



# State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards  
Secretary

801 West Badger Road  
P.O. Box 8911  
Madison, WI 53708

JUL 20 1989

July 14, 1989

Mr. Reinhard Roehlig  
SCHULER AND ASSOCIATES  
320 West Northland Avenue  
Appleton, Wisconsin 54911

PERMANENT FILE NO. 16302

FIRST ADDITION TO WINDSOR GREEN  
SUBDIVISION  
SW 1/4 S 36 T19N R16E  
City of Oshkosh, Winnebago County

Dear Mr. Roehlig:

We have examined FIRST ADDITION TO WINDSOR GREEN SUBDIVISION and do not object to this final plat. On May 19, we received a copy of the plat from the Department of Transportation, Division of Highways and Transportation Services certifying that they do not object to this plat. Today, we were notified by Winnebago County Planning & Zoning Committee that they also do not object. 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.; Hy 33, Wis. Admin. Code; and, the 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) 1 1/4" diameter x 30" long iron rods ("O") must be shown along the west line of the plat at the westerly angle points of lot 5 and lot 6 Block 2 and the northwest corner of lot 17 Block 2.
- s. 236.20 (2) (b) In the Legend, the weight of the 1 1/4" diameter iron rods must be changed to 4.17 lbs. per lineal foot.
- s. 236.20 (2) (c) Per your letter dated May 5, 1989, the dimensions along the east and west lines of lots 2 & 5 Block 4 will be changed to 83.00'.

At the north end of Windsor Park Drive (Summerset Way), the center of the temporary turn around must be referenced, by bearing and distance, to an adjacent block corner.

- s. 236.20 (3) (b) The N00°38'30"W bearing must also be shown along the tie from the southwest corner of the plat to the south line of Section 36.

The southwest corner and southwest quarter corner of Section 36 must be described as "Berntsen Monument".

- s. 236.20 (3) (d) Abutting the east end of Chateau Terrace, "Temporary Turn Around" must be underscored in dashed lines and also labeled "By Other Instrument".

West of the plat, abutting property boundaries must be shown in dashed lines.

- s. 236.20 (4) (a) Per your letter dated May 5, 1989 "Windsor Park Drive" will be renamed "Summerset Way".

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Mr. Reinhard Roehlig

FIRST ADDITION TO WINDSOR GREEN SUBDIVISION

July 14, 1989

- s. 236.21 (2) (a) In the Owner's Certificate:
- in line 2, "...to be surveyed, mapped and dedicated as..." must be changed to "...to be surveyed, divided, mapped and dedicated as..."; and
  - the "Department of Transportation, Division of Highways and Transportation Services" must be added to the list of review authorities.

It is a condition of this certification that a copy of the corrected plat be furnished this office. This copy must be made directly from the corrected muslin-backed drawing and should be mailed rolled, if possible.

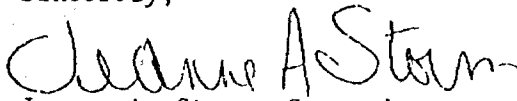
- s. 236.21 (1) A revision date, "Revised this \_\_\_ day of \_\_\_\_\_, 19\_\_\_", must be placed near the land surveyor's seal and signature on the revised sheets of the plat.

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, the Department of Transportation, Division of Highways and Transportation Services, 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:skg

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

cc: Clerk, City of Oshkosh  
Winnebago County Planning & Zoning Committee  
Thomas Rusch and Richard Gabert, Owners  
Department of Transportation  
Register of Deeds  
ECWRPC

ORIGINAL DRAWING RECEIVED FROM SURVEYOR ON 5/1/89; REVIEWED BY DATCP ON 5/31/89.

DAVID E. SCHMIDT  
Director

OSHKOSH (414) 236-1810  
FOX CITIES (414) 727-2880  
FAX (414) 236-4709



**Winnebago County**  
**Planning and Zoning Department**

*The Wave of the Future*

July 13, 1989

DATCP  
c/o Jeanne A. Storm  
801 W. Badger Rd.  
P.O. Box 8911  
Madison, WI 53708

Re: Windsor Green Subdivision - First Addition  
City of Oshkosh

Dear Jeanne:

The Winnebago County Planning Department has reviewed the aboved  
named final plat. The department certifies this plat as  
nonobjectionable provided the attached recommendation is followed.

If you have any questions, please call. Thank you.

