

PLAN COMMISSION AGENDA

Tuesday, March 27, 2018
6:00 PM

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)
Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
- 5) Approve Minutes
 - February 27, 2018
- 6) Items for Discussion and Possible Action .
 - a. Certified Survey Map – Glenn Kasten – N8827 S. Coop Road
 - b. Certified Survey Map – Carol Steffens – N8760 Zirbel Drive
 - c. Final Plat – Cobble Creek II – County KK
- 7) Items for Discussion
 - a. Report: Zoning Permits
- 8) Set Next Meeting Date
 - Tentatively April 24, 2018 at 6:00pm
- 9) Adjourn

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

Posted: March 20, 2018

PLAN COMMISSION
MEETING MINUTES – February 27, 2018

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

Staff Present: Planner Mark Mommaerts, AICP;

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Lisowe/Hietpas) to approve the minutes of January 23, 2018. Motion carried 6-0.
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Greg & Anna Wallace – Schmidt Road: Planner Mommaerts introduced the item stating the applicant is proposing a 2-lot Certified Survey Map (CSM) for the property along Schmidt Road, west of N. Harwood Road. The property is currently zoned General Agricultural [AG]. The applicant wishes to sell Lot 2 to a family member as a home site. The applicant is also planning to construct a house on Lot 1 in the future. There is a 66-foot wide ingress/egress easement proposed for a driveway into Lot 2. The driveway may be shared in the future with the future home on Lot 1. Lot 2 is a flag lot and the configuration of the lot is due to a low area in the northwest corner of the property.
Motion (Lincoln/Hennessey) to approve the certified survey map with the following conditions:
 1. The face of the CSM shall clearly state that the right-of-way for Schmidt Road shall be dedicated to the public. All owner and surveyor certificates shall be worded to state the same.
 2. The Driveway Easement should include provisions for maintenance responsibilities of the driveway and culvert and for snow removal.Motion carried 6-0.
 - b. Accessory Building on Back Lot – Ken Pearson – Firelane 6: Planner Mommaerts introduced the item stating the applicant (Ken Pearson) owns property at W6637 Firelane 6 (Location ID 41740). The applicant wishes

purchase a lot across the street from his (owned by Robert Berkholtz, Location ID 41704) in order to construct an accessory building on a Back Lot (defined as a lot held in common ownership across the road from the lot fronting on Lake Winnebago). The properties are zoned Single-Family Residential (Suburban) [RS-1] and Shorelane Overlay [SHO]. The applicant is looking to purchase the property (Location ID 41704) but would like to know if an accessory building could be constructed on the properties prior to purchasing. Given the zoning ordinance requirements, the property (Location ID 41704) could be considered a buildable lot as it meets the zoning requirements for lot area and frontage (80-feet wide with at least 33-feet of road frontage). Under the zoning ordinance, the Plan Commission may authorize the issuance of a zoning permit on a Back Lot. The zoning permit would have to meet the current zoning regulations. Motion (Lisowe/Hietpas) to approve the authorization of a zoning permit with the following conditions:

1. The accessory building shall meet all the current Harrison Zoning Ordinance requirements for accessory buildings in the RS-1 & SHO zoning districts.
2. The zoning permit shall be granted to the owner of the property, which shall also own property on the lake side of Firelane 6 in accordance with the Back Lot definition.
3. The property owner agrees to combine the parcels in some manner (to be determined by state statutes) or agrees via recorded document to not sell the Back Lot separate from the Lake Lot unless the accessory building is first removed. Such recording document shall be reviewed and approved by Harrison staff prior to recording at the Register of Deeds. Such recording document shall be recorded prior to granting of the zoning permit.

Motion carried 6-0.

7) Items for Discussion

- a. Report: Zoning Permits: Planner Mommaerts stated that there were 4 new single family permits in January and 4 in February as well.

8) Next Meeting Date: March 27th, 2018 at 6:00pm.

9) Adjourn: Motion (Lisowe/Lincoln) to adjourn the meeting at 6:14pm

Motion carried 6-0.

