

## PLAN COMMISSION AGENDA

Tuesday, January 29, 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
  - December 11, 2019
- 6) Convene Meeting and Enter Public Hearing
  - a. Zoning Map Amendment – Hidden Pines Subdivision – Harrisville Lane
  - b. Zoning Map Amendment – Amy Avenue Commercial Development – Amy Avenue
  - c. Conditional Use Permit – Amy Avenue Commercial Development – Amy Avenue
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
  - a. Certified Survey Map – Don Mielke – Mielke Road (Tax ID 43796)
  - b. Certified Survey Map – Don Mielke – Mielke Road (Tax ID 43768)
  - c. Preliminary Plat – Hidden Pines Subdivision – Harrisville Lane
  - d. Zoning Map Amendment – Hidden Pines Subdivision – Harrisville Lane
  - e. Zoning Map Amendment – Amy Avenue Commercial Development – Amy Avenue
  - f. Conditional Use Permit – Amy Avenue Commercial Development – Amy Avenue
- 9) Items for Discussion
  - a. Report: Zoning Permits
- 10) Set Next Meeting Date
  - Tentatively February 26, 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: January 22, 2019

PLAN COMMISSION

MEETING MINUTES – December 11, 2018

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

Staff Present: Mark Mommaerts, Planner

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Lincoln) to approve the minutes of November 27, 2018. Motion carried 5-0.
- 6) Convene Meeting and Enter Public Hearing at 6:02pm.
  - a. Tax Incremental Financing District #2 (TID#2): Village Planner Mark Mommaerts explained that the Village of Harrison intends to create Tax Incremental Financing District #2 (TID #2) along Hwy 55 and County KK. State Statutes Section 66.1105 requires that the Plan Commission hold public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed creation of a TID and the proposed boundaries. Also under statutes, the Plan Commission must designate boundaries of the TID and make a recommendation of the boundaries to the Village Board. The final step needed from the Plan Commission relates to the Project Plan, which must be approved and sent on to the Village Board. There was general discussion on the boundary location and projects in the project plan. No one spoke against the TID creation.
- 7) Close Public Hearing and Reconvene Regular Meeting at 6:17pm.
- 8) Items for Discussion and Possible Action
  - a. Resolution 2018-01 Recommendation Designating TID #2 Boundary and Adopting Project Plan: Motion (Fochs/Lisowe) to approve Resolution 2018-01 designating TID#2 boundary and adopting the project plan. Motion carried 5-0.
- 9) Items for Discussion
  - a. Report: Zoning Permits: There were 77 SF permits for 2018 with an estimated value of approximately \$23 million.

10) Next Meeting Date: Tentatively January 29, 2019 at 6:00pm.

11) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:22pm  
Motion carried 5-0.

Prepared by: Mark Mommaerts, Village Planner

Dated: January 3, 2019

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

January 29, 2019

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**Title:**

CSM – Mielke (Tax ID 43796)

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**Issue:**

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

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**Background and Additional Information:**

The property owner owns two agricultural parcels (Tax ID 43796 & 43768) and plans to subdivide the property fronting Mielke Road into single-family lots. There is a future road proposed to access the remaining agricultural lands behind the lots. Lots can be created by Certified Survey Map (CSM), but are limited to four lots every five years. The proposed CSM for Tax ID 43796 will be the fourth lot created within the past five years. Any additional lot splits may require a subdivision plat.

The property owner is proposing a 1-lot Certified Survey Map (CSM) for the property located along Mielke Road. The property is zoned General Agricultural (AG). The purpose of the CSM is to create a single-family home 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 Mielke Road via culvert and private driveway to each lot.

Staff has asked for a grading/drainage plan be developed for all the lots created and being proposed along Mielke Road. This will help ensure that the area develops in an orderly fashion and that future drainage issues are avoided.

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**Recommended Action:**

Staff recommends approval of the CSM with the condition that a grading/drainage plan be reviewed and approved by the Village.

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**Attachments:**

- Aerial Map
- CSM



**Legend**

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



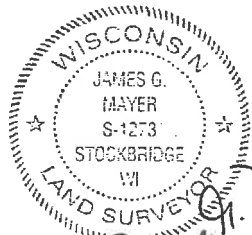
**Calumet County, WI**



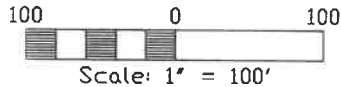
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 01/22/19 12:36 PM	
Sources:	

PART OF THE SOUTHWEST 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*  
*Member 27, 2018.*

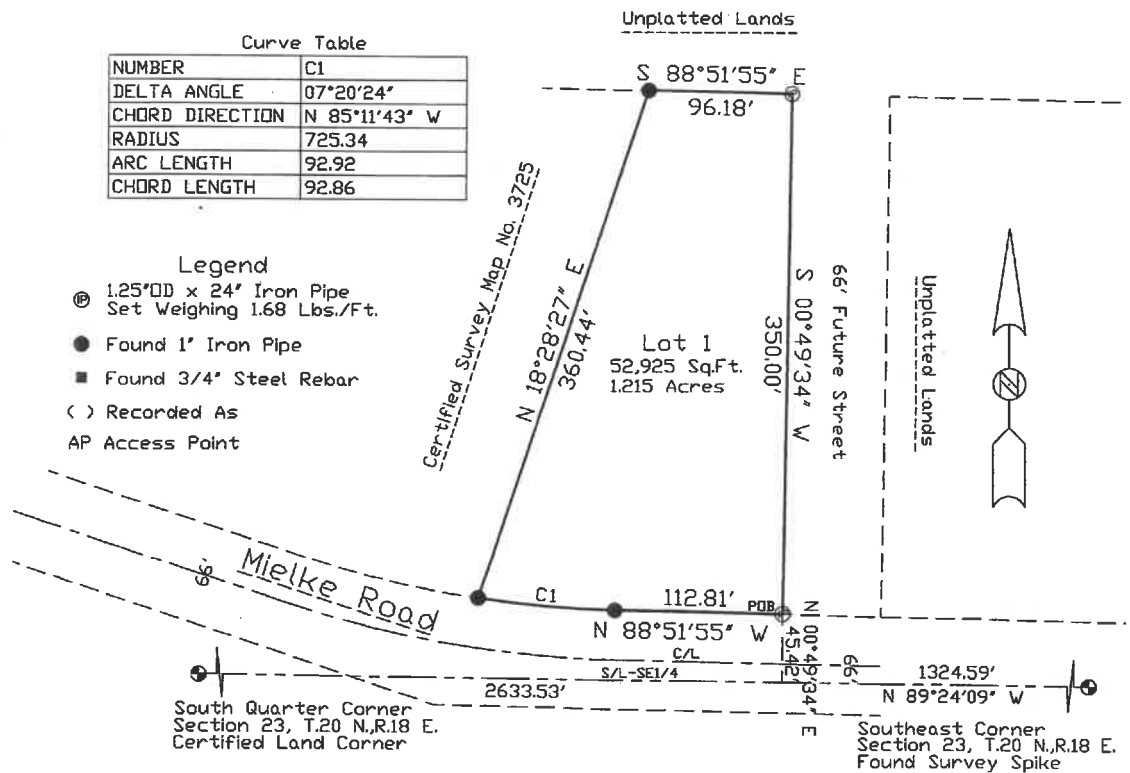


Curve Table

NUMBER	C1
DELTA ANGLE	07°20'24"
CHORD DIRECTION	N 85°11'43" W
RADIUS	725.34
ARC LENGTH	92.92
CHORD LENGTH	92.86

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



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

SURVEYED FOR  
DONALD R. MIELKE  
W5484 MIELKE ROAD  
MENASHA, WI

C:\Projcets\MielkeDon18\csm3.dwg  
BEARINGS REFERENCED TO COUNTY  
DATUM SOUTH LINE OF THE SOUTHEAST  
QUARTER BEARS NORTH 89°24'09" WEST.  
THIS INSTRUMENT DRAFTED BY J.G. MAYER"  
NOTEBOOK NO.44 PAGE 39.

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

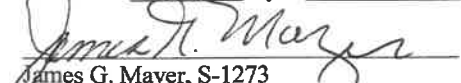
**SURVEYOR'S CERTIFICATE**

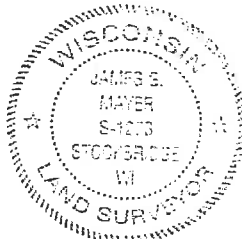
I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Donald R. Mielke, part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 20 North, Range 18 East, Village of Harrison, (formerly Town of Harrison), Calumet County, Wisconsin containing 52,925 square feet or 1.215 acres of land and described as follows.

Commencing at the Southeast Corner of said Section 23, thence North 89°24'09" West a distance of 1,324.59 feet along the south line of the southeast quarter; thence North 00°49'34" East a distance of 45.42 feet to the north right-of-way line of Mielke Road and the point of beginning; thence North 88°51'55" West a distance of 112.81 feet along the north right-of-way line to a point of curvature; thence 92.92 feet along the arc of a 725.34 foot radius curve to the right, with a chord bearing of North 85°11'43" West a distance of 92.86 feet and a central angle of 07°20'24" along the north right-of-way line; thence North 18°28'27" East a distance of 360.44 feet; thence South 88°51'55" East a distance of 96.18 feet; thence South 00°49'34" West a distance of 350.00 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 27th day of November 2018.

  
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

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, (FORMERLY TOWN OF  
HARRISON), 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**

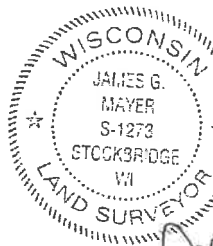
I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in  
my office show unredeemed tax sales and no unpaid taxes or special assessments as of  
\_\_\_\_\_, 2019 affecting the lands included in this Certified Survey Map.

\_\_\_\_\_  
County Treasurer

\_\_\_\_\_  
Date

**Notes:**

This CSM is part of tax parcel no. 43796. 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.



*James G. Mayer*  
*November 27, 2018*



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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

January 29, 2019

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**Title:**

CSM – Mielke (Tax ID 43768)

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**Issue:**

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

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**Background and Additional Information:**

The property owner owns two agricultural parcels (Tax ID 43796 & 43768) and plans to subdivide the property fronting Mielke Road into single-family lots. There is a future road proposed to access the remaining agricultural lands behind the lots. 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 second and third lot created within the past five years.

The property owner is proposing a 2-lot Certified Survey Map (CSM) for the property located along Mielke Road. The property is zoned General Agricultural (AG). The purpose of the CSM is to create two single-family home sites. 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 Mielke Road via culvert and private driveway to each lot.

Staff has asked for a grading/drainage plan be developed for all the lots created and being proposed along Mielke Road. This will help ensure that the area develops in an orderly fashion and that future drainage issues are avoided.

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**Recommended Action:**

Staff recommends approval of the CSM with the condition that a grading/drainage plan be reviewed and approved by the Village.

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**Attachments:**

- Aerial Map
- CSM



**Legend**

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



**Calumet County, WI**



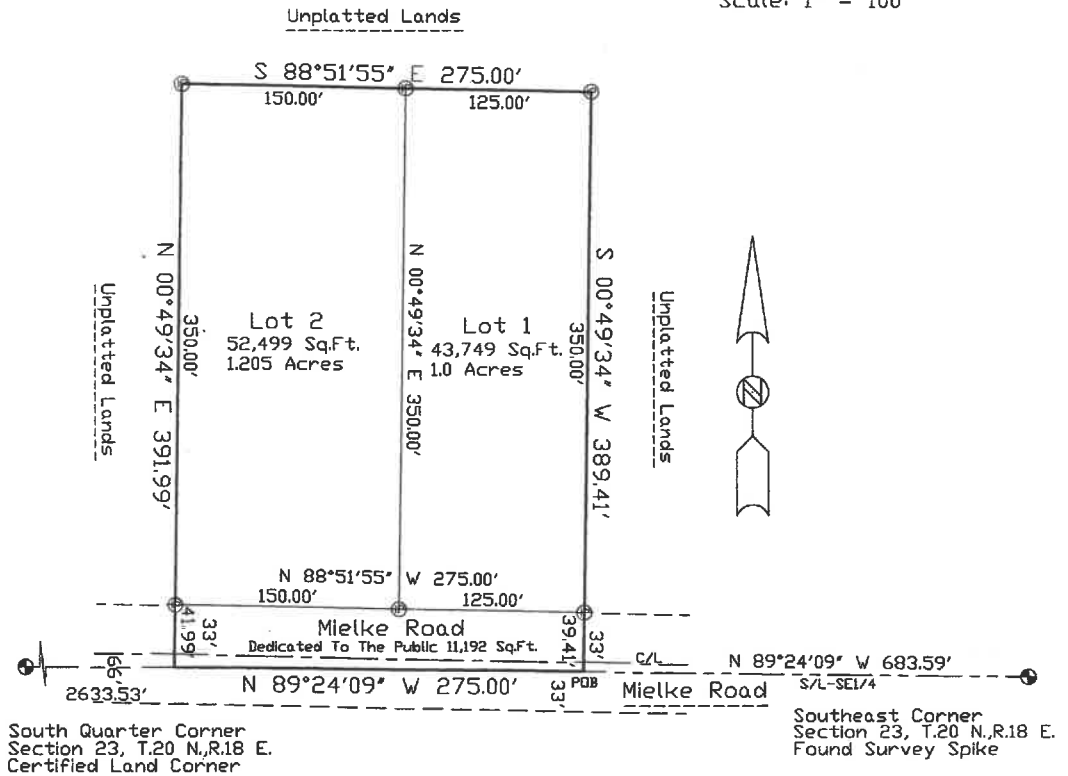
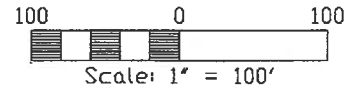
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Author:	
Date Printed:	
Sources:	

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HARRISON), CALUMET COUNTY, WISCONSIN.