Sincerely,

Jerry L. Bougie  
County Principal Planner

cc: Dave Schmidt, Reinhard Roehlig



WINNEBAGO COUNTY - LAND and WATER CONSERVATION DEPARTMENT

500 EAST SUNNYSIDE BLVD  
OSHKOSH, WI 54901-9774  
(414) 421-0044 or 725-6321 ext. 233

JUL 12 1989

URBAN DEVELOPMENT  
STORMWATER MANAGEMENT/SOIL EROSION CONTROL PLAN REVIEW

TO: Jerry Bongie ; Winnebago Co. Planning Department

FROM: Pete Van Aartsdale DATE: 7/10/89

PROJECT: Wanchoos Green Subdivision - 1st Addition

DESCRIPTION: residential development

LOCATION: S.W. 1/4, S.W. 1/4, Sec. 36 T. 19 N. - R. 16 E. City of Oshkosh

PROPERTY OWNER: info not available

Plan prepared by: Schuler & Associates (final date 6/26/89)

Review requested by: J. Bongie Date: 6/17/89

On-site by: P. Van Aartsdale Date: 6/29/89

COMMENTS: Based on land cover information (1982-1988) from the  
ASCS office, this property was in hay, therefore, the actual  
existing runoff varies from that computation submitted by  
Schuler & Assoc. The increase in the rate of runoff from existing  
to the proposed developed conditions will be approximately  
8 cfs or 80%.

RECOMMENDATIONS: Temporary on-site detention is recommended  
the downstream impact of the projected flow increase  
is unknown but, based on standard storm sewer  
design, including size capacity, it is assumed the down-  
stream storm sewer system will not handle this  
increased load without overflowing.



# State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards  
Secretary

0151

801 West Badger Road  
P.O. Box 8911  
Madison, WI 53708

May 1, 1989

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

PERMANENT FILE NO. 16302

Subject: FIRST ADDITION TO WINDSOR GREEN SUBDIVISION  
SW 1/4 S 36 T15N R16E  
City of Oshkosh, Winnebago County

MAY 8 1989

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 *Jymas*  
Plat Review Unit

JAS:mas

Enc: Prints (4)

cc: Clerk  
Surveyor

DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION TIME LIMIT EXPIRES: 5/31/89



# Winnebago County

## PLANNING AND ZONING DEPARTMENT

David E. Schmidt, Director

Jerry L. Bougie, Principal Planner • Robert E. Braun, Zoning Administrator

March 23, 1989

Rein Roehlig  
Schuler & Associates, Inc.  
2530 W. 20th Avenue  
Oshkosh, WI 54901

Re: First Addition to Windsor Green Subdivision  
(Preliminary Plat) - City of Oshkosh

Dear Rein:

The Winnebago County Planning and Zoning Department has reviewed the aboved named plat. The Department certifies this plat as nonobjectionable, however, before final plat approval the county needs to review the completed drainage plan. In addition, the following "Restriction for Public Benefit" must be added on the face of 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  
Principal Planner

NONOBJECTIONABLE  
WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE  
BY *Jerry L. Bougie*  
County Planner  
DATE 3/23/89

cc: JB, DS, Jeanne Storm - Dept. of AT&CP

enclosure

Courthouse • P. O. Box 2808 • Oshkosh, WI 54903-2808 • 414/235-2500



# State of Wisconsin

Department of Agriculture, Trade & Consumer Protection

Howard C. Richards  
Secretary

801 West Badger Road  
P.O. Box 8911  
Madison, WI 53708

April 18, 1989

Ms. Donna Serwas  
Clerk, City of Oshkosh  
P. O. Box 1130  
Oshkosh, Wisconsin 54902

APR 20 1989

PERMANENT FILE NO. 15302

Subject: FIRST ADDITION TO WINDSOR  
GREEN SUBDIVISION (revised)  
SW 1/4 S 36 T19N R16E  
City of Oshkosh, Winnebago County

Dear Ms. Serwas:

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. 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.
- s. 236.16 (2) The streets meet the minimum width required by this section.

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  
Plat Review Unit

JAS:mas

cc: Winnebago County Planning &  
Zoning Committee  
Rusch & Gabert, Owners  
Reinhard Roehlig, Surveyor  
Department of Transportation

Enc: Print

PRINTS RECEIVED FROM CITY CLERK ON 4/3/89; REVIEWED BY DATCP ON 4/18/89.

# CHECKLIST FOR PRELIMINARY AND FINAL PLAT APPROVAL

Name of Plat: First Addition to Windsor Green Subdivision

Date Recieved: 3/14/89

Date Approved: 3/23/89

Possible Conflicts:	Non-Object.	Object.	Comments
Subdivision Ord.	✓		
Location to Airport	✓		
Parks/Schools	✓		
Roads/Highways	✓		
Drainage Ways	✓		will review drainage plan before approval of final plat.
Adjacent Zoning & Land Use	✓		
Lot/Street Layout & Design Fits Topography	✓		Have temporary turn-arounds
Other			
General Comments:			
<p>Approved — <u>Jerry L. Bougie</u> 3/23/89</p>			