Aero-Metric
ENGINEERING, INC.
539 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 849-7708
(800) 472-5313
FAX (414) 849-7709

June 19, 1991

Mr. Jerry Bougie,
Winnebago County Principal Planner
Winnebago County Courthouse
415 Jackson Street
P.O. Box 2808
Oshkosh, Wisconsin 54903-2808

Re: FIRST ADDITION TO WESTLEIGH FARMS, Final Plat

Dear Jerry:

Enclosed are two (2) prints of the Final Plat of the FIRST ADDITION TO WESTLEIGH FARMS as submitted to the City of Oshkosh and State. You will probably be getting your four (4) copies from the State sometime next week.

If you should have any questions regarding the enclosed, please give me a call.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis
Manager-Property Surveys

STC/dmb
Enclosures

cc: Pete Van Airsdale
Tom Rusch

State of Wisconsin
Department of Agriculture, Trade & Consumer Protection

Alan T. Tracy
Secretary

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

0264

July 23, 1991

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

PERMANENT FILE NO. 17737

Subject: FIRST ADDITION TO WESTLEIGH FARMS SUBDIVISION
NE 1/4 S 29 T18N R16E
City of Oshkosh, Winnebago County

Dear Mr. Chronis:

We have examined FIRST ADDITION TO WESTLEIGH FARMS SUBDIVISION and do not object to this final plat. On July 16, we received a copy of the plat from the Winnebago County Planning & Zoning Commission 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) and (2), Wis. Stats.; and, the Winnebago County Planning & Zoning Commission.

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 213.98' block length must be shown along the southerly line of lot 65 - outlot 1.

The 85.00' length must be shown along the northwesterly line of lot 67.

The 45.85' length must be shown along the south line of lot 27.

The 60.00' length must be shown along the south line of lot 28.

The 54.19' length must be shown along the south line of lot 29.

s. 236.20 (2) (f) Between lots 40 41 the 60' width of Timothy Trail 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.

Any changes to the plat involving details checked by this Department or the Winnebago County Planning & Zoning Commission 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

By:

Kate Lawton

Kate Lawton
Land Resources Section

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

cc: Tom Rusch, Owner
Clerk, City of Oshkosh
Winnebago County Planning & Zoning Commission
Register of Deeds
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 6/21/91; REVIEWED BY DATCP ON 7/22/91.
NECESSARY INFORMATION RECEIVED FROM SURVEYOR ON 7/23/91.

WINNEBAGO COUNTY
OSHKOSH, WISCONSIN

№ 20501 TR

RECEIPT

6-28 19 91

Received of Planning Dept. / Aero-Metric

Amount Fifty and 00/100 Dollars

$ 50.00 ☐ Cash ☒ Check

For LIVCD

Acct # 100-850-44950

IF PAYMENT IS MADE BY CHECK,
THIS RECEIPT NOT VALID UNTIL
CHECK HAS CLEARED BANK

Received by Ruth H. Bradley/mek

DISTRIBUTION
1 - PAYEE (WHITE)
2 - TREASURER (YELLOW)
3 - DEPARTMENT (PINK)

ACCT NO. ____ - ____ - ____ - ____ $ ____
____ - ____ - ____ - ____ $ ____
____ - ____ - ____ - ____ $ ____

Aero-Metric
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539 NORTH MADISON STREET, P.O. BOX 111, CHILTON, WISCONSIN 53014-0111 (414) 849-7708
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June 13, 1991

Mr. Jerry Bougie,
Winnebago County Principal Planner
Winnebago County Courthouse
415 Jackson Street
P.O. Box 2808
Oshkosh, Wisconsin 54903-2808

Re: FIRST ADDITION TO WESTLEIGH FARMS (Preliminary Plat, Drainage Plan and Final Plat).

Dear Jerry:

Enclosed for your review is the Preliminary Plat, Drainage Plan and Report, and the Final Plat (90% complete) of the FIRST ADDITION TO WESTLEIGH FARMS for County review. The Preliminary Plat was submitted to the City of Oshkosh back in February of this year. We did not submit it to the County at that time because the Drainage Plan was not done. The City of Oshkosh Engineering Department has now completed the Establish Street Grades and Storm Sewer Plans so I was able to prepare the Drainage Plan.

