



PLAN COMMISSION AGENDA

TOWN OF HARRISON & VILLAGE OF HARRISON
COUNTIES OF CALUMET & OUTAGAMIE, WI
W5298 HWY 114
MENASHA, WI 54952
www.harrison-wi.org (920) 989-1062

**Tuesday, November 22, 2016
6:00 PM**

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) **Public Participation** (Non-Agenda Harrison Related Items)
Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
- 5) **Approve Minutes**
 - October 18, 2016
- 6) **Convene Meeting and Enter Public Hearing**
 - a. Conditional Use Permit – Milis Enterprise – County KK east of Bies Road
 - b. Zoning Map Amendment – Drake Homes, LLC – County N north of Jochmann Drive
- 7) **Close Public Hearing and Reconvene Regular Meeting**
- 8) **Items for Discussion and Possible Action**
 - a. Conditional Use Permit – Milis Enterprise – County KK east of Bies Road
 - b. Zoning Map Amendment – Drake Homes, LLC – County N north of Jochmann Drive
 - c. Certified Survey Map – Donald Mielke – Mielke Road
 - d. Final Plat of Kambura Acres II – Rusch Development Properties – S. Coop Road
 - e. Certified Survey Map – Natasha Mader – N9524 Noe Road
 - f. Amendments to Subdivision Ordinance
- 9) **Items for Discussion**
 - a. Report: Zoning Permits
- 10) **Set Next Meeting Date**
 - Tentatively December 20, 2016 at 6:00pm
- 11) **Adjourn**

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting. As such, a quorum of the Town Board, Village Board, Zoning Board of Appeals, or Committee of the Whole may be in attendance. However, the only business to be conducted is for the Plan Commission.

PLAN COMMISSION
MEETING MINUTES – OCTOBER 18 2016

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chair Darlene Bartlein at 7pm following the Comprehensive Plan Update & Village Center Plan Public Meeting.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Fochs, Jim Lincoln, Kevin Hietpas, Jerry Bartlein, Dennis Reed, Darlene Bartlein.

Staff Present: Planner Mark Mommaerts, AICP; Deputy Clerk-Treasurer Carie Krause

- 4) Public Participation: None
- 5) Approve Minutes: Motion (Fochs/Hietpas) to approve the minutes of July 19 2016. Motion carried 6-0.
- 6) Convene Meeting and Enter Public Hearing 7:03pm

- a. Conditional Use Permit – Peter & Patricia Besser – W5622 Firelane 12: Planner Mommaerts introduced the item and stated that the applicant, Peter & Patricia Besser, are requesting a Conditional Use Permit (CUP) in order to construct an accessory building with a water closet (toilet facility). The property is located at W5622 Firelane 12 and is currently zoned General Agricultural [AG]. There is a house and accessory building currently on the property. The Zoning Ordinance allows up to two (2) accessory buildings, not to exceed 3,000-sq. ft. in total area, in the AG zoning district. The Zoning Ordinance, Sec. 117-54 (7) also states, “Any detached accessory use, building and/or structure with a water closet (toilet facility) shall require a conditional use permit, pursuant to article XI, Conditional Use Permits.”

The applicant proposed to use the accessory building as an all season work and storage area. The applicant anticipates the building would be used for maintenance of automobiles, motorcycles and lawn/ag equipment. A water line to the building would allow for an area to wash and clean the equipment as well as have a bathroom so that they would not have to use the house bathroom.

The structure itself meets all the physical zoning requirements (e.g. setbacks, size, number of buildings), but would require approval for a toilet facility. Staff has a few concerns about the accessory building being converted into another dwelling. If the applicant were to agree to not rent, lease, sell, or otherwise use the accessory building as dwelling unit, then staff would not have any issues.

Mr. Besser spoke regarding his property; he stated that he has owned the property for 30 years and built the home 20 years ago. The home is a retreat from their Chicago living that is visited by he and his wife about once a week. Mr. Besser has always wanted to build a garage for vehicles, motorcycles, etc. He stated that they rarely entertain guests and this building would primarily be a storage unit and garage. It will not be a residence or be rented.

Mr. Besser also stated that there would be no leasing or selling and he has no reason to ever divide the property. Planner Mommaerts stated that the issue with the CUP is the toilet (any other water sources would not be a problem). Commissioner Fochs asked if the CUP would follow the sale of the home and Planner Mommaerts stated that a condition could be added to the property deed. Mr. Besser commented that we would be willing to sign anything.

Staff recommends approval of the Conditional Use Permit request with the following conditions:

1. The accessory building shall not be rented, leased, sold, or otherwise used as a separate dwelling unit from the house on the property.
2. The accessory building shall only be used or occupied as long as the principal structure is used or occupied. If the house is vacant then the accessory building shall also be vacated.
3. The accessory building shall only be used by the owners of the property or their immediate family.
4. The owner shall obtain a sanitary permit from Calumet County prior to installation of the toilet facility.

7) Close Public Hearing and Reconvene Regular Meeting 7:15pm

8) Items for Discussion and Possible Action

- a. Conditional Use Permit – Peter & Patricia Besser – W5622 Firelane 12: Motion (Lincoln/Fochs) to approve the CUP with permit drafted by staff and also following staff recommendations as outlined, including adding information to the deed. Motion carried 6-0.
- b. Certified Survey Map – Jacqueline Burr – Harrison Road: Planner Mommaerts introduced the item and stated that the applicant, Jacqueline Burr, is proposed a one lot Certified Survey Map (CSM) in order to combine two (2) existing parcels into one (1) parcel. The parcels are currently vacant/undeveloped and are located along Harrison Road on the lake side (IDs 38534 & 38552). The parcels are currently zoned Single-Family Residential (Suburban) [RS-1] and Shoreland Overlay [SHO]. The combined parcel will meet the Zoning Ordinance requirements for lot area and lot width. The purpose of the CSM is to remove the lot line for future building purposes.
Motion (Fochs/J.Bartlein) to approve the CSM as submitted. Motion carried 6-0.
- c. Final Plat – Parker Farms 3 – County N & Jochmann Drive: Planner Mommaerts introduced the item and stated that the developers, Dercks DeWitt LLC, have submitted a final plat, called Parker Farms 3, for phase three of the subdivision. This subdivision is located along County N. Phase 3 is located north of Jochmann Drive. Parker Farms 3 is a thirteen lot subdivision, however, two lots being created have existing homes located on the lot. There is a duplex located along County N that is proposed to be removed from the property. The Final Plat for Parker Farms 3 substantially conforms to the Preliminary Plat. Staff recommends approval of the Final Plat of Parker Farms 3 with the following conditions:

1. A zoning map amendment (rezoning) shall be submitted to rezone a portion of Parker Farms 3 from Two-Family Residential [RT] to Single-Family Residential (Suburban) [RS-1] to match the rest of the subdivision.
2. The "12' Utility Easement" shall be revised to include the Darboy Sanitary District as a Grantee for the purposes of maintenance, repair, and/or replacement of sanitary or water infrastructure and access thereto.
3. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of Parker Court prior to issuance of building permits and zoning permits.
4. All lots shall have a storm sewer lateral provided for sump pump discharge.
5. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to issuance of building permits and zoning permits.
6. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to issuance of building permits and zoning permits.
7. The Village Board shall accept the roadway in a graveled state prior to issuance of building permits and zoning permits.
8. All other improvements, including but not limited to, curb & gutter, asphalt paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.

Scott Dewitt stated that the existing duplex should be gone by the end October. The foundation will be torn out and filled in. Planner Mommaerts stated that the Developer will need to come back in to rezone this property because the existing duplex is zoned 2 family. Planner Mommaerts stated that, if approved the Developers agreement will move to the Village Board meeting. Commissioner Fochs asked if the Developers Agreement would extend phase to phase, Planner Mommaerts answered that each phase is a separate and final plat and would have a separate agreement. Motion (Hietpas/Fochs) to approve with staff recommendations. Motion carried 6-0.

- d. Purchase of Lots 57&58 in Oakwood Estates for small park – N8952 & N8944 Blackoak Street: Planner Mommaerts introduced the item and stated that The Village Board is seeking a recommendation from the Plan Commission about the purchase of 2-lots in the Oakwood Estates subdivision for use as a small park. Planner Mommaerts stated that if the Village purchases the Lots, staff believes there is sufficient space for equipment, potentially a small pavilion as well. Commissioner Lincoln asked about the potential for flooding. Village Manager, Travis Parish answered that the flooding potential would not be near the playground because the playground would be on the one lot that is buildable. Commissioner Fochs stated that he saw the low area and has concerns because the lots have sat for some time. He also stated that due to private property even though they are right next door, there won't be access from Harrisville Ct and with this layout, we limit the lateral movement for people to access this location. Commissioner Fochs stated that this is an interesting choice because the lots have

sat for so long but his main concern is access. After suggestions to move it, Planner Mommaerts stated that just because we approve this one it doesn't mean we can't have one on the next subdivision over. Commissioner Hietpas stated that he took a walk there last weekend and it looks like it really grew up. He spoke with the neighbors, the one to the north does not want it to be a park, the one to the south is okay with it if he doesn't have to pay anything. Commissioner Hietpas also stated that he is reluctant based on the size of the wetland and thinks it may be a less than ideal location. Chair Bartlein stated that it won't be serving a lot of houses. Commissioner Fochs suggested something north of Dogwood because it could service many more homes. Motion (Fochs/Hietpas) to not purchase lots 57 & 58 for the purpose of a small park. Motion carried 6-0.

9) Items for Discussion

- a. Report: Zoning Permits: Planner Mommaerts stated that as of the end of September we already matched what we had in all of 2015 for single family homes (64). He is expecting to be around 70 by the end of the year.

10) Next Meeting Date: November 22 2016 at 6pm

11) Adjourn: Motion (J. Bartlein/Lincoln) to adjourn the meeting at 7:48pm.

- a. Motion carried 6-0.

Prepared by: Carie Krause, Deputy Clerk – Treasurer

Dated: October 27, 2016

Memo

Date: November 15, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8a: CUP – Milis Enterprise

Overview:

The applicant, Milis Enterprise, is requesting a Conditional Use Permit (CUP) in order to operate a contractor business on the property located on County KK, east of Bies Road (parcel ID 40348). The applicant is proposing to purchase approximately 13.5-acres in order to construct a shop for a construction business. The property is currently zoned General Agricultural [AG] and is identified as commercial in the Comprehensive Plan.

The building is proposed to be 80' x 240' with 17' walls. It would contain an office and 6 overhead doors on the east side and 1 overhead door on the north side. Restrooms are not indicated on the plans. There are 5-11 employees, most of which are only at the building a short time. There is a part-time secretary. The applicant is proposing some outdoor storage for a pickup truck, trailer, snow removal equipment, and some excess materials. Staff has some concerns regarding the outside storage.

Attachments:

- Narrative
- Site Plan
- Building Plan & Rendering

Findings of Fact:

- Property owners within 300-feet of the subject property have been notified via first-class mail.

Basis for Approval: *(from the Zoning Ordinance Section 117-319)*

1. *Zoning. The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of this chapter. Where there is an existing nonconforming structure, the design standards of the underlying zoning district may be waived by the plan commission and town board. Contractor offices and storage are a conditional use in the AG zoning district.*
2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan. The Comprehensive Plan identifies this property as Commercial.*
3. *Traffic. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The proposed use should not negatively affect the traffic on County KK.*
4. *Landscaping and screening. Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual*

impacts that are associated with the proposed use as established in article VI, Access, Parking, and Loading and article IX, Landscaping and Screening Standards. There is an existing tree line on the south property lines. Additional landscaping may be required to meet buffering requirements.

5. *Neighborhood compatibility. The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust. There will be limited construction activity on site as the business operation typically occurs off site. Materials and equipment should be stored inside.*
6. *Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. There is no sanitary sewer or water service in this area. Roadway access is permissible through a culvert permit from the Village.*

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit request with the following conditions:

1. All equipment, materials, and other items related to the business shall be stored inside. No outside storage of business related items shall be allowed. Vehicles stored outside of the building shall be screened from view from the roadway and adjacent properties by a fence, plantings, or a combination thereof.
2. Zoning permits, which meet the requirements of the zoning ordinance, shall be obtained for all building construction.
3. An erosion control permit shall be obtained.
4. The Building Inspector shall be consulted regarding building permits, including state permits if needed.
5. The Calumet County Planning Department shall be consulted regarding sanitary permits.
6. All signage shall require a separate permit and shall meet the requirements of the zoning ordinance.
7. Screening of all parking and loading areas from adjacent properties shall be provided either through a solid fence (wood, vinyl or other similar aesthetic material) or plantings.
8. A dumpster enclosure shall be provided that meets, or exceeds, the requirements of the zoning ordinance.
9. Failure to comply with these conditions may cause for the Conditional Use Permit to be revoked.

