

PLAN COMMISSION AGENDA

Tuesday, April 30, 2019
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 26, 2019
- 6) Convene Meeting and Enter Public Hearing
 - a. Zoning Map Amendment – Ken Mader – S. Coop Road
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Zoning Map Amendment – Ken Mader – S. Coop Road
 - b. Certified Survey Map – Ken Mader – S. Coop Road
 - c. Certified Survey Map – Don Mielke – State Park Road
 - d. Final Plat for Creekside Estates – Woodland Road
- 9) Items for Discussion
 - a. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively May 28, 2019 at 6:00pm
- 11) Adjourn

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting. As such, a quorum of the 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 23, 2019

PLAN COMMISSION
MEETING MINUTES – March 26, 2019

- 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, Buddy Lisowe, Jim Salm, Kevin Hietpas, and Pat Hennessey. Dennis Reed and Jim Lincoln were excused.

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

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Lisowe) to approve the minutes of February 26th 2019. Motion carried 5-0.

6) Items for Discussion and Possible Action

- a) Preliminary Plat – Hidden Pines Subdivision – Harrisville Lane: Planner Mommaerts introduced the item stating that the developer is proposing a 10-lot subdivision called Hidden Pines. The subdivision is located south of Manitowoc Road along Harrisville Lane. The subdivision will have lot sizes between 13,000 and 34,000 square feet. A street connection to Harrisville Lane is proposed. Stormwater management is proposed on Lot 10 as dry detention pond, sediment removal will be obtained via the Lakeview Regional Pond. The subdivision will be serviced by public sewer and water. All streets will have a 5-foot sidewalk on both sides. Staff recommends conditional approval of the Preliminary Plat for Hidden Pines with the following conditions:

1. A temporary turnaround shall be constructed until the east/west road is extended.
2. All lots shall have a storm sewer lateral provided for sump pump discharge.
3. Final utility, street plans, and stormwater management/erosion control plans shall be reviewed and approved by the Village Engineer and Village staff in writing prior to approval of the Final Plat and prior to utility and street construction.
4. A Development Agreement shall be executed prior to approval of the final plat.
5. A fee-in-lieu of parkland shall be negotiated as part of the Development Agreement.

6. An assessment waiver shall be signed prior to the approval of the final plat, if there will be any assessments by Village.
7. Any proposed street lights shall be installed and upfront costs to be paid by the Developer. The Village will assume long-term maintenance.
8. A note shall be added to the final plat indicating that the Village of Harrison will assess all lots for street improvements, including but not limited to, curb & gutter, concrete pavement, and sidewalks.
9. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
10. All utilities, including but not limited to, sewer & water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
11. The Village Board shall accept the roadway prior to issuance of building permits and zoning permits.
12. 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.
13. All other improvements, including but not limited to, curb & gutter, concrete paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.
14. All comments from the Village engineer shall be included in the Plan Commission discussion and decision.
15. Location of all sidewalk curb ramps shall be approved by Harrison staff.
16. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
17. Multiple benchmark locations shall be established for use during building construction.
18. All environmental corridors shall be clearly identified and setback lines to be indicated.
19. Grading/Drainage Plan shall identify elevations of ground at the foundation.
20. High-back, integral concrete curb shall be utilized rather than the mountable curb.
21. A 12-foot Utility Easement for the Village of Harrison shall be added to the front of all lots.
22. All water, sanitary, and storm laterals shall be stubbed into the lot a minimum of 6-feet.

23. A 30-foot Storm Sewer Easement shall be provided along the east side of the subdivision. The easement is to be centered along the property line or can be entirely within the subdivision boundary.

Motion (Fochs/Hietpas) to approve the Hidden Pines Preliminary Plat dated March 25, 2019 with the conditions listed in the staff memo.

Motion carried 5-0.

b) Final Plat – Kambura Acres III Subdivision – Ryford Street & Zach Street: Planner Mommaerts introduced the item stating that the developer, Rusch Development Properties, has submitted a final plat, called Kambura Acres III, for phase three of the subdivision. This subdivision is located along S. Coop Road, and includes the extensions of Ryford Street and Zach Street. Kambura Acres III is a twenty (20) lot subdivision. The property is currently zoned Single-Family Residential (Traditional) [RS-2]. The final plat calls for a new road called Conor Circle to create a loop between Ryford Street and Zach Street. The Final Plat for Kambura Acres III substantially conforms to the Preliminary Plat. Staff recommends approval of the Final Plat of Kambura Acres III with the following conditions:

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

Motion (Hennessey/Hietpas) to approve the final plat for Kambura Acres III with staff recommendations.

Motion carried 5-0.

7) Items for Discussion

- a. Report: Zoning Permits: Planner Mommaerts stated that the month of February had 4 single family permits bringing the total for the year to 8.

8) Next Meeting Date: Tentatively April 30, 2019 at 6:00pm.

9) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:10pm
Motion carried 5-0.

Prepared by: Carie Krause, Deputy Clerk - Treasurer

Dated: March 27, 2019

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

April 30, 2019

Title:

Zoning Map Amendment – S Coop Road

Issue:

Should the Plan Commission recommend approval to the Village Board of a rezoning from AG to RS-1 for three proposed lots along S Coop Road?

Background and Additional Information:

The applicant is proposing to rezone a portion of their property along S. Coop Road from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1]. The purpose of the rezone is to create 3-lots for single family development utilizing the smaller lot sizes and setback requirements in the RS-1 zoning district.

Findings of Fact:

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

Recommended Action:

Staff recommends approval of the Zoning Map Amendment from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the property identified in the public hearing notice.

Attachments:

- Zoning Map

Zoning Map

Village of Harrison

Calumet & Outagamie Counties

Wisconsin

Legend

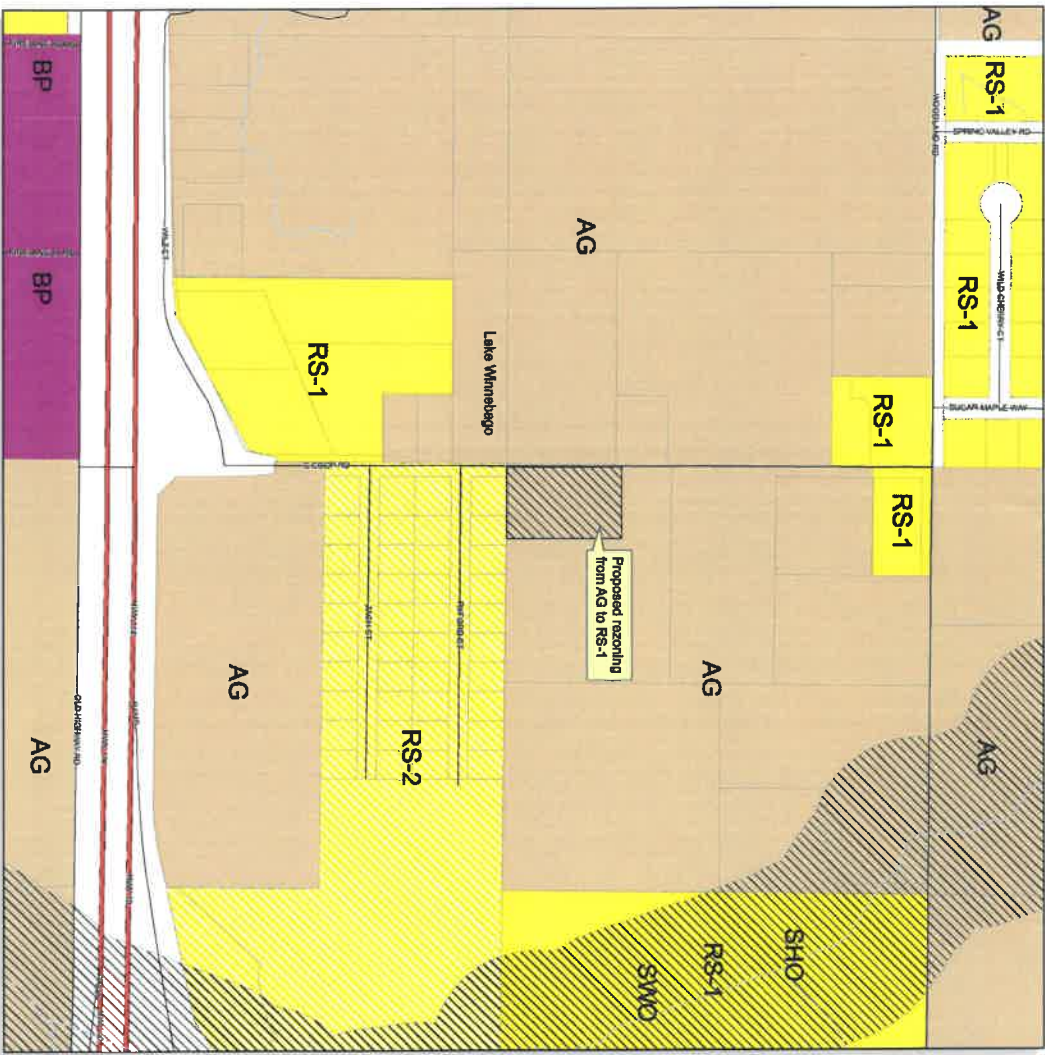
- Zoning Districts**
- AG | General Agriculture
 - RS-1 | Single-Family Residential (Suburban)
 - RS-2 | Single-Family Residential (Traditional)
 - RT | Two-Family Residential
 - RM | Multiple-Family Residential
 - CN | Neighborhood Commercial
 - COR | Office & Retail Commercial
 - CC | Community Commercial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

