

PLAN COMMISSION AGENDA

Tuesday, April 24, 2018
6:00 PM

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)
Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
- 5) Approve Minutes
 - March 27, 2018
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Martha & James Hardin – W7027 Firelane 3
- 7) Items for Discussion
 - a. Concept Plan – Zahn Hajdini – Hwy 114, btwn Pigeon Road & Stommel Road
 - b. Concept Plan – Kent Gross – southern portion of W6387 Manitowoc Road
 - c. Report: Zoning Permits
- 8) Set Next Meeting Date
 - Tentatively May 29, 2018 at 6:00pm
- 9) Adjourn

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

Posted: April 17, 2018

PLAN COMMISSION
MEETING MINUTES – March 27, 2018

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:00pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Fochs, Jim Lincoln, Kevin Hietpas, Jim Salm, Buddy Lisowe, Pat Hennessey, and Dennis Reed.

Staff Present: Village Manager Travis Parish, Deputy Clerk-Treasurer Carie Krause

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Lisowe) to approve the minutes of February 27, 2018. Motion carried 7-0.
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Glenn Kasten – N8827 S. Coop Road: The applicant is proposing a 3-lot Certified Survey Map (CSM) for their property located at N8827 S. Coop Road. The applicant currently has two parcels that they wish to combine and divide into three lots. The properties are currently zoned General Agricultural [AG]. The AG zoning district currently allows single-family homes as a permitted use. The AG zoning district requires minimum lot sizes of 1-acre and minimum road frontage of 150-feet. The purpose of the CSM is to create two additional lots to sell for future development. Staff's understanding is that Lot 1 will be retained by the applicant, Lot 2 will be sold to a family member for a future home site, and Lot 3 is proposed to be sold as a future home site, although staff has received phone calls about further dividing of Lot 3. The lot sizes and widths meet the zoning requirements for the AG zoning district. Access for each lot can be obtained through the Village by obtaining a culvert permit. This area is served by public sewer and water from Harrison Utilities (formerly Waverly Sanitary District).
Motion (Fochs/Hietpas) to approve the certified survey map at N8827 S. Coop Road.
Motion carried 7-0.
 - b. Certified Survey Map – Carol Steffens – N8760 Zirbel Drive: The applicant is proposing a 1-lot Certified Survey Map (CSM) in order to combine two parcels into one. The applicant currently has two parcels that they wish to

combine. One property contains a house and gazebo and the other property is vacant. The properties are currently zoned Single-Family Residential (Suburban) [RS-1]. The combined property will be 1.02-acres.

Motion (Fochs/Lincoln) to approve the certified survey map at N8760 Zirbel Drive.

Motion carried 7-0.

- c. Final Plat – Cobble Creek II – County KK: The applicant submitted the final plat for Cobble Creek II, which is a 35-lot subdivision located along County KK east of Bies Road. The property is zoned General Agricultural [AG]. Lot sizes for the subdivision are over 1-acre and lot widths are over 150-feet. The subdivision is located outside of the Darboy Sewer Service Area. The lots will have private sanitary systems and private wells. There is a navigable stream running through the subdivision, with a culvert bridge crossing proposed. There will be stormwater management ponds on each side of the navigable stream. There will be a trail on one side of Dallas Drive and a sidewalk on the other, all other roads will have a sidewalk on both sides.

The Final Plat of Cobble Creek II substantially conforms to the approved preliminary plat. The preliminary plat conditions have been met.

Motion (Hennessey/Lisowe) to approve the Final Plat – Cobble Creek II – County KK with the following conditions:

1. The Developer/property owners sign the Waiver of Special Assessment resolution prior to the Village signing the final plat.
2. The release of access easement (Document No. 471668) be recorded and a copy of the recorded release submitted to the Village prior to the Village signing the final plat.
3. The Developer signs the Development Agreement prior to the Village signing the final plat.

Motion carried 7-0.

7) Items for Discussion

- a. Report: Zoning Permits: No report available.

8) Next Meeting Date: April 24, 2018 at 6:00pm.

9) Adjourn: Motion (Fochs/Lisowe) to adjourn the meeting at 6:16pm
Motion carried 7-0.

Prepared by: Carie Krause Deputy Clerk - Treasurer

Dated: March 28, 2018

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

April 24, 2018

Title:

Certified Survey Map - Hardin

Issue:

Should the Plan Commission recommend approval of a 2-lot Certified Survey Map?