Calumet County, WI

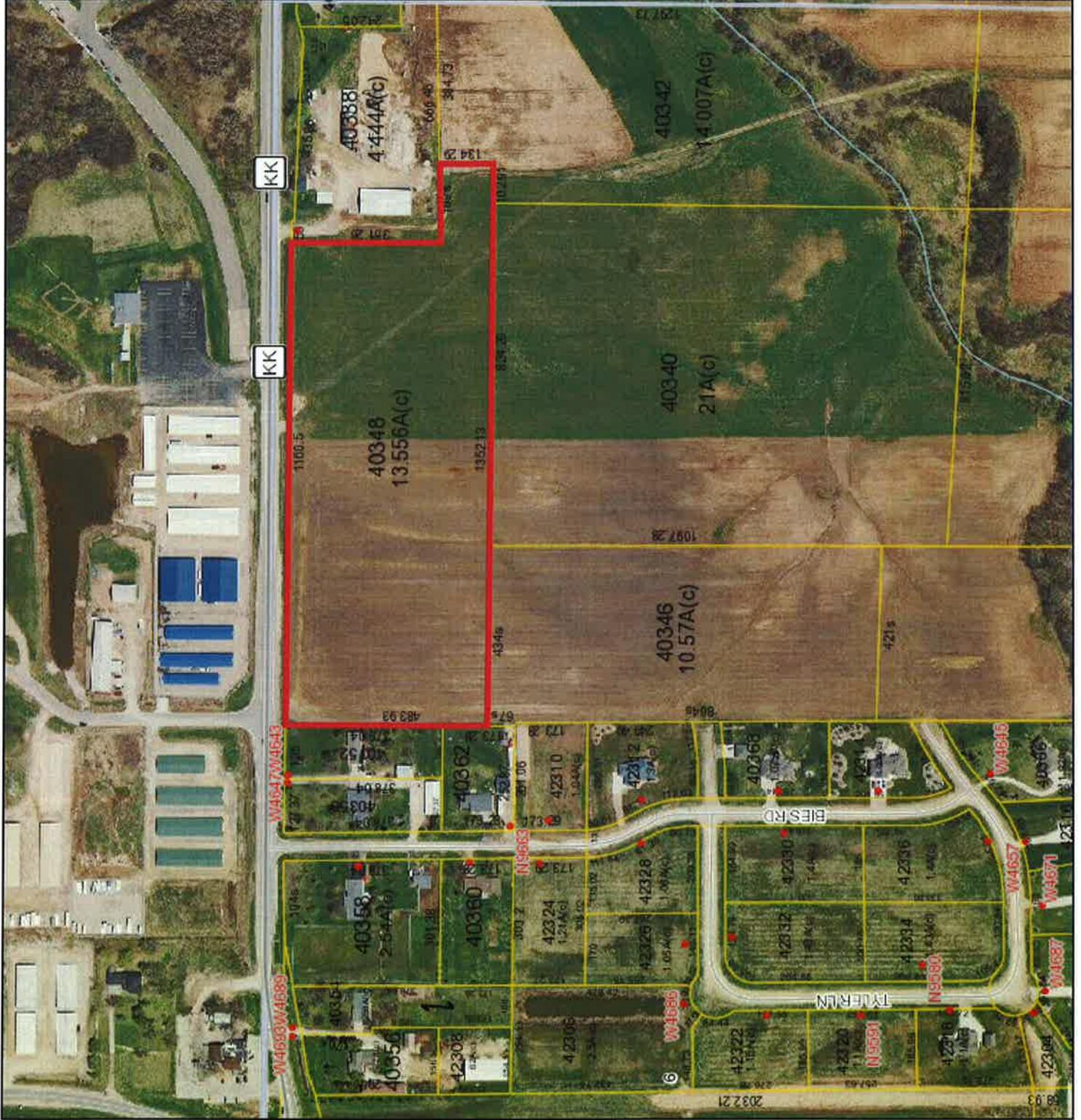
Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2014
 - Red_Band_1
 - Green_Band_2
 - Blue_Band_3



DISCLAIMER: This map is not guaranteed to be accurate, current, or complete and conclusions drawn are the responsibility of the user.

Date Printed: 11/15/16 8:22 AM	



1. Our regular hours of operation are from 7am-5pm Monday through Friday. There are occasions where we start a little earlier and end a little later. Our season of operation is April-November. We employ 5-10 concrete finishers and 1 secretary. Some of the crew members are usually at the shop for 10-15 mins in the morning and 10-15 mins in the afternoon. The secretary is at the office 50 percent of the day between 7am-5pm.
2. For the most part, we intend to keep all of our equipment inside and out of the weather. In certain situations we may have some equipment outside, such as a pickup truck, trailer and snow removal equipment. There might be an occasional instances where left over material from a job that is stored outside behind the building until the next job starts. (rebar or forms)
3. See attachment 1
4. See attachment 1
5. See attachment 2
6. see attachment 3
7. see attachment 3
8. see attachment 3
9. To the east, south and west of the property is zoned agriculture. To the north of the property, on the other side of Cty Hwy KK is zoned industrial and small piece of commercial. See attachments 4, 5 and 6.
10. See attachment 3
11. See attachment 3
12. There are no trees or significant land forms on the property
13. See attachment 3
14. No screening
15. There are currently no utilities on the property, proposed location of future utilities are unknown at this time.
16. The exterior lighting will be mounted in the eaves of the building. They will be mounted 16 feet high and will be LED bulbs. See Attachment 3 for location of lights
17. There is no intent to install signage
18. See attachment 3
19. Snow will be pushed to the south end of the parking area

Appendix:

Attachment 1: Building Drawings

Attachment 2: Legal Description of Property

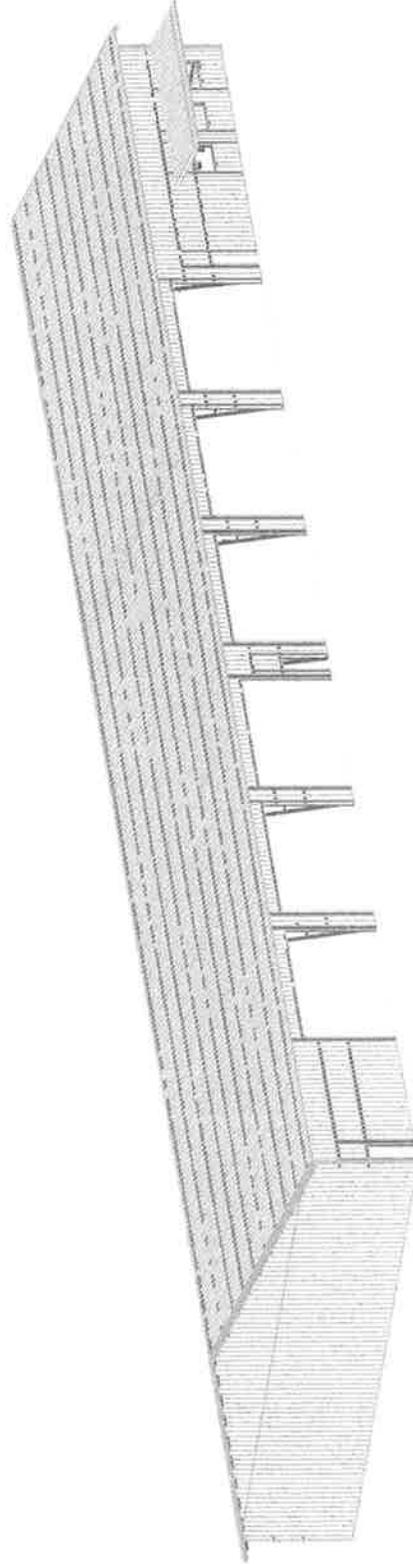
Attachment 3: Engineered Site Plan Drawings from Versatile Engineering

Attachment 4: Town of Harrison Zoning Map

Attachment 5: Close up of Town of Harrison Zoning Map

Attachment 6: Town of Buchanan Zoning Map

NOT FOR CONSTRUCTION



This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

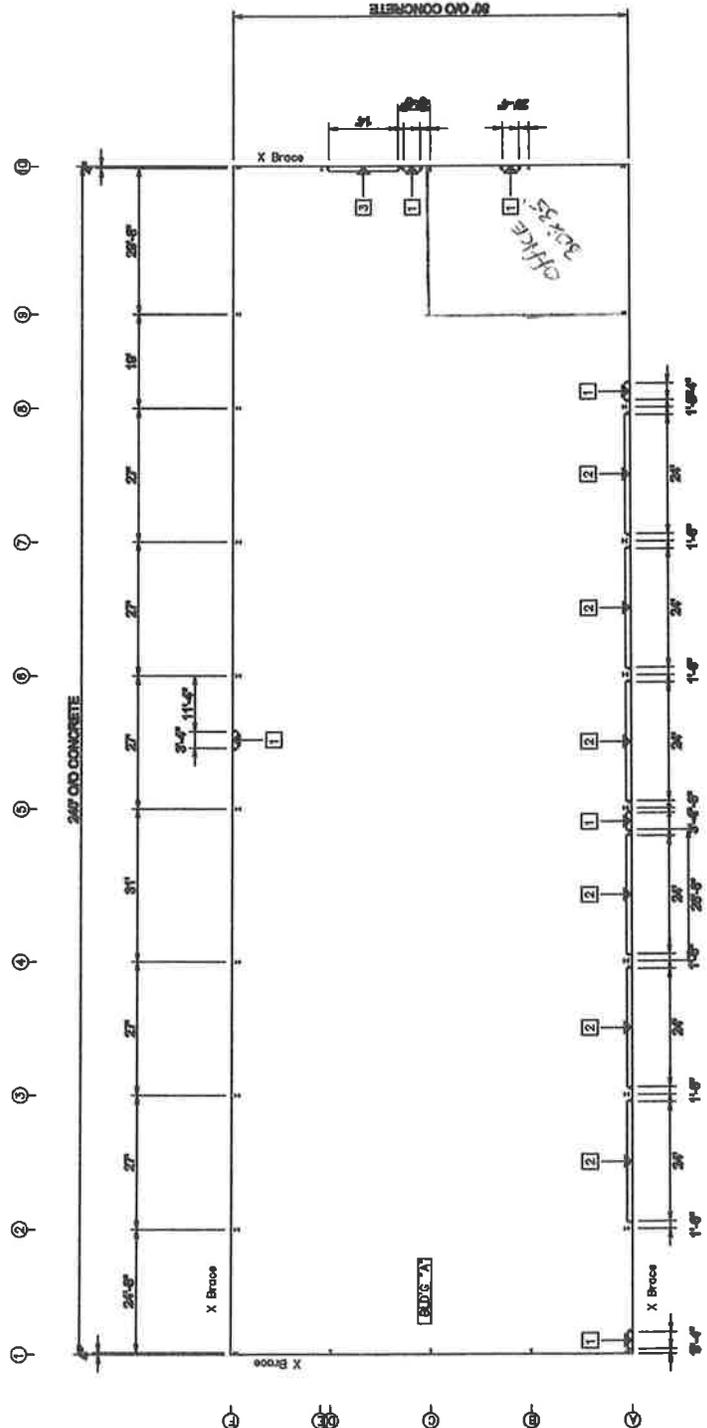
3D FRONT LEFT - (A) Building A - New 80' x 240' Building

MBMA <small>The engineer who seals upon hereon is an employee of the engineering firm for which he is practicing and his seal and certification is limited to the project and manufacturer only. The undersigned engineer is not the owner engineer of record for this project.</small>	
MBMA 80' x 240' 10/18/06	DATE: 10/18/06 ESTIMATOR: Kim Pasch VERSION: 10/17/06
METALLIC BUILDING COMPANY CONTACT: Dana M... COUNTY: ... City: ... State: ...	PROJECT: ... ADDRESS: ... CITY: ... STATE: ... ZIP: ...

NOT FOR CONSTRUCTION

ACCESSORY SCHEDULE

Item	Description	Qty.
1	3" x 7'-2" FRAMED OPENING	0
2	24'-0" x 14'-0" FRAMED OPENING	6
3	14'-0" x 12'-0" FRAMED OPENING	1



This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

FLOOR PLAN - (A) Building A - New 80' x 240' Building

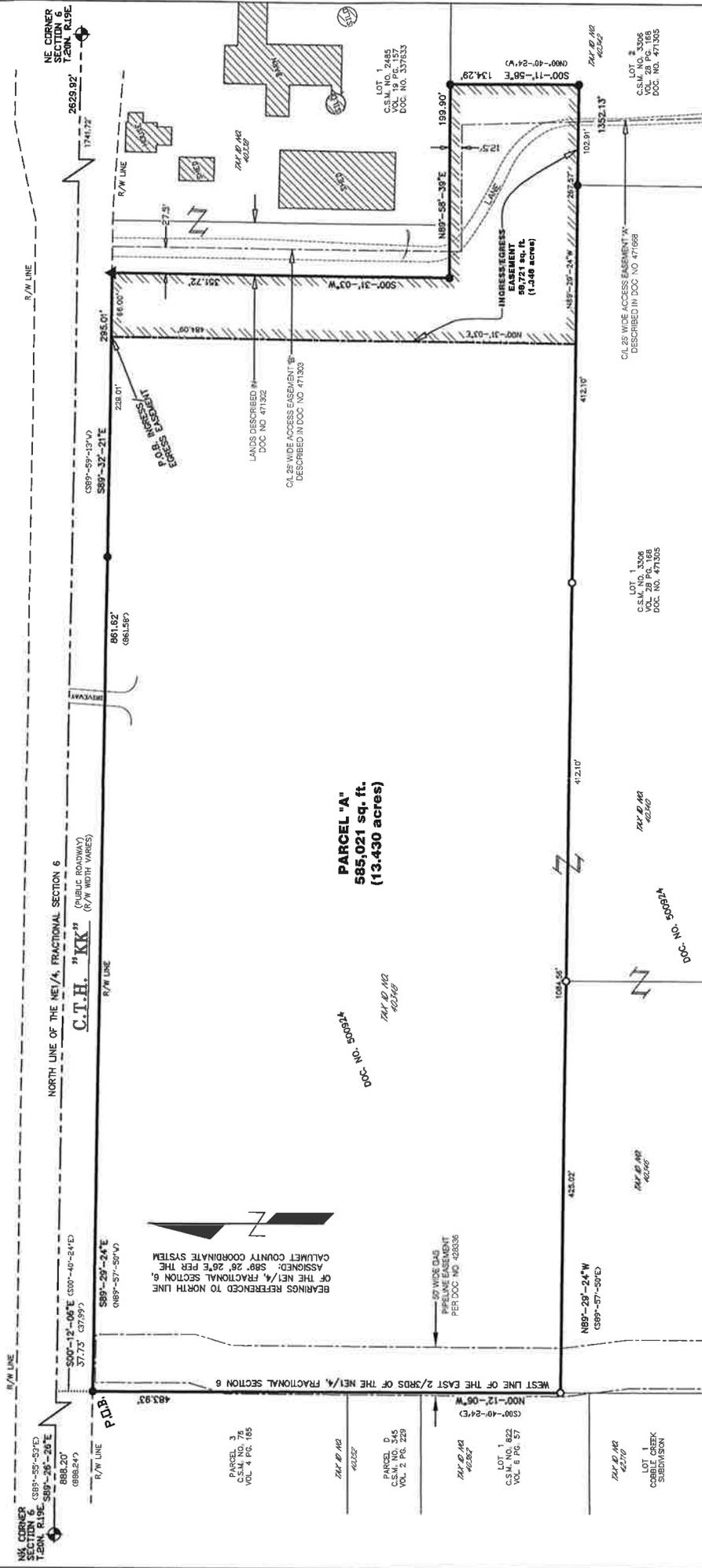
METALLIC BUILDING COMPANY
CONTRACT: DCA11816
CUSTOMER: [Redacted]
Kalamazoo, MI

Scale: NOT TO SCALE
Version: 10/16/2016
Estimator: 6.3.3
Estimate #: 22434
Date: 10/16/2016
City: Plain
County: [Redacted]
Member: Illinois Flatwork - 80' x 240'

The engineer whose seal appears hereon is not responsible for the design of the building. The engineer's seal and signature are required for the building to be placed in service. The manufacturer is not responsible for the design of the building. The manufacturer is not responsible for the design of the building.

