

## NOTICE OF VILLAGE BOARD MEETING

**DATE:** Tuesday, November 30, 2021  
**TIME:** 6:00 pm  
**PLACE:** Harrison Municipal Building  
W5298 State Road 114  
Harrison, WI 54952

NOTICE IS HEREBY GIVEN that a Village Board meeting will be held at 6:00pm on Tuesday, November 30, 2021, at the Harrison Municipal Building. This is a public meeting and the agenda is listed below.

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call of Village Board**

**4. Correspondence or Communications from Board and Staff**

**5. Public Comments**

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. It is the policy of the Village that there is a three-minute time limit per person. Time extensions may be granted by the President. Please register your name on the sign-in sheet prior to the start of the meeting.

**6. Reports**

- a) Calumet Co. Sheriff Department

**7. Corrections and Approval of Meetings Minutes**

- a) November 16, 2021

**8. Unfinished Business from Previous Meetings for Consideration or Action**

- a) Action to approve Resolution V2021-16 Carlson Dettmann Recommendation / Staff Compensation Plan

**9. New Business for Consideration and Action**

- a) Action to Approve Assessor
- b) Discussion Only – Time-line to Appoint Village Engineer and Approve 5 Year Road Plan
- c) Approval of Resolution V2021- 19 Adopting 2022 Annual Budget and Tax Levy
- d) Approval of Certified Survey Map – John Moder – N6813 Harrison Road
- e) Approval of Certified Survey Map – Novella – Lexington Homes – Lake Park Road

- f) Approval of Ord V21-20 Zoning Map Amendment – Luniak Meadows – Dercks DeWitt, LLC– Schmidt Road
- g) Approval of Preliminary Plat – Luniak Meadows – Dercks DeWitt, LLC –Schmidt Road

#### **10. Future Agenda Items**

- a) Overview on the Village Comprehensive Plan – January (ML & JB)
- b) Manager’s Plan of needs and costs to obtain a unique zip code for Harrison
- c) Discussion/Action on a 5-year Road Maintenance Plan
- d) Discussion/Action on a 5-year Capital Improvement Plan
- e) Discussion/Action/Staff Direction regarding fiduciary management of financial accounts
- f) Discussion/Action on amending our noise ordinance to include decibel limits
- g) Discussion/Action on ARPA fund usage – Dec. / Jan.
- h) (Suggestions: software programs for virtual meetings, secure file sharing, office phone upgrades, cleaning services.)
- i) Discussion/Action on IT and IT support needs
- j) Parking and Speed Limits in the Village (JB/ML) 10/26/21

#### **11. Closed Session**

Pursuant to Wis. Stats. §19.85(1)(e), the Board, Village Manager, Clerk, and Planner will meet to discuss terms of development agreements with Fairways Lawn Care & Snow Removal and Lexington Homes (Gemstone Condos). Discussion is in closed session because open discussion of terms that the Village would accept, would not accept, and may accept could impact future development proposals.

#### **12. Adjournment**

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.

Agenda posted on November 24, 2021 at [www.harrison-wi.org](http://www.harrison-wi.org) and Municipal Building lobby.  
Vicki Tessen, Clerk

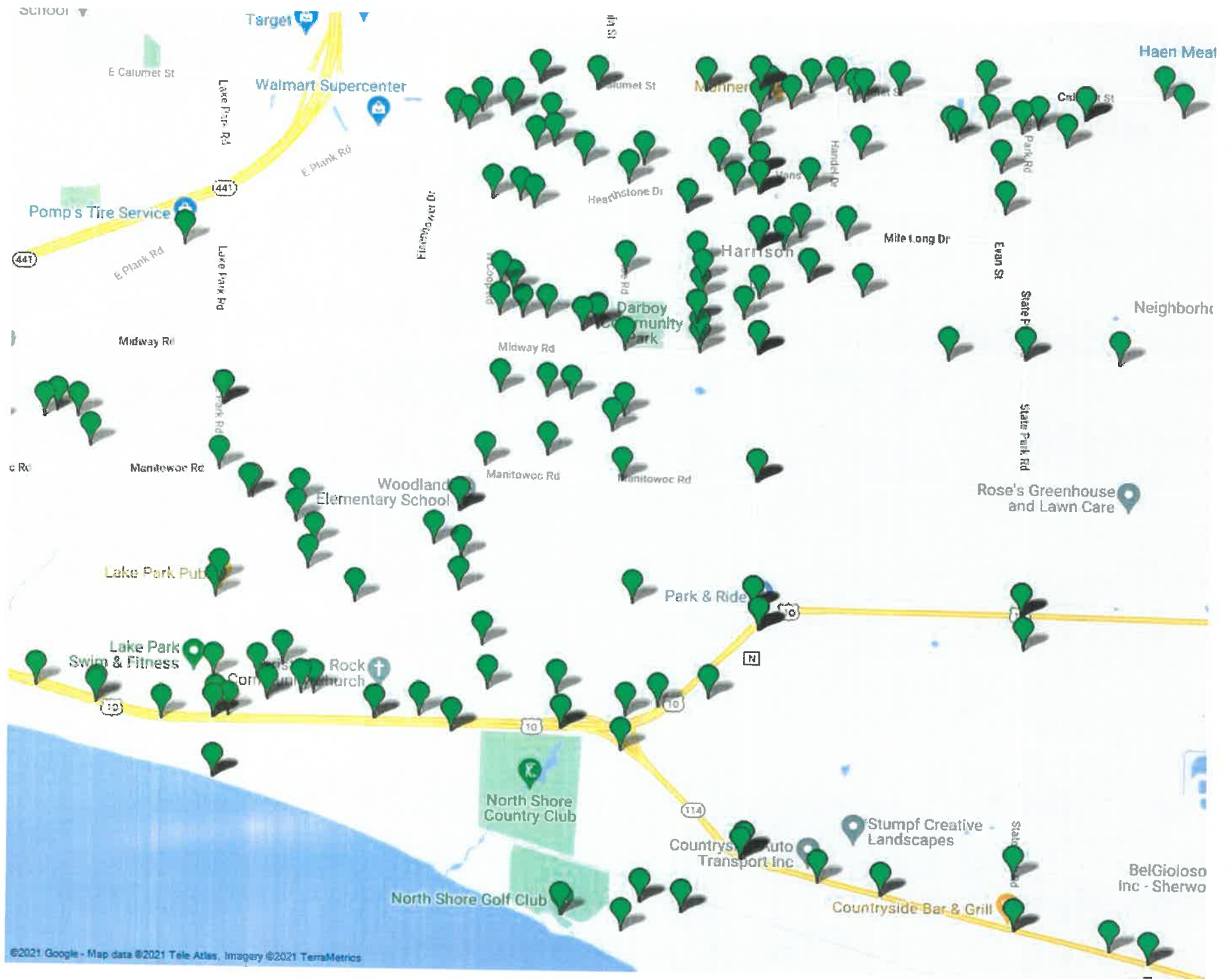
# VILLAGE OF HARRISON (OCTOBER - 2021)

## OVERALL INCIDENT SUMMARY

911 HANG UP	33
ACCIDENT	14
ALARM	3
ANIMAL	7
ASSIST AGENCY	6
ASSIST CITIZEN	1
CALL NURSE	0
CIVIL MATTER	2
CIVIL PROCESS	4
CRIME PREVENTION	2
DAMAGE TO PROPERTY	5
DISTURBANCE	6
DOMESTIC DISTURBANCE	2
EMERGENCY COMMITTAL	0
FIRE CALL	5
FRAUD	10
HARASSMENT	0
JUVENILE COMPLAINTS	0
LOST / FOUND	0
MEDICAL	28
MISCELLANEOUS	3
MISSING PERSON	1
MOTORIST ASSIST	12
ORDINANCE	1
PARKING COMPLAINT	1
RECKLESS DRIVING	12
SUSPICIOUS PERSON	2
SUSPICIOUS SITUATION	12
SUSPICIOUS VEHICLE	7
THEFT	4
TRAFFIC HAZARD	5
TRAFFIC STOP	74
TRESPASSING	3
WELFARE CHECK	11

OVERALL	
TOTAL INCIDENTS	276
CITATIONS	36
ORDINANCE	4
WARNINGS	69

ARRESTS	
TOTAL ARRESTS	6
10/4/2021	Operate While Under the Influence
10/3/2021	Possession of THC
10/31/2021	Operate While Under the Influence
10/26/2021	Domestic Disorderly Conduct
10/19/2021	Operate While Under the Influence
	Vehicle Operator Flee/Elude Officer
10/20/2021	Operate While Under the Influence
	Operating While Revoked



# VILLAGE OF HARRISON (OCTOBER - 2021)

## CONTRACT SUMMARY

911 HANG UP	4
ACCIDENT	6
ALARM	3
ANIMAL	1
ASSIST AGENCY	4
ASSIST CITIZEN	0
CALL NURSE	0
CIVIL MATTER	1
CIVIL PROCESS	0
CRIME PREVENTION	2
DAMAGE TO PROPERTY	3
DISTURBANCE	4
DOMESTIC DISTURBANCE	1
EMERGENCY COMMITTAL	0
FIRE CALL	0
FRAUD	1
HARASSMENT	0
JUVENILE COMPLAINTS	0
LOST / FOUND	0
MEDICAL	7
MISCELLANEOUS	0
MISSING PERSON	0
MOTORIST ASSIST	3
ORDINANCE	0
PARKING COMPLAINT	1
RECKLESS DRIVING	5
SUSPICIOUS PERSON	1
SUSPICIOUS SITUATION	4
SUSPICIOUS VEHICLE	1
THEFT	1
TRAFFIC HAZARD	0
TRAFFIC STOP	46
TRESPASSING	0
WELFARE CHECK	4

CONTRACT	
TOTAL	103
ARRESTS	4
CITATIONS	18
ORDINANCE	4
WARNINGS	43

## ACTIVITY DETAIL SUMMARY REPORT

10/30/2021	Citation	AUTOMOBILE FOLLOWING TOO CLOSELY
10/3/2021	Citation	AUTOMOBILE FOLLOWING TOO CLOSELY
10/2/2021	Warning	CRACKED/BROKEN LENSES/REFLECTORS
10/11/2021	Warning	CRACKED/DAMAGED VEHICLE WINDSHIELD
10/3/2021	Citation	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/4/2021	Citation	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/4/2021	Citation	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/16/2021	Citation	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/9/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/3/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/4/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/5/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/11/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/13/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/15/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/16/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/20/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/21/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/23/2021	Warning	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
10/5/2021	Citation	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/9/2021	Citation	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/31/2021	Citation	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/31/2021	Citation	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/2/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/7/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/9/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/9/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/16/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/20/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/28/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/10/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/17/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/18/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/18/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/16/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/23/2021	Warning	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
10/3/2021	Warning	EXCEEDING SPEED ZONES, ETC. (16-19 MPH)
10/26/2021	Warning	EXCEEDING SPEED ZONES, ETC. (20-24 MPH)
10/7/2021	Warning	EXCEEDING SPEED ZONES, ETC. (25-29 MPH)

10/13/2021	Warning	FAIL/NOTIFY DMV OF ADDRESS/NAME CHANGE
10/25/2021	Warning	FAIL/OBEY TRAFFIC SIGN/SIGNAL-WORK AREA
10/5/2021	Citation	FAIL/STOP AT STOP SIGN
10/8/2021	Warning	FAIL/STOP AT STOP SIGN
10/22/2021	Warning	FAIL/STOP AT STOP SIGN
10/8/2021	Citation	FAIL/YIELD RIGHT/WAY FROM STOP SIGN
10/2/2021	Warning	FAIL/YIELD RIGHT/WAY FROM STOP SIGN
10/3/2021	Citation	FAILURE TO KEEP VEHICLE UNDER CONTROL
10/3/2021	Citation	FAILURE TO KEEP VEHICLE UNDER CONTROL
10/3/2021	Citation	FAILURE TO KEEP VEHICLE UNDER CONTROL
10/3/2021	Warning	FAILURE TO KEEP VEHICLE UNDER CONTROL
10/11/2021	Warning	IMPROPER DISPLAY/PLATES (ILLEGIBLE)
10/28/2021	Warning	IMPROPER REGISTRATION OF VEHICLE-AUTO OR < 10,000 LBS
10/28/2021	Warning	NO TAIL LAMP/DEFECTIVE TAIL LAMP-NIGHT
10/18/2021	Warning	NO TAIL LAMP/DEFECTIVE TAIL LAMP-NIGHT
10/16/2021	Warning	NO TAIL LAMP/DEFECTIVE TAIL LAMP-NIGHT
10/13/2021	Citation	NON-REGISTRATION OF AUTO, ETC
10/9/2021	Warning	NON-REGISTRATION OF AUTO, ETC
10/4/2021	Warning	NON-REGISTRATION OF AUTO, ETC
10/12/2021	Warning	NON-REGISTRATION OF AUTO, ETC
10/26/2021	Warning	NON-REGISTRATION OF AUTO, ETC
10/12/2021	Citation	NON-REGISTRATION OF OTHER VEHICLE
10/2/2021	Citation	OPERATE AFTER REV/SUSP OF REGISTRATION
10/3/2021	Warning	OPERATE MOTOR VEH. W/O ADEQUATE MUFFLER
10/2/2021	Warning	OPERATE MOTOR VEHICLE BY PERMITTEE W/O INSTRUCTOR
10/25/2021	Warning	OPERATE MOTOR VEHICLE W/O 2 HEADLIGHTS
10/11/2021	Citation	OPERATE MOTOR VEHICLE W/O INSURANCE
10/26/2021	Warning	OPERATE MOTOR VEHICLE W/O INSURANCE
10/16/2021	Citation	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
10/2/2021	Citation	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
10/5/2021	Warning	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
10/12/2021	Warning	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
10/4/2021	Warning	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
10/20/2021	Warning	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
10/21/2021	Warning	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
10/4/2021	Warning	OPERATE W/O CARRYING LICENSE
10/3/2021	Warning	OPERATE W/O VALID LICENSE B/C EXPIRATION
10/6/2021	Citation	OPERATE WITH CONTROL SUBSTANCE (2ND)
10/17/2021	Warning	OPERATING LEFT OF CENTER
10/25/2021	Citation	OPERATING W/PAC (1ST)