- Legend
- ⊗ 1.25"OD x 24" Iron Pipe Set Weighing 1.68 Lbs./Ft.
  - Found 1" Iron Pipe
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  - ( ) Recorded As
  - AP Access point



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

SURVEYED FOR  
DONALD MIELKE  
W5484 MIELKE ROAD  
MENASHA, WI

C:\Projects\MielkeDon18\csm2.dwg  
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HARRISON), CALUMET COUNTY, WISCONSIN.

**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 107,440 square feet or 2.466 acres of land and described as follows.

Commencing at the Southeast Corner of said Section 23, thence North 89°24'09" West a distance of 683.59 feet along the south line of the southeast quarter to the point of beginning; thence continuing North 89°24'09" West a distance of 275.00 feet; thence North 00°49'34" East a distance of 391.99 feet; thence South 88°51'55" East a distance of 275.00 feet; thence South 00°49'34" West a distance of 389.41 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 27th day of November 2018.

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

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.

**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**

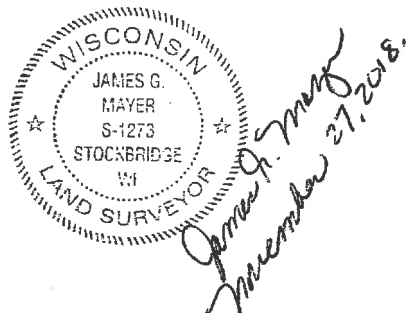
I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in  
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\_\_\_\_\_, 2019 affecting the lands included in this Certified Survey Map.

\_\_\_\_\_  
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.



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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

January 29, 2019

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**Title:**

Preliminary Plat – Hidden Pines

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**Issue:**

Should the Plan Commission recommend approval of the Preliminary Plat for Hidden Pines?

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**Background and Additional Information:**

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.

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**Recommended Action:**

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.

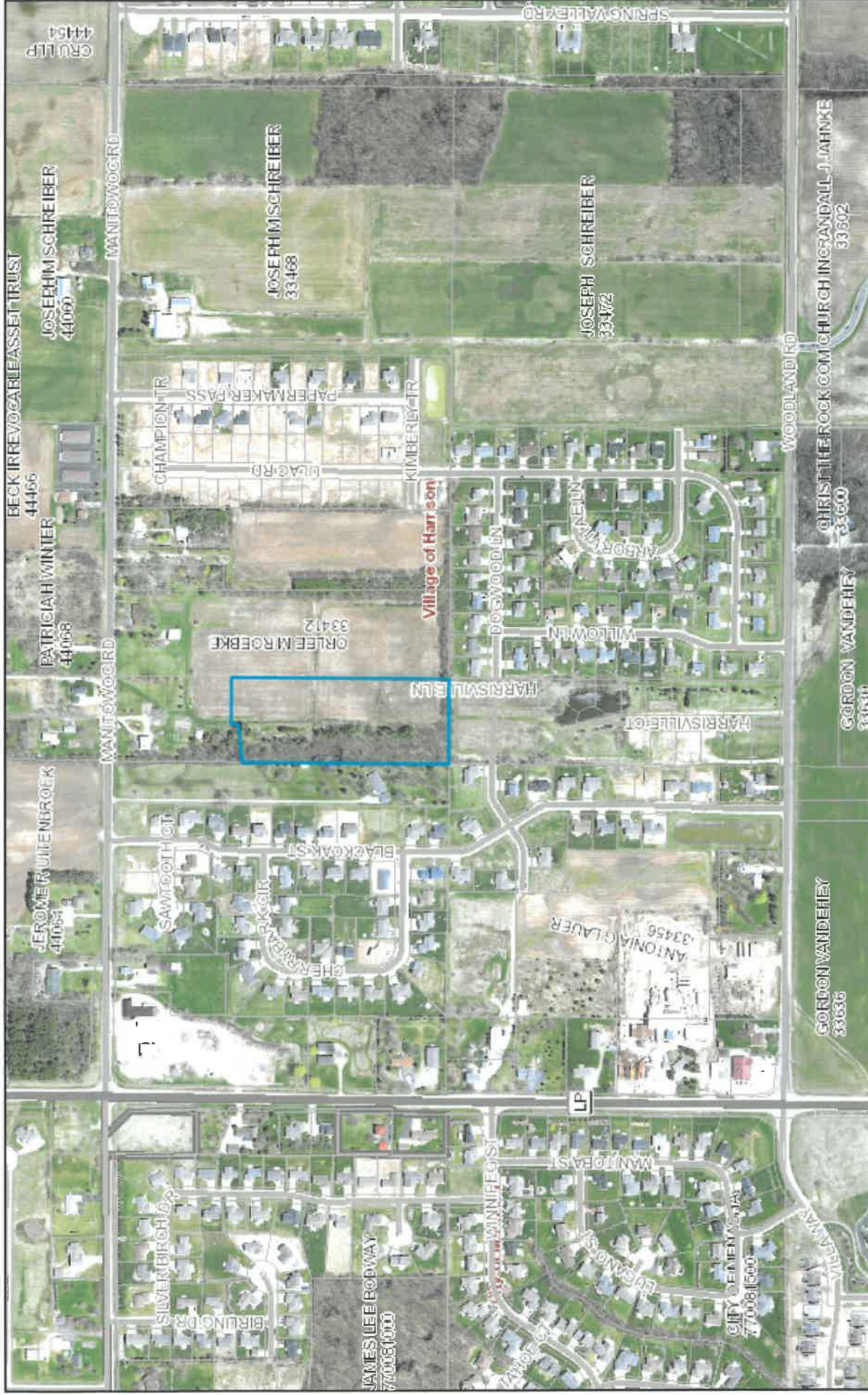
If the Plan Commission feels there are too many unresolved issues, the Plan Commission may postpone action until a later date.

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**Attachments:**

- Location Map
- Preliminary Plat

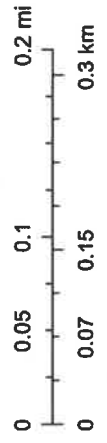
# Calumet County Parcel



1/22/2019, 3:03:23 PM

1:9,028

- Ortho2014
- Blue: Band\_3
- Red: Band\_1 Calumet Roads Cartographic
- Green: Band\_2 Federal Highways
- Calumet Roads Cartographic
- State Highways
- County Highways
- Federal Highways
- County Highways
- Local Roads
- State Highways



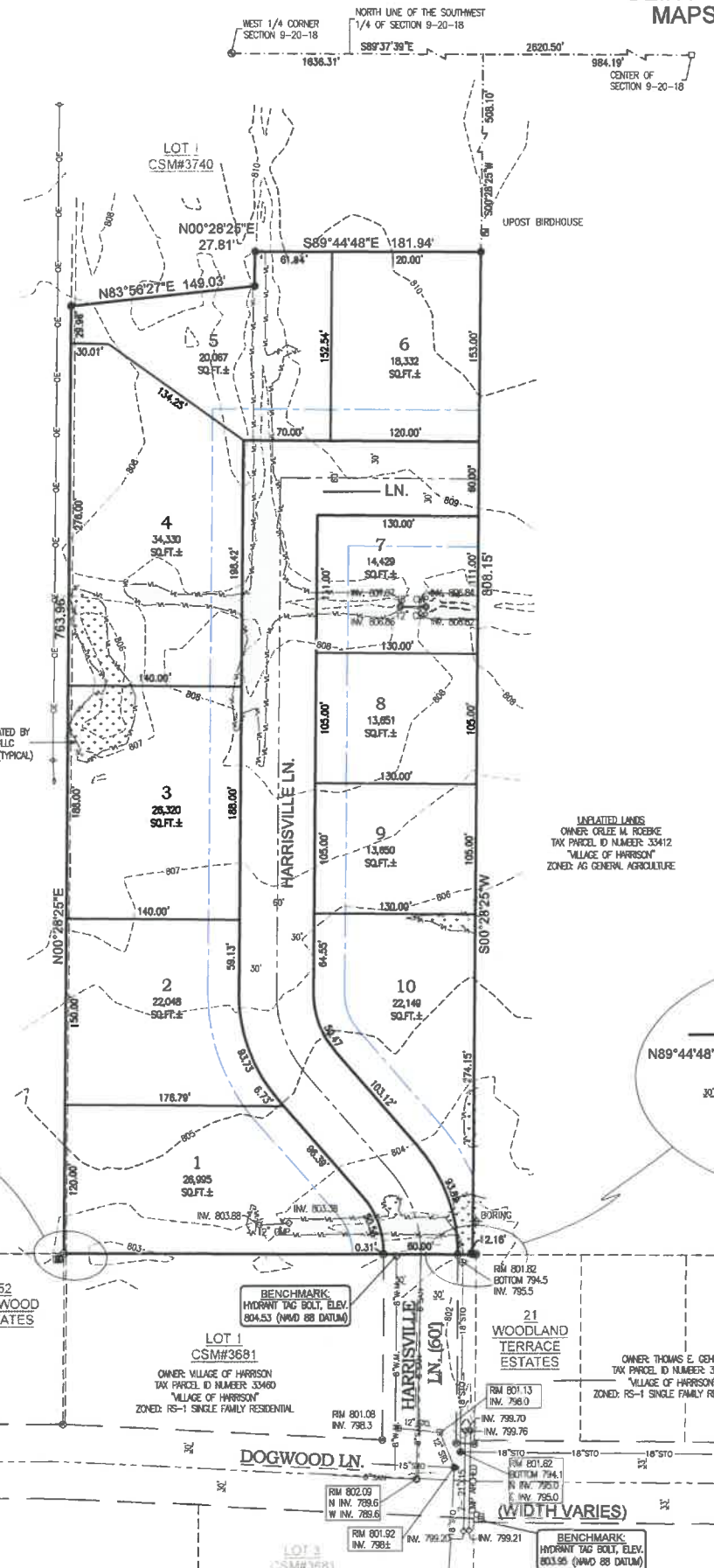
City of Appleton, County of Calumet, Esri, HERE, Garmin, County of Calumet, Esri, HERE, Garmin,

City of Appleton, County of Calumet, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA | Calumet County Land Information Office |



# PRELIMINARY PLAT "HIDDEN PINES SUBDIVISION"

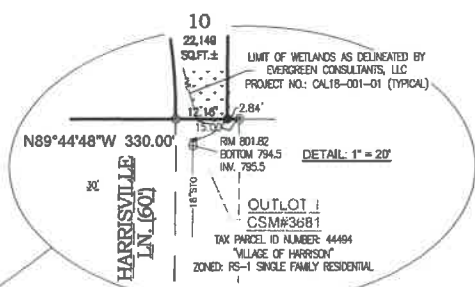
BEING ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3740 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 240, AS DOCUMENT NO. 535713, LOCATED IN NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



UNRELATED LANDS  
OWNER: DAINE E. MANDOSKE  
TAX PARCEL ID NUMBER: 33480  
VILLAGE OF HARRISON  
ZONED: AG GENERAL AGRICULTURE

LIMIT OF WETLANDS AS DELINEATED BY  
EVERGREEN CONSULTANTS, LLC  
PROJECT NO.: CAL18-001-01 (TYPICAL)

UNRELATED LANDS  
OWNER: ORLEE M. ROEBKE  
TAX PARCEL ID NUMBER: 33412  
VILLAGE OF HARRISON  
ZONED: AG GENERAL AGRICULTURE



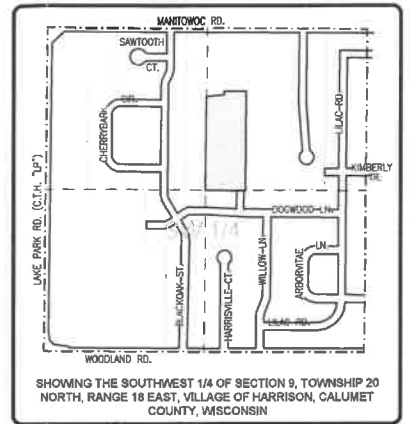
**OWNERS & SUBDIVIDER:**  
LOUMAR PROPERTIES, LLC  
6349 DOGWOOD LANE  
MENASHA, WISCONSIN 54952

**PRESENT ZONING:**  
AG GENERAL AGRICULTURE

**PROPOSED ZONING:**  
RS-1 SINGLE FAMILY RESIDENTIAL (SUBURBAN)

**SURROUNDING ZONING:**  
AG GENERAL AGRICULTURE  
RS-1 SINGLE FAMILY RESIDENTIAL (SUBURBAN)

**REVIEWING AGENCIES:**  
DEPARTMENT OF ADMINISTRATION  
VILLAGE OF HARRISON  
EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION  
WISCONSIN ELECTRIC POWER COMPANY DOW ENERGY  
WISCONSIN GAS, LLC  
SBC-AMERITECH SPECTRUM



**LEGEND:**

- ⊙ = COUNTY MONUMENT
- = 3/4" X 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊙ = 1" O.D. ROUND IRON PIPE FOUND
- ⊙ = RIGHT OF WAY POST
- ⊙ = SANITARY MANHOLE
- ⊙ = STORM MANHOLE
- ⊙ = CATCH BASIN
- ⊙ = CULVERT
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = POWER POLE
- ⊙ = DOWN GUY
- ⊙ = GAS VALVE
- ⊙ = ELECTRICAL PEDESTAL
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = CABLE PEDESTAL
- ⊙ = SIGN
- ⊙ = SOIL BORING LOCATION
- ( ) = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- CEC = OVERHEAD ELECTRICAL & COMMUNICATIONS
- UC = UNDERGROUND COMMUNICATIONS

LIMIT OF WETLANDS AS DELINEATED BY EVERGREEN CONSULTANTS, LLC PROJECT NO.: CAL18-001-01 (TYPICAL)

ARTIFICIAL WETLAND EXCEPTION DETERMINATION PER THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EX-NE-2018-S-02471, AUGUST 7, 2018

**GRAPHIC SCALE:** 1" = 60'

60 30 0 30 60 90 120 150 180



- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.

- ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.

- ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

FRONT YARD SETBACK TO BE 25' UNLESS NOTED OTHERWISE

--- DENOTES -- UTILITY EASEMENT UNLESS NOTED OTHERWISE

**NOTES:**

- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO AND PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 2018301650 AND 2018301653 AND THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARK.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.
- ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT

**LEGAL DESCRIPTION:**  
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3740 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALUMET COUNTY, WISCONSIN ON DECEMBER 7, 2018 IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 240, AS DOCUMENT NO. 535713; SAID MAP BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**SURVEYORS CERTIFICATE:**  
I, ROBERT F. REIDER, CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES AND THAT I HAVE FULLY COMPLIED WITH THE SUBDIVISION ORDINANCES OF THE VILLAGE OF HARRISON.

*Robert F. Reider* 1-3-2019  
ROBERT F. REIDER, PLS-1251 DATED

**SOIL BORING CERTIFICATION:**  
I, ROBERT F. REIDER, CERTIFY THAT THE SOIL TEST LOCATIONS SHOWN ON THIS PRELIMINARY PLAT AREA ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Robert F. Reider* 1-3-2019  
ROBERT F. REIDER, PLS-1251 DATED



**LOUMAR PROPERTIES, LLC**  
ATTENTION: KENT GROSS  
6349 DOGWOOD LANE  
MENASHA, WISCONSIN 54952  
PROJECT: PRELIMINARY PLAT "HIDDEN PINES SUBDIVISION" VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

**CAROW LAND SURVEYING CO., INC.**  
615 N. LYNNDALE DRIVE  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168 FAX: (920)731-5673

DESIGNED	DRAWN	CHECKED
KGR	MCR	RFR

SCALE: 1" = 60'  
DATE: 1-3-2019  
PROJECT NO.: C-1806-10PP  
SHEET NO.:

---

**PLAN COMMISSION MEETING**

---

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

January 29, 2019

---

**Title:**

Zoning Map Amendment – Hidden Pines

---

**Issue:**

Should the Plan Commission recommend approval of amending the zoning map for a residential subdivision?

---

**Background and Additional Information:**

The developer of the Hidden Pines subdivision and the current property owner, is requesting a zoning map amendment (rezoning) to rezone their property from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the Hidden Pines subdivision. The proposed rezoning complies with the Comprehensive Plan and the future land use map designation of single-family residential (sewered).

---

**Findings of Fact:**

- Staff finds that the proposed rezoning complies with the Comprehensive Plan Future Land Use Map designation of residential.
- 

**Recommended Action:**

Staff recommends approval of the zoning map amendment from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the property described 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*
SWO	Shoreland-Wetland Overlay*

RoadCenterline	
—	Local Roads
—	County Highway
—	State Highway
—	US Highway
□	Parcels

Town of Harrison	
—	Railroads
—	Streams

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

This map was created by:  
 Village of Harrison  
 W5268 Hwy 114  
 Harrison, WI 54952  
 920-988-1062

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

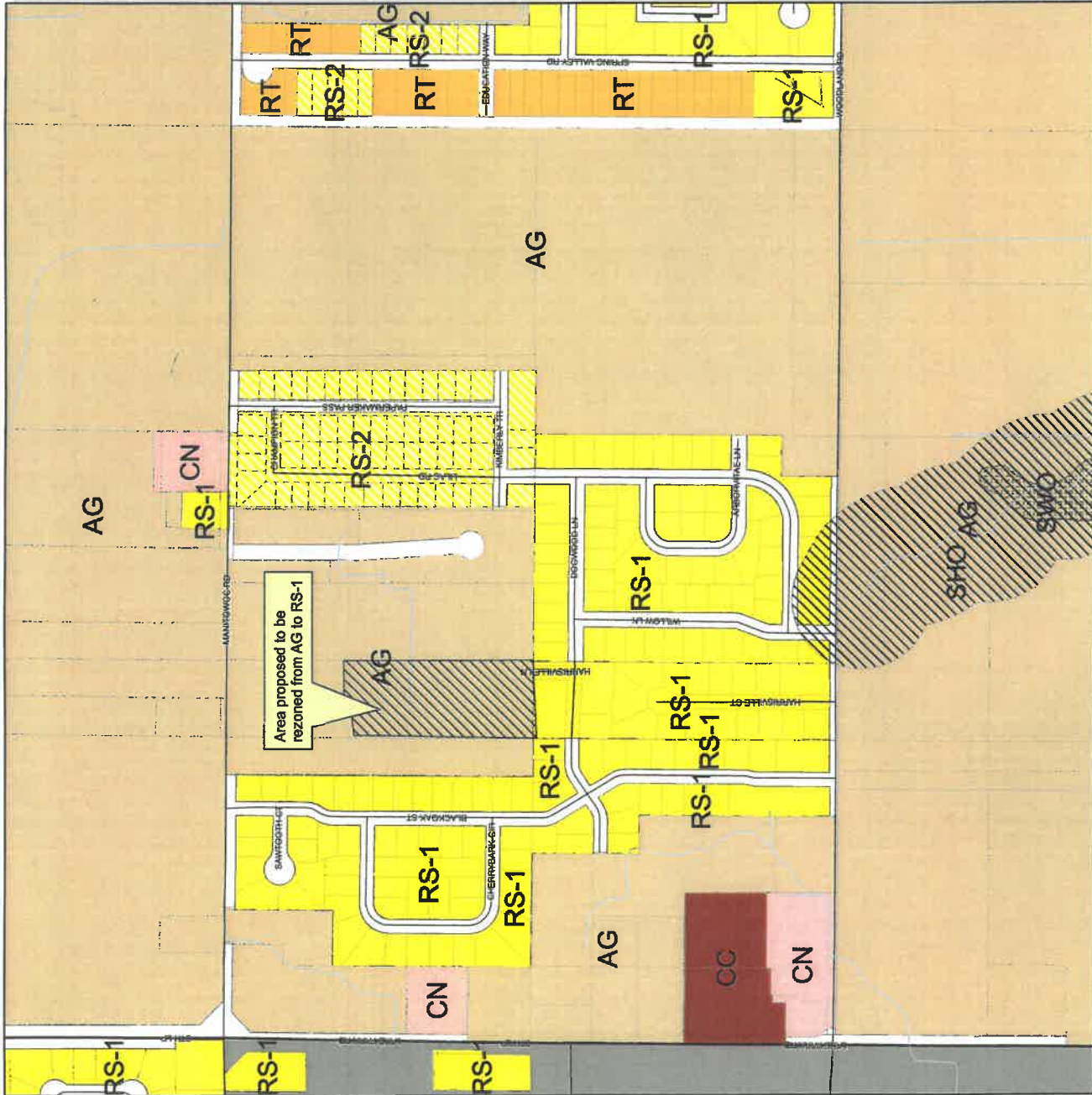


Disclaimer:

This map was created using data obtained from Calumet County.

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The Town of Harrison does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or reliance on this information. The Town of Harrison is not liable for any damages, including reasonable attorneys' fees, arising from the use or misuse of these maps and data. The tax parcel data is compiled from official records, including survey plats and deeds, but only contains the information required for Calumet County business. Original recorded source documents located in the county courthouse should be used for legal or survey purposes.

Calumet County shall retain the exclusive owner of all rights, title, and interest in all specifically copyrighted information.



---

**PLAN COMMISSION MEETING**

---

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

January 29, 2019

---

**Title:**

Zoning Map Amendment – Amy Ave Commercial Development

---

**Issue:**

Should the Plan Commission recommend approval of amending the zoning map for a commercial development?

---

**Background and Additional Information:**

The developer of the Amy Avenue Commercial Development is requesting a zoning map amendment (rezoning) to rezone their property from Office & Retail Commercial [COR] to Business Park [BP]. The proposed rezoning complies with the Comprehensive Plan and the future land use map designation of commercial. The purpose of the rezoning is to allow for light manufacturing and trade/contractor storage offices.

---

**Findings of Fact:**

- Staff finds that the proposed rezoning complies with the Comprehensive Plan Future Land Use Map designation of commercial.
- 

**Recommended Action:**

Staff recommends approval of the zoning map amendment from Office & Retail Commercial [COR] to Business Park [BP] for the property described in the public hearing notice.

---

**Attachments:**

- Zoning Map

# Zoning Map

## Village of Harrison

### Calumet & Outagamie Counties

### Legend

- Subject Property
- Town of Harrison
- Railroads
- Streams
- 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\*
  - \* SWO | Shoreland-Welland Overlay\*
- RoadCenterline**
  - Local Roads
  - County Highway
  - State Highway
  - US Highway
  - Parcels

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

This map was created by:  
 Village of Harrison  
 W5286 Hwy 114  
 Harrison, WI 54952  
 920-989-1082  
 Adopted: July 27, 2010  
 Effective: November 1, 2010  
 Current as of: January 1, 2019



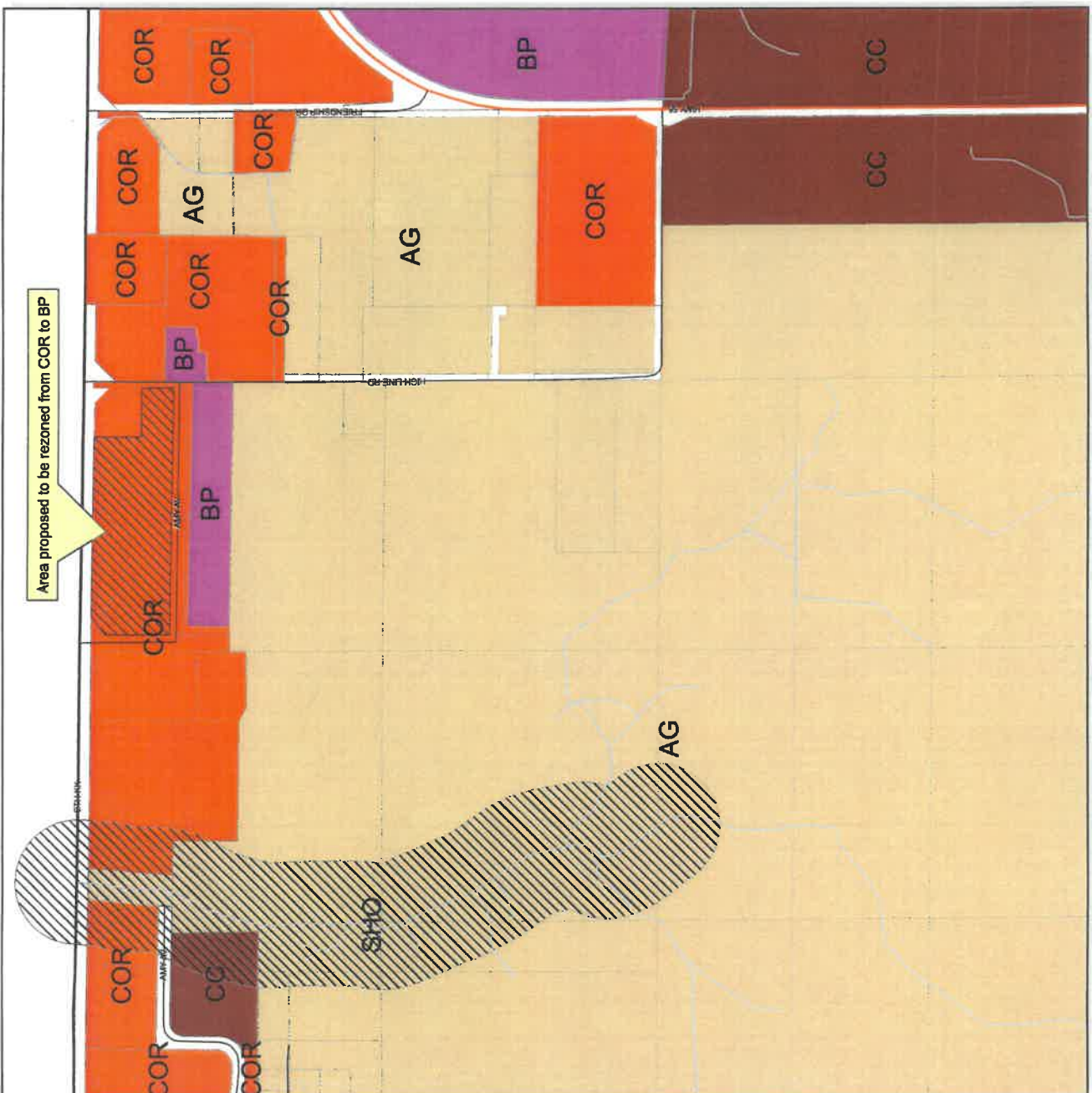
Disclaimer:

This map was created using data obtained from Calumet County.