PLAT OF SURVEY

A PART OF THE N1/2- NE1/4, FRACTIONAL SECTION 6, T.20N., R.19E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



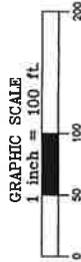
PARCEL "A"
585,021 sq. ft.
(13.430 acres)

BEARINGS REFERENCED TO NORTH LINE
OF THE NE1/4, FRACTIONAL SECTION 6,
CALUMET COUNTY COORDINATE SYSTEM
(SR 25.9, 4.9, 5.8)

- LEGEND—**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - ▲ = EXISTING RIGHT OF WAY POST
 - ◊ = CALUMET CO. PLUS COR.
 - = RECORDED INFORMATION
 - = PROPERTY LINE BOUNDARY



SURVEYOR'S CERTIFICATE
I, Bradley A. Buechel, Professional Land Surveyor
of Meridian Surveying, Inc., certify that I have surveyed the
above described land and that the same is a true and accurate
representation thereof to the best of my knowledge and belief.
Dated this 10th day of October, 2016
Bradley A. Buechel
BRADLEY A. BUECHEL, S-2613
WISCONSIN PROFESSIONAL LAND SURVEYOR



MERIDIAN
SURVEYING, LLC
16774 Fremont
Madison, WI 53704
Office: 608-595-0881
Fax: 608-273-6037

DRAWN BY:	BUB	FIELD WORK DATE:	10-07-16
CHECKED BY:	BB	FIELD BOOK:	M-35
JOB NO.:	9123	SHEET:	1 OF 2

SURVEYED FOR:
COUNTRY ABE FARMS, LLC
ATTN: MIKE GERRITS
1440 LAMERS CLANCY ROAD
GREENLEAF, WI 54126

NE CORNER
SECTION 6
T.20N. R.19E.

NW CORNER
SECTION 6
T.20N. R.19E.

NORTH LINE OF THE NE1/4, FRACTIONAL SECTION 6
C.T.H. KK (PUBLIC ROADWAY)
(R/W WIDTH VARIES)

WEST LINE OF THE EAST 2/3RDS OF THE NE1/4, FRACTIONAL SECTION 6

R/W LINE

2629.92'

483.93'

37.75' (37.95')

100.56'

1741.72'

238.01'

589'-37"-21"E

881.82'

589'-37"-24"E

500'-12"-06"E

589'-37"-56"E

500'-12"-06"E

500'-12"-06"E

1741.72'

412.10'

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PARCEL "A"

A part of the North Half (N1/2) of the Northeast Quarter (NE1/4) of Fractional Section Six (6), Township Twenty (20) North, Range Nineteen (19) East, Village of Harrison, Calumet County, Wisconsin containing 585,021 square feet (13.430 acres) of land and being described by:

Commencing at the North Quarter Corner of said Fractional Section 6; thence S89°-26'-26"E (recorded as S89°-55'-53"E) along the North line of the NE1/4 of said Fractional Section 6, a distance of 888.20 feet (recorded as 888.24 feet) to the West line of the East 2/3rds of the NE1/4 of said Fractional Section 6; thence S00°-12'-06"E (recorded as S00°-40'-24"E) along said West line, a distance of 37.73 feet (recorded as 37.99 feet) to the South right-of-way line of C.T.H. "KK"; and the point of beginning; thence S89°-29'-24"E (recorded as N89°-57'-50"W) along said South right-of-way line, a distance of 861.62 feet (recorded as 861.58 feet); thence S89°-32'-21"E (recorded as S89°-59'-13"W) along said South right-of-way line, a distance of 295.01 feet to the Northwest Corner of lands described in Document No. 471302; thence S00°-31'-03"W 351.72 feet to the Southwest Corner of said Document No. 471302; thence N89°-58'-59"E 199.90 feet to a Northwest Corner of Lot 2 of Certified Survey Map No. 3306, recorded in Volume 28 of Certified Survey Maps, on Page 168 as Document No. 471305; thence S00°-11'-58"E (recorded as N00°-40'-24"W) along a Westerly line of said Lot 2, a distance of 134.29 feet; thence N89°-29'-24"W (recorded as S89°-57'-50"E) along a North line of said Certified Survey Map No. 3006 and the Westerly extension thereof, a distance of 1352.13 feet to said West line of the East 2/3rds of the NE1/4 of Fractional Section 6; thence N00°-12'-06"W (recorded as S00°-40'-24"E) along said West line, a distance of 483.93 feet to the point of beginning, being subject to any and all easements and restrictions of record.

INGRESS/EGRESS EASEMENT

A part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Fractional Section Six (6), Township Twenty (20) North, Range Nineteen (19) East, Village of Harrison, Calumet County, Wisconsin and being described by:

Commencing at the North Quarter Corner of said Fractional Section 6; thence S89°-26'-26"E (recorded as S89°-55'-53"E) along the North line of the NE1/4 of said Fractional Section 6, a distance of 888.20 feet (recorded as 888.24 feet) to the West line of the East 2/3rds of the NE1/4 of said Fractional Section 6; thence S00°-12'-06"E (recorded as S00°-40'-24"E) along said West line, a distance of 37.73 feet (recorded as 37.99 feet) to the South right-of-way line of C.T.H. "KK"; thence S89°-29'-24"E (recorded as N89°-57'-50"W) along said South right-of-way line, a distance of 861.62 feet (recorded as 861.58 feet); thence S89°-32'-21"E (recorded as S89°-59'-13"W) along said South right-of-way line, a distance of 295.01 feet to the point of beginning; thence continue S89°-58'-59"E 199.90 feet to a Northwest Corner of Lot 2 of Certified Survey Map No. 3306, recorded in Volume 28 of Certified Survey Maps, on Page 168 as Document No. 471305; thence S00°-11'-58"E (recorded as N00°-40'-24"W) along a Westerly line of said Lot 2, a distance of 134.29 feet; thence N89°-29'-24"W (recorded as S89°-57'-50"E) along a North line of said Certified Survey Map No. 3306, a distance of 287.57 feet; thence N00°-31'-03"E 484.09 feet to the point of beginning; being subject to any and all easements and restrictions of record.

SURVEYOR'S CERTIFICATE

I, Bradley A. Buerdel, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 10th day of October, 2016

Bradley A. Buerdel
 BRADLEY A. BUERDEL
 PROFESSIONAL LAND SURVEYOR
 BRADLEY A. BUERDEL, 63816



MERIDIAN
 SURVEYING, LLC
 18774 Frelene 1
 Menasha, WI 54952
 Office: 920-863-0881
 Fax: 920-273-6037

DRAWN BY:	BUB	FIELD WORK DATE:	10-07-16
CHECKED BY:	BB	FIELD BOOK:	M-35
JOB NO.:	9123	SHEET	2 OF 2

SURVEYED FOR:
 COUNTRY AIRE FARMS, LLC
 ATTN: MIKE GERRITS
 14445 W. WINDY LAKE ROAD
 GREENLEAF, WI 54126

Attachment 2

COUNTY ROAD KK

15' SET BACK

DRIVEWAY

217

ELEV. 97.5

ELEV. 97.5

-2.5%

-1.6%

371

-1.6%

FF=100.0

240

-1.6%

-1.6%

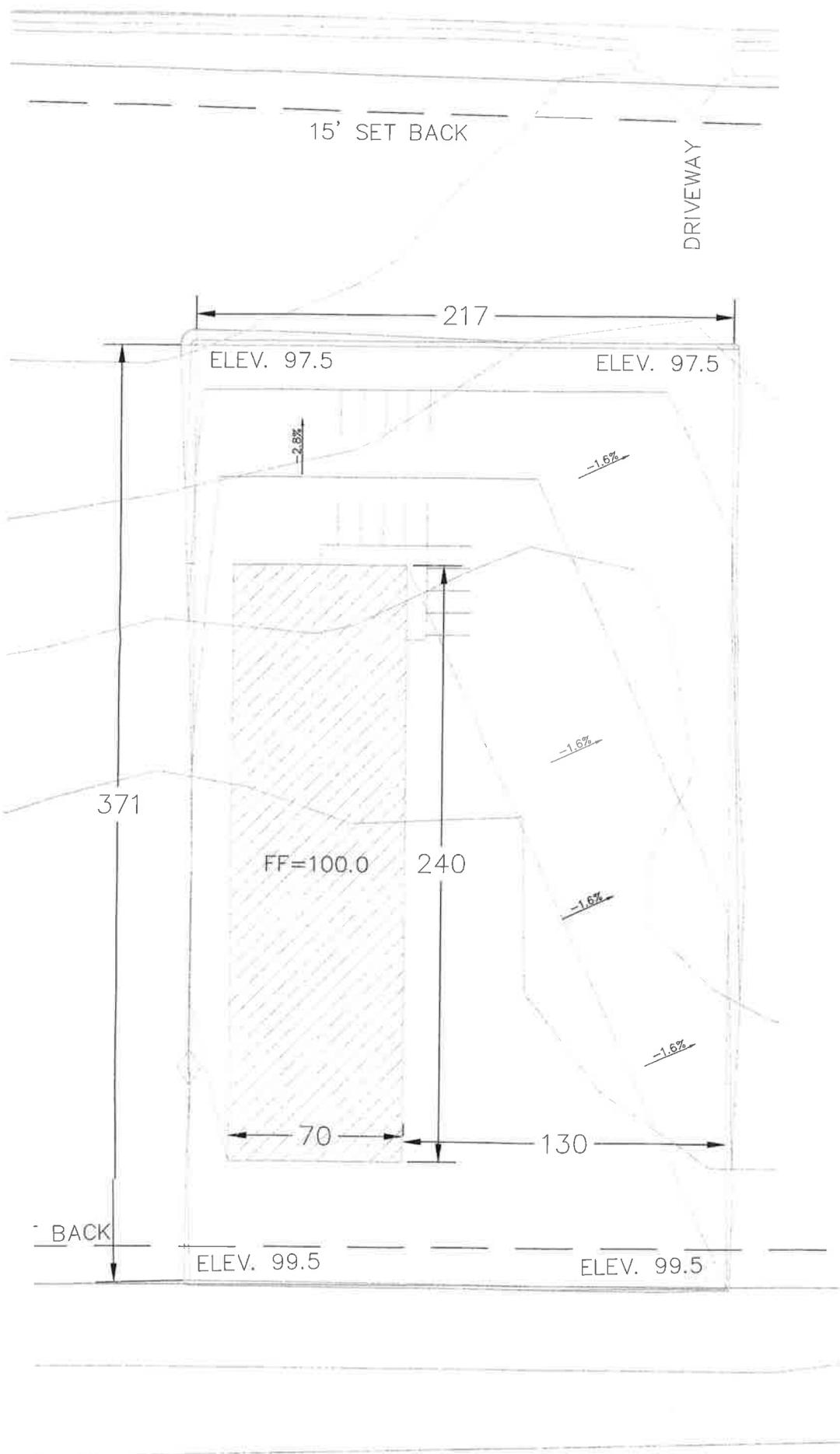
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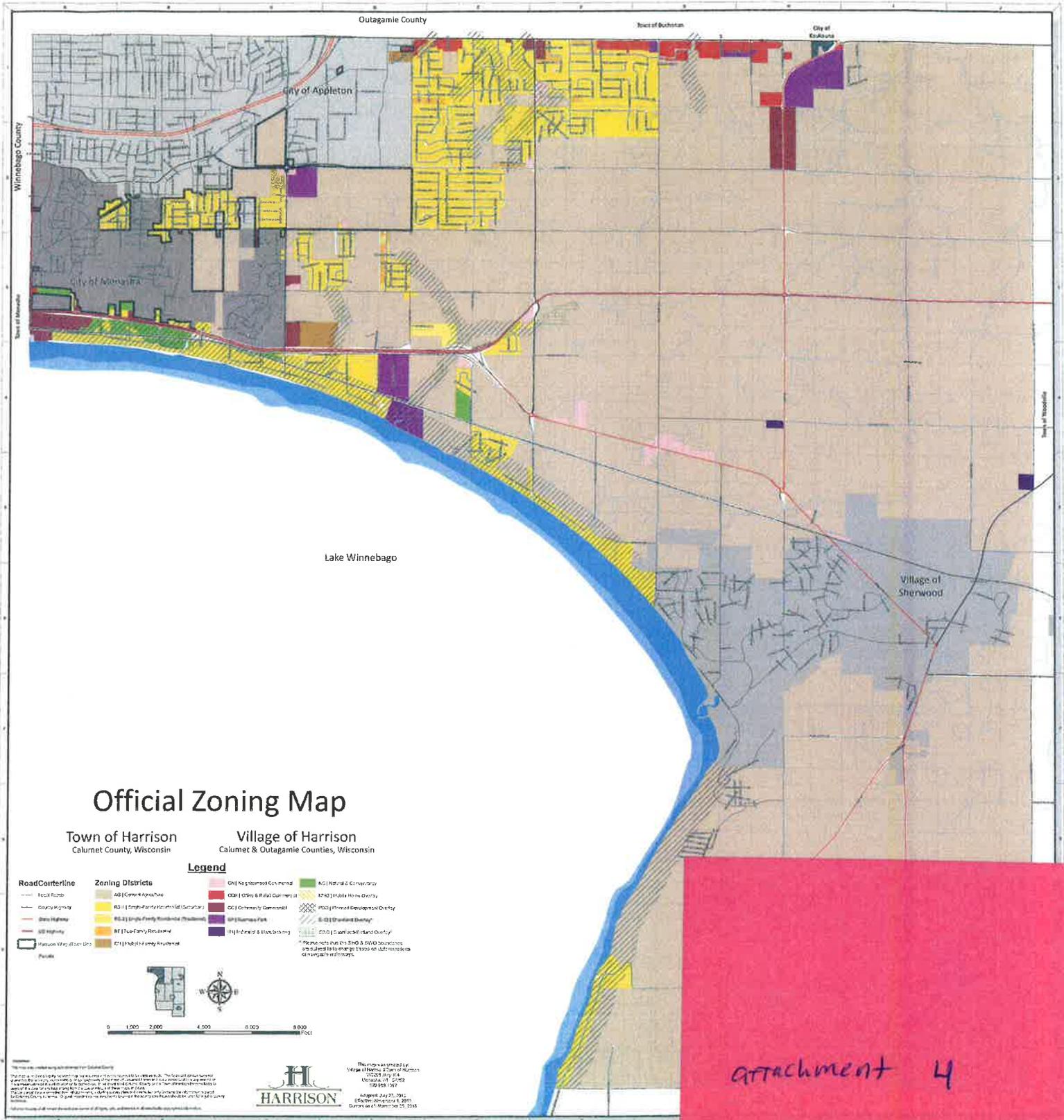
130