10/11/2021	Citation	OPERATING W/PAC (1ST)
10/9/2021	Citation	OPERATING W/PAC (5TH OR 6TH)
10/14/2021	Citation	OPERATING W/PAC >=0.15 (1ST)
10/3/2021	Citation	OPERATING WHILE SUSPENDED
10/16/2021	Citation	OPERATING WHILE SUSPENDED
10/3/2021	Citation	OPERATING WHILE SUSPENDED
10/26/2021	Citation	OPERATING WHILE SUSPENDED
10/3/2021	Warning	OPERATING WHILE SUSPENDED
10/3/2021	Citation	OPERATING WHILE UNDER THE INFLUENCE
10/31/2021	Citation	OPERATING WHILE UNDER THE INFLUENCE
10/3/2021	Warning	PASSING INTO ONCOMING TRAFFIC
10/11/2021	Citation	SPEEDING IN 55 MPH ZONE (1-10 MPH)
10/27/2021	Citation	SPEEDING IN 55 MPH ZONE (1-10 MPH)
10/10/2021	Warning	SPEEDING IN 55 MPH ZONE (11-15 MPH)
10/2/2021	Warning	SPEEDING IN 55 MPH ZONE (11-15 MPH)
10/11/2021	Warning	SPEEDING IN 55 MPH ZONE (11-15 MPH)
10/12/2021	Warning	SPEEDING IN 55 MPH ZONE (11-15 MPH)
10/16/2021	Warning	SPEEDING IN 55 MPH ZONE (11-15 MPH)
10/17/2021	Warning	SPEEDING IN 55 MPH ZONE (11-15 MPH)
10/28/2021	Warning	SPEEDING IN 55 MPH ZONE (11-15 MPH)
10/3/2021	Warning	SPEEDING IN 55 MPH ZONE (11-15 MPH)
10/3/2021	Citation	SPEEDING IN 55 MPH ZONE (16-19 MPH)
10/8/2021	Warning	SPEEDING IN 55 MPH ZONE (20-24 MPH)
10/23/2021	Warning	SPEEDING ON CITY HIGHWAY (11-15 MPH)
10/17/2021	Citation	UNSAFE LANE DEVIATION
10/15/2021	Warning	UNSAFE LANE DEVIATION



An aerial photograph of a residential neighborhood with houses, trees, and streets, overlaid with a semi-transparent dark blue rectangle.

# ASSESSMENT SERVICES PROPOSAL

PREPARED FOR:



*Village of*  
**HARRISON**

WHERE OPPORTUNITY LIVES

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Accurate agrees to the entire scope of work and requests by the Village of Harrison laid out in the RFP. Accurate is an independent assessment firm and will never outsource our assessing services to any contractor.

## FIRM AND CONTACT INFORMATION

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This proposal is built to be **INTERACTIVE!**

Throughout this document you will see QR codes. Use your cell phone camera app and point your camera at the QR code. A link will pop up. Click on the link to watch videos, visit websites and much more!



Open your camera app and hover your phone over the QR Code. Your camera will automatically scan the QR code.



A clickable link will appear. Select the link and enjoy the content!

Test this link to our website!



Viewing this as a digital copy? You can click the QR codes to view the content in the proposal.

# INTRODUCTION

We appreciate the opportunity to continue serving wonderful people in the Village of Harrison!

For over 21 years, Accurate Appraisal has continuously improved the assessment experience through **innovation, education, and technology**. We understand every community is unique, therefore we tailor assessment services to fit your community's needs.



We firmly believe that every property owner comes first. They should be part of the assessment process and not just an end result of assessments and taxes. We work hard to make sure **everyone is treated fairly and equitably**.

## TRANSPARENCY

is our core principle in educating and empowering those we serve.  
our employees,  
municipalities,  
the community.

## OUR CORE VALUES:

### 1. WE ARE FAMILY

We have an unwavering loyalty to each other and our customers. We Respect & Encourage each other and appreciate uniqueness. We value and support each other's health, safety and work/life balance.

### 2. ALWAYS TRANSPARENT

We are Open & Honest in ALL interactions, sharing our data, processes, information, mistakes, and victories. We hold each other accountable. Our availability to our customers and family members is abundant.

### 3. EMBRACE GROWTH & INNOVATION

We are comfortable being uncomfortable while striving to get better every day. We foster and enhance customer relationships while seeking to learn and develop. We offer to teach and mentor customers and family members.

### 4. BE ADMIRABLE

We guard our integrity by doing the right thing-ALWAYS. We strive for quality and precision in our work, our products, and our services. We act like owners and honor our word and commitments. We choose candor, respect, and kindness.

### 5. WE ARE A BOATLOAD OF FUN!

Positivity is our attitude of choice. We have infectious spirits bringing enthusiasm and excitement to all we do. We are passionate and value diversity and inclusion. There's no reason too small to celebrate.



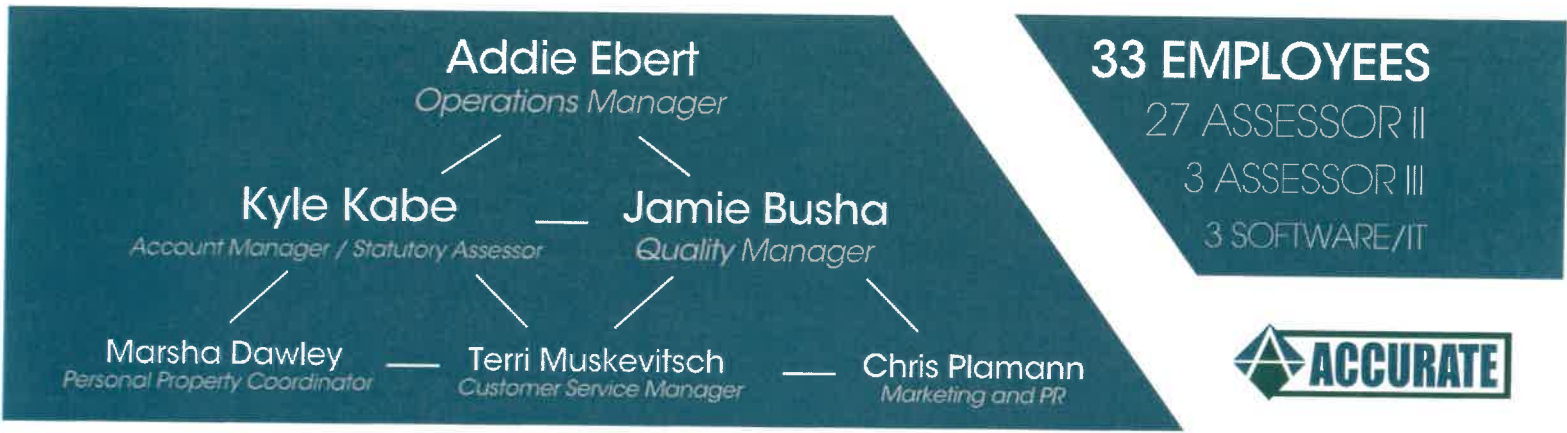
### Our Mission:

Engaging our employees to collaborate, educate, and deliver the most reliable and transparent assessment solutions through innovation, communication and technology.

# ASSESSMENT TEAM

Our assessment team has access to over **180 YEARS** of assessing experience!

Accurate is built on a team system. Every assessor coordinates their efforts from accountability officers to our field team and customer service. Throughout the entire assessment process - field work, attending open books and closing boards of review, our services are completed as a team. That means **you don't just get one statutory assessor**, you get our entire team.



**Addie Ebert** is an assessor II & III with over 15 years of experience. She will manage the operations of all assessors involved. She will work with the coordinators to ensure every team member completes their tasks.

**Kyle Kabe** will be your main point of contact for Village staff. Kyle will manage the process of assessments for Vernon. He is a certified assessor II and will be supervising the field work, and reviewing the roll before he signs as the statutory assessor.

**Jamie Busha** will be reviewing all data for quality & accuracy. This important measure ensures every step of our assessment process is checked for errors before notices are sent. She also manages the personal property department. Jamie is an assessor II.

**Marsha Dawley** will be collecting blotters, both printed and digital. She will be verifying personal property accounts and posting rolls online. Her #1 goal is to keep doormages minimal. She is assessor II.

**Terri Muskevitsch** will be managing our assessor certified customer service agents. Terri is in charge of tracking all correspondence to share with your team. Terri is assessor II certified.

**Chris Plamann** will be involved in building an intentional community education plan. He will build creative videos, mailings and social media content to educate property owners. He is assessor II.



PROUD PARTNERS WITH:



# OPERATIONS MANAGER



## ADDIE EBERT

### Operations Manager - Assessor II & III

addiee@accurateassessor.com 920.460.4688

### WHY ME?

I have come to realize that assessing is much more than numbers and values. On top of the detail and organization it takes to value a municipality, educating council members and building a progressive community education plan are necessary components of a good assessor. Both areas that I am extremely passionate about.

"I am a hard-working, mother of two boys (7-year-old and a 3-year-old). Balancing work and being a mom has been a fun challenge that I enjoy every day."

### EXPERIENCE

- Determine values using the three approaches Market, Income, Cost
- Managed over 150 Market revaluations
- Statistically analyze market trends
- Land valuation review
- Personal property valuations
- Estimate valuations for TID creations
- GIS mapping
- Closing Boards of Review

### EDUCATION

University of Wisconsin - Oshkosh 2006  
Communication & Business

### COMMUNITY INVOLVEMENT

#### Relay for Life

Relay for Life is a charity that is near and dear to our family that we participate in as much as possible, helping to support not only those battling cancer, but also those left behind.

#### Nubability Athletics

My husband and I choose to help send a local child to an athletic summer camp for those born with limb defects

### STRENGTHS/SKILLS

Self-Motivation	Creativity
Organization	Team Leadership
Communication	Management
Development	Operations

### CERTIFICATION



"I love being challenged in new ways!"



# ACCOUNT MANAGER

YOUR MAIN POINT OF CONTACT



## KYLE KABE

Account Manager - Assessor II  
Statutory Assessor

kylek@accurateassessor.com 920.749.8098

### WHY ME?

I am an energetic self-starter with professional success in the fields of Assessing, Compliance, Finance, Sales and Education. I am an effective communicator, dedicated to achieving goals while building professional relationships. I am a quick learner committed to maintaining open communication and building the best education plan for your community.

"Working for Accurate gives me an amazing opportunity to learn, educate, and grow with your community."

### EXPERIENCE

- Determine values using the three approaches: Market, Income, Cost
- Creating Field Work Queries
- Real Estate and Commercial Revaluation
- Development of Neighborhood Mapping
- Participate in Open Book Sessions
- Represent Company at Boards of Review
- Help Customer Service with parcel specific questions
- Communicating with Property Owners & Clerks
- Validating Property Sales
- Entering and Reviewing Building Permits
- Preparing Assessor Forms for Board of Review

### EDUCATION

UW Oshkosh- 2017  
Business / Marketing

### STRENGTHS/SKILLS

Work Ethic  
Creative  
Marketing  
Ethical

Communication  
Flexible  
Relationship Building  
Educating

### CERTIFICATION



"The only way to do great work is to love what you do."



# CUSTOMER SERVICE TEAM

We listen to property owners. About 5 years ago we sent out a survey asking how we can offer the best assessment services. The #1 reply was being able to talk to a live person and get questions answered quickly. Since then we have developed the most advanced customer service team in the assessing industry. Every team member is assessor certified. That means **when property owners call us they get a live person** that is trained to answer questions and make adjustments to data & values on the spot. In conjunction, we have an **online appointment scheduling tool for open books**.

**Property owners have full access to us on our main line**, our 800 number and email address. We have a voicemail available after hours which is monitored daily to we make sure respond within 24 to 48 hours. On top of these options, our website has a live chat feature available 24/7. All of these services are included in every contract at no additional costs.

## MEET OUR CUSTOMER SERVICE TEAM MEMBERS:



"Being the first connection with property owners, my goal is to be able to help them understand the process of assessing and how it affects them. Being a property owner, I understand how confusing and daunting the process can seem. It is extremely rewarding when I answer their questions, help them understand the process, and make someone's day a little better."

**TERRI MUSKEVITSCH** since 2007

**Customer Service Manager - Assessor II**

terrim@accurateassessor.com 920.749.8098



"Talking with property owners on a daily basis gives me the opportunity to educate them on the assessment process. I take it as a challenge to convey positivity when not all of my interactions start out that way. Fairness and equity is paramount in my job and I take it very seriously."

**AMY BAJI** since 2011

**Customer Service - Assessor II**

amyb@accurateassessor.com 920.749.8098



"The best feeling in the world is hanging up a phone and knowing I was able to help property owners understand their assessment. My background in hospitality gives me the tools I need to be empathetic to their needs. I have been known to make people laugh - because my laughter is infectious."

