



# State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Alan T. Tracy  
Secretary

501 West Badger Road  
PO Box 8911  
Madison, WI 53708-8911

December 19, 1990

Mr. David D. Eisele  
MARTENSON & EISELE  
1919 American Court  
Neenah, WI 54956

PERMANENT FILE NO. 17381

Subject: NORTH PARK ESTATES  
SW 1/4 S 36 T19N R16E  
City of Oshkosh, Winnebago County

Dear Mr. Eisele:

We have examined NORTH PARK ESTATES and do not object to this final plat. Today we were notified by the Winnebago County Planning and Zoning Committee and the Department of Transportation, Division of Highways and Transportation Services 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, Winnebago County Planning and 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. 236.15 (1) (b) 1 1/4" diameter x 30" long rebars are required at the northwest corner of Lot 32 and northeast corner of Lot 72. On the plat drawing, the corresponding monumentation symbol "●" must also be shown at these block corners.
- s. 236.20 (1) (d) The sheets of this subdivision plat must be labeled "Sheet 1 of 2" and "Sheet 2 of 2".
- s. 236.20 (2) (c) The portion of the south line of Lots 4-6 abutting FIRST ADDITION TO WINDSOR GREEN SUBDIVISION must be marked "recorded as N89°49'32"E".
- s. 236.20 (2) (f) Along the south line of Lots 5-8 and 11-13, the width (6'?) of the public utility easement must also be shown.

Along the line common to Lot 1 and Lots 2-3 the overall easement width shown in Lot 1 must be changed to 12' and the easement half width shown in Lot 3 must be changed to 6'.

Page 2  
Mr. David Eisele  
NORTH PARK ESTATES  
December 19, 1990

- s. 236.21 (3) We note that the Treasurer's Certificate is not in the required form, and we are not sure that it is acceptable for recording.
- 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 information may be changed without return of the plat to this office for recertification:

- "Dedicated" is misspelled in the walkway note between Lots 22-23.

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 and 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

