

**CONDITIONAL USE**  
 POST STAFF REPORT

**Applicable Ordinance**

<input checked="" type="checkbox"/>	Chapter 23: <i>"The following findings have been made in accordance with section 23.7-114"</i>
<input type="checkbox"/>	Chapter 27: <i>"The following findings have been made in accordance with section 27.6-7(c)"</i>

Number	Letter
<b>1</b>	The Town of NEKIMI has. a) Approved

Town action is advisory due to shoreland jurisdiction.  
 Town has right of denial per terms of zoning ordinance.

Town may approve, approve with conditions, or deny in non-shoreland area.

	Town findings were as follows: Approval
	1. The Town Board approves the above.

<input checked="" type="checkbox"/>	There were no objections.
	There was objection to...
<input checked="" type="checkbox"/>	Proposed use is compatible with adjacent uses.

	<i>Number the following items if the property is within the A-1/Farmland Preservation Plan:</i>
	<b>Ch. 23:</b> The use supports agricultural uses in the A-1 zoning district in direct and significant ways, and is more suited to the A-1 zoning district than to an industrial or commercial zoning district.
	<b>Ch. 23:</b> The use and its location in the A-1 zoning district are consistent with the purposes of the A-1 zoning district.
	<b>Ch. 23:</b> The use and its location in the A-1 zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
	<b>Ch. 23:</b> The use is reasonably designed to minimize conversion of land, at and around the use site, from agricultural use or open space use.
	<b>Ch. 23:</b> The use does not substantially impair or limit the current or future agricultural use of other protected farmland.
	<b>Ch. 23:</b> Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.

**RECOMMENDATION**

<input type="checkbox"/>	APPROVAL
<input type="checkbox"/>	DENIAL
<input checked="" type="checkbox"/>	APPROVAL with the following conditions:
<input type="checkbox"/>	Approval not as requested
<input type="checkbox"/>	Approval not as requested with conditions

**Conditions**

TOWN: None

COUNTY:

- Any improvements and/or construction conducted on the property shall only be done after obtaining all required permits.
- The Winnebago County Planning & Zoning Committee shall conduct an on-site inspection and review of the conditional use permit 12 months from the date of permit approval.

**CONDITIONAL USE**  
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**Applicable Ordinance**

<input checked="" type="checkbox"/>	Chapter 23: <i>"The following findings have been made in accordance with section 23.7-114"</i>
<input type="checkbox"/>	Chapter 27: <i>"The following findings have been made in accordance with section 27.6-7(c)"</i>

Number	Letter
<b>1</b>	The Town of OMRO has. a) Approved With Conditions

Town action is advisory due to shoreland jurisdiction.  
 Town has right of denial per terms of zoning ordinance.

Town may approve, approve with conditions, or deny in non-shoreland area.

	Town findings were as follows: Approval
	1. The Sportsman club has been a good neighbor. 2. Its practices have been good. 3. No one spoke against the permit.
<input checked="" type="checkbox"/>	There were no objections.
	There was objection to...
<input checked="" type="checkbox"/>	Proposed use is compatible with adjacent uses.

	<i>Number the following items if the property is within the A-1/Farmland Preservation Plan:</i>
	<b>Ch. 23:</b> The use supports agricultural uses in the A-1 zoning district in direct and significant ways, and is more suited to the A-1 zoning district than to an industrial or commercial zoning district.
	<b>Ch. 23:</b> The use and its location in the A-1 zoning district are consistent with the purposes of the A-1 zoning district.
	<b>Ch. 23:</b> The use and its location in the A-1 zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
	<b>Ch. 23:</b> The use is reasonably designed to minimize conversion of land, at and around the use site, from agricultural use or open space use.
	<b>Ch. 23:</b> The use does not substantially impair or limit the current or future agricultural use of other protected farmland.
	<b>Ch. 23:</b> Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.

**RECOMMENDATION**

<input type="checkbox"/>	APPROVAL
<input type="checkbox"/>	DENIAL
<input checked="" type="checkbox"/>	APPROVAL with the following conditions:
<input type="checkbox"/>	Approval not as requested
<input type="checkbox"/>	Approval not as requested with conditions

**Conditions**

**TOWN:**

1. Adhere to all applicable regulations.
2. Any work outside of written application may trigger Site Plan review as well as Stormwater and Erosion Control Ordinances and permitting.
3. Any significant change in lighting output would trigger a review.
4. Permit would be reviewed on change in general purpose.

