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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Trish Nau, Assistant Planner

**Meeting Date:**

August 23, 2022

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**Title:**

Comprehensive Plan Amendment – Parcel 33226 - County Highway N and Vans Road  
Zoning Map Amendment (Rezoning) - Parcel 33226 - County Highway N and Vans Road  
Certified Survey Map (CSM) – Parcel 33226 - County Highway N and Vans Road

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**Issue:**

Should the Plan Commission recommend approval of a Comprehensive Planning Amendment from Commercial to Single Family Residential (sewered) and a Zoning Map Amendment (rezoning) from Neighborhood Commercial [CN] to Single Family Residential [RS-1], and CSM for a new subdivision to the Village Board?

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**Background and Additional Information:**

The applicant is proposing to divide the 2.927 acres, into 4 new single-family lots. The property is located on the southeast corner of Vans Road and County Highway N. The parcel is identified as Commercial in the Comprehensive Plan and currently zoned Neighborhood Commercial [CN]. The land has been for sale as a commercial site for a long time with no buyers. The applicant wishes to amend the Comprehensive Plan to Single Family Residential and rezone the parcel to Single-Family Residential (Suburban) [RS-1] to match that of the zoning in the surrounding area. The location is within the Heart of the Valley Sewer Service Planning Area.

A Comprehensive Plan Amendment and a Zoning Map Amendment (Rezoning) are proposed in order to develop the Single-Family lots.

Comprehensive Plan Amendment:

The applicant is proposing to amend the future land use map in the Comprehensive Plan to change the land use designation from Commercial to Single-Family Residential (sewered).

Zoning Map Amendment:

The applicant is proposing to rezone from Neighborhood Commercial [CN] to Single Family Residential (Sewered) [RS-1].

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**Findings of Fact:**

- Staff finds the amendment to the future land use map in the Comprehensive Plan would complement the surrounding land uses.
- Staff finds that the rezoning request complies with single family development as part of the recommendations in the Comprehensive Plan of the Village of Harrison.

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

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**Recommended Action:**

Staff recommends approval of Plan Commission Resolution PC2022-005, recommending the Village Board amend the comprehensive plan.

Staff recommends approval of the Zoning Map Amendment from Neighborhood Commercial [CN] to Single Family Residential (Suburban) [RS-1] for Lot 3 of CSM#2281.

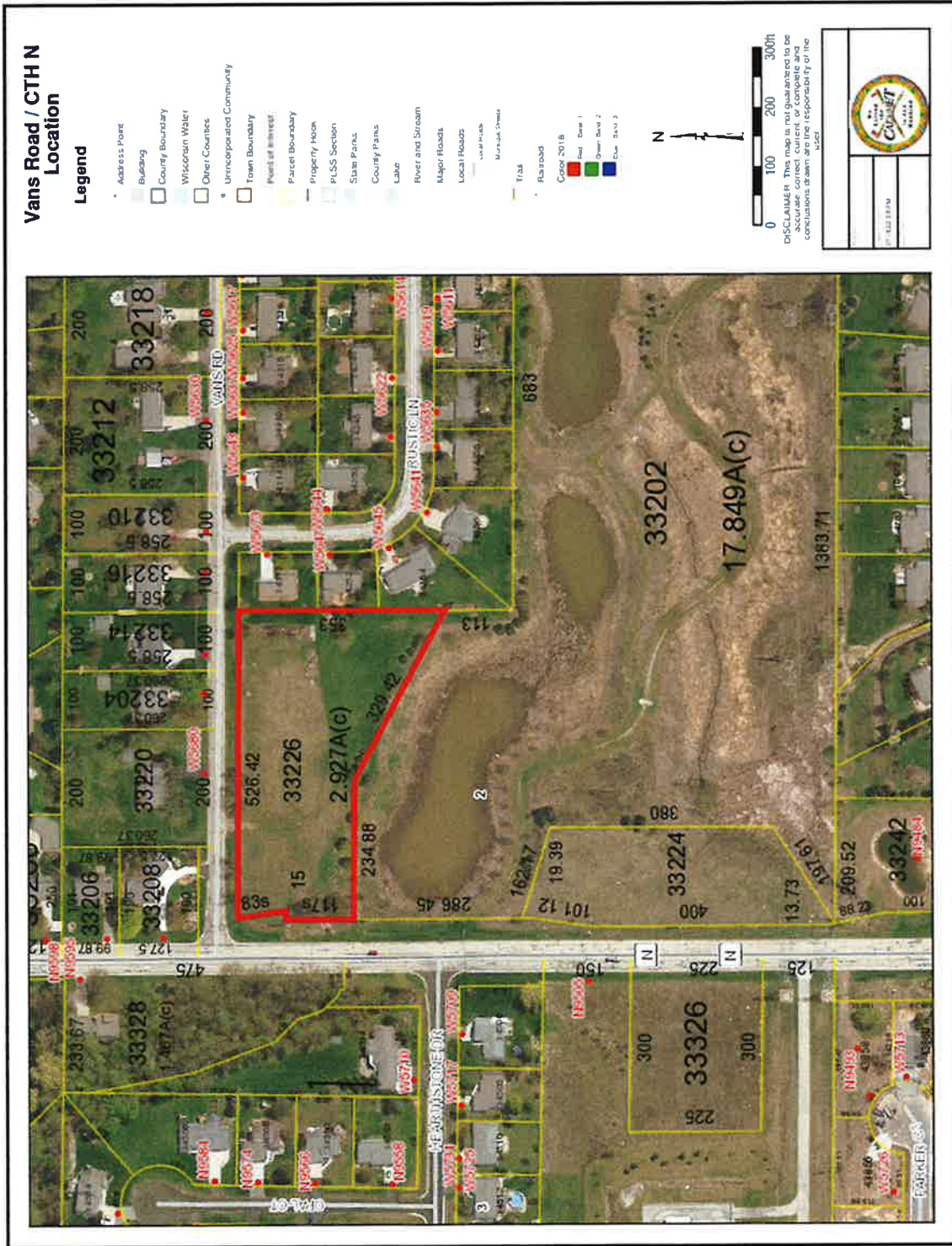
Staff recommends approval of CSM#2281 as drafted.

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**Attachments:**

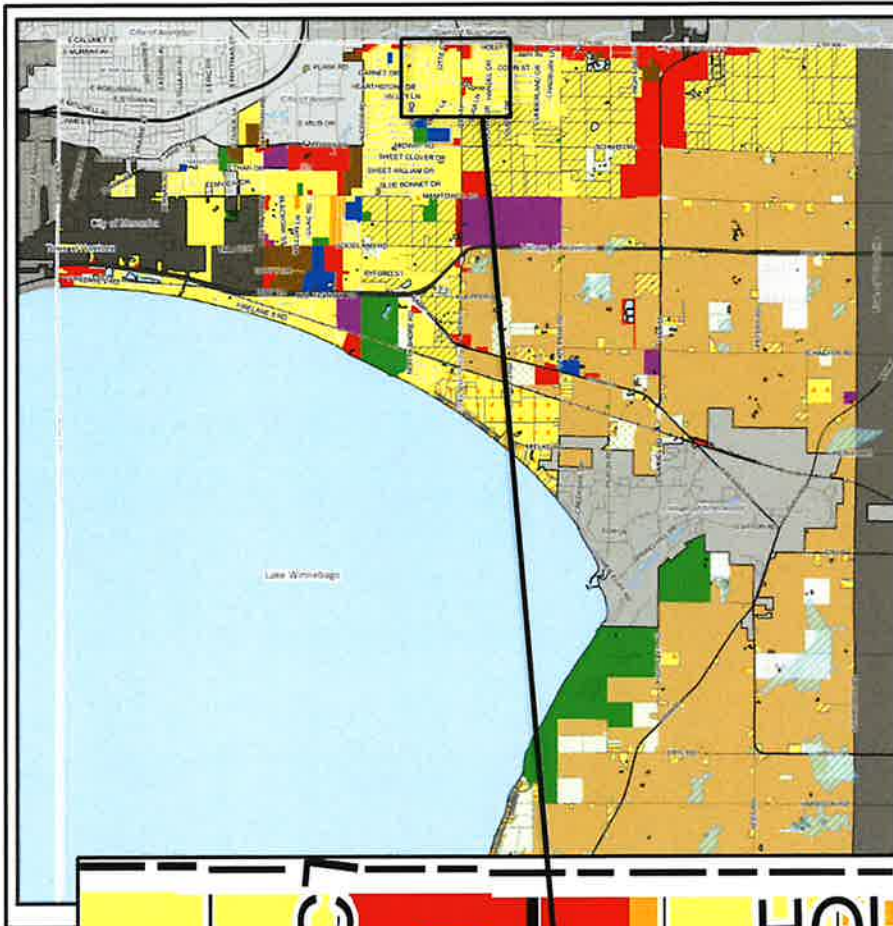
- Aerial Map
- Future Land Use Map
- Zoning Map
- CSM#2281
- Plan Commission Resolution PC2022-005

# Aerial Map



# Future Land Use Map

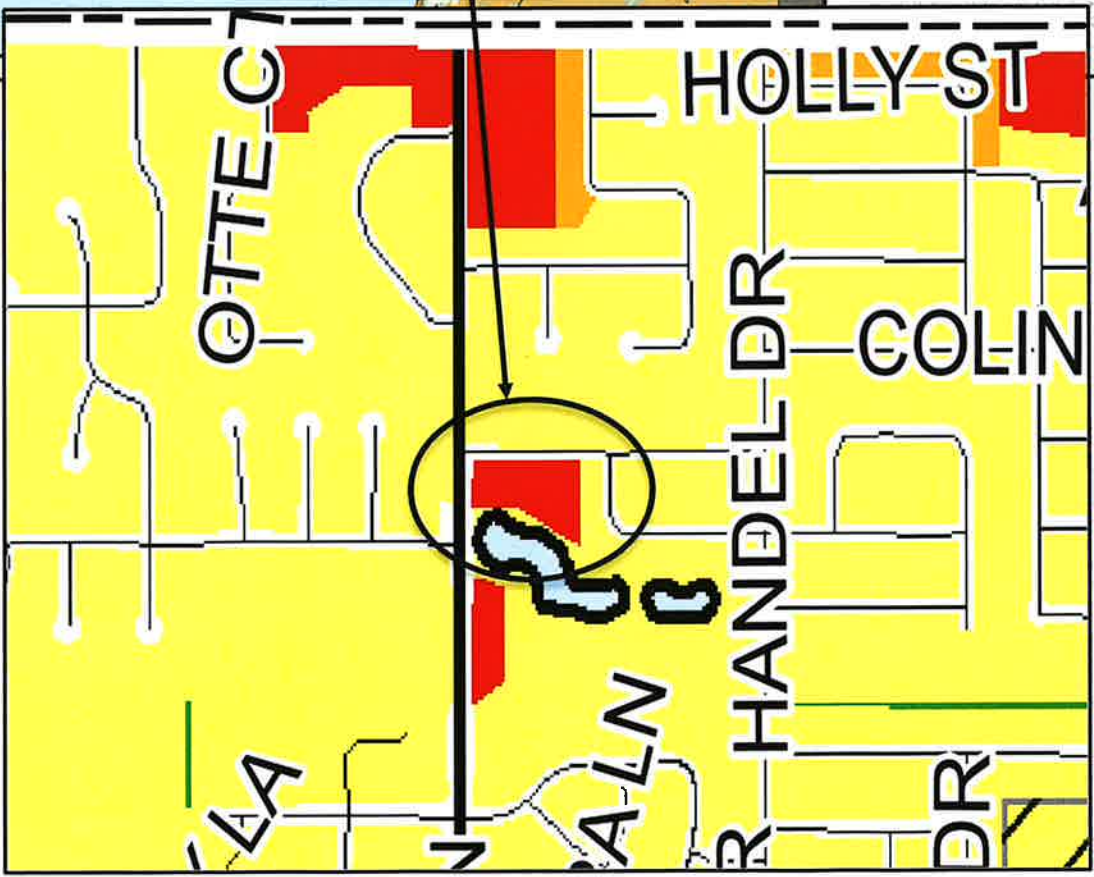
## Harrison Future Land Use Map 2004-2023