BACK

ELEV. 99.5

ELEV. 99.5





Attachment 4

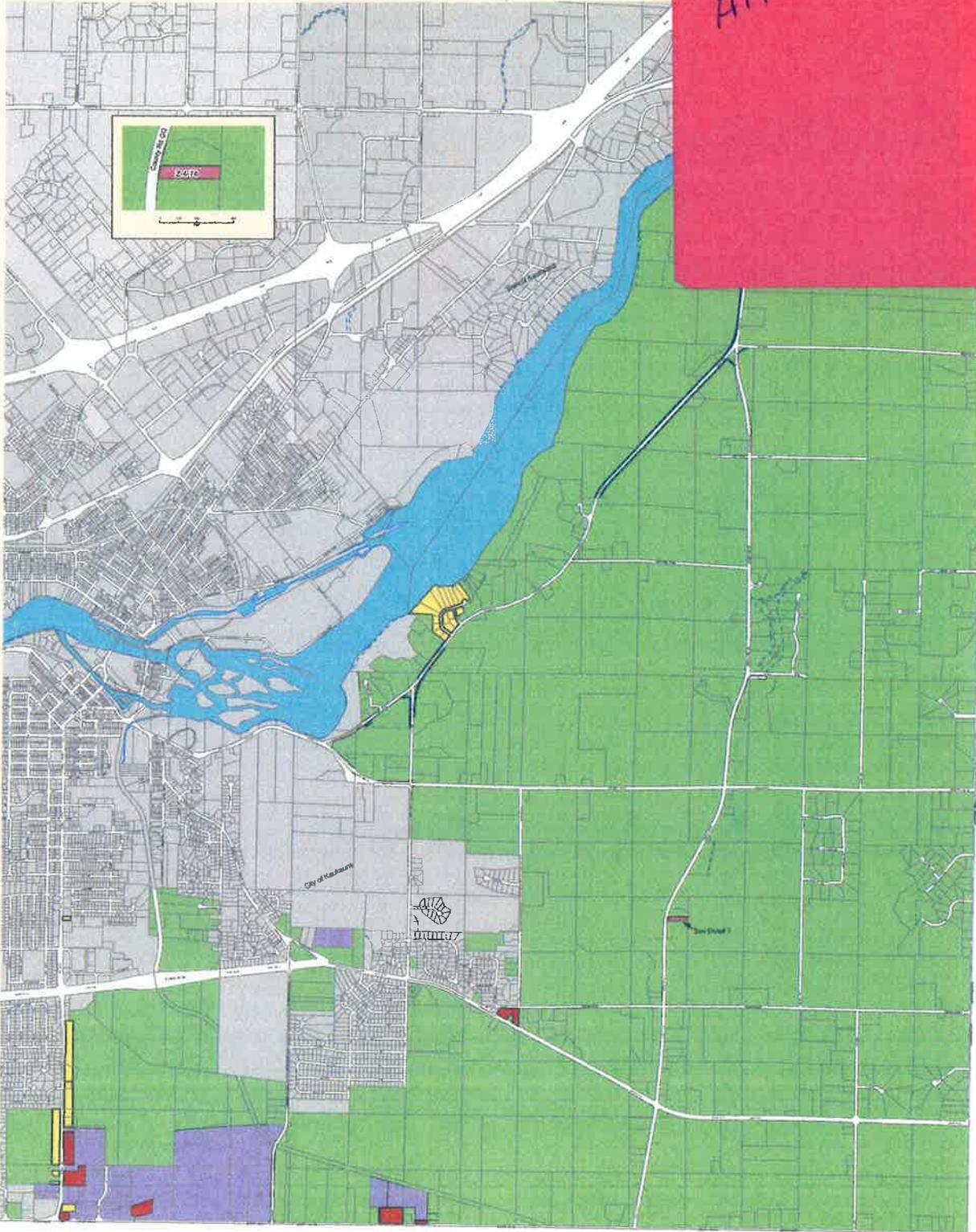


City of
Kaukauna

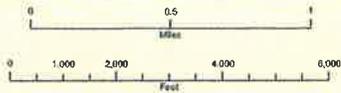
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Town of Buchanan (East) Zoning Atlas

ATTACHMENT 5



[Yellow Box]	COMMERCIAL GENERAL
[Red Box]	COMMERCIAL CENTER
[Green Box]	RESIDENTIAL SINGLE-FAMILY
[Purple Box]	RESIDENTIAL MEDIUM-DENSITY
[Blue Box]	INDUSTRIAL GENERAL
[Light Green Box]	RESIDENTIAL SINGLE-FAMILY



Source: Information from the Town of Buchanan, Michigan, 2014

Memo

Date: November 15, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8b: Rezoning – Drake Homes

Overview:

The applicant, Drake Homes, LLC, is proposing a zoning map amendment (rezoning) for the property located at N9493 County N (part of the Parker Farms 3 subdivision). The rezoning was a conditional of approval of the Parker Farms 3 subdivision plat. The existing duplex on this property will be removed and the property will be redeveloped as part of the subdivision plat. The request from Two-Family Residential [RT] to Single-Family Residential (Suburban) [RS-1] is consistent with the Comprehensive Plan and the surrounding lands as part of the subdivision.

Attachments:

- Zoning Map

Findings of Fact:

- Staff finds that the Rezoning request complies with the Future Land Use Map in the Comprehensive Plan.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Staff Recommendation:

Staff recommends approval of the Zoning Map Amendment request from RT to RS-1.

Exhibit A – Zoning Map

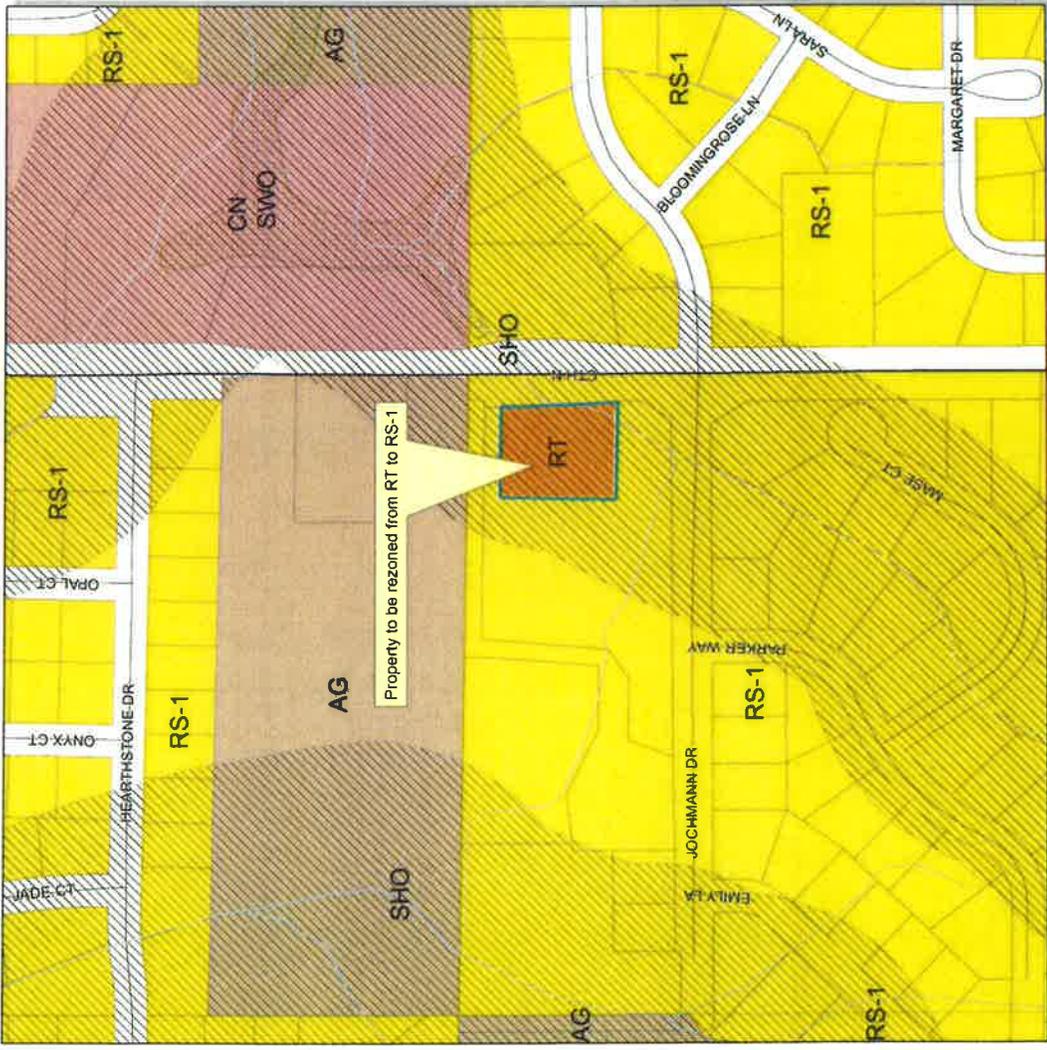
Zoning Map Village of Harrison Town of Harrison Calumet & Outagamie Counties Wisconsin

Legend

Zoning Districts	
	AG General Agriculture
	RS-1 Single-Family Residential (Suburban)
	RS-2 Single-Family Residential (Traditional)
	RT Two-Family Residential
	RM Multiple-Family Residential
	CN Neighborhood Commercial
	COR Office & Retail Commercial
	CC Community Commercial
	BP Business Park
	IM Industrial & Manufacturing
	NC Natural & Conservancy
	MHO Mobile Home Overlay
	PDO Planned Development Overlay
	SHO Shoreland Overlay*
	SWO Shoreland-Wetland Overlay*

RoadCenterline	
	Local Roads
	County Highway
	State Highway
	US Highway
	Parcels

* Please note that the SHO & SWO boundaries are subject to change based on determinations of navigable waterways.



Disclaimer:
This map was created using data obtained from Calumet County. The map is neither a legal recording nor a survey and is not intended to be used as such. The Town of Harrison does not warrant the accuracy, completeness, or timeliness of the material contained herein and is not responsible for any errors or omissions that may appear in this map. The map is for informational purposes only and does not constitute an offer of any financial product or service. The user assumes all responsibility for the use of this map and shall be held liable for any damages resulting from its use. The user shall be held liable for any damages resulting from its use. Original recorded plat information located in the county courthouse should be used for legal purposes.
Calumet County shall remain the exclusive owner of all rights, title, and interest in all specifically identified information.

Memo

Date: November 14, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8c: CSM – Don Mielke

Overview:

The applicant, Don Mielke, is proposing a 3-lot Certified Survey Map (CSM) for property located on the northwest corner of Mielke Road and State Park Road. The property is currently zoned General Agricultural [AG] and is mostly used as farmland. The existing farmhouse was already split from the farm buildings and land via Certified Survey Map last month.

Lot 1 is proposed to be 2.9-acres and would contain the existing agricultural buildings. Lot 2 is proposed to be 10.7-acres and includes 250-feet of depth along Mielke Road. Lot 3 is proposed to be 8.6-acres. The applicant is building a house and shed on the proposed Lot 3.

The land division ordinance allows creation of up to 4-lots via certified survey map within a five year time period. With the previous CSM and the current proposal there are a total of four lots. Any additional land divisions within the next five years will require a subdivision plat. There are remnant parcels that are exempt from the four lot limit because they exceed 15-acres in size. The western remnant parcel will only have access to State Park Road through the eastern remnant parcel.

Attachments:

- Certified Survey Map
- Aerial Map

Staff Recommendation:

If further land divisions are expected, staff recommends that a concept plan be prepared and reviewed. Staff recommends conditional approval of the Certified Survey Map request with the following conditions:

1. The right-of-way for Mielke Road shall be dedicated to the public.
2. Verification that the previous Certified Survey Map for the farmhouse was recorded.

Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad

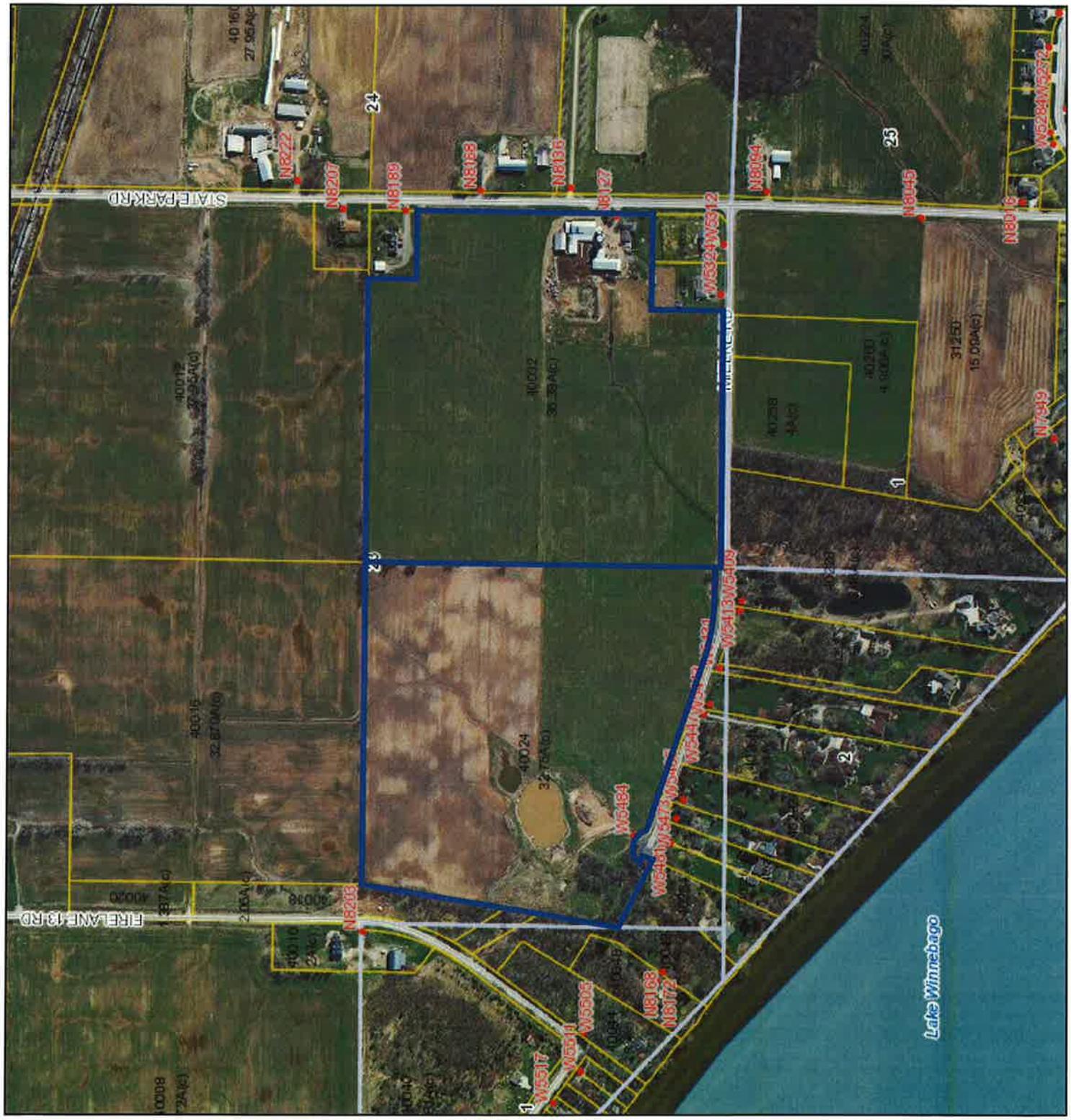
Color 2014

- Red.Band_1
- Green.Band_2
- Blue.Band_3

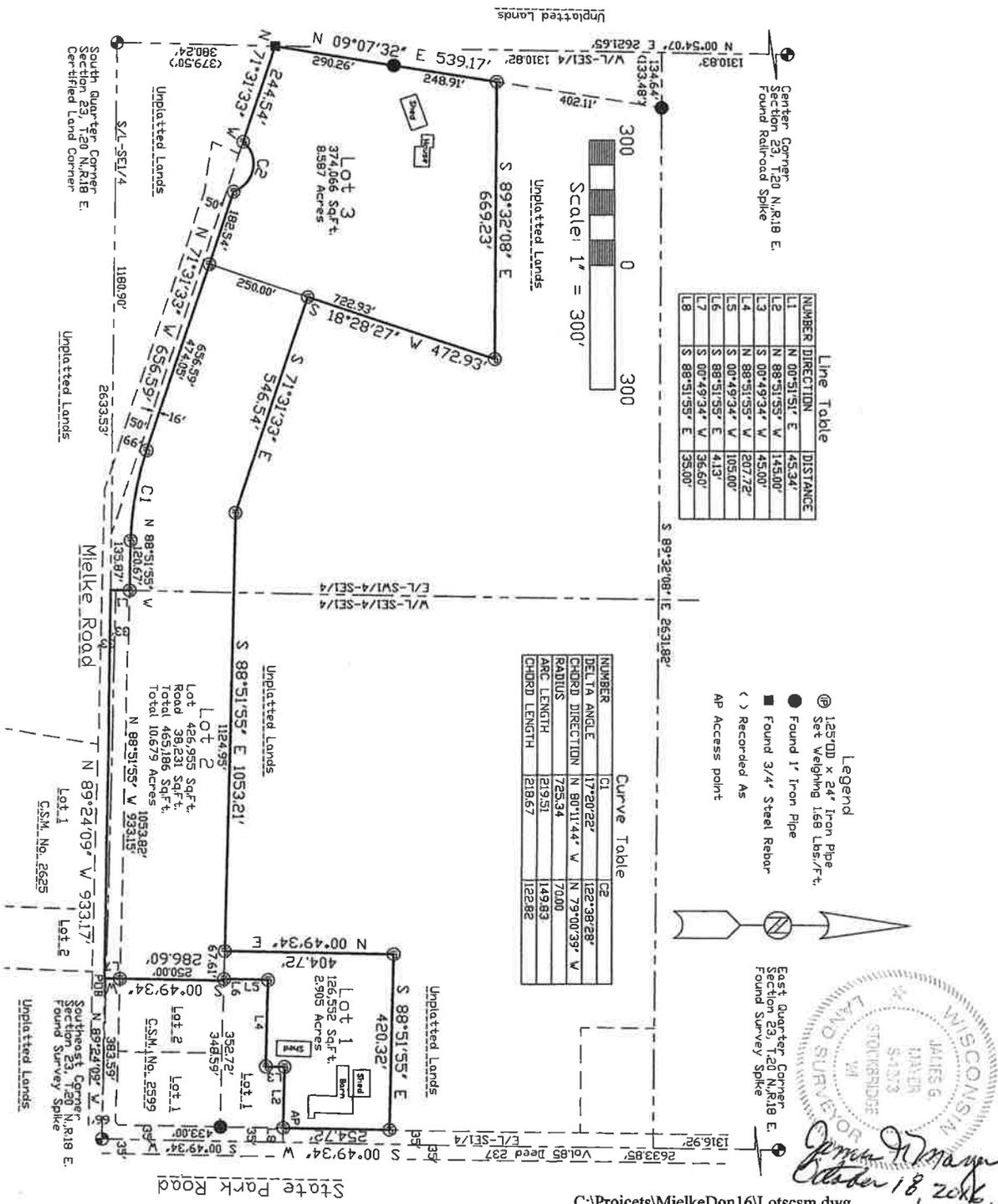


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Date: _____ User: _____ Time: 11/16/16 2:14 PM	



PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, (FORMERLY TOWN OF HARRISON), CALUMET COUNTY, WISCONSIN.



MAYER LAND SURVEYING
N 5698 LAKE SHORE DRIVE
HILBERT, WI. 920-439-1761

SURVEYED FOR
DONALD MIELKE
N8127 STATE PARK ROAD
MENASHA, WI

C:\Projcts\Mielke\Don16\Lotscsm.dwg
BEARINGS REFERENCED TO COUNTY
DATUM EAST LINE OF THE SOUTHEAST
QUARTER BEARS SOUTH 00°49'34" WEST.
THIS INSTRUMENT DRAFTED BY J G. MAYER"
NOTEBOOK NO.44 PAGE 39.

SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Donald R. Mielke, part of Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 23, Township 20 North, Range 18 East, Village of Harrison, (formerly Town of Harrison), Calumet County, Wisconsin containing 965,804 square feet or 22.172 acres of land and described as follows.

Commencing at the Southeast Corner of Section 23, thence North 89°24'09" West a distance of 383.59 feet along the south line of the southeast quarter to the point of beginning; thence continuing North 89°24'09" West a distance of 933.17 feet along the south line to the west line of the southeast quarter of the southeast quarter; thence North 00°51'51" East a distance of 45.34 feet along the west line to the north right-of-way line of Mielke Road; thence the following calls along the north right-of-way line, North 88°51'55" West a distance of 120.67 feet to a point of curvature; thence 219.51 feet along the arc of a 725.34 foot radius curve to the right, with a chord bearing of North 80°11'44" West a distance of 218.67 feet, and a central angle of 17°20'22" to a point of tangency; thence North 71°31'33" West a distance of 656.59 feet to a point of curvature; thence 149.83 feet along the arc of a 70.00 foot radius curve to the left, with a chord bearing of North 79°00'39" West a distance of 122.82 feet to the end of the calls along the north right-of-way line; thence North 71°31'33" West a distance of 244.54 feet to the west line of the southeast quarter; thence North 09°07'32" East a distance of 539.17 feet; thence South 89°32'08" East a distance of 669.23 feet; thence South 18°28'27" West a distance of 472.93 feet; thence South 71°31'33" East a distance of 546.54 feet; thence South 88°51'55" East a distance of 1,053.21 feet; thence North 00°49'34" East a distance of 404.72 feet; thence South 88°51'55" East a distance of 420.32 feet to the west right-of-way line of State Park Road; thence South 00°49'34" West a distance of 254.72 feet along the west right-of-way line; thence North 88°51'55" West a distance of 145.00 feet; thence South 00°49'34" West a distance of 45.00 feet; thence North 88°51'55" West a distance of 207.72 feet; thence South 00°49'34" West a distance of 105.00 feet; thence South 88°51'55" East a distance of 4.13 feet; thence South 00°49'34" West a distance of 286.60 feet to the point of beginning. Reserving that portion presently used for road right-of-way purposes. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof. That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Harrison in surveying, dividing and mapping such lands.

Dated this 18th day of October, 2016.

James G. Mayer
James G. Mayer, S-1273
Wis. Professional Land Surveyor



OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: Village of Harrison.

Dated this _____ day of _____, 2016

Donald R. Mielke, Owner

State of Wisconsin)
Calumet County)ss

Personally came before me on the _____ day of _____, 2016, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

Notary Public, Calumet County, Wisconsin

VILLAGE BOARD CERTIFICATE

Resolved that the above certified survey map in the Village of Harrison was approved by the Village Board on this _____ day of _____, 2016.

Village President

Village Clerk

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting village treasurer of the Village of Harrison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2016 on any of the lands included in this Certified Survey Map.

Village Treasurer

Date

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in my office show unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2016 affecting the lands included in this Certified Survey Map.

County Treasurer

Date

Notes:

This CSM is part of tax parcel no. 40024 and 40032. This CSM is contained wholly within the property described in the following recorded instrument: Doc. No. 356788. The property owner of record is Donald R. Mielke, N8127 State Park Road, Menasha WI 54952.



James G. Mayer
October 19, 2016

Memo

Date: November 15, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8d: Final Plat – Kambura Acres II

Overview:

The developer, Rusch Development Properties, has submitted a final plat, called Kambura Acres II, for phase two of the subdivision. This subdivision is located along S. Coop Road, south of Ryford Street. Kambura Acres II is a twenty (20) lot subdivision that matches phase 1 to the north. The property is currently zoned Single-Family Residential (Traditional) [RS-2]. The final plat calls for a new road called Zach Street to intersect S. Coop Road. As a temporary measure, a cul-de-sac will be constructed on the end of Zach Street. As phase 3 is platted, the two temporary cul-de-sacs will be removed and the roads will be connected with a loop road.

The Final Plat for Kambura Acres II substantially conforms to the Preliminary Plat.

Attachments:

- Final Plat
- Revised Drainage/Grading Plan
- Aerial Map

Staff Recommendation:

Staff recommends approval of the Final Plat of Kambura Acres II with the following conditions:

1. The “6’ Utility Easement” shall be added from the right-of-way line inward to include the Waverly Sanitary District as a Grantee for the purposes of maintenance, repair, and/or replacement of sanitary or water infrastructure and access thereto.
2. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of Zach Street prior to issuance of building permits and zoning permits.
3. All lots shall have a storm sewer lateral provided for sump pump discharge.
4. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to issuance of building permits and zoning permits.
5. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to issuance of building permits and zoning permits.
6. The Village Board shall accept the roadway in a graveled state prior to issuance of building permits and zoning permits.
7. All other improvements, including but not limited to, curb & gutter, asphalt paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.

Calumet County, WI

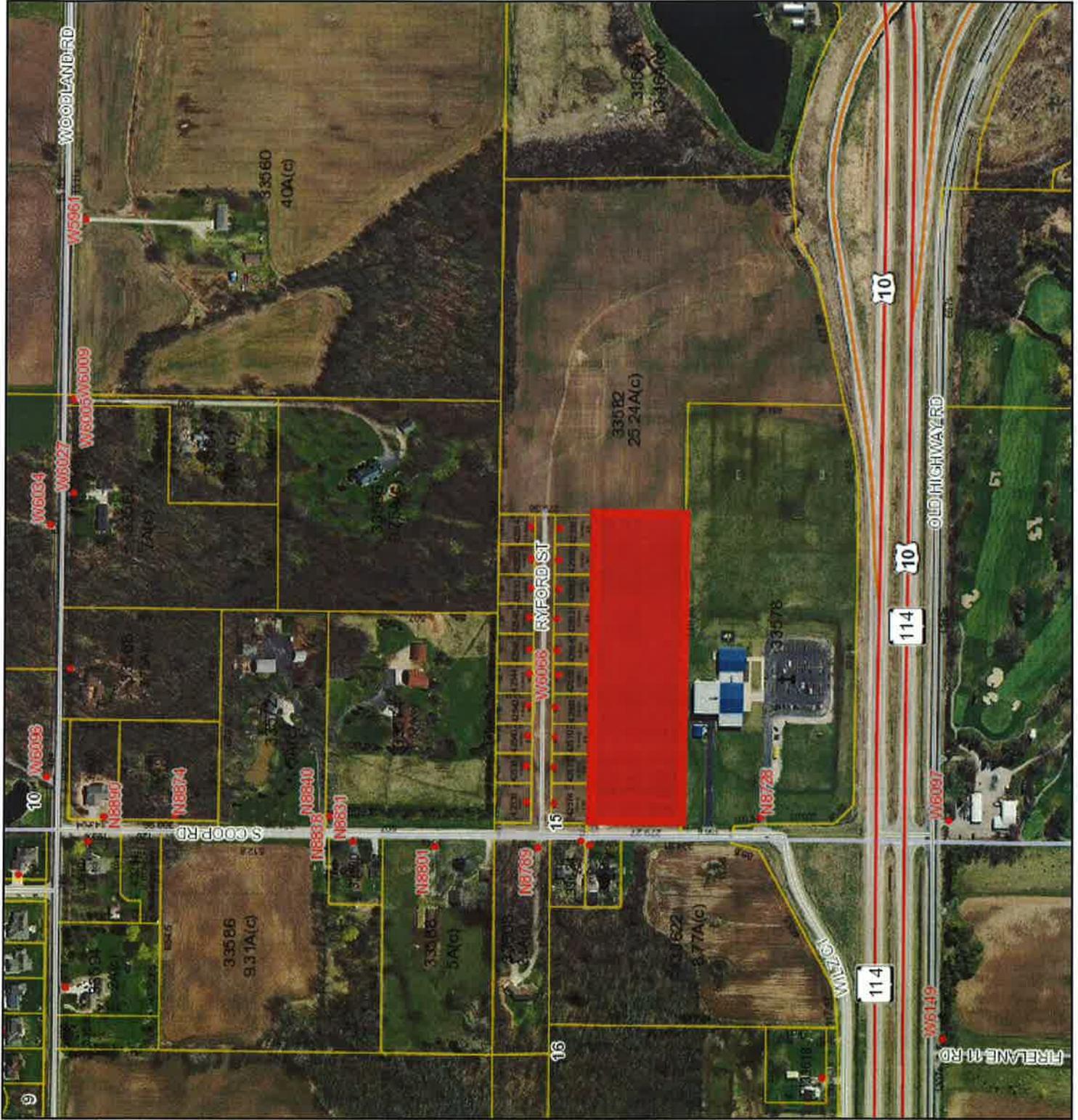
Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2014
 - Red Band_1
 - Green Band_2
 - Blue Band_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