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

This map was created by:
 Village of Harrison
 Village Mayor
 Heidi May
 920-808-1082

Adopted: July 27, 2010
 Effective: November 1, 2010
 Current as of: February 26, 2019

Disclaimer:
 This map is neither a highly accurate map nor a survey and is not intended to be used as such. The Town of Harrison does not warrant the accuracy or completeness of the information or the information of its completeness. In no event shall Calumet County or the Town of Harrison be liable in damages for any loss arising from the use or reliance of these maps and data. Just not contains the information required for Calumet County business. Original recorded survey documents located in the county computer should be used for right of survey purposes.
 Calumet County shall remain the exclusive owner of all rights, title, and interest in all proprietary copyrighted information.



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

April 30, 2019

Title:

Certified Survey Map – S Coop Road

Issue:

Should the Plan Commission recommend approval of a 4-lot Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant is proposing a 4-lot Certified Survey Map (CSM) for the property at N8838 S. Coop Road. Lot 1 will contain the existing house and garages and will be approximately 6-acres in size with 160-feet of road frontage. Lot 1 is proposed to remain zoned AG. Lots 2-4 are new single-family home sites. These lots are proposed to be rezoned to RS-1. Public sewer and water is available along S. Coop Road.

Staff is asking that a grading/drainage plan be developed for Lots 2-4, in consideration of the adjacent subdivision of Kambura Acres. This will help ensure that the area develops in an orderly fashion and that future drainage issues are minimized.

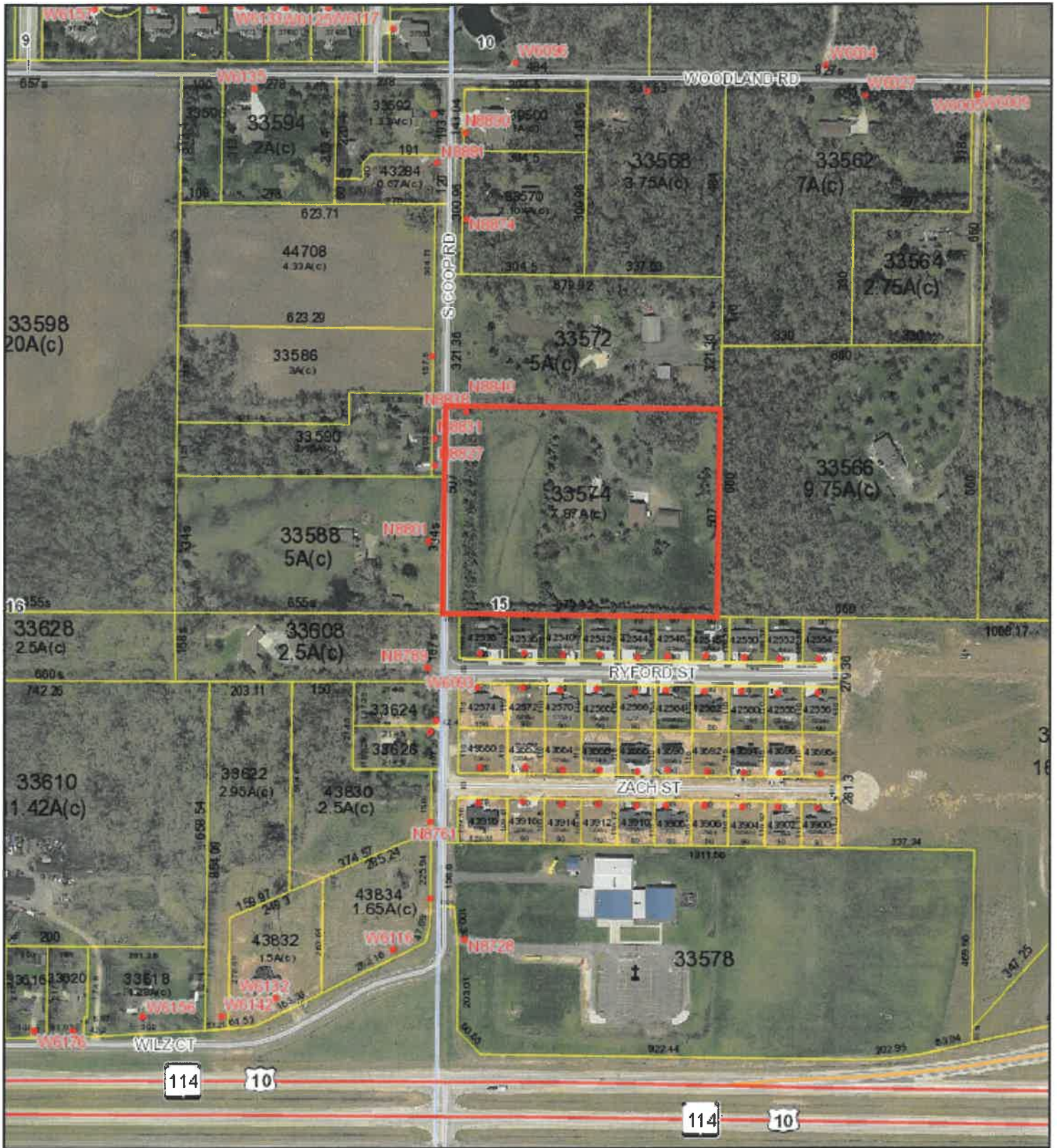
Recommended Action:

Staff recommends approval of the Certified Survey Map with the following conditions:

1. A grading/drainage plan be reviewed and approved by the Village for Lots 2-4.

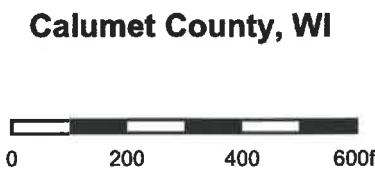
Attachments:

- Location Map
- Certified Survey Map



Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section



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: 04/16/19 1:38 PM	
Source:	

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

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped a part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 344,530 square feet (7.910 acres) of land and described as follows:

Commencing at the Northwest corner of said Section 15; Thence S00°45'08"W, 805.27 feet along the West line of said Northwest 1/4 to the Point of Beginning; Thence S89°14'40"E, 677.96 feet along the South line of Document No. 150216; Thence S00°24'11"W, 507.18 feet along the (East line of the West 41 acres of said Northwest 1/4); Thence N89°13'12"W, 681.05 feet along the North line of Kambura Acres also being the South line of the North 1/2 of said Northwest 1/4; Thence N00°45'08"E, 506.88 feet along the West line of said Northwest 1/4 to the Point of Beginning.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the Village of _____ Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20____.

