

PLAN COMMISSION AGENDA

Tuesday, February 25, 2020
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
 - January 28, 2020
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Melvin Baeten – Amy Avenue
 - b. Certified Survey Map – Irvin Zahringer – Hwy 55 & Hwy 114
 - c. Certified Survey Map – Anthony Uitenbroek – W5857 County KK
 - d. Certified Survey Map – Anthony Uitenbroek – Darboy Drive
- 7) Items for Discussion
 - a. Report: Zoning Permits
- 8) Set Next Meeting Date
 - Tentatively March 31, 2020 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: February 18, 2020

PLAN COMMISSION
MEETING MINUTES – January 28 2020

- 1) The meeting was called to order in the Harrison Municipal Building by Chairman Hietpas at 6pm.
- 2) The Pledge of Allegiance was recited.
- 3) Roll Call: Members present were: Jim Fochs, Jim Lincoln, Buddy Lisowe, Kevin Hietpas, Pat Hennessey, and Dennis Reed. Darlene Bartlein was excused.
Staff Present: Mark Mommaerts, Planner; Carie Krause, Deputy Clerk - Treasurer
- 4) Public Participation: None.
- 5) Motion (Lisowe/Lincoln) to approve the minutes of November 26 2019.
Motion carried 6-0.
- 6) Convene Meeting and Enter Public Hearing 6:04pm
 - a) Conditional Use Permit – Driscoll Properties, LLC – N. Coop Rd: Planner Mommaerts introduced the item stating that the applicant is proposing a multi-family residential development on property located along N Coop Road between Manitowoc Road and Midway Road. The development consists of 31 8-unit buildings (248-units) and 6 10-unit buildings (60-units) for a total of 308-units, all three-bedroom, two-bathroom units with attached garages. The developer is planned to complete the development in 5 phases. Phase 1 will consist of 5 8-unit buildings and 1 10-unit building (50-units total), entrance off Manitowoc Road and entrance off N Coop Road, associated driveways and garages, and a wet detention pond. Subsequent phases to have a varying number of units in each phase. A landscape buffer is proposed along N Coop Road and Manitowoc Road. A Comprehensive Plan Amendment and Zoning Map Amendment were approved for this development in October 2019.

Conditional Use Permit:

The zoning ordinance requires a Conditional Use Permit for any multiple-family development greater than 3-buildings or greater than 24-units. The applicant is proposing a total of 308-units. Landscaping and buffering are proposed along the single-family residential uses to the east and south. Access is planned from Manitowoc Road and N Coop Road at two locations, Nettie Drive and Dahlia Drive. Staff suggests that future access to future Eisenhower Drive be planned.

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

1. Zoning. The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of this chapter. Where there is an existing nonconforming structure, the design standards of the underlying zoning district may be waived by the plan commission and town board. The proposed multi-family development is an allowable use in the MF zoning district.

2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan. The proposed multi-family development conforms to the Comprehensive Plan.*
3. *Traffic. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Entrances are proposed onto Manitowoc Road and N Coop Road. East Central Wisconsin Regional Planning Commission identifies both Manitowoc Road and N Coop Road as 'Urban Collector' streets. Two-lane roads can often time handle daily traffic counts up to 8000-10,000. N Coop Road has average daily traffic counts around 1,800 and Manitowoc Road is around 2,200-2,700 (based on WisDOT TCMAP data). The level of service may decrease during peak traffic times, especially during school drop-off/pick-up. Staff suggest access point(s) to future Eisenhower Drive.*
4. *Landscaping and screening. Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual impacts that are associated with the proposed use as established in article VI, Access, Parking, and Loading and article IX, Landscaping and Screening Standards. The development plans indicate a line of plantings along the south and east sides. The development proposes attached 2-car garages and minimal outdoor parking areas so any parking or lighting impacts from vehicles will be similar to a typical subdivision development.*
5. *Neighborhood compatibility. The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust. The multi-family residential proposed will be a buffer between the commercial development along future Eisenhower Drive and the single-family homes to the east. Landscape screening and buffering should be utilized to further reduce potential conflicts. The development is mostly residential which is the predominant land use to the east.*
6. *Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. Sanitary sewer and water can be provided to the site. Stormwater management is proposed on-site.*

Findings of Fact:

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

Recommended Action:

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

1. Development shall receive Site Plan Review, Harrison Utility, Stormwater Management & Erosion Control, Zoning Permit, and Building Permit approvals prior to starting any construction.
2. Public sewer and water easements will be required through the development. Please work with the Public Works Department and Harrison Utilities to meet all utility specifications.
3. The water looping main shall be 10-inch water mains. Please work with the Public Works Department and Harrison Utilities to meet all utility specifications.

4. All exterior parking area lighting shall be direct cut-off fixtures to reduce/eliminate any glare.
5. Any dumpster enclosures shall be review and approved in accordance with zoning provisions (no dumpster enclosures are anticipated; single cart refuse is proposed).
6. Access to future Eisenhower Drive shall be planned. Upon construction of Eisenhower Drive, development owner agrees to construct access point(s) as approved by the Village within 1-year of Eisenhower Drive completion.
7. Additional landscape screening along Midway Road shall be provided.
8. Landscape berms shall be constructed as indicated on plan set and to be built according to phasing schedule, or sooner.
9. Please note that a Notice of Intent (NOI) shall be filed with the Wisconsin Department of Natural Resources. A permit application and the Certificate of Coverage will be required before site plan approval is granted.
10. It appears that some wetlands are to be filled/graded as a part of construction. Wetland fill permits may be required with the WDNR. Please provide approvals when they are received, if required.
11. Please ensure that a Storm Water Management Report is provided that will outline how the Post-Construction Storm Water Requirements for the development will be met. If not all detention facilities are to be installed as a part of the first phase, please ensure that each phase will meet the requirements as the site develops.
12. An Erosion Control Plan and site details (structures, detention basins, etc.) will be required for review. Please ensure that all information is provided for review.
13. Insets may be required for certain plan sheets for visibility; specifically the Drainage Plan and the Utility Plan.
14. All provisions of the zoning ordinance and all other Village ordinances shall be met.
15. Any comments or revisions from Village staff during the site plan review process shall be incorporated as conditions of approval.
16. All necessary permits shall be obtained prior to construction.
17. The Developer and Engineer will work with the Village of Harrison Public Works Dept and Harrison Utilities on the Sanitary and Sewer through the development.

John Davel, Davel Engineering representing Driscoll Properties posted a site plan and discussed the ideal clients being young professionals, single people or older couples which will generate less traffic than a subdivision. A resident voiced some concern about standing water causing his sump pump to run continually but also that he thinks it looks like a nice facility and would be good addition. Rod Hamilton W6051 Dahlia voiced concerns about the traffic on Coop Rd and that when he moved into his house he looked at future zoning maps which had this area zoned residential. Jada VanArk-Miller, W6087 Cornflower Dr. spoke regarding traffic issues, the condition of the roads and a concern of a decline in property value. John Davel replied that the Village will have time to address traffic/road concerns because this project will be done in phases over 5 years and that a reduction in property value might be the opinion of a realtor, but studies show there is none.

