

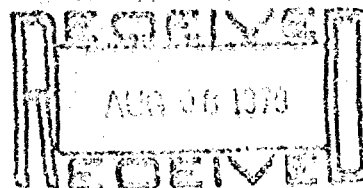


State of Wisconsin

DEPARTMENT OF LOCAL AFFAIRS & DEVELOPMENT

Lee Sherman Dreyfus
Governor

PLANNING OFFICE



Bruce A. Hendrickson
Secretary

123 West Washington Avenue
Mailing Address: P.O. Box 7910
Madison, WI 53707
(608) 266-1018

July 31, 1979

Mr. Converse C. Marks
Clerk, City of Oshkosh
City Hall - 215 Church Avenue
P. O. Box 1130
Oshkosh, Wisconsin 54901

Subject: WESTBROOK ADDITION NO. 2
~~NE 1/4 S 21 T18N R16E~~
City of Oshkosh, Winnebago County

Dear Mr. Marks:

We have received and examined the prints of the preliminary plat described above.

The streets being over the minimum width required by Section 236.16 (2) of the statutes, and the lots having the minimum width and area required by Section 236.16 (1), you are hereby notified that the Department of Local Affairs and Development conditionally certifies this preliminary plat as non-objectionable as to these layout requirements. This does not certify that the preliminary plat complies with applicable master plans, official map ordinances or subdivision control ordinances. Local governmental units will perform this function in connection with their review of the preliminary plat. If public sewer is not available, lot sizes must be determined by soil tests completed in accordance with Chapter H 65, Wis. Admin. Code (Rules of the Division of Health, Department of Health and Social Services). If this is an "abutting plat" within the definitions of Section Hy 33.03 (3), Wis. Admin. Code (Department of Transportation, Division of Highways and Transportation Facilities rules and regulations), it is subject to that Division's review.

Certification of no objection by the Department of Local Affairs and Development does not signify that the lot and street layout of this plat is well designed; that compliance with Wisconsin shoreland management regulations has been attained; that the design fits the topography; that the plat is capable of being served by necessary utilities; that development of these lands is economically feasible or that possible problems with storm water runoff have been resolved. These are matters that are to be resolved when the plat is considered for approval at the local level.

When the final plat is submitted, it will be necessary that either the original drawing or two copies be forwarded to the Department of Local Affairs and Development for its examination. If copies are forwarded, s. 236.12 (2) (a) requires two copies to be included, in the same package, for each of the state agencies required to examine the plat. No preliminary, final or assessor's plat may be accepted for transmittal to other agencies or review by this office, until a fully executed form DLAD-P1 (Request For Land Subdivision Plat Review), Fee Schedule, and check in the proper amount have been received.

The approving authority shall not approve the final plat or inscribe its approval on the final plat, pending written certification that there are no objections by the Department of Local Affairs and Development and other agencies having the authority to object to the plat. See Section 236.12 (3).

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Mr. Converse C. Marks
WESTBROOK ADDITION NO. 2
July 31, 1979

If the subdivider has any interest in the unplatted lands lying between this plat and the water's edge of Sawyer Creek and if such lands are for any reason unplattable, they must be included in the subject plat as part of the lots, outlots or public dedications. Otherwise, these lands must be marked "plattable lands" or "owned by others".

Lot numbering is assumed to be consecutive through the recorded plat and its numbered additions.

Sincerely,

Robert J. Chittenden *RJC*

Robert J. Chittenden, R.L.S.
Chief, Plat Review Section
Telephone: 608/266-3200

RJC:mas

Enc: Print

cc: Winnebago County Planning Agency
Mr. Bob Schulz, Owner
Mr. Dale D. Rice, Surveyor
Mr. James T. Addis, DNR

PRINTS RECEIVED FROM CITY CLERK ON 7/26/79; REVIEWED BY DLAD ON 7/31/79.

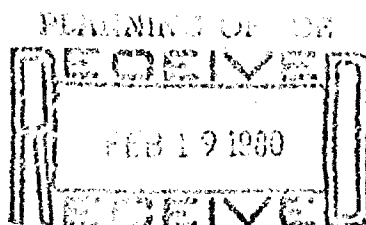


State of Wisconsin

DEPARTMENT OF LOCAL AFFAIRS & DEVELOPMENT

Lee Sherman Dreyfus
Governor

February 12, 1980



Bruce A. Hendrickson
Secretary

123 West Washington Avenue
Mailing Address: P.O. Box 1970
Madison, WI 53707
(608) 266-1018

Mr. Dale D. Rice
Rice & Orth, Inc.
303 South Bluemound Drive
Appleton, Wisconsin 54911

Subject: WESTBROOK ADDITION NO. 2
NE $\frac{1}{4}$ S 21 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Rice:

We have examined the original drawing of the final plat named above. The Winnebago County Planning Agency certified on a copy of the plat received today that they do not object to this plat as submitted, and the Department does not object to this plat. The plat has, therefore, been certified to that effect, dated today, on the original drawing.

After all conditions of certifications of no objections have been met, the plat may be approved provided that the original of the plat as submitted to the local governing body for approval and inscription of approvals has not been changed in any details checked by those agencies having the authority to object to the plat. Any such changes, which may be found by comparison of the original with the copy of this plat furnished the recipients of this letter, will require submission of the plat to the Department for recertification before the plat is eligible for approval.