11/15/16 10:36 AM	

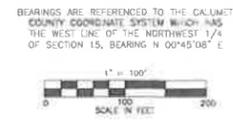
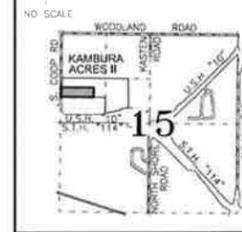


KAMBURA ACRES II

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4,
SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

LOCATION MAP

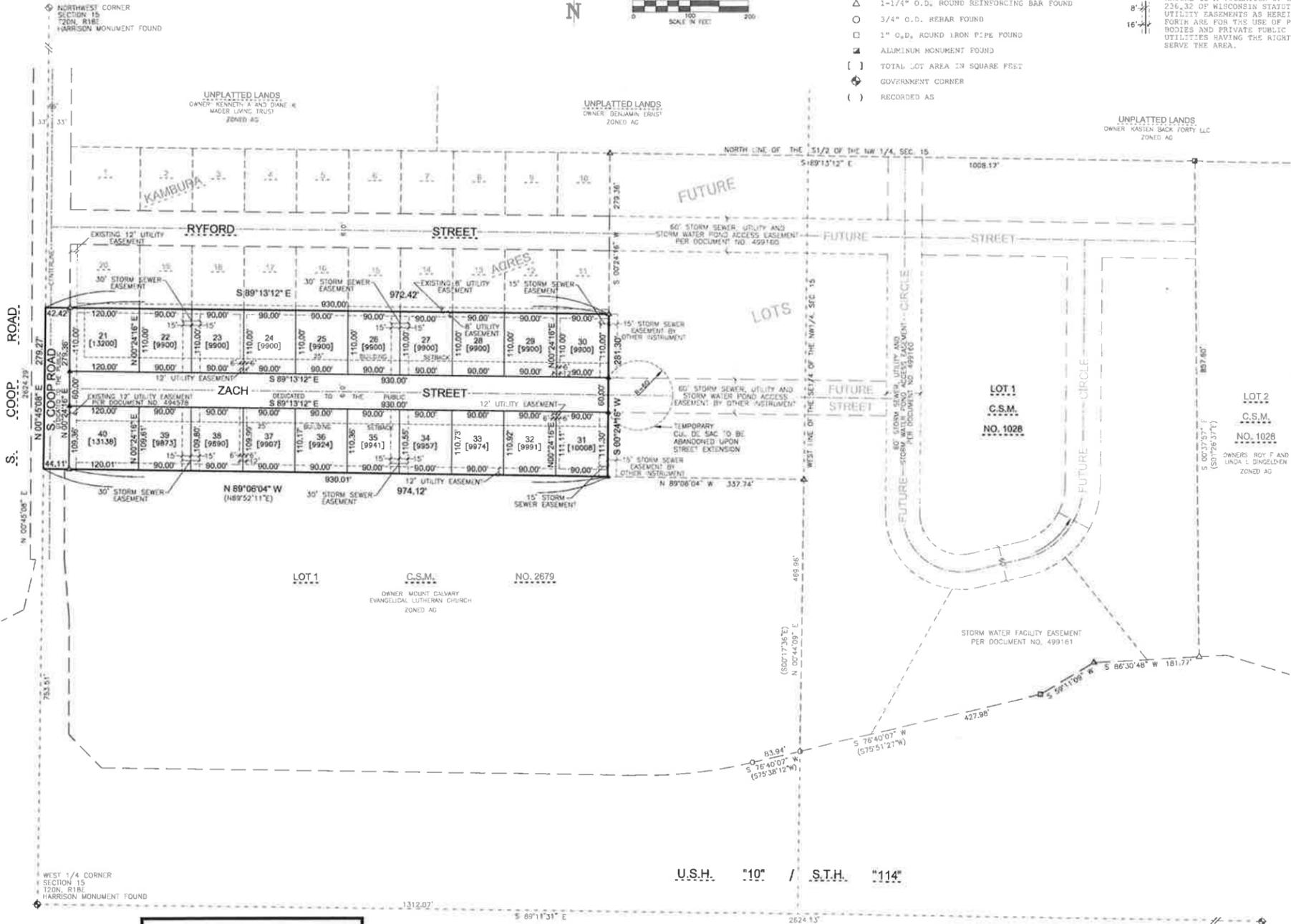
SECTION 15
T 20 N. R 18 E
VILLAGE OF HARRISON
CALUMET COUNTY



LEGEND

- ▲ 1" O.D. ROUND IRON PIPE SET, 18" LONG, WEIGHING 3.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS
- △ 1-1/4" O.D. ROUND REINFORCING BAR FOUND
- 3/4" O.D. REBAR FOUND
- 1" O.D. ROUND IRON PIPE FOUND
- ALUMINUM MONUMENT FOUND
- ◇ TOTAL LOT AREA IN SQUARE FEET
- ◆ GOVERNMENT CORNER
- () RECORDED AS

UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



NOTES
FRONT YARD BUILDING SETBACKS ARE 25 FEET THROUGHOUT THE PLAT OF KAMBURA ACRES II.
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 SECOND.

THE OWNER/SUBDIVIDER HAS NO NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEM (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDY ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE VILLAGE ON THE PLAT OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTANDS THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEM FOUND ON THE LAND, TRANSFERRED TO THE VILLAGE ON THE PLAT DURING THE CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREE TO HOLD THE VILLAGE HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.

LOT LINE GRADES ESTABLISHED BY THE DRAINAGE PLAN FOR KAMBURA ACRES II ARE MANDATORY. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO COMPLY WITH THESE ESTABLISHED ELEVATIONS.
NO ROOF DRAINS ARE ALLOWED TO BE DISCHARGED THROUGH STORM WATER LATERALS.

THERE ARE ORDINANCE REGULATIONS THAT HAVE BEEN PASSED BY THE VILLAGE OF HARRISON REQUIRING THE MAINTENANCE OF LOT DRAINAGE PLANS ON A PERMANENT BASIS. SAID REGULATIONS HAVE BEEN RECORDED AS DOCUMENT NUMBER 33146B, CALUMET COUNTY REGISTER OF DEEDS AND SHALL APPLY TO ALL SUBDIVISIONS APPROVED AFTER THE 1ST DAY OF MAY, 2001. SAID RECORDING SHALL HAVE THE EFFECT OF DEED RESTRICTIONS REQUIRING THAT PERMANENT LAWS BE ESTABLISHED IN CONFORMANCE WITH THE LOT DRAINAGE PLAN ELEVATIONS WITHIN ONE YEAR AFTER INITIAL OCCUPANCY OF ANY HOUSE. FAILURE TO MAINTAIN GRADES IN ACCORDANCE WITH STORM WATER OR DRAINAGE PLANS SHALL ENTITLE THE VILLAGE OR REPRESENTATIVE THEREOF TO DIRECT COMPLIANCE OR UPON FAILURE OF COMPLIANCE TO MAKE SAID LANDS COME INTO COMPLIANCE. THE COSTS AND EXPENSES SHALL BE ENTERED ON THE TAX ROLL AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED WITH OTHER TAXES LEVIED THEREON.

BUILDING PERMITS AND OCCUPANCY PERMITS MAY BE WITHHELD FOR NON-COMPLIANCE WITH THE PLAT OR VILLAGE ORDINANCES RELATING TO DRAINAGE AND STORM WATER MANAGEMENT.

IN THE EVENT THAT, THE SURFACE DRAINAGE FACILITIES REQUIRED BY THE PLAT WHICH ARE APPLICABLE TO THE LOT FOR WHICH A BUILDING PERMIT HAS BEEN APPLIED, HAVE NOT BEEN COMPLIED WITH, THE BUILDING INSPECTOR MAY WITHHOLD BUILDING PERMITS REQUIRED BY THE BUILDING CODE.

IN THE EVENT THAT, AFTER CONSTRUCTION THERE IS A FAILURE TO ESTABLISH SURFACE GRADES IN ACCORDANCE WITH THE SUBDIVISION SURFACE WATER PLAN, THE BUILDING INSPECTOR MAY WITHHOLD THE OCCUPANCY PERMIT REQUIRED BY THE BUILDING CODE.

MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE PLAT OR SERVING THE PLAT IS THE SOLE RESPONSIBILITY OF THE OWNER/SUBDIVIDER UNTIL ACCEPTANCE BY OR DEDICATION TO THE VILLAGE OF HARRISON.

WHERE THERE IS A STORM INLET TO ADEQUATELY DRAIN THE REAR PORTION OF LOTS WITHIN BLOCKS OF THE PLAT, THE RESPECTIVE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAR GRATE ON ANY STORM DRAINAGE INSETS ON THEIR LOT.

UPON FAILURE OF THE OWNER/SUBDIVIDER TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE VILLAGE OF HARRISON RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE PLAT.

A DRAINAGE PLAN HAS BEEN FILED WITH THE VILLAGE OF HARRISON WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS/FACILITIES.

NO OBSTRUCTION MAY BE CONSTRUCTED, PLANTED OR MAINTAINED WITHIN ANY DRAINAGE EASEMENT SO THAT SUCH OBSTRUCTION IMPEDES THE NATURAL FLOW OF WATER AND/OR DIMINISHES THE NATURAL AESTHETIC QUALITY OF THE DRAINAGE WAY.

ACCESS RESTRICTION CLAUSE
AS OWNERS, WE HEREBY RESTRICT LOTS 21 AND 40, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH COOP ROAD AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE VILLAGE OF HARRISON.

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

Martenson & Eisele, Inc.

1377 Midway Road
Menasha, WI 54952
www.martensoneisele.com
info@martensoneisele.com
920.731.0381 1.800.230.0381

Drawing No. 1-0366-004
Sheet 1 of 2
This instrument drawn by: Amy Sedler

KAMBURA ACRES II

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4,
SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, GARY A. ZARRINGER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED KAMBURA ACRES II, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 45 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 753.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 45 MINUTES 08 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 279.27 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 12 SECONDS EAST, ALONG THE SOUTH LINE OF KAMBURA ACRES, A DISTANCE OF 972.42 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 16 SECONDS WEST, A DISTANCE OF 281.30 FEET; THENCE NORTH 89 DEGREES 06 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2679, A DISTANCE OF 974.12 FEET TO THE POINT OF BEGINNING, CONTAINING 272,787 SQ. FT. 16.262 ACRES; AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE MADE SUCH LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS SHOWN HEREIN.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HARRISON AND CALUMET COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS 1ST DAY OF NOVEMBER, 2016.

GARY A. ZARRINGER, PROFESSIONAL LAND SURVEYOR S-2098

OWNERS CERTIFICATE OF DEDICATION

WE, WALLACE A. AND FAYE A. RUSCH, AS OWNERS, DO HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS PLAT.

WE, WALLACE A. AND FAYE A. RUSCH, FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

DEPARTMENT OF ADMINISTRATION
CALUMET COUNTY
VILLAGE OF HARRISON

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS _____ DAY OF _____, 20____.

WALLACE A. RUSCH FAYE A. RUSCH

STATE OF WISCONSIN)
) SS
 _____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE PERSON TO ME KNOWN TO BE WALLACE A. AND FAYE A. RUSCH, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY WALLACE A. AND FAYE A. RUSCH, GRANTORS, TO

WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE, WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND TIME WARNER ENTERTAINMENT COMPANY, L.P., 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" 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 INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES 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 GRANTEEES 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 GRANTEEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

WALLACE A. RUSCH

FAYE A. RUSCH

VILLAGE OF HARRISON APPROVAL

THE VILLAGE BOARD OF THE VILLAGE OF HARRISON HEREBY APPROVES THIS FINAL PLAT

ON THIS _____ DAY OF _____, 20____.

JAMES SALM, VILLAGE PRESIDENT DATE

ATTEST:

JENNIFER WEYENBERG, VILLAGE CLERK DATE

VILLAGE TREASURER'S CERTIFICATE

I, _____, BEING THE DULY QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF HARRISON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LAND INCLUDED IN THE PLAT OF KAMBURA ACRES II.

DATE _____ SIGNED _____ TREASURER

COUNTY TREASURER'S CERTIFICATE

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF CALUMET, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF KAMBURA ACRES II.

DATE _____ SIGNED _____ COUNTY TREASURER

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 

Martenson & Eisele, Inc.