Prepared by: Mark Mommaerts, AICP, Planner

Dated: February 28, 2018

PLAN COMMISSION MEETING**From:**

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON**Meeting Date:**

March 27, 2018

Title:

Certified Survey Map - Kasten

Issue:

Should the Plan Commission recommend approval of a 3-lot Certified Survey Map?

Background and Additional Information:

The applicant is proposing a 3-lot Certified Survey Map (CSM) for their property located at N8827 S. Coop Road. The applicant currently has two parcels that they wish to combine and divide into three lots. The properties are currently zoned General Agricultural [AG]. The AG zoning district currently allows single-family homes as a permitted use. The AG zoning district requires minimum lot sizes of 1-acre and minimum road frontage of 150-feet. The purpose of the CSM is to create two additional lots to sell for future development.

Staff's understanding is that Lot 1 will be retained by the applicant, Lot 2 will be sold to a family member for a future home site, and Lot 3 is proposed to be sold as a future home site, although staff has received phone calls about further dividing of Lot 3. The lot sizes and widths meet the zoning requirements for the AG zoning district. Access for each lot can be obtained through the Village by obtaining a culvert permit. This area is served by public sewer and water from Harrison Utilities (formerly Waverly Sanitary District).

Recommended Action:

Staff recommends approval of the Certified Survey Map.

Attachments:

- Aerial Map
- Certified Survey Map

Calumet County, WI

Legend

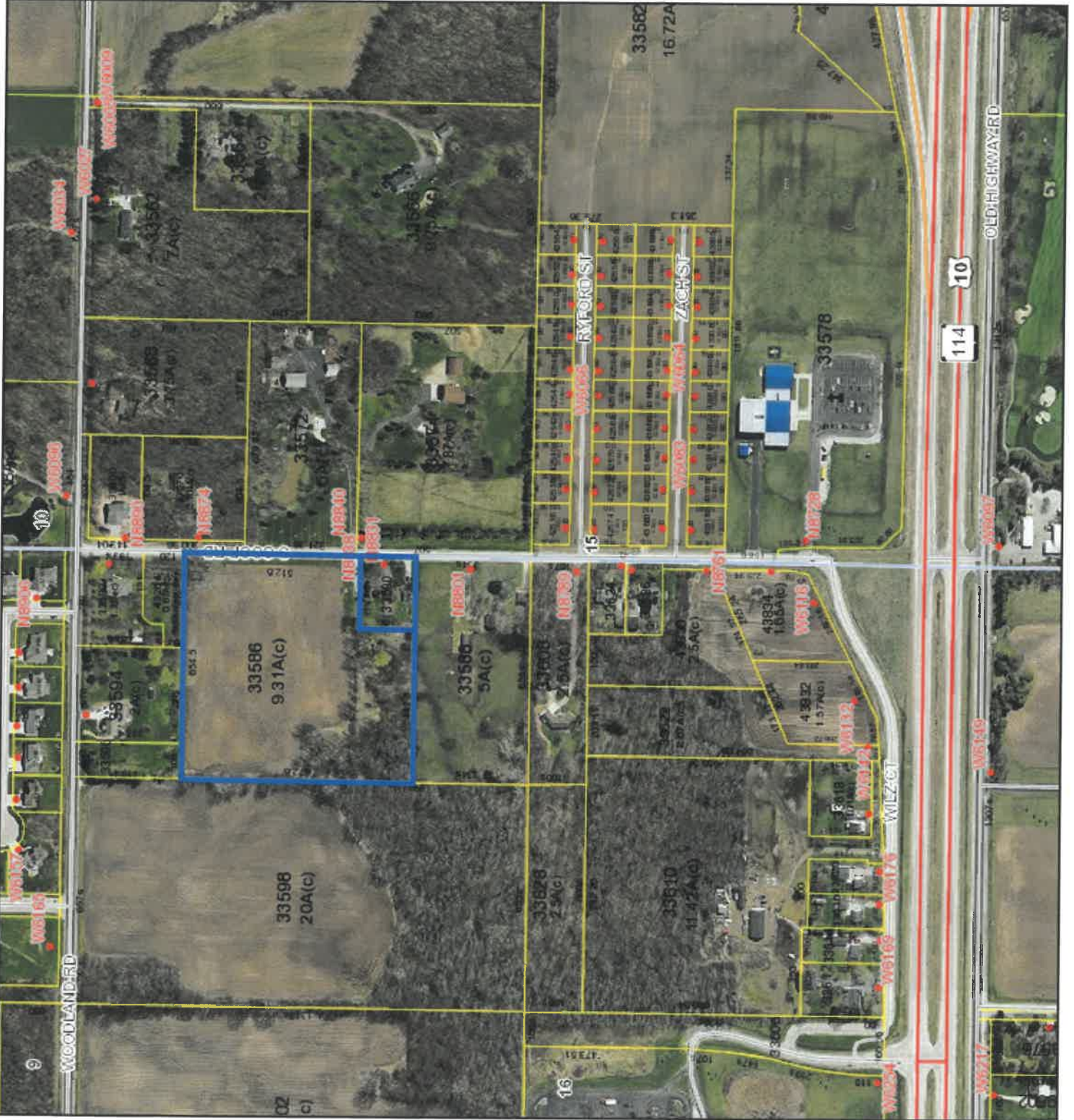
- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad

- Color 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: 03/15/18 11:44 AM	
Sources:	



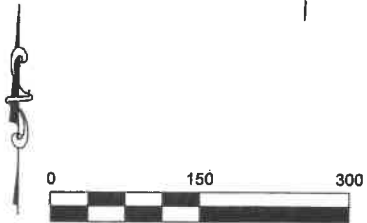
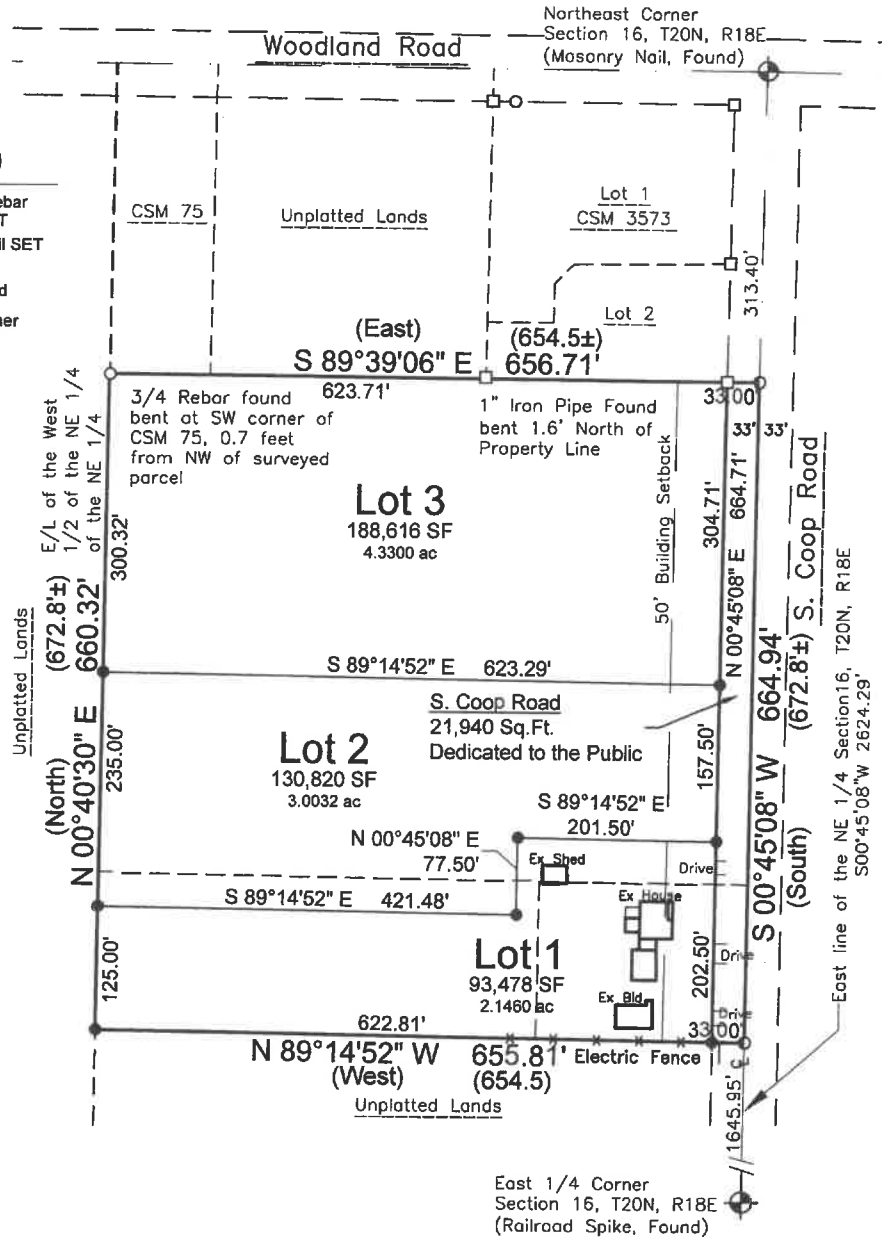
RECEIVED
MAR 06 2018
HARRISON PLANNING