**PATTI PETERS** since 2010

**Customer Service - Assessor Tech**

pattip@accurateassessor.com 920.749-8098

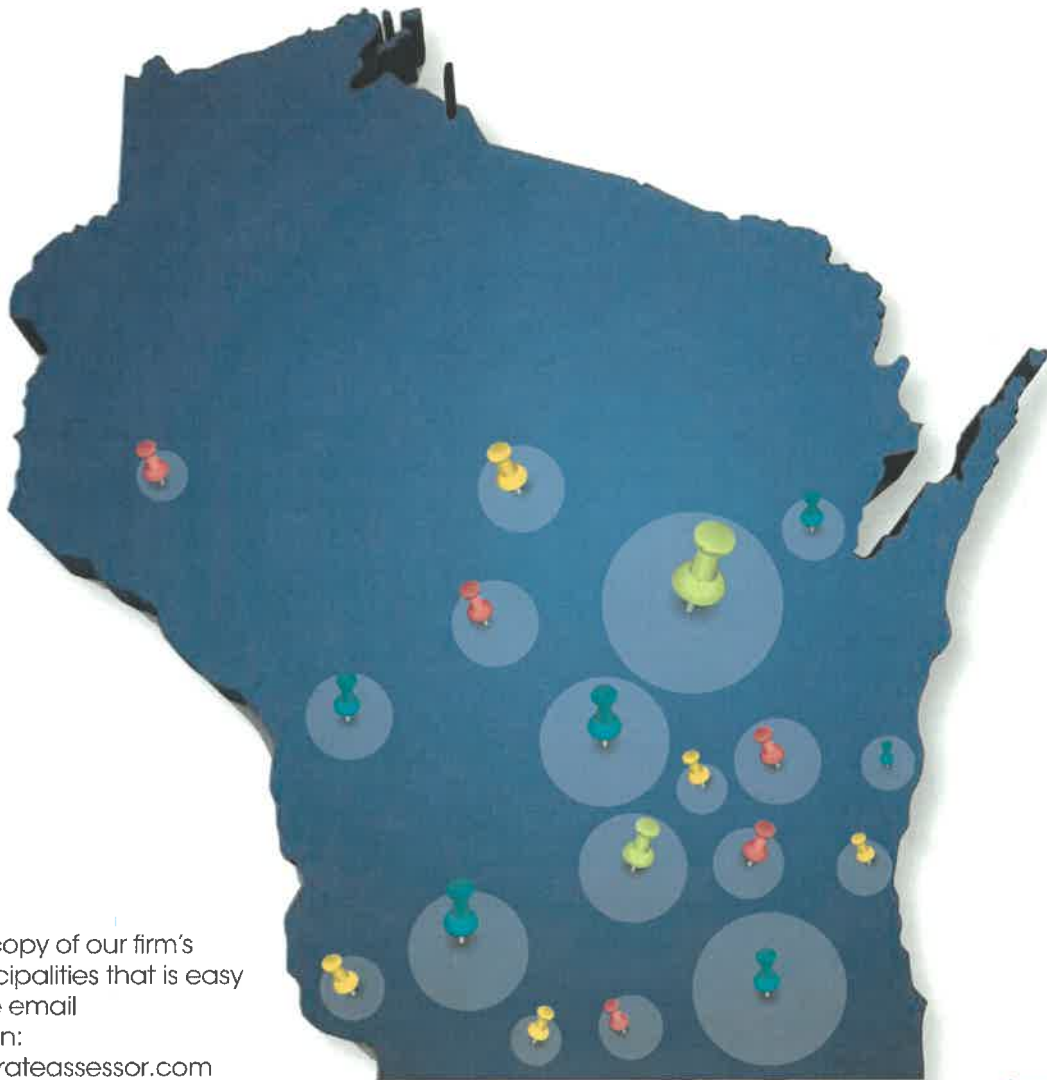


# WHO WE SERVE

**ALL - PROPERTY OWNERS**  
**34 - EMPLOYEES**  
**105 - MUNICIPALITIES**  
**20 - COUNTIES**

We serve a variety of municipalities across the state. From small towns to large cities, we focus on one thing. **Putting property owners first.** A phrase we often hear is, "You're not a typical assessor," and we are proud of that. We strive to be inclusive and understanding with everyone we serve. Our passion stems from low industry standards that we intentionally work to improve for the better.

We value **transparency** in everything we do. We work with board and council members, commercial property owners, home owners, real estate agents, and the list goes on and on. The common theme is that no matter who you are, at Accurate we go out of our way to serve everyone with respect. Don't think of us as a contract assessor, think of us as **a trusted advisor here to serve you and your community.**



For a digital copy of our firm's current municipalities that is easy to sort please email  
Chris Plamann:  
[chrisp@accurateassessor.com](mailto:chrisp@accurateassessor.com)

**210,569 - IMPROVEMENTS**





# MUNICIPALITIES LIST

MUNICIPALITY	TYPE	POPULATION	EQ VALUE	PARCELS	SERVICE
Manitowoc	City	32,936	1,392,199,900	12,374	BLEND
De Pere	City	24,893	1,618,168,000	7,664	FULL VALUE
Fox Crossing	Village	18,892	1,198,650,600	6,246	FULL VALUE
Onalaska	City	18,712	1,405,385,500	5,895	MAINTENANCE
Cudahy	City	18,200	904,066,900	5,877	FULL VALUE
Oconomowoc	City	16,847	1,898,997,800	6,160	FULL VALUE
Beaver Dam	City	16,476	740,557,500	5,545	FULL VALUE
River Falls	City	15,800	934,801,400	1,368	BLEND
Whitewater	City	14,517	433,367,500	2,607	FULL VALUE
Shorewood	Village	13,338	1,418,231,600	3,848	BLEND
Stoughton	City	13,134	937,153,400	4,427	FULL VALUE
Glendale	City	12,779	1,065,226,500	5,030	BLEND
Platteville	City	12,537	390,522,000	2,820	BLEND
Brown Deer	Village	11,964	674,445,400	4,264	BLEND
Greenville	Town	11,874	1,218,445,000	4,445	FULL VALUE
Harrison	Village	11,532	1,128,775,500	4,307	BLEND
Burlington	City	10,668	670,648,100	3,435	FULL VALUE
Oregon	Village	10,390	1,121,101,700	3,634	FULL VALUE
Portage	City	10,365	408,028,900	3,181	FULL VALUE
Elkhorn	City	9,853	556,333,700	3,163	FULL VALUE
Sparta	City	9,522	400,746,900	3,157	FULL VALUE
New Richmond	City	8,966	700,313,500	3,483	FULL REVAL
McFarland	Village	8,449	916,289,300	3,072	FULL VALUE
Delavan	Town	8,385	1,027,819,100	3,609	BLEND
Monona	City	8,179	985,590,300	2,944	FULL VALUE
Lake Geneva	City	7,821	1,119,515,500	3,975	FULL VALUE
Windsor	Village	7,795	901,574,900	2,836	BLEND
Sheboygan Falls	Town	7,435	154,644,400	772	BLEND
Mount Horeb	Village	7,421	676,653,100	2,484	BLEND
Buchanan	Town	7,082	584,171,400	2,407	FULL VALUE
Beloit	Town	7,038	462,018,800	3,288	BLEND
Madison	Town	6,881	184,263,900	1,306	FULL VALUE
Twin Lakes	Village	6,064	875,373,400	3,087	BLEND
Prairie du Chien	City	5,718	224,486,400	2,202	FULL VALUE
Edgerton	City	5,552	364,170,300	2,140	FULL VALUE
Rothschild	Village	5,325	333,417,900	2,132	BLEND
Saukville	Village	4,419	300,885,500	1,449	BLEND
Prairie du Sac	Village	4,378	363,372,900	1,581	BLEND
Bayside	Village	4,377	595,016,700	1,622	FULL VALUE
Prescott	City	4,229	312,132,400	1,471	BLEND
Cross Plains	Town	4,148	249,319,100	663	MAINTENANCE
Geneva	Town	4,099	912,896,900	3,755	BLEND
Mosinee	City	4,063	212,596,800	1,726	BLEND
Sugar Creek	Town	3,973	382,156,500	1,953	BLEND
Chilton	City	3,828	177,642,000	1,493	BLEND

## BLEND

Years of maintenance with a market revaluation at least one year of the contract.

## FULL VALUE

A market revaluation performed every year.

## MAINTENANCE

Review of permits, new construction, splits, etc.

MUNICIPALITY	TYPE	POPULATION	EQ VALUE	PARCELS	SERVICE
Lancaster	City	3,760	192,492,400	1,591	BLEND
Combined Locks	Village	3,588	314,834,700	1,369	BLEND
Burke	Town	3,450	353,006,100	1,371	BLEND
Seymour	City	3,443	74,979,700	1,252	MAINTENANCE
Lyons	Town	3,440	388,811,700	1,782	BLEND
Menominee	Town	3,422	346,963,000	1,525	BLEND
Pleasant Springs	Town	3,387	481,121,500	1,435	FULL VALUE
Brodhead	City	3,276	141,548,800	1,248	BLEND
Fullon	Town	3,158	413,981,200	2,216	FULL VALUE
Wescott	Town	3,135	386,545,700	2,554	BLEND
Brillion	City	3,127	151,267,700	1,127	BLEND
Lodi	Town	3,059	504,898,900	1,646	BLEND
Dale	Town	2,842	252,326,200	1,151	BLEND
Watworth	Town	2,842	195,945,900	685	BLEND
Walworth	Village	2,824	164,495,100	955	BLEND
Union	Town	2,776	178,423,300	732	MAINTENANCE
Fox Lake	Town	2,709	203,679,900	938	BLEND
Dayton	Town	2,703	384,094,600	1,723	MAINTENANCE
Deerfield	Town	2,524	173,654,500	650	BLEND
Poyneffe	Village	2,494	170,308,900	880	BLEND
Caledonia	Town	2,491	180,754,800	974	BLEND
Fennimore	City	2,482	104,168,200	979	BLEND
Dekorra	Town	2,350	351,866,400	1,448	BLEND
Jefferson	City	2,231	400,186,600	2,747	FULL VALUE
Spring Prairie	Town	2,197	261,805,500	894	BLEND
New Glarus	Village	2,172	168,495,500	808	MAINTENANCE
Albion	Town	2,103	188,271,100	1,058	BLEND
Jamesstown	Town	2,077	174,781,600	1,023	BLEND
Pardeeville	Village	2,067	126,196,300	849	BLEND
Blooming Grove	Town	1,911	137,158,700	683	BLEND
Richmond	Town	1,835	228,604,700	1,039	BLEND
Randolph	Town	1,767	38,841,400	331	BLEND
Fontana	Village	1,713	1,303,832,100	2,712	BLEND
Darien	Town	1,588	126,297,100	565	MAINTENANCE
Springdale	Town	1,530	311,257,100	855	BLEND
Cambridge	Village	1,518	137,183,600	665	BLEND
Cleveland	Village	1,477	95,219,800	587	BLEND
Brooklyn	Village	1,466	115,985,800	495	BLEND
Eldorado	Town	1,443	99,975,300	618	BLEND
West Baraboo	Village	1,428	60,537,900	464	BLEND
Hazel Green	Village	1,200	60,805,000	398	MAINTENANCE
Berry	Town	1,188	176,335,000	544	MAINTENANCE
Bovina	Town	1,151	88,799,600	539	MAINTENANCE
Green Valley	Town	1,072	54,147,900	501	MAINTENANCE
Oregon	Town	1,053	432,821,500	1,258	BLEND
Marathon	Town	1,048	76,147,200	489	BLEND
Blue Mounds	Village	971	71,354,300	297	BLEND
Iron Ridge	Village	899	43,410,300	300	BLEND
Footville	Village	810	38,412,500	338	BLEND
Primrose	Town	774	67,890,400	341	BLEND
Saint Nazianz	Village	755	28,024,800	272	BLEND
Cambria	Village	753	29,585,400	326	BLEND
Perry	Town	737	59,221,900	353	BLEND
Sullivan	Village	669	37,904,600	232	BLEND
Upham	Town	647	169,759,000	942	BLEND
Rose	Town	595	59,950,200	488	BLEND
Courtland	Town	510	20,890,400	241	BLEND
Coloma	Village	456	17,531,000	252	BLEND
Friesland	Village	356	13,642,600	160	MAINTENANCE



# OUR HISTORY

Accurate was founded 21 years ago on complete Transparency and Communication.

For many years it was common practice for assessors to suppress information from the public. This resulted in a lack of understanding and mistrust within the community. The founders of Accurate recognized these shortcomings and began pioneering **new innovative assessment standards.** Over the years we have developed web-based digital property record cards, created web based scheduling options, and built our own CAMA to update data digitally in the field. With a combined experience of **over 180 years** Accurate has continuously improved the assessment experience through **innovation, education, and technology.**

## 2000 - 2005

20 municipalities  
Building digital data online  
New Website  
Full Value Service Options  
Blend Options - more affordable and budget friendly

## 2010 - 2015

90 Municipalities  
Started building proprietary CAMA  
Still growing - added more employees

## 2005 - 2010

75 municipalities  
Built online scheduling  
Moved to new location on Midway Rd.  
Growing - added new employees

## 2015 - 2020

100+ municipalities  
Digital in the field  
CAMA software Prolorem launches  
Live assessor certified customer service  
Intentional community education plan

At Accurate we make a concerted effort to connect and learn the nuances of each community. There is no **"cookie-cutter"** way to assess unique communities. We tailor our services to fit the needs of everyone we serve. **Here is a small sample:**

## UNIQUE ASSESSMENTS

Views of the Capital Building - Dane County  
Views of the lake - Lake Geneva & Fontana  
Bayshore Mall - Glendale  
Access to the Chain of Lakes - Dayton  
All of Menominee County  
Dock-O-Miniums - Fontana

## CORPORATE BUSINESS

Secura - Fox Crossing  
Johnson Controls - Glendale  
Foth - De Pere  
Miron - Fox Crossing  
Cleary Building - Greenville  
Humana Insurance - De Pere

## TAX EXEMPT EXPERIENCE

St. Norbert College - De Pere  
Divine Savior Hospital - Portage  
Skalen Retirement Services - Stoughton

## DISTRIBUTION/WAREHOUSING

WALMART Distribution center - Beaver Dam  
Amazon - Greenville  
TARGET - Oconomowoc

## ALL INCLUSIVE SERVICES

- Real and personal property roll books posted online
- Digital property record cards, with photos online
- Assessment data integrated into your website
- Telephone and Virtual Open Book appointments
- Cloud based CAMA system with dedicated support
- LIVE Customer Service - all assessor certified
- Online appointment scheduler

- Multiple assessors at open book to keep waiting to a minimum
- Customized videos and educational materials
- Active live chat function available on our website
- Dedicated quality management
- Virtual walk-through options
- Access to a dedicated assessor certified Account Manager
- Maintenance inspections



# POSITIVE INTERACTION

Through **Social Media** we build a positive and informative **two-way communication** with your community.