**COUNTY:**

1. All lighting shall be screened, hooded, or positioned in a manner so as not to create a glare toward neighboring properties.
2. The Winnebago County Planning & Zoning Committee shall conduct an on-site and review of the conditional use permit in 12 months of permit approval.

# RURAL ACCESSORY BUILDING DETERMINATION

## #18-RABD-01

### DECISION

Owner: Jeff & Deanne Strasser

Tax Parcel No: 010-0083

#### SUMMARY & ANALYSIS

Applicant is requesting A Rural Accessory Building Determination for a 30' x 30' farm out-building. Applicant believes the existing agricultural building meet the criteria of Sec. 23.7-334.

#### FINDINGS BASED UPON THE FOLLOWING FACTORS:

23.7-334

- 1) **The building is set apart from other buildings as being distinct, due to its construction technique, construction materials, age, local historical significance, or design.** The original farm building meets this criteria, however the lean-to portion addition on the south side of the building does not.
- 2) **The building is characteristic of past agricultural practices or rural life, whether presently utilized or not for agricultural practice.** The original farm building meets this criteria, however the lean-to portion addition on the south side of the building does not.
- 3) **The building is associated with a person of historic significance or with important historical events.** The original farm building meets this criteria, however the lean-to portion addition on the south side of the building does not.
- 4) **The building represents a notable work of a master builder, designer, or architect who influenced their age.** The original farm building meets this criteria, however the lean-to portion addition on the south side of the building does not.

#### RECOMMENDATION:

#### **APPROVAL – NOT AS REQUESTED**

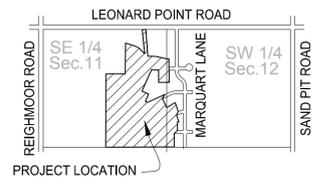
- THE ORIGINAL FARM BUILDING MEETS THE CRITERIA OF 23.7-334
- THE LEAN-TO ADDITION DOES NOT

# Sandhill Farms 2

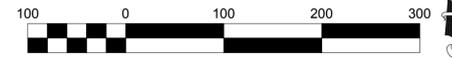
All of Lot 1 of CSM 5628 and part of CSM 5514 all being part of the Northeast 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of Section 11; also including part of the Northwest 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 12, all located in T18N, R15E, Town of Omro, Winnebago County, Wisconsin

Leonard Point Road East 1/4 Corner Section 11, T18N, R15E (Aluminum Monument Found)

**LOCATION MAP**  
SE 1/4 SEC 11 & SW 1/4 SECTION 12,  
T 18 N, R 15 E, TOWN OF OMRO  
WINNEBAGO COUNTY, WI



- LEGEND**
- △ 1/4" Rebar Found
  - 1" Iron Pipe Found
  - 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
  - All other corners 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
  - SF Lot areas in square feet
  - ( ) Recorded As
  - Delineated Wetlands
  - Ordinary high water mark of existing retention ponds

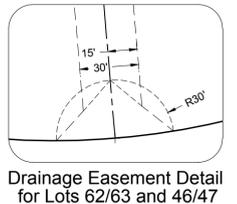


Bearings are referenced to the East line of the Southeast 1/4, Section 11, T18N, R15E, assumed to bear S00°22'50"W, base on the Winnebago County Coordinate System.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20

Department of Administration



Drainage Easement Detail for Lots 62/63 and 46/47

James R. Sehoff PLS 2692 Date \_\_\_\_\_

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
CIVIL ENGINEERING CONSULTANTS  
1811 Racine Street, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-830-9595  
www.davel.pro



- NOTES**
- All linear measurements have been made to the nearest one hundredth of a foot.
  - All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

File: 2553Final.dwg  
Date: 05/15/2018  
Drafted by: jim  
Sheet: 1 of 3  
Revision Date: May 15, 2018

May 15, 2018 - 4:17pm J:\Projects\2553\2553.dwg Civil 3D 2553Final.dwg Printed by: jim

# Sandhill Farms 2

All of Lot 1 of CSM 5628 and part of CSM 5514 all being part of the Northeast 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of Section 11; also including part of the Northwest 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 12, all located in T18N, R15E, Town of Omro, Winnebago County, Wisconsin