Certified Survey Map No. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 20 North, Range 18 East,
 Village of Harrison, Calumet County, Wisconsin.

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- Masonry (PK) Nail SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- ⊙ Government Corner
- () Recorded As



Bearings are referenced to the East line of the Northeast 1/4, Section 16, T20N, R18E, assumed to bear S00°45'08"W, base on the Calumet County Coordinate System.

Davel Engineering & Environmental, Inc.
 Civil Engineers and Land Surveyors
 1811 Racine Street
 Menasha, Wisconsin
 Ph. 920-991-1866, Fax 920-830-9595

WISCONSIN
 JAMES R SEHLOFF
 S-2692
 DE PERE
 James R. Sehloff, Professional Land Surveyor No. S-2692 Date 6 MAR 2018
 Survey for: **Clarm Kasten**
 8827 S. Coop Road
 Menasha, WI 54952

Certified Survey Map No. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of Glenn R. and Sandra H. Kasten Irrevocable Real Estate Trust, the property owner of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in Part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 434,853 Square Feet (9.9829 Acres) of land described as follows:

Commencing at the Northeast corner of Section 16; thence along the East line of the Northeast 1/4 of said Section 16, S00°45'08"W, 313.40 feet to the point of beginning; thence continuing along said East line, S00°45'08"W, 664.94 feet; thence N89°14'52"W, 655.81 feet to the East line of the West 1/2 of the Northeast 1/4 of said Northeast 1/4 Section 16 ; thence, along said East line, N00°40'30"E, 660.32 feet; thence S89°39'06"E 656.71 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 6 day of MARCH, 2018

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



Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

Dated this _____ day of _____, 20_____

Glenn R. Kasten, Owner

Sandra H. Kasten, Owner

State of Wisconsin)
)SS

County)

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

Notary Public, Wisconsin My Commission Expires _____

Certified Survey Map No. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin.

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Harrison, Calumet County, Glenn R. and Sandra H. Kasten Irrevocable Real Estate Trust, the property owners, is hereby approved by the Village Board of the Village of Harrison.

Chairman Date

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

Clerk Date

Treasurers' Certificate

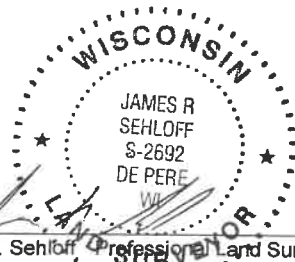
We, being the duly elected, qualified and acting Treasurers' of the Village of Harrison and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey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

Village Treasurer Date

County Treasurer Date

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

the property owners of record:	Recording Information:	Parcel Number(s):
Glenn R. and Sandra H. Kasten	Document No 454977	010-0000-0000000-0-201816-00-110C
Irrevocable Real Estate Trust		010-0000-0000000-0-201816-00-110A



James R. Sehloff Professional Land Surveyor No. S-2692 Date 6 MARCH 2018

PLAN COMMISSION MEETING

From:

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON

Meeting Date:

March 27, 2018

Title:

Certified Survey Map - Steffens

Issue:

Should the Plan Commission recommend approval of a 1-lot Certified Survey Map?

