



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Alan T. Tracy
Secretary

801 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 Eisela
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

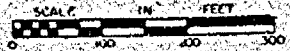
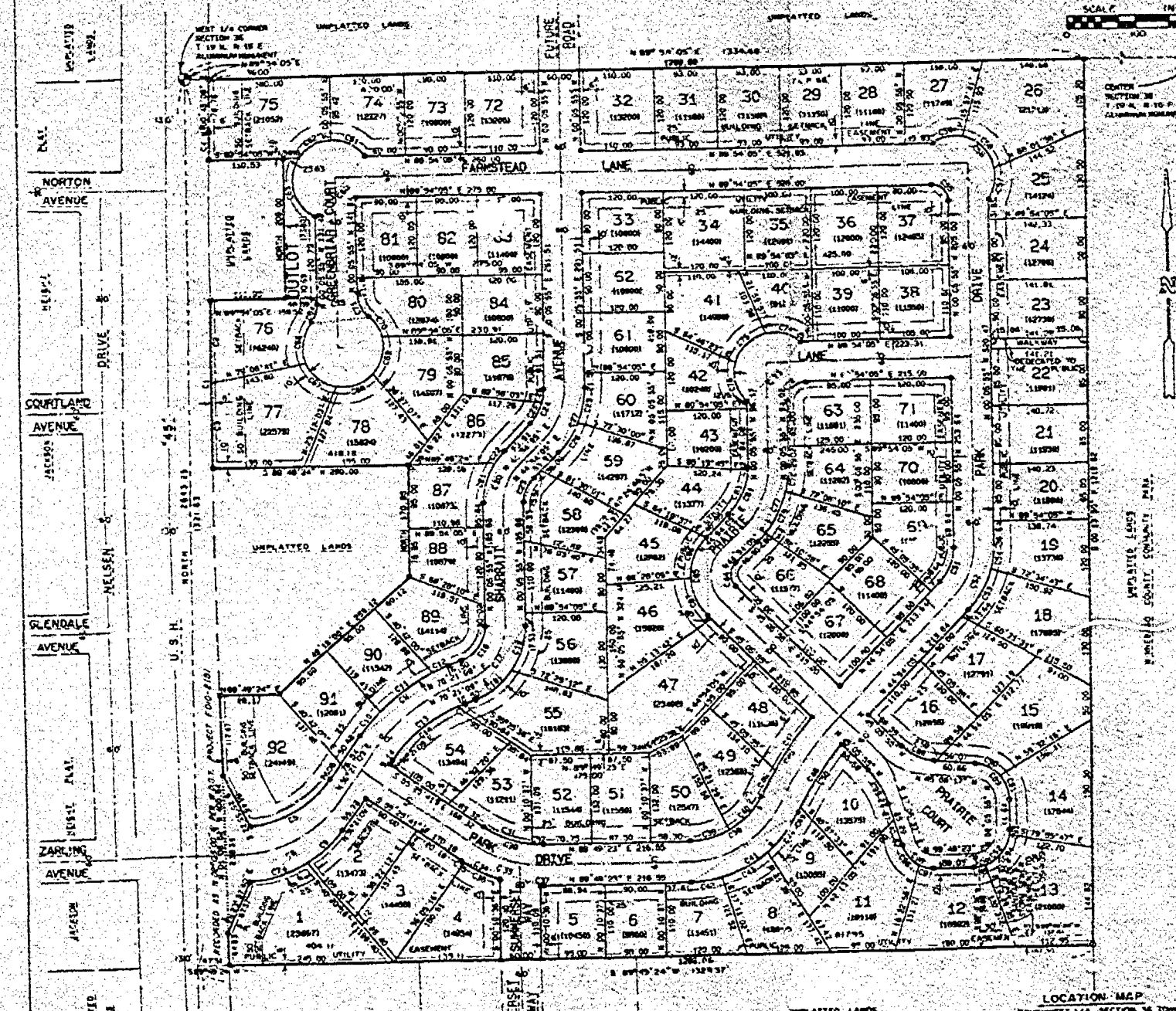
Enc: Muslin-backed Drawing, Original, Marked Print, Closure and Curve Comps.
cc: Citadel Corporation, Owner
Clerk, City of Oshkosh
Winnebago County Planning & Zoning Committee
Department of Transportation
Register of Deeds
ECWRPC