LINE TABLE			
Line	Bearing	Length	Recorded As
L1	S 89°33'32" E	81.16'	(N89°22'56"E)
L2	S 06°11'22" E	66.44'	(N07°11'35"W)
L3	S 89°37'10" E	85.35'	(N89°22'37"E)
L4	S 65°34'18" E	12.86'	(S66°34'31"E)
L5	S 65°34'18" E	174.07'	
L6	N 65°34'18" W	24.11'	(N66°34'31"W)
L7	S 26°14'48" W	104.08'	(N25°14'35"E)
L8	S 25°47'11" W	92.13'	(N24°46'58"E)
L9	N 89°37'17" W	27.76'	(N89°22'30"E)
L10	S 47°55'08" W	97.77'	(N46°54'55"E)
L11	S 89°37'17" E	72.13'	
L12	S 00°36'55" W	103.08'	
L13	S 24°25'42" W	105.60'	
L14	N 89°32'55" E	81.01'	
L15	N 89°32'55" E	78.39'	
L16	N 67°56'36" E	28.56'	
L17	S 55°23'31" W	29.15'	
L18	N 06°32'08" W	29.15'	
L19	N 24°25'42" E	82.83'	
L20	S 24°25'42" W	57.90'	
L21	N 47°50'43" W	218.83'	
L22	N 65°34'18" W	64.08'	
L23	S 65°34'18" E	64.08'	
L24	N 06°53'18" E	136.87'	
L25	S 04°31'08" W	107.07'	
L26	S 05°41'53" W	131.99'	
L27	N 00°51'45" E	41.14'	
L28	N 00°26'36" E	14.44'	
L29	S 00°26'36" W	14.55'	
L30	N 41°12'39" W	80.78'	
L31	N 02°12'18" W	61.34'	
L32	S 17°46'25" E	66.02'	
L33	N 49°32'22" W	47.60'	
L34	S 22°22'00" W	2.17'	
L35	S 00°27'30" W	60.21'	
L36	N 24°25'42" E	97.25'	
L37	N 45°30'10" E	70.94'	