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

Area proposed to be rezoned from COR to BP



---

**PLAN COMMISSION MEETING**

---

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

January 29, 2019

---

**Title:**

Conditional Use Permit – Amy Avenue Commercial Development

---

**Issue:**

Should the Plan Commission recommend approval or conditional approval of the conditional use permit?

---

**Background and Additional Information:**

The applicant is seeking a Conditional Use Permit (CUP) in order to construct 6 commercial buildings (to be constructed in various phases) for retail, trade and contractors, and light industrial uses along Amy Avenue between Prosperity Drive and Highline Road. The property is currently zoned Office & Retail Commercial (COR), however, the applicant is requesting a zoning map amendment from COR to Business Park (BP) zoning district. Initially, Building #5 will be constructed. Building #1 & #5 are proposed to be 60' x 180', Building #2-4 & #6-8 are proposed to be 60' x 120'. The total number of units will vary based on business needs, but approximately 36- to 42-units are proposed.

The applicant is proposing shared parking areas for the buildings. All business materials will be stored inside and the garage/recycling dumpster will be stored in an enclosed area. Each building will have a sanitary sewer & water line shared between the units with each unit having a restroom facility and office area. One freestanding sign is proposed, all other business signs will be wall-mounted.

The applicant is seeking a CUP in order to allow trade and contractor businesses and light manufacturing uses to operate within a unit. The applicant is requesting a zoning map amendment from COR to BP (Business Park zoning district) to allow for these uses as a conditional use.

---

**Findings of Fact (Basis for Approval):**

According to Section 117-319 of the Harrison Zoning Ordinance, no Conditional Use Permit shall be recommended by the Plan Commission, or approved by the Village Board, unless it shall find all of the following criteria have been met. The applicant's failure to satisfy the criteria, or any other applicable requirement, shall be deemed grounds to deny the Conditional Use Permit.

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 the zoning ordinance. *Staff finds that the proposal conforms to the BP zoning district being requested by the applicant via the zoning map amendment process.*

2. Plans. The proposed use conforms to the Harrison Comprehensive Plan and any other officially adopted town plan. *Staff finds that the proposed development of retail and trade and contractor offices comply with the commercial designation of the Comprehensive Plan's future land use map.*
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. *Staff finds that all road access is from Amy Avenue and the number of driveways is minimized.*
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 of the zoning ordinance. *Staff finds that the plans illustrate a landscape buffer and appropriate green space.*
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. *Staff finds that the proposed development complies with the commercial designation of the Comprehensive Plan's future land use map. The proposed development is similar in nature to the development on the south side of Amy Avenue.*
6. Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. *Staff finds that sanitary sewer & water facilities, stormwater management facilities, and roadway access are provided.*

---

**Recommended Action:**

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

1. A detailed site plan review, pursuant to Section 13.0 of the zoning ordinance, shall be completed prior to issuance of a zoning permit.
2. Building materials and design shall be as approved by the Plan Commission at the October 2018 meeting. Deviations from the approved elevations shall require review and approval by the Plan Commission.
3. No outside storage, including but not limited to materials, equipment, or products, shall be allowed for any business within the development.
4. All mechanical equipment (ground or roof-mounted) shall be screened from view from a public road.
5. Access to the development shall be from Amy Avenue.
6. The hours of operation for any business within the development shall be limited to 7:00am to 6:00pm Monday through Friday and 7:00am and 3:00pm on Saturdays. The Plan Commission may approve alternate hours upon request from the business.
7. Only those uses permitted in the applicable zoning district and trade or contractor uses shall be allowed within the development.
8. A Zoning Certificate of Occupancy shall be required for initial occupancy of a unit or a change of occupancy for each unit to ensure compliance with the zoning ordinance.
9. Light manufacturing uses may be allowed after a map amendment (rezoning) to an appropriate zoning district has been approved.
10. All exterior lighting shall be direct cut-off fixtures

11. One freestanding sign, that meets the requirements of the zoning ordinance, shall be allowed. All other business signage shall be wall-mounted and shall meet the requirements of the zoning ordinance.
  12. All applicable local, County, and State rules, regulations, and ordinances shall be met.
- 

**Attachments:**

- Plan Set
- Aerial Map



# 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 2014  
 Red: Band\_1  
 Green: Band\_2  
 Blue: Band\_3



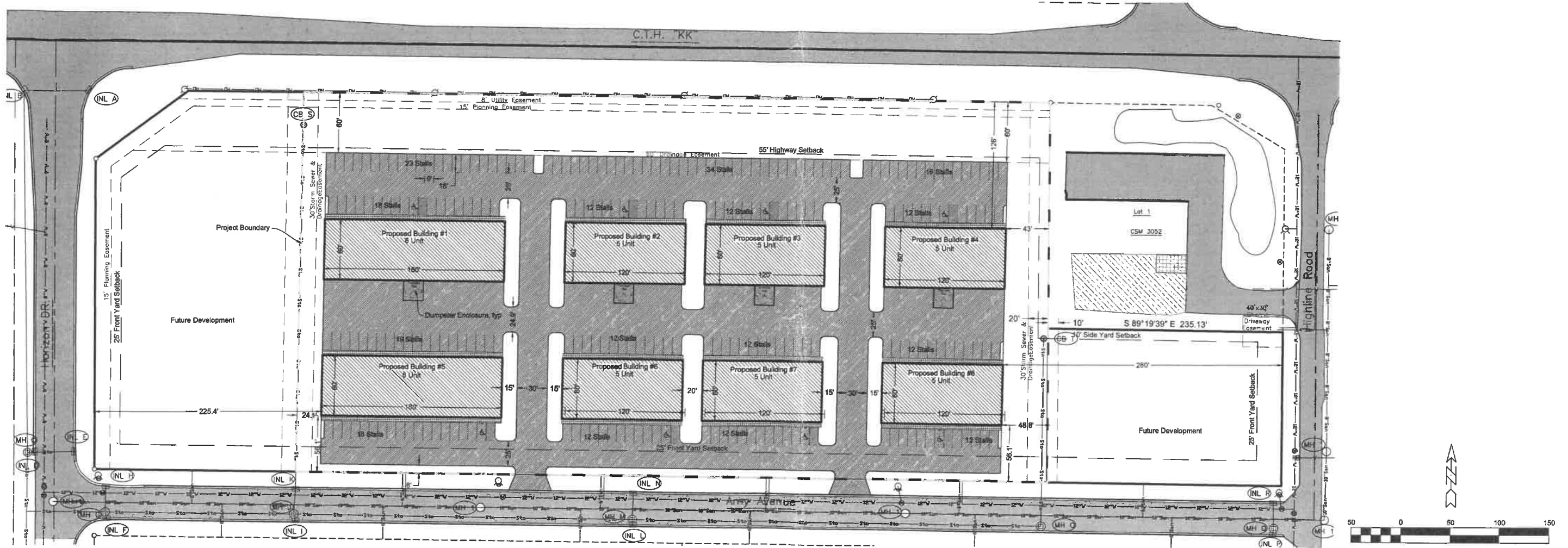
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed:	01/23/18 8:51 AM
Source:	



# Amy Avenue Commercial Development

Village of Harrison, Calumet County, WI  
For: Mel Baeten



## LEGEND

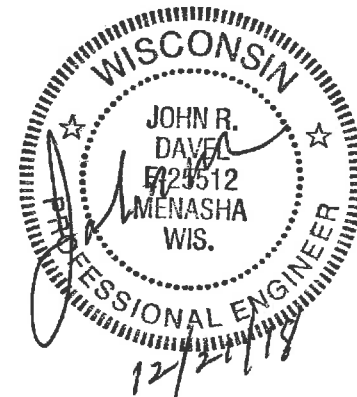
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--	--

## Site Plan Summary:

Existing Zoning: COR - Office Retail and Commercial  
Proposed Uses: Building 1-4 Multi-tenant commercial retail  
Buildings 5-8 Multi-tenant office or repair shops

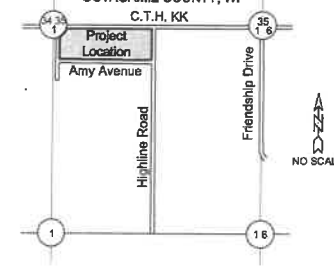
Land Coverages	This Project	Property
Buildings	64,800 SF 22.96%	64,800 SF 16.54%
Pavements	127,800 SF 45.28%	127,800 SF 32.61%
Lawn	89,616 SF 31.76%	199,287 SF 50.85%
Total	282,216 SF	391,887 SF

Parking Summary  
Required: 216-324  
Provided: 236  
12 Handicap stalls provided



## LOCATION MAP

NE 1/4 SEC 1, T.20 N. R. 18 E,  
CITY OF KAUKAUNA  
OUTAGAMIE COUNTY, WI



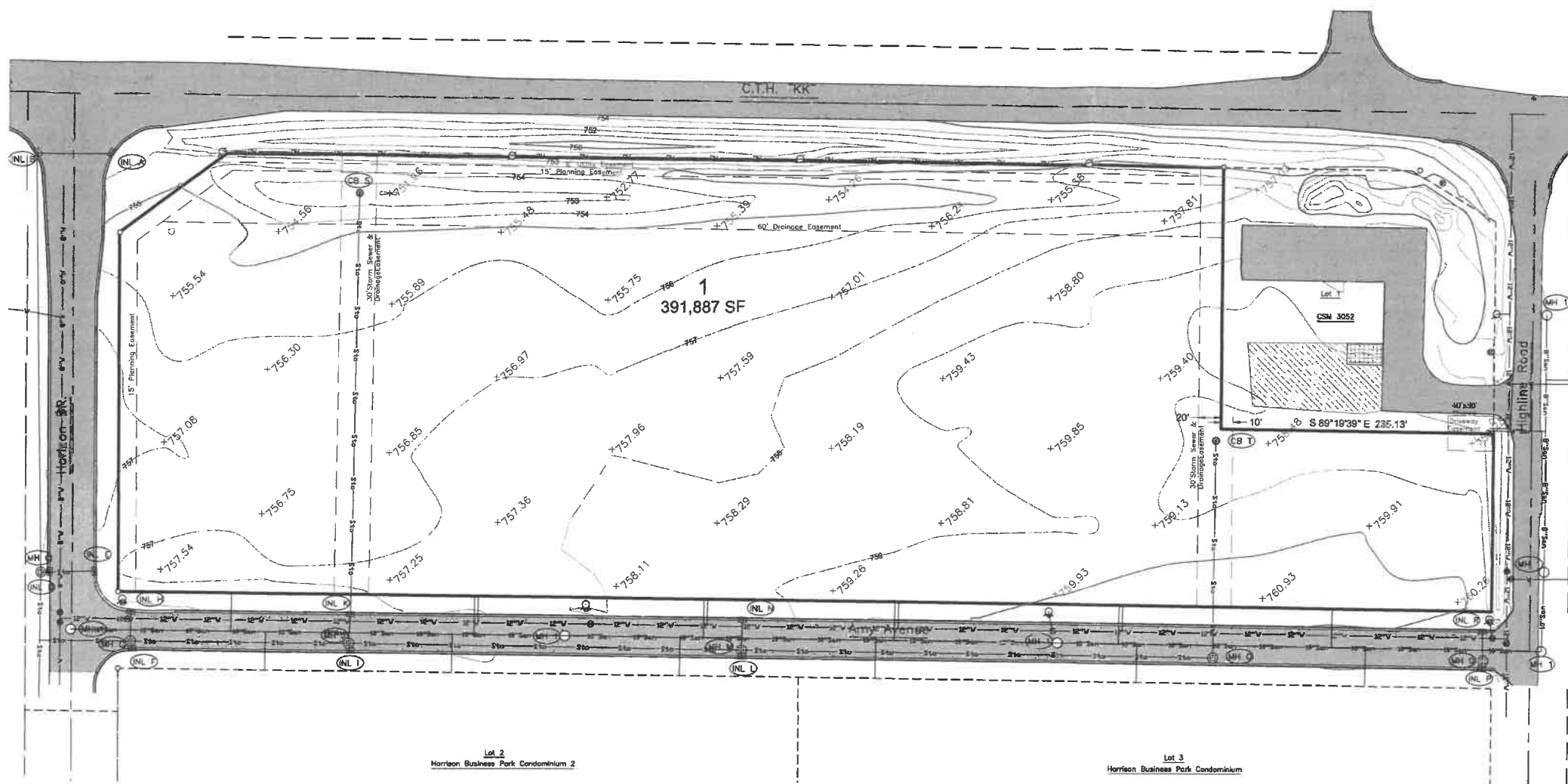
## SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage & Grading Plan	C1.2
Erosion Control Plan	C1.3
Utility Plan	C1.4
Landscape Plan	C1.5
Construction & Erosion Control Details	C2.1