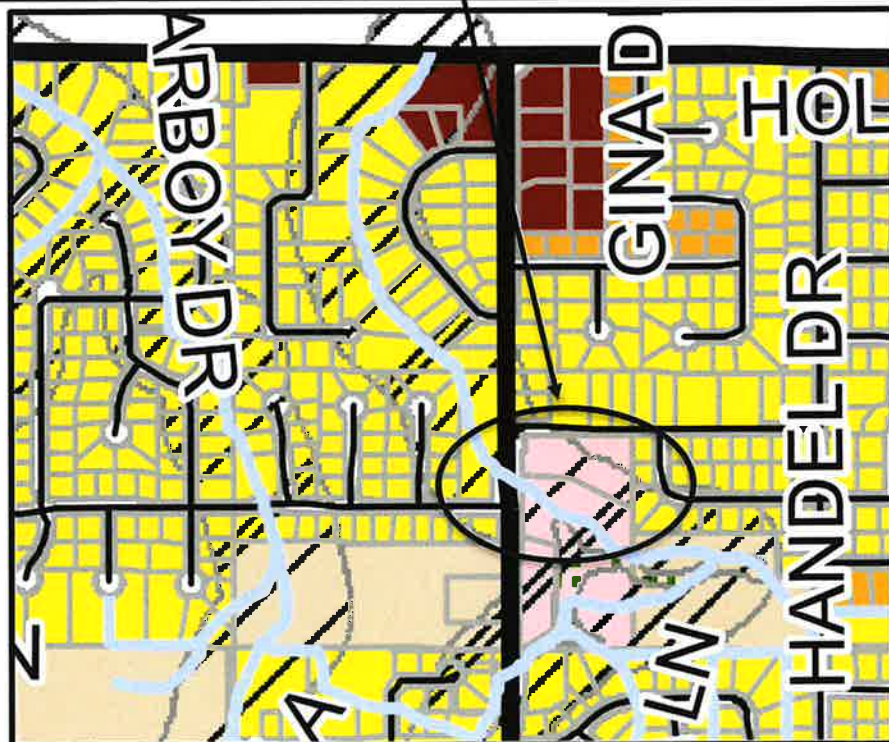
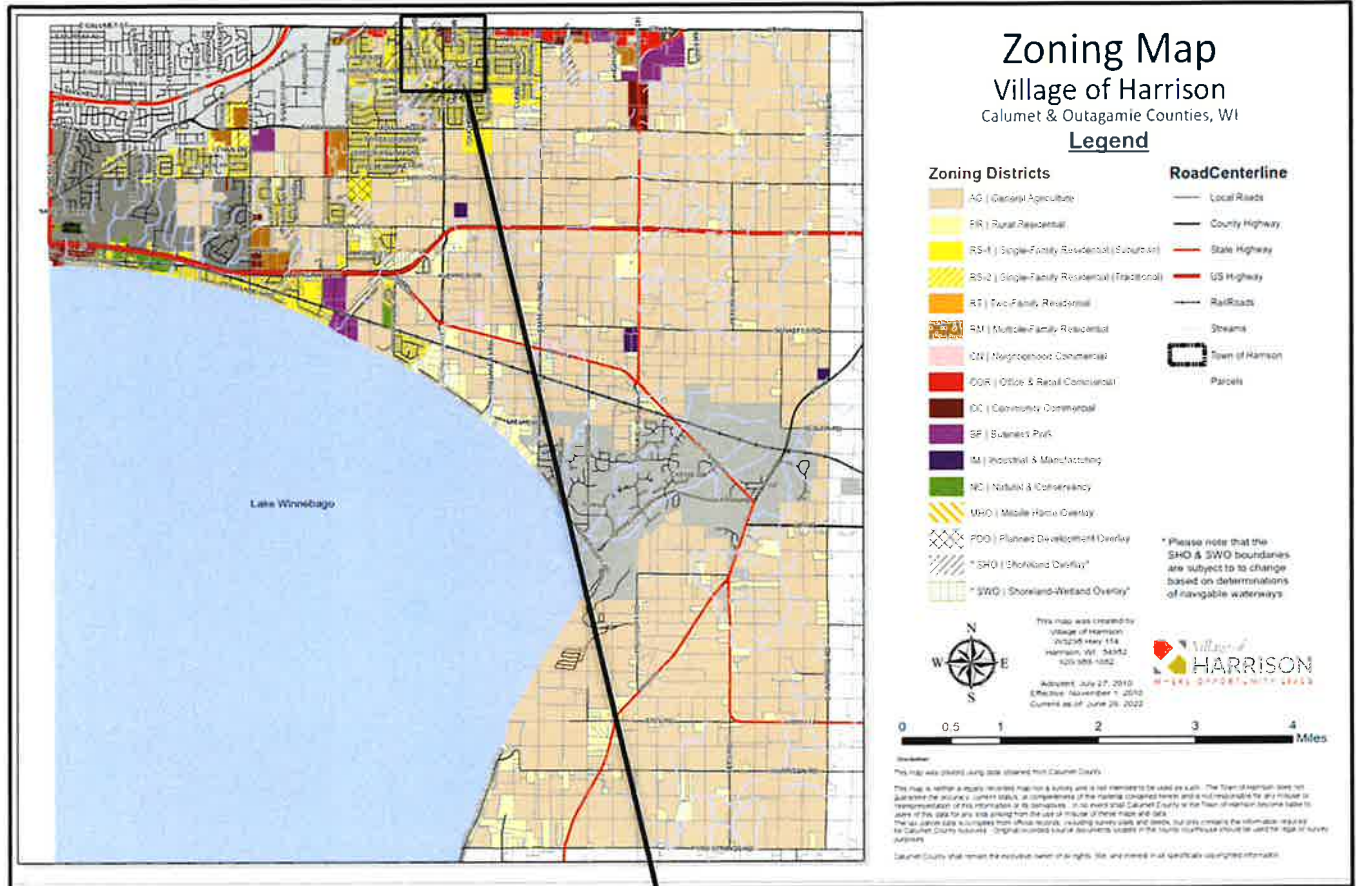
Legend	
	County Boundary
	Rail Roads
	Road Centerline
	Local
	Federal
	State
	County
	Private
	Single-Family Residential (sewered)
	Single-Family Residential (sewered)
	Single-Family Residential (transitional)
	Single-Family Residential (unsewered)
	Two-Family Residential
	Multi-Family Residential
	Mobile Home Park
	Farmstead Homes
	Commercial
	Mixed Use
	Parks and Recreation
	Industrial
	Public Institutional
	Ag. Vacant, Undeveloped
	Special Ag. Nurseries
	Woodlands
	Utilities/Quarries
	Wetlands



**Disclaimer:**  
 The information contained herein is for informational purposes only and does not constitute a contract or offer of insurance. The actual policy description, terms, conditions, coverages, amounts, exclusions, and limitations are contained in the actual policy. The information contained herein is not intended to be used as a basis for any insurance decision. The information contained herein is not intended to be used as a basis for any insurance decision. The information contained herein is not intended to be used as a basis for any insurance decision.

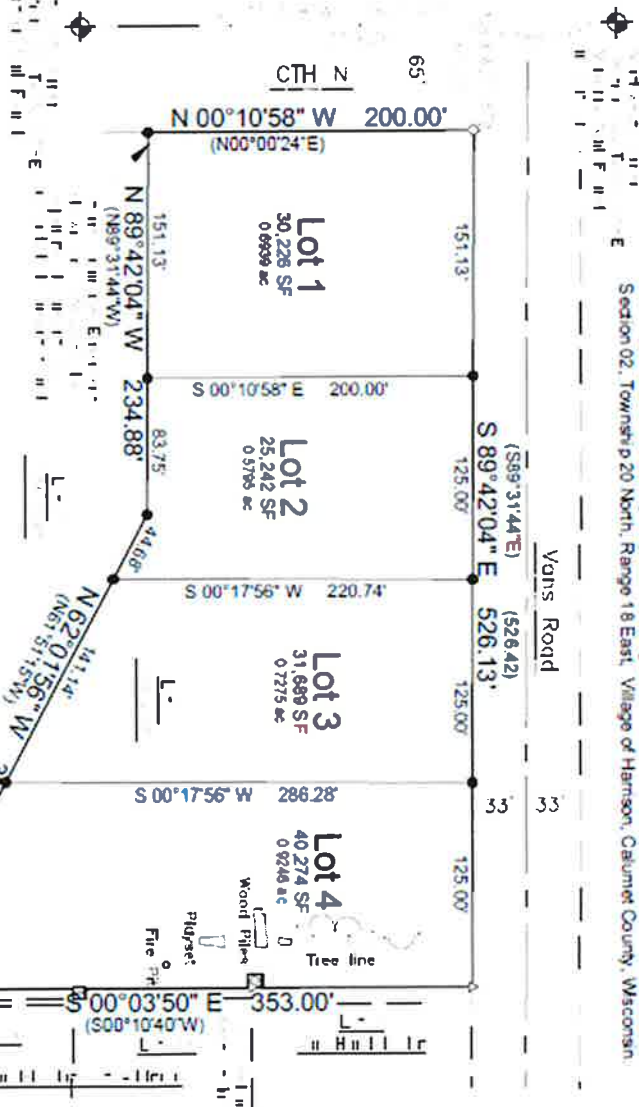


# Zoning Map



**Certified Survey Map No. \_\_\_\_\_**

All of Lot 3, Certified Survey Map 2281, being part of the Southwest 1/4 of the Northwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.



Survey for  
Atlas Development & Construction, LLC  
N8941 Winding Trail Drive  
Menasha, WI 54952

James R. Senior PLS-2692 Date \_\_\_\_\_



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Verona, WI 53592  
Tel: 800-891-1888 Fax: 530-441-8804  
www.davel.com

Bearings are referenced to the West line of the Northwest 1/4, Section 02, T20N, R18E, assumed to bear N00°10'58"W, based on the Calumet County Coordinate System.

- LEGEND**
- 1/2" 1/2" Steel Rebar @ 150batL SET
  - △ 1/2" Rebar Found
  - 1/2" Rebar Found
  - ⊕ Government Corner
  - ( ) Recorded As

File 17866CSM.dwg  
Date 06/02/2022  
Drawn By Jim  
Sheet 1 of 3

Certified Survey Map No. \_\_\_\_\_

All of Lot 3, Certified Survey Map, 2281, being part of the Southwest 1/4 of the Northwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 238 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of Atlas Development & Construction, LLC, the property owner of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 3, Certified Survey Map, 2281, being part of the Southwest 1/4 of the Northwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 127,431 Square Feet (2.9254 Acres) of land subject to all easements, and restrictions of record.

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

\_\_\_\_\_  
James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2892

Owner's Certificate of Dedication

Atlas Development & Construction, LLC a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.238.10 or s.238.12 to be submitted to the following for approval or objection:

Village of Harrison

In the presence of: Atlas Development & Construction, LLC

\_\_\_\_\_  
Managing Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

State of Wisconsin        )  
  )SS  
\_\_\_\_\_) County)

Personally came before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Notary Public, Wisconsin

Certified Survey Map No. \_\_\_\_\_

All of Lot 3, Certified Survey Map, 2281, being part of the Southwest 1/4 of the Northwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Harrison, Calumet County, Atlas Development & Construction, LLC, the property owner, is hereby approved by the Village Board of the Village of Harrison.

\_\_\_\_\_  
Allison Blackmer, Village President                      Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Harrison.

\_\_\_\_\_  
Vicki Tessen, Village Clerk                                      Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Village of Harrison and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

\_\_\_\_\_  
Village Treasurer    Date

\_\_\_\_\_  
County Treasurer    Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:	Recording Information:	Parcel Number(s):
Atlas Development & Construction, LLC	Doc No 571735	33226

\_\_\_\_\_  
James R. Sehloff Professional Land Surveyor No. S-2692 Date



**PLAN COMMISSION RESOLUTION 2022-005**

**TO RECOMMEND TO THE VILLAGE BOARD AN AMENDMENT TO THE HARRISON  
COMPREHENSIVE PLAN (Vans Road/CTH N)**

WHEREAS, the Harrison Plan Commission received an application from Precision Cut Construction to amend the Comprehensive Plan Future Land Use Map from Commercial to Single Family Residential (sewered); and

WHEREAS, a map of the proposed amendment is attached to the Resolution as "Exhibit A"; and

WHEREAS, the amendments have resulted in a Plan that is compliant with the requirements of Section 66.1001(2) Wis. Stats; and

WHEREAS, the Plan Commission has held a least one public hearing on these amendments on August 23, 2022, in compliance with the requirements of Section 66.1001(4)(d) Wis. Stats.

NOW, THEREFORE BE IT RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the amendment from Commercial to Single Family Residential (sewered) for the property described as:

The land is described as follows: All of Lot 3, Certified Survey Map, 2281, being part of the Southwest ¼ of the Northwest ¼ of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 127,431 Square Feet (2.9254 Acres) of land subject to all easements, and restrictions of record.

Approved this 23rd day of August 2022.

Motion for adoption by: \_\_\_\_\_

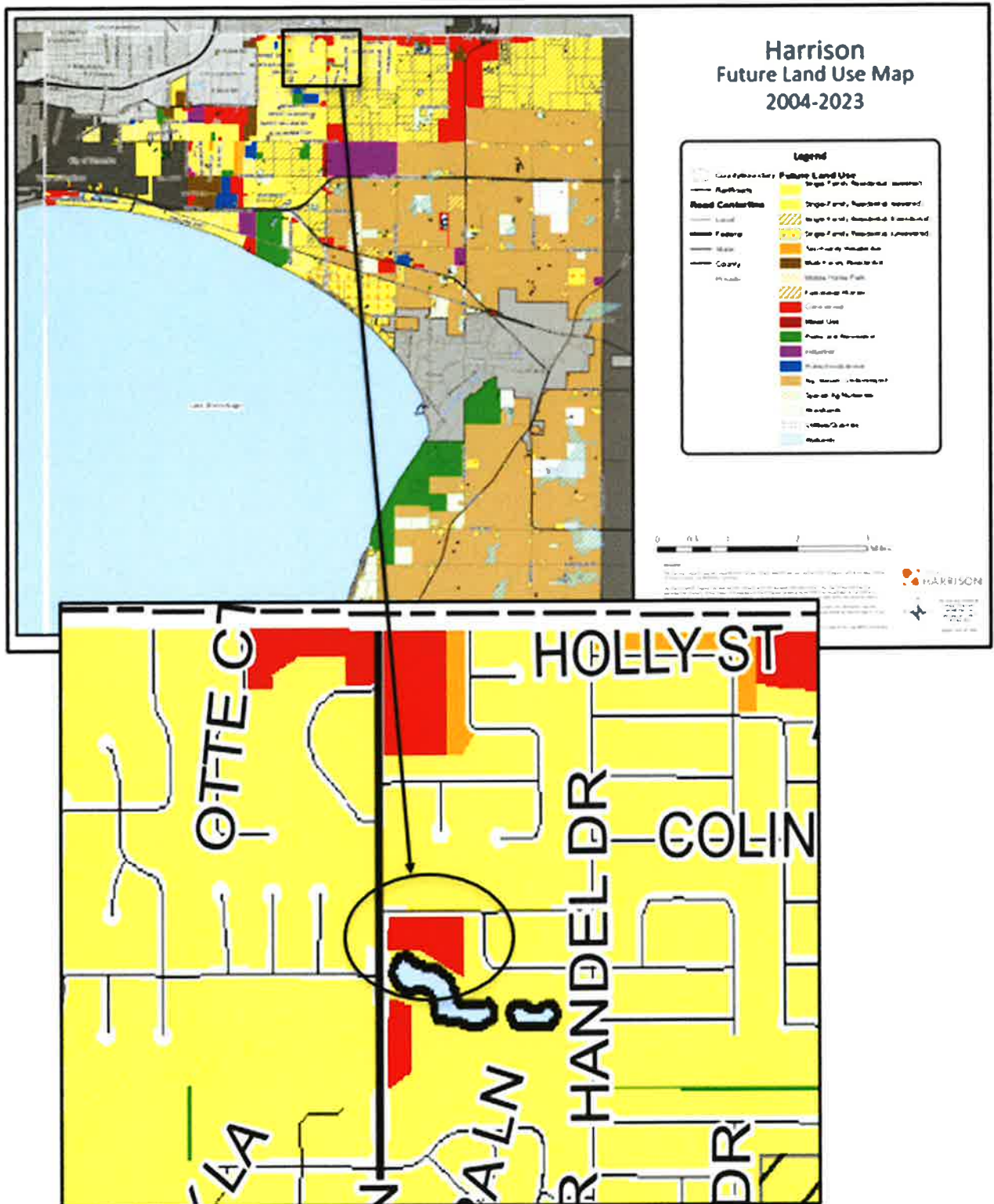
Seconded by: \_\_\_\_\_

Vote Aye: \_\_\_\_ Nay: \_\_\_\_\_

\_\_\_\_\_  
Allison Blackmer, Plan Commission Chair

\_\_\_\_\_  
Attest: Mark J. Mommaerts, AICP, Harrison Assistant Village Manager

Exhibit A



Commercial to Single Family Residential (sewered)

## Trish Nau

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**From:** Clerk  
**Sent:** Thursday, August 4, 2022 8:08 AM  
**To:** Mark Mommaerts; Trish Nau  
**Subject:** FW: Written Comments for 8/23/22 Planning Commission Meeting  
**Attachments:** D Hoida - Village of Harrison Planning Commission August 23, 2022 Written Comments.pdf

Please see attached.