Background and Additional Information:

The applicant owns two properties on Firelane 3, each of which includes lands on both sides of Firelane 3. The applicant wishes to combine the lands on each side of Firelane 3 in order to create two separate lots, one lot on each side of the road. The purpose of the CSM is to create a wider lot on the lake in order to build a new home in the middle of the property.

Recommended Action:

Staff recommends approval of the Certified Survey Map.

Attachments:

- Aerial Map
- Certified Survey Map

Calumet County, WI



Legend

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



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

Author:	
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CERTIFIED SURVEY MAP NO.

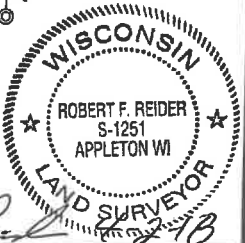
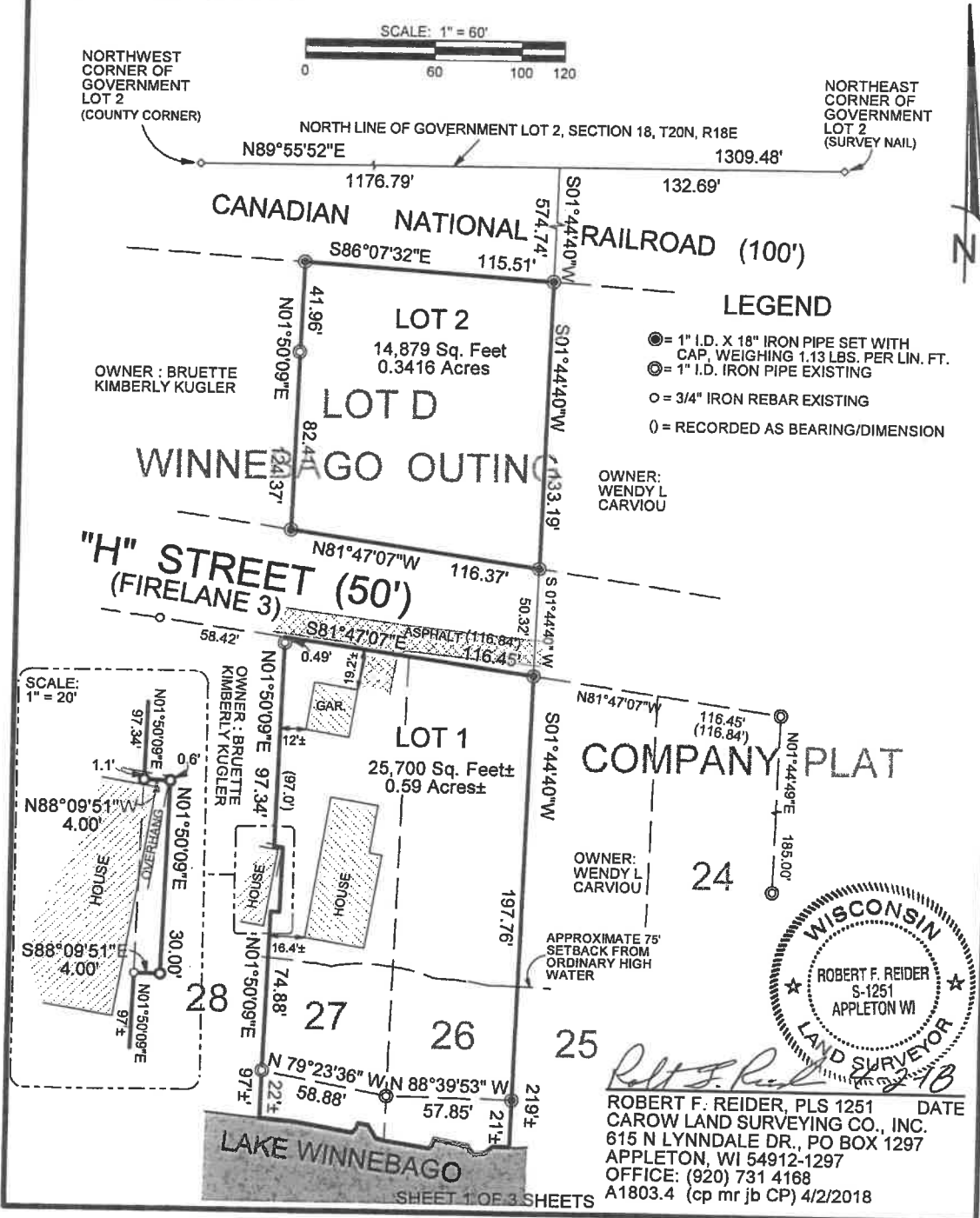
BEING ALL OF LOT 26 AND PART OF LOTS 27 AND "D", ALL IN "WINNEBAGO OUTING COMPANY PLAT", LOCATED IN GOVERNMENT LOT 2 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

