

Department of Agriculture, Trade & Consumer Protection

Alan T. Tracu Secretary

# BIECELARD

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

May 30, 1991

JUN 6 1991

WINNEBAGO COUNTY PLANNING DEPT.

Mr. David D. Eisele MARTENSON & EISELE, INC. 1919 American Court Neenah, Wisconsin 54956 PERMANENT FILE NO. 17620

QUAIL RUN FARM Subject:

SE 1/4 S 20 T18N R16E

City of Oshkosh Winnebago County

Dear Mr. Eisele:

We have examined QUAIL RUN FARM and do not object to this final plat. Today we were notified by the Winnebago County Planning & Zoning Committee 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, an s. 236.21 (1) and (2), Wis. Stats.; 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. 236.20 (2) (c) The length along the west line of lot 17 must be changed to 74.94' so that the increments total both the block and exterior boundary lengths shown.
- s. 236.20 (2) (i) In the North point bearings reference note "... TOWN 18 NORTH, RANGE 10 EAST ... " must be changed to "... TOWN 18 NORTH, RANGE 16 EAST
- s 236.20 (3) (d & e) South of 2th Avenue, the subdivision and Pheasant\_Creek\_Drive boundaries for "PROPOSED\_PHEASANT CREEK FARM" must be drawn in dashed lines in their proper location, and the proposed subdivision and street names shown and underscored in dashed lines and right-of-way widths delineated.
- In the Owners Certificate "Winnebago County Planning & Z. ring s. 236.21 (2) Committee" must also be listed as having review authority.

Page 2 Mr. David D. Eisele QUAIL RUN FARM May 30, 1991

- 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.

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 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

Phone: 608/266-3200

JAS: dpb

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

cc: Algoma Capital Group Limited, Owner

Clerk, City of Oshkosh Clerk, Town of Algoma

Winnebago County Planning & Zoning Committee 🗸

Register of Deeds

ECWRPC

ORIGINAL DRAWING RECEIVED FROM THE SURVEYOR ON 4/10/91; REVIEWED BY DATCP ON 5/28/91

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# QUAIL RUN FARM

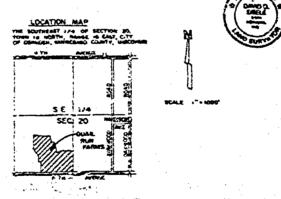
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### Winnebago County Planning and Zoning Department

The Wave of the Puture

May 29, 1991

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

> Re: Quail Run Farm (Final Plat) City of Oshkosh

Dear Jeanne:

The Winnebego County Planning Department has finished its review of the aboved-named final plat. Winnebego County certifies this final plat as nonobjectionable.

Erosion control measures are recommended during grading and construction to alleviate potential erosion problems.

Please refer to the attached memb from the Winnebago County Land and Water Conservation Department, dated May 15, 1991, regarding drainage and erosion control mnasures to be implemented for this development.

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

Sincerely,

Jerry L. Bougie County Planner

David Schmidt, Planning Director Dave Eisele, M & E cc:

Carol Owens, Planning & Zoning Chair Pete Van Airsdale, County LWCD

Ed Potempa, C. of Oshkosh Public Works

NOMORIGOTIONABLE

enclosure

WINNEBAGO COUNTY PLANTING & ZOMING COMMETTEE

EV Juney Experier County Premier

DATE Mey 29, 1991



### WINNEBAGO COUNTY - IAND and WATER CONSERVATION DEPARTMENT

300 EAST SUNNYVIEW ROAD OSIKOSII, Wt 54901-9724 (414) 424-0044 or 727-2880

May 15, 1991

BECELVED

To:

Jerry Bougie

Principal Planner

MAY 17 1991

From:

Pete Van Airsdale

County Conservationist

PLANNING DEPT

Subject: Drainage Plan for Quail Run Farm - Phase I

I have reviewed the revised drainage plan submitted by John Davel and Mike Siewert, Martenson & Eisele, Inc., for Quail Run Farm, located in part of the S.W. 1/4, S.E. 1/4, Sec. 20 T.18N.-R. 16E., in the City of Oshkosh. My comments are as follows:

- 1. The drainage plan for the first development phase of Quail Run Farm indicates there should be no increase in the rate of surface water flow from the site after development, versus what it has been under agricultural land use conditions. Based on the runoff calculations submitted, I agree with the analysis.
- 2. The storm sewer system for this section of the development is not designed to carry the peak flow originating within the site. As a result, a certain amount of surface water runoff will be detained in portions of the street area and in the side lot swales.

#### Recommendations

Construction site erosion control should be an important component of urban development projects. This plan identifies only two small areas where stone rip-rap or sod are to be installed for erosion control. At a minimum, I would recommend, in addition to the erosion control measures already identified on the plan, that fabric filter fencing and/or straw bales be installed at the front and back of each lot, with particular emphasis on preventing sediment deposition in the 9th St. road ditch.

If no other sources of information are available, the developer(s) may wish to refer to the Wisconsin Department of Natural Resources publication WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK for details on the installation and maintenance of various erosion control measures. All lot owners and applicable contractors should receive a detailed set of specifications for the installation and maintenance of the erosion control measures to be used.

I am not aware of any other existing problems associated with this parcel of land such as the flooding problem in the nearby Homestead Drive area, referenced in my review of the drainage plan for the first phase of the Pheasant Creek Farm development.

cc John Davel

Rick Hoeft
Ed Potempa

GALOW METAL PRODUCTS INC.