**From:** Dave Hoida <dhoida34@gmail.com>  
**Sent:** Thursday, August 4, 2022 7:08 AM  
**To:** Clerk <Clerk@harrison-wi.org>  
**Subject:** Written Comments for 8/23/22 Planning Commission Meeting

Hello Vicki,

It was a pleasure talking with you on Friday afternoon, July 25th. Thanks for explaining to me the process for sending you my written comments for this meeting, since I will be out of town and unable to attend the public hearing.

Please find my comments in the memo document attached to this email.

Would you be so kind to ensure these get in the packet? Also, would you be so kind to let me know that you received them and will get them in? You can just reply as such to this email.

I did include a picture on page 3 and another picture on page 4. I hope those comes through good for the packet. I attached the memo as a PDF document. If you prefer I send the MS-Word document instead, please let me know.

Thank you,  
Dave Hoida

To: Village of Harrison Plan Commission

From: David Hoida, W5673 Rustic Lane, Appleton, WI

Re: Public Hearing on August 23, 2022 for Comprehensive Plan Amendment for Rezoning of the Parcel #33226

Date: August 4, 2022

Please consider these, my written comments and concerns for this public hearing, as I will be out of town and unable to attend this public hearing. I own and have residence on parcel id #34312 directly east of this and adjacent to it.

Provided that concessions and adjustments are made for the conditions and concerns documented below, I would support the amendment to rezone from Commercial to Single-Family Residential (sewered). My concerns to be addressed before such, or as part of such, rezoning are as follows:

**A. Increase of the building setback to the West from my back lot line.** My parcel is only 100 feet deep and my house had to be setback so far from Rustic Lane, leaving only 25 feet for my backyard. My backyard is the only place where I can have any social gatherings, a campfire pit, etc. Current setback code states a minimum of 7.5 feet setback from side lot lines for a building/home. This means a new residence could potentially be just 32.5 feet (my 25 plus the 7.5) from my home. With a new residence constructed there my backyard will likely be looking into living room or kitchen windows or even the garage of a new residence. I would like this amendment to require a minimum of a 25 foot setback for the lot due West of my parcel. Especially given that a new residence would face North, making it perpendicular (right angle) to my residence that faces East. This would also be similar for my neighbors to the south, the 2 parcels and homes that are adjacent to this parcel as well, so a total of 3 parcels including mine. I did contact Mr. Frazee and discussed this situation of my home and a new home being too close, and the possibility of him selling 20-30 feet to myself and my neighbors. He said he would consider but as of the date of this letter, he hasn't offered such. **Note:** Please see attached picture A.

**B. Address the current significant grading issue from the West to the East.** This parcel up for rezoning is significantly crowned, with drainage running east to my parcel and my neighbors. Adding 4 homes, roofs, driveways, patios, etc., will make my current drainage issue worse. Water currently runs towards my house. I've had wetness and flooding issues in the past, especially during the spring snow melt. My backyard is typically wet through May. I've had basement water issues that had to be addressed as a result. My sump pump runs all year and is practically running continuously in the spring. As a result, I've had to put in a small swale on my back lot line to help in this matter, especially in the spring. So the grading and drainage would have to be addressed and mitigated to where there would be no negative impacts to my parcel and residence. With the Village retention pond to the south of these lots it's my hope this would be easily mitigated and addressed. **Note:** Please see attached picture B.

**C. Address the ditch drainage issue on South side of Van's Road.** The ditch on the south side of Van's Road running east from County Highway N to Handle Drive currently has grading and drainage issues. The ditch on the south side is always wet and has standing water for all residences on the south side of

Van's road. Again adding 4 more residences, driveways, and culverts will make this current issue worst if this is not addressed and corrected.

**D. Size of homes on the new lots.** I'd ask that the new homes that are constructed be a minimum of 1,200 square feet of living space. It's important for the property values of our current neighborhood that they be at least as large as the current area homes.

Sincerely,

David Hoida

A.



This picture is for my comment A above to show the concern.

It is looking South behind my residence. Surveyors put these two stakes up on Tuesday, August 2, 2022.

Pink taped stake in foreground is my NW lot corner. Pink taped stake on SW corner is hard to see but is east of the electrical box about 2.5 feet.

The drainage swale, mentioned in my comment B drainage concern, is between the two stakes. It's hard to see but has helped some in heavy rain and spring snow melt. Please see the next picture after some rain.

**B.**



An example of the frequent flooding from the drainage issue with the water flowing East off the parcel being discussed. (late May of 2020 the last time I took a picture).

The swale I had put in helps some, but it often gets that wet after a heavy rain and is like this for a good part of the spring after the snow melt.

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**PLAN COMMISSION MEETING****VILLAGE OF HARRISON****From:**

Trish Nau, Assistant Planner

**Meeting Date:**

August 23, 2022

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**Title:**

Zoning Map Amendment (Rezoning) – Harrison Heights [Parcel Ids: 33544, 33536, & 33558]  
Preliminary Plat – Harrison Heights

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**Issue:**

Should the Plan Commission recommend approval of a Zoning Map Amendment (rezoning) from General Agricultural [AG] to Single Family Residential [RS-1] and Preliminary Plat for a new subdivision to the Village Board?

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**Background and Additional Information:**

The applicant is proposing to develop 3 parcels at the southeast corner of Woodland Road & Kasten Road, 61.178 Acres, into a 110-lot subdivision called Harrison Heights. The parcels are currently zoned Agricultural [AG], with one residence off Kasten Road. Harrison Utilities currently serves parcels south and east of the location and is within the Neenah-Menasha Sewer Service Planning Area boundary.

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**Findings of Fact:**

- Staff finds that the Rezoning request complies with the Future Land Use Map as part of the Comprehensive Plan of the Village of Harrison. [Single Family Residential]
- Property owners within 300-feet of the subject property have been notified via first-class mail.

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**Recommended Action:**

Staff recommends approval of the Zoning Map Amendment from General Agricultural [AG] to Single Family Residential (Suburban) [RS-1] for the property located south of Woodland Road. [Harrison Heights]

Staff recommends approval of the Preliminary Plat for Harrison Heights with the following conditions:

1. Consider installing a berm with plantings along Woodland Road and Hwy 10.
2. Consider adding the cell tower site as a separate outlot or to OL 2. Review WisDOT requirements for access to cell tower site.
3. Reviewal of Lots 14-17 as they do not match the concept plan reviewed by the Plan Commission in January. Woodland Road is an access restricted roadway.
4. To provide a fee in lieu of parkland dedication, an amount should be determined as part of the development agreement.



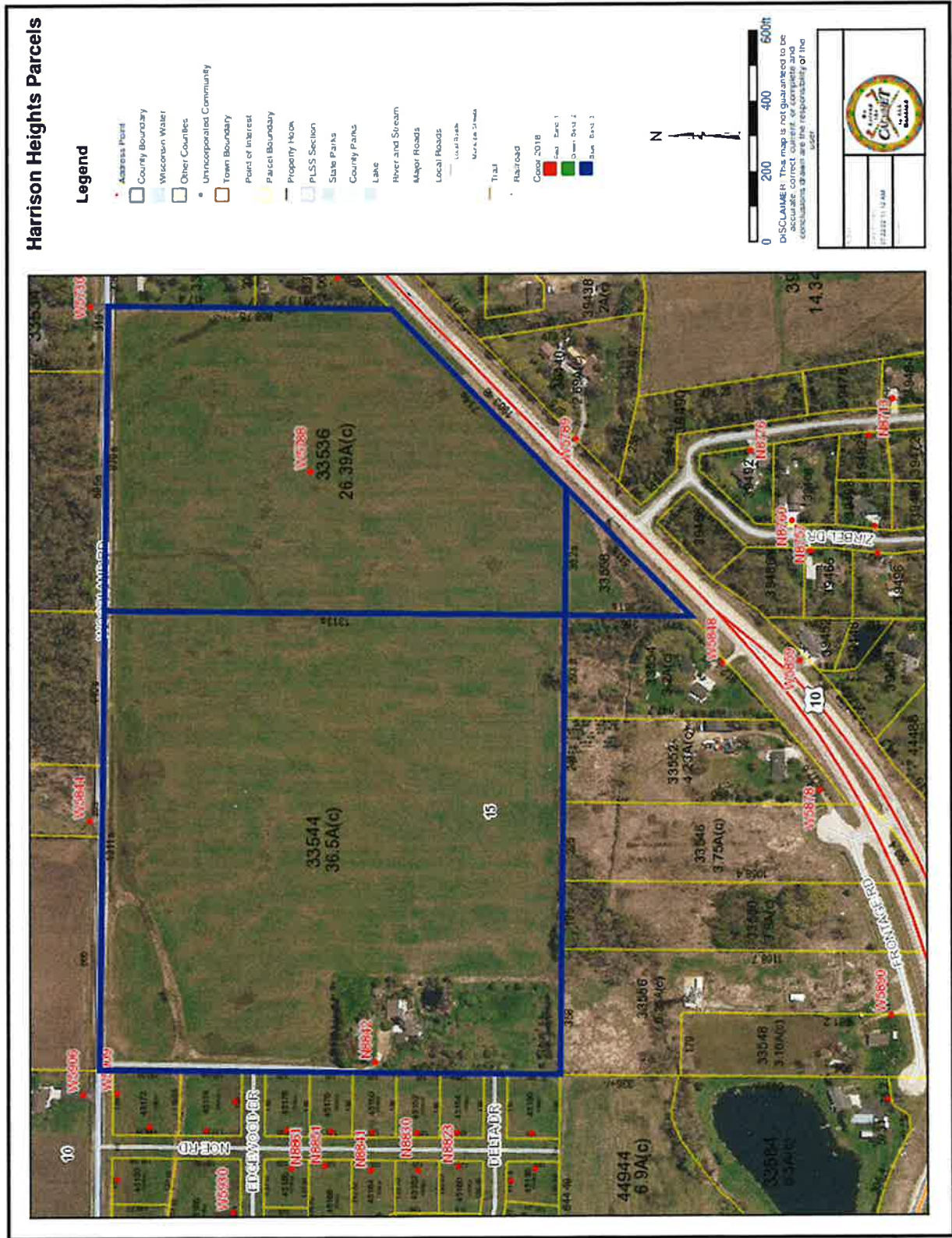
5. A note shall be added to the plat indicating access control/no access to Woodland Road.
6. Wetland permits shall be obtained from the WI Dept of Natural Resources and submitted to the Village.
7. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
8. All lots shall have a storm sewer lateral provided for sump pump discharge.
9. All storm sewer easements shall be 30-feet in width..
10. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
11. 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.
12. Grading/Drainage Plan shall identify elevations of ground at the foundation.
13. There shall be notes to be added to the face of the final plat in accordance with Section 115-12(d)(1)(f).
14. The final grading/drainage plans shall include benchmarks for all fire hydrants. Benchmarks shall refer to hydrant tag bolts.
15. Plans shall be sent to the appropriate utility entities for review (ie phone, cable, gas/electric, sewer/water).
16. 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.