This plat is 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., and if applicable, Hy 33 and H 65 of the Wis. Admin. Code. In fifteen counties plats located in municipalities are also certified by this office as nonobjectionable for the county planning agency (the certification certificate that has been stamped on the original drawing identifies the agencies having the authority to object to the subject plat). It does not certify that the plat complies with applicable local master plans, official map ordinances or subdivision control ordinances. Local governmental units perform this latter function in connection with their review of the plat.

Certification of no objection by the Department of Local Affairs and Development does not signify that the lot and street layout of this plat is well designed; that compliance with Wisconsin shoreland management regulations has been attained; that the design fits the topography; that the plat is capable of being served by necessary utilities; that development of these lands is economically feasible or that possible problems with storm water runoff have been resolved. These are matters that are to be resolved when the plat is considered for approval at the local level.

AKC

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Mr. Dale D. Rice

WESTBROOK ADDITION NO. 2

February 12, 1980

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

- s. 236.20 (5) (b) Sawyer Creek shall be drawn as a feature pertinent to proper subdivision, since it lies very close to this subdivision. It shall also be necessary to show full water elevation data, as WESTBROOK ADDITION NO. 2 will be affected by this nearby water-course.
- s. 236.21 (2) (a) In the Owner's Certificate, the name of the county planning agency must be added as an objecting agency.

When the original of a plat is submitted under the provisions of s. 236.12 (6), it is not necessary to place on the plat the clerk's certificate that copies have been forwarded, the date thereof, etc., as the Department of Local Affairs and Development must certify on the face of the plat that there are no objections to the plat.

It is a condition of this certification that a copy of the corrected plat be furnished this office.

- 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.

Sincerely,



Robert J. Chittenden, R.L.S.

Chief, Plat Review Section

Telephone: 608/266-3200

RJC:mas

Enc: Original, Auto-positive, Marked Print

cc: Clerk, City of Oshkosh
Winnebago County Planning Agency
Mr. Bob Schulz, Owner
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 1/21/80; REVIEWED BY DLAD ON 1/30/80.

February 11, 1980

Department of Local Affairs
and Development
P.O. Box 7970
Madison, WI 53707

Attn: Mr. Robert J. Chittenden, R.L.S.
Chief, Plat Review Section

Re: Westbrook Addition No. 2
NE 1/4 S21 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chittenden:

The Winnebago County Planning and Zoning Committee completed their review of the above referenced plat on February 8, 1980. Based upon that review, the Committee certified the plat as nonobjectionable.

Respectfully,

Dennis R. Bianchi, AICP
County Planner/Adm. Asst.
Special Projects

DRB:dmf

Enclosure

cc: Clerk, City of Oshkosh
Rico and Orth, Inc.



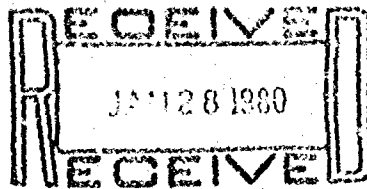
State of Wisconsin

DEPARTMENT OF LOCAL AFFAIRS & DEVELOPMENT
PLANNING OFFICE

Lee Sherman Dreyfus
Governor

January 24, 1980

Mr. Dennis Bianchi
Winnebago County Zoning Adm.
Courthouse
Oshkosh, WI 54901



Bruce A. Handrickson
Secretary

123 West Washington Avenue
Mailing Address: P.O. Box 7976
Madison, WI 53707
(608) 266-1018

IN REPLY REFER TO FILE NO. 14069

Subject: WESTBROOK ADDITION NO. 2
NE $\frac{1}{4}$ S 21 T18N R16E
City of Oshkosh, Winnebago County
(Original drawing received 1/21/80)

*OK
and out for
DRB 2/8/80 copy sent to*

Dear Mr. Bianchi:

We have received the above-named original plat. Your county planning agency has the authority to object to this plat under the provisions of s. 236.12 (2) (b), Wis. Stats. On or before the date shown below* this office must either object to this plat, certify the plat as nonobjectionable or, certify the plat as nonobjectionable upon the request of the subdivider because of expired time limits.

Enclosed are four copies of each sheet of this plat. Within 20 days, as determined by the receipt, your agency must either object to this plat in writing or certify a copy of the plat and return it to this office with a letter of certification.

- If the plat is objected to, we must be notified, by letter, of said fact (the original drawings will be returned to the surveyor for corrections).
- If the plat is certified as nonobjectionable, you must forward a certified copy of the plat, together with your letter of certification, to this office so that we may complete our action on the plat. (See s. 236.12 (6), Wis. Stats.)

It is important that this matter be expedited so as to avoid unnecessary delays in processing the plat, and to comply with the time limits that are set by statute.

Sincerely,

Robert J. Chittenden
Robert J. Chittenden, R.L.S.
Chief, Plat Review Section

RJC:cnm

Enc: Prints (4 copies)

cc: Dale D. Rice, Surveyor
Converse C. Marks, Clerk

* Final date of review period for DLAD: Wednesday, February 20, 1980