CURVE TABLE									
Curve	Radius	Chord Direction	Recorded As	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out	
C1	133.00'	N 77°35'44" W	(N78°35'57"W)	55.41'	55.82'	24°02'52"	N 89°37'10" W	N 65°34'18" W	
C2	67.00'	S 89°59'08" E	(S89°00'39"W)	55.39'	57.10'	48°49'39"	S 65°34'18" E	N 65°36'03" E	
C3	200.00'	N 66°56'46" E	(N65°56'33"E)	56.25'	56.43'	16°10'01"	N 58°51'45" E	N 75°01'47" E	
C4	67.00'	S 80°57'34" W		21.93'	22.03'	18°50'17"	N 89°37'17" W	S 71°32'26" W	
C5	804.00'	N 88°41'56" W		543.65'	554.58'	39°31'16"	S 71°32'26" W	N 68°56'18" W	
C6	804.00'	N 72°26'03" E		25.08'	25.08'	1°47'15"	N 71°32'26" E	N 73°19'40" E	
C7	804.00'	N 77°15'01" E		110.00'	110.09'	7°50'42"	N 73°19'40" E	N 81°10'23" E	
C8	804.00'	N 85°53'11" E		132.13'	132.28'	9°25'37"	N 81°10'23" E	S 89°24'00" E	
C9	804.00'	S 84°42'30" E		131.53'	131.68'	9°23'01"	S 89°24'00" E	S 80°00'59" E	
C10	804.00'	S 76°21'08" E		102.77'	102.84'	7°19'43"	S 80°00'59" E	S 72°41'17" E	
C11	804.00'	S 70°48'47" E		52.61'	52.61'	3°44'58"	S 72°41'17" E	S 68°56'18" E	
C12	67.00'	N 79°09'42" W		23.78'	23.91'	20°26'47"	N 68°56'18" W	N 89°23'05" W	
C13	25.00'	S 45°36'55" W		35.36'	39.27'	90°00'00"	N 89°23'05" W	S 00°36'55" W	
C14	25.00'	S 44°23'05" E		35.36'	39.27'	90°00'00"	S 00°36'55" W	S 89°23'05" E	
C15	133.00'	S 79°09'42" E		47.21'	47.46'	20°26'47"	S 89°23'05" E	S 68°56'18" E	
C16	738.00'	S 88°41'56" E		499.02'	509.05'	39°31'16"	S 68°56'18" E	N 71°32'26" E	
C17	738.00'	S 70°18'32" E		35.30'	35.31'	2°44'28"	S 68°56'18" E	S 71°40'47" E	
C18	738.00'	S 78°13'41" E		168.33'	168.70'	13°05'49"	S 71°40'47" E	S 84°46'36" E	
C19	738.00'	N 88°40'25" E		168.36'	168.73'	13°05'58"	S 84°46'36" E	N 82°07'26" E	
C20	738.00'	N 76°49'56" E		136.13'	136.32'	10°35'00"	N 82°07'26" E	N 71°32'26" E	
C21	133.00'	N 80°57'34" E		43.53'	43.73'	18°50'17"	N 71°32'26" E	S 89°37'17" E	
C22	438.00'	N 88°41'56" W		296.17'	302.12'	39°31'16"	S 71°32'26" W	N 68°56'18" W	
C23	438.00'	S 74°40'52" W		48.00'	48.02'	6°16'54"	S 71°32'26" W	S 77°49'19" W	
C24	438.00'	S 86°10'17" W		127.20'	127.65'	16°41'55"	S 77°49'19" W	N 85°28'46" W	
C25	438.00'	N 77°12'32" W		126.01'	126.45'	16°32'28"	N 85°28'46" W	N 68°56'18" W	
C26	25.00'	N 67°44'42" E		34.30'	37.80'	86°38'00"	S 24°25'42" W	N 68°56'18" W	
C27	167.00'	S 12°31'18" W		68.91'	69.41'	23°48'47"	S 24°25'42" W	S 00°36'55" W	
C28	167.00'	S 20°48'54" W		21.05'	21.06'	7°13'35"	S 24°25'42" W	S 17°12'07" W	
C29	167.00'	S 08°54'31" W		48.18'	48.34'	16°35'12"	S 17°12'07" W	S 00°36'55" W	
C30	25.00'	N 22°15'18" W		36.38'	40.74'	93°22'00"	N 68°56'18" W	N 24°25'42" E	
C31	372.00'	N 88°41'56" W		251.54'	256.60'	39°31'16"	S 71°32'26" W	N 68°56'18" W	
C32	372.00'	N 81°51'39" W		166.38'	167.80'	25°50'40"	S 85°13'01" W	N 68°56'18" W	
C33	372.00'	S 78°22'43" W		88.59'	88.80'	13°40'36"	S 71°32'26" W	S 85°13'01" W	
C34	133.00'	S 89°59'08" E		109.94'	113.34'	48°49'39"	S 65°34'18" E	N 65°36'03" E	
C35	133.00'	N 82°03'02" E		75.32'	76.37'	32°53'57"	S 81°30'00" E	N 65°36'03" E	
C36	133.00'	S 73°32'09" E		36.86'	36.97'	15°55'42"	S 65°34'18" E	S 81°30'00" E	
C37	25.00'	N 69°25'42" E		35.36'	39.27'	90°00'00"	N 24°25'42" E	S 65°34'18" E	
C38	222.00'	S 88°05'55" E		170.10'	174.57'	45°03'13"	S 65°34'18" E	N 69°22'29" E	