RECEIVED
 APR 02 2018
 HARRISON PLANNING

NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE VILLAGE OF HARRISON PLANNING AND ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE VILLAGE OF HARRISON PLANNING AND ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- PRIOR TO ANY CONSTRUCTION CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE THE LOCATION OF ORDINARY HIGH WATER.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

NORTH IS REFERENCED TO THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, WHICH BEARS N89°55'52"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (CALUMET COUNTY)



Robert F. Reider
 ROBERT F. REIDER, PLS 1251 DATE
 CAROW LAND SURVEYING CO., INC.
 615 N LYNNDALE DR., PO BOX 1297
 APPLETON, WI 54912-1297
 OFFICE: (920) 731 4188
 A1803.4 (cp mr jb CP) 4/2/2018

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 26 AND PART OF LOTS 27 AND "D", ALL IN WINNEBAGO OUTING COMPANY PLAT, LOCATED IN GOVERNMENT LOT 2 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 26 AND PART OF LOTS 27 AND "D", ALL IN WINNEBAGO OUTING COMPANY PLAT, LOCATED IN GOVERNMENT LOT 2 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST; THENCE S89°55'52"W, 132.69 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 26 IN WINNEBAGO OUTING COMPANY PLAT; THENCE S01°44'40"W, 574.74 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUING S01°44'40"W, 381.27 FEET ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 26 TO THE STARTING POINT OF A MEANDER LINE OF THE NORTH SHORE OF LAKE WINNEBAGO, SAID POINT BEARS N01°44'40"E, 21 FEET MORE OR LESS FROM THE NORTH SHORE OF LAKE WINNEBAGO; THENCE N88°39'53"W, 57.85 FEET ALONG SAID MEANDER LINE; THENCE N79°23'36"W, 58.88 FEET ALONG SAID MEANDER LINE TO THE WEST LINE OF LOT 27, WINNEBAGO OUTING COMPANY PLAT AND THE TERMINATION POINT OF SAID MEANDER LINE, SAID POINT BEARS N01°50'09"E, 22 FEET MORE OR LESS FROM THE NORTH SHORE OF LAKE WINNEBAGO; THENCE N01°50'09"E, 74.88 FEET ALONG SAID WEST LINE; THENCE S88°09'51"E, 4.00 FEET; THENCE N01°50'09"E, 30.00 FEET; THENCE N88°09'51"W, 4.00 FEET TO THE WEST LINE OF SAID LOT 27; THENCE N01°50'09"E, 97.34 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF "H" STREET; THENCE S81°47'07"E, 116.45 FEET ALONG SAID SOUTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 26; THENCE N01°44'40"E, 50.32 FEET ALONG SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF "H" STREET; THENCE N81°47'07"W, 116.37 FEET ALONG SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 27; THENCE N01°50'09"E, 124.37 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE S86°07'32"E, 115.51 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. INCLUDING ALL OF THOSE LANDS LYING BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE NORTH SHORE OF LAKE WINNEBAGO, BOUNDED BY THE EXTENSION OF THE RESPECTIVE LINES OF THE ABOVE DESCRIBED PARCEL TO SAID LAKE SHORE. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF MARTHA & JAMES HARDIN, 2-53-16-E TAMA-CHO, FUCHU-SHI, TOKYO, JAPAN 183-0002.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF HARRISON.



Robert F. Reider 4-2-18
ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1803.4 (RFR) DATED: 4-2-2018

COUNTY TREASURER CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS MINOR SUBDIVISION AS OF THIS _____ DAY OF _____, 20__.

COUNTY TREASURER

DATED
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 26 AND PART OF LOTS 27 AND "D", ALL IN WINNEBAGO OUTING COMPANY PLAT, LOCATED IN GOVERNMENT LOT 2 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

VILLAGE TREASURER CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS MINOR SUBDIVISION AS OF THIS _____ DAY OF _____, 20____.

VILLAGE TREASURER DATED

VILLAGE OF HARRISON APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF HARRISON ON THIS _____ DAY OF _____, 20____.

VILLAGE PRESIDENT VILLAGE CLERK

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON.

I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S. 236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF HARRISON.