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

NORTH PARK ESTATES

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

There are no objections to this plan, with request to
Sons, 234-15, 234-16, 234-17 and 234-18 1/2 1/2 1/2 1/2
V.L.A. 234-15, 234-16, 234-17 and 234-18 1/2 1/2 1/2 1/2
by Son, 234-12 1/2 1/2 1/2 1/2, State, or by the County
Planning Agency.
Certified this 19th day of December, 1990
Leona A. Starn
Surveyor of Agriculture, Trade & Consumer Protection



CURVE NO. 1
RADIUS 100.00
DELTA 90.00
LENGTH 157.08
TANGENT 100.00
CHORD 100.00

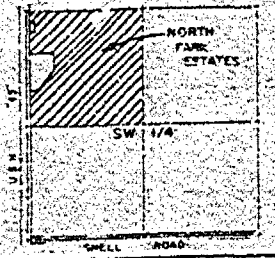
22
21
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1

LEGEND

- EXISTING 3/4" DIA. STEEL PILE
- EXISTING 4" DIA. STEEL PILE
- EXISTING 4 1/2" DIA. STEEL PILE
- 4 1/2" DIA. ROUNDED STEEL REINFORCING BAR SET, 30" LONG, SPACING 4' ON CENTER, PER LINEAL FOOT
- 3/4" DIA. ROUNDED STEEL REINFORCING BAR SET, 24" LONG, SPACING 4' ON CENTER, PER LINEAL FOOT AT ALL OTHER LOT CORNERS
- LOT AREA IN SQUARE FEET
- PUBLIC UTILITY EASEMENT FOR WISCONSIN PUBLIC SERVICE, WISCONSIN SELL TELEPHONE, & CABLEVISION, SHOWS TRUS, UNLESS OTHERWISE NOTED



LOCATION MAP



Boundaries are referenced to the West Line of the Northwest 1/4 of Section 36, Township 19 North, Range 16 East, City of Oshkosh, Winnebago County, Wisconsin.

All lot areas shown herein have been computed to the nearest one hundredth of an acre.

All angles shown herein have been computed to the nearest 30 seconds, and computed to the nearest 0.01 degrees.

Curve No.	Radius	Delta	Length	Tan Ang. In'	Chords	Area
1	22883.30	0.00 37.32 0	201.73	N 0.30 32.00 E	0.41 56.00 E	751.75
2	22883.30	0.00 37.32 0	201.73	N 0.30 32.00 E	0.41 56.00 E	751.75
3	22883.30	0.00 37.32 0	201.73	N 0.30 32.00 E	0.41 56.00 E	751.75
4	22883.30	0.00 37.32 0	201.73	N 0.30 32.00 E	0.41 56.00 E	751.75
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92	22883.30	0.00 37.32 0	201.73	N 0.30 32.00 E	0.41 56.00 E	751.75
93	22883.30	0.00 37.32 0	201.73	N 0.30 32.00 E	0.41 56.00 E	751.75
94	22883.30	0.00 37.32 0	201.73	N 0.30 32.00 E	0.41 56.00 E	751.75

NORTH PARK ESTATES

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

There are no objections on this plot with respect to
Sec. 236.25, 236.26, 236.27 and 236.28, Wis. Stat.,
Chap. 236, by 33 of the City of Oshkosh, Wisconsin,
as provided by Sec. 236.28 (4) Wis. Stat., or by the County
Planning Agency.
Certified this 1st day of December, 1990.
Jeann A. Storn
Department of Agriculture, Trade & Commerce