Also enclosed is a check in the amount of $50.00 to cover the review fee you recently adopted.

The Preliminary Plat shows the total development, however the developer is only going to Final Plat a portion of the development. You can compare the Preliminary to the Final to see what will be final platted at this time.

If you should have any questions regarding the enclosed, please give me a call.

We expect to send the Final Plat to the State next week, June 17-21, 1991.

Very truly yours,

AERO-METRIC ENGINEERING, INC.

Steven T. Chronis
Manager-Property Surveys

STC/dmb
Enclosures

c: Pete Van Airsdale
Tom Rusch

NARRATIVE

Project Description

The purpose of the project is to construct two (2) roads, Wheatfield Way and Rushfield Drive, install utilities (storm sewer, sanitary sewer, water main, gas, electric, and cable T.V.), and develop 66 home sites. Approximately 4 Acres of land will be disturbed during the construction period for the road and utilities. The site is 18.594 Acres in size and located in Section 29, T.18N., R.16E., 13th Ward, City of Oshkosh, Winnebago County, Wisconsin. (See Vicinity Map)

Site Description

The site is quite flat having slopes of approximately 1% and has a vegetative cover of weeds. The drainage does not all flow in one direction. The Western boundary line at the mid point is the approximate location of the high point and from that point the drainage runs North into a drainageway East onto the adjoiner and South into Sawyer Creek. There is no evidence of erosion under present site conditions.

Adjacent Property

Land use in the vicinity is residential and agricultural. The land immediately to the East is a residential lot. Areas to the North are residential lots and West are undeveloped and are agricultural in nature. The off site outlets for runoff discharge, will be an existing drainageway on the North and a storm sewer to the South entering Sawyer Creek in the western portion and the Oakwood Road ditch in the eastern portion.

Soils

The soil in the project area is mapped as Kewaunee Silt Loam with 2 to 6 percent slopes. Kewaunee Soils are well drained and moderately well drained soils with permeability rates being slow or moderately slow between 0.6 - 2 inches/hour at the surface. The soil erodibility factor (K value) is 0.37 at the surface and in the subsoil. The other soil in the project area is mapped as Manawa Silty Loam with 0 to 3 percent slopes. Manawa Soils are somewhat poorly drained soils with permeability rates being slow between 0.2 - 0.6 inches/hour at the surface. The soil erodibility factor (K value) is also 0.37.

Due to the slow permeability of the subsoil that will be exposed during grading, a surface wetness problem with high runoff is anticipated following significant rainfall events. No groundwater problem is expected. The tight clay in the subsoil will make vegetation difficult to establish. The topsoil on-site will be stockpiled for use in landscaping.

Planned Erosion and Sedimentation Control Practices

1. Sediment Fence

A sediment fence will be constructed at locations determined by the City of Oshkosh Engineer. The minimum locations will be:

a.) North end of present Wheatfield Way (Lots 13/50)

b.) South end of Timothy Trail (Lots 40/41)

c.) South end of Wheatfield Way (Lots 37/38)

d.) West end present Rushfield Drive (Lots 51/77)

e.) South plat limits (Lot 64/Outlot 1)

f.) South of lots 65/66 at Southern end of storm sewer

The sediment fencing will take up the full road width.

CONSTRUCTION SCHEDULE

1.) Hold pre-construction conference at least one (1) week prior to starting construction.

2.) Install filter fabric or straw bale barriers as the first construction activity.

3.) Rough grade all roads and install all utilities.

4.) Finish grade road to finish gravel grade.

5.) All erosion and sediment control practices in the way of filter fabric or straw bale barriers will be inspected weekly and after rainfall events. Needed repairs will be made immediately.

6.) After site is stabilized, remove all temporary measures and install permanent vegetation on the disturbed areas.