7) Close Public Hearing and Reconvene Regular Meeting 6:31pm.

8) Items for Discussion and Possible Action

- a. Conditional Use Permit – Driscoll Properties, LLC – N. Coop Rd.: Commissioner Lisowe stated the need to take emotion out of this decision and instead look 20-30 years out. He referenced data from the article “Overcoming Opposition to Multifamily Rental Housing” by Mark Obrinsky and Debra Stein, March 2007, RR07-14 Harvard University’s Joint Center for Housing Studies. Commissioner Fochs added that the Plan Commission has been evaluating properties over the last 3-5 years trying to find areas for more multifamily housing.
Motion (Lisowe/Fochs) to approve the Conditional Use Permit with all 16 Staff Recommendations with the addition of #17 The Developer and Engineer will work with the Public Works Dept and Harrison Utilities on the Sanitary and Sewer through the development.
Motion carried 6-0.
- b. Certified Survey Map – Driscoll Properties, LLC – N. Coop Road: Planner Mommaerts introduced the item stating that the applicant is proposing a 2-lot Certified Survey Map (CSM) as part of the multi-family residential development on property located along N Coop Road between Manitowoc Road and Midway Road. Lot 1 will be the commercial portion of the site and Lot 2 will be the multi-family residential development being proposed. The commercial area is adjacent to future Eisenhower Drive. The CSM dedicates portions of N Coop Road, Manitowoc Road, and future Eisenhower Drive to the public.
Motion (Fochs/Lincoln) to approve the CSM as submitted for Driscoll Properties.
Motion carried 6-0.
- c. Certified Survey Map – Bella – N6906 Ertl Road: Planner Mommaerts introduced the item stating that the applicant is proposing a 1-lot Certified Survey Map (CSM) in order to combine 2 properties into 1. The applicant owns parcels 38418 & 38408. Both parcels are currently zoned General Agricultural [AG]. The CSM will dedicate the right-of-way (ROW) for Ertl Road.
Motion (Lincoln/Hennessey) to approve the CSM as submitted.
Motion carried 6-0.
- d. Driveway Opening – Welch – W5581 Sumac Lane: Planner Mommaerts introduced the item stating that the property owner at W5581 Sumac Lane is requesting a second driveway on Handel Drive in accordance with the new driveway ordinance adopted several months ago. The ordinance reads as follows:
(3) Number.
 - a. *Single Family Lots. Only one vehicular opening is permitted per lot for single-family lots. The Plan Commission may authorize a second opening for a corner lot as provided:*
 - i. *The driveway does not encroach into a drainage easement.*
 - ii. *The street with the second driveway opening has curb and gutter.*
 - iii. *The driveway opening is located at least 100-feet from a street intersection.*
 - iv. *The driveway opening is to service an accessory building.*
 - v. *The pavement material of the second driveway shall be the same pavement material as the original driveway.*

The property is currently zoned Single-Family Residential [RS-1] and is a corner lot with frontage on Sumac Lane and Handel Drive. The property owner has an accessory building that was permitted and approved. The aerial map indicates curb & gutter on the street where the second driveway is proposed. The proposed second driveway will be approximately 140-feet from the intersection.

Motion (Fochs/Lisowe) to approve the request for the second driveway with the following conditions:

1. A Right-of-Way (ROW) Permit be applied for and approved, by the Public Works Department, for work to occur within the Village ROW.

2. The pavement material for the driveway on Handel drive shall match the pavement material for the existing driveway on Sumac Lane.
Motion carried 6-0.

e. Conditional Use Permit – Cell Tower – Tillman Infrastructure LLC – Hwy 10: Planner Mommaerts introduced the item stating that this item was postponed from the November 26, 2019 meeting in order to allow the applicant an opportunity to submit additional information regarding the lease costs on the current cell tower. Attached to this memo is correspondence from Attorney Jake Remington, representing Tillmann Infrastructure, agreeing to extend the 90-day review period to February 14, 2020. Also included is a letter from Michael Cosentino regarding the economic burden of the existing tower. If copies of previous correspondence or plans are needed, please contact the Village Planner.

Previous background information from the November 26, 2019 meeting:

Tillmann Infrastructure is requesting a Conditional Use Permit (CUP) in order to construct a wireless communications facility on the property located along Hwy 10, between Hwy 114 and County N, Location ID 33536. The proposed wireless communications facility will consist of a 180-foot tall self support lattice tower with a 9-foot lightning rod for a total height of 189-feet. It will be located within a 100-foot by 100-foot lease area on the property. The proposed tower will be constructed, owned, and managed by Tillmann Infrastructure. Upon construction, Verizon Wireless will install equipment on the tower at the 170-foot level. The tower will be unstaffed and will only require service technicians periodically, about once a month. Typical service vehicles will be pick-up truck/van sized.

The property is currently zoned General Agricultural [AG]. Wireless communication facilities are a conditional use in the AG zoning district. The zoning ordinance has a special provisions section for wireless communication facilities, which is attached. State Statutes also cover mobile tower siting regulations, SS 66.0404, which is attached. With some provisions, State Statutes preempt Harrison’s zoning, including tower height and financial guarantee amount. In these instances, State Statutes will prevail and Harrison’s provisions are not applicable.

One of the provisions of Harrison’s is in regards to co-locations, Section 117-132(f)(4). The codes states that no new tower shall be permitted unless the applicant can demonstrate that no existing tower can accommodate the applicant’s proposed antenna by meeting any one of the six criteria listed (Harrison Zoning Ord attachment page 4&5). The applicant is stating that criteria #5 pertaining to fees, costs, or contractual provisions of an existing

tower apply. The applicant has a sworn statement from Verizon Wireless regarding fees and contractual provisions that are 30%-40% higher at the existing tower than the proposed new tower. The sworn statement also states that the existing tower (SBA) is no longer viable from an economic standpoint. The sworn statement is also a requirement of State Statute 66.0404(2)(b)6.

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

1. *Zoning. The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of this chapter. Where there is an existing nonconforming structure, the design standards of the underlying zoning district may be waived by the plan commission and town board.* Wireless Communication Towers are a conditional use in the AG Zoning District.
2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan.* The Comprehensive Plan includes a goal to promote services and community facilities in order to meet the growing demand for such services.
3. *Traffic. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.* There is limited traffic accessing the site and the proposed use should not negatively affect the traffic on Hwy 10.
4. *Landscaping and screening. Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual impacts that are associated with the proposed use as established in article VI, Access, Parking, and Loading and article IX, Landscaping and Screening Standards.* The applicant is proposing a 6-foot wide landscape buffer strip surrounding the lease area.
5. *Neighborhood compatibility. The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust.* Currently there is limited development around the proposed lease area. The proposed use will have limited nuisance due to noise, odor, or dust, mostly during the construction process.
6. *Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided.* Roadway access must be granted by WisDOT. Stormwater Management must be reviewed and approved by the Village.

Findings of Fact:

Staff finds that the Conditional Use Permit request will comply with the Harrison Zoning Ordinance with the below conditions.