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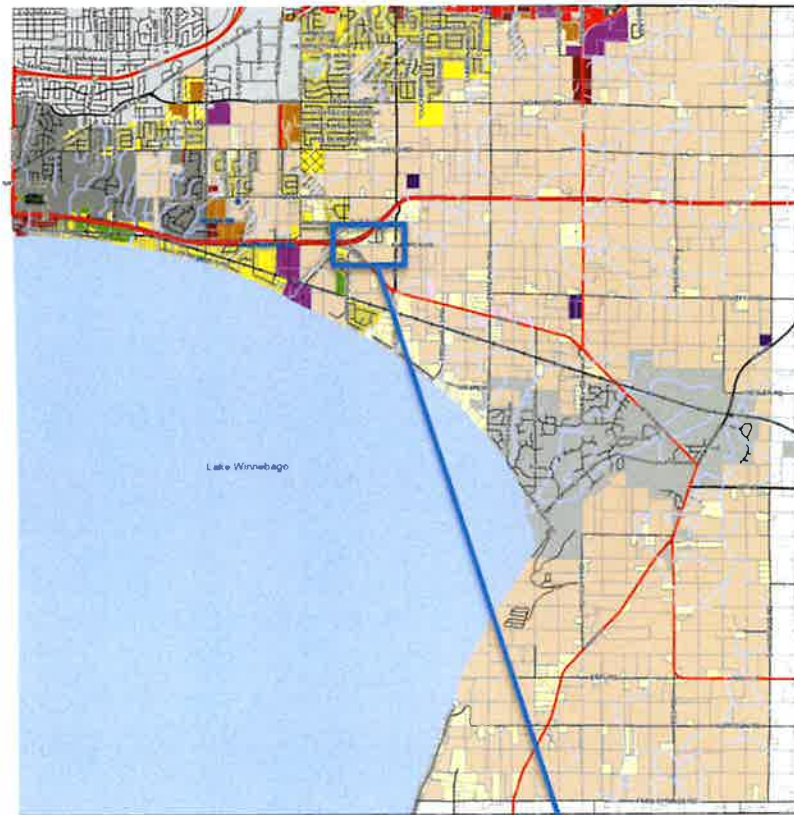
**Attachments:**

- Aerial Map
- Zoning Map
- Preliminary Plat

# Aerial Map



# Zoning Map



## Zoning Map Village of Harrison Calumet & Outagamie Counties, WI

### Legend

#### Zoning Districts

- AG | General Agriculture
- RR | Rural Residential
- RS-1 | Single-Family Residential (Suburban)
- RS-2 | Single-Family Residential (Traditional)
- RT | Two-Family Residential
- RM | Multi-Family Residential
- EN | Neighborhood Commercial
- DDR | Office & Retail Commercial
- CC | Community Commercial
- BP | Business Park
- M | Industrial & Manufacturing
- YC | Yacht & Composites
- MHO | Mobile Home Overlay
- POD | Planned Development Overlay
- SND | Shoreland Overlay
- SND | Shoreland Inland Overlay

#### Road Centerline

- Local Roads
- County Highway
- State Highway
- US Highway
- Railroads
- Streams
- Shoreland Waterway
- Private

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



This map was created by  
Village of Harrison  
10728 Main 114  
Harrison, WI 54901  
608.486.1022  
Adopted July 27, 2010  
Effective September 1, 2010  
Current as of June 28, 2022



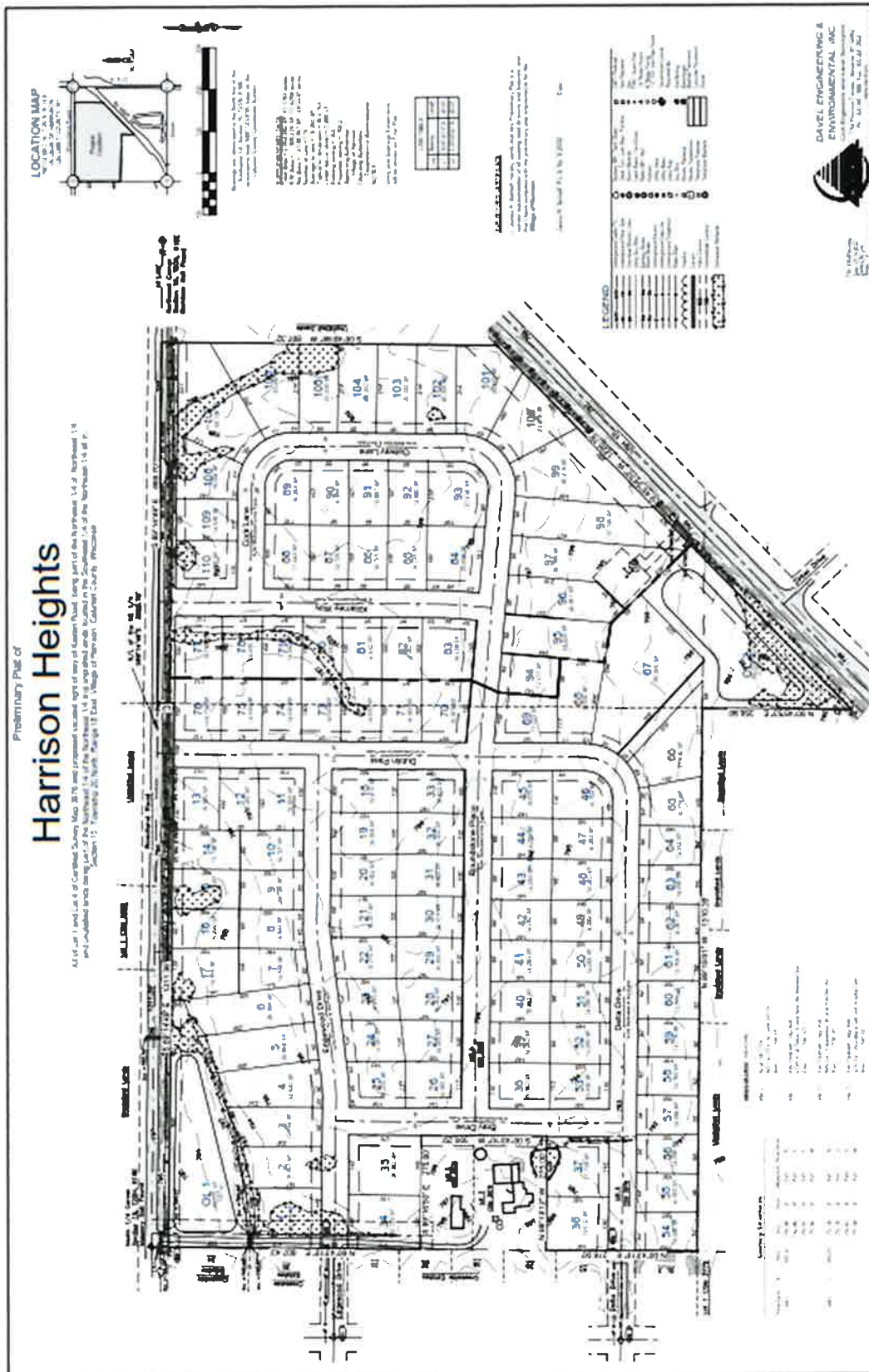
This map used only data obtained from Calumet County.

This map is neither a legal recorded map nor a survey and is not intended to be used as such. The Town of Harrison does not warrant the accuracy, quality, scale, or completeness of the information shown and is not responsible for any misuse or interpretation of this information in its entirety. If the work of Calumet County or the Town of Harrison becomes liable to any of the state or federal laws, including federal laws and orders, but only contains the information required by Calumet County, the work of Calumet County shall be used in preference to the work of Harrison.

Calumet County shall remain the exclusive owner of all rights, title, and interests in or specifically designated information.



# Preliminary Plat



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**PLAN COMMISSION MEETING****VILLAGE OF HARRISON****From:**

Trish Nau, Assistant Planner

**Meeting Date:**

August 23, 2022

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**Title:**

Minor Change to CUP – Uecker Investments

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**Issue:**

Should the Plan Commission recommend approval of a Minor Change to the Conditional Use Permit (CUP) for Uecker Investments to allow licensed vehicle and trailer storage outside of the business buildings?

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**Background and Additional Information:**

In September of 2019, the applicant was granted a Conditional Use Permit for an 8-building, multi-tenant development for the property at W4954 Highline Road. The applicant currently operates a construction business out of the existing buildings on the site in the southwest corner of the property. The proposal calls for up to 8-buildings in 2 phases.

The development was approved with 14 conditions, listed below. The applicant is seeking a change to the Conditional Use Permit, specifically Condition #3 to allow outside storage of licensed vehicles and trailers, and outside storage of materials if they are screened from public view. The applicant is requesting the Plan Commission approve outside parking for clients to park licensed vehicles and trailers next to their unit(s).

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**Conditional Use Permit**

The following conditions were approved by the Village Board on September 24, 2019:

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of a zoning permit.
2. Building materials and design shall be as required in the applicable zoning district as part of the Zoning Ordinance. Deviations from the approved elevations shall require review and approval by the Plan Commission.
3. No outside storage, including but not limited to materials, equipment, or products, shall be allowed for any business within the development.
4. A planting landscape buffer, or berm, shall be provided to screen the development from adjacent properties.
5. All mechanical equipment (ground or roof-mounted) shall be screened from view from a public road.

6. Access to the development shall be from Highline Road. The existing driveway should be combined with the proposed access or abandoned once the proposed access is built.
7. The hours of operation for any business within the development shall be limited to 7:00am to 7:00pm Monday through Friday and 7:00am and 3:00pm on Saturdays. The Plan Commission may approve alternate hours upon request from the business.
8. Only those uses permitted in the applicable zoning district shall be allowed within the development.
9. A Zoning Certificate of Occupancy shall be required for initial occupancy of a unit or a change of occupancy for each unit to ensure compliance with the zoning ordinance.
10. Light manufacturing uses may be allowed after a map amendment (rezoning) to an appropriate zoning district has been approved.
11. All exterior lighting shall be direct cut-off fixtures.
12. All buildings and all units shall connect to public sewer & water within one year of public sewer & water being available to the site. Connections shall be in accordance with Darboy Sanitary District standards.
13. All applicable local, County, and State rules, regulations, and ordinances shall be met.
14. That sewer & water easement be extended through the property to benefit the Darboy Sanitary District and Village of Harrison.

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**Recommended Action:**

Staff recommends approval of a minor change to the Conditional Use Permit Condition #3 for allowing outside storage of licensed vehicles and trailers as long as these are utilized for the business of the client. Materials and equipment would need to be stored on the condition the area is screened from public view and approved by the Plan Commission on a case-by-case basis. This follows the ordinance for the Business Park Zoning District 117-89(1) for the intent of what the district serves, i.e. with limited outdoor storage.

117-89 Business Park District (BP)

1. *Intent. The intent of this district is to provide for a mix of low impact, light manufacturing, office, and limited retail and service uses, with limited outdoor storage, that are compatible with neighboring residential and commercial districts and provide adequate landscaping and screening for buildings, structures and off-street parking areas. This district is further intended to provide for a business park type feel that encompasses no less than three acres of land and is served by public sanitary sewer and water facilities.*

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**Attachments:**

- Applicant Narrative
- Village Board Decision Letter
- Site Plan
- Building Renderings
- Aerial Map

Uecker Investments  
W4954 Highline rd.  
CUP & Rezoning Highline rd. commercial development narrative

Hours of operation 7am to 7 pm Monday through Friday and 7am to 3 pm on Saturday. Unless otherwise approved by the planning commission on a case by case basis.

Each building will have between 1 and 8 Tenants.

Only licensed vehicles and trailers may be stored outside. No outside storage of materials unless screened from public view and approved by the planning commission on a case by case basis.

Access to Development from Highline rd.

September 26, 2019

Brad Uecker  
Uecker Investments  
W4954 Highline Road  
Kaukauna, WI 54130

RE: Village Board Decision Letter – Highline Business Park – W4954 Highline Road

Dear Mr. Uecker:

This letter is to inform you that on September 24, 2019 the Village Board approved your Conditional Use Permit (CUP) for a multi-building, multi-tenant commercial development with the following conditions:

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of a zoning permit.
2. Building materials and design shall be as required in the applicable zoning district as part of the Zoning Ordinance. Deviations from the approved elevations shall require review and approval by the Plan Commission.
3. No outside storage, including but not limited to materials, equipment, or products, shall be allowed for any business within the development.
4. A planting landscape buffer, or berm, shall be provided to screen the development from adjacent properties.
5. All mechanical equipment (ground or roof-mounted) shall be screened from view from a public road.
6. Access to the development shall be from Highline Road. The existing driveway should be combined with the proposed access or abandoned once the proposed access is built.
7. The hours of operation for any business within the development shall be limited to 7:00am to 7:00pm Monday through Friday and 7:00am and 3:00pm on Saturdays. The Plan Commission may approve alternate hours upon request from the business.
8. Only those uses permitted in the applicable zoning district shall be allowed within the development.



9. A Zoning Certificate of Occupancy shall be required for initial occupancy of a unit or a change of occupancy for each unit to ensure compliance with the zoning ordinance.
10. Light manufacturing uses may be allowed after a map amendment (rezoning) to an appropriate zoning district has been approved.
11. All exterior lighting shall be direct cut-off fixtures.
12. All buildings and all units shall connect to public sewer & water within one year of public sewer & water being available to the site. Connections shall be in accordance with Darboy Sanitary District standards.
13. All applicable local, County, and State rules, regulations, and ordinances shall be met.
14. That sewer & water easement be extended through the property to benefit the Darboy Sanitary District and Village of Harrison.

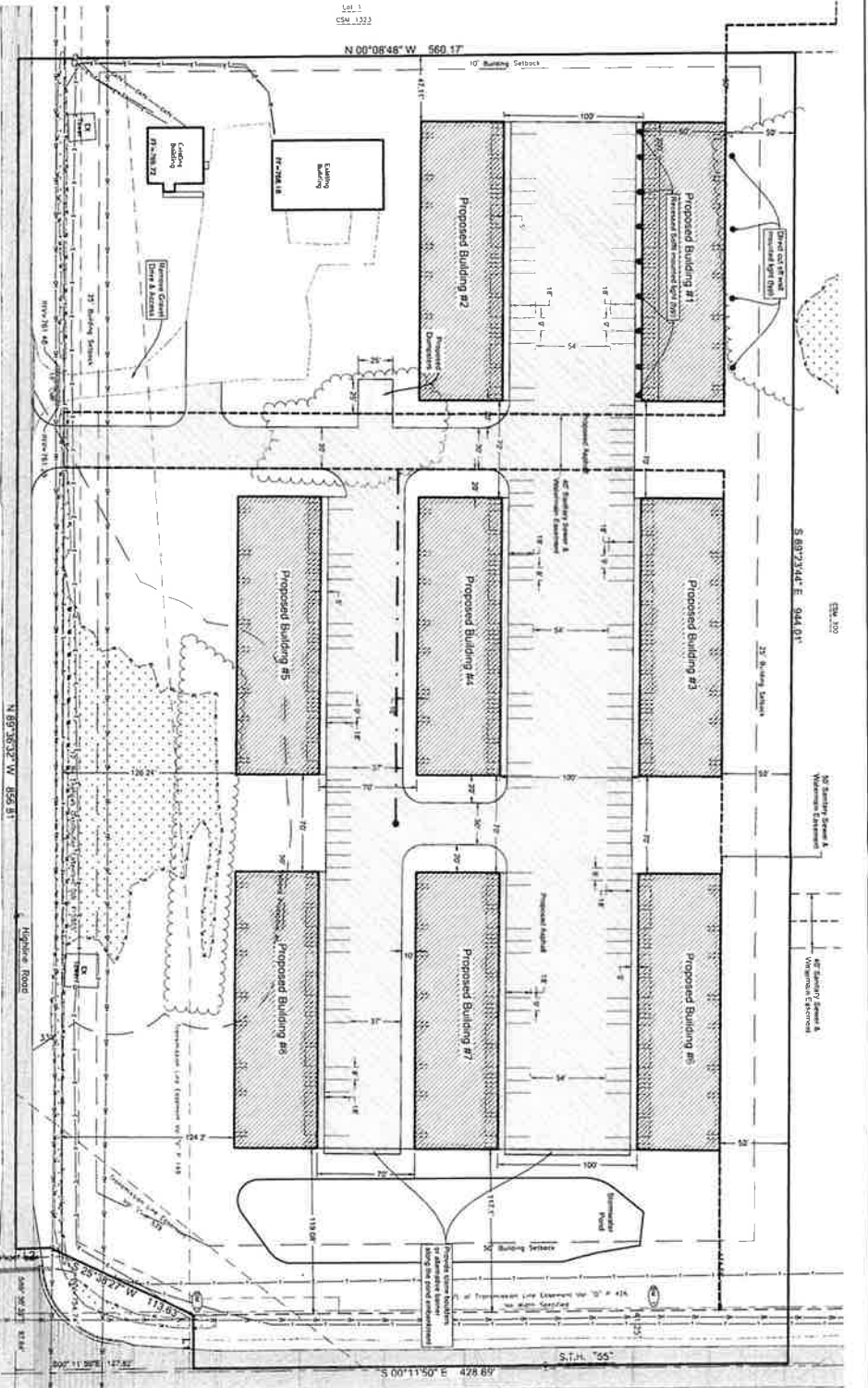
On September 24, 2019 the Village Board also approved your Zoning Map Amendment (Rezoning) request from Office & Retail Commercial [COR] to Business Park [BP] for the property described in the Public Hearing Notice. The basis for approval of the Zoning Map Amendment (Rezoning) request is that it complies with Harrison's Comprehensive Plan future land use map designation of commercial.