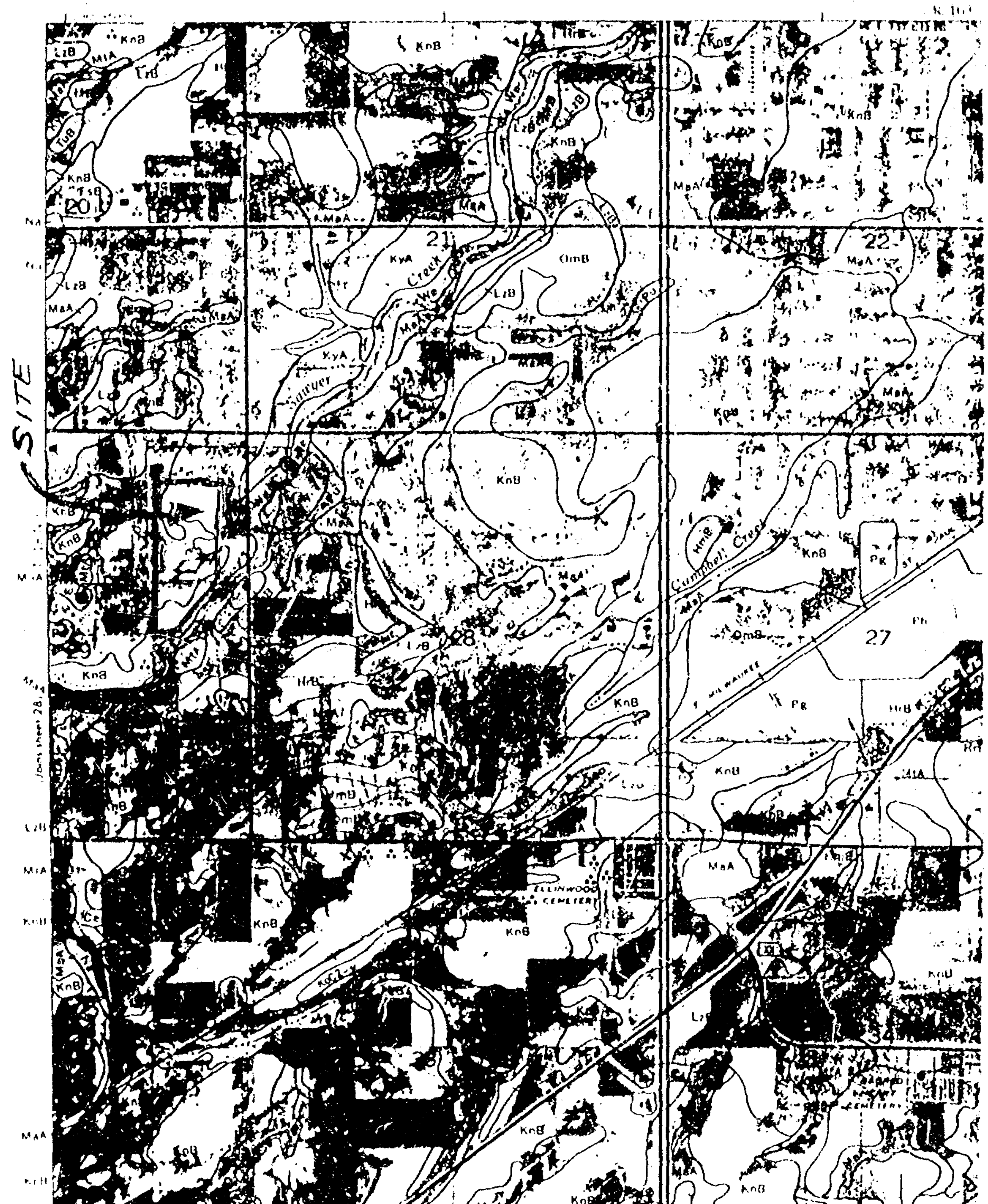
7.) Estimated time before stabilization --- 6 months.

MAINTENANCE PLAN

1. All erosion and sediment control practices will be checked for stability and operation following every runoff-producing rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain all practices as designed.

2. Sediment will be removed from behind the sediment fence when it becomes about 0.5 feet deep at the fence. The sediment fence will be repaired as necessary to maintain a barrier.

3. All seeded areas will be fertilized, reseeded as necessary, and mulched to maintain a vigorous dense vegetative cover.


SITE
20
21
22
27
28
Sawyer Creek
Campbell Creek
ELLINWOOD CEMETERY
MILWAUKEE
KnB
LzB
MaA
MtA
KyA
OmB
HrB
Pg
Pu
KcC2
Joins sheet 28