SURVEYOR'S CERTIFICATE

I, David D. Eisels, 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 19 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 89 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 89 degrees 54
minutes 05 seconds East, along the North line of the Southwest
1/4 of said Section 36, a distance of 1299.08 feet; thence South
00 degrees 13 minutes 50 seconds West, 1319.02 feet; thence South
09 degrees 49 minutes 24 seconds West, 1282.06 feet; thence North
01 degrees 08 minutes 52 seconds West, along the Eastern
right-of-way of U.S.H. "40", a distance of 400.84 feet; thence
North 09 degrees 49 minutes 24 seconds East, 88.17 feet; thence
North 49 degrees 18 minutes 00 seconds East, 259.12 feet; thence
on a bearing of North, 170.95 feet; thence South 89 degrees 49
minutes 24 seconds West, 780.00 feet; thence along the arc of a
curve to the right, along the Eastern right-of-way of U.S.H.
"40", a distance of 251.73 feet, which has a radius of 22,053.30
feet and a chord of 251.73 feet that bears North 00 degrees 11
minutes 38 seconds West; thence North 89 degrees 54 minutes 05
seconds East, 111.83 feet; thence on a bearing of North, 200.00
feet; thence South 89 degrees 54 minutes 05 seconds West, 110.83
feet; thence along the arc of a curve to the right, along the
Eastern right-of-way of U.S.H. "40", a distance of 42.32 feet,
which has a radius of 22,053.30 feet and a chord of 42.32 feet
that bears North 00 degrees 41 minutes 57 seconds East; thence
North 09 degrees 49 minutes 24 seconds East, along the Eastern
right-of-way of U.S.H. "40", a distance of 79.78 feet to the
point of beginning.

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

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

That I have fully complied with the provisions of Chapter
236 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 1st day of October, 1990.

David D. Eisels
David D. Eisels, Wisconsin Registered Land Surveyor No. 5-074



ACCESS RESTRICTION CLAUSE

As owners we hereby restrict all lots and outlots,
in that no owner, possessor, tenant, nor licensee, nor other
person shall have any right of direct vehicular ingress
or egress with United States Highway "40", as shown on the
plat; it being expressly intended that this restriction
shall constitute a restriction for the benefit of the pub-
lic according to Section 236.293, Wisconsin Statutes, and
shall be enforceable by the Department of Transportation.

Signed: President Robert D. Cheney Witness

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 owners, Jones Harvey certifies: said corporation
caused the land described on this plat to be surveyed, divided,
mapped and indicated as represented on this plat.

Citadel Corporation, does further certify that this plat is
required by S. 236.10 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

WITHIN the hand and seal of said Corporation this
1st day of October, 1990.

Douglas J. Cheney, President Robert D. Cheney, Secretary

State of Wisconsin) ss

Winnebago County)

Personally came before me this 1st day of
October, 1990, Douglas J. Cheney, President, and
Robert D. Cheney, Secretary of the above named corporation to be
known to be the persons who executed the foregoing instrument,
and to me known to be such President and Secretary of said
corporation, and acknowledged that they executed the foregoing
instrument as such officers as the deed of such corporation, by
its authority.

My commission expires
Notary Public

CONSENT OF LAND CONTRACT HOLDER

I, Robert D. Sherratt and son, Sherratt, 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 above certificate
of Citadel Corporation.

Robert D. Sherratt Jay Sherratt

State of Wisconsin) ss

Winnebago County)

Personally came before me this 1st day of
October, 1990, the above named persons, to be known to be the persons who
executed the foregoing instrument and acknowledged the same.

My commission expires
Notary Public

CITY COUNCIL RESOLUTION

Resolved, that the plot of NORTH PARK ESTATES, in the City
of Oshkosh, Citadel Corporation, owner, is hereby approved by the
Common Council of the City of Oshkosh.

Date: Approved Mayor

Date: Signed Mayor

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

Date: City Clerk

CERTIFICATE OF CITY TREASURER

I, being the duly elected
(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
assessments as of in any of the lots
included in the plat of NORTH PARK ESTATES.

City Treasurer:

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin) ss

Winnebago County)

I, being the duly elected,
qualified and acting Treasurer of the County of Winnebago, do
hereby certify that the records in my office show no delinquent
tax sales and no delinquent taxes or delinquent
assessments as of in any of the lots
included in the plat of NORTH PARK ESTATES.

Date: County Treasurer

PREPARED BY
MARTINSON & EISELE INC.
LAND SURVEYORS
OSHKOSH, WI 54902

THIS INSTRUMENT DRAWN BY DAVID EISELE

DRAWING NO. 497-004

DAVID E. SCHMIDT
Director

0428
OSHKOSH (414) 236-4810
FOX CITIES (414) 727-2880
FAX (414) 236-1793

RECEIVED

MAY 31 1991

WINNEBAGO COUNTY
PLANNING DEPT.



