



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

RECEIVED

0272

Plat Review
122 West Washington Avenue
Madison, Wisconsin 53707
608/266-3200

September 2, 1988

SEP 14 1988

PERMANENT FILE NO. 16492

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

Subject: SHERIDAN ESTATES
NW 1/4 S 11 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chronis:

We have examined SHERIDAN ESTATES and do not object to this final plat. September 1, we received a copy of the plat from 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, and s. 236.21 (1) & (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 east line of lot 10 must be changed to 76.73' and the block length along the east line of lots 6-10 must be changed to 366.73' so that corresponding block and street increments total the exterior boundary length shown and agree with recorded dimensions.
- s. 236.20 (3) (e) East of the plat, the 60' width of abutting Marquette Avenue must be shown.
- South of the plat the 50' width of abutting Sheridan Street must be shown.
- 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.

Page 2

Mr. Steven T. Chronis
SHERIDAN ESTATES
September 2, 1988

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,



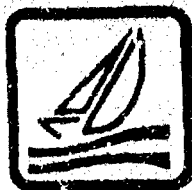
Jeanne A. Storm, Supervisor
Plat Review Unit

JAS:mas

Enc: Original, Transparency, Marked Print, Closure Comps.

cc: Clerk, City of Oshkosh
Winnebago County Planning & Zoning Committee
Mr. Garry H. Decker, Owner
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 8/12/88; REVIEWED BY DATCP ON 9/2/88.



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, Director

Jerry L. Bougie, Principal Planner

Robert E. Braun, Zoning Administrator

August 18, 1988

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

Re: Sheridan Estates
City of Oshkosh

Dear Mr. Chronis:

The Winnebago County Planning and Zoning Committee has reviewed the Sheridan Estates final plat. The committee certifies this plat as non-objectable.

If you have any questions, please contact our office any time between 8:00 a.m. and 4:30 p.m. Monday through Friday. Thank you.

Sincerely,

Jerry L. Bougie

Jerry L. Bougie
Principal Planner

cc: Jeanne Storm- Dept. of Agric., Trade & Consumer Protection

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
NONOBJECTIONABLE
Jerry L. Bougie
Principal Planner
8/18/88
BY _____
DATE _____



State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

027 2

Plat Review
123 West Washington Avenue
Madison, Wisconsin 53707
508/266-3200

August 12, 1988

PERMANENT FILE NO. 16492

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

Subject: SHERIDAN ESTATES
NW 1/4 S 11 T18N R16E
City of Oshkosh, Winnebago

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
Jeanne A. Storm, Supervisor *by mas*
Plat Review Unit

JAS:mas

Enc: Prints (4)

cc: Clerk
Surveyor

NONOBJECTIONABLE
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE
BY *Joseph L. Boengle*
8/18/88

DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION TIME LIMIT EXPIRES: 9/9/88

CHECKLIST FOR PRELIMINARY AND FINAL PLAT APPROVAL

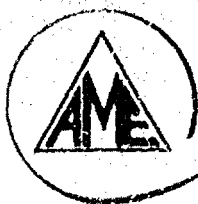
Name of Plat: Sheridan Estates Final Plat

Date Received: 9/12/98

Possible Conflicts:	Non-Objectionable	Objectionable	Comments
Subdivision Ord.	✓		
Location to Airport	✓		
Parks/Parkways	✓		
Highways/Expressways	✓		
Town/County Roads	✓		
Drainage Ways	✓		
Schools	✓		
Adjacent Zoning	✓		
Lot and Street Layout	✓		

Design Fits Topography	✓		
Adjacent Land Uses	✓		
Other	✓		
General Comments: <u>Approved</u>			

Jerry R. Bougie
8/18/88



Aero-metric ENGINEERING, INC.

539 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 849-2708
(800) 472-5313

August 11, 1988



AUG 12 1988

Mr. Jerry L. Bougie
Principal Planner
Winnebago County Courthouse
P.O. Box 2808
Oshkosh, WI 54903-2808

Re: Sheridan Estates Final Plat

Dear Jerry:

I have submitted the Final Plat of Sheridan Estates located in the 12th Ward, City of Oshkosh to the State for their review. Thought I would jump the gun and send you four (4) prints so that you can get back to me and the State as soon as possible.