If you have any questions, please contact me at 920.989.1062 or email me at [mmommaerts@harrison-wi.org](mailto:mmommaerts@harrison-wi.org).

Sincerely,

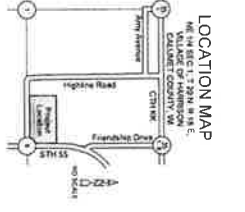
Mark J. Mommaerts, AICP  
Planner

Lot 1  
CS# 1323



**LEGEND**

--- 10' ---	Underground Electric Line	○	Storm Water Flow	□	Existing Building
--- 12" ---	Underground Gas Line	○	Storm Water Inlet	□	Proposed Building
--- 18" ---	Underground Sewer Line	○	Storm Water Catchment	□	Proposed Parking
--- 24" ---	Underground Water Line	○	Storm Water Basin	□	Proposed Green
--- 30" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 36" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 42" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 48" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 54" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 60" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 66" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 72" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 78" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 84" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 90" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 96" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 102" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 108" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 114" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green
--- 120" ---	Underground Storm Sewer Line	○	Storm Water Inlet	□	Proposed Green



**Project Information**

Site Information  
 Project Name: W4954 Highline Road  
 Project No: 17278/2020  
 Client: RUCON Construction Mgmt. Inc.  
 Address: 2000 West 1/4 Corner, Waukegan, IL 60087  
 Contact: 847-946-0000  
 Date: 12/29/2020

Site Area Information  
 Total Site Area: 49.94 Acres (2,151,708 SF)  
 Proposed Building Area: 371,423 SF  
 Proposed Parking Area: 121,903 SF  
 Proposed Green Area: 2,118,382 SF  
 Proposed Stormwater Management Area: 49,94 Acres (2,151,708 SF)

Prepared By: [Name]  
 Checked By: [Name]  
 Date: 12/29/2020

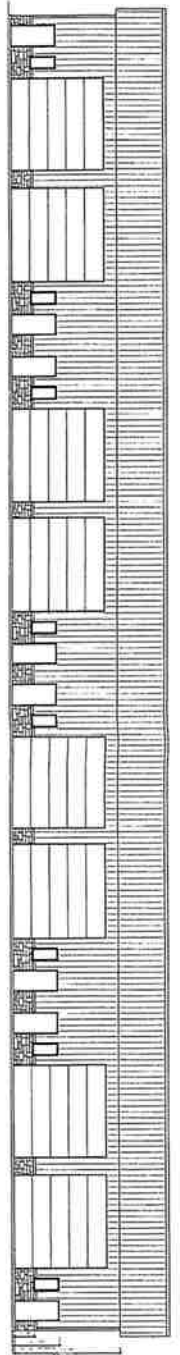
No work is proposed or authorized within the State Highway 55  
 Corridor, including, but not limited to, any work on or adjacent to the  
 roadway, or any work on or adjacent to the highway right-of-way.

W4954 Highline Road  
 Village of Harrison, Calumet County, WI  
 For: RUCON Construction Mgmt. Inc

**SITE PLAN**

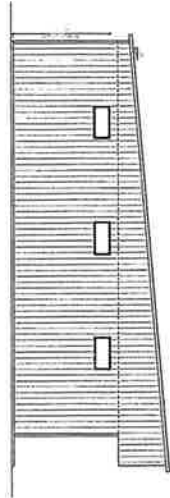
**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1184 Providence Terrace, Menasha WI 54952  
 Ph: 920-931-1886 Fax: 920-41-6264  
 www.davel.com

Project No:	17278/2020
Project Name:	W4954 Highline Road
Client:	RUCON Construction Mgmt. Inc
Date:	12/29/2020
Scale:	As Shown
Sheet No:	10



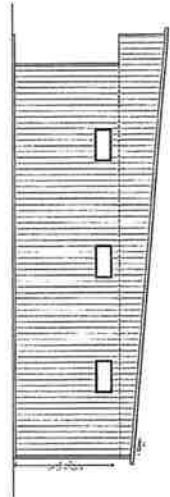
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



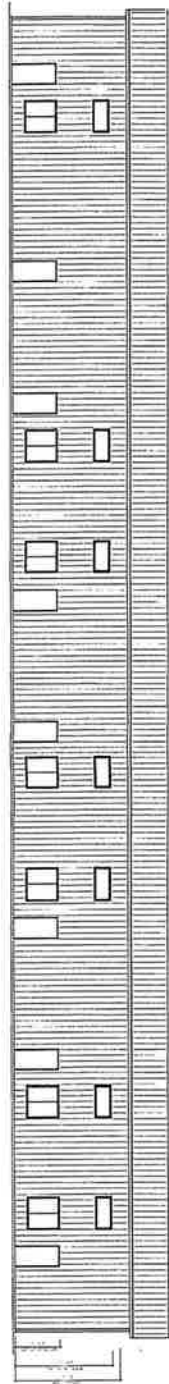
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 1/21/15  
 PROJECT NUMBER: A3.0  
 SHEET NUMBER: 02/03

PROPOSED BUILDING ALTERATION:  
 RUCON BUSINESS BUILDINGS  
 #4954 HIGHLINE RD  
 KAUKAUNA, WI 54130

Architect:  
**Daniel J. Meissner**  
 AIA, LLC  
 1230 E. Columet Street Appleton, WI  
 920.428.0962

CHRISTINA CD Designs  
 CHRISTINA DESIGNS  
 920-740-4514  
 Christina@christinacdesigns.net

REV.	DATE	DESCRIPTION

# W4954 Highline Road, Parcel 39030

## Legend

- Address Point
- County Boundary
- Wisconsin Water
- Other Counties
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Corner
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2021
  - Red: Band 1
  - Green: Band 2
  - Blue: Band\_3



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

Date: 08/06/22 1:50 PM	

## Trish Nau

---

**From:** Mark Mommaerts  
**Sent:** Monday, August 8, 2022 3:03 PM  
**To:** Trish Nau  
**Subject:** Fwd: Concrete parking pad  
**Attachments:** VB19 0924 - CUP & Rezone - Uecker Investments.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Let's add this to the Plan Commission agenda as a minor change to CUP so we can get confirmation about the vehicle parking.

Mark

Begin forwarded message:

**From:** Mark Mommaerts <MMommaerts@harrison-wi.org>  
**Date:** August 5, 2022 at 9:09:00 AM CDT  
**To:** Brad Uecker <brad.uecker@ruconhomes.com>  
**Cc:** Andy Uecker <andy.uecker@ruconhomes.com>, Trish Nau <Tnau@harrison-wi.org>  
**Subject:** RE: Concrete parking pad

The CUP does not mention anything about allowing licensed vehicles to be stored outside. It seems to be a bit of a grey area. The Plan Commission could review the issue at their August 23<sup>rd</sup> meeting for interpretation?

Thanks,  
Mark

**From:** Brad Uecker <brad.uecker@ruconhomes.com>  
**Sent:** Friday, August 5, 2022 9:00 AM  
**To:** Mark Mommaerts <MMommaerts@harrison-wi.org>  
**Cc:** Andy Uecker <andy.uecker@ruconhomes.com>; Trish Nau <Tnau@harrison-wi.org>  
**Subject:** Re: Concrete parking pad

I may be wrong, but I do believe it allows for storage of licensed vehicles.

### Brad Uecker

RUCON Construction Mgmt. Inc.  
W4954 Highline Rd.  
Kaukauna, WI 54130  
920-759-0400 (o)  
920-243-1684 (f)  
920-858-0564 (c)  
<http://ruconhomes.com>

**From:** Mark Mommaerts <[MMommaerts@harrison-wi.org](mailto:MMommaerts@harrison-wi.org)>  
**Sent:** Friday, August 5, 2022 8:57 AM  
**To:** Brad Uecker <[brad.uecker@ruconhomes.com](mailto:brad.uecker@ruconhomes.com)>  
**Cc:** Andy Uecker <[andy.uecker@ruconhomes.com](mailto:andy.uecker@ruconhomes.com)>; Trish Nau <[Tnau@harrison-wi.org](mailto:Tnau@harrison-wi.org)>  
**Subject:** RE: Concrete parking pad

Hi Brad,

The conditional use permit does not allow for outside storage of materials, equipment, or products for businesses. The trailer would have to be parked inside.

Thanks,  
Mark

**From:** Brad Uecker <[brad.uecker@ruconhomes.com](mailto:brad.uecker@ruconhomes.com)>  
**Sent:** Friday, August 5, 2022 8:51 AM  
**To:** Mark Mommaerts <[MMommaerts@harrison-wi.org](mailto:MMommaerts@harrison-wi.org)>  
**Cc:** Andy Uecker <[andy.uecker@ruconhomes.com](mailto:andy.uecker@ruconhomes.com)>  
**Subject:** Concrete parking pad

Hi Mark,

We have another Tenant that would like to have a dedicated spot to Park his semi trailer when he is not on the road. Please see attached drawing for location. FYI the dumpster pad next to this that we added is going to have gates on it for screening. Let me know if you have any questions

Thanks,

**Brad Uecker**

RUCON Construction Mgmt. Inc.  
W4954 Highline Rd.  
Kaukauna, WI 54130  
920-759-0400 (o)  
920-243-1684 (f)  
920-858-0564 (c)  
<http://ruconhomes.com>

---

**From:** [printer@ruconhomes.com](mailto:printer@ruconhomes.com) <[printer@ruconhomes.com](mailto:printer@ruconhomes.com)>  
**Sent:** Friday, August 5, 2022 8:46 AM  
**To:** Brad Uecker <[brad.uecker@ruconhomes.com](mailto:brad.uecker@ruconhomes.com)>  
**Subject:** Send data from MFP07920952 08/05/2022 08:46

Scanned from MFP07920952  
Date:08/05/2022 08:46  
Pages:1  
Resolution:300x300 DPI  
-----

**Trish Nau**

---

**From:** Clerk  
**Sent:** Friday, July 8, 2022 12:27 PM  
**To:** Mark Mommaerts; Paul Birschbach; Trish Nau  
**Subject:** FW: Compliance Statement Received

---

**From:** Noreply DSPS <dsps@wisconsin.gov>  
**Sent:** Friday, July 8, 2022 12:27:05 PM (UTC-06:00) Central Time (US & Canada)  
**To:** Clerk <Clerk@harrison-wi.org>  
**Subject:** Compliance Statement Received

## Wisconsin Department of Safety and Professional Services



**Mail to:**  
P.O. Box 7302  
Madison, WI  
53707-7302  
Fax #: (608) 251-3036  
Phone #: (608) 266-2112

**Office Location:**  
4822 Madison Yards Way  
Madison, WI 53705  
Email: DSPTS@wi.gov  
Website: <http://dsps.wi.gov>

---

A Compliance Statement has been filed by the Supervising Professional for the following Plan Review Transaction CB-032200262-PRHVAC.

**Site Information:** Rucon Business Unit- , Calumet, Harrison, 54130 861880

**Supervising Professional:** Greg Bakeberg, gbakeberg@augustwinter.com, 9205602211

**What is the compliance status of the project?** Satisfactorily Completed

**Covered by this Compliance Statement:** HVAC

**The Supervising Professional has indicated the following:** n/a

- This Date 7/8/2022

**Building:** Rucon Business Unit

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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Trish Nau, Assistant Planner

**Meeting Date:**

August 23, 2022

---

**Title:**

CSM – KC 2-Lot (Tax ID's 39566, 39652, & 39654)  
Preliminary Plat – North Shore Ridge

---

**Issue:**

Should the Plan Commission recommend approval of the Certified Survey Map for KC 2-Lot and the Preliminary Plat for the North Shore Ridge Subdivision?

---

**Background and Additional Information:**

The property owner owns three commercial parcels (Tax ID's 39566, 39652, & 39654) and plans to subdivide the property south of Old Highway Road and north of the railroad tracks into single-family lots. There is an office building to the east that sits on parcel 39566.

The applicant is proposing a 2-lot Certified Survey Map (CSM) for the property located along Old Highway Road and north of the railroad tracks. The proposed site is 54.5-acres in area with 642-feet of road frontage between Firelanes 10 & 11.

A preliminary plat for North Shore Ridge Subdivision has been created for the site that includes five 1-2 acre lots and an Outlot north of the railroad tracks and an additional 19 lots that vary in size from 0.5 acres to 2.5 acres south of the tracks. The plat shows steep slopes and wetlands south of the railroad tracks towards Lake Winnebago.

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**Recommended Action:**

Staff recommends approval of the Certified Survey Map (CSM).