David M. Schmalz, Professional WI land Surveyor S-1284

kitesky. W: \PROJECTS\M0871\91800209\CADD\Civil3D\Survey Documents\CSM\Ken Mader 4 Lot CSM.dwg, sheet2_legalcam, Plot Date: 3/8/2019 7:30 AM.

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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

OWNER'S CERTIFICATE

Kenneth A. and Diane K. Mader Living Trust As Owner(s), I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I/We also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

Village Harrison
Calumet County

Dated this _____ day of _____, 20____.

Authorized Signature Title
Kenneth A. and Diane K. Mader Living Trust

Printed Name

State of Wisconsin)
_____)ss
County)

Personally appeared before me on the _____ 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

_____ County, _____

My commission expires _____

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas and communications service is hereby granted by Kenneth A. and Diane K. Mader Living Trust, Grantors, to

to WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE, WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND TIME WARNER ENTERTAINMENT COMPANY, L.P., GRANTEE

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

Kenneth A. Mader

Diane K. Mader

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

April 30, 2019

Title:

CSM – State Park Road (Tax ID 43768)

Issue:

Should the Plan Commission recommend approval of the Certified Survey Map to the Village Board?

Background and Additional Information:

The property owner owns an agricultural parcel (Tax ID 43768) and plans to subdivide a portion of the property fronting State Park Road into a single-family lot. Lots can be created by Certified Survey Map (CSM), but are limited to four lots every five years. The proposed CSM for Tax ID 43768 will be the fourth lot created within the past five years.

The property owner is proposing a 1-lot Certified Survey Map (CSM) for the property located along State Park Road. The property is zoned General Agricultural (AG). The purpose of the CSM is to create a single-family home site for a house that will be moved onto the site. The AG zoning district currently allows single-family homes as a permitted use. The property owner is working with the Calumet County Planning & Zoning Dept. regarding the private sanitary systems. Access will come from State Park Road via culvert and private driveway.

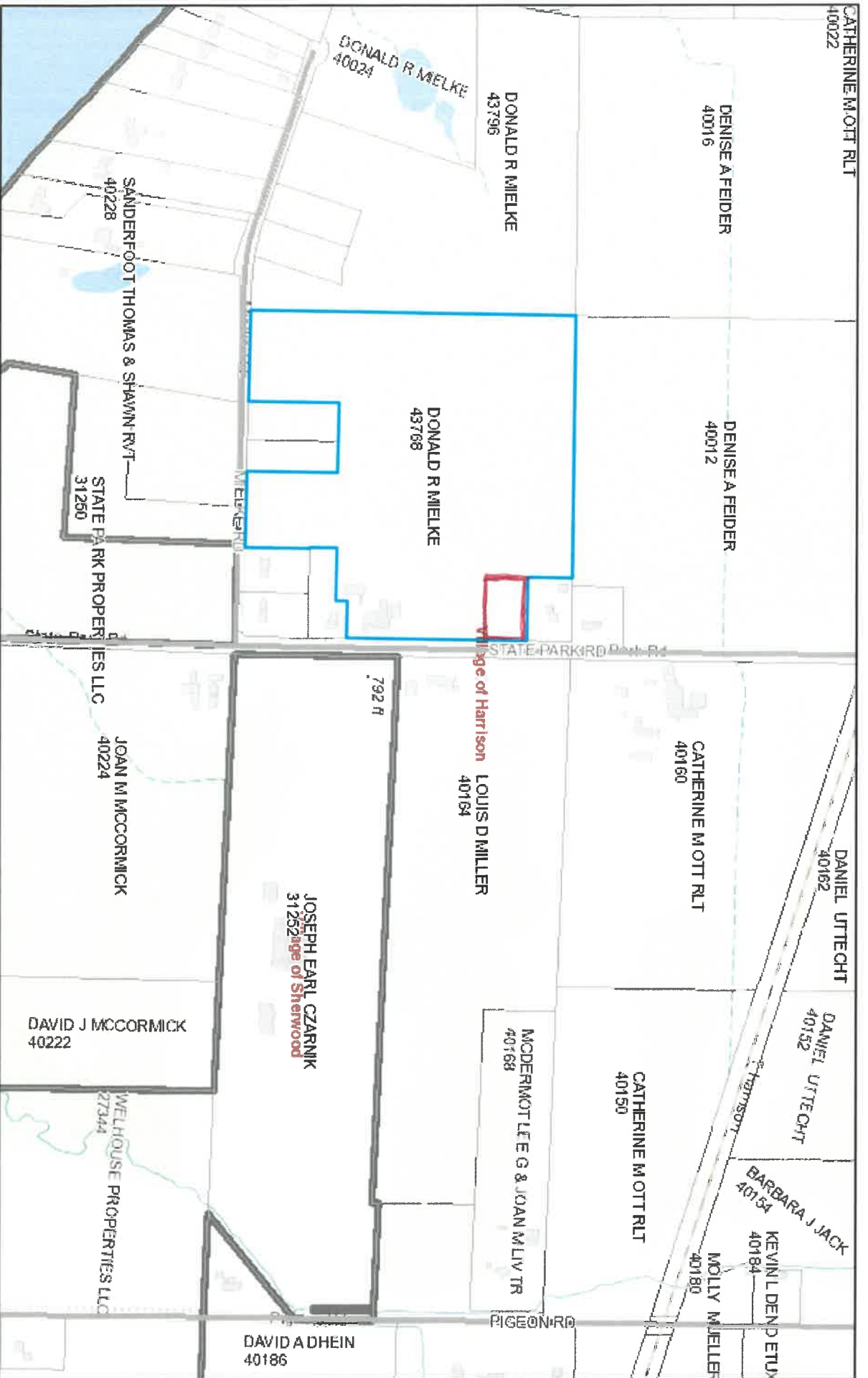
Recommended Action:

Staff recommends approval of the Certified Survey Map.

Attachments:

- Aerial Map
- CSM

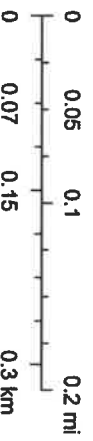
Calumet County Parcel



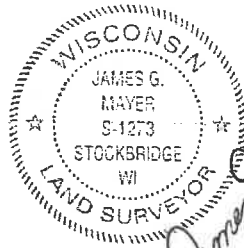
4/16/2019, 1:52:39 PM

- Calumet Roads Cartographic
- Federal Highways
- State Highways
- County Highways
- Calumet Roads Cartographic
- Federal Highways
- State Highways
- County Highways
- Local Roads