## SITE PLAN



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
CIVIL ENGINEERING CONSULTANTS  
1811 Racine Street Menasha, WI 54952  
Ph: 920-991-1868 Fax: 920-830-9595  
www.davel.pro



**Storm Structures**

Structure #	Rim	Inv	Size	Material	Direction
INL A	752.99	749.34	12"	PVC	W
INL B	752.91	748.76	12"	PVC	E
		748.71	15"	PVC	S
MH C	756.90	746.29	15"	PVC	N
		746.28	15"	PVC	S
		751.81	12"	PVC	E
INL D	756.15	751.82	12"	PVC	W
		751.89	12"	PVC	E
INL E	756.15	752.22	12"	PVC	W
INL F	755.03	751.02	12"	PVC	N
MH G	755.31	746.64	30"	PVC	W
		746.74	30"	PVC	E
		749.75	12"	PVC	S
		750.48	12"	PVC	N
INL H	755.11	751.03	12"	PVC	S
INL I	756.12	752.32	6"	PVC	S
		752.19	12"	PVC	N
MH J	756.39	748.04	30"	PVC	W
		748.06	18"	PVC	N
		751.53	12"	PVC	S
		749.55	24"	PVC	E
INL K	756.17	748.06	18"	PVC	S
		748.12	18"	PVC	N
INL L	758.19	754.10	12"	PVC	N
MH M	758.41	752.51	24"	PVC	W
		752.99	12"	PVC	S
		752.66	12"	PVC	N
		752.60	18"	PVC	E
INL N	758.20	754.58	12"	PVC	S
		754.82	6"	PVC	N
MH O	760.83	754.19	18"	PVC	W
		754.21	15"	PVC	N
		754.22	15"	PVC	E
INL P	758.87	754.76	12"	PVC	N
MH Q	759.16	754.56	15"	PVC	W
		754.75	12"	PVC	N
		754.74	12"	PVC	S
INL R	759.03	754.94	12"	PVC	S
CB S	752.09	748.94	18"	PVC	S
CB T	758.25	754.85	15"	PVC	S

**LEGEND**

—CATV—CATV—	Underground Cable TV	○	Sanitary MH / Tank / Base	□	CATV Pedestal
—FD—FD—	Underground Fiber Optic	○	Clean Out / Curb Stop / Pull Box	□	Gas Regulator
—OH—OH—	Overhead Electric Lines	○	Storm Manhole	□	Railroad Signal
—U—U—	Utility Guy Wire	○	Inlet	□	Sign
—S—S—	Sanitary Sewer	○	Catch Basin / Yard Drain	□	Tower / Silo
—Sto—Sto—	Storm Sewer	○	Water MH / Well	□	Post / Guard Post
—E—E—	Underground Electric	○	Hydrant	□	Satellite Dish
—G—G—	Underground Gas Line	○	Utility Valve	□	Large Rock
—T—T—	Underground Telephone	○	Utility Meter	□	Flag Pole
—V—V—	Water Main	○	Utility Pole	□	Deciduous Tree
—F—F—	Fence - Steel	○	Light Pole / Signal	□	Coniferous Tree
—F—F—	Fence - Wood	○	Guy Wire	□	Bush / Hedge
—F—F—	Fence - Barbed Wire	○	Electric Pedestal	□	Stump
—W—W—	Wetlands	○	Electric Transformer	□	Marsh
—T—T—	Trailline	○	Air Conditioner	□	Soil Boring
—R—R—	Railroad Tracks	○	Telephone Pedestal	□	Benchmark
—C—C—	Curvert	○	Telephone Manhole	□	Asphalt Pavement
—C—C—	Intermediate Contour	○	+799.9	○	Concrete Pavement
					Gravel

**SURVEYOR'S CERTIFICATE**

I, James R Sehoff, hereby certify that I have surveyed this property and this topographical map is a true representation thereof and shows the size and location of the property and the location of all apparent roadways. I hereby certify that said topographical survey and map were made in accordance with acceptable professional standards and that the information contained therein is, to the best of my knowledge, information and belief, a true and accurate representation thereof.

James R Sehoff, Wisconsin Professional Land Surveyor No. S-2692 Date

**NOTES**

This topographic survey was performed during winter conditions. Utility and ground features shown on this map are indicated based on what was observed at the time. Utility markings and existing features may have been covered by snow and/or ice and may not be shown on this map.

Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

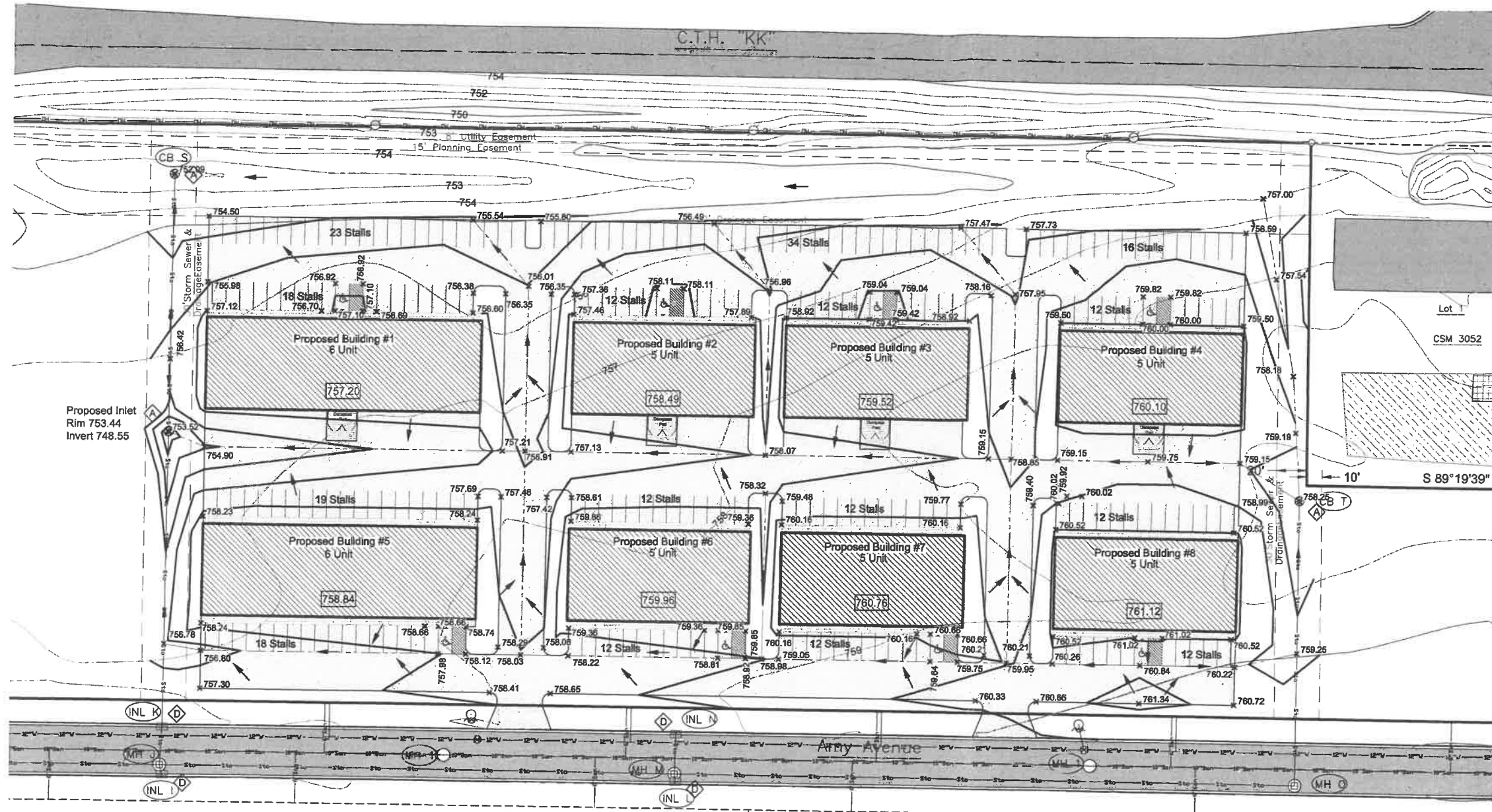
This is not a boundary survey.



**TOPOGRAPHIC SURVEY**

**Lot 1 of CSM - Amy Avenue**  
 City of Kaukauna, Outagamie County, WI  
 For: Mel Baeten

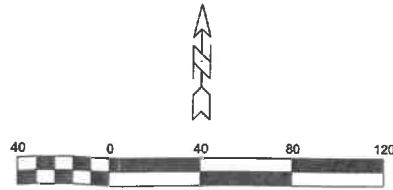
Date:	12/20/2018
Filename:	5484TOPO.dwg
Author:	TSH
Last Saved by:	taylor
Page:	C1.1



Proposed Inlet  
Rim 753.44  
Invert 748.55

LEGEND	
—CATV—	Underground Cable TV
—FD—	Underground Fiber Optic
—DI—	Overhead Electric Lines
—UW—	Utility Guy Wire
—San—	Sanitary Sewer
—Sto—	Storm Sewer
—E—	Underground Electric
—G—	Underground Gas Line
—T—	Underground Telephone
—W—	Water Main
—F—	Fence - Steel
—F—	Fence - Wood
—F—	Fence - Barbed Wire
—W—	Wetlands
—R—	Railroad Tracks
—C—	Culvert
—800—	Index Contour
—750—	Intermediate Contour
—608—	Proposed Storm Sewer
—608—	Proposed Contour
—608—	Proposed Swale
—608—	Proposed Culvert
—608.73	Prop. Flowline Spot Elev.
—608.73 TW	Prop. Top of Walk Elev.
—(608.7)	Existing Grade
+	Ex Spot Elevation
+	Proposed Storm Manhole
+	Proposed Curb Inlet
+	Prop. Catch Basin / Yard Drain
+	Proposed Endwall
+	Proposed Rip Rap
+	Prop. Drainage Direction
+	Prop. Finished Floor Elev.
+	Sanitary MH / Tank / Base
+	Clean Out / Curb Stop / Pull Box
+	Storm Manhole
+	Inlet
+	Catch Basin / Yard Drain
+	Water MH / Well
+	Hydrant
+	Utility Valve
+	Utility Meter
+	Utility Pole
+	Light Pole / Signal
+	Guy Wire
+	Electric Pedestal
+	Electric Transformer
+	Air Conditioner
+	Telephone Pedestal
+	Telephone Manhole
+	CATV Pedestal
+	Gas Regulator
+	Railroad Signal
+	Sign
+	Tower / Silo
+	Post / Guard Post
+	Satellite Dish
+	Large Rock
+	Flag Pole
+	Deciduous Tree
+	Coniferous Tree
+	Bush / Hedge
+	Stump
+	Marsh
+	Soil Boring
+	Benchmark
+	Asphalt Pavement
+	Concrete Pavement
+	Gravel

- NOTES:**
- Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
  - The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
  - Vegetation beyond slopes shall remain.
  - The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
  - Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
  - All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
  - The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
  - Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
  - The Storm Water Management for peak flow control and water quality are provided by the regional storm water ponds developed for the High Line Business Park. The pond was designed to accommodate development up to a Runoff Curve Number (RCN) of 91. This project, not considering the future development shown results in a RCN of 91.4. The property as shown results in a RCN of 88.2. Future development shall be limited to achieve an overall RCN of 91 or less.
  - The pavement at the hand-cap parking stalls shall taper up to meet the top of the sidewalk from a 6" exposed curb head to zero exposure in the hand-cap stall.
  - Pavement swales shall have a 4" perforated underdrain that coincide with the swale center line and ties into the storm sewer along the eastern boundary of the project.