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

Recommended Action:

Staff recommends approval of the Conditional Use Permit for a new wireless communications tower request with the following conditions:

1. Please provide a site data table on the plans that outlines the total site area, disturbed area and the impervious area after construction. If the disturbed area is greater than one acre; a Notice of Intent shall be filed with the Wisconsin Department of Natural Resources. Please provide a copy of the application as well as the Certificate of

Coverage when it is received, if required. Plans will not be approved until the Certificate of Coverage is received. If the proposed impervious area exceeds 20,000 square-feet, storm water treatment will be required as outlined in the Post-Construction Storm Water Management Ordinance Section 07 (3)(a)1, and Section 07(3)(b)1 that state, “For post-construction sites with 20,000 square-feet or more of impervious surface disturbance...” properties shall “reduce the total suspended solids load by 80% for new development” and “the peak post-development discharge rate shall not exceed the pre-development discharge rate for the 2-year, 10-year, and 100-year, 24-hour design storms.”

2. It appears that a new driveway entrance is proposed to the site and a new fiber conduit and handhole are to be installed in the USH 10 Right-of-Way. Please note that a WisDOT Right of Way Permit and a WisDOT Utility Permit are required to be obtained for the proposed work to be performed within the right of way. WisDOT approval shall be supplied to the Village before plans are approved.
3. The site survey appears to indicate that the existing drainage pattern is southwest. The Compound Grading Plan shows proposed corner lot grades at the outer edge of the lease area, but none along the proposed access drive. Please provide proposed grades along the new driveway to ensure that drainage from the neighboring property to the northeast is not blocked with this development. (Sheet A-7)
4. A bond with a corporate surety in the amount of \$20,000.00 shall be provided in accordance with Section 117-132(f)(7) of the Harrison Zoning Ordinance.
5. All appropriate local, state, and federal permits shall be obtained prior to construction. Including but not limited too the following permits for the Village of Harrison: Site Plan Review, Zoning Permit, Building Permit, and Stormwater Management and Erosion Control Permit.
6. All plan/permit review comments and conditions from Village staff shall be included as a condition of approval under the Conditional Use Permit. The Plan Commission may hear appeals from staff review comments and/or condition and either uphold, modify, or eliminate any such comment and/or condition.
7. All applicable provisions of the Harrison Code of Ordinances, State Statutes, and Federal regulations shall be met.

Resident Mike Treu of W6032 Ryford St spoke against the CUP asking how the residents can stop a second tower within 1500 ft of an existing tower. Robert Gagan of Conway, Olejniczak & Jerry S.C. handed out additional information to the Commission, stated that Verizon is a huge company that didn't even try to negotiate and then respectfully asked the Commission to deny this request. John Wallace of LCC Telecom Services stated that SBA won't renegotiate, they are 250% higher, the rent keeps going up and is spiraling out of control.

Motion (Lisowe/Lincoln) to deny the CUP for Tillmann Infrastructure based on the inability to prove economic hardship.

Motion carried 4-2 with Commissioners Fochs & Hietpas opposed.

9) Items for Discussion

- a) Report: Zoning Permits: Due to lack of time, there was no discussion on this item.

10) Next Meeting Date: Tentative February 25, 2020 at 6:00pm.

11) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:59pm.
Motion carried 6-0.

Prepared by: Carie Krause, Deputy Clerk – Treasurer
Dated: February 5, 2020

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

February 25, 2020

Title:

Certified Survey Map – Baeten

Issue:

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

Background and Additional Information:

The applicant is proposing a 4-lot Certified Survey Map (CSM) for the property located along the north side of Amy Avenue between Prosperity Drive and Highline Road. The purpose of the CSM is to create commercial lots for future business developments. Lots 2 & 3 are for an existing multi-tenant, multi-building development approved in 2018/19. Lots 1 & 4 are for will for new business development.

Recommended Action:

Staff recommends approval of the Certified Survey Map request as submitted.

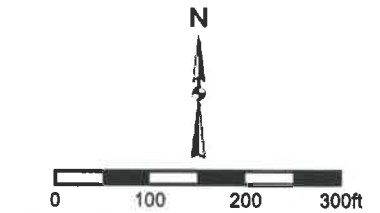
Attachments:

- Aerial Map
 - CSM
-

Calumet County, WI

Legend

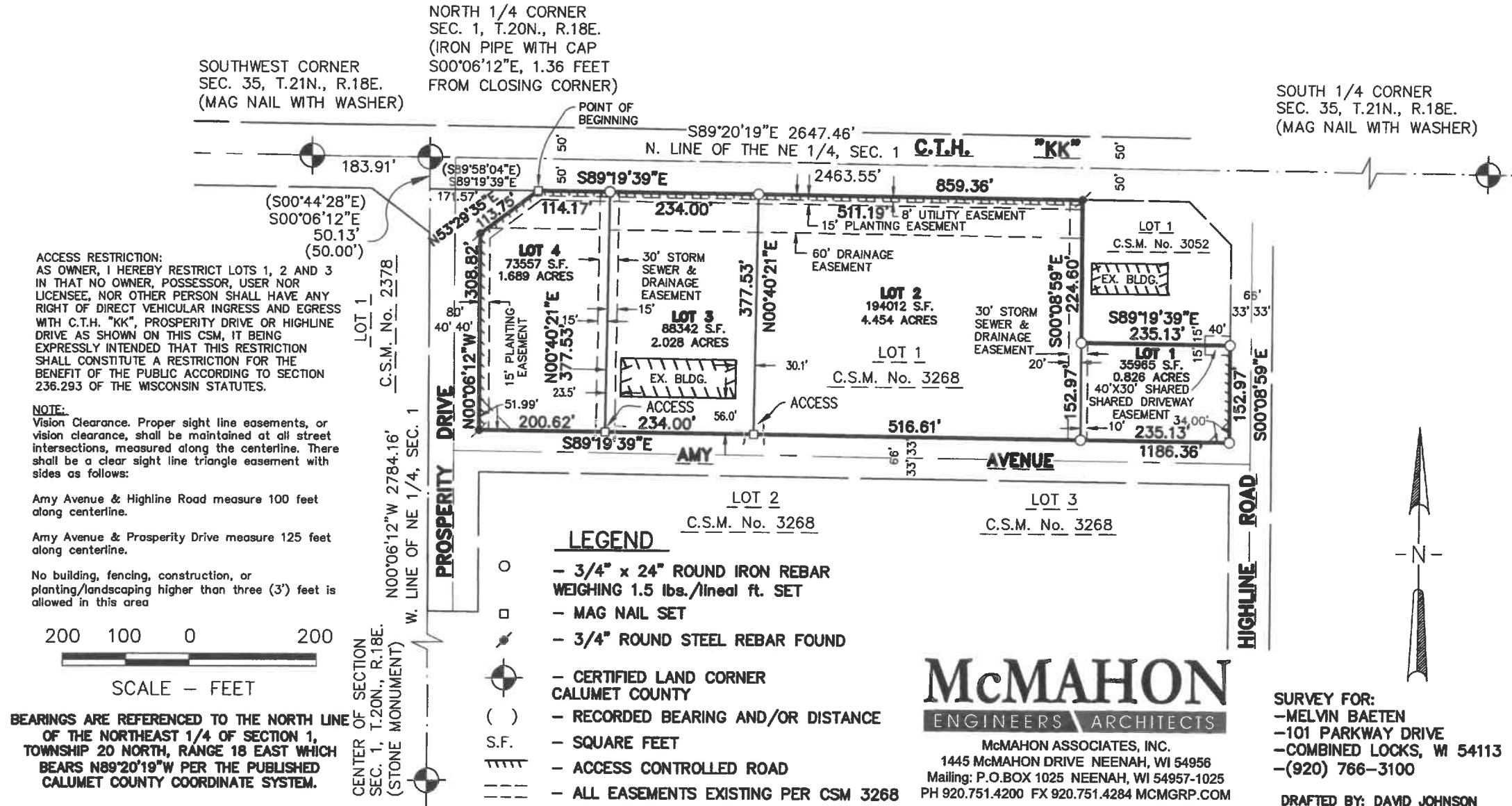
- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2018
 - 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:	
Sources:	