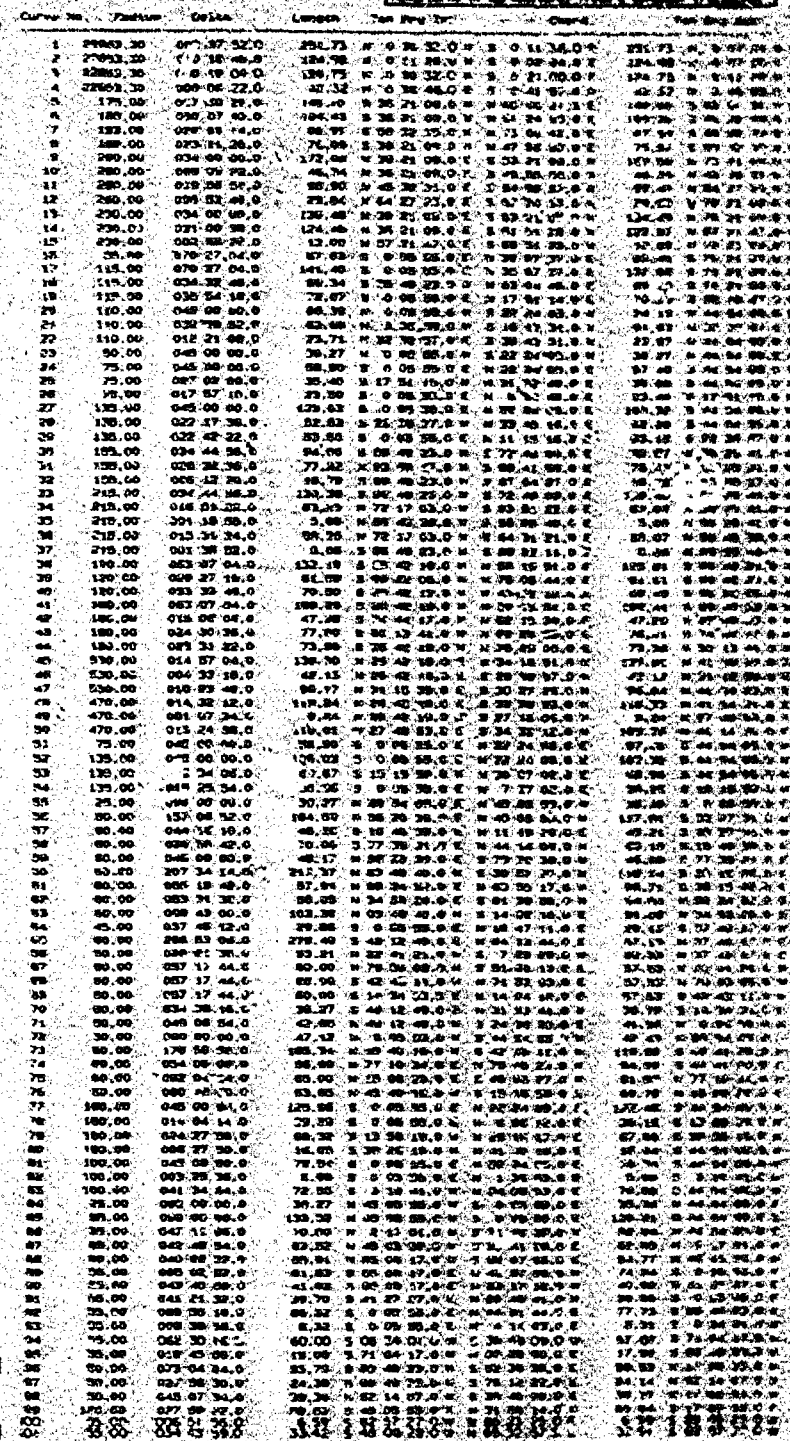
JAS:njh

Enc: Muslin-backed Drawing, Original, Marked Print, Closure and Curve Comps.  
cc: Citadel Corporation, Owner  
Clark, City of Oshkosh  
Winnebago County Planning & Zoning Committee  
Department of Transportation  
Register of Deeds  
ECWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 10/22/90; REVIEWED BY DATCP ON 12/19/90.

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 38, TOWNSHIP 19 NORTH  
RANGE 16 EAST, CITY OF OSMOSH, WINNEBAGO COUNTY, WISCONSIN

Certified This 18 day of October, 1960  
*James A Stone*  
 Treasurer of the Board, Town & School No. 1, District



REMARKS BY MARTINSON & KIDLE, INC.  
5517 AMERICAN COURT  
ALBANY, N. Y. 12206

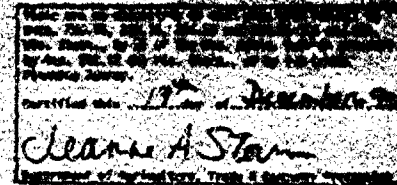
LX 11-14001

\* THIS INSTRUMENT DRAWN BY DAVID MONTOLA

DRAWN BY 430-006

# NORTH PARK ESTATES

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 NORTH,  
RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN



## SURVEYOR'S CERTIFICATE

I, David D. Eselle, Registered Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped North Park Estates, located in the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 23 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 36, thence North 88 degrees 54 minutes 05 seconds East, along the North line of the Southwest 1/4 of said Section 36, a distance of 36.00 feet to the point of beginning; thence continuing North 88 degrees 54 minutes 05 seconds East, along the North line of the Southwest 1/4 of said Section 36, a distance of 1280.00 feet; thence South 00 degrees 13 minutes 50 seconds West, 1319.82 feet; thence South 78 degrees 48 minutes 24 seconds West, 1232.08 feet; thence North 78 degrees 06 minutes 52 seconds East, along the Easterly right-of-way of U.S.H. "45", a distance of 400.84 feet; thence North 88 degrees 48 minutes 24 seconds East, 88.17 feet; thence North 88 degrees 18 minutes 00 seconds East, 229.12 feet; thence on a bearing of North, 370.50 feet; thence South 88 degrees 40 minutes 24 seconds West, 292.08 feet; thence along the arc of a curve to the right, along the Easterly right-of-way of U.S.H. "45", a distance of 251.73 feet, which has a radius of 22,833.20 feet and a chord of 251.73 feet that bears North 00 degrees 11 minutes 28 seconds West; thence North 88 degrees 54 minutes 03 seconds East, 111.83 feet; thence on a bearing of North, 202.00 feet; thence South 88 degrees 54 minutes 03 seconds West, 118.33 feet; thence along the arc of a curve to the right, along the Easterly right-of-way of U.S.H. "45", a distance of 42.22 feet, which has a radius of 12,004.35 feet and a chord of 42.32 feet that bears North 00 degrees 41 minutes 57 seconds East; thence North 00 degrees 48 minutes 08 seconds East, along the Easterly right-of-way of U.S.H. "45", a distance of 78.75 feet to the point of beginning.

That such plot is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereon shown.

That I have made such land division and plot by the direction of owners, shown below:

That I have fully complied with the provisions of Chapter 235 of the Wisconsin Statutes, and the subdivision regulations of the City of Oshkosh in surveying, dividing and mapping the same.

Given under my hand this 19th day of October, 1980.

*David D. Eselle*  
David D. Eselle is, Wisconsin Registered Land Surveyor No. 3-574



## ACCESS RESTRICTION CLAUSE

As owners we hereby restrict all lots and outlots, in that no owner, possessor, tenant, user, licensee, nor other person shall have any right of direct vehicular ingress or egress with United States Highway "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 236.271, Wisconsin Statutes, and shall be enforceable by the Department of Transportation.

Signed: \_\_\_\_\_  
President Robert D. Cheney, Winnebago

Citadel Corporation

## CORPORATE CERTIFICATE OF DEDICATION

Citadel Corporation, a corporation duly established and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Citadel Corporation, does further certify that this plat is required by S. 236.19 or S. 236.12 to be submitted to the following for approval or objection:

Wisconsin Department of Agriculture, Trade and Consumer Protection

City of Oshkosh

Department of Transportation, Division of Highways and Transportation Services

Witness the hand and seal of said corporation this \_\_\_\_\_ day of \_\_\_\_\_, 1980.

Douglas J. Cheney, President. Deborah J. Cheney, Secretary

State of Wisconsin 188

Winnebago County 1

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 1980, Douglas J. Cheney, President, and Deborah J. Cheney, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and as so known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers of the said of said corporation, by the authority.

My Commission Expires \_\_\_\_\_

Notary Public

## CONSENT OF LAND CONTRACT HOLDER

I, Robert D. Sharrett and Ion Sharrett, land contract holder of the lands described on this plat, do hereby consent to the surveying, dividing, mapping and dedication of the land shown on this plat, and I do hereby consent to the same certificate of Citadel Corporation.

Robert D. Sharrett. Ion Sharrett.

State of Wisconsin 188

Winnebago County 1

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 1980, the above named persons, to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

My Commission Expires \_\_\_\_\_

Notary Public

## CORPORATE COUNCIL RESOLUTION

Resolved, that the Board of North Park Estates, in the City of Oshkosh, Citadel Corporation, owner, do hereby approved by the Common Council of the City of Oshkosh.

Done: \_\_\_\_\_

Done: \_\_\_\_\_

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

Done: \_\_\_\_\_

## CERTIFICATE OF CITY TREASURER

I, \_\_\_\_\_, being the duly selected, appointed, qualified and acting City Treasurer of the City of Oshkosh, do hereby certify that in accordance with the records in my office, there are no delinquent taxes or delinquent special assessments on \_\_\_\_\_, for any of the lands included in the plat of North Park Estates.

City Treasurer \_\_\_\_\_

## COUNTY TREASURER'S CERTIFICATE

State of Wisconsin 188

Winnebago County 1

I, \_\_\_\_\_, being the duly selected, appointed and acting Treasurer of the County of Winnebago, do hereby certify that the records in my office show no delinquent taxes and no delinquent taxes or delinquent special assessments on \_\_\_\_\_, for any of the lands included in the plat of North Park Estates.