We instantly connect with thousands of property owners to **quell the stigma of taxes and assessed values**. By not involving your community they feel left out and discouraged about the assessment process. **Our transparency ensures property owners are engaged** so they don't feel like they're just another un-informed taxpayer.



**Accurate builds relationships with your community!** For example our Personal Property department created an instructional video on our website showing how to fill out PP statements.

"Just wanted to let you know, I was not looking forward to filling out the form. But the instructional video and the information on your website made the process a lot easier than I thought it would be. Thank you!"

Barr Resort - Kika Barr



**Our assessors go above and beyond** just valuing property. The classification of land changed for this property owner. We helped him by working with the DOR on properly classifying his land.

"Paul at Accurate was very helpful with my land classification and working with the DOR. He was very gracious and professional through the journey."

Primrose Resident - Duane Wagner



# EDUCATION IS KEY

On average most property owners have just **40 days** from the time they first hear about a revaluation to the time their new value is locked in. Most assessors will do the bare minimum and send notices, then wait for the community to contact them with questions and concerns.

**This one-way channel of communication is not transparent** and leaves property owners scrambling to figure out what is going on. Often times this creates a rift between property owners, the municipality and the assessor.

**Our education plan puts your community first.** If you do not have a social media platform we can help you build one. Together we will create a **two-way channel of communication** through social media, board meetings, newsletters, post card mailings, custom videos, and much more!

## EXPERIENCE OUR EDUCATION PLAN:

### 1. SOCIAL MEDIA



Utilize your channels of social media to educate on the process of assessments. We mix this with a schedule of postings over the coming year to let property owners know what to expect and the status of the current market. Involving the community ensures we have two-way communication through the assessment process.

### 2. BOARD MEETINGS



Your community will inevitably have questions about the how assessments work. We will attend board meetings to educate your members, arming them with the knowledge they need to explain the assessment process with property owners.

### 3. NEWSLETTER

We will help with writing articles that address assessments, what to expect, and the schedule of social media postings to keep your community engaged. Together we will educate and inform your community. Your community should feel part of the process.

### 4. WEBSITE



Updating your website with a custom video helps explain what a revaluation is and what to expect. We can build links to property record cards and education FAQ for the annual revaluation. The community utilizes your website as a resource, we serve them best by keeping them up to date.

### 5. NOTICES



A notice of new value will be mailed to every property owner. Inserted with the notice will be an Understanding Your Assessment information sheet explaining the assessment process with QR codes, links to videos, an online appointment scheduler, and access to our customer service team.

### 6. OPEN BOOK & BOR

We offer Open Book from the time notices are sent, until 48 hours before Board of Review. This provides property owners more time than just a 2 or 3 day in person Open Book. Property owners can go online to set appointments or call our office at their convenience to talk to a live assessor. Your roll book will be posted online for 24/7 access.



# SOFTWARE

Our proprietary CAMA system is completely **CLOUD BASED**.

There are no costs to use our software and update your current digital data. Prolorem data is easy to find and understand. All property record cards are updated with **images and detailed information** about each parcel. They are available on our website **FREE** to you and your community **24/7**.



Our assessors are **100% digital in the field**. Changes can be made at the property, eliminating errors from re-entering data. There is no need to take hand written notes back to the office to update and value on a property. Our CAMA is the only software that updates property record cards in real time.

Our on staff IT integrates multiple platforms like GIS, Apex Sketching Tool, iWorQ, etc to streamline our process. Because **our software is proprietary** we have the ability to add or remove features you request at no additional cost.

## PROLOREM

## A REVOLUTION IN ASSESSING SOFTWARE

**SOFTWARE COST: \$0.00**

**LICENSING/MAINTENANCE: \$0.00**

**SOFTWARE:**

**INTEGRATION ABILITY: YES, \$0.00**

**CONVERSION ABILITY: YES, \$0.00**

There are never additional costs for conversions, updates, licensing, integrations, additions, etc.



# SERVICE PRICING

Our pricing is all-inclusive (see Our History page) in a not to exceed sum. The 4 year amortized price includes 3 years of maintenance and 1 market revaluation. We recommend the revaluation in 2024 should you choose this option.

## 1 REVALUATION & MAINTENANCE RFP Requested Option

	2022	2023	2024	2025	Total
<b>Software</b>	Included	Included	Included	Included	Included
<b>Community Education</b>	Included	Included	Included	Included	Included
<b>Assessor Services</b>	Maintenance	Maintenance	Market Revaluation	Maintenance	<b>Blend</b>
<b>Annual Service Price</b>	\$30,900	\$30,900	\$70,900	\$30,900	<b>\$163,600</b>
<b>4 Year Amortized</b>	<b>\$40,900</b>	<b>\$40,900</b>	<b>\$40,900</b>	<b>\$40,900</b>	<b>\$163,600</b>

The last revaluation in Harrison took place during the 2018-2019 assessment year. Since then your ratio has dropped about 5% a year. The market has shown large increases in values and will most likely drop your ratios out of compliance starting in 2022. We will update you on your current ratios every year and if you need to move the revaluation we will be flexible and work together, listen to your requests and do what is right for your community.

We will provide any requested reports, help with developing TID booklets, and work with your team to develop a regular meeting to make sure we are meeting your needs.

### **Maintenance:**

We will inspect all permits, new construction and any demolitions. Every sale will be entered and reviewed. If there are changes to condition or missing information we will update the data to reflect. Any request for inspection from your community will also be visited during a maintenance year.

### **Market Revaluation:**

During a market revaluation we will complete all of our inspections, check permits, and review sales just as in a maintenance year. We will then break down each property by neighborhood, style, age, location etc. Each will be evaluated and re-assessed to its new fair market value. A notice of new value will be mailed to the property owners. It is important that we start our education by the fall of the previous year, 2023, to ensure everyone knows about the revaluation before it happens. Please see (Education Is Key page) in this proposal for our plan.

If you have any questions on the services we provide or would like additional options, please contact Chris Plamann: 920-841-0711 [chrisp@accurateassessor.com](mailto:chrisp@accurateassessor.com)



# REFERENCES



## DE PERE

Accurate Appraisal has served as the statutory assessor for the City of De Pere since 2005. In 2018, the City decided to adopt their annual Full Value Maintenance program. This transition has been beneficial to the City, because market trends over the past few years would have otherwise forced another city-wide revaluation. It also makes budget planning easier by supplying consistent information year-to-year. Our account manager at Accurate is extremely knowledgeable, and has always been responsive to our questions and needs. Accurate's proactive public relations campaign, which provides social media posts and additional website content, has been very helpful in communicating with and educating our citizens.



**Carey Danen**  
CLERK/TREASURER

[www.deperewi.gov](http://www.deperewi.gov)  
cdanen@mail.de-pere.org  
(920) 339-4072 ext 1355



Accurate Appraisal has professionally served as the Assessor for the Village of Fox Crossing since 2015. Over the past several years, Accurate Appraisal expertly conducted a full revaluation of the Village in 2017, and has maintained the Village at full value since 2019. A full value contract with Accurate Appraisal has provided a tremendous benefit to Fox Crossing. With the large increase in property values over the past few years, having the Village's assessed value grow incrementally over the past several years rather than a large increase in value in one year, is much easier to explain to Village residents. Accurate Appraisal has been a great partner with Fox Crossing in managing the difficult task of assessing.



**Jeffrey S. Sturgell**  
Village Manager

[www.foxcommunity.com](http://www.foxcommunity.com)  
JSturgell@foxcrossingwi.gov  
(920) 720-7101



## CITY OF NEW RICHMOND THE CITY BEAUTIFUL

It is with enthusiasm that I recommend Accurate Appraisal, LLC. We could not have asked for a better partner to go through a full revaluation with this year. Their depth of experience allows them to handle even the most complicated of situations and their professionalism is obvious to our team, but more importantly to our residents. A revaluation is a big deal to a community, but doesn't have to be strain on City Staff - Accurate will get you through every step.



**Michelle Scanlon**  
CLERK

[www.newrichmondwi.gov](http://www.newrichmondwi.gov)  
mscanlon@newrichmondwi.gov  
(715) 246-4268



## FULTON

Accurate has been our assessor since 2005. We have had various types of contracts with them including full revaluation, market revaluation, maintenance, and our current contract of full value maintenance. When field assessors are in our community doing inspections they always stop in to communicate with personnel prior to beginning the fieldwork, and ask questions about permits and other review if necessary. I have not had any bad experiences with employees of Accurate and I would recommend hiring them!



**Connie Zimmerman**  
CLERK/TREASURER

[fultonclerk@townoffulton.com](mailto:fultonclerk@townoffulton.com)



Working with Accurate Assessors for the re-assessment of the Village of West Baraboo has been an excellent experience. Chris Plamann has gone above and beyond, making sure that the resident of the community have adequate knowledge of what they are doing and why it is happening. While I know that there will be many people concerned about their newly assessed values, I have no doubt that when I refer them to Accurate for answers, they will get them. He has made every effort to tailor the unique PR/marketing needs to our specific community and his suggestions have been thoughtful and productive. As a municipal Clerk/Treasurer, I always want to be able to provide the answers to everyone's questions myself, but being able to confidently pass that burden is a huge relief.



**Owen Mergen**  
Clerk/Treasurer

[www.villageofwestbaraboo.com](http://www.villageofwestbaraboo.com)  
O.Mergen@villageofwestbaraboo.us  
(608) 356-2516



## GREENVILLE

We have worked with Accurate over the last three years, who performed a total revaluation of our municipality. Their leadership in the industry is one of the reasons why we chose Accurate as our Assessor. Their friendly, reliable service is why we continue to utilize Accurate. Timely, professional response has been appreciated and we trust them to serve our residents with dependable service and fair assessments.



**Wendy Helgeson**  
CLERK

[www.townofgreenville.com](http://www.townofgreenville.com)  
whelgeson@greenvillevi.gov  
(920) 757-5151 ext 1100



# SUMMARY

Thanks again for taking the time to look over our proposal. To make sure we clearly demonstrate and understand the work to be performed, we reviewed our previous years of assessment data and your ratios. We also gathered information from the DOR website, and from our research we have a good understanding of what services will best serve your community. We look forward to **working with you to provide all the services you require.**

**Changes in assessed values can cause a rift between the property owners, the municipality, and the assessor.** Building a successful education plan is important to connect with the people in your community. Our educational content will build a strong relationship with your property owners. We offer custom videos, FAQ sheets, mailings, emails, newsletters, and much more! All of it at no additional cost to you.

We have listened to feedback and made changes to help us provide the best customer service in the assessing industry. Our **3 live assessor certified customer service representatives** quickly answer questions and, if needed, make adjustments to their property. Our website offers a 24/7 online appointment calendar for open books and hosts a live chat feature.

Through innovation and technology we offer the most accessible CAMA system in the assessment world. All of our data is saved digitally online so you and your community can find their data super easy. **The best part is, it's FREE to both you and the community.**

Our **Core Values** express who we are as a company. **We Are Family** - doesn't just mean our employees are family. We embrace you and your community as our family. We also believe in sharing our assessment process with everyone. Trust is important to us! **Transparency** between the property owners, the Village of Harrison and the assessor is paramount in building a successful assessment program.





**RESOLUTION V2021-19**  
VILLAGE OF HARRISON  
Calumet and Outagamie Counties

**RESOLUTION ADOPTING THE 2022 ANNUAL BUDGET AND ESTABLISHING THE  
PROPERTY TAX LEVY FOR THE VILLAGE OF HARRISON**

**WHEREAS**, the Village Board of the Village of Harrison, Calumet and Outagamie Counties, Wisconsin has reviewed the proposed revenues from all sources and the proposed expenditures for all governmental operations as prepared in the 2022 Annual Village Budget; and

**WHEREAS**, a Public Hearing on the Annual Budget was held on November 16, 2021, after due and proper notice of said Hearing having been given in accordance with the provisions of Section 65.90, Wis. Stats.; and

**WHEREAS**, it is necessary to levy a general property tax levy in the amount of \$2,906,793.00 and debt service levy in the amount of \$860,030.00 for a total tax levy of \$3,766,823.00;

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Harrison, Calumet and Outagamie Counties, Wisconsin, as follows:

1. That the 2022 Annual Village Budget, a summary of which is attached hereto and made a part hereof, shall be and is hereby approved.
2. That there is being levied a tax of \$3,766,823.00 on all taxable property within the Village of Harrison for uses and purposes set forth in the 2022 Annual Village Budget.
3. That the Village Clerk/Treasurer is hereby authorized and directed to apply the approved tax levy on the current tax roll of the Village of Harrison.

Adopted by the Village Board of the Village of Harrison, Calumet and Outagamie Counties, Wisconsin, this 30th day of November 2021.

VILLAGE OF HARRISON

By: \_\_\_\_\_  
Kevin M. Hietpas, Village President

Attest: \_\_\_\_\_  
Vicki L. Tessen, Village Clerk

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**VILLAGE BOARD MEETING**

**From:**

Mark J. Mommaerts, AICP, Planner

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**VILLAGE OF HARRISON**

**Meeting Date:**

November 30, 2021

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**Title:**

Certified Survey Map - Moder

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**Issue:**

Should the Village Board approve a 1-lot combination Certified Survey Map?

---

**Background and Additional Information:**

The applicant is proposing a 1-lot Certified Survey Map (CSM). The purpose of the CSM is to combine two parcels (Parcel Nos. 41322 & 41324) into one in order to eliminate the property line through the property. The property is currently zoned Rural Residential [RR] and Shoreland Overlay [SHO]. The applicant wishes to construct an accessory building on the north side of the house (Parcel 41322), but the zoning ordinance requires a principal building on the lot prior to an accessory building. Since the house is located on Parcel 41324, an accessory building is not permitted on Parcel 41322. This lot combination will remove the parcel line in the middle of the property and will allow the construction of the accessory building, provided all other zoning requirements are met.

The Plan Commission reviewed this time at their meeting on November 23<sup>rd</sup>.