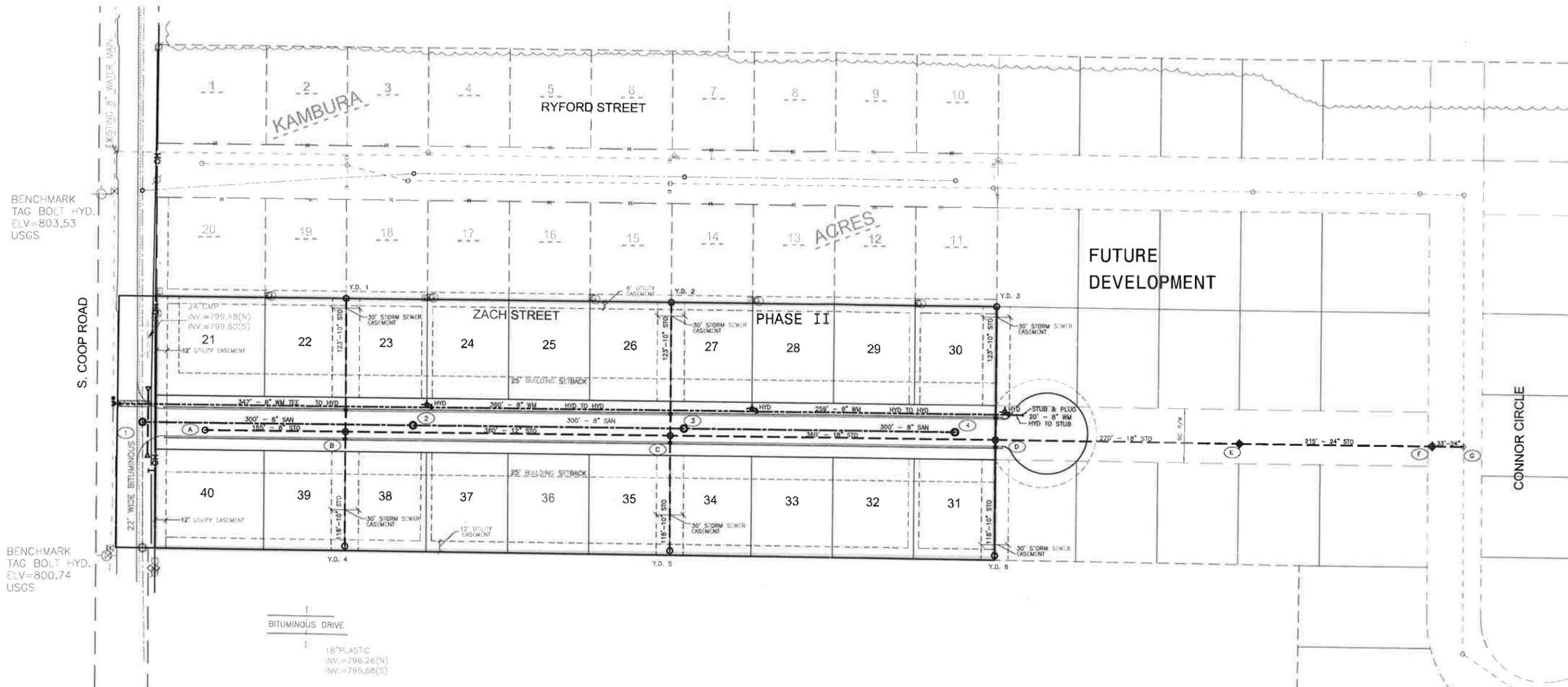
Drawing No. 1-0366-004
Sheet 2 of 2
This instrument drawn by: Amy Sedlar

1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0361 1.800.236.0361

Planning
Environmental
Surveying
Engineering
Architecture

UTILITY LAYOUT PLAN: KAMBURA ACRES II

Martenson & Eisele, Inc.
 Planning
 Environmental
 Surveying
 Engineering
 Architecture
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381



NO.	DATE	REVISION
1	10-27-2016	EXTENDED CULVERT; ADDED POST CONSTRUCTION SILT FENCE

UTILITY LAYOUT PLAN
 KAMBURA ACRES II
 VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

UTILITY PLAN NOTES	
1.	THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2.	ALL UTILITY CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, 6TH EDITION" AND THE WAVERLY SANITARY DISTRICT SPECIAL PROVISIONS.
3.	ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
4.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
5.	THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
6.	THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
7.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
8.	CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL 811 or
 Toll Free 1-800-242-8511
 (262)432-7910
 Emergency Only (877) 500-9592
 FAX 1-800-338-3860
 FAX (414) 259-0947
 Hearing Impaired TDD 1-800-542-2289

WS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

UTILITY LAYOUT PLAN LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	STORM MAIN
	WATER MAIN
	SANITARY MAIN
	UTILITY LATERAL
	STORM MANHOLE
	Y.D., YARD DRAIN
	STORM INLET
	SANITARY MANHOLE
	HYDRANT
	WATER VALVE

TOPOGRAPHIC LEGEND	
	1" x 18" R/W PIPE SET
	1-1/4" x 30" REBAR SET
	3/4" REBAR FOUND
	1" R/W PIPE FOUND
	1-1/4" REBAR FOUND
	2" R/W PIPE FOUND
	3" R/W PIPE FOUND
	4" R/W PIPE FOUND
	6" R/W PIPE FOUND
	8" R/W PIPE FOUND
	12" R/W PIPE FOUND
	18" R/W PIPE FOUND
	24" R/W PIPE FOUND
	30" R/W PIPE FOUND
	36" R/W PIPE FOUND
	42" R/W PIPE FOUND
	48" R/W PIPE FOUND
	54" R/W PIPE FOUND
	60" R/W PIPE FOUND
	66" R/W PIPE FOUND
	72" R/W PIPE FOUND
	78" R/W PIPE FOUND
	84" R/W PIPE FOUND
	90" R/W PIPE FOUND
	96" R/W PIPE FOUND
	102" R/W PIPE FOUND
	108" R/W PIPE FOUND
	114" R/W PIPE FOUND
	120" R/W PIPE FOUND
	126" R/W PIPE FOUND
	132" R/W PIPE FOUND
	138" R/W PIPE FOUND
	144" R/W PIPE FOUND
	150" R/W PIPE FOUND
	156" R/W PIPE FOUND
	162" R/W PIPE FOUND
	168" R/W PIPE FOUND
	174" R/W PIPE FOUND
	180" R/W PIPE FOUND
	186" R/W PIPE FOUND
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	198" R/W PIPE FOUND
	204" R/W PIPE FOUND
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	372" R/W PIPE FOUND
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	414" R/W PIPE FOUND
	420" R/W PIPE FOUND
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	432" R/W PIPE FOUND
	438" R/W PIPE FOUND
	444" R/W PIPE FOUND
	450" R/W PIPE FOUND
	456" R/W PIPE FOUND
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	978" R/W PIPE FOUND
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	990" R/W PIPE FOUND
	996" R/W PIPE FOUND
	1002" R/W PIPE FOUND
	1008" R/W PIPE FOUND
	1014" R/W PIPE FOUND
	1020" R/W PIPE FOUND
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	1032" R/W PIPE FOUND
	1038" R/W PIPE FOUND
	1044" R/W PIPE FOUND
	1050" R/W PIPE FOUND
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	1062" R/W PIPE FOUND
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	1074" R/W PIPE FOUND
	1080" R/W PIPE FOUND
	1086" R/W PIPE FOUND
	1092" R/W PIPE FOUND
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	1176" R/W PIPE FOUND
	1182" R/W PIPE FOUND
	1188" R/W PIPE FOUND
	1194" R/W PIPE FOUND
	1200" R/W PIPE FOUND
	1206" R/W PIPE FOUND
	1212" R/W PIPE FOUND
	1218" R/W PIPE FOUND
	1224" R/W PIPE FOUND
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	1236" R/W PIPE FOUND
	1242" R/W PIPE FOUND
	1248" R/W PIPE FOUND
	1254" R/W PIPE FOUND
	1260" R/W PIPE FOUND
	1266" R/W PIPE FOUND
	1272" R/W PIPE FOUND
	1278" R/W PIPE FOUND
	1284" R/W PIPE FOUND
	1290" R/W PIPE FOUND
	1296" R/W PIPE FOUND
	1302" R/W PIPE FOUND
	1308" R/W PIPE FOUND
	1314" R/W PIPE FOUND
	1320" R/W PIPE FOUND
	1326" R/W PIPE FOUND
	1332" R/W PIPE FOUND
	1338" R/W PIPE FOUND
	1344" R/W PIPE FOUND
	1350" R/W PIPE FOUND
	1356" R/W PIPE FOUND
	1362" R/W PIPE FOUND
	1368" R/W PIPE FOUND
	1374" R/W PIPE FOUND
	1380" R/W PIPE FOUND
	1386" R/W PIPE FOUND
	1392" R/W PIPE FOUND
	1398" R/W PIPE FOUND
	1404" R/W PIPE FOUND
	1410" R/W PIPE FOUND
	1416" R/W PIPE FOUND
	1422" R/W PIPE FOUND
	1428" R/W PIPE FOUND
	1434" R/W PIPE FOUND
	1440" R/W PIPE FOUND
	1446" R/W PIPE FOUND
	1452" R/W PIPE FOUND
	1458" R/W PIPE FOUND
	1464" R/W PIPE FOUND
	1470" R/W PIPE FOUND
	1476" R/W PIPE FOUND
	1482" R/W PIPE FOUND
	1488" R/W PIPE FOUND
	1494" R/W PIPE FOUND
	1500" R/W PIPE FOUND
	1506" R/W PIPE FOUND
	1512" R/W PIPE FOUND
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	1566" R/W PIPE FOUND
	1572" R/W PIPE FOUND

Memo

Date: November 15, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8e: CSM – Mader

Overview:

The applicant, Natasha Mader, is proposing a 1-lot Certified Survey Map (CSM) for property located at N9524 & N9518 Noe Road. The properties are currently zoned Single-Family Residential (Suburban) [RS-1]. The purpose of the CSM is to combine two properties into one lot. Both properties are being used by the same owner, in fact there was a detached garage built on the property line. The CSM would combine both properties into one and eliminate the property line and bring the existing detached garage into compliance with the zoning ordinance.

Attachments:

- Certified Survey Map
- Aerial Map

Staff Recommendation:

Staff recommends conditional approval of the Certified Survey Map request.

Calumet County, WI

Legend

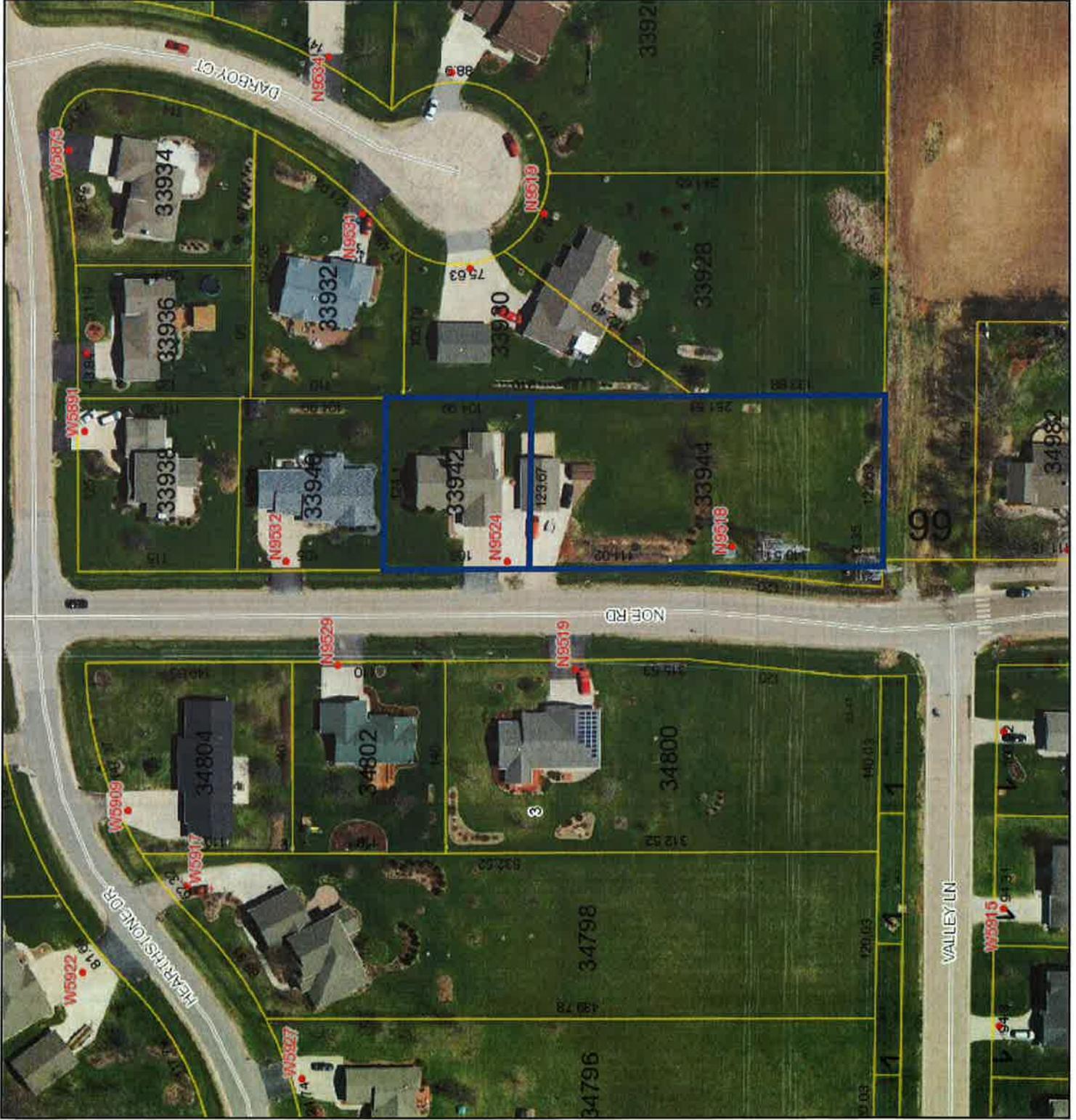
- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad

- Color 2014
- Red Band_1
 - Green Band_2
 - Blue Band_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