Done: \_\_\_\_\_

County Treasurer

RECORDED BY  
MARTELL & CHASE, INC.  
OSHKOSH, WI, 54901

DAVID E. SCHMIDT  
Director

0428  
OSHKOSH (414) 236-4840  
FOX CITIES (414) 727-2880  
FAX (414) 236-4700

RECEIVED

MAY 31 1991

WINNEBAGO COUNTY  
PLANNING DEPT.



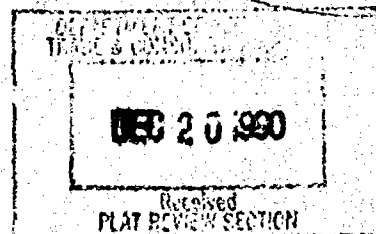
Winnebago County  
Planning and Zoning Department

The Wave of the Future

Copy to Jerry Bougie  
per request  
5-30-91  
✓/llw

December 17, 1990

Dept. of Ag. Trade & Consumer Protection  
c/o Jeanne A. Storm  
801 W. Badger Rd.  
P.O. Box 8911  
Maulson, WI 53708



Re: North Park Estates (Final Plat)  
City of Oshkosh

Dear Jeanne:

The Winnebago County Planning Department has finished its review of the aboved-named plat. The County's objections have been satisfied regarding drainage. Therefore, Winnebago County certifies this final plat as nonobjectionable.

While recording the plat, any drainage easements shown on the final plat shall be recorded as a separate document against the respective lots. In addition, items 1 & 2 of the attached May 15, 1990 correspondence shall be addressed before recording the final plat. Also, erosion control measures are recommended during construction to alleviate potential erosion problems.

If you have any questions, please contact me. Thank you.

Sincerely,

*Jerry L. Bougie*  
Jerry Bougie  
County Planner

cc: David Schmidt, County Planning Director  
Dave Eisele, Martenson & Eisele  
Carol Owens, Planning & Zoning Chair  
Jerry Konrad, C. of Oshkosh Public Works  
Pete Van Airdale, County LWCD

enclosure

NONOBJECTIONABLE  
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE  
BY *Jerry L. Bougie*  
COUNTY PLANNER  
DATE 12/17/90





**Winnebago County**  
**Planning and Zoning Department**

December 12, 1990

*The Wave of the Future*

Jeanne Storm  
DAT&CP - Plat Review Unit  
801 W. Badger Road  
P.O. Box 8911  
Madison, WI 53708-8911

Re: North Park Estates, Final Plat - City of Oshkosh

Dear Jeanne:

The Winnebago County Planning Department objects to the final plat for North Park Estates, City of Oshkosh. The plat does not meet the drainage plan requirements of s. 18.58 and 18.59 of the Winnebago County Land Division Ordinance.

Winnebago County shall remain in objection until such time the following items are addressed:

1. The attached recommendations and requirements from Pete Van Airdale - County LWCD - shall be addressed by the developer to bring the plat into compliance with sections 18.58 and 18.59 of the Winnebago County Land Division Ordinance (correspondence dated November 29, 1990).
2. Any easements required for drainage shall be recorded as a separate document against the respective lots.
3. The attached requirements from the correspondence dated May 15, 1990 shall be addressed.

If you have any questions or comments, please contact me at 414-236-4839.