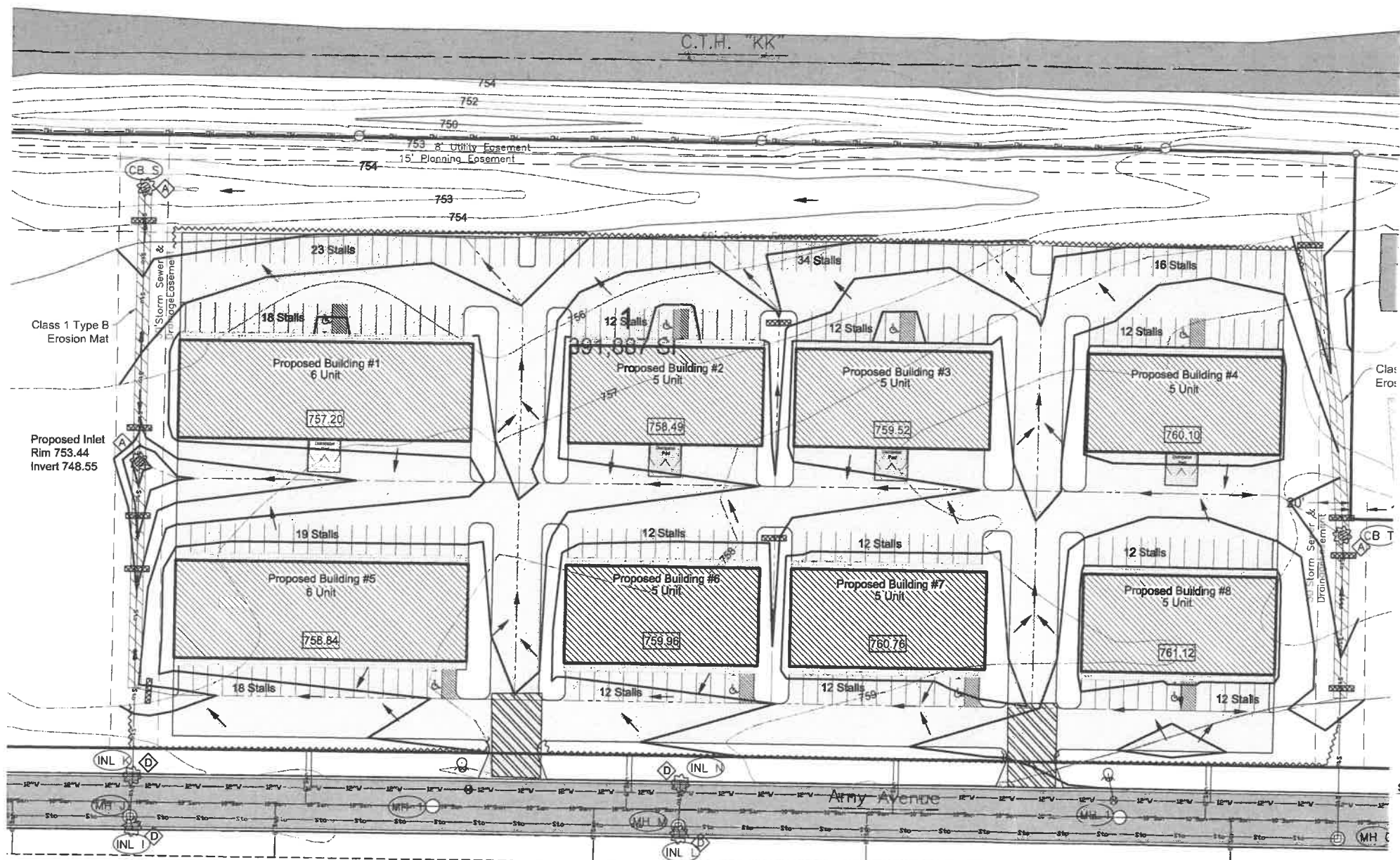
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**DRAINAGE PLAN**

**Amy Avenue Commercial Development**  
Village of Harrison, Calumet County, WI  
For: Mel Baeten

Date:	12/20/2018
Filename:	5484engr.dwg
Author:	JRD
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**Planned Sediment and Erosion Control Practices**  
 All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is allowed.

- 1) Diverging Flow
  - a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the swales and storm inlets and eventually to the storm water pond.
  - b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used uplope of any soil piles to reduce the amount of sediment transported. All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.
- 2) Overland Flow
  - a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fence is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1066. It will be placed at the following locations:
    - i) along the site boundary where runoff will leave the site.
    - ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.
  - b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1062 and 1053 and all Mulching with DNR Technical Standard 1058. In addition to mulching, Erosion Mat is required per plan and if field conditions warrant.
  - c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. All seeding shall be in accordance with DNR Technical Standard 1059. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.
- 3) Trapping Sediment in Channelized Flow
  - a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062 and all manufacturer specifications. Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
- 4) Permanent Channel Stabilization
  - a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. All areas immediately downstream of curb cuts will be stabilized using riprap.
  - b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
    - i) drainage swales as indicated on the plans;
- 5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.
- 6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057. The existing pavements shall provide tracking, soil disturbance is limited to green space grading on east side of the parcel.
- 7) Dust Control - Intended to reduce surface to air transport of dust during construction. Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068. These methods include the use of polymers, seeding, and mulch.
- 8) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

**Sequence of Construction**

- 1) Week 1: Install soil erosion control (silt fence, tracking pads, etc)
- 2) Weeks 1-2: Site clearing and topsoil stripping
- 3) Weeks 2-4: Rough grading of site.
- 4) Weeks 4-15: Construct foundations, backfill and begin building construction
- 5) Weeks 15-20: Pour concrete.
- 6) Weeks 20-25: Pave Parking Lot
- 7) Week 26: Final grade site, install seed and mulch and mulch blankets
- 8) Week 27: Clean up, remove temp SESC measures.

Watering may be necessary to establish healthy and well rooted vegetation. Temporary measures may only be removed once final site stabilization has occurred.

Note: The dates provided are approximate and subject to weather conditions and overall project schedule. Several work items as listed above may occur simultaneously with others. This process may be repeated for each building in sequence.

**Maintenance Plan**

- The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:
- 1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
  - 2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
  - 3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
  - 4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to DNR website for a template: [http://dnr.wi.gov/topic/stormwater/documents/2400187\\_Construction\\_Site\\_Inspection\\_Report.pdf](http://dnr.wi.gov/topic/stormwater/documents/2400187_Construction_Site_Inspection_Report.pdf). Upon request, the inspection reports shall be made available to the owner, the engineer, Village of Harrison, or the Wisconsin Department of Natural Resources.

**Responsible Parties**

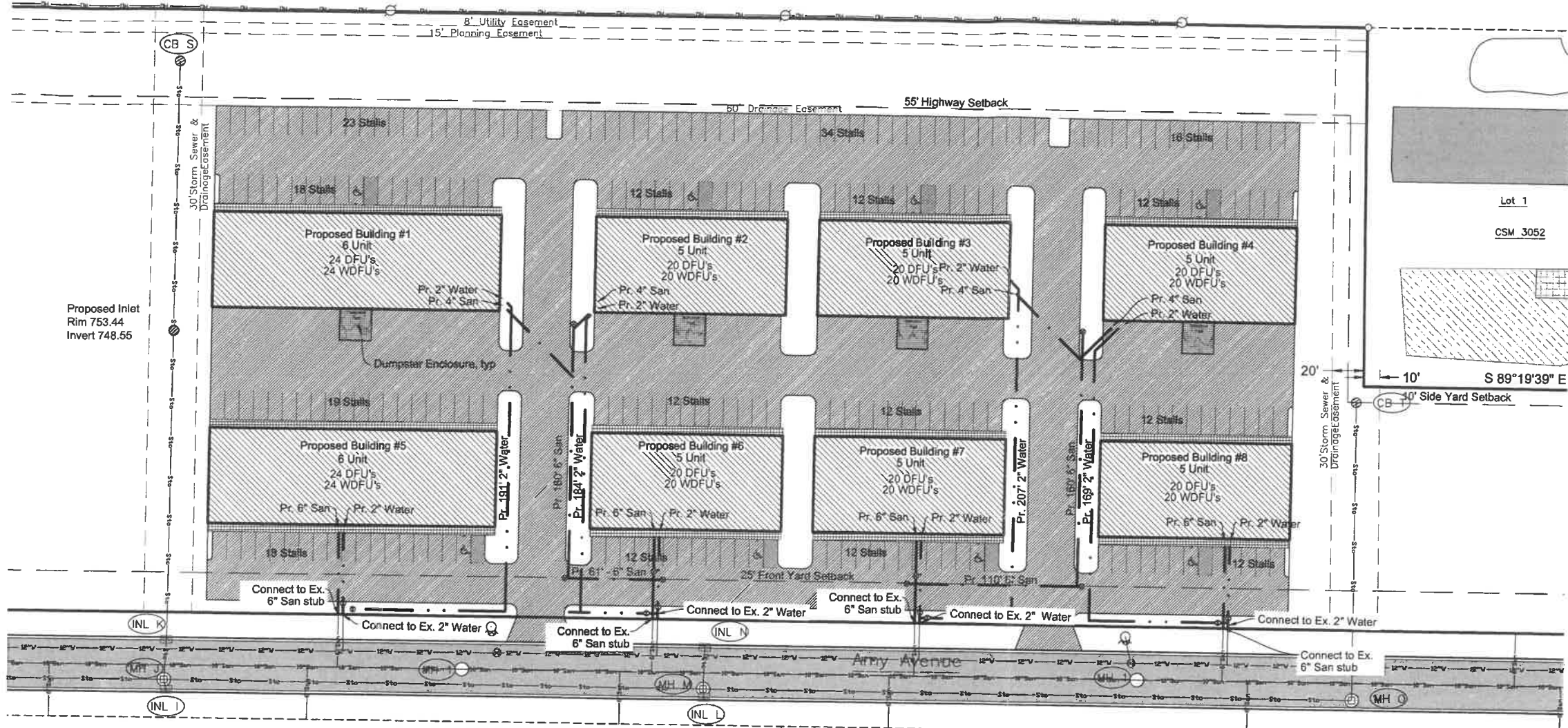
**Best Management Practices (BMPs) Construction and Maintenance:**  
 Grading Contractor, yet to be determined.  
**BMP Inspection and Compliance Enforcement:**  
 Village of Harrison  
 Department of Natural Resources

**LEGEND**

-CATV- CATV	Sanitary MH / Tank / Base	□ CATV Pedestal
-FD- FD	Clean Out / Curb Stop / Pull Box	□ Gas Regulator
-OH- OH	Storm Manhole	□ Railroad Signal
--- Utility Guy Wire	Inlet	□ Sign
-San- San	Catch Basin / Yard Drain	▲ Tower / Slio
-Sto- Sto	Water MH / Well	□ Post / Guard Post
-E- E	Hydrant	○ Satellite Dish
-G- G	Utility Valve	○ Large Rock
-T- T	Utility Meter	○ Flag Pole
-V- V	Utility Pole	○ Deciduous Tree
--- Fence - Steel	Light Pole / Signal	○ Coniferous Tree
--- Fence - Wood	Guy Wire	○ Bush / Hedge
--- Fence - Barbed Wire	Electric Pedestal	○ Stump
--- Wetlands	Electric Transformer	○ Marsh
--- Treeline	Air Conditioner	○ Soil Boring
--- Railroad Tracks	Telephone Pedestal	○ Benchmark
--- Culvert	Telephone Manhole	○ Asphalt Pavement
--- Index Contour	Ex Spot Elevation	○ Concrete Pavement
--- Intermediate Contour	Proposed Storm Manhole	○ Gravel
--- Proposed Storm Sewer	Proposed Storm Inlet	
--- Proposed Contour	Prop. Catch Basin / Yard Drain	
--- Proposed Swale	Proposed Endwall	
--- Proposed Culvert	Proposed Rip Rap	
--- Proposed Silt Fence	Proposed Erosion Mat	
--- Prop. Drainage Direction	Proposed Inlet Protection	
--- Proposed Tracking Pad	Type of Inlet Protection	
--- Proposed Ditch Check		

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 www.daveeng.com  
**EROSION & SEDIMENT CONTROL PLAN**  
**Amy Avenue Commercial Development**  
 Village of Harrison, Calumet County, WI  
 For: Mel Baeten  
 Date: 12/20/2018  
 Filename: 5484engr.dwg  
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C.T.H. "KK"



Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the Village of Harrison.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Water Pipe shall be 2" Poly SDR9, with minimum of 18 gauge, insulated (blue), single-conductor copper tracer wire, or equivalent, per SPS 382.40 (8)(k).

Sanitary Sewer Pipe shall be 4" or 6" PVC Schedule 40, with minimum of 18 gauge, insulated (green), single-conductor copper tracer wire, or equivalent, per SPS 382.30 (11)(h).

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with soil tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.

Excavations in Amy Avenue shall be restored in accordance with Village requirements and done in accordance with Village Permit.