1:9,028

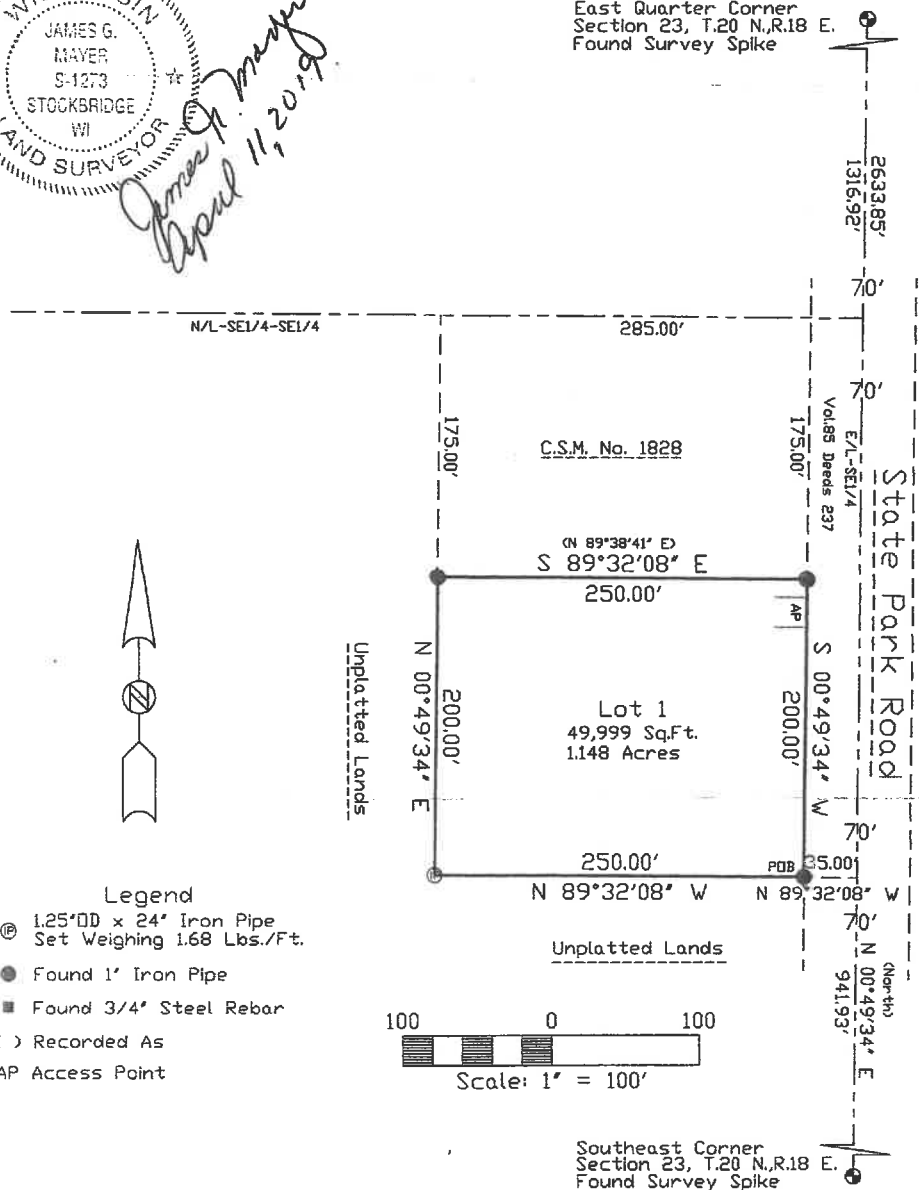


PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, (FORMERLY TOWN OF
HARRISON), CALUMET COUNTY, WISCONSIN.

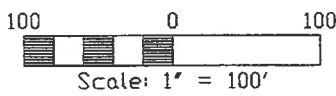


James G. Mayer
April 11, 2019

East Quarter Corner
Section 23, T.20 N., R.18 E.
Found Survey Spike



- Legend
- ⊙ 1.25"OD x 24" Iron Pipe Set Weighing 1.68 Lbs./Ft.
 - Found 1" Iron Pipe
 - Found 3/4" Steel Rebar
 - () Recorded As
 - AP Access Point



Southeast Corner
Section 23, T.20 N., R.18 E.
Found Survey Spike

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

SURVEYED FOR
DONALD MIELKE
W5484 MIELKE ROAD
MENASHA, WI

C:\Projets\MielkeDon19\csm.dwg
BEARINGS REFERENCED TO COUNTY
DATUM EAST LINE OF THE SOUTHEAST
QUARTER BEARS NORTH 00°49'34" EAST
THIS INSTRUMENT DRAFTED BY J.G. MAYER
NOTEBOOK NO.44 PAGE 39.

SURVEYOR'S CERTIFICATE

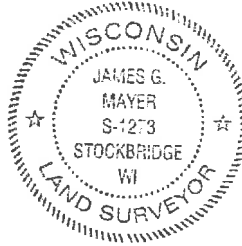
I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Donald R. Mielke, part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 20 North, Range 18 East, Village of Harrison, (formerly Town of Harrison), Calumet County, Wisconsin containing 49,999 square feet or 1.148 acres of land and described as follows.

Commencing at the Southeast Corner of said Section 23, thence North 00°49'34" East a distance of 941.93 feet along the east line of the southeast quarter; thence North 89°32'08" West a distance of 35.00 feet to the west right-of-way line of State Park Road and the point of beginning; thence continuing North 89°32'08" West a distance of 250.00 feet; thence North 00°49'34" East a distance of 200.00 feet to the south line of Certified Survey Map No. 1828; thence South 89°32'08" East a distance of 250.00 feet along the south line to the west right-of-way line of State Park Road; thence South 00°49'34" West a distance of 200.00 feet along the west right-of-way line to the point of beginning. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

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

Dated this 11th day of April, 2019.

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



OWNER'S CERTIFICATE

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

Dated this _____ day of _____, 2019

Donald R. Mielke, Owner

State of Wisconsin)
Calumet County)ss

Personally came before me on the _____ day of _____, 2019, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

Notary Public, Calumet County, Wisconsin

VILLAGE BOARD CERTIFICATE

Resolved that the above certified survey map in the Village of Harrison was approved by the Village Board on this _____ day of _____, 2019.

Village President

Village Clerk

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting village treasurer of the Village of Harrison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2019 on any of the lands included in this Certified Survey Map.

Village Treasurer Date

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in my office show unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2019 affecting the lands included in this Certified Survey Map.

County Treasurer Date

Notes:

This CSM is part of tax parcel no. 43768. This CSM is contained wholly within the property described in the following recorded instrument: Doc. No. 356788. The property owner of record is Donald R. Mielke, W5484 Mielke Road, Menasha WI 54952.

WISCONSIN
JAMES G.
MAYER
S-1273
STOCKBRIDGE
WI
LAND SURVEYOR

James G. Mayer
April 11, 2019

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

April 30, 2019

Title:

Final Plat for Creekside Estates

Issue:

Should the Plan Commission recommend approval of the final plat for Creekside Estates to the Village Board?

Background and Additional Information:

The Developer for Creekside Estates has submitted the final plat for the subdivision. It is a 40-lot subdivision located on the south side of Woodland Road along Kasten Road and east of S. Coop Road. The subdivision will have lot sizes between 13,000 and 34,000 square feet. A street connection to Woodland Road is proposed and well as future connections to the east and south. In the southwest corner a cul-de-sac from a future roadway off of Ryford Street is planned. Two cul-de-sacs are proposed due to the environmental conditions of existing wetlands and navigable streams. Several stormwater management ponds are proposed based on the topography of the site. Sewer and water must be extended from the Kambura Acres subdivision and Lift Station #6. Sewer and water is proposed to extend along future Ryford Street and connect to this subdivision at Noe Road.

Recommended Action:

Staff recommends approval of the Final Plat of Creekside Estates with the following conditions:

1. Outlot 1 to have a 30-foot Access & Storm Sewer Easement.
2. Lot line between Lot 30/Outlot 2 to be moved west 15-feet to provide access to the stormwater pond on Outlot 2.
3. Final Street & Utility Plans and Grading/Drainage Plans that meet all the comments from the Village and Village engineer shall be submitted, reviewed, and approved prior to the Village signing the final plat.
4. A temporary turnaround shall be constructed on the eastern stub of Delta Drive. A temporary easement on Lot 15 and Outlot 3 shall be recorded. The eastern stub of Edgewood Drive shall connect to Kasten Road.
5. All streets to be concrete with 5-foot wide concrete sidewalks on both sides. Street construction to be in accordance with the Harrison Specifications Manual. The exception may be the cul-de-sac in the southwest corner, this street shall match that of the future street to the south.
6. High-back, integral concrete curb shall be utilized rather than the mountable curb.
7. Final street plan set to include sidewalks and curb ramps. Location of curb ramps to be approved by the Village.