C39	222.00'	S 80°10'38" E		111.96'	113.18'	29°12'41"	S 65°34'18" E	N 85°13'01" E	
C40	222.00'	N 77°17'45" E		61.19'	61.38'	15°50'32"	N 85°13'01" E	N 69°22'29" E	
C41	222.00'	N 85°38'24" E		124.36'	126.04'	32°31'51"	S 78°05'41" E	N 69°22'29" E	
C42	222.00'	N 71°49'59" W		48.43'	48.52'	12°31'22"	N 65°34'18" W	N 78°05'41" W	
C43	25.00'	N 20°34'18" W		35.36'	39.27'	90°00'00"	N 65°34'18" W	N 24°25'42" E	
C44	25.00'	N 69°25'42" E		35.36'	39.27'	90°00'00"	N 24°25'42" E	S 65°34'18" E	
C45	67.00'	N 77°35'44" W		27.91'	28.12'	24°02'52"	N 89°37'10" W	N 65°34'18" W	
C46	25.00'	N 20°34'18" W		35.36'	39.27'	90°00'00"	N 65°34'18" W	N 24°25'42" E	
C47	133.00'	N 10°25'45" E		64.35'	64.99'	27°59'55"	N 24°25'42" E	N 03°34'12" W	
C48	167.00'	S 10°25'45" W		80.80'	81.61'	27°59'54"	N 03°34'12" W	N 24°25'42" E	
C49	25.00'	S 69°25'42" W		35.36'	39.27'	90°00'00"	N 24°25'42" E	S 65°34'18" E	
C50	25.00'	N 42°05'08" W		19.93'	20.50'	46°58'20"	S 65°34'18" E	S 18°35'58" E	
C51	60.00'	N 24°25'42" E		81.88'	286.87'	273°56'40"	S 67°27'22" W	S 18°35'58" E	
C52	60.00'	N 35°13'59" W		34.35'	34.84'	33°16'02"	N 51°52'00" W	N 18°35'58" W	
C53	60.00'	N 86°26'06" W		68.09'	72.40'	69°08'12"	S 58°59'48" W	N 51°52'00" W	
C54	60.00'	S 24°25'42" W		68.09'	72.40'	69°08'12"	S 10°08'24" E	S 58°59'48" W	
C55	60.00'	S 44°42'30" E		68.09'	72.40'	69°08'12"	S 79°16'36" E	S 10°08'24" E	
C56	60.00'	N 84°05'23" E		34.35'	34.84'	33°16'02"	N 67°27'22" E	S 79°16'36" E	
C57	25.00'	S 89°03'28" E		19.93'	20.50'	46°58'20"	S 67°27'22" W	N 65°34'18" W	
C58	25.00'	S 20°34'18" E		35.36'	39.27'	90°00'00"	N 65°34'18" W	N 24°25'42" E	
C59	25.00'	S 69°25'42" W		35.36'	39.27'	90°00'00"	N 65°34'18" W	S 24°25'42" W	
C60	67.00'	N 32°33'51" W		73.00'	77.20'	66°00'54"	S 65°34'18" E	S 00°26'36" W	
C61	25.00'	N 23°57'27" E		19.95'	20.52'	47°01'41"	S 00°26'36" W	S 47°28'17" W	
C62	60.00'	S 89°30'03" E		81.88'	286.87'	273°56'40"	N 46°28'22" W	S 47°28'17" W	
C63	60.00'	N 22°28'40" E		50.70'	52.35'	49°59'15"	N 02°30'57" W	N 47°28'17" E	
C64	60.00'	N 31°10'57" W		57.57'	60.04'	57°19'59"	N 59°50'56" W	N 02°30'57" W	
C65	60.00'	N 88°28'15" W		57.48'	59.95'	57°14'36"	S 62°54'27" W	N 59°50'56" W	
C66	60.00'	S 34°17'21" W		57.48'	59.94'	57°14'11"	S 05°40'16" E	S 62°54'27" W	
C67	60.00'	S 20°24'03" E		52.74'	54.60'	52°08'38"	S 46°28'22" E	S 05°40'16" W	
C68	25.00'	S 23°00'53" E		19.90'	20.47'	46°54'59"	N 46°28'22" W	N 00°26'36" E	
C69	133.00'	N 32°33'51" W		144.90'	153.24'	66°00'54"	N 65°34'18" W	N 00°26'36" E	
C70	133.00'	S 03°59'11" E		20.55'	20.57'	8°51'34"	S 08°24'58" E	S 00°26'36" E	
C71	133.00'	S 26°53'37" E		84.30'	85.78'	36°57'18"	S 45°22'16" E	S 08°24'58" E	
C72	133.00'	S 55°28'17" E		46.65'	46.89'	20°12'02"	S 65°34'18" E	S 45°22'16" E	
C73	25.00'	S 20°34'18" E		35.36'	39.27'	90°00'00"	S 24°25'42" W	S 65°34'18" E	
C74	25.00'	S 64°52'35" W		32.44'	35.30'	80°53'45"	N 24°25'42" E	S 74°40'33" E	
C75	133.00'	N 82°06'31" W		34.41'	34.51'	14°51'56"	S 74°40'33" E	S 89°32'29" E	
C76	25.00'	N 32°33'23" W		41.93'	49.73'	113°58'11"	N 24°25'42" E	N 89°32'29" W	
C77	233.00'	N 12°31'18" E		96.14'	96.84'	23°48'47"	N 00°36'55" E	N 24°25'42" E	
C78	233.00'	S 16°16'19" W		66.11'	66.34'	16°18'45"	S 08°06'57" W	S 24°25'42" W	
C79	233.00'	S 04°21'56" W		30.48'	30.50'	7°30'02"	S 00°36'55" W	S 08°06'57" W	