Background and Additional Information:

The applicant is proposing a 1-lot Certified Survey Map (CSM) in order to combine two parcels into one. The applicant currently has two parcels that they wish to combine. One property contains a house and gazebo and the other property is vacant. The properties are currently zoned Single-Family Residential (Suburban) [RS-1]. The combined property will be 1.02-acres.

Recommended Action:

Staff recommends approval of the Certified Survey Map.

Attachments:

- Aerial Map
- Certified Survey Map

Calumet County, WI

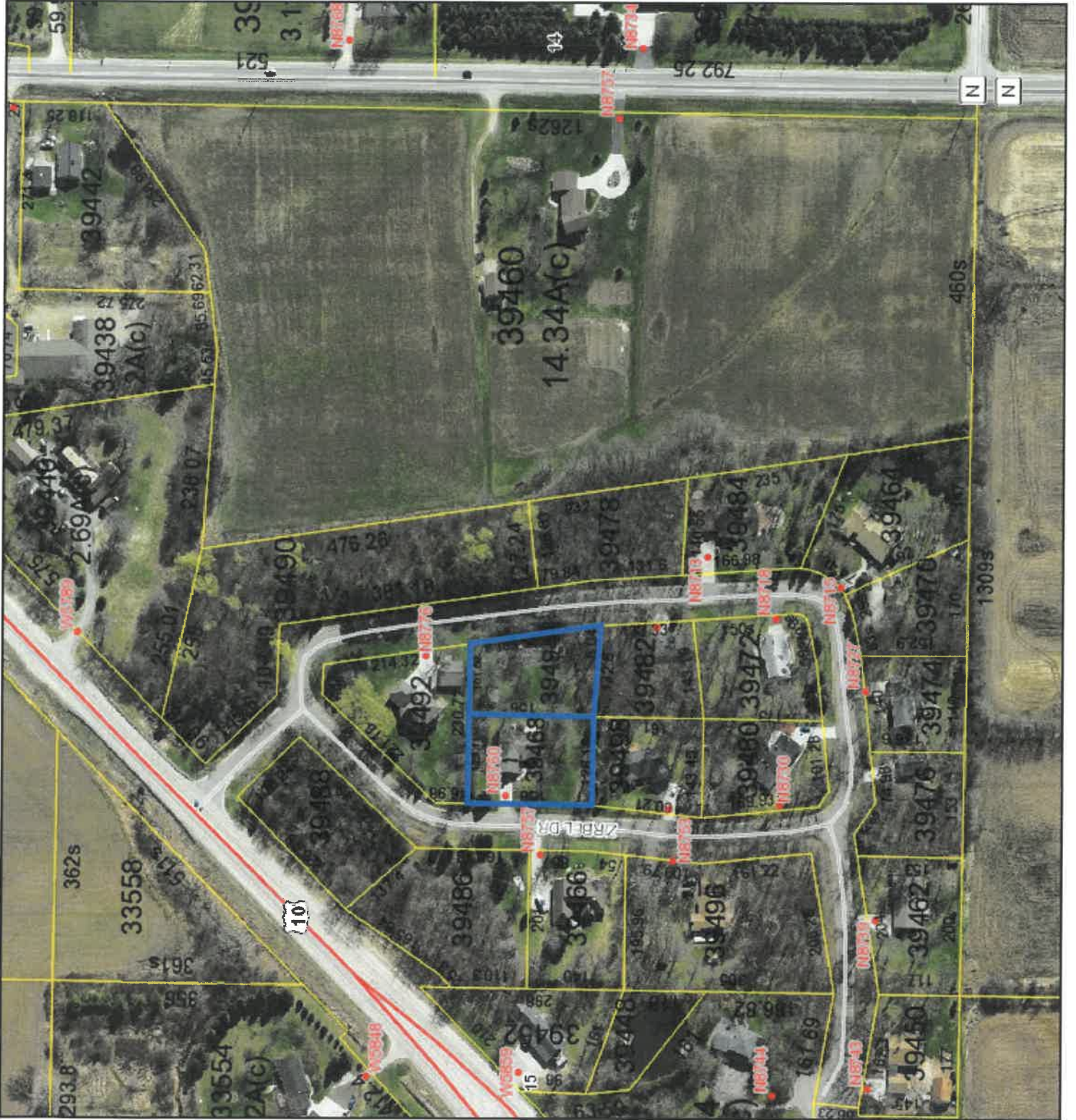
Legend

- Address Point
 - County Boundary
 - Wisconsin Water
 - 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 2014
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

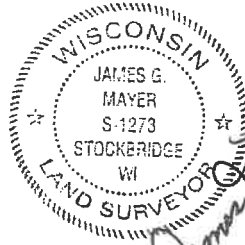


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed:	08/18/18 1:29 PM
Source:	