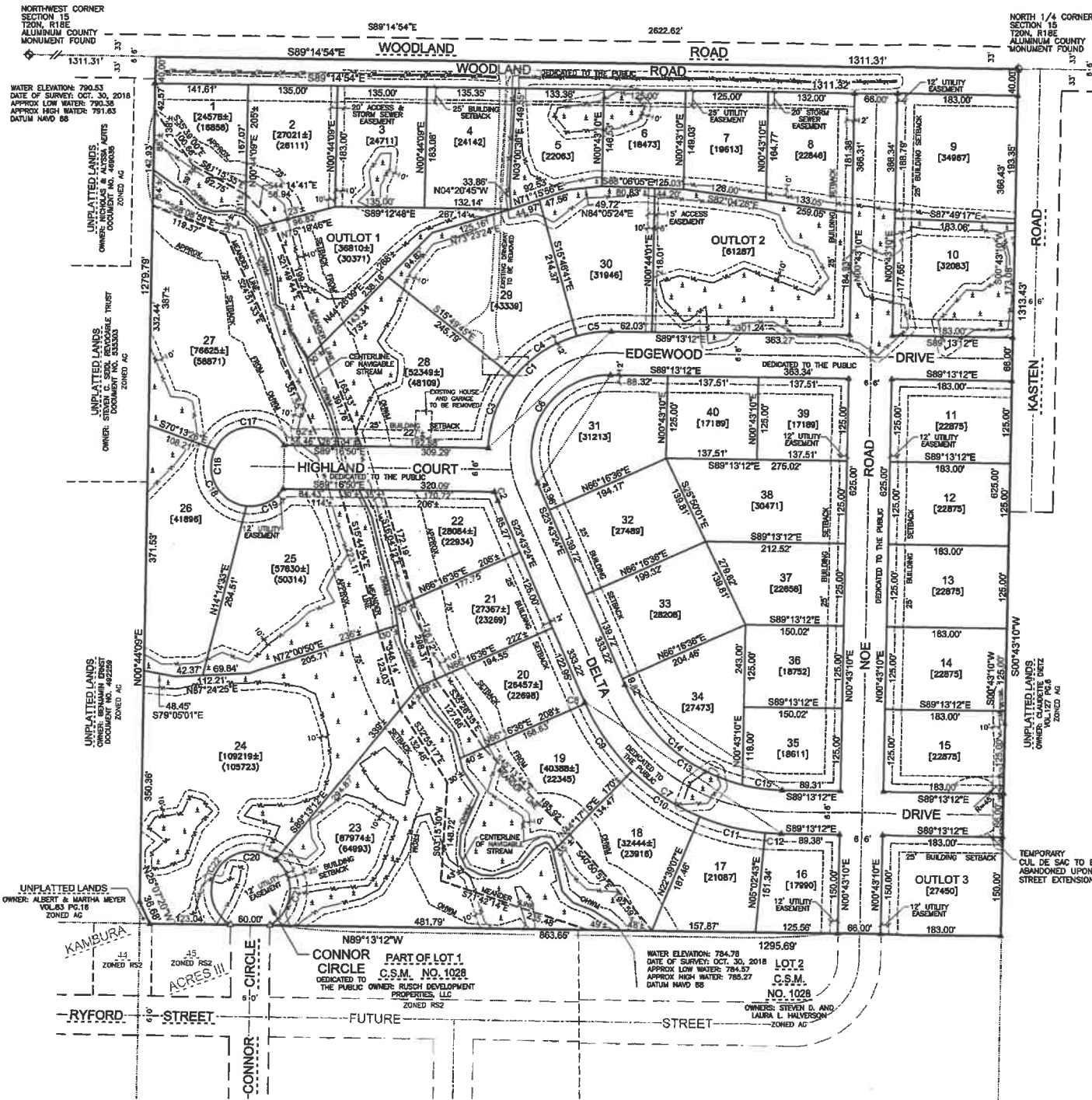
8. The Utility Easement shall name the Village of Harrison and Harrison Utilities as a grantee for water, sanitary, and storm sewer utility purposes. All water, sanitary, and storm sewer laterals are to be stubbed into all lots a minimum of 6-feet.
9. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of Zach Street prior to issuance of building permits and zoning permits.
10. All lots shall have a storm sewer lateral provided for sump pump discharge.
11. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to issuance of building permits and zoning permits.
12. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
13. The Village Board shall accept the roadway in a “graveled state” prior to issuance of building permits and zoning permits.
14. A street light shall be installed at the intersection of Noe Road and Woodland Road. Any proposed street lights shall be installed and upfront costs to be paid by the Developer. The Village will assume long-term maintenance.
15. An assessment waiver shall be signed and approved by the Village Board prior to the Village signing the final plat, if there will be any assessments by Village. A note, listing the improvements to be assessed, shall be added to the final plat indicating that the Village of Harrison will assess all lots equally.
16. All improvements, including but not limited to, curb & gutter, concrete paving, sidewalks, shall be installed prior the Village signing the final plat, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.

Attachments:

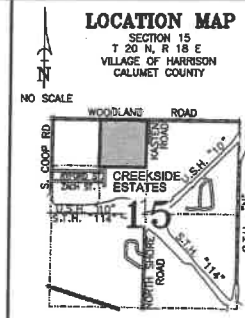
- Final Plat

CREEKSIDE ESTATES

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



CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	183.00'	114°30'12"	365.72'	S 33°31'42.0" E	307.83'	N 89°13'12" E	S 23°43'24" E
2	183.00'	004°37'15"	14.76'	S 21°24'46.5" E	14.75'	S 19°06'09" E	S 23°43'24" E
3	183.00'	036°09'18"	115.48'	S 56°10'03.0" W	113.51'	S 38°05'26" E	S 01°57'17" W
4	183.00'	016°32'04"	52.81'	S 82°30'46.0" W	52.63'	N 74°14'44" E	S 38°05'26" W
5	183.00'	065°29'48"	380.66'	S 56°28'15.0" E	366.27'	N 89°13'12" E	S 23°43'24" E
6	333.00'	000°21'12"	2.08'	S 23°54'00.0" E	2.05'	S 23°43'24" E	S 24°04'36" E
7	333.00'	021°38'08"	125.75'	S 24°53'40.5" E	125.60'	S 24°04'36" E	S 45°42'45" E
8	333.00'	017°36'24"	102.33'	S 75°09'05.0" E	101.93'	S 67°20'53" E	S 84°57'17" E
9	333.00'	064°15'25"	24.79'	S 67°05'14.5" E	24.78'	S 84°57'17" E	S 89°13'12" E
10	333.00'	065°29'48"	305.22'	S 56°28'15.0" E	288.87'	S 23°43'24" E	S 89°13'12" E
11	333.00'	052°21'07"	243.96'	S 49°53'57.5" E	235.56'	S 23°43'24" E	S 76°04'31" E
12	267.00'	013°08'41"	61.25'	S 82°38'51.5" E	61.12'	S 76°04'31" E	S 89°13'12" E
13	60.00'	281°15'37"	397.11'	S 00°43'09.5" W	66.00'	N 32°38'52" W	N 34°05'11" E
14	60.00'	121°37'40"	127.37'	S 86°32'18.0" W	104.76'	N 32°38'52" W	S 25°43'28" N
15	60.00'	110°17'31"	115.50'	S 29°25'17.5" E	98.47'	S 25°43'28" W	S 84°24'03" E
16	60.00'	061°20'46"	64.24'	N 64°45'36.0" E	61.22'	S 84°34'15" E	N 34°05'11" E
17	60.00'	299°59'56"	314.16'	N 89°13'12.0" W	60.00'	N 60°46'46" E	S 59°13'10" E
18	60.00'	111°48'63"	117.08'	N 04°52'43.5" W	99.37'	N 60°46'46" E	S 51°01'19" W
19	60.00'	188°11'51"	197.08'	S 34°52'45.5" W	115.69'	N 51°01'19" W	S 59°13'10" E



NOTES

FRONT YARD BUILDING SETBACKS ARE 25 FEET THROUGHOUT THE PLAT OF CREEKSIDE ESTATES.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.

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

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

LOT LINE GRADES ESTABLISHED BY THE DRAINAGE PLAN FOR CREEKSIDE ESTATES ARE MANDATORY. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO COMPLY WITH THESE ESTABLISHED ELEVATIONS.

NO ROOF DRAINS ARE ALLOWED TO BE DISCHARGED THROUGH STORM WATER LATERALS.

