCHARD SUBDIVISION
GL 1 S 1 T17N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chronis:

The Department of Agriculture, Trade and Consumer Protection certifies this preliminary plat as nonobjectionable. The Department of Transportation, Division of Highways and Transportation Services will review the plat if it is an "abutting plat" as defined by s. Hy 33.03 (3), Wis. Admin. Code. The Department of Industry, Labor and Human Relations will review the plat, if unsewered, in accordance with Chapter ILHR 85, Wis. Admin. Code. On the final plat, the Winnebago County Planning and Zoning Committee will also be an objecting agency.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:

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

COMMENTS FROM PRELIMINARY PLAT REVIEW:

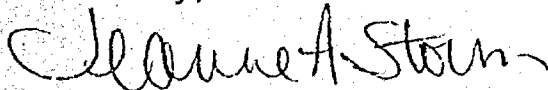
- s. 236.16 (1) The lots have the minimum width and area required by this section. However, when public sewer is not available, lot sizes are also determined by soil tests completed in accordance with Chapter ILHR 85, Wis. Admin. Code (Rules of the Department of Industry, Labor and Human Relations).
- s. 236.16 (2) The streets meet the minimum width required by this section.
- s. 236.16 (3) On the final plat, the public access to Lake Winnebago must be identified by noting the width of such access and the pertinent shoreline measurements to the access.

Page 2
Mr. Steve Chronis
OLD ORCHARD SUBDIVISION
July 19, 1989

s. 236.21 (2) (a) When the final plat of the subdivision is received in this office, either the Department of Industry, Labor and Human Relations must be listed in the Owner's Certificate as a reviewing agency or we must receive the clerk's certification regarding sewerage facilities.

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

Sincerely,



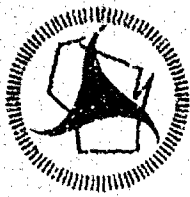
Jeanne A. Storm, Supervisor
Plat Review Unit

JAS:skg

Enc: Original

cc: Clerk, City of Oshkosh (w/Print)
Winnebago County Planning and Zoning Committee
Mr. Peter W. Kersztyn, Owner
Department of Transportation (w/copy of letter from surveyor)

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 6/30/89; REVIEWED BY DATCP ON 7/19/89.



Wisconsin Department of Transportation

July 21, 1989

DIVISION OF HIGHWAYS AND
TRANSPORTATION SERVICES
Central Office Design
4802 Sheboygan Avenue Room 651
P. O. Box 7916
Madison, WI 53707-7916

Telephone (608) 266-2651

JUL 24 1989

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

Dear Ms. Serwas:

Subject: Old Orchard Subdivision
City of Oshkosh
USH 45
Winnebago County

The subject preliminary plat was transmitted to the Wisconsin Department of Transportation, Division of Highways and Transportation Services, by the Department of Agriculture, Trade and Consumer Protection on July 5, 1989 under the provisions of Section 236.12, Wisconsin Statutes.

The Division of Highways and Transportation Services has considered this plat in the light of the Rules and Regulations Governing Land Subdivision Plats Abutting State Trunk Highways and Connecting Streets, Chapter Illy 33, Wisconsin Administrative Code, promulgated under authority of Section 236.13(1)(e), Wisconsin Statutes.

The Division of Highways and Transportation Services objects to the subject plat as it does not comply with Section 33.05 of the above-mentioned Rules. Certification or nonobjection is conditioned upon full compliance with these and other pertinent requirements set forth in the Rules.

Section 33.05 relates to access restriction between a state trunk highway and abutting lots of a subdivision plat. It is required that an access restriction clause, in the form as is stated below, be added to the face of the plat when submitted for final review.

"As owner I hereby restrict all lots (except Lot 17 which is allowed one access point), in that now owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with USH 45, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation."

July 21, 1989
Page 2

It is requested that the subdivider comply with Section 33.10 of the Rules by consulting with the Wisconsin Department of Transportation office in Green Bay at 944 Vanderperren Way regarding this matter.

The final plat, incorporating the appropriate revision, corrections or additions in compliance with the above-referenced Sections of the Rules, must be submitted in order that the objections noted herein may be removed.

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

Sincerely,

For *L. E. Kenyon*
J. W. Dresser, P.E.
State Design Engineer for Hwys.

JWD:LSK:b4259

cc: Register of Deeds

DATCP

DILHR

Surveyor

Owners (c/o Surveyor)

Winnebago Co. Planning

& Zoning Committee ✓

TD #3