Sincerely,

Jerry L. Bougie  
Winnebago County Principal Planner

cc: Dave Schmidt, County  
Planning Director.  
Carol Owens, County  
P&Z Chairperson.  
Stan Martenson,  
Martenson & Eisels.  
Pete Van Airdale,  
County LWCD.

enclosure



**WINNEBAGO COUNTY - LAND and WATER CONSERVATION DEPARTMENT**

500 EAST SUNNYVIEW ROAD  
OSHKOSH, WI 54901-9774  
(414)424-0044 or 727-2880

November 29, 1990

To: Jerry Bougie  
Principal Planner

From: Pete Van Airdale *PV*  
County Conservationist

Subject: Surface Drainage Plan for North Park Estates (N.W. 1/4,  
S.W. 1/4, section 36 T.19N.-R.16E., City of Oshkosh)

As I indicated during our phone conversation yesterday, I feel the drainage plan for North Park Estates, as submitted, is incomplete. In discussing the matter with Stan Martenson, he informed me he could not incorporate the proposed storm sewer into his runoff analysis because the design configuration of the storm sewer for the entire subdivision was not available from the City of Oshkosh.

Unless the runoff analysis can show otherwise, I believe the storm sewer will, in fact, increase the rate of runoff from the subdivision site. If that is the case, on-site temporary detention will need to be considered.

In addition, Jeff Christensen has indicated that the City of Oshkosh plans to excavate and regrade, in December, the drainage way in the County Park that will serve as an outlet for the North Park Estates storm sewer. I told him that, based on the construction schedule and proposed channel slope, erosion of the excavated channel is a real possibility, with sediment deposition occurring downstream.

My first recommendation would be that the City and the developer hold off construction of the outlet channel and installation of the storm sewer until spring. Seeding and/or sodding of the channel side slopes at that time would provide for rapid establishment of vegetative cover. The chance of erosion occurring then would be greatly reduced. If it is absolutely necessary that the earth work on the outlet channel and installation of the storm sewer needs to be done this winter, then I strongly recommend that the side slopes of the channel be dormant seeded and properly mulched. In regards to the channel bottom itself, regardless of when the construction takes place, quarry run stone is recommended to be used to line the channel bottom from the storm sewer outfall down to the park road. Considering the concentrated flow that will result from the storm sewer, grass vegetation in the channel bottom will not last and gullyng of the channel bottom would occur.

cc Jeff Christensen  
Stan Martenson

*Sent copy to Ed Potempa at City of Oshkosh on 11/30/90*



# Martenson & Eisele, Inc.

- Civil Engineering
- Municipal Engineering
- Construction Supervision
- Construction Inspection
- Consulting Engineering
- Land Subdividing
- Land Planning
- Property Surveys
- Topographical Surveys
- Certified Soil Testing

1919 American Court  
Neenah, Wisconsin 54956  
Telephone 414-731-0381  
FAX 414-733-8578

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NOV 10 1990

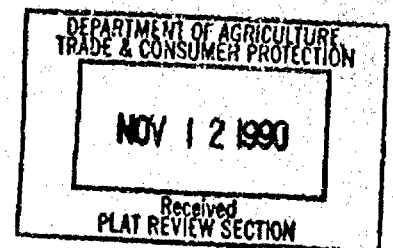
WINNEBAGO COUNTY  
PLANNING DEPT.

November 9, 1990

Stanley C. Martenson, P.E.  
David D. Eisele, P.L.S.

John R. Davel, P.E.  
James E. Smith, P.L.S.  
Jeffrey W. Schultz, E.I.T.  
David Kottala, P.L.S.

Jeanne A. Storm, Supervisor  
Plat Review Unit  
Department of Agriculture, Trade & Consumer Protection  
801 W. Badger Road  
P. O. Box 8911  
Madison, WI 53708



Dear Mrs. Storm:

On behalf of Winnebago County, I would like to request a 30 day extension for the review of North Park Estates Subdivision in the City of Oshkosh. The required submittals are currently being sent out and the City of Oshkosh is going to act on the drainage plan on Monday (11/12/90.)

Thank you for your prompt consideration of this request. If you have any questions or need additional information, please contact me.

Yours very truly,

MARTENSON & EISELE, INC.

*Jeffrey W. Schultz*

Jeffrey W. Schultz, E.I.T.