Thank you for your co-operation in this matter.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis
Manager-Property Surveys

STC/dmb
Enclosures



Winnebago County

PLANNING AND ZONING DEPARTMENT

David E. Schmidt, *Director*

Leonard Leverage, *Principle Planner* • James Mabry, *Zoning Administrator*

July 18, 1988

Mr. Steven T. Chronis
Aero-Metric Engineering
539 N. Madison Street
Chilton, Wisconsin 53014

Subject: Sheridan Estates plat
City of Oshkosh

Dear Mr. Chronis:

The Winnebago County Planning and Zoning Committee has reviewed the Sheridan Estates preliminary plat. The committee certifies this plat as non-objectionable.

If you have any questions, please contact our office any time between 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,

Jerry L. Bougie
Principal Planner

cc: Garry H. Decker



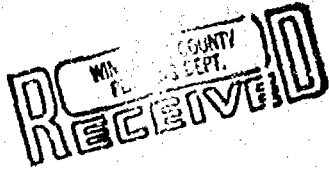
State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards
Secretary

Plat Review
123 West Washington Avenue
Madison, Wisconsin 53707
608/266-3200

July 12, 1988



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

JUL 12 1988
PERMANENT FILE NO. 16492

Subject: SHERIDAN ESTATES
NW 1/4 S 11 T18N 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 & 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 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.

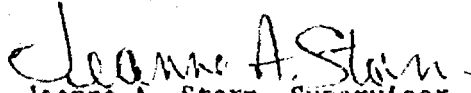
COMMENTS FROM PRELIMINARY PLAT REVIEW:

- 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.
- 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.
- s. 236.21 (2) (a) In the Owner's Certificate, the name of this agency must be changed from "Department of Development" to "Department of Agriculture, Trade and Consumer Protection".

Page 2
Mr. Steven Chronis
SHERIDAN ESTATES
July 12, 1988

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

JAS:skg

Enc: Original

cc: Clark, City of Oshkosh (w/Print)
Winnebago County Planning & Zoning Committee
Mr. Garry H. Decker, Owner

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 6/22/88; REVIEWED BY DATCP ON 7/12/88.

NOTE TO ALL INTERESTED PARTIES: On July 1, 1988, the Plat Review Unit became part of the DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION. On all plats certified after July 1, the Owner's Certificate must reflect this name change. Until further notice, all plat review mail should be sent to our present address. A Platting Letter will be issued as soon as we know the date of our move and our new location.

CHECKLIST FOR PRELIMINARY AND FINAL PLAT APPROVAL

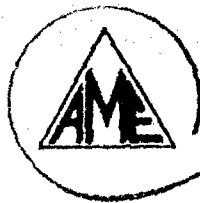
Name of Plat: Sheridan Estates - C. of Oakosh

Date Received: June 24, 1988

Possible Conflicts:	Non-Objectionable	Objectionable	Comments
Subdivision Ord.	✓		
Location to Airport	✓		
Parks/Parkways	✓		city Park located to the Southeast -OK
Highways/Expressways	✓		
Town/County Roads	✓		
Drainage Ways	✓		
Schools	✓		
Adjacent Zoning	✓		P-1
Lot and Street Layout	✓		ok'd by state

Design Fits Topography	✓		
Adjacent Land Uses	✓		- proposed kaitlyn plat to the east - north five subdivisions to south other city lands to west - unplatted lands to north
Other			
General Comments: Adjacent to kaitlyn plat - OK <u>Approved</u>			

Jerry L. Bougie
 July 18, 1988



Aero-metric
ENGINEERING, INC.

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

June 21, 1988



JUN 23 1988

Mr. David E. Schmidt
Director Planning & Zoning
Winnebago County Courthouse
PO Box 2808
Oshkosh, WI 54903

RE: Preliminary Plat of Sheridan Estates

Dear Dave:

Enclosed are two (2) prints of the subject preliminary plat for your review, the City and State are both reviewing the plat now.

If you should have any questions regarding this plat, please give me a call.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chrocz
Manager-Property Surveys

STC:mmm
Enclosures