Staff recommends approval of the Preliminary Plat with the following conditions:

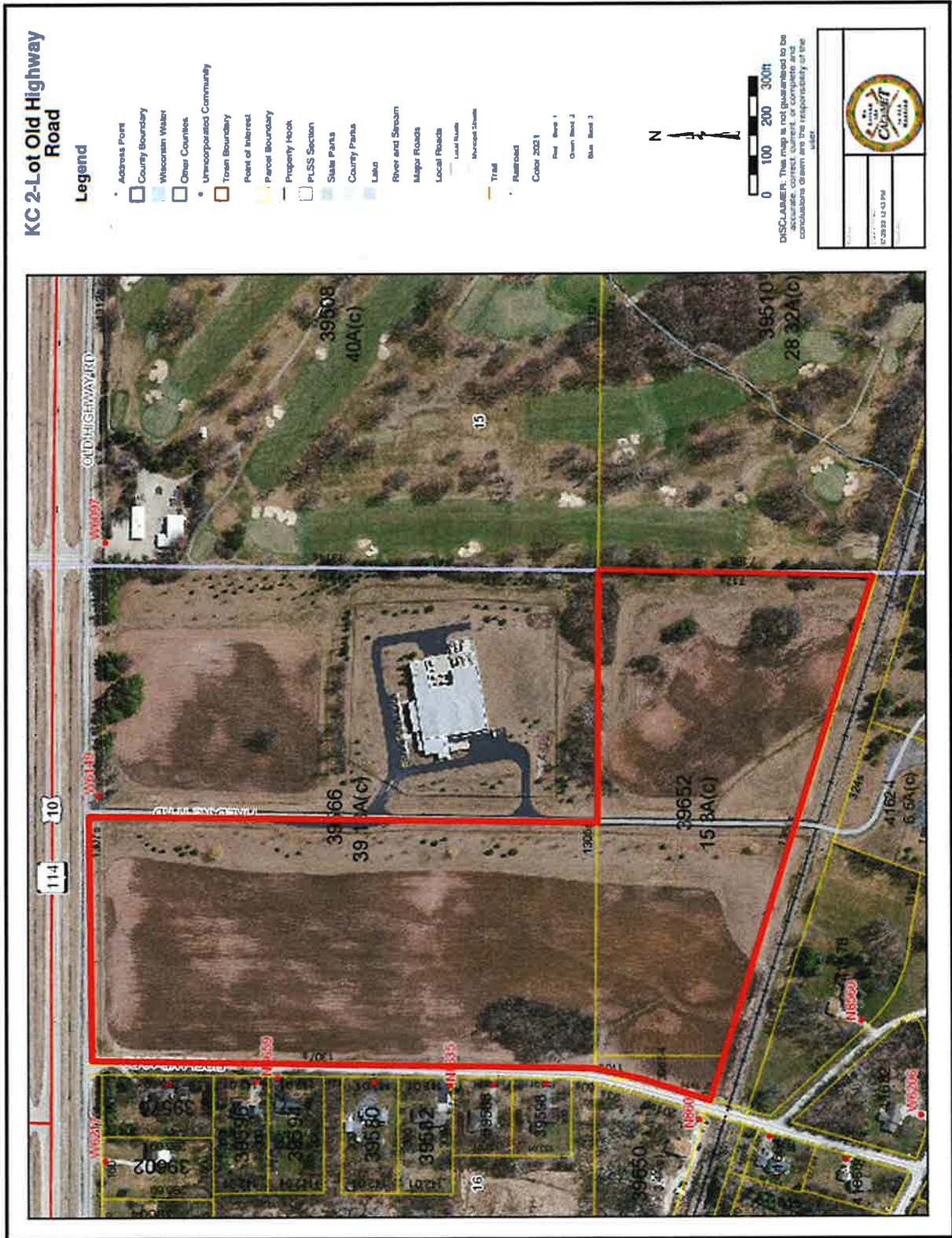
1. Brick Lane is to be built to public road standards – 66' Right of Way width for public roads.
  2. Copies of wetland permits including approvals shall be given to the Village.
  3. A submitted plan of how the proposed Firelane 10 will be connected to the existing Firelane 10.
  4. All provisions/agreements of the private road variance.
-



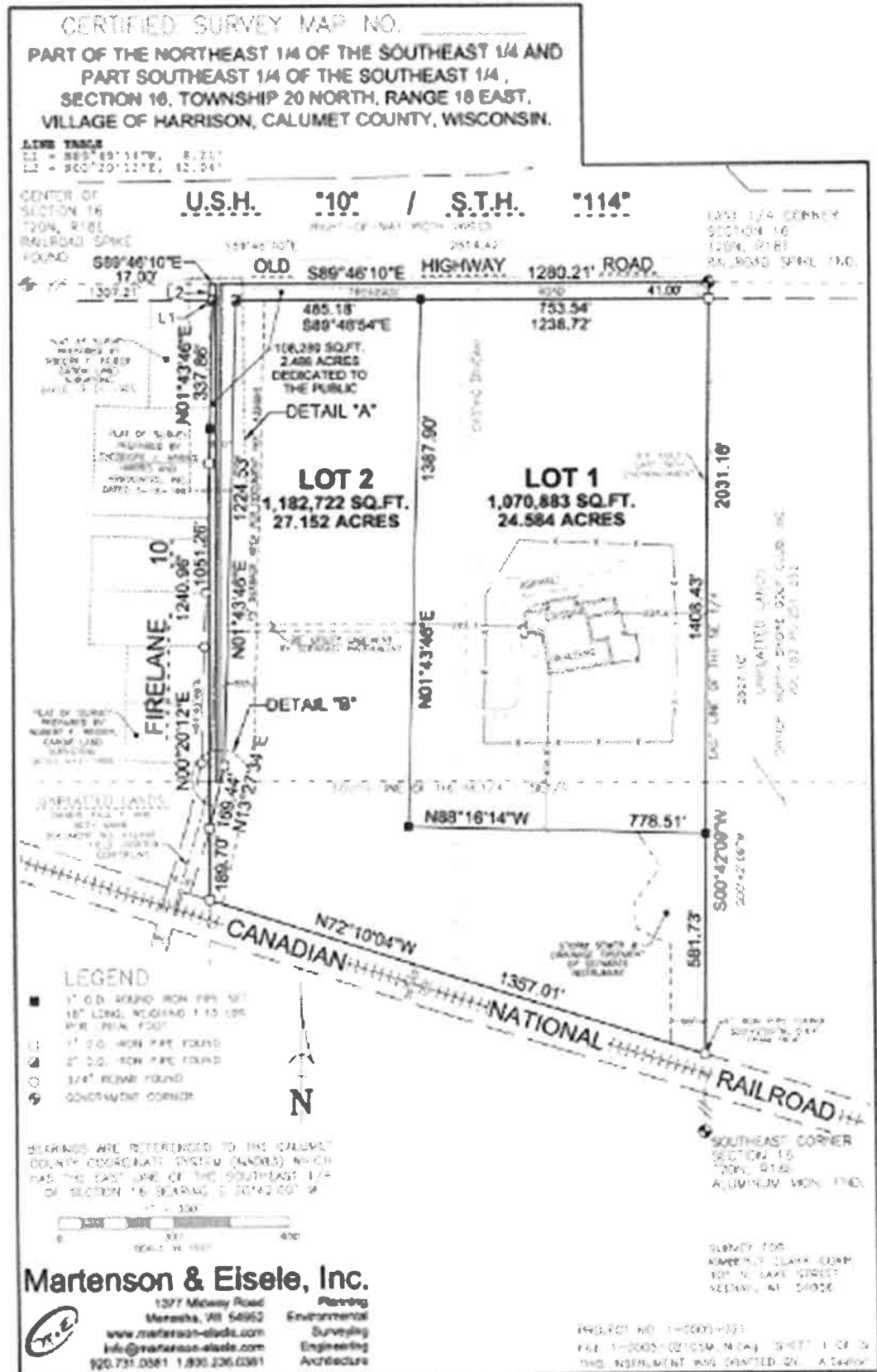
**Attachments:**

- Aerial Map
- CSM
- Preliminary Plat

Aerial Map



CSM



CERTIFIED SURVEY MAP NO.  
 PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART SOUTHEAST 1/4 OF  
 THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST,  
 VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

S89°46'10"E, 17.00'

S89°46'10"E 1280.21'

OLD

HIGHWAY ROAD

N89°48'54"W  
8.21'

S89°48'54"E

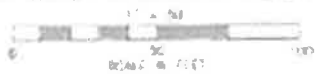
DETAIL "A"

LEGEND

- 1" O.D. ROUND IRON PIPE FOUND
- 1" O.D. ROUND IRON PIPE FOUND
- 2" O.D. ROUND IRON PIPE FOUND
- 2 1/2" O.D. ROUND IRON PIPE FOUND



MEASUREMENTS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM (NAD83) WHICH HAS THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 16 BEARING S 00°42'00" W.



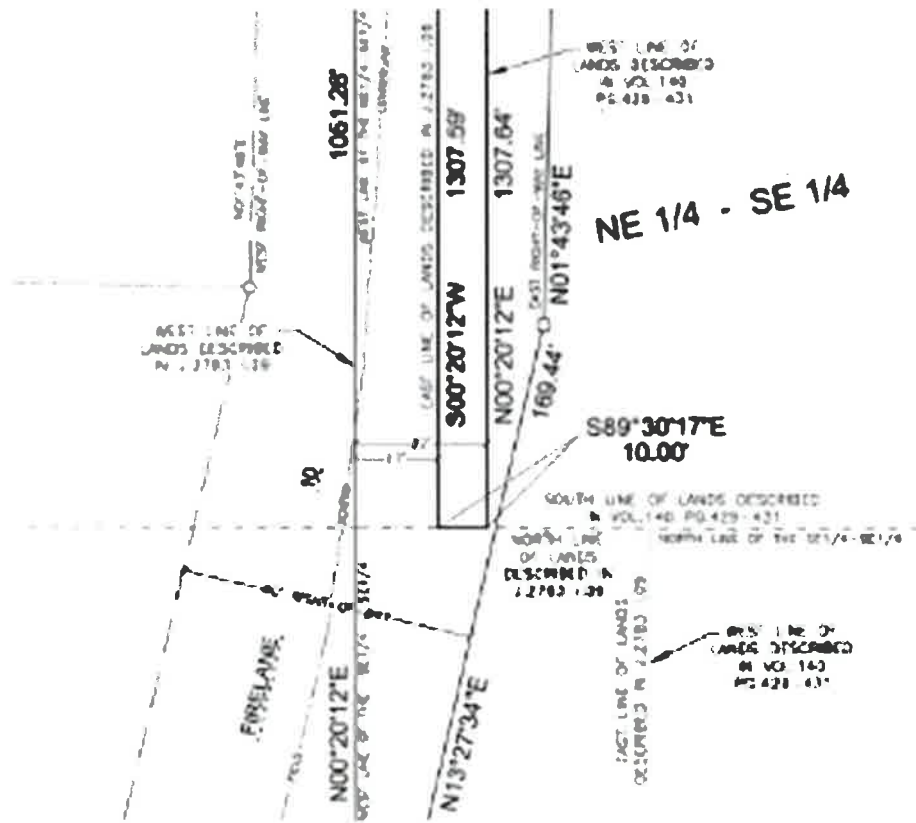
ALL OF THESE POINTS BY  
 QUADANT BEARING AND DISTANCE  
 AS SHOWN ON P. 10 OF THE 1987

ALL OF THESE POINTS BY  
 QUADANT BEARING AND DISTANCE  
 AS SHOWN ON P. 10 OF THE 1987

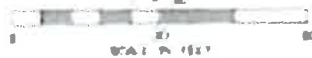


CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART SOUTHEAST 1/4 OF  
 THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST,  
 VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

DETAIL "B"



BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM (NAD83) WHICH HAS THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 16 BEARING S 00°42'00" W



LEGEND

- 1" DIA. PILING FROM PAPER FOUND
- 1 1/2" LONG, 1/2" DIA. PILING FROM PAPER FOUND
- 1" DIA. FROM PAPER FOUND
- 2" DIA. FROM PAPER FOUND
- 3/4" PILING FOUND

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART SOUTHEAST 1/4 OF**  
**THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST,**  
**VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE:**

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

THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF KIMBERLY-CLARK CORPORATION, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 16, THENCE SOUTH 02 DEGREES 42 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 1331.16 FEET; THENCE NORTH 72 DEGREES 13 MINUTES 04 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY OF CANADIAN NATIONAL RAILROAD, A DISTANCE OF 1337.81 FEET; THENCE NORTH 90 DEGREES 26 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 1240.96 FEET; THENCE NORTH 01 DEGREE 43 MINUTES 46 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF FERRISBURG RD, A DISTANCE OF 137.86 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 54 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY ROAD, A DISTANCE OF 8.31 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 42.04 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 17.00 FEET; THENCE SOUTH 00 DEGREE 20 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF LANDS DESCRIBED IN JACKET 2783 IMAGE 09, A DISTANCE OF 1307.59 FEET; THENCE SOUTH 89 DEGREE 30 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 18.30 FEET; THENCE NORTH 00 DEGREE 20 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF LANDS DESCRIBED IN VOLUME 140 PAGE 429-431, A DISTANCE OF 1367.64 FEET; THENCE SOUTH 89 DEGREE 46 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 1292.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2,361,483 SQUARE FEET (54.222 ACRES). SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.14 OF THE WISCONSIN STATUTES AND WITH THE VILLAGE OF HARRISON SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

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

GIVEN UNDER MY HAND THIS 29TH DAY OF JUNE, 2022.

GARY A. BARRINGER, PROFESSIONAL LAND SURVEYOR 1-2020

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

OWNER OF RECORD:  
 KIMBERLY-CLARK CORPORATION  
 KIMBERLY-CLARK CORPORATION

RECORDING INFORMATION:  
 VOL.140 PG.429-431  
 3-2783 1-09

PARCEL NUMBERS:  
 131-36546 AND 131-39453  
 131-39654

**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 DIVIDED BY THE OFFICERS SHOWN HEREON.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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

**TREASURER'S CERTIFICATE:**

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

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

DATE \_\_\_\_\_

COUNTY TREASURER \_\_\_\_\_

DATE \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART SOUTHEAST 1/4 OF  
THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST,  
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:  
KIMBERLY-CLARK CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF  
THE LAWS OF THE STATE OF OKLAHOMA, AS OWNER, DOES HEREBY CERTIFY THAT SAID KIMBERLY-CLARK  
CORPORATION, CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, MAPPED, DEDICATED AND DIVIDED AS  
SHOWN AND REPRESENTED ON THIS MAP.