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

BY: MARTHA L. EISSLER-HARDIN REVOCABLE TRUST

MARTHA L. EISSLER-HARDIN, TRUSTEE JAMES M. HARDIN

STATE OF WISCONSIN)
) SS
COUNTY OF CALUMET)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



Robert F. Reider 4-2-18
ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1803.4 (RFR) DATED: 4-2-2018

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

April 24, 2018

Title:

Concept Plan – Hwy 114 - Hajdini

Issue:

Is the property on Hwy 114 feasible to split for development?

Background and Additional Information:

The applicant is interested in purchasing and developing a property on Hwy 114 between Pigeon Road and Stommel Road. The property is 7.78-acres and is currently zoned General Agricultural [AG]. The property is wooded and there are several areas of wetlands identified (a wetland delineation report should be completed to determine extent of all wetlands on the property). The property abuts Hwy 114 so access to the property will require approval from the WI Dept. of Transportation (WisDOT). There is currently no public sewer and water available to this property. The Plan Commission is asked to provide comments and feedback on a proposed land division and its feasibility.

Staff has concerns with the following issues:

1. Wetlands – a wetland delineation should be completed to determine the amount/type of wetlands present on the property.
2. Sewer & Water – since no public sewer and water is available, perc tests should be completed and submitted to Calumet County to ensure private on-site waste water treatment systems can be placed on each of the proposed lots.
3. Access – a new road access must be approved by WisDot. The road layout, either cul-de-sac or dead-end to adjacent property, must be approved by the Village.
4. Stormwater Management – a suitable location for stormwater management must be included in the proposed land division.
5. Lot Size – the AG zoning district requires a minimum lot size of 1-acres and minimum lot frontage along a street of 150-feet.

Recommended Action:

Comments and potential issues for future development should be provided during the meeting. No formal action is required.

Attachments:

- Letter
- Site Plan
- Aerial Map

**Town of Harrison
Zoning and planning department
Att: Mark Mommaerts, AICP**

March 14 2018

Dear Mr. Mommaerts:

I have shown interest to purchase a empty wooded lot on HWY 114, going east, past Pigeon rd. Second lot, 7,78 ac. And wanted to develop the lot into 4 single homes.

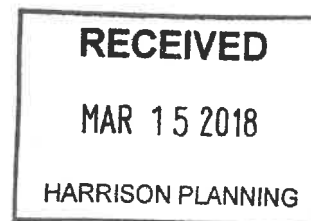
Since around third of the land is labeled as wetland I wanted to know what's the possibility of dividing the lot into 4 lots to be build 4 single homes, with one pond and one green house and preserving all of the trees on wetland area. The seller has tested the land for mound system and it does Perk for Mound System.