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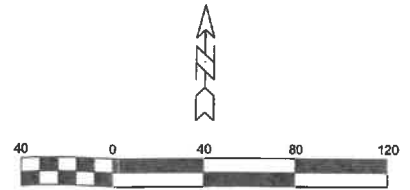
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**UTILITY PLAN**

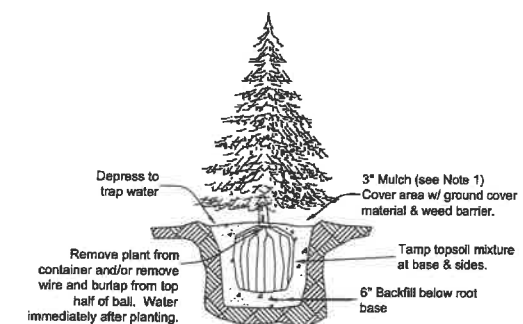
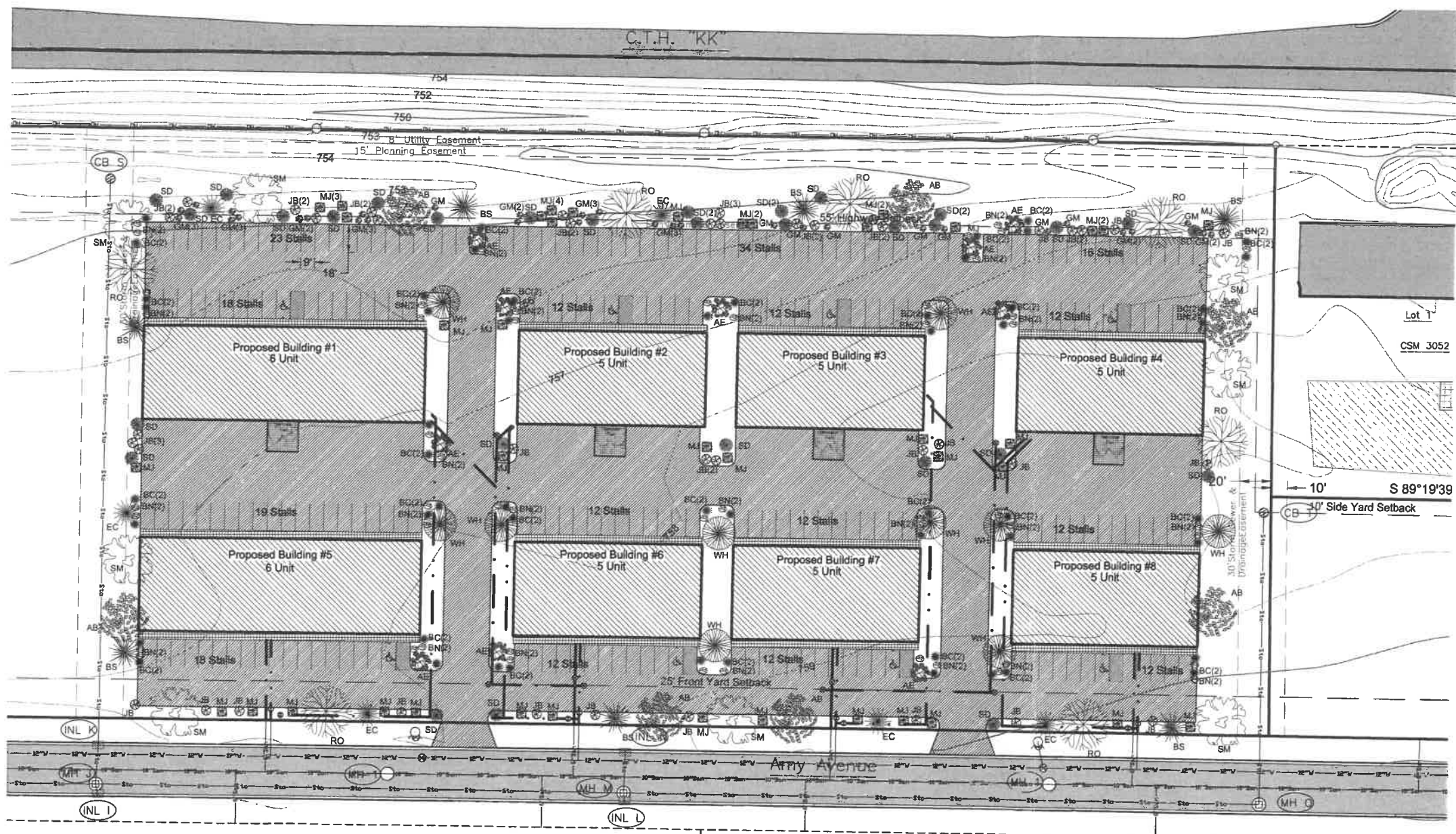
**Amy Avenue Commercial Development**  
 Village of Harrison, Calumet County, WI  
 For: Mel Baeten

**LEGEND**

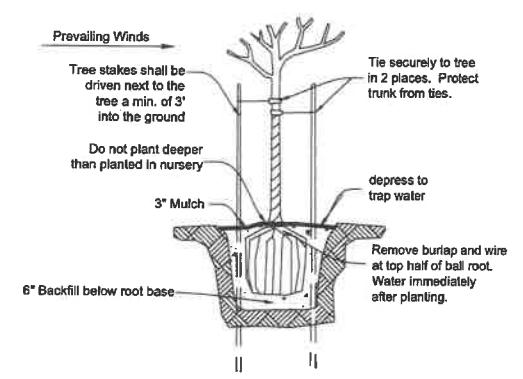
—CATV— CATV	○ Sanitary MH / Tank / Base	□ CATV Pedestal
—FD— FD	○ Clean Out / Curb Stop / Pull Box	□ Gas Regulator
—DH— DH	○ Storm Manhole	□ Railroad Signal
—UH— UH	○ Inlet	□ Sign
—UW— UW	○ Catch Basin / Yard Drain	□ Tower / Sign
—SW— SW	○ Water MH / Well	□ Post / Guard Post
—SE— SE	○ Hydrant	□ Satellite Dish
—UG— UG	○ Utility Valve	□ Large Rock
—TL— TL	○ Utility Meter	□ Flag Pole
—WM— WM	○ Utility Pole	○ Deciduous Tree
—F— F	○ Light Pole / Signal	○ Coniferous Tree
—V— V	○ Guy Wire	○ Bush / Hedge
—W— W	○ Electric Pedestal	○ Slump
—V— V	○ Electric Transformer	○ Marsh
—T— T	○ Air Conditioner	○ Soil Boring
—R— R	○ Telephone Pedestal	○ Benchmark
—M— M	○ Telephone Manhole	○ Asphalt Pavement
—C— C	○ Ex Spot Elevation	○ Concrete Pavement
—S— S	○ Proposed Sanitary Manhole	○ Gravel
—SS— SS	○ Proposed Storm Manhole	○ Proposed Reducer
—WM— WM	○ Proposed Curb Inlet	○ Proposed Plug
—C— C	○ Prop. Catch Basin / Yard Drain	○ Proposed Water MH
—E— E	○ Proposed Endwall	○ Proposed Tee
—H— H	○ Proposed Hydrant	○ Proposed Cross
—V— V	○ Proposed Valve	○ Proposed 90° Bend
—S— S	○ Proposed Curb Stop	○ Proposed 45° Bend
		○ Proposed 22.5° Bend



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Shrub Planting Details



Tree Planting Details

Landscape Requirements

- Note:
- All Planting beds are to be mulched with hardwood mulch.
  - Exterior lighting shall consist of wall mounted fixtures on buildings only.

Canopy Trees (2" diameter measured 6" from ground, 50 pts)				
Code	Common Name	Genus/Species	Qty	Points
RO	Red Oak	Quercus rubrum	7	350
AB	American Basswood	Tilia americana	7	350
SM	Sugar Maple	Acer Saccharum	7	350
<b>Total</b>			<b>21</b>	<b>1050</b>

Evergreen Trees (6' high, 30 pts)				
Code	Common Name	Genus/Species	Qty	Points
BS	Colorado Blue Spruce	Picea pungens	6	180
EC	Eastern Red Cedar	Juniperus virginiana	6	180
<b>Total</b>			<b>12</b>	<b>360</b>

Ornamental Trees (5' high, 20 pts)				
Code	Common Name	Genus/Species	Qty	Points
WH	Winter King Hawthorne	Crataegus virdis	10	200
AE	American Elder	Sambucus canadensis	10	200
<b>Total</b>			<b>20</b>	<b>400</b>

Tall Shrubs (24" high, 12 pts)				
Code	Common Name	Genus/Species	Qty	Points
SD	Silky Dogwood	Cornus amomum	30	360
GM	Green Mountain Boxwood	Buxus sumpervirens x sinica 'green mountain'	32	384
<b>Total</b>			<b>62</b>	<b>744</b>

Medium Shrubs (18" high, 8 pts)				
Code	Common Name	Genus/Species	Qty	Points
JB	Japanese Barberry	Berberis thunbergii	40	320
MJ	Miniature Juniper	Juniperus communis	40	320
<b>Total</b>			<b>80</b>	<b>640</b>

Low Shrubs (15" high, 4 pts)				
Code	Common Name	Genus/Species	Qty	Points
BC	Blue Chip Juniper	Juniperus horizontalis 'blue chip'	54	216
BN	Bird's Nest Spruce	Picea abies 'Nidiformis'	54	216
<b>Total</b>			<b>108</b>	<b>432</b>

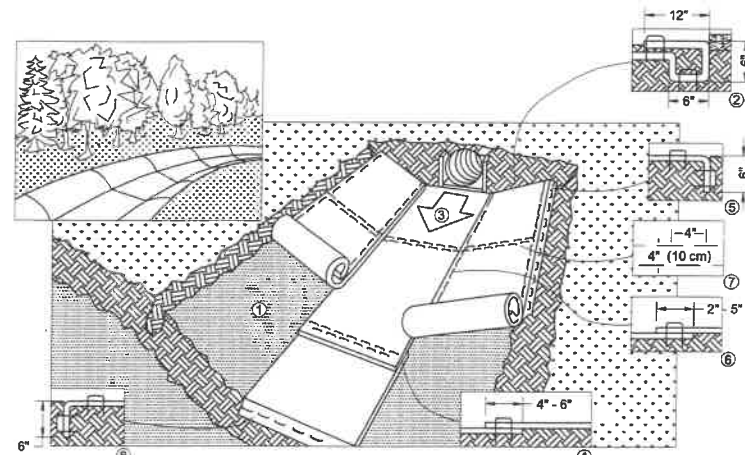
\*The planted material shall reach stated height specification within 5 years.

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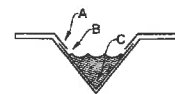
LANDSCAPE PLAN

Amy Avenue Commercial Development  
 Village of Harrison, Calumet County, WI  
 For: Mel Baeten

Date: 12/20/2018  
 Filename: 5484enrg.dwg  
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 Last Saved by: taylor  
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1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
  2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 8" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
  3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
  4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
  5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 8" (15 cm) wide trench. Backfill and compact the trench after stapling.
  6. Adjacent RECP's must be overlapped approximately 2" - 5" (5 cm - 12.5 cm) (depending on RECP's type) and stapled.
  7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
  8. The terminal end of the RECP's must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 8" (15 cm) wide trench. Backfill and compact the trench after stapling.
- Note:  
 \* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.  
 9. Detail provided by North American Green (www.nagreen.com)



**Critical Points**  
 A. Overlaps and seams  
 B. Projected Water line  
 C. Channel Bottom/side slope vertices

Note:  
 \* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.  
 \*\* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

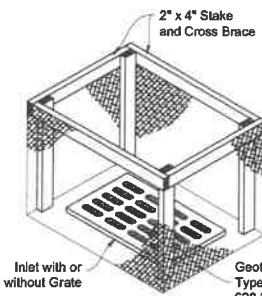
### EROSION MAT CHANNEL INSTALLATION

#### GENERAL NOTES:

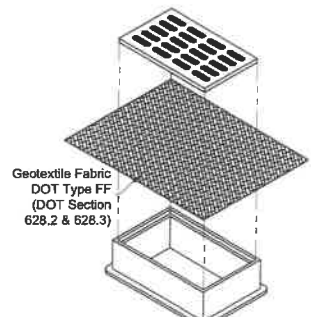
Inlet protection devices shall be maintained or replaced at the direction of the engineer.  
 Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.

When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.

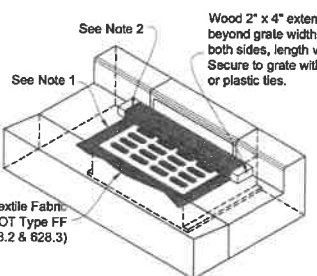
1. Finished size, including flap pockets where required, shall extend a minimum of 10" around the perimeter to facilitate maintenance or removal.
2. For inlet protection, Type C (with curb box), an additional 10" of fabric is wrapped around the wood and secured with staples. The wood shall not block the entire height of the curb box opening.
3. Flap pockets shall be large enough to accept wood 2x4.



#### INLET PROTECTION, TYPE A



#### INLET PROTECTION, TYPE B (CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



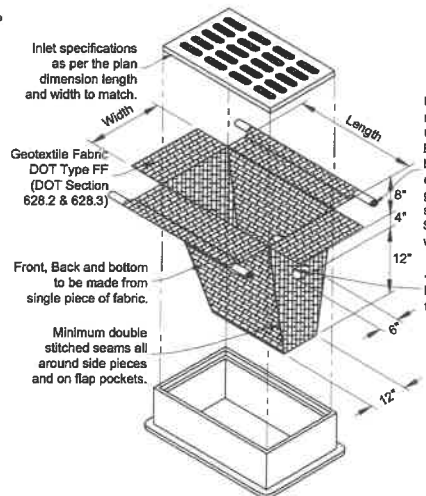
#### INLET PROTECTION, TYPE C

#### INSTALLATION NOTES:

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.  
 Inlet protection Type B shall be utilized on street inlets without curb heads, on one surrounding surface is in place.  
 Inlet protection Type C shall be utilized on street inlets with curb heads.

#### TYPE B & C

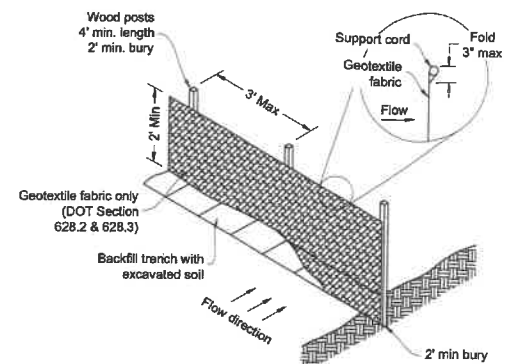
Trim excess fabric in the flow line to within 3" of the grate.  
 The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.