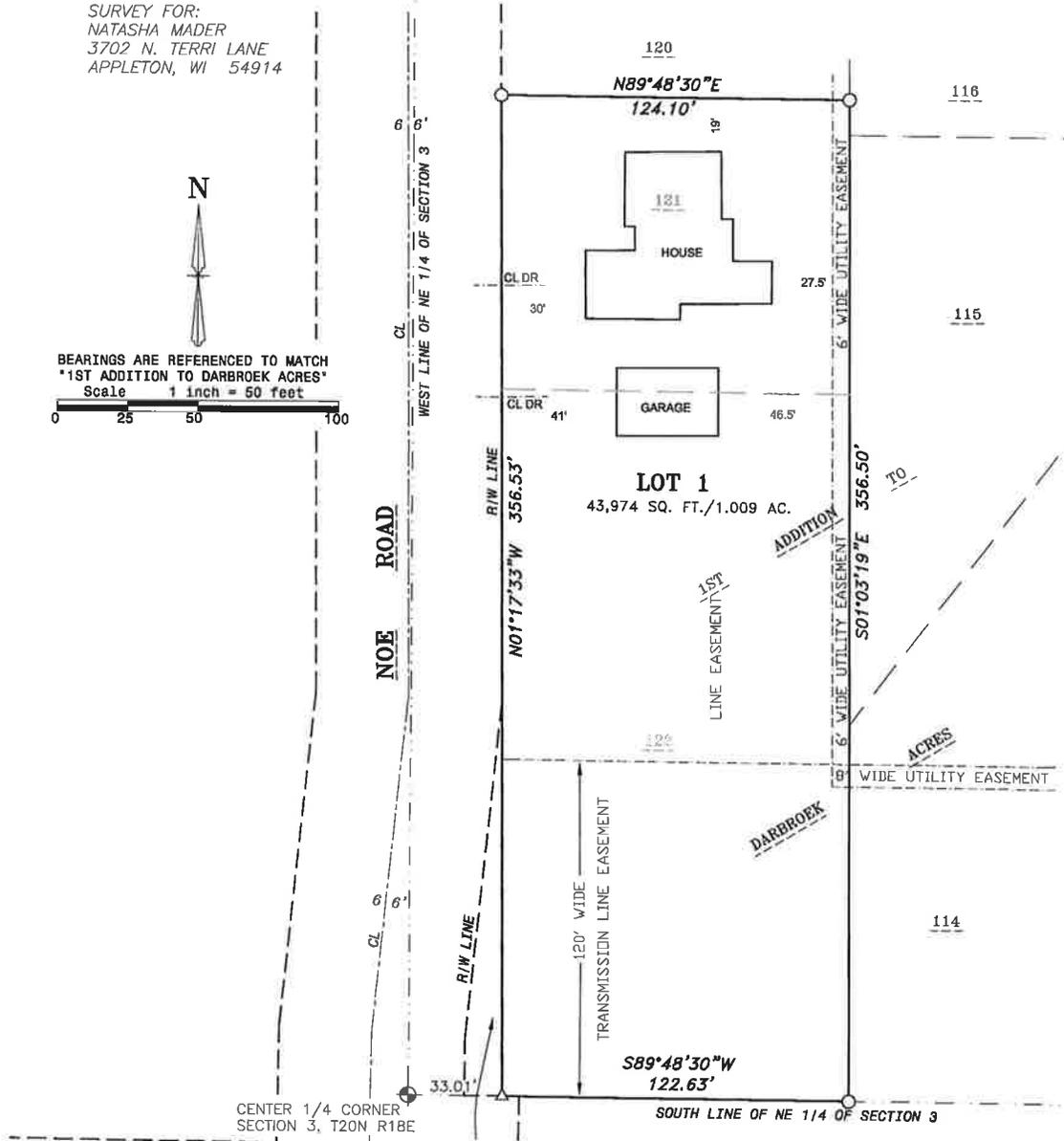
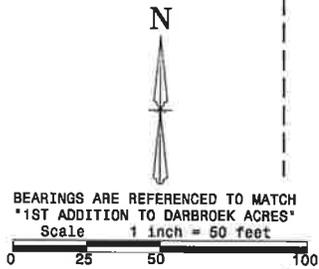
171/816 1 31 PM 2014/04/04	



CERTIFIED SURVEY MAP

ALL OF LOTS 121 AND 122 OF "1ST ADDITION TO DARBROEK ACRES", LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEY FOR:
 NATASHA MADER
 3702 N. TERRI LANE
 APPLETON, WI 54914



VALLEY LANE



**FOX VALLEY
 LAND SURVEYING**
 2909 W TILLMAN ST.
 APPLETON, WI 54914
 (920) 410-3379
 (920) 474-5025

mail@foxvalleylandsurveying.com
 foxvalleylandsurveying.com
 PROJECT NO. 201803-4
 SHEET 1 OF 2

OWNER: TOWN OF HARRISON
 TAX ID: 33404

LEGEND

- △ 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- ⊙ GOVERNMENT CORNER
- () RECORDED AS

Memo

Date: November 15, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8f: Subdivision Ordinance

Overview:

Staff is considering the following amendments to the subdivision ordinance and is seeking feedback on the amendments:

1. Provision to add a six foot utility easement along the street property line. This easement will allow the Village or sanitary districts access to the water valves and sewer connections on the property. The easement will be within the front yard building setback area so it should not affect any buildings or structures on the property. This will be for newly created lots only.
2. Provision to add Street Trees. This would allow a developer an option to install street trees (trees planted in the terrace area), unless the Plan Commission recommends that this be a mandatory provision. As part of the requirements, standards for spacing, tree species, etc. would be created.
3. Parkland dedication. The Outdoor Recreation Plan has a standard of 10-acres of parkland per 1,000 residents. Currently, the Village has a shortage of parkland by approximately 50-acres. This deficit is expected to increase as the Village continues to grow. In order to reduce the continuing deficit, new development must contribute parkland. The Park Committee is recommending that all new subdivisions contain at least 1/2-acre of parkland per 50 lots. Staff has considered other standards or ratios, including a ratio based on the number of developing acres. The existing ordinance reads as follows:

115-40 – Dedications and Reservations

(e) Dedication of public sites. Wherever a proposed playground, park, school site or other public land, other than streets or drainageways, designated in a comprehensive plan, or on the official map of the town or so designated on the official map of a municipality who exercises "extra-territorial" jurisdiction, is embraced, all or in part, in a tract of land to be subdivided, these proposed public lands shall be so designed as to be made an integral part of the plat and may be dedicated, but in any case shall be reserved, for acquisition at undeveloped land costs, by the agency having jurisdiction, as provided for in subsection (f), Reservations. The town reserves the right to select the specific acreage to be used for park, open space, trails or other public recreational improvements based on the town impact fee ordinance and park and outdoor recreation plan.

(f) Reservations. In the design of the subdivision or minor land division, consideration shall be given to the adequate provision of and correlation with such public sites or open areas. Where it is determined by the plan commission that a portion of that subdivision or minor land division is required for such public sites or open spaces, the subdivider may be required to reserve such area

for a period not to exceed three years unless extended by mutual agreement, after which the town shall either acquire the property or release the reservation. On sites reserved for eventual public acquisition, no building development is permitted during the time of reservation. The building permit prohibition shall also apply within the area of any required setback or yard from the reserved acquisition. Land so reserved shall be shown on the plat of a subdivision or on a certified survey map.

A standard dedication ratio will make it easier to understand the requirements up front.

Attachments:

- Street Tree examples: Town of Greenville & Village of Fox Crossing

(9) Street Trees.

- (a) *The subdivider shall pay a reasonable fee for every lineal foot of frontage in the subdivision to plant street trees. This fee is determined by the Town Board and is kept in an account by the Town of Greenville until the subdivision can be planted. Fees may be paid by lot owners at the time of building permit application as their fair share of the subdivision's street tree planting costs. CSM lots created outside of the sanitary district after the date of this ordinance are not covered by the street tree planting fee requirements. 12-12-05*
- (b) *Street trees will be planted during the planting cycle following the establishment of a lawn in the tree lawn area. Trees shall be located in planting spots deemed acceptable by the Town Forester. Planting and maintenance is the responsibility of the Town of Greenville and shall be done according to the Arboricultural Specifications Manual.12-12-05*
- (c) *No person except the Town Forester, a designee of the Town Forester, or an agent of the Urban Forestry Board may plant any tree, shrub, or other plant material in the town right-of-way without first obtaining a permit from the Town Forester.12-12-05*
- (d) *"Street tree" is defined as any tree growing in the tree lawn area. "Tree lawn" is defined as the area extending from the street curb to the street right-of-way line. "Tree, shrub, or other plant material" is defined as all vegetation, woody or otherwise, except lawn grass and flowers less than 24 inches in height. "Town Forester" is defined as the person who is responsible for the management and maintenance of Greenville's urban forest. 12-12-05*

- (10) Erosion Control During Construction.** To minimize erosion during construction, the land divider/subdivider shall cause all gradings, excavations, open cuts, side slopes, and other land surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation, sedimentation and washing are prevented. The land divider/subdivider shall submit an erosion control plan that specifies measures that will be taken to assure the minimization of erosion problems.

reducing the quantity or quality impacts of storm water runoff from more than one lot and that are shown on the plat as "Dedicated to the Public for Storm Water Management Purposes" is not accepted until at least eighty (80) percent of the lots in the subdivision have been sold and a registered professional engineer has certified to the Town that all of the following conditions have been met with respect to the facility:

- (i) The facility is functioning properly in accordance with the plans and specifications of the Town.
- (ii) Any required plantings are adequate, well established, and reasonably free of invasive species.
- (iii) Any necessary maintenance, including removal of construction sediment, has been properly performed.

j) Public Water Supply Facilities. The Subdivider shall construct water mains in such a manner as to make adequate water service available to each lot within the subdivision. The Subdivider shall install or cause to be installed water laterals at the center of each lot to the street lot line. If municipal water service is not available, the Subdivider shall make provisions for adequate private water systems as specified by the Town and Wisconsin State and County Boards of Health. The size, type, and installation of all public water mains proposed to be constructed shall be in accordance with plans and standard specifications approved by the Town Engineer and Town of Menasha Utility District.

k) Other. The Subdivider shall cause gas, electrical power and communication facilities to be installed in such a manner as to make adequate service available to each lot in the subdivision. No such electrical or communication service shall be located on overhead poles along the front lot lines unless otherwise approved by the Plan Commission due to exceptional topography or other physical barrier. The Subdivider shall consult with the various utility companies to determine the feasibility of burying utility lines.

- (1) Plans indicating the proposed location of all gas, electrical power and communication distribution and transmission lines required to service the plat shall be approved by the particular utility having jurisdiction.

l) Street lamps. Unless otherwise provided, the Subdivider shall install decorative street lamps of

a type approved by the Plan Commission and Town Board, and in accordance with plans and standard specifications set by the applicable utility company and the street lighting policy set by the Town Board.

- (1) Wood street lamp poles shall be prohibited.
- (2) Decorative, pedestrian oriented street lamps are encouraged on all local residential streets.

m) Street and Regulatory Signs and Traffic Signals. The Subdivider shall cause to be installed at the intersection of all streets, street name and regulatory signs of a design specified by the Town and as required in the Development Agreement. The Subdivider shall pay the Town to install traffic signals of a design approved by the Town and as required in the Development Agreement at locations specified by the Town.

- (1) The Subdivider shall pay the Town to install street and regulatory signs and traffic signals of a design approved by the Town and as required in the Development Agreement.

n) Street Trees.

(1) The Subdivider shall plant at least one (1) tree of at least two (2") inches in diameter measured six (6") inches above the ground on all local residential streets according to the following:

- (1) One (1) tree for 0-119 feet of street frontage.
- (2) Two (2) trees for 120-179 feet of street frontage.
- (3) Three (3) trees for 180-239 feet of street frontage.
- (4) Four (4) trees for 240-300 feet of street frontage.
- (5) One (1) tree for each sixty (60') feet of street frontage over three hundred (300') feet.

The Subdivider shall provide a guarantee to replace at the Subdivider's expense any street tree that is fifty (50%) percent dead or greater within one (1) year of planting.

(2) In lieu of planting street trees, the Subdivider may, at the time of final plat, pay a street tree fee as set forth in Appendix B Fee Schedule, reference this code section, for each tree to be planted.

- (a) Monies collected for street tree planting shall be kept in a special non lapsing Street Tree Fund for that purpose and shall be separate from the general fund of the Town. The Street Tree Funds shall be used exclusively for the acquisition and planting

of trees within those Land Divisions where said funds are collected.

- (3) The trees shall be planted within the terrace area of the right-of-way. Tree placement and tree species shall be approved by the Director of Community Development, after consultation with the Street Superintendent and Director of Parks and Recreation.
- (4) The street tree requirement may be waived by the Director of Community Development for minor land divisions.
- o) Lot Grading. The Subdivider shall grade lots in accordance with the drainage plan required per Chapter 33 of the Municipal Code and this Ordinance.
- p) Erosion Control. The Subdivider shall install all erosion control measures as required by Chapter 33 of the Municipal Code.

3) **Construction and Inspection.**

- (a) Commencement. No construction or installation of improvements shall commence in a proposed land division until the Final Plat has been approved and the Street Superintendent and Town Engineer have given written authorization, and only after required sureties have been accepted by the Town.
- (b) Building Permits. No building permits shall be issued for erection of a structure on any lot not on record until all the requirements of this Ordinance have been met. The requirements of Section 6.06 4) c) or Section 6.07 3) e), filing of true copy of land division, shall have been met.
- (c) Plans.
 - (1) The following plans and accompanying construction specifications shall be submitted and approved before authorization of construction or installation of improvements:
 - (a) Street Plans and profiles showing existing and proposed grades, soil conditions, elevations and cross sections of required improvements;
 - (b) Sanitary sewer plans and profiles showing the locations, grades, sizes, elevation and materials of required facilities;
 - (c) Storm sewer plans and profiles showing the locations, grades, sizes, cross sections, elevations and materials of required facilities;

- (d) Water main plans and profiles showing the locations, sizes, elevations and materials of required facilities;
- (e) Planting plans showing the locations, age and species of any required street trees; and
- (f) Additional special plans or information as required.
- (2) The engineer shall submit one (1) copy of the above plans to the Town Engineer directly and four (4) copies of the above plans to the Department of Community Development, which shall keep one (1) copy and forward the remaining copies to the following departments:
 - (a) One (1) copy to the Street Department; and
 - (b) Two (2) copies to the Utility District.

- d) Inspection. The Sub divider, prior to commencing any work within the subdivision, shall make arrangements with the Town Engineer to provide for adequate inspection. The Town Engineer shall inspect and approve all completed work prior to release of the sureties.
- e) As Built Plans Required. Prior to completion and acceptance by the Town of all improvements, the Sub divider shall provide a copy of all improvement plans in AutoCAD or compatible form by Electronic Mail or Compact Disc to the Department of Community Development.

6.11 DEVELOPMENT AGREEMENTS

- 1) **Requirement.** The approval of every Final Plat shall be conditioned upon the Sub divider entering into a Development Agreement with the Town. The Development Agreement shall be in a form drafted or approved by the Town Attorney. No building or structure shall be constructed or site improvements begun within the land division, until a Development Agreement has been approved. The Town Board may waive the Development Agreement when no public improvements are required in conjunction with the plat. The Development Agreement shall include, but is not limited to:
 - a) Responsibility for Improvements. The applicant for approval of every Final Plat shall be responsible for the design, construction, and installation of all required and agreed upon improvements which serve the Land Division at their full cost and expense, and for maintenance thereof unless and until accepted by the Town, in conformance with all State and Town laws, rules and regulations.