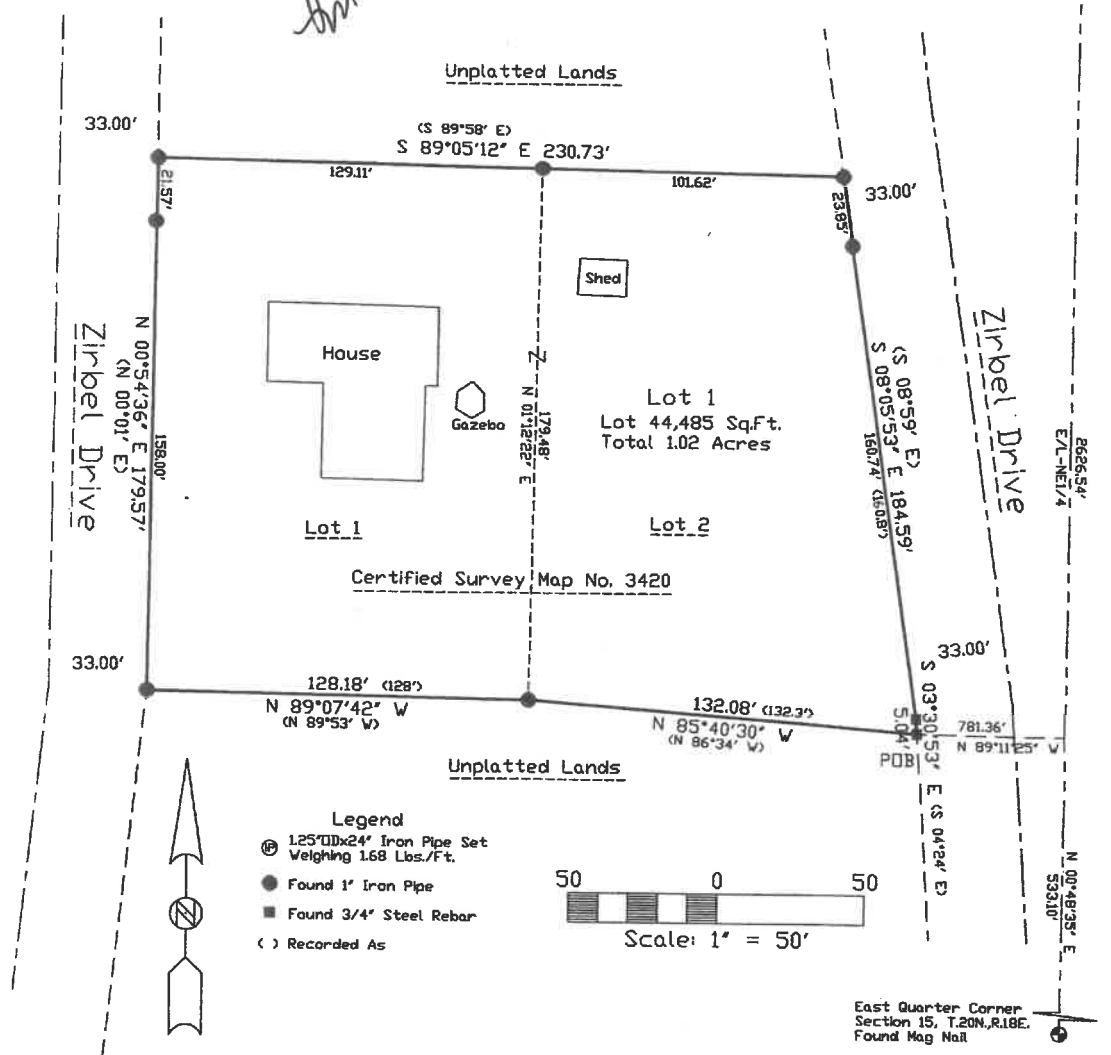


ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 3420 VOLUME 30 PAGE 26 OF CERTIFIED SURVEY MAPS, BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, (FORMERLY TOWN OF HARRISON), CALUMET COUNTY, WISCONSIN.



*James G. Mayer
March 7, 2018*

Northeast Corner
Section 15, T.20N., R.18E.
Found Mag Nail



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

SURVEYED FOR
CAROL STEFFENS.
N8760 ZIRBEL DRIVE
MENASHA, WI

C:\Projcets\SteffensCarol18\scsm.dwg
BEARINGS REFERENCED TO COUNTY
DATUM EAST LINE OF THE NORTHEAST
QUARTER BEARS NORTH 00°48'35" EAST.
THIS INSTRUMENT DRAFTED BY J.G. MAYER
NOTEBOOK NO 42 PAGE 27

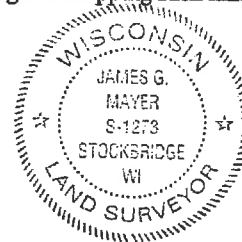
SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Carol Ann Steffens, all of Lots 1 and 2, Certified Survey Map No. 3420 Volume 30 Page 26 of Certified Survey Maps, being part of Southeast Quarter of the Northeast Quarter of Section 15, Township 20 North, Range 18 East, Village of Harrison, (Formerly Town of Harrison), Calumet County, Wisconsin containing 44,485 square feet or 1.02 acres of land. 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 14 day of March, 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 and mapped 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 _____, 2018

Carol Steffens, Owner

Owner

State of Wisconsin)
Calumet County)ss

Personally came before me on the _____ day of _____, 2018, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

Notary Public, Calumet County, Wisconsin

VILLAGE BOARD CERTIFICATE

Resolved that the above certified survey map in the Village of Harrison was approved by the Village Board on this _____ day of _____, 2018.

Village President

Village Clerk

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting village treasure 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 _____, 2018 on any of the lands included in this Certified Survey Map.

Village Treasure

Date

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasure 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 _____, 2018 affecting the lands included in this Certified Survey Map.

County Treasure

Date

Notes:

This CSM is all of tax parcels no. 39468 and 39494. This CSM is contained wholly within the property described in the following recorded instrument: Jacket 5119 Image 56. The property owner of record is Carol Ann Steffens, N8760 Zirbel Drive, Menasha WI 54952.

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

James G. Mayer
March 7, 2018

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

March 27, 2018

Title:

Final Plat of Cobble Creek II

Issue:

Should the Plan Commission recommend approval of the Final Plat of Cobble Creek II to the Village Board?