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**Recommended Action:**

The Plan Commission recommends approval of the Certified Survey Map request as submitted. (option #1)

**Action Options:**

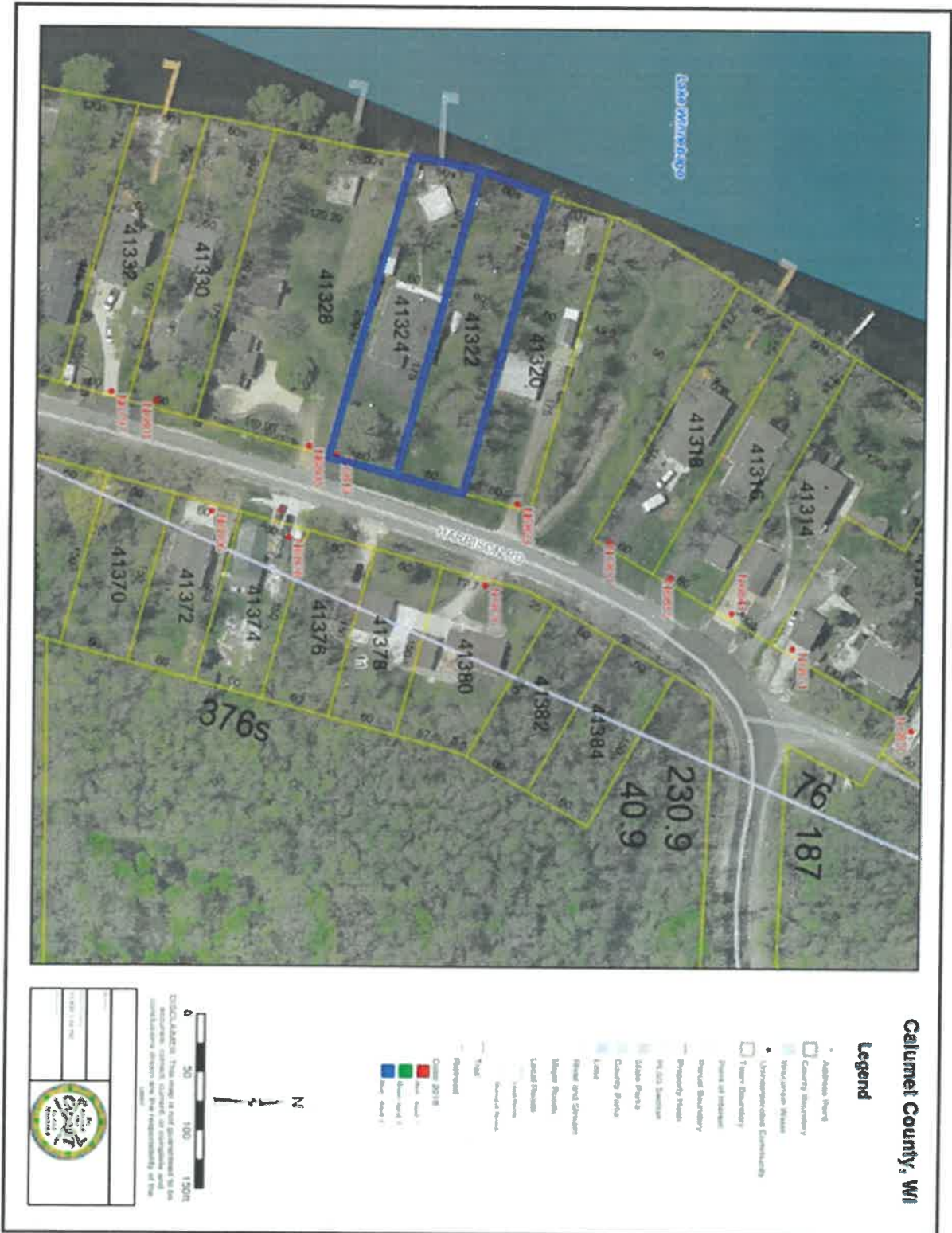
1. Approve Certified Survey Map.
2. Approve Certified Survey Map with changed.
3. Postpone action (December 20<sup>th</sup> decision deadline, unless extended in writing).
4. Do not approve.

---

**Attachments:**

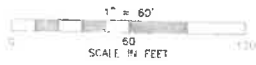
- Aerial Map
- CSM

# Aerial Map

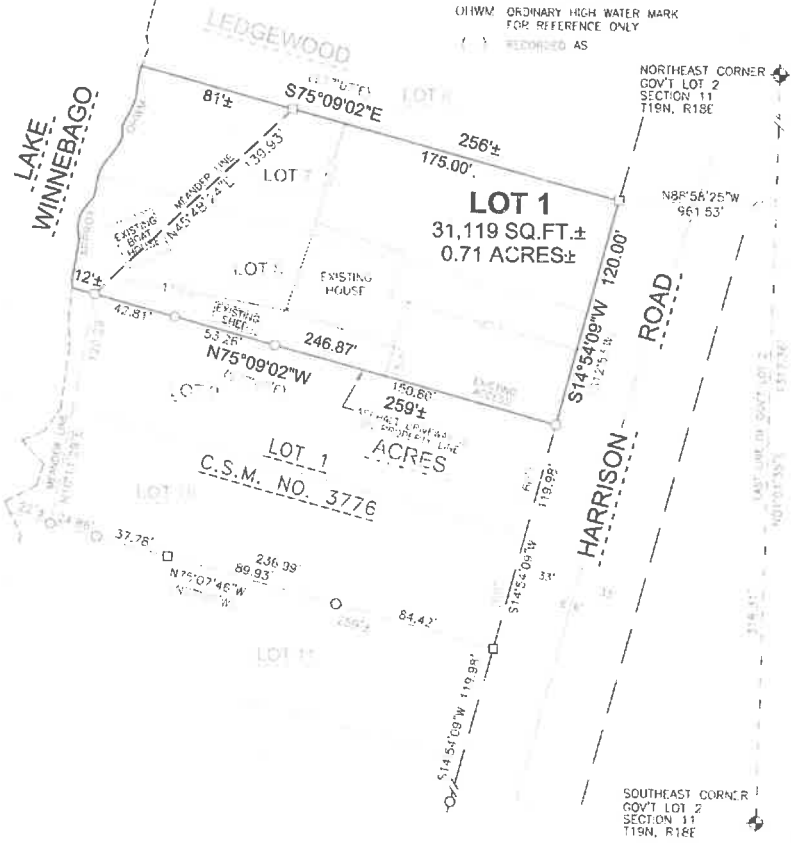


CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 ALL OF LOTS 7 AND 8 OF LEDGEWOOD ACRES;  
 BEING PART OF GOVERNMENT LOT 2, SECTION 11,  
 TOWNSHIP 19 NORTH, RANGE 18 EAST,  
 VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM (NAD83) WHICH HAS THE EAST LINE OF GOVERNMENT LOT 2 OF SECTION 11, BEARING N 01°01'35" E



- LEGEND**
- 1" O.D. ROUND IRON PIPE SET 18" LONG, WEIGHING 1.12 LBS. PER LINEAL FOOT
  - 2" O.D. IRON PIPE FOUND
  - 3/4" O.D. REBAR FOUND
  - ⊕ GOVERNMENT CORNER
  - UHW ORDINARY HIGH WATER MARK FOR REFERENCE ONLY
  - ( ) RECORDED AS



**NOTE:**  
 ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF THE LAKE WINNEBAGO, IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

**Martenson & Eisele, Inc.**  
 1377 Midway Road  
 Menasha, WI 54952  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0381 1.800.236.0381

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

SURVEY FOR:  
 JOHN MODER  
 N6813 HARRISON ROAD  
 HILBERI, WI 54129

PROJECT NO. 11-1557-001  
 FILE 11-1552-001cm.dwg SHEET 1 OF 5  
 THIS INSTRUMENT WAS DRAFTED BY: A Sedlar

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
ALL OF LOTS 7 AND 8 OF LEDGEWOOD ACRES; BEING PART OF  
GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 19 NORTH, RANGE 18 EAST,  
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, GARY A. ZAHNRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND COMBINED AT THE DIRECTION OF JOHN MODER, ALL OF LOTS 7 AND 8 OF LEDGEWOOD ACRES; BEING PART OF GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 11; THENCE NORTH 01 DEGREES 01 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 318.31 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 25 SECONDS WEST, 961.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 54 MINUTES 09 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF HARRISON ROAD, A DISTANCE OF 120.00 FEET; THENCE NORTH 75 DEGREES 09 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 8 OF LEDGEWOOD ACRES, A DISTANCE OF 246.87 FEET, TO A MEANDER CORNER, SAID CORNER BEING SOUTH 75 DEGREES 09 MINUTES 02 SECONDS EAST, 12 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO; THENCE NORTH 45 DEGREES 48 MINUTES 24 SECONDS EAST, ALONG A MEANDER LINE, A DISTANCE OF 139.93 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 75 DEGREES 09 MINUTES 02 SECONDS EAST, 81 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO; THENCE SOUTH 75 DEGREES 09 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF LOT 7 OF LEDGEWOOD ACRES, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING, INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO. CONTAINING 31,119 SQUARE FEET MORE OR LESS [0.71 ACRES±]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE VILLAGE OF HARRISON SUBDIVISION ORDINANCE IN SURVEYING, COMBINING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF.

GIVEN UNDER MY HAND THIS 16TH DAY OF OCTOBER, 2021.

GARY A. ZAHNRINGER, PROFESSIONAL LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNER OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBERS:
JOHN L. MODER	J.1144 1.34 AND DOCUMENT NO. 427133	41322 AND 41324

**CERTIFICATE OF THE VILLAGE OF HARRISON:**

BE IT RESOLVED THAT THIS CERTIFIED SURVEY MAP, IN THE VILLAGE OF HARRISON HAS BEEN APPROVED AND ACCEPTED AS SURVEYED, MAPPED AND COMBINED BY THE OWNERS SHOWN HEREON,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VILLAGE PRESIDENT \_\_\_\_\_

VILLAGE CLERK \_\_\_\_\_

**TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

VILLAGE TREASURER \_\_\_\_\_

DATE \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOTS 7 AND 8 OF LEDGEWOOD ACRES; BEING PART OF  
GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 19 NORTH, RANGE 18 EAST,  
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

**OWNERS CERTIFICATE:**

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, COMBINED AND MAPPED AS SHOWN AND REPRESENTED ON THIS MAP.

I ALSO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP 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 \_\_\_\_\_, 2021

\_\_\_\_\_  
JOHN L. MODER

STATE OF WISCONSIN )  
\_\_\_\_\_) SS  
COUNTY )

PERSONALLY CAME BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION (IS PERMANENT)  
(EXPIRES: \_\_\_\_\_)

---

**VILLAGE BOARD MEETING**

---

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

November 30, 2021

---

**Title:**

Certified Survey Map - Novella

---

**Issue:**

Should the Village Board approve a 2-lot Certified Survey Map?

---

**Background and Additional Information:**

The applicant is proposing a 2-lot Certified Survey Map (CSM). The purpose of the CSM is to create building sites for each phase of the Novella residential development. The property is currently zoned Multiple-Family Residential (RM). The CSM includes an ingress/egress easement for Lot 1 & Lot 2 to share access to Lake Park Road.

The Plan Commission reviewed this item at their meeting on November 23<sup>rd</sup>.

---

**Recommended Action:**

The Plan Commission recommends approval of the Certified Survey Map request as submitted (option #1).

**Action Options:**

1. Approve Certified Survey Map.
2. Approve Certified Survey Map with amendments.
3. Postpone action (January 1<sup>st</sup> decision deadline, unless extended in writing).
4. Do not approve.

---

**Attachments:**

- Aerial Map
- CSM

# Calumet County Parcel



11/8/2021, 2:05:16 PM

- Calumet Roads Cartographic
  - Federal Highways
  - State Highways
  - County Highways
  - Local Roads
  - City Streets
- Parcels
  - Publishing DBO.Municipal Boundary
  - Publishing DBO.Unincorporated Community



City of Appleton, County of Calumet, Eau Canada, Eau, HERE, Garmin

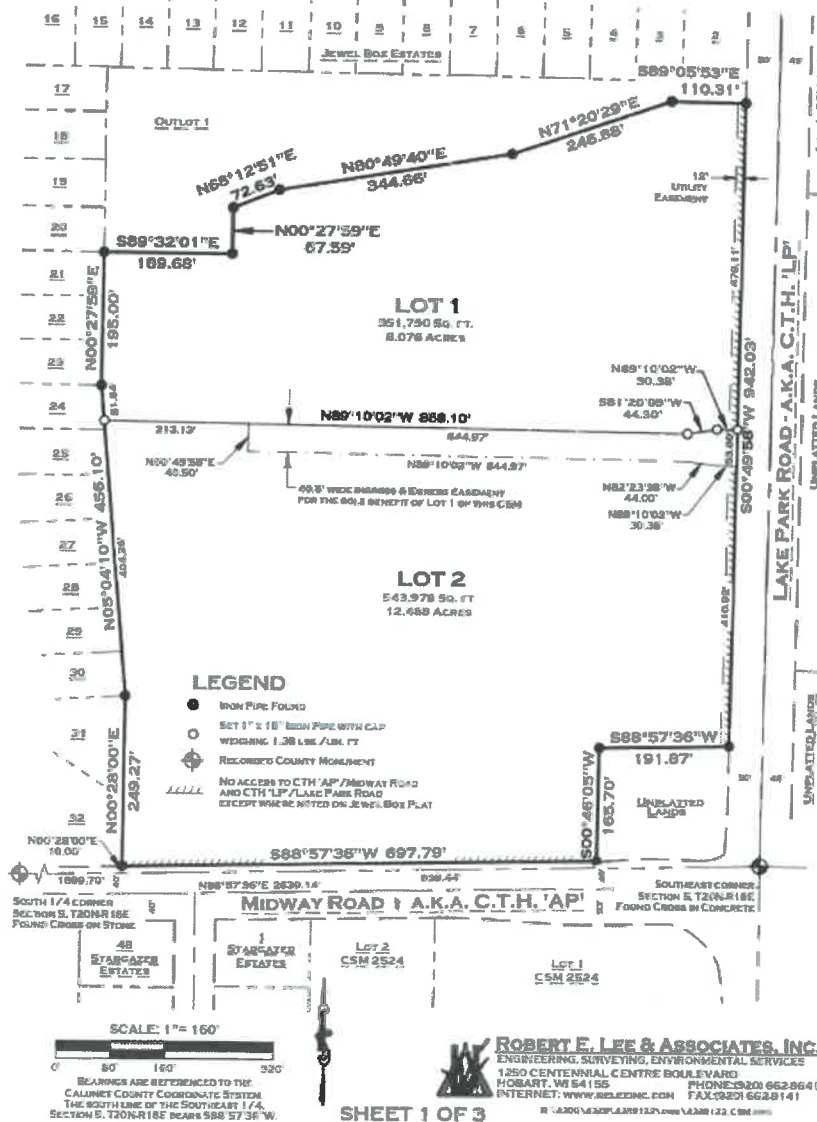
City of Appleton, County of Calumet, Eau Canada, Eau, HERE, Garmin, INCREMENT P, Wainmap, USGS, MET/NASA, EPA, LEGA | Calumet County Land Information Office |