JWS/nc

Copy to DOT  
& County  
11-14

Noted  
Review Time Limit  
Extended to  
Friday  
11-14-90





# State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Alan T. Tracy  
Secretary

801 West Badger Road  
PO Box 8911  
Madison, WI 53708-8911

October 24, 1990

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

Subject: NORTH PARK ESTATES  
SW 1/4 S 36 T19N R16E  
City of Oshkosh  
Winnebago County

PERMANENT FILE NO: 17381

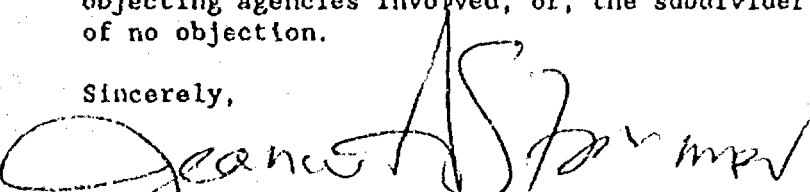
Dear Mr. Schmidt:

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

Change "Park"  
Drive park  
Preliminary  
Plat

DEPARTMENT OF AGRICULTURE, TRADE & CONSUMER PROTECTION TIME LIMIT EXPIRES: 11/21/90



## Wisconsin Department of Transportation

December 20, 1990

Mrs. Kay M. Ehlke  
5168 1 Ah-Maytah Road  
Oshkosh, WI 54901

RECEIVED

DEC 21 1990

WINNEBAGO COUNTY  
PLANNING DEPT.

DIVISION OF HIGHWAYS AND  
TRANSPORTATION SERVICES  
Central Office Design  
4802 Sneboygan Avenue Room 631  
P. O. Box 7916  
Madison, WI 53707-7916

Telephone (608) 266-2651

Dear Mrs. Ehlke:

Subject: North Park Estates  
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 29, 1990 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.

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:

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

RMN:LSK:b4957

cc: Register of Deeds  
DATCP  
DILHR  
Surveyor  
Owners (c/o Surveyor)  
Winnebago Plan Comm.  
TO #3



**Winnebago County**  
**Planning and Zoning Department**

*The Wave of the Future*

May 15, 1990

Dave Eisele  
Martenson & Eisele  
1919 American Court  
Neenah, WI 54956

Re: North Park Estates (Preliminary Plat), City of Oshkosh

Dear Dave:

The Winnebago County Planning and Zoning Department has reviewed the aboved named preliminary plat. The County certifies this plat as nonobjectionable. However, before final plat approval the following items need to be addressed:

1. Based on County policy, no duplicate road names will be allowed because of Emergency services and addressing problems. Therefore, "Park Drive" should be changed to an alternative name because it may create confusion with existing Park Drive in the City of Neenah.
2. The following "Restriction for Public Benefit" must be placed on 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*  
Jerry L. Bougie  
County Principal Planner

cc: Dave Schmidt, County  
Planning Director  
Carol Owens, County P&Z  
Chairperson  
Jeanne Storm, Supervisor of  
Plat Review Unit - DAT&CP

enclosure

**NONOBJECTIONABLE**

**WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE**

BY *Jerry L. Bougie*  
County Planner

DATE

*5-15-90*

PLAT REVIEW UNIT - DAT&CP



# State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Alan T. Tracy  
Secretary

801 West Badger Road  
PO Box 8911  
Madison, WI 53708-8911

October 4, 1990

OCT 17 1990

PERMANENT FILE NO. 17381

Mr. David D. Eisele  
MARTENSON & EISELE  
1919 American Court  
Neenah, WI 54956

Subject: NORTH PARK ESTATES  
SW 1/4 S 36 T19N R16E  
City of Oshkosh  
Winnebago County

Dear Mr. Eisele:

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. The Winnebago County Planning & Zoning Committee has objecting agency review authority on this preliminary, as well as on the final plat.

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.