KIMBERLY-CLARK CORPORATION, FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY  
§ 236.13 OR § 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:  
VILLAGE OF HARRISON

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME AND TITLE

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

PERSONALLY CAME BEFORE ME ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2022, THE ABOVE OWNER(S) TO ME  
KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC.

STATE OF \_\_\_\_\_  
MY COMMISSION (IF PERMANENT)  
EXPIRES: \_\_\_\_\_ )





---

**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Trish Nau, Assistant Planner

**Meeting Date:**

August 23, 2022

---

**Title:**

CSM – Vanroy

---

**Issue:**

Should the Plan Commission recommend approval of the Certified Survey Map?

---

**Background and Additional Information:**

The property owner is proposing a 2-lot Certified Survey Map (CSM) for the property located at W5840 Manitowoc Road. The property is zoned Rural Residential [RR]. The purpose of the CSM is to create a larger parcel for the residence and outbuildings. Lot 1 is proposed to be 5.477-acres and will contain the existing home and farm buildings. Lot 2 is proposed to be 1.526-acres and is currently zoned rural residential for a possible future build.

The RR zoning district requires a minimum of 1-acre and a primary single-family residence on the lot. In the intent to develop the land for a single-family home, the zoning should remain RR with a house being built. This conforms to the Comprehensive Plan for a Transitional Residential future use.

---

**Recommended Action:**

Staff recommends approval of the Certified Survey Map (CSM), as submitted.

---

**Attachments:**

- Aerial Map
- CSM



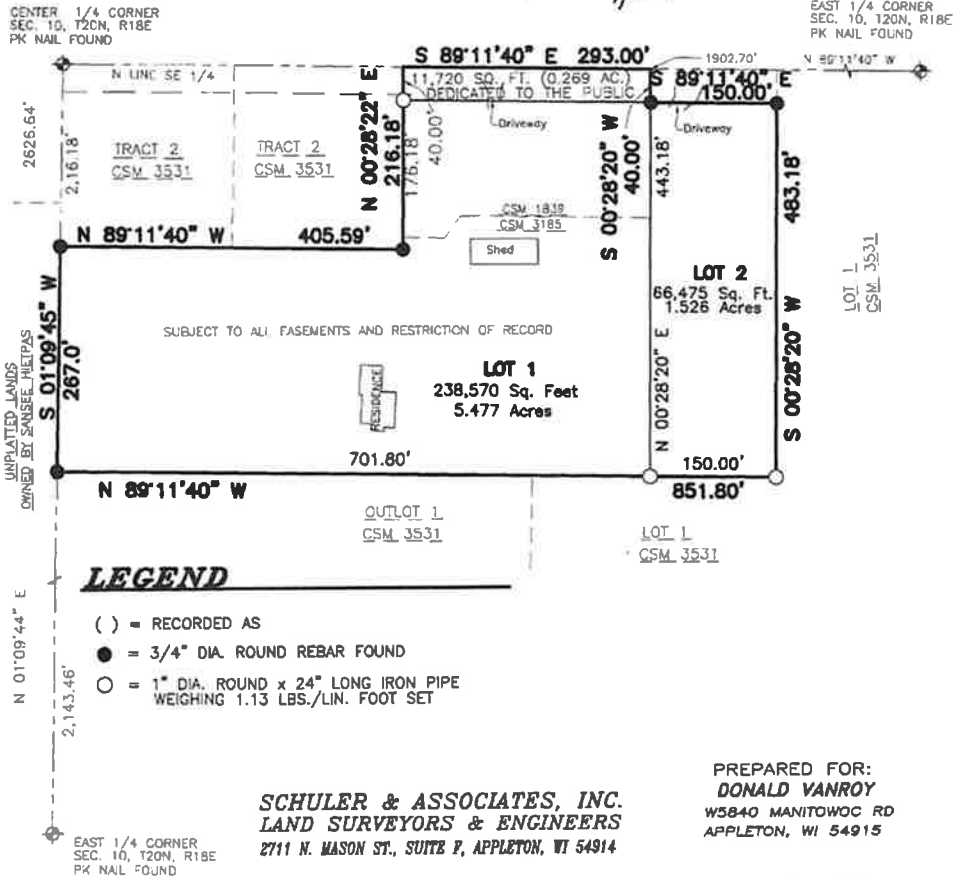
CSM

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

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3185 AS RECORDED IN DOCUMENT NO. 448361 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP 1839 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS ON PAGE 95 AS DOCUMENT NO. 250519, ALL BING LOCATED IN NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM FOR CALUMET COUNTY NORTH LINE OF SE 1/4 OF SECTION 10, T20N, R18E, BEARS S89°11'40"E



**LEGEND**

- ( ) = RECORDED AS
- = 3/4" DIA. ROUND REBAR FOUND
- = 1" DIA. ROUND x 24" LONG IRON PIPE WEIGHING 1.13 LBS./LIN. FOOT SET

**SCHULER & ASSOCIATES, INC.**  
**LAND SURVEYORS & ENGINEERS**  
 2711 N. MASON ST., SUITE P, APPLETON, WI 54914

PREPARED FOR:  
**DONALD VANROY**  
 W5840 MANITOWOC RD  
 APPLETON, WI 54915

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

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL J. FRANK, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:  
THAT I HAVE SURVEYED, DIVIDED, AND MAPPED UNDER THE DIRECTION OF THE OWNER OF SAID LAND,

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3185 AS RECORDED IN DOCUMENT NO. 448361 AND ALL OF  
LOT 1 OF CERTIFIED SURVEY MAP 1839 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS ON  
PAGE 95 AS DOCUMENT NO. 250519, ALL BEING LOCATED IN NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY,  
WISCONSIN, CONTAINING 316,765 SQUARE FEET (7.272 ACRES) OF LAND, MORE OR LESS AND SUBJECT TO ALL  
EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND  
SURVEYED AND THE DIVISION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUES AND  
THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HARRISON SUBDIVISION ORDINANCE IN SURVEYING,  
DIVIDING, AND MAPPING THE SAME.

DATED THIS 22nd DAY OF July, 2022  
*Michael J. Frank*

MICHAEL J. FRANK, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2123



**CERTIFICATE OF THE VILLAGE OF HARRISON:**

**RESOLUTION OF THE VILLAGE OF HARRISON:**

RESOLVED, THAT THE ABOVE CERTIFIED SURVEY MAP IN THE VILLAGE OF HARRISON WAS APPROVED BY THE  
VILLAGE

BOARD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

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

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE  
VILLAGE OF HARRISON.

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

THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL ID NUMBERS 33522 AND 33516, THE PROPERTY OWNERS OF  
RECORD ARE PENNY L. HOELZEL, DONALD R. VANROY AND KRISTINE J. VANROY.

**TREASURER'S CERTIFICATE:**

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

\_\_\_\_\_  
COUNTY TREASURER DATE

\_\_\_\_\_  
TOWN TREASURER DATE

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

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3185 AS RECORDED IN DOCUMENT NO. 448361 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP 1839 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS ON PAGE 95 AS DOCUMENT NO. 250519, ALL BEING LOCATED IN NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, 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 LANDS ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY § 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HARRISON.

\_\_\_\_\_  
PENNY L. HOELZEL

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

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE ABOVE NAMED, PENNY L. HOELZEL, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ CO., WISCONSIN

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

**OWNER'S CERTIFICATE:**

AS OWNERS, WE DO HEREBY CERTIFY THAT WE CAUSED THE LANDS ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY § 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HARRISON.

\_\_\_\_\_  
DONALD R. VANROY

\_\_\_\_\_  
KRISTINE J. VANROY

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

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE ABOVE NAMED, DONALD R. VANROY AND KRISTINE J. VANROY, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ CO., WISCONSIN

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



**INGRESS AND EGRESS EASEMENT RELEASE:**

THE INGRESS AND EGRESS EASEMENT SHOWN ON LOT 1 OF CERTIFIED SURVEY MAP NO. 1839 AS RECORDED IN VOLUME 13 AS DOCUMENT NUMBER 250519 IS HEREBY RELEASED.

\_\_\_\_\_  
DONALD R. VANROY DATE

\_\_\_\_\_  
KRISTINE J. VANROY DATE

\_\_\_\_\_  
PENNY L. HOELZEL DATE

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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON**

**From:**

Trish Nau, Assistant Planner

**Meeting Date:**

August 23, 2022

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**Title:**

CSM –Wisconsin Wealth Management. LLC

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**Issue:**

Should the Plan Commission recommend approval of the Certified Survey Map?

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**Background and Additional Information:**

The property owner is proposing a 1-lot Certified Survey Map (CSM) for the property located at N9695 County Road N, formerly known as the “Old Darboy Club Site.” The purpose of this CSM is to combine the three parcels into one Lot of 4.097 acres, in the intent to develop a new restaurant and tavern replacing the old Darboy Club. The zoning will remain Community Commercial [CC] with the parcel conforming to the Comprehensive Plan for Commercial use.

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**Recommended Action:**

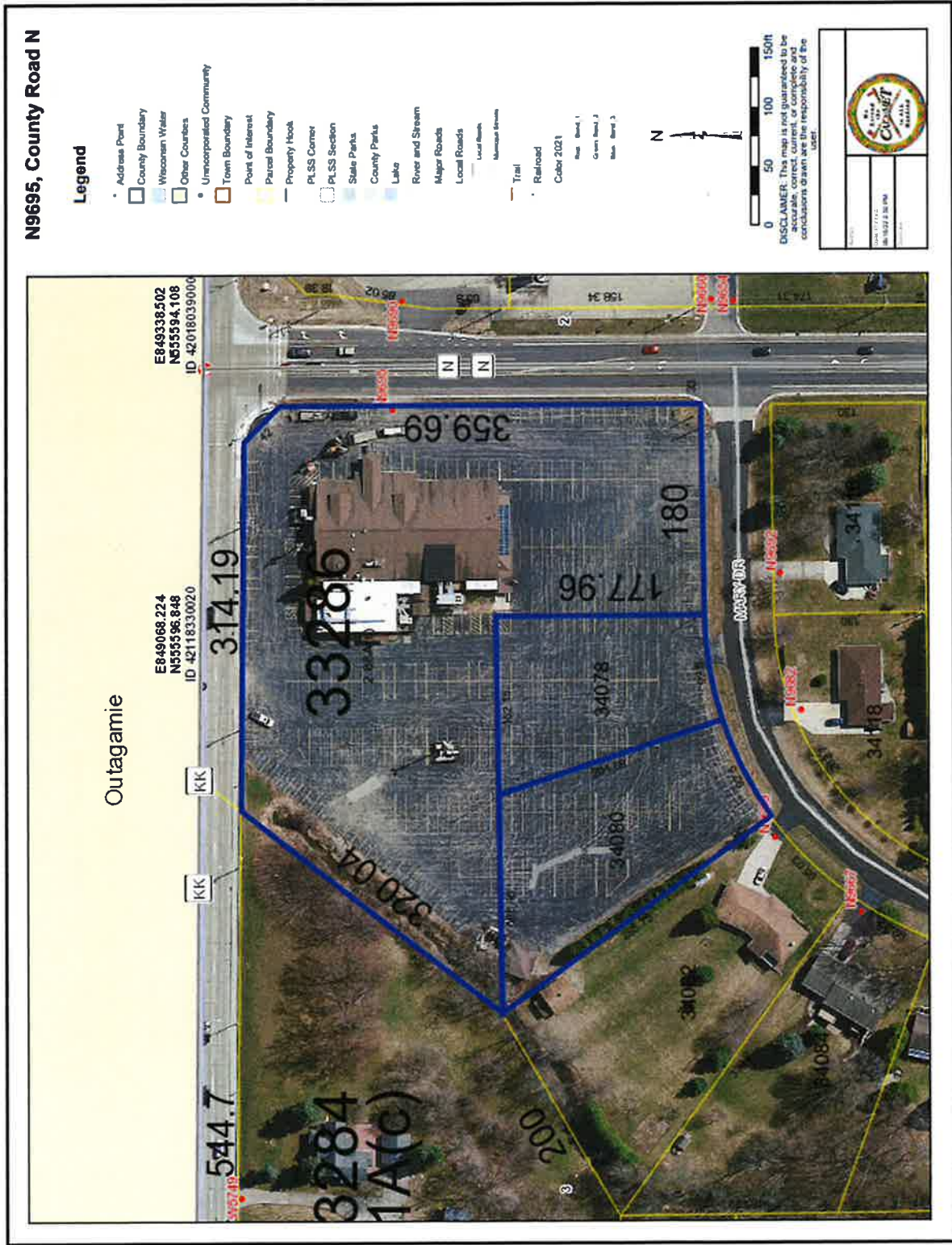
Staff recommends approval of the Certified Survey Map (CSM), as submitted.