THERE ARE ORDINANCE REGULATIONS THAT HAVE BEEN PASSED BY THE VILLAGE OF HARRISON REQUIRING THE MAINTENANCE OF LOT DRAINAGE PLANS ON A PERMANENT BASIS. SAID REGULATIONS HAVE BEEN RECORDED AS DOCUMENT NUMBER 331468, CALUMET COUNTY REGISTER OF DEEDS AND SHALL APPLY TO ALL SUBDIVISIONS APPROVED AFTER THE 1ST DAY OF MAY, 2001. SAID RECORDING SHALL HAVE THE EFFECT OF DEED RESTRICTIONS REQUIRING THAT PERMANENT LAWNS BE ESTABLISHED IN CONFORMANCE WITH THE LOT DRAINAGE PLAN ELEVATIONS WITHIN ONE YEAR AFTER INITIAL OCCUPANCY OF ANY HOUSE. FAILURE TO MAINTAIN GRADES IN ACCORDANCE WITH STORM WATER OR DRAINAGE PLANS SHALL ENTITLE THE VILLAGE OR REPRESENTATIVE THEREOF TO DIRECT COMPLIANCE OR UPON FAILURE OF COMPLIANCE TO MAKE SAID LANDS COME INTO COMPLIANCE. THE COSTS AND EXPENSES SHALL BE ENTERED ON THE TAX ROLL AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED WITH OTHER TAXES LEVIED THEREON.

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

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

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

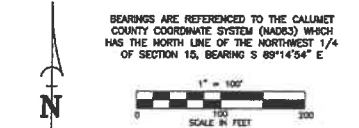
MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE PLAT OR SERVING THE PLAT IS THE SOLE RESPONSIBILITY OF THE OWNER/SUBDIVIDER UNTIL ACCEPTANCE BY OR DEDICATION TO THE VILLAGE OF HARRISON.

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

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

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

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



- LEGEND**
- 1" O.D. ROUND IRON PIPE SET, 18" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT, OUTLOT AND MEANDER CORNERS
 - 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
 - [] TOTAL LOT AREA IN SQUARE FEET
 - () LOT AREA TO MEANDER LINE IN SQUARE FEET
 - ◇ GOVERNMENT CORNER
 - ± DELINEATED WETLAND
 - 10' WETLAND SETBACK (UNLESS NOTED)
 - OHWM— APPROXIMATE ORDINARY HIGH WATER MARK FOR REFERENCE ONLY

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

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

Certified _____ 20____
Department of Administration

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Drawing No. 1-0687-003
Sheet 1 of 2
This Instrument drawn by: Amy Sedlar

CREEKSIDE ESTATES

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

SURVEYOR'S CERTIFICATE
I, GARY A. ZAHNRINGER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

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

COMMENCING AT THE NORTHWEST 1/4 CORNER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 14 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1311.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 14 MINUTES 54 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1311.31 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00 DEGREES 43 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1313.43 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1295.69 FEET; THENCE NORTH 25 DEGREES 07 MINUTES 20 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN VOL. 83 PG. 16, A DISTANCE OF 36.86 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1279.79 FEET TO THE POINT OF BEGINNING. CONTAINING 1,721,863 SQ. FT. [39.529 ACRES], SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

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

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

GIVEN UNDER MY HAND THIS 9TH DAY OF MARCH, 2019.

GARY A. ZAHNRINGER, PROFESSIONAL WI LAND SURVEYOR S-2098

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

ATLAS DEVELOPMENTS & CONSTRUCTION, LLC, DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID ATLAS DEVELOPMENTS & CONSTRUCTION, LLC, CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS PLAT.

ATLAS DEVELOPMENTS & CONSTRUCTION, LLC, FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

DEPARTMENT OF ADMINISTRATION
CALUMET COUNTY
VILLAGE OF HARRISON

WITNESS THE HAND AND SEAL OF SAID OWNER THIS ____ DAY OF _____, 2019.

JERRY LEE FRAZER, PRESIDENT

STATE OF WISCONSIN)
) SS
) COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2019,
THE ABOVE OWNER TO ME KNOWN TO BE THE PERSON, WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

COMMUNITY FIRST CREDIT UNION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LANDS HERE IN DESCRIBED, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF ATLAS DEVELOPMENTS & CONSTRUCTION, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID COMMUNITY FIRST CREDIT UNION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL VEDDER, V.P. BUSINESS SERVICES, AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS ____ DAY OF _____, 2019.

MICHAEL VEDDER V.P. BUSINESS SERVICES

STATE OF WISCONSIN)
) SS
) COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2019,
THE ABOVE OWNER TO ME KNOWN TO BE THE PERSON, WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY ATLAS DEVELOPMENTS & CONSTRUCTION, LLC, GRANTORS, TO

WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE, WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND TIME WARNER ENTERTAINMENT COMPANY, L.P., GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEE. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

JERRY LEE FRAZER, PRESIDENT

VILLAGE OF HARRISON APPROVAL:

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

ON THIS ____ DAY OF _____, 2019.

JAMES SALM, VILLAGE PRESIDENT DATE

ATTEST:

JENNIFER WEYENBERG, VILLAGE CLERK DATE

VILLAGE TREASURER'S CERTIFICATE:

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

DATE _____ SIGNED _____ TREASURER

COUNTY TREASURER'S CERTIFICATE:

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

DATE _____ SIGNED _____ COUNTY TREASURER

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

Certified _____, 20____

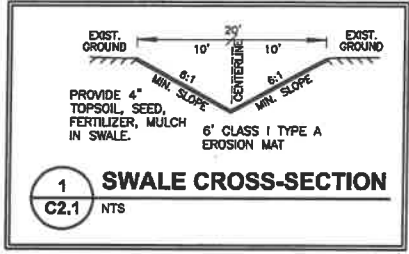
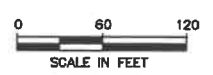
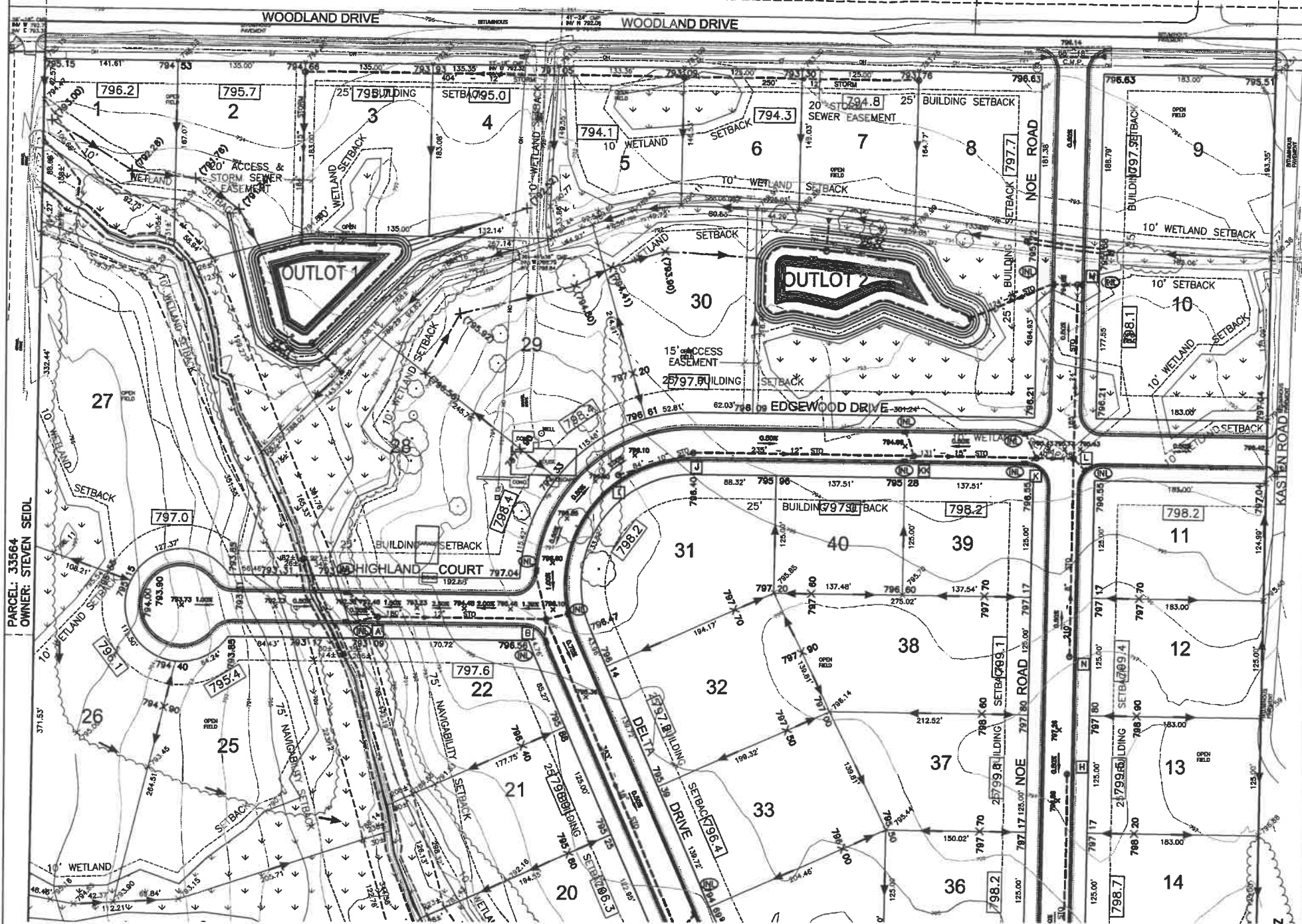