**Notes:**

- Roads shown to the exterior property line(s) may not be vacated without the express written approval of the Winnebago County Planning & Zoning Committee, it being the intent of the restriction to prevent elimination of right-of-way required as a condition of preliminary plat approval by Winnebago County without their authorization.
- Winnebago County shall not issue any permit for construction until such time as a 'sewer' permit, or other suitable written construction authorization, has been issued by the Sanitary District for connection to the Districts facilities.
- Total area of right of way Dedicated to the Public is 519,170 Square Feet (11.9185 Acres)
- 50' Setback shown per Town zoning ordinance. Prior to issuing building permit, setbacks must be verified.
- Lots located on Hayfield Drive and have access to an adjacent road must have driveways to the adjacent roadway per Town ordinances.
- A Wetland Delineation was completed on September 25, 2017 by Davel Engineering and received WDNR Concurrence.
- Lots containing wetlands may require wetland permits to prior to construction of a building.

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Number(s):
ASA Development, Inc.	Doc No. 1321004	016-0316
		016-03510103
ASA Development, Inc.	Doc No. 1264022	016-035201

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



James R. Sehlhoff PLS 2692

Date

File: 2553Final.dwg  
Date: 05/15/2018  
Drafted By: jim  
Sheet: 2 of 3



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
CIVIL ENGINEERING CONSULTANTS  
1811 Racine Street Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-830-9595  
www.davel.pro

Revision Date: May 15, 2018

# Sandhill Farms 2

All of Lot 1 of CSM 5628 and part of CSM 5514 all being part of the Northeast 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of Section 11; also including part of the Northwest 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 12, all located in T18N, R15E, Town of Omro, Winnebago County, Wisconsin

## Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Omro and Winnebago County, and under the direction of ASA Development, Inc., owner of said land, I have surveyed divided and mapped Sandhill Farms 2; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in all of Lot 1 of CSM 5628 and part of CSM 5514 all being part of the Northeast 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4 of Section 11; also including part of the Northwest 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 12, all located in T18N, R15E, Town of Omro, Winnebago County, Wisconsin, containing 2,677,979 Square Feet (61.4779 Ac) of land described as follows:

Beginning at the Southeast corner of Section 11; thence, along the South line of the Southeast 1/4 of said Section 11, N89°38'28"W 1349.58 feet; thence, along the North/South 1/4 line of said Southeast 1/4, N00°28'10"E 1638.86 feet, to the Southwest corner of Lot 1 of CSM 6898; thence, along the South line of said Lot 1, S89°36'20"E 429.00 feet to the Southeast corner of said Lot 1; thence N00°52'53"E 686.00 feet to the Southwest corner of CSM 3989; thence, along said South line, S73°26'19"E 197.54 feet; thence, continuing along said South line, S63°45'24"E 109.30 feet; thence, continuing along said South line, S44°52'10"E 190.23 feet to the Southeast Corner of said CSM 3989; thence, along the East line of said CSM 3989, N05°01'32"W 543.00 feet to the Southerly right of way line of Leonard Point Road; thence, along said Southerly right of way line, S89°33'32"E 81.16 feet to the East line of land " to be dedicated to the public" on CSM 5514; thence, along said East line, S03°34'12"E 592.77 feet to the Southwest corner of Lot 3 of said CSM 5514; thence, along the South line of said Lot 3, S86°52'50"E 181.24 feet to the Southwest corner of Lot 2 of CSM 3900; thence, along said South line, S76°46'42"E 243.07 feet to the Southwest corner of Lot 3 of CSM 5642; thence, along South line of said Lot 3, S89°49'31"E 49.11 feet to the West line Sandhill Farms; thence, along said West line, S00°22'50"W 186.26 feet; thence, continuing along said West line, S06°11'22"E 66.44 feet; thence, continuing along said West line, S0°22'50"W 273.89 feet to the North line of Lot 21 of said Sandhill Farms; thence, along said North line of said Lot 21 and the extension thereof, N89°37'10"W 235.45 feet to the East line of Lot 2 of CSM 5628; thence, along said East line, N0°22'50"E 273.89 feet to the North line of said Lot 2; thence, along said North line, N89°37'10"W 85.35 feet; thence, continuing along said North line, 55.82 feet along the arc of a curve to the right with a radius of 133.00 feet and a chord of 55.41 feet which bears N77°35'44"W; thence, continuing along said North line, N65°34'18"W 12.86 feet to the West line of said Lot 2; thence, along said West line, S24°25'42"W 533.94 feet; thence, continuing along said West line, S65°34'18"E, 161.71 feet; thence, continuing along said West line, S24°25'42"W, 180.00 feet to the South line of said Lot 2; thence, along said South line, S65°34'18"E, 24.11 feet; thence, continuing along said South line, 57.10 feet along the arc of a curve to the left with a radius of 67.00 feet and a chord of 55.39 feet which bears S89°59'08"E; thence, continuing along said South line, N65°36'03"E, 388.37 feet to said West line of Sandhill Farms; thence, along said West line, S26°14'48"W, 104.08 feet; thence, continuing along said West line, S24°23'57"E, 215.31 feet; thence, continuing along said West line, N58°51'45"E, 161.29 feet; thence, continuing along said West line, 56.43 feet along the arc of a curve to the right with a radius of 200.00 feet and a chord of 56.25 feet which bears N66°56'46"E; thence, continuing along said West line, S18°27'34"E, 204.91 feet; thence, continuing along said West line, S25°47'11"W, 92.13 feet; thence, continuing along said West line, S18°27'34"E, 158.96 feet; thence, continuing along said West line, N89°37'17"W, 27.76 feet; thence, continuing along said West line, S0°22'43"W, 190.62 feet; thence, continuing along said West line, S47°55'08"W, 97.77 feet; thence, continuing along said West line, S0°22'43"W, 306.18 feet to the South line of the Southwest 1/4 of Section 12; thence, along said South line, S89°56'26"W, 168.78 feet to the point of beginning subject to all easements and restrictions of record, excluding all lands previously dedicated to the public.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

## Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

ASA Development, Inc, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee, and Time Warner Cable, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

ASA Development, Inc.

Robert Albright Jr, President \_\_\_\_\_ Date \_\_\_\_\_

## Corporate owner's Certificate

ASA, Development, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

ASA, Development, Inc., does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Winnebago County Planning and Zoning Committee  
Town of Omro  
City of Oshkosh  
Department of Administration

IN WITNESS WHEREOF, the said ASA Development, Inc., has caused these presents to

be signed by its authorized representatives, located at \_\_\_\_\_, Wisconsin

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the Presence of: ASA Development, Inc.

Robert Albright Jr, President \_\_\_\_\_ Date \_\_\_\_\_

State of Wisconsin )  
 )ss  
\_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

the above named, officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My commission expires: \_\_\_\_\_  
Notary Public, Wisconsin

## County Planning and Zoning Committee Approval Certificate

Resolved, that the plat of Sandhill Farms 2 in the Town of Omro, Winnebago County, ASA Development, Inc., owner, is hereby approved by the Winnebago County Planning and Zoning Committee.

County Zoning Chairman \_\_\_\_\_ Date \_\_\_\_\_

## Mortgagee's Certificate

West Pointe Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of

the land described on this plat, and does hereby consent to the above certificate of ASA, Development, Inc., owner.

IN WITNESS WHEREOF, the said West Pointe Bank, has caused these presents to be signed by

\_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary or Cashier, at

\_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of:

West Point Bank,

President \_\_\_\_\_ Date \_\_\_\_\_

Secretary or Cashier \_\_\_\_\_ Date \_\_\_\_\_

State of Wisconsin)

\_\_\_\_\_ County) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, \_\_\_\_\_, President,

and \_\_\_\_\_, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My Commission Expires \_\_\_\_\_

Notary Public, Wisconsin

## Town Board Approval Certificate

Resolved, that the plat of Sandhill Farms 2 in the Town of Omro, Winnebago County, ASA Development, Inc., owner, is hereby approved by the Town Board of the Town of Omro.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Omro.

Clerk \_\_\_\_\_ Date \_\_\_\_\_

## Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Omro and Winnebago County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Town Treasurer \_\_\_\_\_ Date \_\_\_\_\_

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

## City of Oshkosh Approval (Extraterritorial)

Resolved, that the plat of Sandhill Farms 2 in the Town of Omro, Winnebago County, ASA Development, Inc, owner, is hereby approved by the Common Council of the City of Oshkosh.

Mayor \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the foregoing is a copy of a resolution adopted by the the Common Council of the City of Oshkosh.

Clerk \_\_\_\_\_ Date \_\_\_\_\_

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_\_

Department of Administration



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