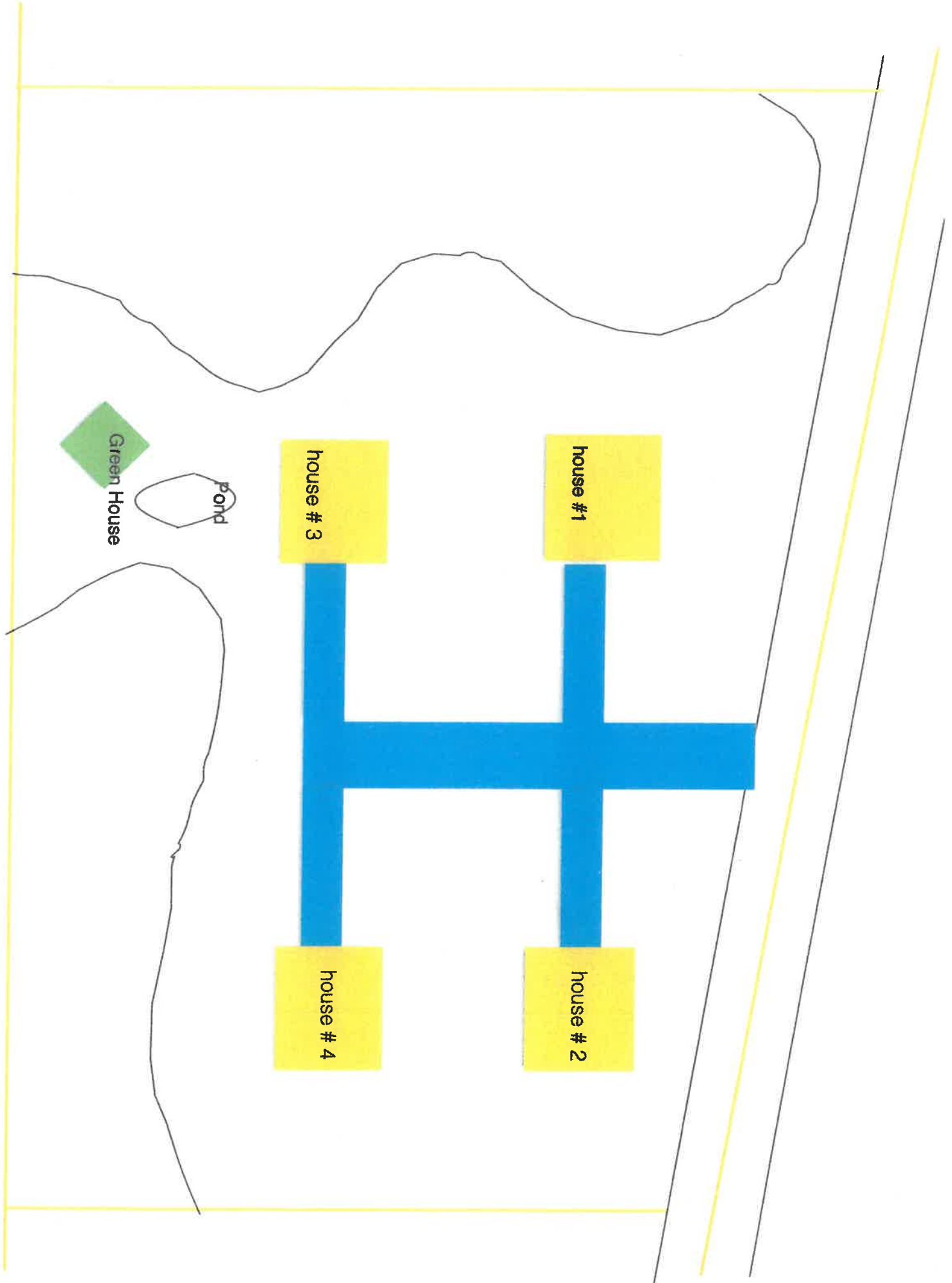
I would greatly appreciate if you could give me an idea of what could I expect to further divide the lot and into housing and into how many lots?

Sincerely;