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3268, RECORDED IN VOLUME 28 OF MAPS ON PAGE 40 AS DOCUMENT NO. 465310, LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 4

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3268, RECORDED IN VOLUME 28 OF MAPS ON PAGE 40 AS DOCUMENT NO. 465310, LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 1, 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 all of Lot 1 of Certified Survey Map 3268 as Recorded in Volume 28 of Certified Survey Maps on Page 40 as Document No. 465310, located in the Northwest 1/4 of the Fractional Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 39,1876 square feet (8.996 acres) of land and described as follows:

All of Lot 1 of Certified Survey Map 3268

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 Harrison 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

NOTES

- THIS CSM IS ALL OF TAX PARCEL No. 39008.
- THE PROPERTY OWNERS OF RECORD ARE HIGHLINE BUSINESS PARK DEVELOPMENT INC.
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 528035.

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 4

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3268, RECORDED IN VOLUME 28 OF MAPS
ON PAGE 40 AS DOCUMENT NO. 465310, LOCATED IN THE NORTHWEST 1/4 OF THE
FRACTIONAL NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE
OF HARRISON, CALUMET COUNTY, WISCONSIN

CERTIFICATE OF VILLAGE BOARD

We hereby certify that the Village of Harrison Board of Trustees has approved this Certified
Survey Map at their regular meeting on _____ with/without conditions as
stated in the minutes. I hereby certify that all conditions were satisfied and the APPROVAL
WAS GRANTED AND EFFECTIVE ON THIS _____ day of _____, 2020.

Village President
Kevin M. Hietpas

Date

Village Clerk
Jennifer Weyenberg

Date

CERTIFICATE OF TREASURER

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in
accordance with the records in my office there are no un-paid taxes or un-paid special
assessments on any of the lands included in this Certified Survey Map as of:

Village Treasurer
Jennifer Weyenberg

Date

County Treasurer
Michael V. Schlaak

Date

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 4

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3268, RECORDED IN VOLUME 28 OF MAPS
ON PAGE 40 AS DOCUMENT NO. 465310, LOCATED IN THE NORTHWEST 1/4 OF THE
FRACTIONAL NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE
OF HARRISON, CALUMET COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Highline Business Park Development Inc., I/We hereby certify that I/we caused the land described on
this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified
Survey Map. I/We also certify that this Certified Survey 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

Dated this _____ day of _____, 20____.

Melvin N. Baeten – President

Beatrice M. Baeten – Vice President

State of Wisconsin))ss
_____))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 _____

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

February 25, 2020

Title:

Certified Survey Map – Zahringer

Issue:

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

Background and Additional Information:

The applicant is proposing a 3-lot Certified Survey Map (CSM) for the property located between Hwy 55 and Hwy 114, on the south side of the Village. The purpose of the CSM is to combine and adjust lot lines considering highway right-of-way and agricultural versus woodland areas. The CSM includes parcels 40934, 40936, and 40940. All properties are currently zoned General Agricultural [AG]. Proposed Lot 1 includes the wooded lands. Proposed Lots 2 & 3 include agricultural lands that are separated by Hwy 55.

Recommended Action:

Staff recommends approval of the Certified Survey Map request as submitted.

Attachments:

- Aerial Map
- CSM

Calumet County, WI

Legend

- Address Point
- ▭ County Boundary
- ▭ Wisconsin Water
- Unincorporated Community
- ▭ Town Boundary
- Point of Interest
- ▭ Parcel Boundary
- Property Hook
- ▭ PLSS Section
- ▭ State Parks
- ▭ County Parks
- ▭ Lake
- ▭ River and Stream
- ▭ Major Roads
- ▭ Local Roads
 - ▭ Local Roads
 - ▭ Municipal Streets
- ▭ Trail
- ▭ Railroad
- Color 2018
 - 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.

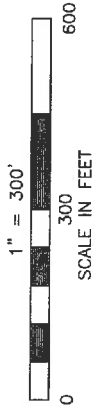
Author:	
Date Printed: 02/12/20 11:24 AM	
Sources:	

CERTIFIED SURVEY MAP NO. _____
 ALL OF CERTIFIED SURVEY MAP NO. 328 AND ALL OF
 THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE
 SOUTHEAST 1/4, SECTION 31, TOWNSHIP 20 NORTH,
 RANGE 19 EAST, VILLAGE OF HARRISON,
 CALUMET COUNTY, WISCONSIN.