Aerial Map



# CERTIFIED SURVEY MAP

ALL OF LOT 1, JEWEL BOX ESTATES, VOLUME D, PLATS, PAGE 147, DOCUMENT NUMBER 564346, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALLUMET COUNTY, WISCONSIN



## CERTIFIED SURVEY MAP

ALL OF LOT 1, JEWEL BOX ESTATES, VOLUME D, PLATS, PAGE 147, DOCUMENT NUMBER 564348, BEING  
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 20 NORTH, RANGE 18 EAST,  
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE:

I, TROY E. HEWITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1, JEWEL BOX ESTATES, VOLUME D, PLATS, PAGE 147, DOCUMENT NUMBER 564348, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 695,768 SQUARE FEET OR 20.564 ACRES OF LAND MORE OR LESS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 235.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TROY E. HEWITT                      PLS 22831  
ROBERT E. LEE & ASSOCIATES, INC.



**ROBERT E. LEE & ASSOCIATES, INC.**

ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
1800 CRYSTALLA, CENTER CIRCLE, VANDERBILT  
MUSKOGEE, AL 36455                      PHONE: (205) 665-0121  
INTERNET: WWW.RELAA.COM              FAX: (205) 665-9181

SHEET 2 OF 3

R:\2001-2020\2021\22\1000\221221\221221\_22\_C304.dwg

## CERTIFIED SURVEY MAP

ALL OF LOT 1, JEWEL BOX ESTATES, VOLUME D, PLATS, PAGE 147, DOCUMENT NUMBER 564546, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

### OWNER'S CERTIFICATE:

AS OWNER, I DO HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS MAP. I ALSO DO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S-235.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF HARRISON

LEXINGTON HOMES, INC. \_\_\_\_\_ DATE  
JEFFREY T. MARLOW, PRESIDENT

STATE OF WISCONSIN  
COUNTY SS \_\_\_\_\_

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT NAME) \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### VILLAGE BOARD APPROVAL CERTIFICATE:

APPROVED BY THE VILLAGE OF HARRISON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

KEVIN NIETPAS, VILLAGE PRESIDENT \_\_\_\_\_ DATE

JENNIFER WEYENBERG, VILLAGE CLERK \_\_\_\_\_ DATE

### VILLAGE OF HARRISON TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

JENNIFER WEYENBERG \_\_\_\_\_ DATE  
VILLAGE TREASURER

### CALUMET COUNTY TREASURER'S CERTIFICATE:

AS DULY ELECTED CALUMET COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

MIKE SCHLAAK \_\_\_\_\_ DATE  
CALUMET COUNTY TREASURER



**ROBERT E. LEE & ASSOCIATES, INC.**  
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
1230 CENTENNIAL CENTER BOULEVARD  
HOBART, WISCONSIN PHONE: (920) 862-0611  
INTERNET: www.releeinc.com FAX: (920) 862-0143

SHEET 3 OF 3

© 1/2000 L&A 123\www\1230123\_CSM.dwg

---

**VILLAGE BOARD MEETING**

---

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

November 30, 2021

---

**Title:**

Ord V21-20 - Zoning Map Amendment – Luniak Meadows

---

**Issue:**

Should the Village Board approve a Zoning Map Amendment from AG to RS-1 for a new subdivision?

---

**Background and Additional Information:**

The applicant is proposing to rezone from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] a parcel for a new subdivision called Luniak Meadows. The RS-1 zoning district is the most widely used residential district. It generally allows for single-family lots to greater than 12,000 square feet in area and 80-feet in width. The district also allows for 25-foot front yards, 25-foot rear yards, and 7.5-foot side yard setbacks.

The area is identified as Single Family Residential (transitional) in the Comprehensive Plan. The transitional area is intended to limit the amount of non-sewered development in order to preserve the area for planned growth utilizing public sewer & water. The proposed subdivision will be developed with public sewer & water, thus it meets the goals and objectives of the transitional area.

---

**Recommended Action:**

The Plan Commission recommends approval of the Zoning Map Amendment request to rezone the property described in the public hearing notice from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] as submitted. (option #1)

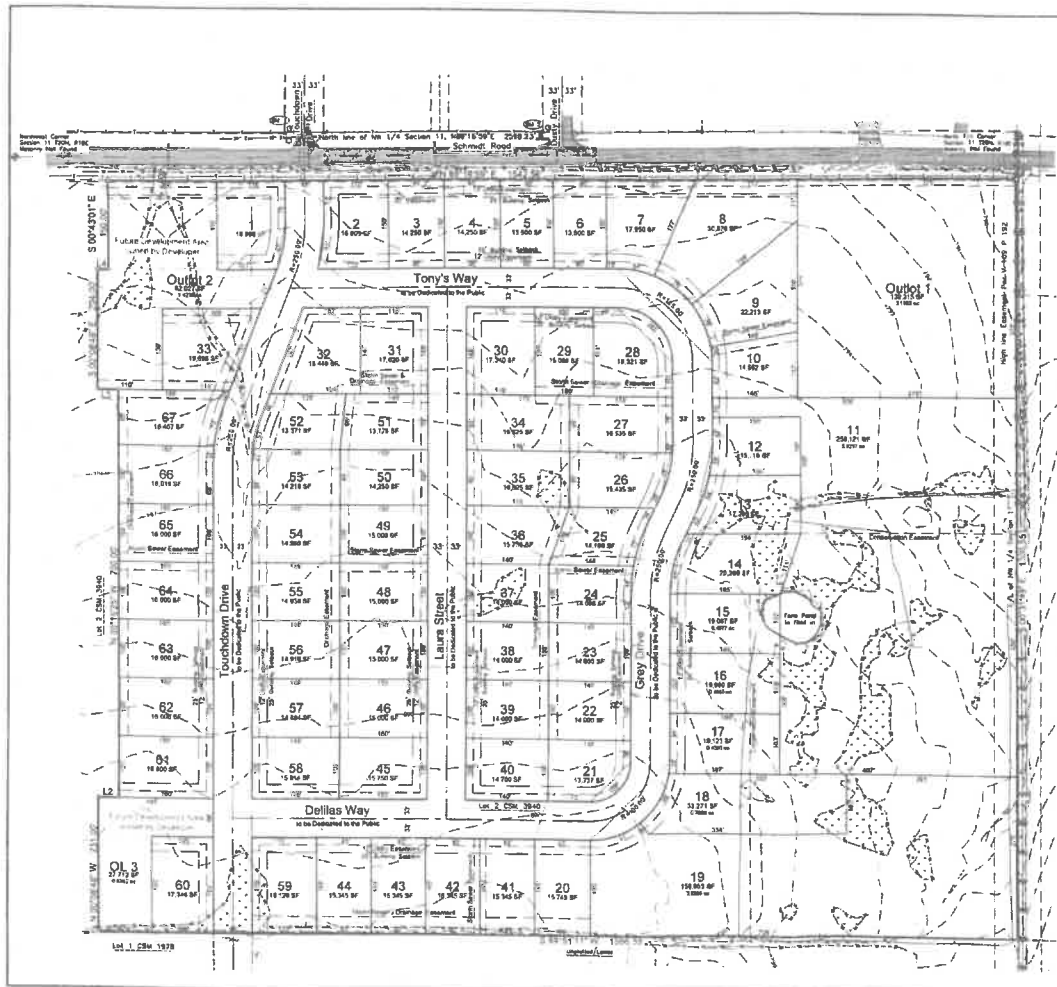
**Action Options:**

1. Approve Ord V21-20 Zoning Map Amendment (Luniak Meadows) rezoning lands from AG to RS-1.
2. Postpone action. (*action must be taken prior to December 23<sup>rd</sup>*)
3. Do not approve.

---

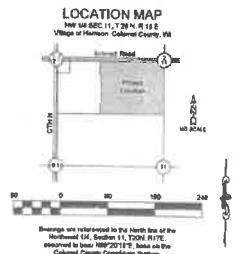
**Attachments:**

- Aerial Map
- Zoning Map
- Preliminary Plat
- Ord V21-20



## Preliminary Plat of Luniak Meadows

Lot 2 of Certified Survey Map 3940, being part of the Northwest 1/4 of the Northwest 1/4 and part of Northeast 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin



**SUPPLEMENTARY DATA**  
 Total Area = 1,912,217 SF = 43.7532 acres  
 RWY Area = 318,234 SF = 7.2583 acres  
 Net Area = 1,593,983 SF = 36.4949 acres  
 Number of Lots = 61 Lots - 1 Cluster  
 Average lot area = 26,182 SF  
 Typical lot dimensions = 120' x 50'  
 Largest lot of acreage = 4.4481 AC  
 Existing zoning = A-2  
 Proposed zoning = R-1A  
 Agency Authority  
 Village of Harrison  
 Planning Authority  
 Department of Administration  
 Calumet County  
**NOTES**  
 1. Utility and Drainage Easements will be shown on Final Plat.

**TOWNSHIP (PLAT NO)**  
 BSM 1 HSB P21-7779  
 Block Dist - P-Corridor  
 E/W 701-73  
 BSM 1 C-16 Hybrid - Top, Bot  
 NE Corner of Section 11 East and Touchdown Drive  
 East  
 702-81  
 BSM 2 C-16 Hybrid - Top, Bot  
 NE Corner of Section 11 East and Touchdown Drive  
 East  
 704-79

### LEGEND

- |  |                           |  |                           |  |                           |
|--|---------------------------|--|---------------------------|--|---------------------------|
|  | Overhead Traffic Lines    |  | Utility Pole              |  | Utility Pole              |
|  | Electric Line             |  | Sewer Line                |  | Gas Line                  |
|  | Water Line                |  | Storm Sewer Line          |  | Easement                  |
|  | Property Boundary         |  | Right-of-Way Boundary     |  | Survey Boundary           |
|  | Section 34-1 Town Corner  |  | Section 18-1 Town Corner  |  | Section 36-1 Town Corner  |
|  | Section 12-1 Town Corner  |  | Section 24-1 Town Corner  |  | Section 30-1 Town Corner  |
|  | Section 6-1 Town Corner   |  | Section 12-1 Town Corner  |  | Section 18-1 Town Corner  |
|  | Section 24-1 Town Corner  |  | Section 30-1 Town Corner  |  | Section 36-1 Town Corner  |
|  | Section 42-1 Town Corner  |  | Section 48-1 Town Corner  |  | Section 54-1 Town Corner  |
|  | Section 60-1 Town Corner  |  | Section 66-1 Town Corner  |  | Section 72-1 Town Corner  |
|  | Section 78-1 Town Corner  |  | Section 84-1 Town Corner  |  | Section 90-1 Town Corner  |
|  | Section 96-1 Town Corner  |  | Section 102-1 Town Corner |  | Section 108-1 Town Corner |
|  | Section 114-1 Town Corner |  | Section 120-1 Town Corner |  | Section 126-1 Town Corner |
|  | Section 132-1 Town Corner |  | Section 138-1 Town Corner |  | Section 144-1 Town Corner |
|  | Section 150-1 Town Corner |  | Section 156-1 Town Corner |  | Section 162-1 Town Corner |
|  | Section 168-1 Town Corner |  | Section 174-1 Town Corner |  | Section 180-1 Town Corner |
|  | Section 186-1 Town Corner |  | Section 192-1 Town Corner |  | Section 198-1 Town Corner |
|  | Section 204-1 Town Corner |  | Section 210-1 Town Corner |  | Section 216-1 Town Corner |
|  | Section 222-1 Town Corner |  | Section 228-1 Town Corner |  | Section 234-1 Town Corner |
|  | Section 240-1 Town Corner |  | Section 246-1 Town Corner |  | Section 252-1 Town Corner |
|  | Section 258-1 Town Corner |  | Section 264-1 Town Corner |  | Section 270-1 Town Corner |
|  | Section 276-1 Town Corner |  | Section 282-1 Town Corner |  | Section 288-1 Town Corner |
|  | Section 294-1 Town Corner |  | Section 300-1 Town Corner |  | Section 306-1 Town Corner |
|  | Section 312-1 Town Corner |  | Section 318-1 Town Corner |  | Section 324-1 Town Corner |
|  | Section 330-1 Town Corner |  | Section 336-1 Town Corner |  | Section 342-1 Town Corner |
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|  | Section 366-1 Town Corner |  | Section 372-1 Town Corner |  | Section 378-1 Town Corner |
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|  | Section 402-1 Town Corner |  | Section 408-1 Town Corner |  | Section 414-1 Town Corner |
|  | Section 420-1 Town Corner |  | Section 426-1 Town Corner |  | Section 432-1 Town Corner |
|  | Section 438-1 Town Corner |  | Section 444-1 Town Corner |  | Section 450-1 Town Corner |
|  | Section 456-1 Town Corner |  | Section 462-1 Town Corner |  | Section 468-1 Town Corner |
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|  | Section 546-1 Town Corner |  | Section 552-1 Town Corner |  | Section 558-1 Town Corner |
|  | Section 564-1 Town Corner |  | Section 570-1 Town Corner |  | Section 576-1 Town Corner |
|  | Section 582-1 Town Corner |  | Section 588-1 Town Corner |  | Section 594-1 Town Corner |
|  | Section 600-1 Town Corner |  | Section 606-1 Town Corner |  | Section 612-1 Town Corner |