Department of Administration

Drawing No. 1-0687-003
Sheet 2 of 2
This instrument drawn by: Amy Sedra

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Planning
Environmental
Surveying
Engineering
Architecture

CREEKSIDE ESTATES: DRAINAGE PLAN (NORTH)



BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
1	SPIKE IN POWER POLE #84-21 (INT. WOODLAND DR. & SOUTH COOP ROAD)	802.98
2	PK NAIL IN POWER POLE #01-04 (300' WEST OF LOT 1, CREEKSIDE ESTATES SUBDIVISION)	797.61

- DRAINAGE PLAN NOTES**
- THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
 - ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE HARRISON UTILITIES STANDARD SPECIFICATIONS, ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 - THIS FINAL DRAINAGE PLAN INDICATES DRAINAGE ALONG LOT LINES, MAJOR DRAINAGE SWALES AND CONCEPTUAL DRAINAGE FOR EACH LOT. THE SITE PLANNER FOR EACH INDIVIDUAL HOME SITE SHOULD DESIGN DETAILED DRAINAGE FOR THE INTERIOR OF THE LOT BASED ON THIS INFORMATION. GRADE AT FOUNDATION ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING UPON ARCHITECTURE. THE SITE PLANNER SHOULD CONSULT AN ENGINEER TO DETERMINE GRADE AT FOUNDATION ELEVATION.
 - THE PROPOSED ELEVATIONS SHOWN ON THE DRAINAGE PLANS THAT ARE ADJACENT TO ABUTTING PROPERTIES MAY VARY FROM 5' TO 10' FROM THE PROPERTY CORNERS.
 - PER WI. ADMIN. CODE, COMM 21.12: THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST 1/4-INCH PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS.
 - THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
 - THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
 - LOTS WITH AN EXCESS FILL HEIGHT OF 3' SHALL BE STRIPPED OF TOPSOIL AND COMPACT EACH LAYER TO 95 PERCENT OF MAXIMUM DENSITY, OR MORE, BEFORE PLACING SUBSEQUENT LAYER.

DRAINAGE PLAN LEGEND			
	EXISTING CONTOUR		PROPOSED ELEVATION
	PROPOSED CONTOUR		PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN		EXISTING ELEVATION
	STORM MANHOLE		PROPOSED GROUND AT FOUNDATION
	2' x 3' PRECAST STORM INLET		DIRECTION OF DRAINAGE

TOPOGRAPHIC LEGEND			
	1/2" IRON PIPE SET		OVERHEAD POWER LINES
	1-1/2" x 30" REBAR SET		UNDERGROUND ELECTRIC
	3/4" REBAR FOUND		UNDERGROUND TELEPHONE
	1" REBAR FOUND		UNDERGROUND FIBER OPTIC
	1-1/2" REBAR FOUND		UNDERGROUND GAS
	2" IRON PIPE FOUND		UNDERGROUND CABLE TV
	4" REBAR FOUND		EXIST. FENCE LINE
	GOVERNMENT CORNER RECORDED AS		SIGN
	CONIFEROUS TREE		POWER POLE
	DECIDUOUS TREE		LIGHT POLE
	WETLANDS		TELEPHONE PEDESTAL
	SOIL BORING		ELECTRIC PEDESTAL
			CABLE PEDESTAL
			EXIST. HYDRANT
			WATER VALVE
			WATER STOP BOX
			GAS VALVE
			EXIST. STORM MANHOLE
			STORM INLET
			1/2" DRAIN
			EXIST. SANITARY MANHOLE
			EXIST. SUMP SUMP
			EXIST. WATER MAIN
			EXIST. SPOT ELEVATION
			CONTOUR W/ ELEVATION
			EXIST. TOP OF CURB ELEV.
			EXIST. FLOOR LINE ELEV.
			2ND FLOOR = 000.00
			TOPSOIL DEPTH
			INFILTRATION SOIL BORING



NOT FOR CONSTRUCTION

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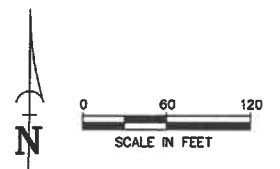
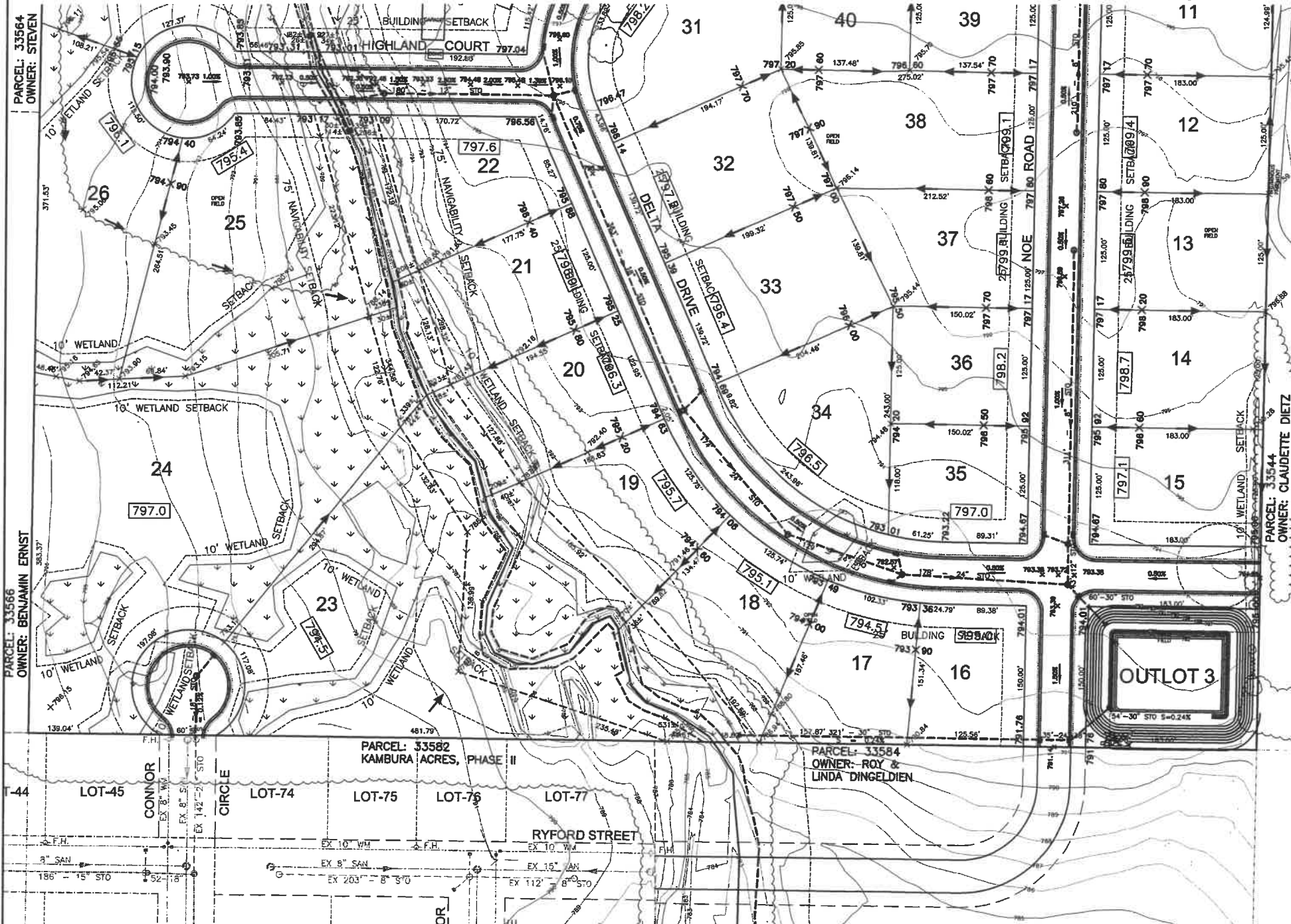
NO.	DATE	NO.	DATE
1	05-19-2019	1	05-19-2019
2	04-09-2019	2	04-09-2019