SURVEY FOR:
 JOSEPH ZHRINGER
 N7332 HWY 55
 MENASHA, WI 54952



BEARINGS ARE REFERENCED TO THE
 CALUMET COUNTY COORDINATE SYSTEM

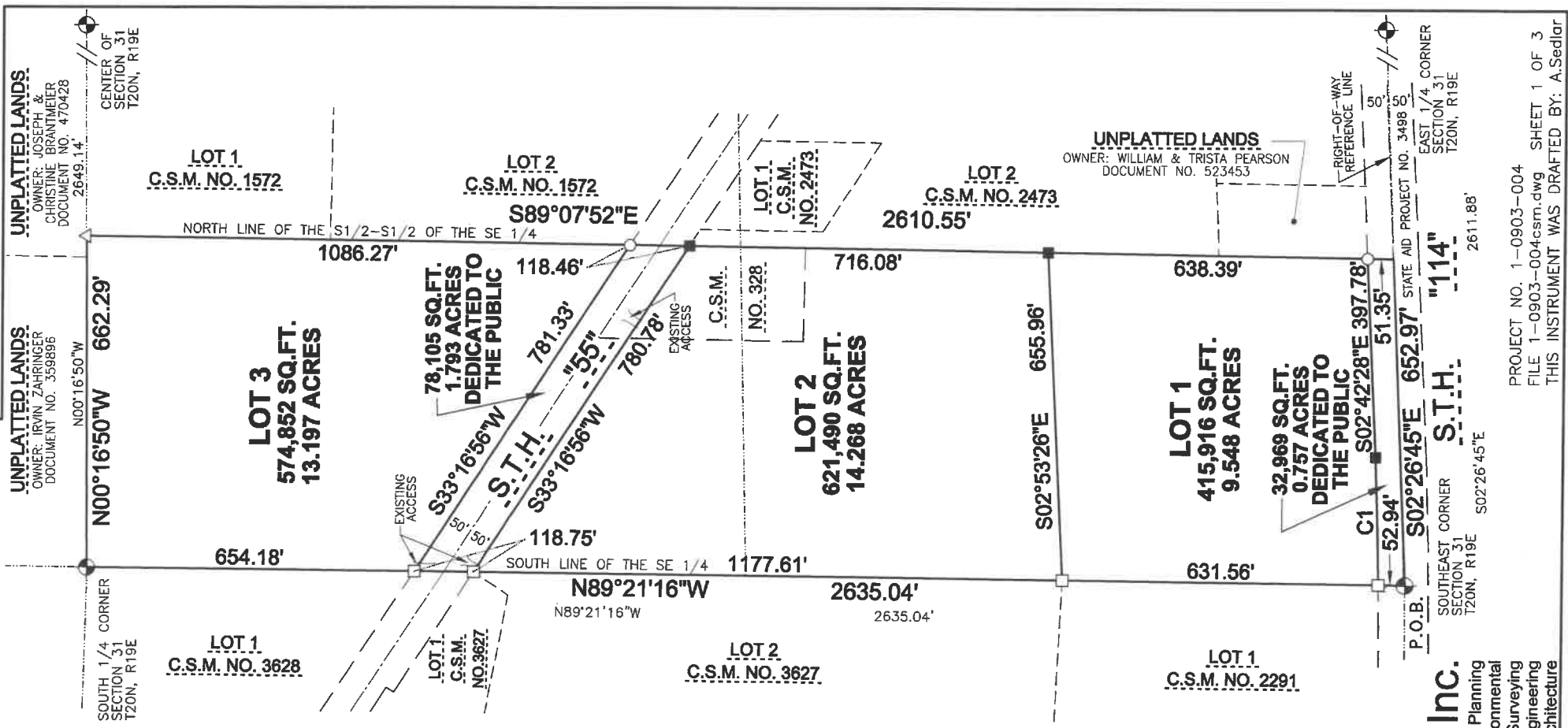


LEGEND

- 1" O.D. ROUND IRON PIPE SET,
18" LONG, WEIGHING 1.13 LBS.
PER LINEAL FOOT
- △ PROPERTY CORNER FALLS
IN TILLED FIELD, MONUMENT
NOT SET PER CLIENT REQUEST.
- 1" O.D. IRON PIPE FOUND
- 3/4" O.D. REBAR FOUND
- ⊕ GOVERNMENT CORNER
- P.O.B. POINT OF BEGINNING

CURVE DATA

C1
 RADIUS = 11410.17'
 DELTA = 001°16'55"
 LENGTH = 255.29'
 CHORD = S 01°40'54.5" E
 255.33'



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

Planning
 Environmental
 Surveying
 Engineering
 Architecture

CERTIFIED SURVEY MAP NO. _____

ALL OF CERTIFIED SURVEY MAP NO. 328 AND ALL OF THE SOUTH 1/2 OF THE SOUTH 1/2
OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF IRVIN ZHRINGER, ALL OF CERTIFIED
SURVEY MAP NO. 328 AND ALL OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, SECTION 31,
TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, MORE FULLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 21 MINUTES 16
SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 2635.04
FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 16 MINUTES 50 SECONDS
WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 662.29 FEET;
THENCE SOUTH 89 DEGREES 07 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF
THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 2610.55 FEET; THENCE SOUTH
02 DEGREES 26 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID
SECTION, A DISTANCE OF 652.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,723,332 SQUARE FEET [39.563 ACRES].

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE
VILLAGE OF HARRISON AND CALUMET COUNTY 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 20TH DAY OF JANUARY, 2020.

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

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

OWNER OF RECORD:
IRVIN ZHRINGER

RECORDING INFORMATION:
DOCUMENT NO. 3598896

PARCEL NUMBERS:

131-0000-0000000-000-0-201931-00-430C
131-0000-0000000-000-0-201931-00-430D
131-0000-0000000-000-0-201931-00-440C

CERTIFIED SURVEY MAP NO. _____

ALL OF CERTIFIED SURVEY MAP NO. 328 AND ALL OF THE SOUTH 1/2 OF THE SOUTH 1/2
OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

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, DEDICATED AND DIVIDED BY THE OWNERS SHOWN HEREON,

THIS _____ DAY OF _____, 2020.

VILLAGE PRESIDENT

VILLAGE CLERK

TREASURER'S CERTIFICATE:

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

VILLAGE TREASURER

DATE

IRVIN ZHRINGER OWNER'S CERTIFICATE:

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

I ALSO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S236.12 TO BE
SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HARRISON

DATED THIS _____ DAY OF _____, 2020.

IRVIN ZHRINGER

STATE OF WISCONSIN)
) SS
CALUMET COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY
OF _____, 2020, THE ABOVE OWNER
TO ME KNOWN TO BE THE PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

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

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

February 25, 2020

Title:

Certified Survey Map – Uitenbroek CSM#1 & CSM#2

Issue:

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

Background and Additional Information:

The applicant is proposing two Certified Survey Maps (CSM) for the property located at W5857 County KK, tax ID 33314 & 33694. The properties are currently zoned Single-Family Residential (Suburban) [RS-1]. The purpose of the CSMs is to divide the estate into 2 lots.

CSM #1:

CSM #1 creates 2-lots and leaves a remnant portion of tax ID 33694. Lot 1 will contain the existing house and accessory buildings. Lot 2 will be for future development. The remnant portion is included in CSM #2.

CSM #2:

CSM #2 combines the remnant portion of tax ID 33694 with the adjacent subdivision lots to the east (lots 39-42 of Darbroek Acres). This is a 4-lot CSM that enlarges the subdivision lots.

If approved, CSM #1 will be recorded first, then CSM #2 will be recorded.