**RECEIVED**  
 NOV 6 2021  
 HARRISON PLANNING

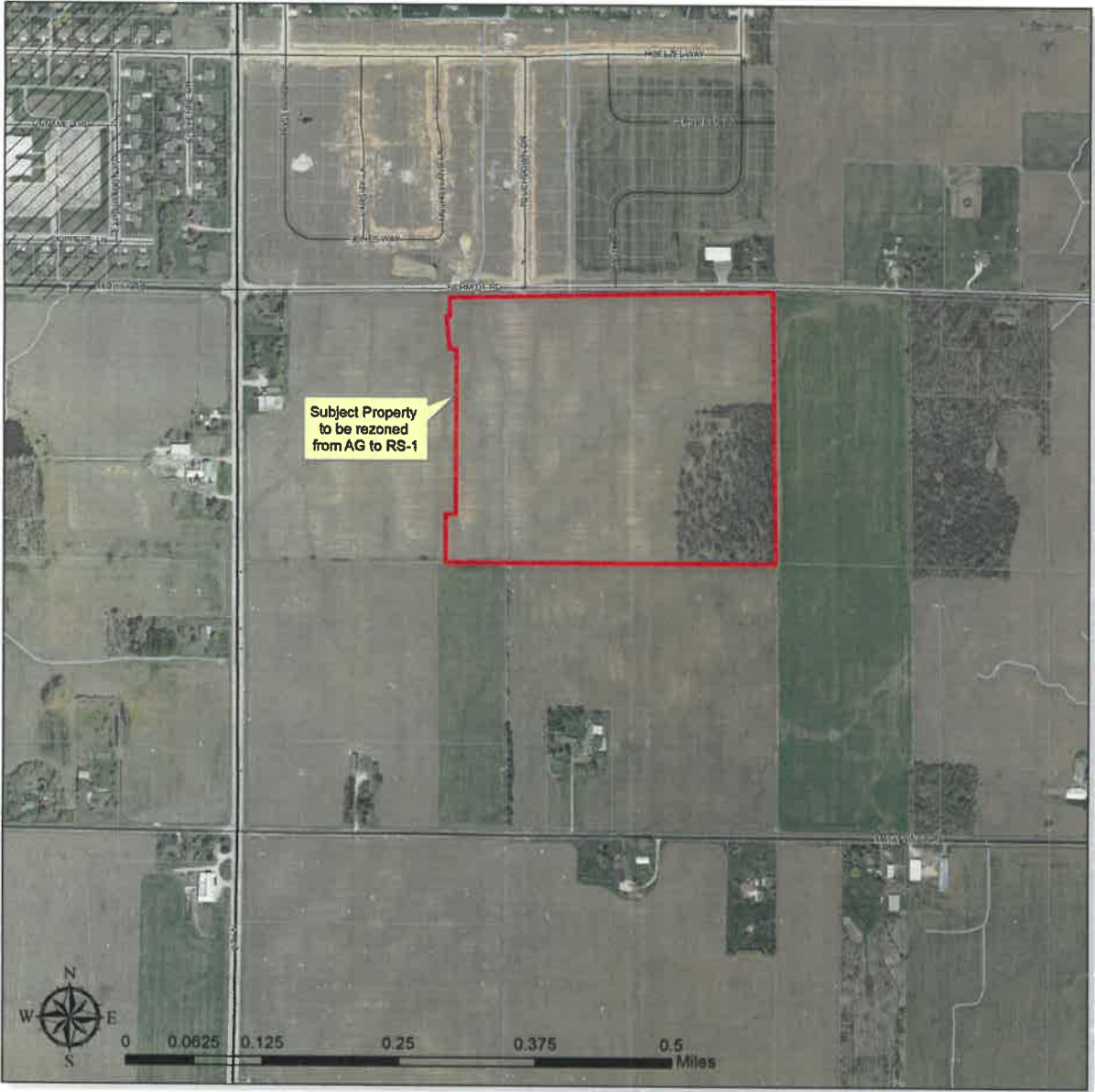
**LINE TABLE**

LINE NO.	FROM	TO	LENGTH
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2	15.000	15.000	0.000
3	15.000	15.000	0.000
4	15.000	15.000	0.000
5	15.000	15.000	0.000
6	15.000	15.000	0.000
7	15.000	15.000	0.000
8	15.000	15.000	0.000
9	15.000	15.000	0.000
10	15.000	15.000	0.000
11	15.000	15.000	0.000
12	15.000	15.000	0.000
13	15.000	15.000	0.000
14	15.000	15.000	0.000
15	15.000	15.000	0.000
16	15.000	15.000	0.000
17	15.000	15.000	0.000
18	15.000	15.000	0.000
19	15.000	15.000	0.000
20	15.000	15.000	0.000
21	15.000	15.000	0.000
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31	15.000	15.000	0.000
32	15.000	15.000	0.000
33	15.000	15.000	0.000
34	15.000	15.000	0.000
35	15.000	15.000	0.000
36	15.000	15.000	0.000
37	15.000	15.000	0.000
38	15.000	15.000	0.000
39	15.000	15.000	0.000
40	15.000	15.000	0.000
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43	15.000	15.000	0.000
44	15.000	15.000	0.000
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60	15.000	15.000	0.000
61	15.000	15.000	0.000

**SURVEYOR CERTIFICATE**  
 I, Jason B. Bechtel, hereby certify that the Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Village of Harrison and Calumet County.  
 Jason B. Bechtel, P.L.S. No. 52870  
 Date: \_\_\_\_\_

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1100 Wisconsin Street, Wisconsin, WI 52997  
 P 800-541-5657 F 562-5800  
 www.davel.com

Aerial Map



# Zoning Map

## Village of Harrison

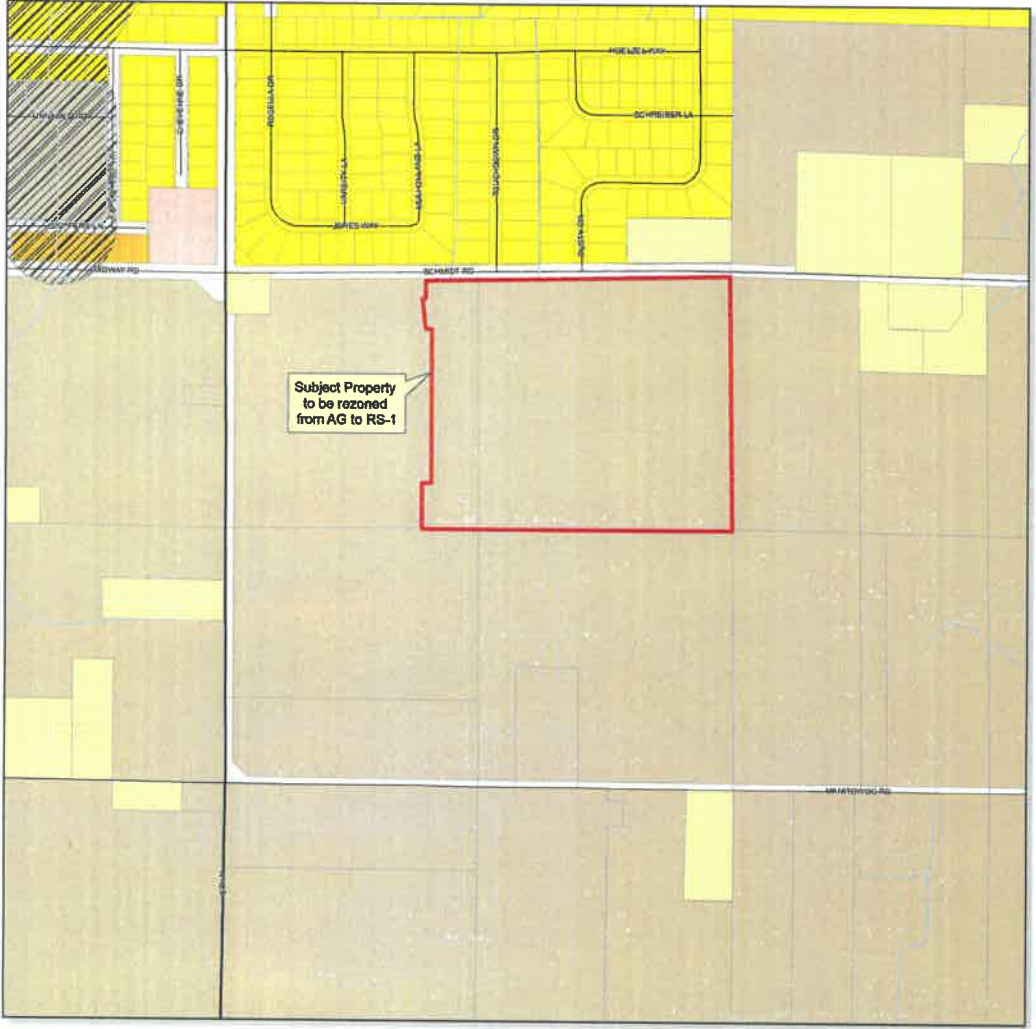
Calumet & Outagamie Counties, WI

### Legend

- | Zoning Districts                               | RoadCenterline   |
|--|------------------|
| AG   General Agriculture                       | Local Roads      |
| RR   Rural Residential                         | County Highway   |
| RS-1   Single-Family Residential (Suburban)    | State Highway    |
| RS-2   Single-Family Residential (Traditional) | US Highway       |
| RT   Two-Family Residential                    | RailRoads        |
| RM   Multiple-Family Residential               | Streams          |
| CN   Neighborhood Commercial                   | Town of Harrison |
| COR   Office & Retail Commercial               | Parcels          |
| 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*              |                  |
- \* Please note that the SHO & SWO boundaries are subject to change based on determinations of navigable waterways.

This map was created by:  
 Village of Harrison  
 V5298 Hwy 114  
 Harrison, WI 54952  
 920-888-1062

Adopted: July 27, 2010  
 Effective: November 1, 2010  
 Current as of: August 31, 2021



**Disclaimer:**  
 This map was created using data obtained from Calumet County.

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The Town of Harrison does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. In no event shall Calumet County or the Town of Harrison become liable to users of this data for any loss arising from the use or misuse of these maps and data.

The tax parcel data is compiled from official records, including survey plats and deeds, but only contains the information required for Calumet County business. Original recorded source documents located in the county courthouses should be used for legal or survey purposes.

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**ORDINANCE V21-20**

**AN ORDINANCE AMENDING THE VILLAGE OF HARRISON  
OFFICIAL ZONING MAP. (Luniak Meadows)**

WHEREAS, a public hearing on the map amendment (rezoning) was held by the Harrison Plan Commission on November 23, 2021; and

WHEREAS, the Plan Commission found the proposed map amendment to be consistent with the Comprehensive Plan; and

WHEREAS, the Plan Commission recommended approval of the zoning map amendment.

THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Harrison, Calumet and Outagamie Counties, Wisconsin, that Article IV of the Village of Harrison Zoning Ordinance pertaining to zoning districts, and the map therein described, is hereby amended by rezoning the below described properties from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1]:

All of Lot 2, Certified Survey Map 3940, Recorded as Document Number 564107, being located in part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County.

EFFECT. This ordinance shall be in force and effect upon passage and publication as provided by law.

Adopted by the Village Board of the Village of Harrison this 30<sup>th</sup> day of November, 2021.