#### INLET PROTECTION, TYPE D (CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

#### INSTALLATION NOTES:

Do not install inlet protection type D in inlets shallower than 30", measured from the bottom of the inlet to the top of the grate.  
 Trim excess fabric in the flow line to within 3" of the grate.  
 The installed bag shall have a minimum side clearance between the inlet walls and the bag measured at the bottom of the overflow holes of 3". Where necessary, the contractor shall cinch the bag using plastic zip ties to achieve the 3" clearances. The ties shall be placed at a minimum of 4" from the bottom of the bag.

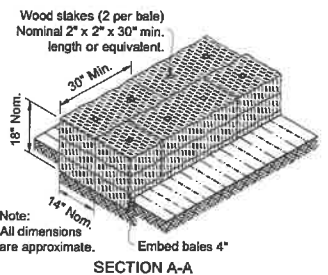


#### TRENCH DETAIL

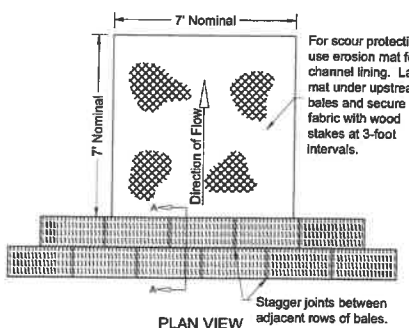
#### Silt fence notes:

1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

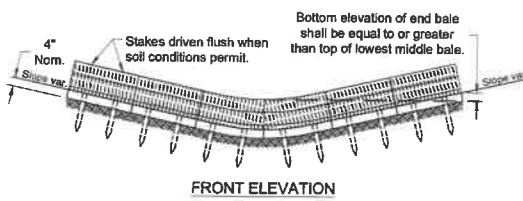
### SILT FENCE INSTALLATION



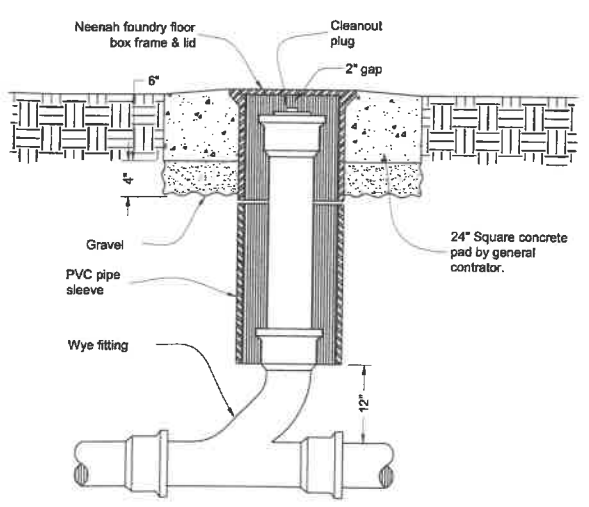
#### SECTION A-A



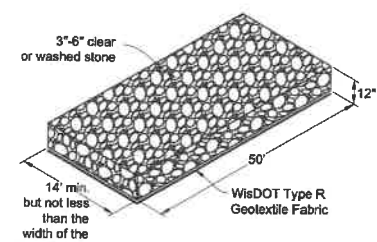
#### PLAN VIEW



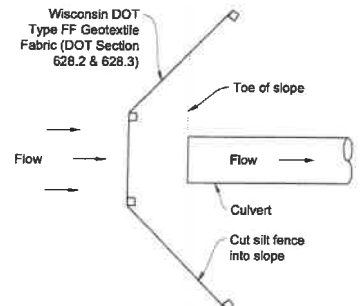
#### STRAW BALE BARRIER



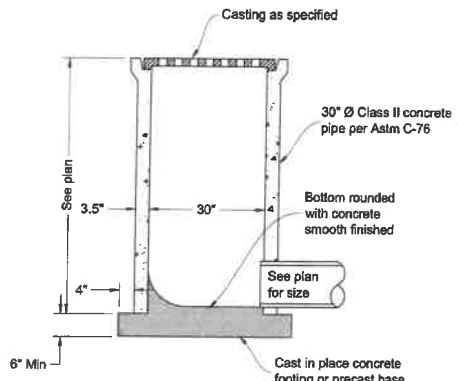
#### OUTDOOR CLEANOUT



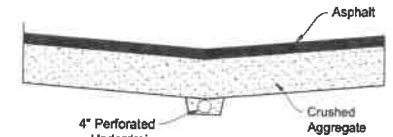
#### TRACKING PAD DETAIL



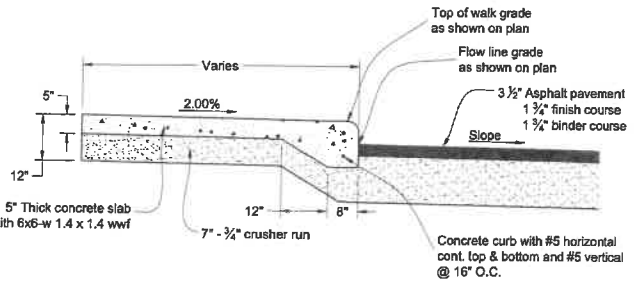
#### INLET PROTECTION



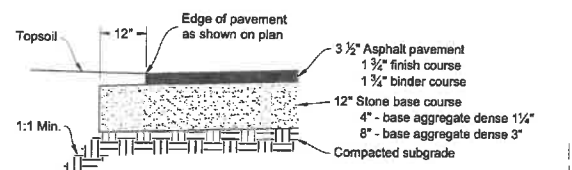
#### YARD DRAIN DETAIL



#### PAVEMENT CROSS SECTION



#### INTEGRAL SIDEWALK / PAVEMENT SECTION



#### PAVEMENT SECTION

12/20/2018 10:36 AM J:\Projects\5484engr.dwg\Civil\_3D\5484engr.dwg Printed by: Taylor  
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 www.davel.com

## CONSTRUCTION & EROSION CONTROL DETAILS

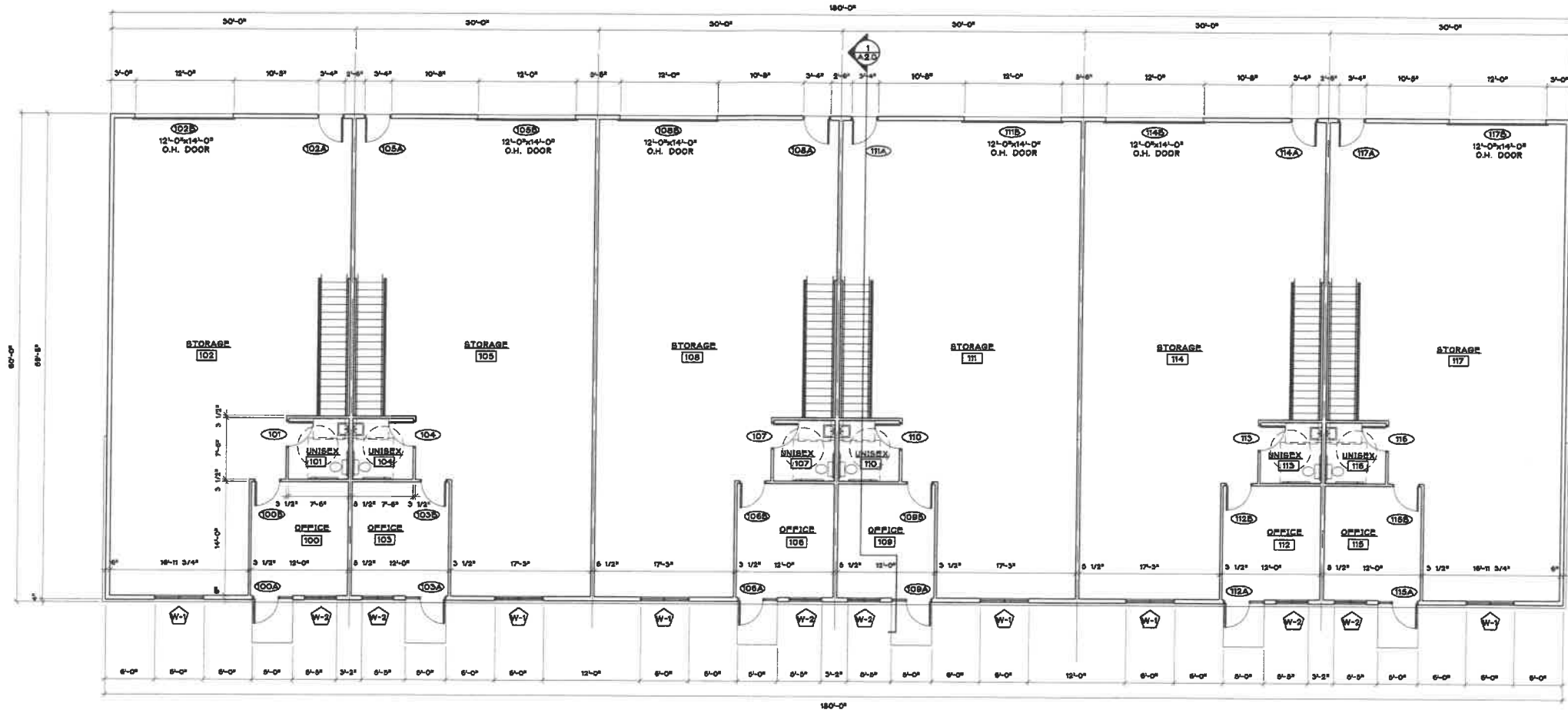
**Amy Avenue Commercial Development**  
 Village of Harrison, Calumet County, WI  
 For: Mel Baeten

Date:	12/20/2018
Filename:	5484engr.dwg
Author:	JRD
Last Saved by:	taylor
Page:	C2.1





571 MARCELLA STREET  
 KIMBERLY, WI 54136  
 TELE: 920-674-2657 FAX: 920-674-2660



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

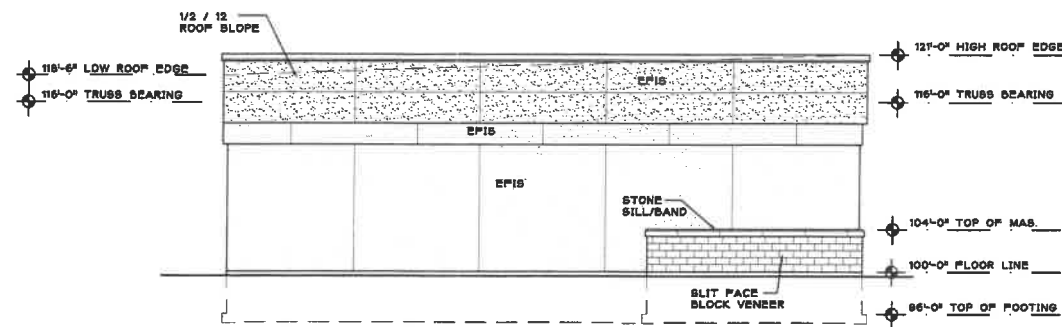
MEL BAETEN

DATE: 8/9/2016  
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 D. BY: S. BURTON  
 JOB: 15-03  
 PROJ. MAN.  
 EXP.  
 SUPER

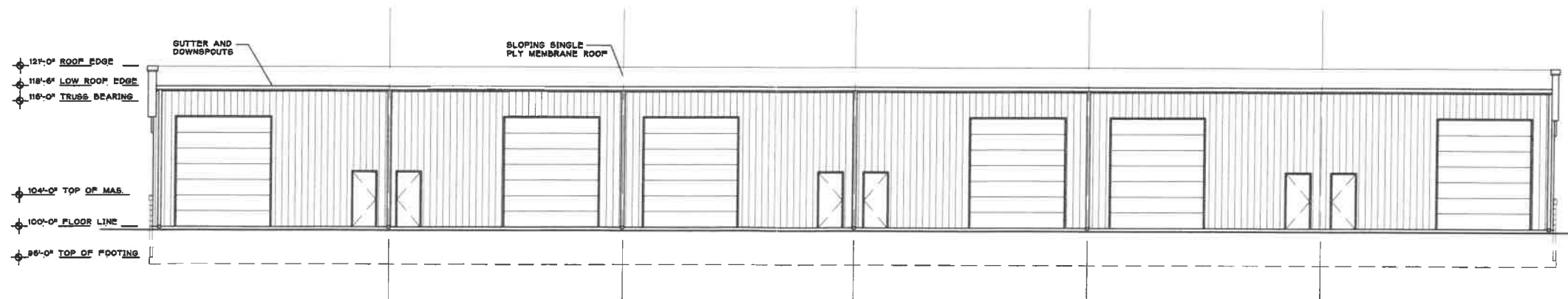
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**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST / WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



571 MARCELLA STREET  
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**MEL BAETEN**

DATE: 8/2/2015  
ARCH: K. SPER  
D. BY: S. BURTON  
JOB: 16-018  
PROJ. MAN.  
EXP.  
SUPER

**A**  
**3.0**