Recommended Action:

Staff recommends approval of both Certified Survey Maps request with the following condition:

1. The Right-Of-Way for County KK shall be dedicated to the public.
-

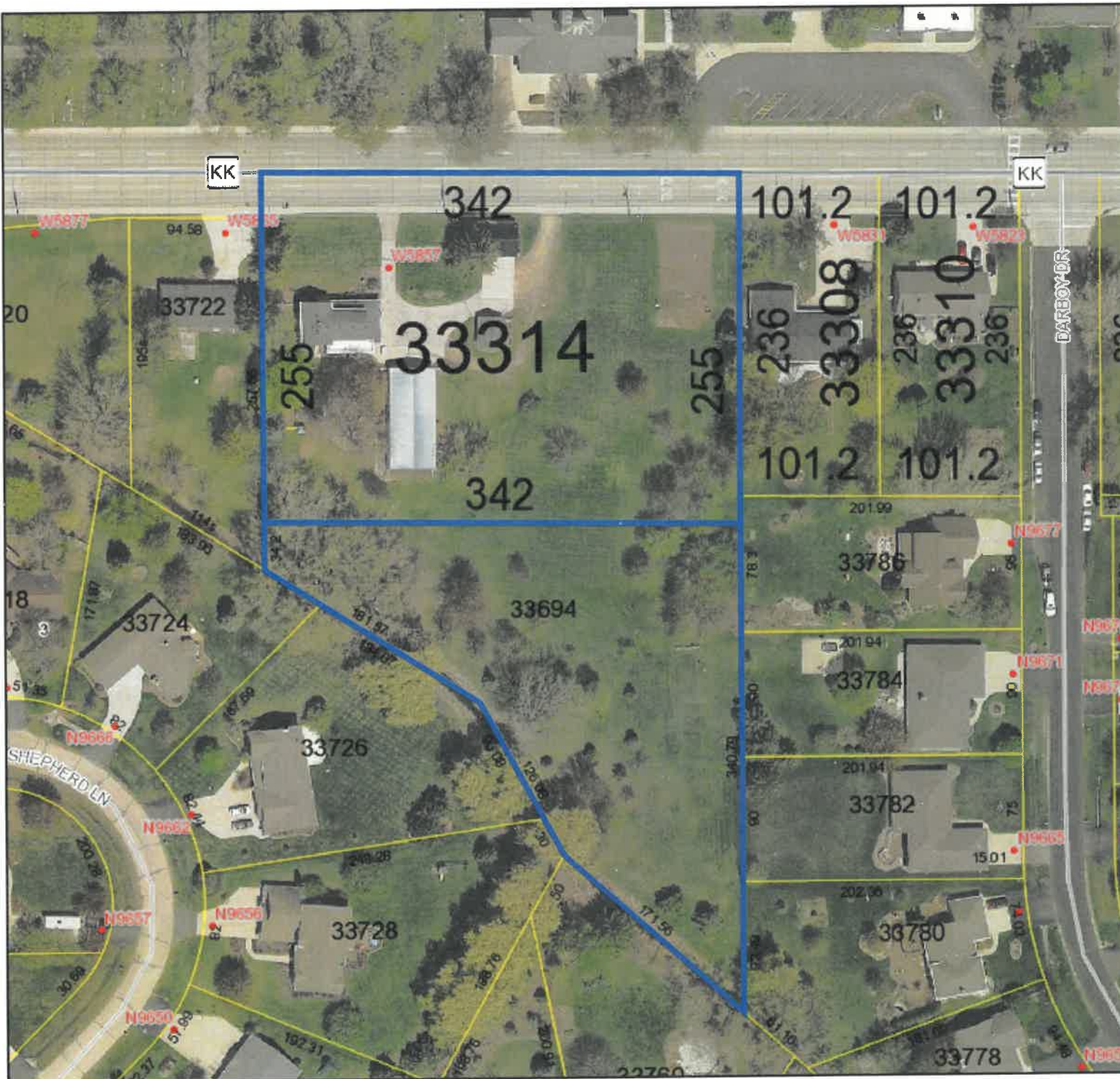
Attachments:

- Aerial Map
 - CSMs
-

Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2018
 - 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.

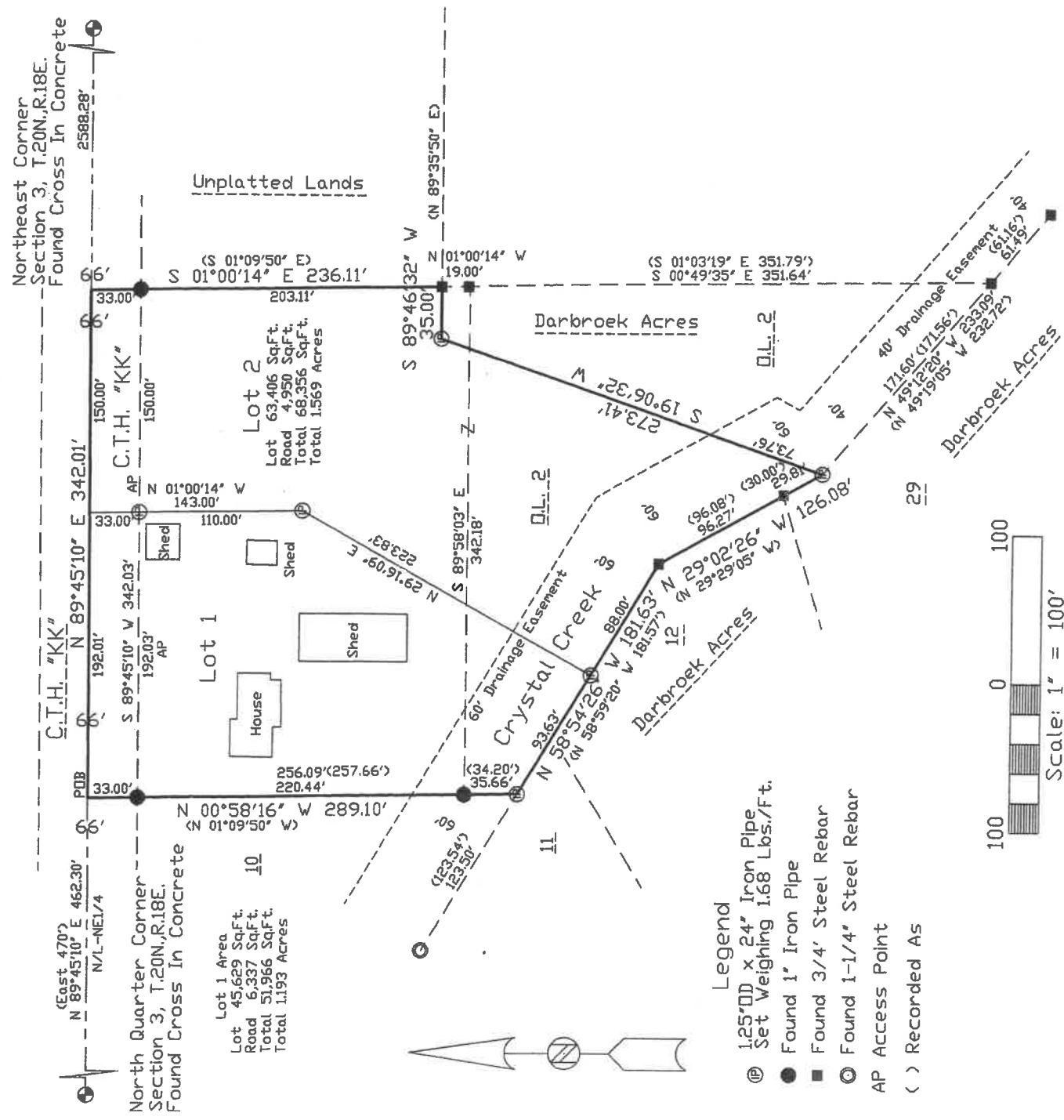
Author:	
Date Printed: 02/12/20 11:41 AM	
Sources:	

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 2, DARBROEK ACRES AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



James G. Mayer
 Surveyor
 7.26.20



C:\Projects\Uitenbroek\Tony20\csm.dwg
 BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER, ASSUMED TO BEAR NORTH 89°45'10"EAST.
 THIS INSTRUMENT DRAFTED BY J. G. MAYER
 NOTEBOOK NO. PAGE .