\_\_\_\_\_  
Kevin Hietpas, Village President

\_\_\_\_\_  
Attest: Vicki Tessen, Clerk

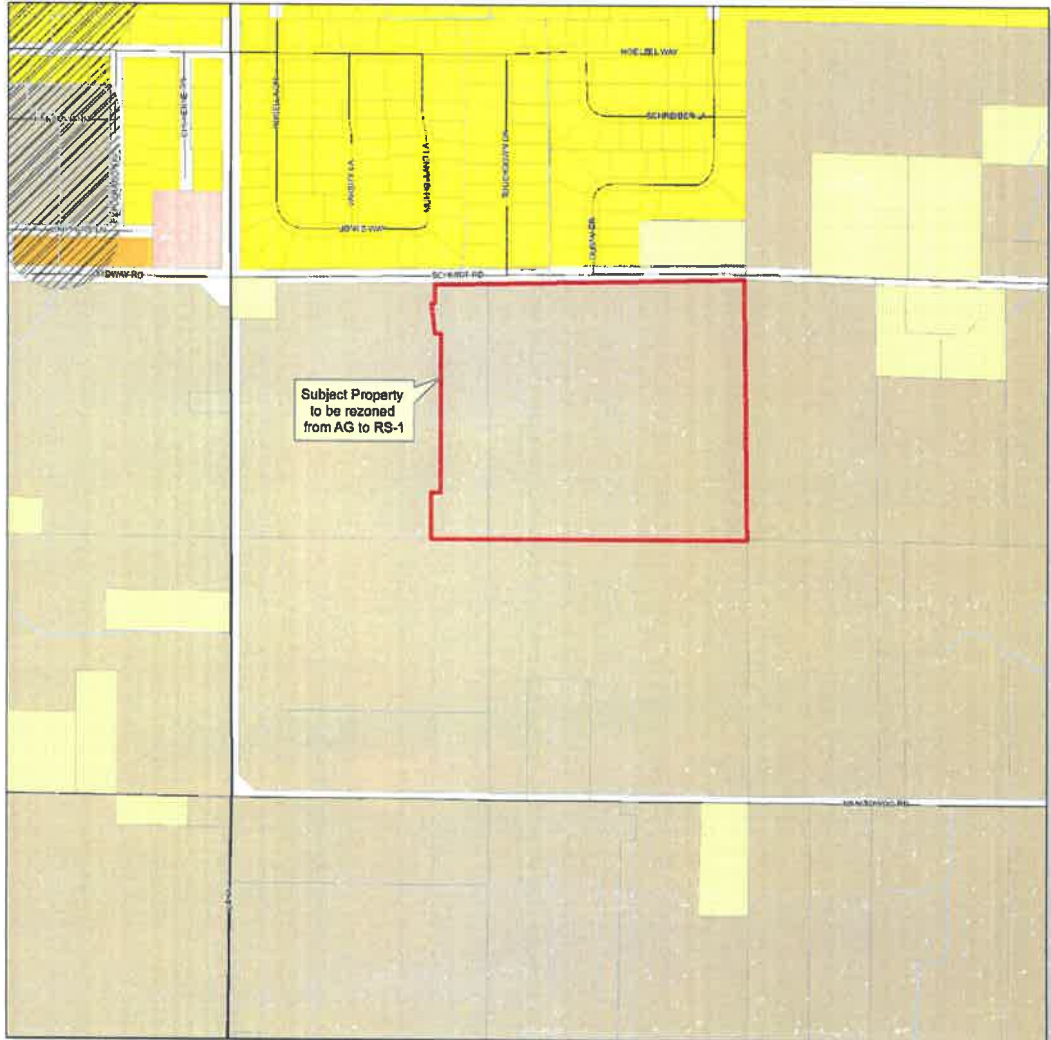


# Zoning Map

## Village of Harrison

Calumet & Outagamie Counties, WI

### Legend



- | Zoning Districts                               | Road Centerline  |
|--|------------------|
| AG   General Agriculture                       | Local Roads      |
| RR   Rural Residential                         | County Highway   |
| RS-1   Single-Family Residential (Suburban)    | State Highway    |
| RS-2   Single-Family Residential (Traditional) | US Highway       |
| RT   Two-Family Residential                    | Railroads        |
| RM   Multiple-Family Residential               | Streams          |
| CN   Neighborhood Commercial                   | Town of Harrison |
| COR   Office & Retail Commercial               | Parcels          |
| CC   Community Commercial                      |                  |
| BP   Business Park                             |                  |
| IM   Industrial & Manufacturing                |                  |
| NC   Natural & Conservancy                     |                  |
| MHO   Mobile Home Overlay                      |                  |
| PDO   Planned Development Overlay              |                  |
| *SHO   Shoreland Overlay*                      |                  |
| *SWD   Shoreland-Wetland Overlay*              |                  |

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

This map was created by:  
 Village of Harrison  
 195209 Hwy 114  
 Harrison, WI 54952  
 920-989-1062

Adopted: July 27, 2010  
 Effective: November 1, 2010  
 Current as of: August 31, 2021

**Disclaimer:**  
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 Calumet County shall remain the exclusive owner of all rights, title, and interest in all specifically copyrighted information.

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**VILLAGE BOARD MEETING**

**From:**

Mark J. Mommaerts, AICP, Planner

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**VILLAGE OF HARRISON**

**Meeting Date:**

November 30, 2021

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**Title:**

Preliminary Plat – Luniak Meadows

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**Issue:**

Should the Village Board approve the Preliminary Plat of the Luniak Meadows subdivision?

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**Background and Additional Information:**

The applicant is proposing a 67-lot and 3-outlot preliminary plat for a new subdivision called Luniak Meadows. The subdivision is located south of Schmidt Road, east of County Road N. The property is currently zoned General Agricultural [AG], but the applicant has submitted for a rezoning to Single-Family Residential (Suburban) [RS-1]. The subdivision is proposed to have roadway access to Schmidt Road via extension of Touchdown Drive from the north. All roadways are proposed to be dedicated to the public at a width of 66-feet for the right-of-way. Lots are generally 15,000 square feet in area, the corner lots are generally 17,000 square feet. A few proposed lots, along the curves and adjacent to the wooded area in the southeast part of the property, are larger. Sewer and water will be extended through the subdivision. Stormwater management will be accommodated in a stormwater pond located on Outlot 1. Outlot 2 & 3 are reserved for future development. It is anticipated that future ownership of the pond (outlot 1) will be public.

The Plan Commission reviewed this item at their meeting on November 23<sup>rd</sup>.

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**Recommended Action:**

The Plan Commission recommends approval of the Preliminary Plat for Luniak Meadows with the following conditions (option #1):

1. Wetland permits shall be obtained from the WI Dept of Natural Resources and submitted to the Village.
2. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
3. All lots shall have a storm sewer lateral provided for sump pump discharge.
4. All storm sewer easements shall be 30-feet in width.
5. All comments from the Village engineer and staff shall be included in the Plan Commission discussion and decision.
6. To provide a pedestrian trail connection from Grey Drive to the east property line, potentially along the south property line of Outlot 1. Such connection to include a minimum 30-foot wide outlot dedication to the Village.
7. To provide a fee in lieu of parkland dedication, amount to be determined as part of the development agreement.

8. Deeded access from Grey Drive to Outlot 1 shall be provided for access to the future stormwater management pond. Such access to be a minimum of 30-feet in width and can be combined with the watermain easement.
9. A note shall be added to the plat indicating access control/no access to Schmidt Road for Lots 1-8.
10. Lots 1 & 2 shall be restricted in that no driveway openings will be allowed on Touchdown Drive. Street construction for Tony's Way shall be extended to the west property line of Lot 1 west of Touchdown Drive to accommodate roadway access.
11. A sanitary sewer and/or watermain easement is required between Lots 5/6 and along the north side of Lot 1. The east/west watermain may be combined with the Outlot 1 access. Please consult with the Darboy Sanitary District for sanitary and watermain location and service.
12. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
13. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to approval of the Final Plat and prior to utility and street construction.
14. All conservation easements/environmental corridors shall be clearly identified. Provisions and regulations of the conservation easements shall be noted on the face of the plat.
15. Grading/Drainage Plan shall identify elevations of ground at the foundation.
16. Sidewalks and laterals shall be indicated on the infrastructure plans.
17. There shall be notes to be added to the face of the final plat in accordance with Section 115-12(d)(1)(f).
18. The final grading/drainage plans shall include benchmarks for all fire hydrants. Benchmarks shall refer to hydrant tag bolts.
19. Plans shall be sent to the appropriate utility entities for review (ie phone, cable, gas/electric, sewer/water).
20. All easements shall be labeled with correct ownership and shall provide all benefits needed to the easement holder, including but not limited to access, maintenance, or other authority.

**Action Options:**

1. Approve Preliminary Plat with stated conditions.
2. Approve Preliminary Plat with amended conditions.
3. Postpone action (January 1<sup>st</sup> decision deadline, unless extended in writing).
4. Do not approve.

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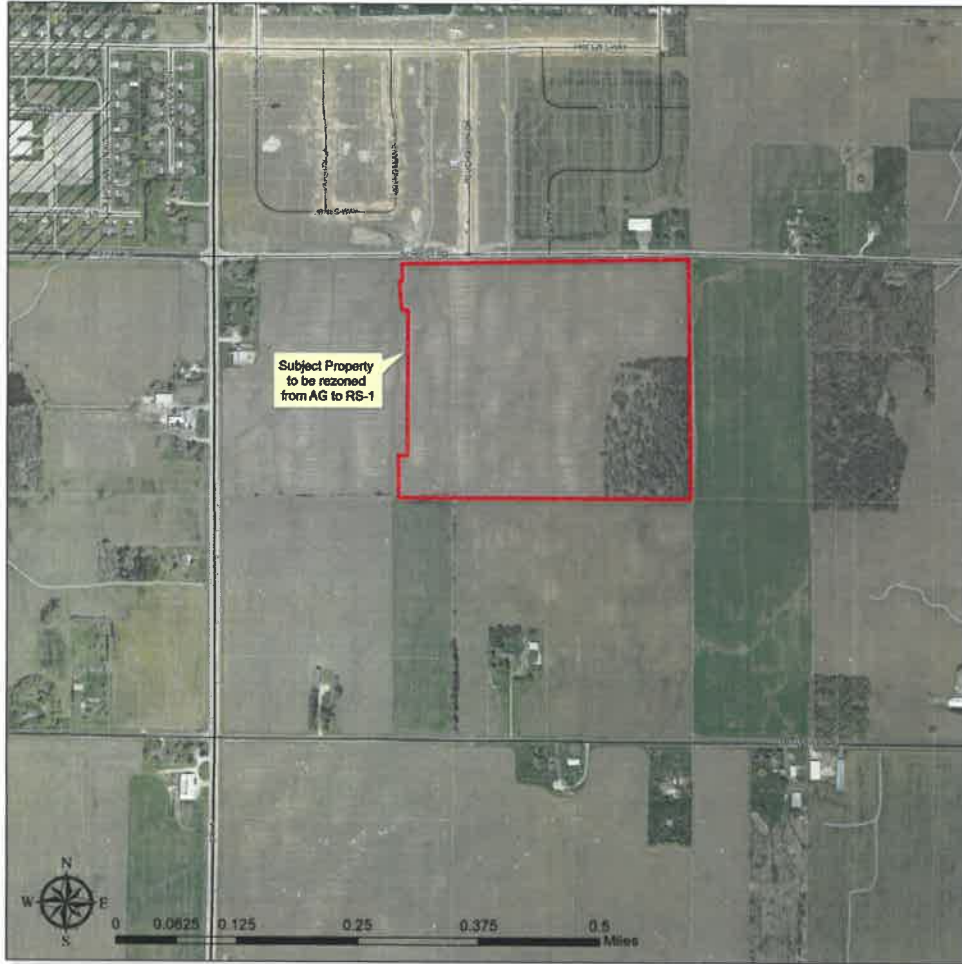
**Attachments:**

- Aerial Map
- Preliminary Plat

# Aerial Map

## Village of Harrison

Calumet & Outagamie Counties, WI



### Legend

#### RoadCenterline

- Local Roads
- County Highway
- State Highway
- US Highway
- RailRoads
- Streams
- Town of Harrison
- Parcels

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

This map was created by:  
 Village of Harrison  
 65208 Hwy 114  
 Harrison, WI 54952  
 920-959-1082

Adopted: July 27, 2010  
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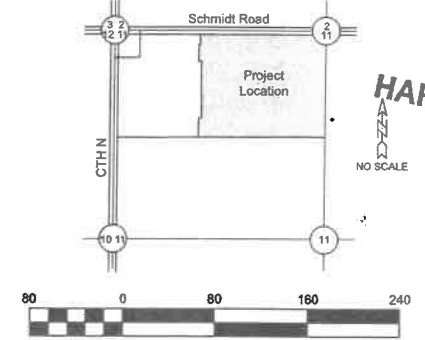
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# Preliminary Plat of Luniak Meadows

Lot 2 of Certified Survey Map 3940, being part of the Northwest 1/4 of the Northwest 1/4 and part of Northeast 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

**LOCATION MAP**  
NW 1/4 SEC 11, T 20 N, R 18 E,  
Village of Harrison, Calumet County, WI



**RECEIVED**  
NOV 24 2021  
HARRISON PLANNING

Bearings are referenced to the North line of the Northwest 1/4, Section 11, T20N, R18E, assumed to bear N89°20'18"E, base on the Calumet County Coordinate System.

**SUPPLEMENTARY DATA**  
Total Area = 1,993,611 SF 45.7670 acres  
R/W Area = 316,234 SF 7.2597 acres  
Net Area = 1,677,377 SF 38.5073 acres  
Number of Lots = 67 Lots 3 Outlot  
Average lot size = 15,000 SF  
Typical lot dimension = 100'x 150'  
Lineal foot of street = 4,480 LF  
Existing zoning = AG  
Proposed zoning = RS-1  
Approving Authorities  
Village of Harrison  
Department of Administration  
Calumet County

**NOTES**  
1. Utility and Drainage Easements will be shown on Final Plat

**BENCHMARKS (NAVD 88)**

- BM 0 NGS PID DE7729  
Brass Disk in Concrete  
Elev 791.73
- BM 1 Fire Hydrant, Tag Bolt  
NE Corner of Schmidt Road and Touchdown Drive  
Elev 783.88
- BM 2 Fire Hydrant, Tag Bolt  
NE Corner of Schmidt Road and Dusty Drive  
Elev 794.29

**LEGEND**

- OH— OH Overhead Electric Lines
- San— San Sanitary Sewer
- Sto— Sto Storm Sewer
- E— E Undergroud Electric
- G— G Undergroud Gas Line
- T— T Undergroud Telephone
- W— W Water Main
- T— T Trestline
- 800— 800 Index Contour
- 799— 799 Intermediate Contour
- W— W Delineated Wetlands
- Sanitary MH / Tank / Base
- ⊙ Clean Out / Curb Stop / Pull Box
- ⊕ Storm Manhole
- ⊖ Inlet
- ⊙ Hydrant
- ⊙ Utility Valve
- ⊙ Utility Meter
- ⊙ Utility Pole
- ⊙ Light Pole / Signal
- ⊙ Electric Pedestal
- ⊙ Electric Transformer
- ⊙ Air Conditioner
- ⊙ CATV Pedestal
- ⊙ Gas Regulator
- ⊙ Rebar Found
- ⊙ Government Corner
- ⊙ Benchmark
- ▭ Asphalt Pavement
- ▭ Concrete Pavement
- ▭ Gravel

**LINE TABLE**

Line	Bearing	Length
L1	S 00°31'49" E	40.00'
L2	S 89°51'12" W	34.80'
L3	N 89°51'11" E	35.31'
L4	N 89°18'56" E	18.76'

**SURVEYOR'S CERTIFICATE**

I, James R. Schloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Village of Harrison and Calumet County.

James R. Schloff, P.L.S. No. S-2692 Date



File: 6614Plat.dwg  
Date: 11/24/2021  
Drafted By: Jim  
Sheet: 1 of 1

1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
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