.....
**Zahn Hajdini
1401 E John ST
Appleton WI. 54915
Phone 920-470-2931**





Calumet County, WI

Legend

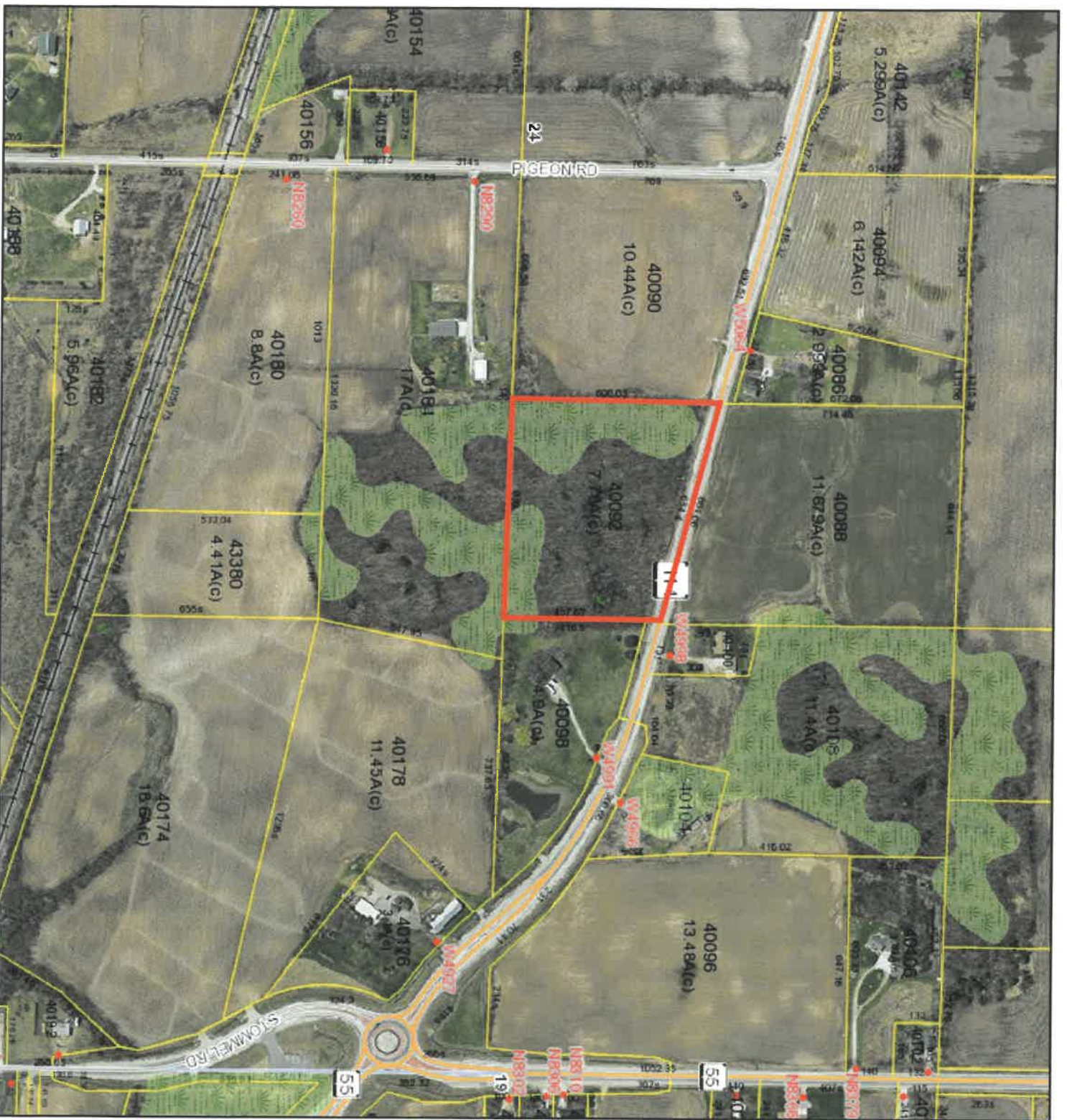
- Address Point
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- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Wetland Boundary
- Wetland Point
- Major Roads
- Local Roads
- Trail
- Railroad

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



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

Author:	
Date Printed:	04/18/15 8:12 AM
Source:	



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

April 24, 2018

Title:

Concept Plan – W6387 Manitowoc Road – Kent Gross

Issue:

Is the property at W6387 Manitowoc Road feasible to split for development?

Background and Additional Information:

The applicant is interested in purchasing and developing a property at W6387 Manitowoc Road. The property is 10-acres and is currently zoned General Agricultural [AG]. The applicant is interested in developing the southern 6.75-acres. The northern 3.25-acres would remain with the current owner. The property is partially wooded and there is a driangeway through the property, possible wetlands may exist. Public sewer and water would be available to this property from the south. Access to the subject property is from the south via a new road constructed by the Village in 2017. The applicant developed a concept plan for this property along with a potential road layout for the adjacent properties for future road connections. The applicant also submitted a letter outlining the basics of the subdivision, some provisions do not meet Village requirements. The Plan Commission is asked to provide comments and feedback on a proposed land division and its feasibility.

Staff has concerns with the following issues:

1. Wetlands – a wetland delineation should be completed to determine the amount/type of wetlands present on the property.
2. Sewer & Water –public sewer and water is available, extension of sewer and water must be to the edge of the development limits in order for adjacent properties to have access.
3. Access – road layout must be approved by the Village. The length of a dead-end street cannot exceed 1,000-feet. A temporary turn around must be constructed if longer than 1,000-feet.
4. Stormwater Management – a suitable location for stormwater management must be included in the proposed land division. Possibility of a buy-in to the Lakeview Regional Pond exists. In this scenario, a dry pond would be required to meet peak flow requirements. The Village engineer estimates that the dry pond would have to be approximately ½-acre in size. The optimal location is in the southwest corner of the property, adjacent to the land the Village owns for a future park. Potential to dedicate the dry pond as parkland may exist.
5. Rezoning – the property must be rezoned to RS-1 zoning district.
6. Lot Size – the RS-1 zoning district requires a minimum lot size of 12,000 square feet and minimum lot frontage along a street of 80-feet.

7. Street Pavements – the Village policy for new subdivisions is concrete street pavement. Pavement to occur within 2-3 years of subdivision development.
8. Street Lights – street lights may be required at intersections or curves.
9. Sidewalks – the Village requires sidewalks for new subdivisions.

Recommended Action:

Comments and potential issues for future development should be provided during the meeting. No formal action is required.