Page 2

Mr. David Eisele  
NORTH PARK ESTATES  
October 4, 1990

- s. 236.20 (2) (e) This plat contains 5 blocks: Lots 1-4; Lots 5-31 and 71-75; Lots 32-41 and 51-70; Lots 42-50; and Lots 76-93 and Outlot 1. On the final plat lots must be consecutively numbered within each block. If this plat will be developed in phases, lots must be consecutively numbered throughout the consecutive additions.
- s. 236.20 (4) (b) On the final plat, the "islands" in Sharratt Avenue and Prairie Court and the "Walkway" between Lots 22-23 must be labeled as "Dedicated to the Public" or as consecutively numbered outlots.
- 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*  
Jeanne A. Storm, Supervisor *by mas*  
Plat Review Unit

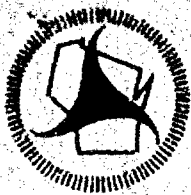
JAS:njh

Enc: Original

cc: Citadel Corporation, Owner  
Clerk, City of Oshkosh (w/print and sewer certification form)  
Winnebago County Planning & Zoning Committee  
Department of Transportation

ORIGINAL RECEIVED FROM SURVEYOR ON 9/14/90; REVIEWED BY DATCP ON 10/4/90.





## Wisconsin Department of Transportation

October 3, 1990

Donna C. Serwas  
215 Church Avenue  
Oshkosh, WI 54901

OCT 5 1990

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

Dear Ms. Serwas:

Subject: North Park Estates  
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 September 21, 1990 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 objects to the subject plat as it does not comply with Sections 33.02, 33.04 and 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 33.02 relates to the effect that a subdivision plat has on the adjacent highway by generating traffic, reducing sight distance, impairing safety and impeding traffic movements. It is required that a vision corners be established at the intersection of USH 45 and Sharrett Avenue. Said vision corners must be laid out at a distance of 260 feet as measured along the centerline of USH 45 and 130 feet as measured along the centerline of Sharrett Avenue from said intersection.

Section 33.04 of the above-mentioned Rules relates to the required information which must be shown on each plat submitted for Department of Transportation review. The centerline bearing of N 01°-01'-52"W for USH 45 and shown on the subject plat must be equated to the recorded bearing of N02°-58'-23"W for Department of Transportation Project ID 6432-03-21.

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.

Donna C. Serwas  
October 2, 1990  
Page 3

"As owner I hereby restrict all lots and outlots, in that no 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."

Your attention is also invited to paragraph (2) of Section 33.05 which states as follows:

"In accordance with the objectives and purposes of these Rules and Regulations, the Department of Transportation may require a desirable pattern of access between a state trunk highway and abutting lands which are contiguous to and adjoin the proposed subdivision and which are owned by or under option (formal or informal), contract or lease to the subdivider. A recordable covenant running with the land may be required with respect thereto."

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.

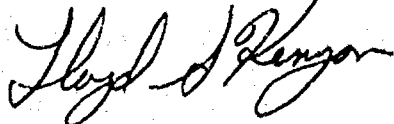
The final plat, incorporating the appropriate revision, corrections or additions in compliance with the above-referenced Sections of the Rules, must be submitted in order that the objections noted herein may be removed.

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

Sincerely,

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

By:



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

RMN:LSK:F4079

cc: Register of Deeds  
DATCP  
DILHR  
Surveyor  
Owners (c/o Surveyor)  
Planning and Zoning  
TD #3



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## LETTER OF TRANSMITTAL

Stanley C. Martenson, P.E.  
David D. Eisele, P.L.S.  
Charles F. Coopman, P.L.S.  
John H. Davel, I.E.  
James E. Smith, P.L.S.  
Paul J. Vandenberg, E.I.T.

TO: Winnebago County  
Planner  
1/0 Jerry Bougie

DATE: 5-11-90

RE: North Park Estates

Copies

Date

Description

3

5-11-90

Preliminary Plat

### ARE TRANSMITTED HEREWITH:

- ☒ For Your Information
- ☐ For Signature and Return
- ☐ For Review and Comment
- ☐ For Recording and/or Filing

- ☐ For Necessary Action
- ☐ Per Your Request
- ☐ Per Our Conversation
- ☐ For Your Files

### REMARKS:

MAY 11 1990

BY:

Beth A. Werner