DRAINAGE PLAN (NORTH)
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	02-26-2019
COMPUTER FILE	
1-0687-003dwg	

DRAWING NO.
C2.1

CREEKSIDE ESTATES: DRAINAGE PLAN (SOUTH)

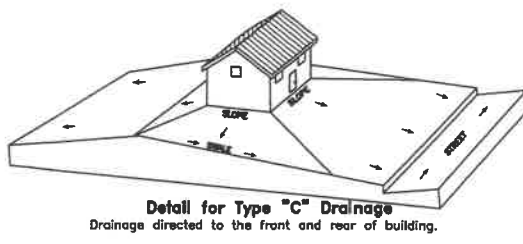
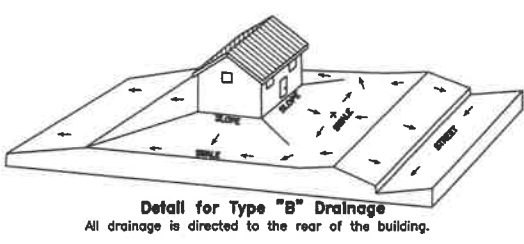
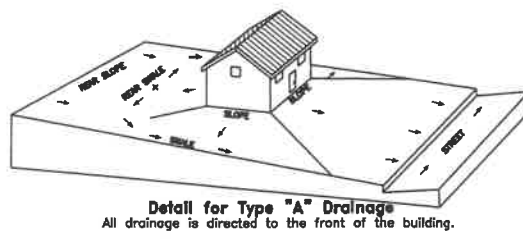


BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
1	SPIKE IN POWER POLE #84-21 (INT. WOODLAND DR. & SOUTH COOP ROAD).	802.98

- DRAINAGE PLAN NOTES**
- THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
 - ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE HARRISON UTILITIES STANDARD SPECIFICATIONS, ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 - THIS FINAL DRAINAGE PLAN INDICATES DRAINAGE ALONG LOT LINES, MAJOR DRAINAGE SWALES AND CONCEPTUAL DRAINAGE FOR EACH LOT. THE SITE PLANNER FOR EACH INDIVIDUAL HOME SITE SHOULD DESIGN DETAILED DRAINAGE FOR THE INTERIOR OF THE LOT BASED ON THIS INFORMATION. GRADE AT FOUNDATION ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING UPON ARCHITECTURE. THE SITE PLANNER SHOULD CONSULT AN ENGINEER TO DETERMINE GRADE AT FOUNDATION ELEVATION.
 - THE PROPOSED ELEVATIONS SHOWN ON THE DRAINAGE PLANS THAT ARE ADJACENT TO ABUTTING PROPERTIES MAY VARY FROM 5' TO 10' FROM THE PROPERTY CORNERS.
 - PER WI. ADMIN. CODE, COMM 21.12: THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST 1/4-INCH PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS.
 - THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
 - THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
 - LOTS WITH AN EXCESS FILL HEIGHT OF 3' SHALL BE STRIPPED OF TOPSOIL AND COMPACT EACH LAYER TO 95 PERCENT OF MAXIMUM DENSITY, OR MORE, BEFORE PLACING SUBSEQUENT LAYER.

DRAINAGE PLAN LEGEND			
	EXISTING CONTOUR	X 000.00	PROPOSED ELEVATION
	PROPOSED CONTOUR	X (000.00)	PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN		EXISTING ELEVATION
	STORM MANHOLE		PROPOSED GROUND AT FOUNDATION
	2' x 3' PRECAST STORM INLET		DIRECTION OF DRAINAGE

TOPOGRAPHIC LEGEND			
	1" x 1/2" IRON PIPE SET		OVERHEAD POWER LINES
	1-1/4" x 30" REBAR SET		UNDERGROUND ELECTRIC
	3/4" REBAR FOUND		UNDERGROUND TELEPHONE
	1" IRON PIPE FOUND		UNDERGROUND FIREPROOFING
	1-1/4" REBAR FOUND		UNDERGROUND GAS
	2" IRON PIPE FOUND		UNDERGROUND CABLE TV
	CHECKED 1" FOUND		EXIST. FENCE LINE
	CORNER		SIGN
	DECIDUOUS TREE		POWER POLE
	EVERGREEN TREE		LIGHT POLE
	WETLANDS		TELEPHONE PEDESTAL
	SOIL BORING		ELECTRIC PEDESTAL
			CABLE PEDESTAL
			EXIST. HYDRANT
			WATER VALVE
			WATER STOP BOX
			GAS VALVE
			EXIST. STORM MANHOLE
			STORM INLET
			YARD DRAIN
			EXIST. SANITARY MANHOLE
			EXIST. SAN. SEWER
			EXIST. STORM SEWER
			EXIST. WATER MAIN
			EXIST. SPOT ELEVATION
			CONTOUR W/ ELEVATION
			EXIST. TOP OF CURB ELEV.
			EXIST. FINISH LINE ELEV.
			F1 = 000.00 FIRST FLOOR = 000.00
			TOPSOIL DEPTH
			INFILTRATION SOIL BORING



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DRAINAGE PLAN (SOUTH)
CREEKSIDE ESTATES
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	02-26-2019
COMPUTER FILE	
1-0887-003de.dwg	

DRAWING NO.
C2.2

NOT FOR CONSTRUCTION

Village of Harrison
March-19 Zoning Permit Report

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
Residential								
Single Family	2	10	\$ 680,000	\$ 3,030,000	2	10	\$ 450,000	\$ 2,543,630
Two Family (units)	0	0	\$ (0)	\$ 0	0	0	\$ 0	\$ 0
Multi Family (units)	0	0	\$ (0)	\$ 0	0	0	\$ 0	\$ 0
Additions	0	3	\$ 0	\$ 95,000	1	1	\$ 160,000	\$ 160,000
Acc. Structures	3	3	\$ 13,400	\$ 13,400	2	3	\$ 79,000	\$ 82,500
Miscellaneous	2	2	\$ 14,100	\$ 14,100	2	4	\$ 22,000	\$ 50,997
Total Residential	7	18	\$ 707,500	\$ 3,152,500	7	18	\$ 711,000	\$ 2,837,127
Com./Ind.								
New	0	2	\$ 0	\$ 5,400,000	0	0	\$ 0	\$ 0
Additions	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	0	0	\$ 0	\$ 0	0	1	\$ 0	\$ 2,100
Total Com./Ind.	0	2	\$ 0	\$ 5,400,000	0	1	\$ 0	\$ 2,100
Combined Total	7	20	\$ 707,500	\$ 8,552,500	7	19	\$ 711,000	\$ 2,839,227

Number of Vacant Lots Remaining 166