Attachments:

- Letter
- Neighborhood Development Plan
- Lot Layout Plan

Hidden Pines Subdivision – Village of Harrison

Developer: LouMar Properties, LLC
Kent Gross
W6349 Dogwood Lane
Harrison, WI 54952
920-202-2122



Phase I - Parcel 33414 (Southern 6.75 Acres)

**Initial plan is to have 13 lots – Sizes will vary from 12,000 SF to 28,000 SF.
(see maps/diagrams)**

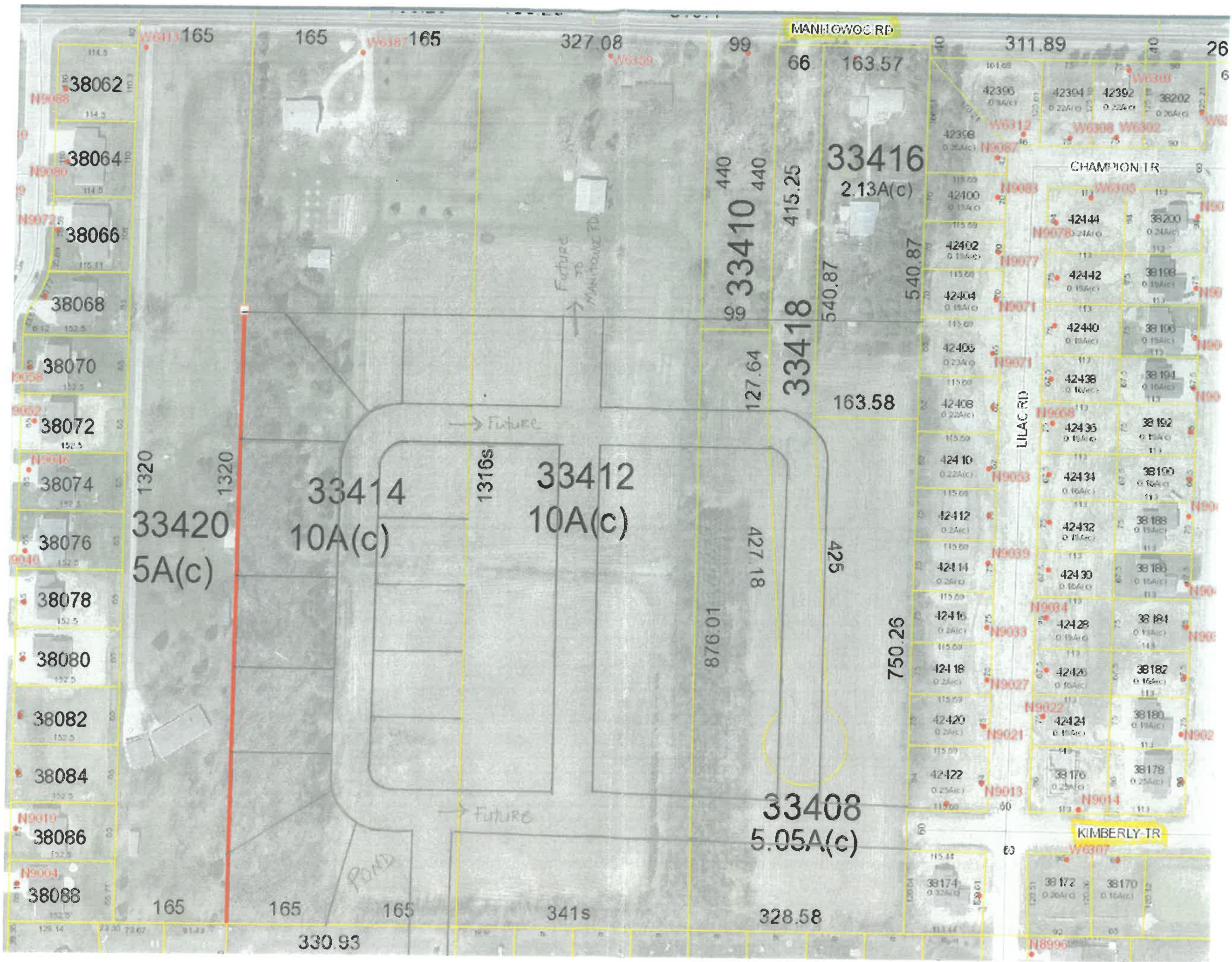
Home sizes will be a minimum of 1,600 SF (single story)

Seven of the thirteen will be larger wooded lots. Moderately sized homes must be built with the intent of keeping the natural/rural type setting. Restrictive Covenants will be crafted with an emphasis on the preservation of nature...in particular on these seven lots.