SURVEYED FOR
 ANTHONY J. UITENBROEK
 384 HILL ROAD
 KAUKAUNA, WI

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

SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of a Anthony J. Uitenbroek, part of Outlot 2, Darbroek Acres and part of the Northwest Quarter of the Northeast Quarter of Section 3, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 120,322 square feet or 2.762 acres of land and described as follows.

Commencing at the North Quarter Corner of Section 3, thence North 89°45'10" East a distance of 462.30 feet along the north line of the northeast quarter to the point of beginning; thence continuing North 89°45'10" East a distance of 342.01 feet along the north line; thence South 01°00'14" East a distance of 236.11 feet; thence South 89°46'32" West a distance of 35.00 feet; thence South 19°06'32" West a distance of 273.41 feet; thence North 29°02'26" West a distance of 126.08 feet; thence North 58°54'26" West a distance of 181.63 feet; thence North 00°58'16" West a distance of 289.10 feet to the point of beginning. Reserving the North 33.00 feet for road right-of-way purposes. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

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

Dated this 7th day of February 2020.



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 _____, 2020 Paul P. Uitenbroek and Donna M. Uitenbroek
Revocable Trust , Dated May 27, 2004.

Anthony J. Uitenbroek, Trustee _____ Jean E. Barnes, Trustee _____
State of Wisconsin) _____
Outagamie County)ss _____

Personally came before me on the _____ day of _____, 2020, 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, Outagamie 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 _____, 2020.

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 _____, 2020 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 _____, 2020 affecting the lands included in this Certified Survey Map.

County Treasurer _____ Date

Notes:

This CSM is part of tax parcel no. 33314 and 33694. This CSM is contained wholly within the property described in the following recorded instrument: Doc. No. 378234 and partly in Doc. No. 378235 and Jacket 1968/7. The property owners of record are Anthony J. Uitenbroek and Jean E. Barnes, 384 Hill Road, Kaukauna, WI 54169.

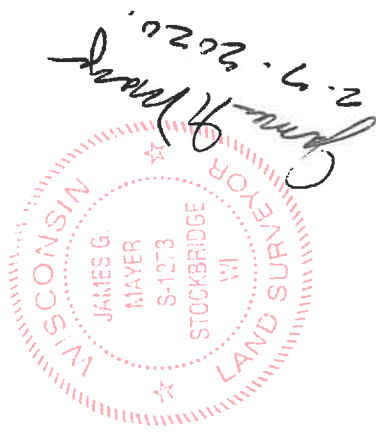


#2

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

ALL OF LOTS 39 THRU 42 AND PART OF OUTLOT 2, DARBROEK ACRES AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



C.T.H. "KK"

N 89°45'10" E 804.31'

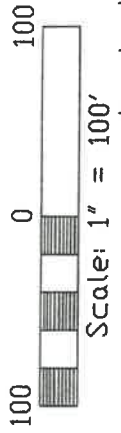
North Quarter Corner Section 3, T.20N.,R.18E. Found Cross In Concrete

2588.28'

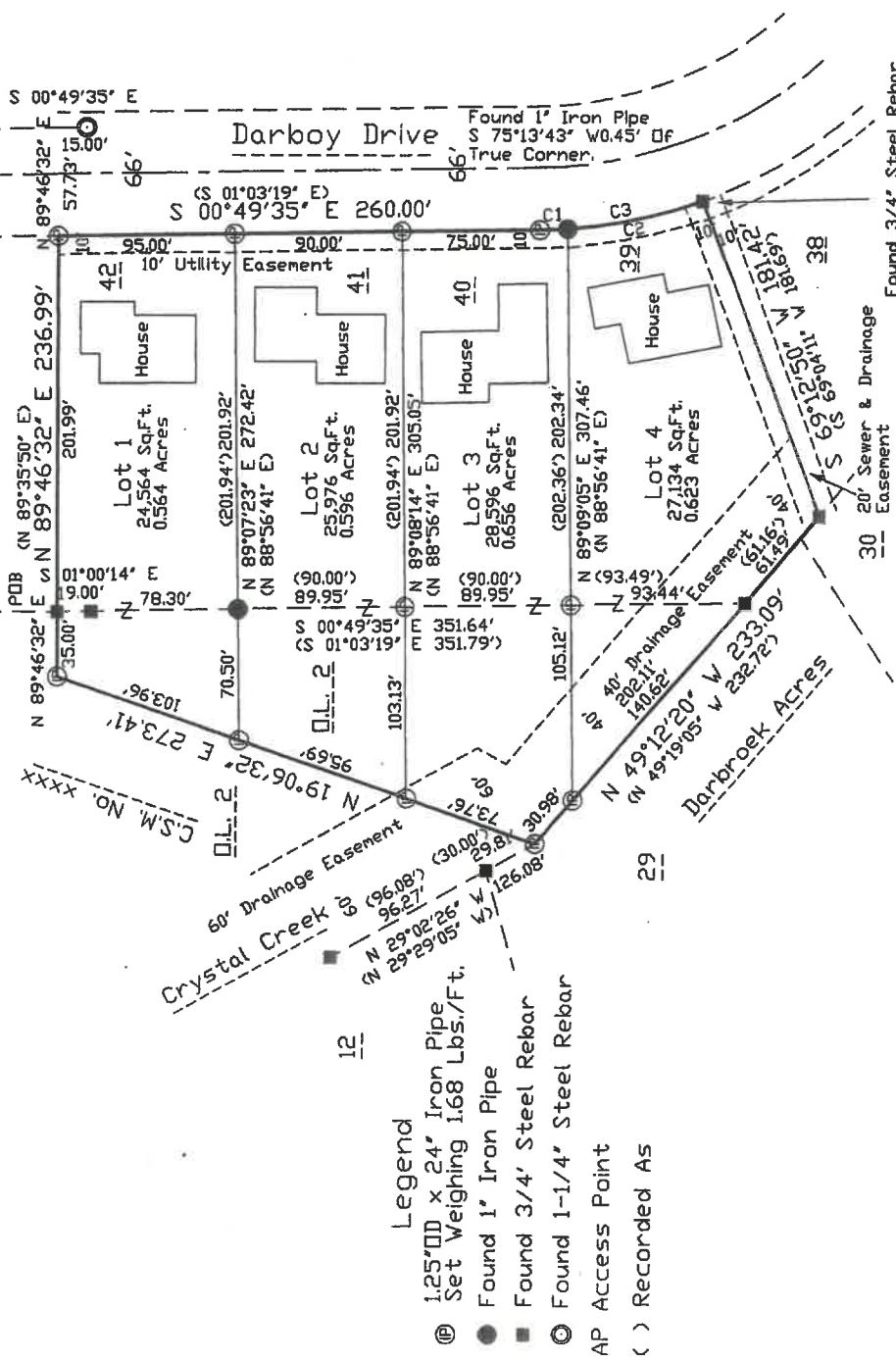
Northeast Corner Section 3, T.20N.,R.18E. Found Cross In Concrete

Curve Table

NUMBER	CI	C2	C3
DELTA ANGLE	03°11'21"	15°43'56"	18°55'17"
CHORD DIRECTION	S 02°25'16" E	S 11°52'54" E	S 10°17'14" E
RADIUS	269.62	269.62	269.62
ARC LENGTH	15.01	74.03	89.04
CHORD LENGTH	15.01	73.80	88.64



Unplatted Lands



Legend

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

Found 3/4" Steel Rebar N 58°37'44" E 0.45' Df

Found 1" Iron Pipe S 75°13'43" W 0.45' Df True Corner.