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**Attachments:**

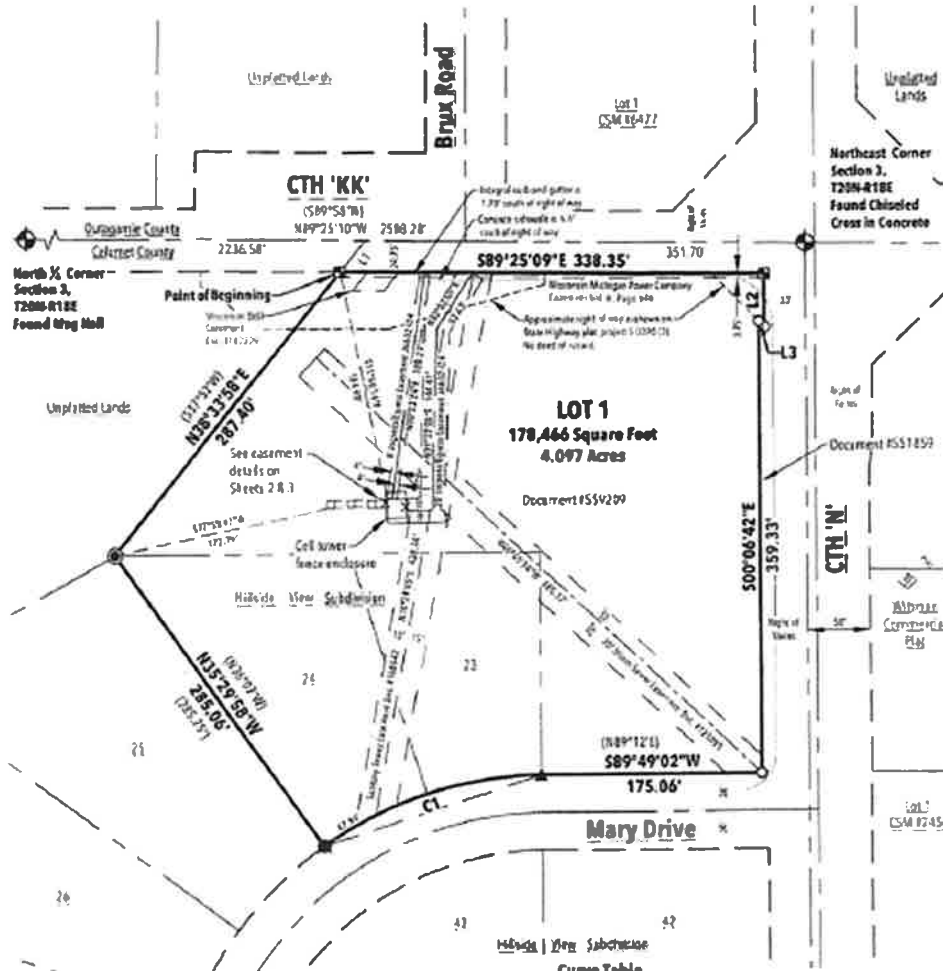
- Aerial Map
- CSM

# Aerial Map



# CERTIFIED SURVEY MAP

ALL OF LOTS 23 AND 24, HILLSIDE VIEW SUBDIVISION AND PART OF THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 3, TOWNSHIP 20 NORTH, RANGE  
18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	26°18'33"	300.00'	104.91'	S72°09'23.5"W	181.99'	S09°49'02"W	S54°30'09"W

**LEGEND**

- ▲ Existing PK Nail
- ⊙ Existing 2" Iron Pipe
- ⊙ Existing 1/2" Iron Rod
- ⊙ Set Cut Cross in Concrete
- Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- ⊙ Recorded County Monument
- Record bearing or distance



Scale: 1" = 100'

Bearings are referenced to the Calumet County Coordinate System. The north line of the Northeast 1/4 of Section 3, T20N-R18E bears N89°25'10"W.

Line #	Length	Direction
L1	31.40'	S30°33'50"W
L2	42.24'	S00°10'58"E
L3	6.40'	N44°48'04"W

**Robert E. Lee & Associates, Inc.**  
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
 1250 CENTENNIAL CENTRE BOULEVARD  
 HICKORY, WI 54125  
 INTERNET: www.raleerinc.com  
 PHONE: (920) 642-9641  
 FAX: (920) 642-9141

SHEET 1 OF 4



# CERTIFIED SURVEY MAP

**ALL OF LOTS 23 AND 24, HILLSIDE VIEW SUBDIVISION AND PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, SECTION 3, 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 Lots 23 and 24, Hillside View Subdivision and part of the Northeast ¼ of the Northeast ¼ of Section 3, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin more fully described below:

Commencing at the Northeast corner of said Section 3; thence N89°25'10"W, 351.70 feet on the north line of said Northeast ¼ to the northeasterly extension of the northwest line of lands described in Document Number 559209; thence S38°33'58"W, 31.40 feet on said northeasterly extension to the south right of way of CTH "X", the POINT OF BEGINNING; thence S89°25'09"E, 338.35 feet on said south right of way to the west right of way of CTH "W"; thence S00°10'58"E, 42.24 feet on said west right of way; thence N44°48'04"W, 6.40 feet on said west right of way; thence S00°06'42"E, 359.33 feet on said west right of way to the north right of way of Mary Drive; thence S89°49'52"W, 175.06 feet on said north right of way; thence 184.91 feet on the arc of a 300.00 foot radius curve to the left, having a long chord which bears S72°09'35.5"W, 181.99 feet on said north right of way to the southwest corner of said Lot 24; thence N35°29'58"W, 285.06 feet on the west line of said Lot 24 to the northwest corner thereof; thence N38°33'58"E, 287.40 feet on said northwest line of lands described in Document Number 559209 to the Point of Beginning.

Said parcel contains 178,466 square feet or 4.077 acres of land more or less subject to encumbrances and restrictions of record.

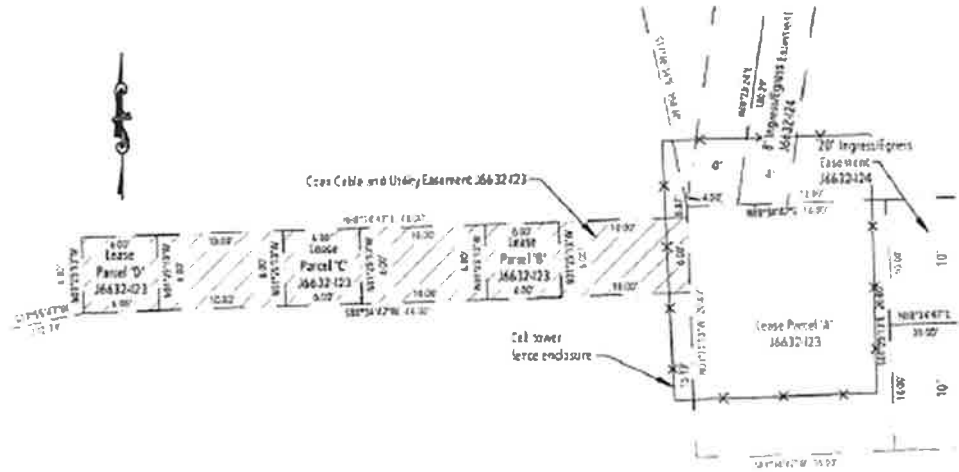
That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 234.34 of the Wisconsin Statutes in the surveying and mapping of the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Troy E. Hewitt      PLS #2831  
 ROBERT E. LEE & ASSOCIATES, INC.

## Existing J6632-123 Easement Detail

Scale: 1"=10'



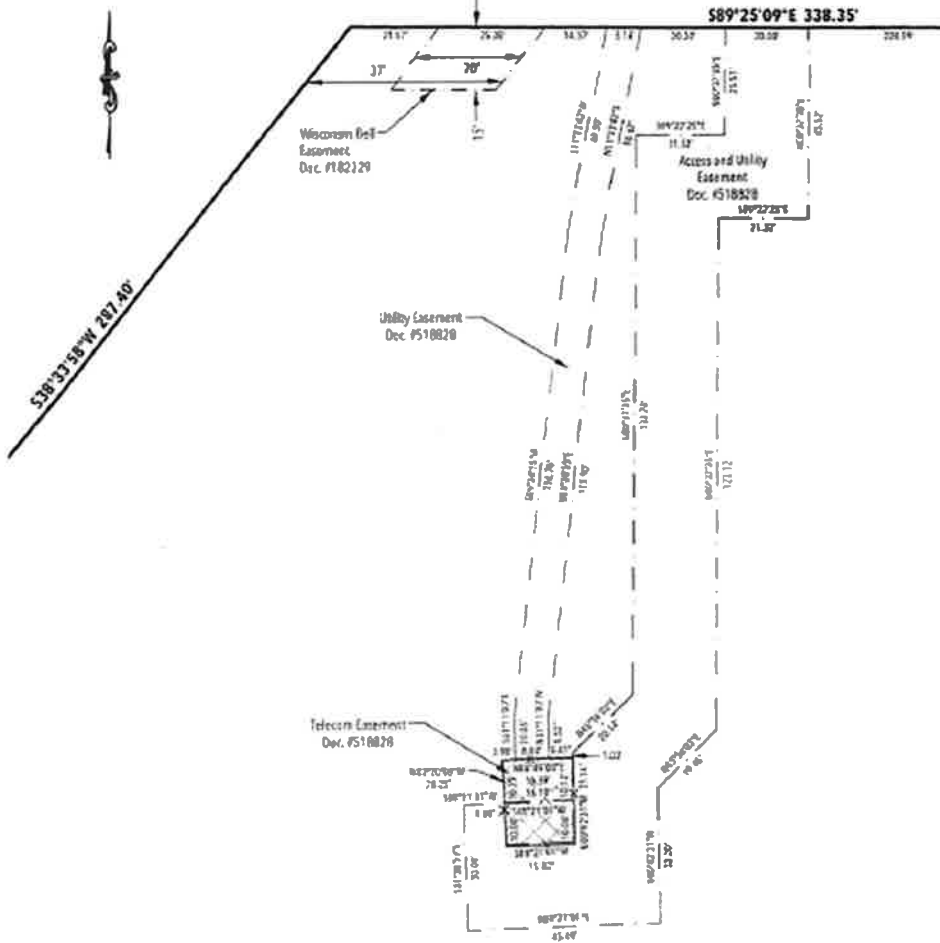
**Robert E. Lee & Associates, Inc.**  
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
 12340 CENTENNIAL CENTRE BOULEVARD  
 HOBART, WI 54155      PHONE (920) 642-2641  
 INTERNET: www.reeinc.com      FAX (920) 642-9141

# CERTIFIED SURVEY MAP

ALL OF LOTS 23 AND 24, HILLSIDE VIEW SUBDIVISION AND PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, SECTION 3,  
TOWNSHIP 20 NORTH, RANGE 10 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

## Existing Doc. #182229 & Doc. #518828 Easement Detail

Scale: 1"=30'



# CERTIFIED SURVEY MAP

ALL OF LOTS 23 AND 24, HILLSIDE VIEW SUBDIVISION AND PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, SECTION 3,  
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 and mapped as represented on this map. I also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection:

VILLAGE OF HARRISON

\_\_\_\_\_  
Wisconsin Wealth Management, LLC Date

\_\_\_\_\_  
Print Name and Title

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Allison Bleckner, Village President Date

\_\_\_\_\_  
Vicki Tesson, 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.

\_\_\_\_\_  
Vicki Tesson 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 Schlaab Date  
Calumet County Treasurer

**Village of Harrison  
August-22 Zoning Permit Report**

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
<b>Residential</b>								
Single Family	1	33	\$ 400,000	\$ 13,085,150	3	77	\$ 980,000	\$ 33,033,450
Two Family (units)	0 ( 0 )	2	\$ 0	\$ 1,200,000	1 ( 2 )	2	\$ 600,000	\$ 1,200,000
Multi Family (units)	0 ( 0 )	0	\$ 0	\$ 0	1 ( 134 )	2	\$ 12,800,000	\$ 26,800,000
Additions	2	8	\$ 45,000	\$ 304,000	1	10	\$ 15,000	\$ 649,115
Acc. Structures	0	12	\$ 0	\$ 370,341	5	22	\$ 61,000	\$ 410,495
Miscellaneous	7	78	\$ 53,089	\$ 778,271	14	91	\$ 73,627	\$ 705,027
<b>Total Residential</b>	<b>10</b>	<b>133</b>	<b>\$ 498,089</b>	<b>\$ 15,737,762</b>	<b>25</b>	<b>204</b>	<b>\$ 14,529,627</b>	<b>\$ 62,798,087</b>
<b>Com./Ind.</b>								
New	1	3	\$ 650,000	\$ 2,100,000	0	1	\$ 0	\$ 550,000
Additions	0	1	\$ 0	\$ 5,000,000	0	1	\$ 0	\$ 1,825,000
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	0	11	\$ 0	\$ 590,285	1	6	\$ 0	\$ 83,500
<b>Total Com./Ind.</b>	<b>1</b>	<b>15</b>	<b>\$ 650,000</b>	<b>\$ 7,690,285</b>	<b>1</b>	<b>8</b>	<b>\$ 0</b>	<b>\$ 2,458,500</b>
<b>Combined Total</b>	<b>11</b>	<b>148</b>	<b>\$ 1,148,089</b>	<b>\$ 23,428,047</b>	<b>26</b>	<b>212</b>	<b>\$ 14,529,627</b>	<b>\$ 65,256,587</b>

Number of Vacant Lots Remaining 140

**Village of Harrison**  
**July-22 Zoning Permit Report**

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
<b>Residential</b>								
Single Family	2	32	\$ 821,000	\$ 12,685,150	3	74	\$ 1,315,000	\$ 32,053,450
Two Family (units)	0	2	\$ 0	\$ 1,200,000	0	1	\$ 0	\$ 600,000
Multi Family (units)	0	0	\$ 0	\$ 0	0	1	\$ 0	\$ 14,000,000
Additions	0	6	\$ 0	\$ 259,000	2	9	\$ 71,000	\$ 634,115
Acc. Structures	2	12	\$ 125,000	\$ 370,341	1	17	\$ 90,000	\$ 349,495
Miscellaneous	14	71	\$ 143,525	\$ 725,182	12	77	\$ 68,663	\$ 631,400
<b>Total Residential</b>	<b>18</b>	<b>123</b>	<b>\$ 1,089,525</b>	<b>\$ 15,239,673</b>	<b>18</b>	<b>179</b>	<b>\$ 1,544,663</b>	<b>\$ 48,268,460</b>
<b>Com./Ind.</b>								
New	1	2	\$ 650,000	\$ 1,450,000	0	1	\$ 0	\$ 550,000
Additions	0	1	\$ 0	\$ 5,000,000	0	1	\$ 0	\$ 1,825,000
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	2	11	\$ 40,000	\$ 590,285	0	5	\$ 0	\$ 83,500
<b>Total Com./Ind.</b>	<b>3</b>	<b>14</b>	<b>\$ 690,000</b>	<b>\$ 7,040,285</b>	<b>0</b>	<b>7</b>	<b>\$ 0</b>	<b>\$ 2,458,500</b>
<b>Combined Total</b>	<b>21</b>	<b>137</b>	<b>\$ 1,779,525</b>	<b>\$ 22,279,958</b>	<b>18</b>	<b>186</b>	<b>\$ 1,544,663</b>	<b>\$ 50,726,960</b>

Number of Vacant Lots Remaining 141