**Fully improved lots with all utilities - Sewer, Water, Storm Sewer, Gas, Electric, Telephone, CATV
(no sidewalk or street lights)**

Curb and gutter with asphalt paved roads. To be completed when approximately 75% of home have been built.

Developer will be looking at utilizing the Regional Stormwater Pond. Under this scenario a dry pond will be created on-site. Will work with the Village to integrate this area as dedicated park space.



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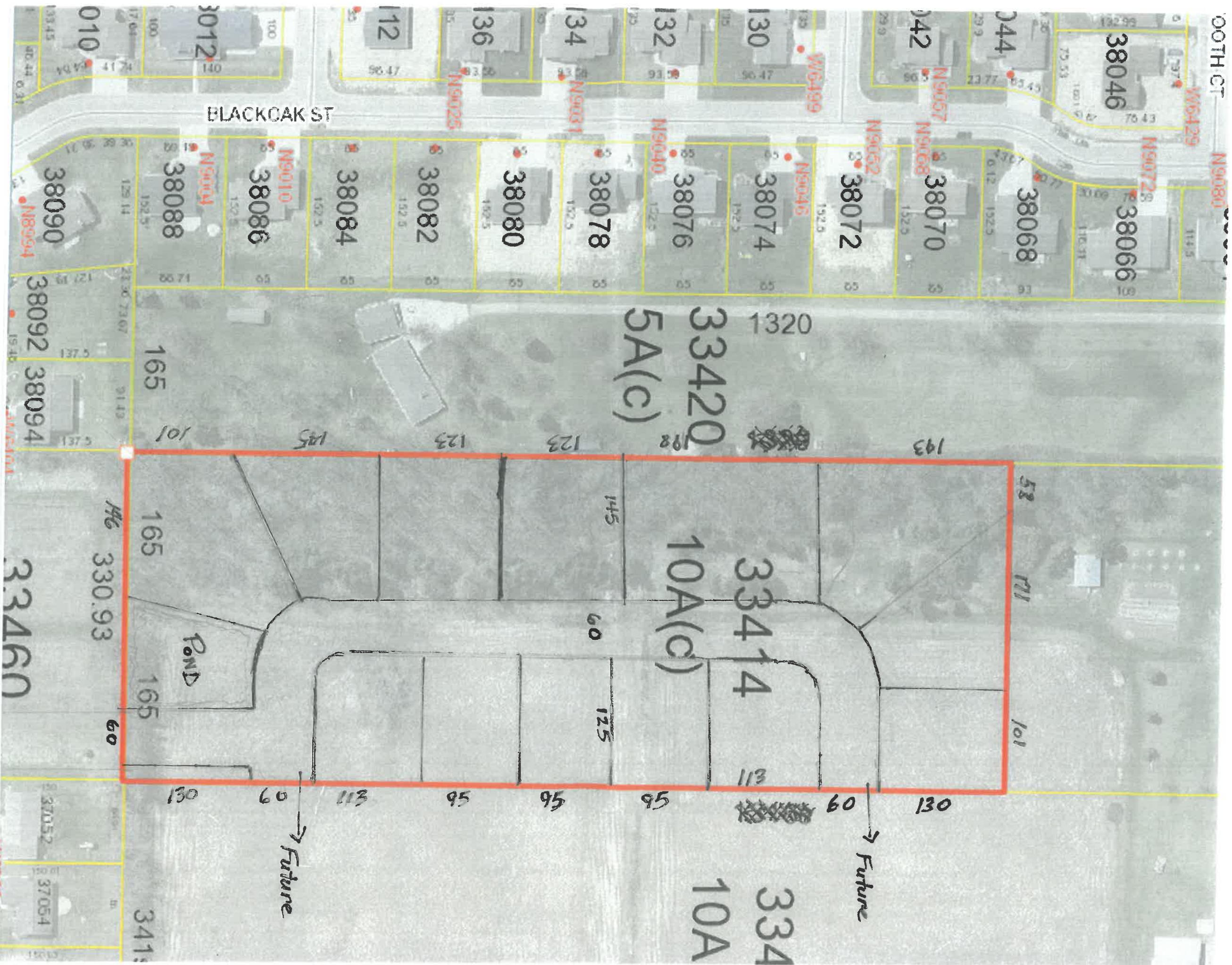
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