PRODUCT DESIGN CANDLE HOLDERS METAL STAMPING

GARY GALOW 1-800-888 \*\*\*3 FAX # (414) 231-6188

20 W. 8тн Ave. Р.О. Вох 1062 Ознхозн, WI 54902

(414) 231-5030



## Winnebago County Planning and Zoning Department

The Wave of the Pature

February 18, 1991

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

Re: QUAIL RUN,

Preliminary Plat, City of Oshkosh

Dear Jeanne:

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

1. The tollowing "Restriction for Public Benefit" shall 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.

- 2. The drainage plan, as required by section 18.58 Winnebago County Land Division Ordinance, shall be submitted simultaneously with the final plat or before final plat submittal.
- 3. Any easements required for drainage puposes shall be shown on the face of the final plat and recorded as a separate document against the respective lot(s).

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

Sincerely, $_{\mathcal{O}}$ Jerry L. Bougie J WOMO Charmer happened Dave Eisele, M. & E. County Principal Planner, ACO COUNTY That I was a few or the county Principal Planner.

cc: Dave Schmidt, Courty Planning Director Carol Owens, County P&Z

Jenny L. Bongi 12 2/18/91



# Martenson & Eisele, Inc.

Consulting Engineering and Land Surveying

WEIVELDE WAR

APR 3 0 1991.

WINNEBAGO COUNTY PLANNING DEPT. Stanley C. Martenson, P.E. David D. Eisets, P.L.S.

John R. Davel, P.S.
James E. Smith, P.L.S.
Jellrey W. Schültz, E.I.T.
David Kohtala, P.L.S.
Daniel W. Hoel, P.L.S.
Jellrey T. Rustick, P.L.S.

April 29, 1991

P.O. Box 8911

Ms. Jeannie Storm, Director, Plat Review

Madison, Wi. 53708

Department of Agriculture, Trade and Consumer Protection

Dear Jeannnie:

Winnebago County has requested an extension of time for them to complete their review. They would like the extension to be effective to the 29 th. of May. I hereby grant you an extension to complete the review of the final plats of Pheasant Creek Farm and Quall Run Farm in the City of Oshkosh as needed to meet the counties time table.

If you have any questions or need additional information please contact me.

Sincerely hiartenson & Eisele, Inc.

David. D. Eisele, PLS.

cc Winnebago County / Public Works Dept. Oshkosh Mr. Richard Malmgaren Mr. Mike Zwėiger



The Wave of the Fature

April 26, 1991

Martenson & Eisele, Inc. Attn: Mr. John Davel 1919 American Court Neenah, WI 54956

Re: Drainage plans for Quail Run Farm and Pheasant Creek

Farm Final Plats ( City of Oshkosh)

Dear Mr. Davel:

Pete Van Airsdale, Winnebago County LWCD, contacted me regarding the above mentioned drainage plans. He indicated that there are potential serious drainage problems in that area and, therefore, requires additional time to review and mitigate these potential problems.

To avoid objection to these plats, Winnehago County requests an extension of its review period to Wednesday, May 29, 1991. Please send a letter requesting the extension on behalf of Martenson and Eisele (or your client) to Jeanne Storm at the State Plat Review Unit and carbon copy Winnehago County no later than May 1.

If you have any questions, please contact me at 236-4839. Thank you.

Eincarely, Burgie

Jerry L. Bougie

County Principal Planner

cc: Dave Schmidt
Carol Owens
Jeanne Storm
Pete Van Airsdale
Jeanette Diakoff

(:)

\*\*\*\*\*\* UF-250 \*\*\*\*\*\*\* -JOLRNAL- \*\*\*\*\*\*\*\*\* DATE APR-26-1991 \*\*\*\*\* TIME 18:54 \*\*\*\*\*\*\*

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-WINNEBAGO EMERGENCY GOU'T-





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P.O. Box 2565 Oshkosh, WI 54903

### State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Carroll D. Besedny Secretary

October 1, 1990

File Ref: 3850 Navigability Winnebago

Mr. Bob Braun, Zoning Administrator Winnebago County Courthouse 420 Jackson Oshkosh, WI 54903

RECEIVED OCT 0 9 1990

Dear Mr. Braun:

At the request of Steve Kroneas of Aerometric Engineering, I have conducted an investigation to make a navigability determination on a waterway located in the SE% of the SE% of Section 20, T18N R16E in the Town of Algoma, Winnebago County.

West of Kirkwood Drive this waterway is not navigable. East of Kirkwood this stream may be navigable. Any questions on the navigability East of Kirkwood Drive will be addressed on a case-by-case basis.

If you have any questions, please feel free to call me at: (414) 424~4003.

Sincerely,

Malene 79. Buenchech! Sharlene Parendrecht

Area Water Management Specialist

cc: Ron Fassbender

File

Steve Kroneas, Aerometric Engineering, 539 N. Madison St., Chilton, WI 53014

Ad00



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

500 EAST SUNNYVIEW POAD OSHKOSH, WE54001-9774 14141 424-0044 or 727-2530 **CIEVUEUDEIN** 

May 15, 1991

MAY 17 1991

To:

Jerry Bougie

Principal Planner

WINNEBAGO COUNTY PLANNING DEPT.

From:

Pate Van Airsdale

County Conservationist

Subject: Drainage Flan for Quail Run Farm - Phase I

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- 1. The drainage plan for the first development phase of Quail Run Farm indicates there should be no increase in the rate of surface water flow from the site after development, versus what it has been under agricultural land use conditions. Based on the runoff calculations submitted, I agree with the analysis.
- 2. The storm sewer system for this section of the development is not designed to carry the peak flow originating within the site. As a result, a certain amount of surface water runoff will be detained in portions of the street area and in the side lot swales.

#### Recommendations

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cc John Davel Rick Hoeft Ed Potempa