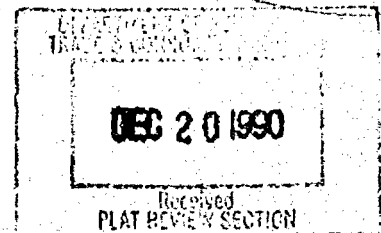
Winnebago County
Planning and Zoning Department

The Wave of the Future

Copy to Jerry Bougie
per request
5-30-91
v/mw

December 17, 1990

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

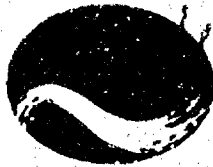
Sincerely,

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 Airsdale, County LWCD

enclosure

NON-OBJECTABLE
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 Airsdale - 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 & Eisele.
Pete Van Airsdale,
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 Airsdale *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

RECEIVED

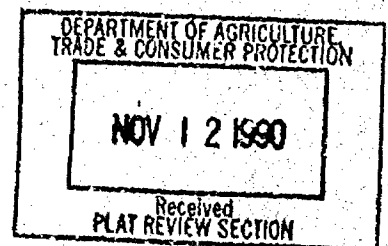
NOV 10 1990

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 Kohtala, 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.)

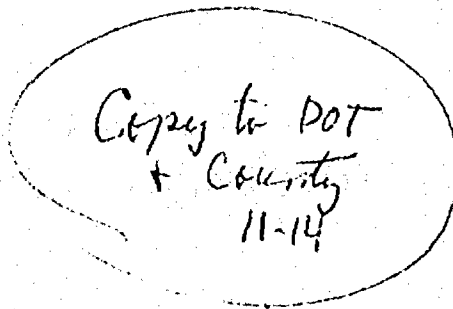
Thank you for your prompt consideration of this request. If you have any questions or need additional information, please contact me.

Yours very truly,

MARTENSON & EISELE, INC.

Jeffrey W. Schultz
Jeffrey W. Schultz, E.I.T.

JWS/nc



*Noted
Review Time limit
extended to
Friday
11-14*



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:

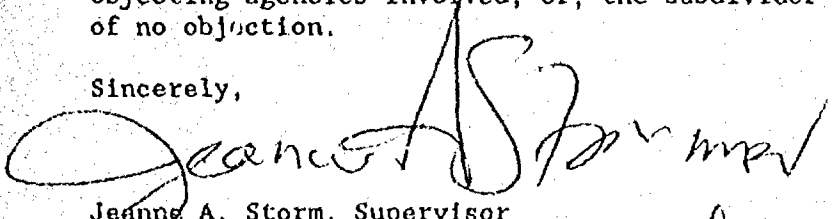
We have received the above-named plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. Enclosed are four copies for your review. Your agency must either object, or certify no objection within 20 days of your receipt of this submittal.

- 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,


Jeannette A. Storm, Supervisor
Plat Review Unit

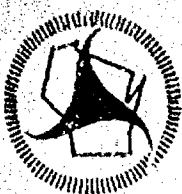
JAS:mas

Enc: Prints (4)

cc: Clerk
Surveyor

Change "Park"
Drive per
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 I Ah-Maytah Road
Oshkosh, WI 54901

RECEIVED

DEC 21 1990

WINNEBAGO COUNTY
PLANNING DEPT.

DIVISION OF HIGHWAYS AND
TRANSPORTATION SERVICES
Central Office Design
4842 Sheboygan Avenue Room 251
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.

TD #3



Winnebago County
Planning and Zoning Department

The Wave of the Future

May 15, 1990

Dave Eiselo
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
Joanne 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



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 sewered;
- 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.

"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.

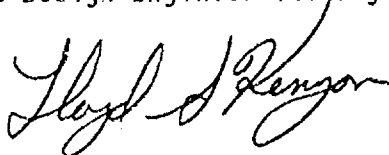
The final plat, incorporating the appropriate revision, corrections or additions in compliance with the above-referenced Sections of the Rules, must be submitted in order that the objections noted herein may be removed.

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



Martenson & Eisele, Inc.

- Civil Engineering
- Municipal Engineering
- Construction Supervision
- Construction Inspection
- Consulting Engineering
- Land Subdividing
- Land Planning
- Property Surveys
- Topographical Surveys
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1519 American Court
Neenah, Wisconsin 54956
Telephone 414-731-0331

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

LETTER OF TRANSMITTAL

TO: Winnebago County
Planner
% 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