SURVEYED FOR ANTHONY J. UITENBROEK 384 HILL ROAD KAUKAUNA, WI

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

ASSUMED TO BEAR NORTH 89°45'10"EAST. THIS INSTRUMENT DRAFTED BY J.G. MAYER" NOTEBOOK NO. PAGE.

C:\Projects\Uitenbroek\Tony20\cs.m2.dwg

SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of a Anthony J. Uitenbroek, all of Lots 39 thru 42 and part of Outlot 2, Darbrook Acres and part of Northwest Quarter of the Northeast Quarter of Section 3, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 106,269 square feet or 2.439 acres of land and described as follows.

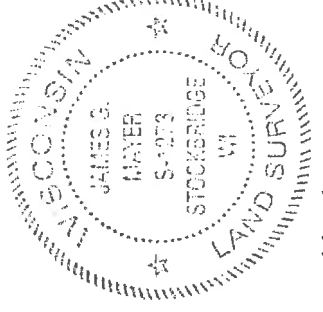
Commencing at the North Quarter Corner of Section 3, thence North 89°45'10" East a distance of 804.31 feet along the north line of the northeast quarter; thence South 01°00'14" East a distance of 236.11 feet to the point of beginning; thence North 89°46'32" East a distance of 236.99 feet; thence South 00°49'35" East a distance of 260.00 feet to a point of curvature; thence 89.04 feet along the arc of a 269.62 foot radius curve to the left, with a chord bearing of South 10°17'14" East a distance of 88.64 feet and a central angle of 18°55'17"; thence South 69°12'50" West a distance of 181.42 feet; thence North 49°12'20" West a distance of 233.09 feet; thence North 19°06'32" East a distance of 273.41 feet; thence North 89°46'32" East a distance of 35.00 feet 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 7th day of February 2020.


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 _____, 2020 Paul A. Uitenbroek and Donna M. Uitenbroek
Revocable Trust , Dated May 27, 2004.

Anthony J. Uitenbroek, Trustee _____ Jean E. Barnes, Trustee _____

State of Wisconsin)
Outagamie County)ss

Personally came before me on the _____ day of _____, 2020, 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, Outagamie County, Wisconsin

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 _____, 2020

Peter A. Scherer, Owner Lot 42

Susan M. Scherer, Owner Lot 42

Barbara Polakowski, Owner Lot 41

Owner

Todd Johnson, Owner Lot 40

Tanya Johnson, Owner Lot 40

Kenneth E. Neumeier, Owner Lot 39

Cynthia J. Neumeier, Owner Lot 39

State of Wisconsin)
Outagamie County)ss

Personally came before me on the _____ day of _____, 2020, 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, Outagamie 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 _____, 2020.

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 _____, 2020 on any of the lands included in this Certified Survey Map.

Village Treasurer

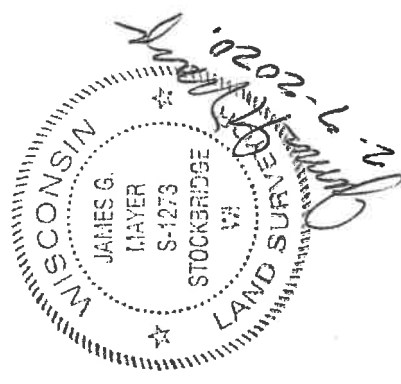
Date

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 _____, 2020 affecting the lands included in this Certified Survey Map.

County Treasurer

Date



Notes:

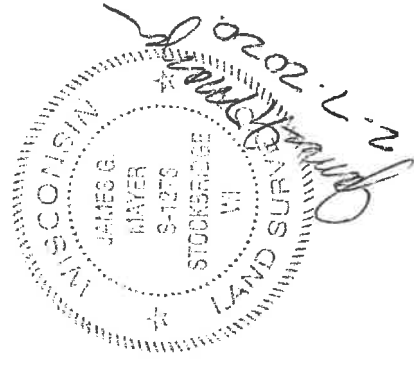
This CSM is part of tax parcel no. 33314 and 33694. This CSM is contained partly within the property described in the following recorded instrument: Document No. 378235 and Jacket 1968/7. The property owners of record are Anthony J. Uitenbroek and Jean E. Barnes, 384 Hill Road, Kaukauna, WI 54169.

This CSM is all of tax parcel no. 33786. This CSM is contained wholly within the property described in the following recorded instrument: Jacket 1603/22. The property owners of record are Peter A. Scherer and Susan M. Scherer, N9677 Darboy Drive, Appleton, WI 54915.

This CSM is all of tax parcel no. 33784. This CSM is contained wholly within the property described in the following recorded instrument: Document No. 530302. The property owners of record are Barbara Polakowski, N9671 Darboy Drive, Appleton, WI 54915.

This CSM is all of tax parcel no. 33782. This CSM is contained wholly within the property described in the following recorded instrument: Document No. 534204. The property owners of record are Todd Johnson and Tanya Johnson, N9665 Darboy Drive, Appleton, WI 54915.

This CSM is all of tax parcel no. 33780. This CSM is contained wholly within the property described in the following recorded instrument: jacket 1847/12. The property owners of record are Kenneth E. Neumeier and Cynthia J. Neumeier, N9659 Darboy Drive, Appleton, WI 54915.



Village of Harrison
January-20 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	5	5	\$ 1,405,000	\$ 1,405,000	4	4	\$ 925,000	\$ 925,000
Two Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Multi Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Additions	0	0	\$ 0	\$ 0	1	1	\$ 10,000	\$ 10,000
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	3	3	\$ 26,934	\$ 26,934	0	0	\$ 0	\$ 0
Total Residential	8	8	\$ 1,431,934	\$ 1,431,934	5	5	\$ 935,000	\$ 935,000
Com./Ind.								
New	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Additions	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	1	1	\$ 7,600	\$ 7,600	0	0	\$ 0	\$ 0
Total Com./Ind.	1	1	\$ 7,600	\$ 7,600	0	0	\$ 0	\$ 0
Combined Total	9	9	\$ 1,439,534	\$ 1,439,534	5	5	\$ 935,000	\$ 935,000

Number of Vacant
 Lots Remaining 191