Background and Additional Information:

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

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

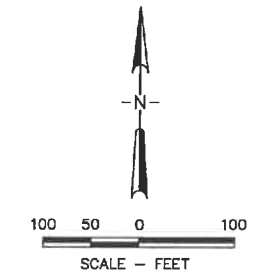
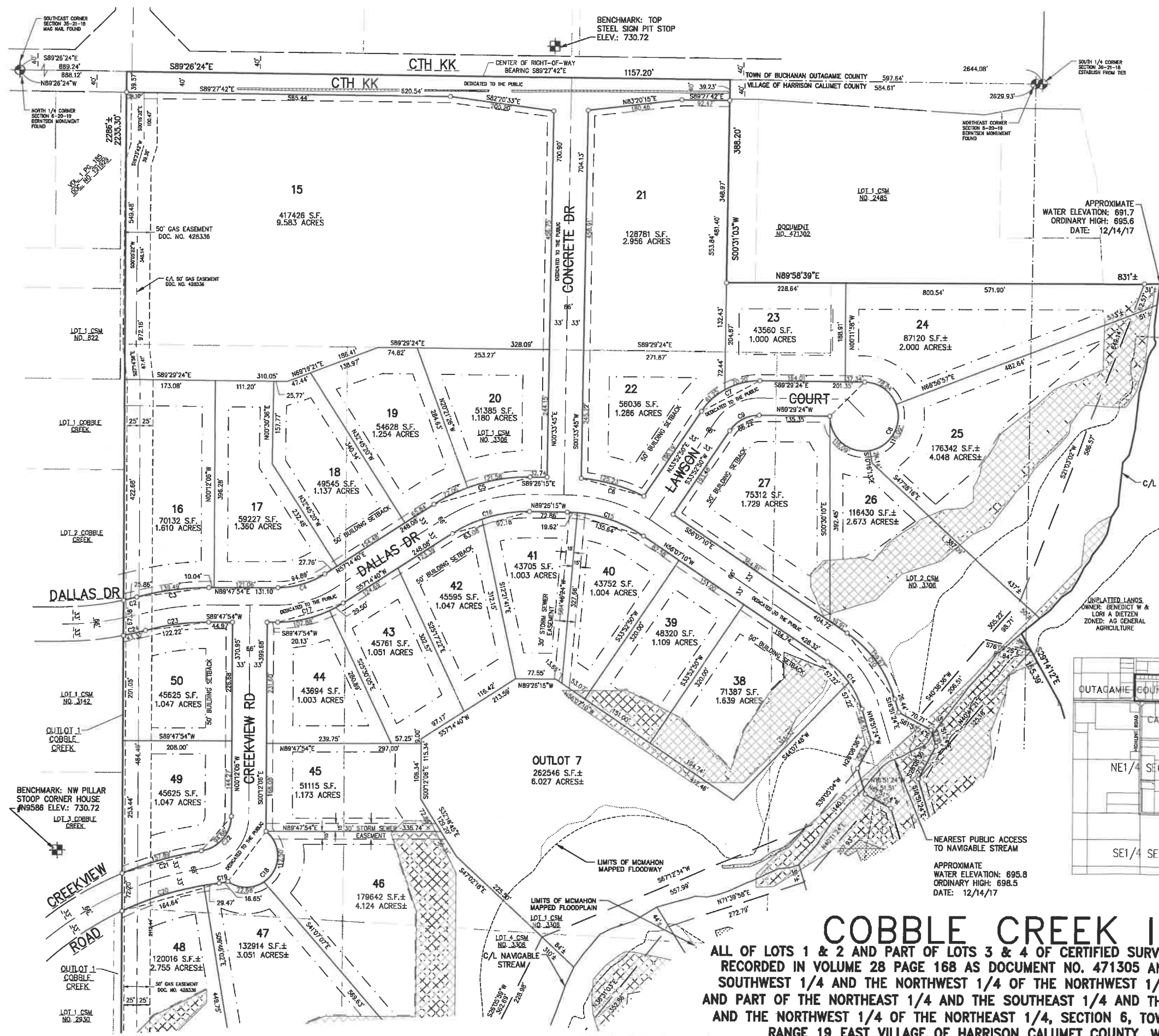
Recommended Action:

Staff recommends approval of the Final Plat of Cobble Creek II with the following conditions:

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

Attachments:

- Final Plat

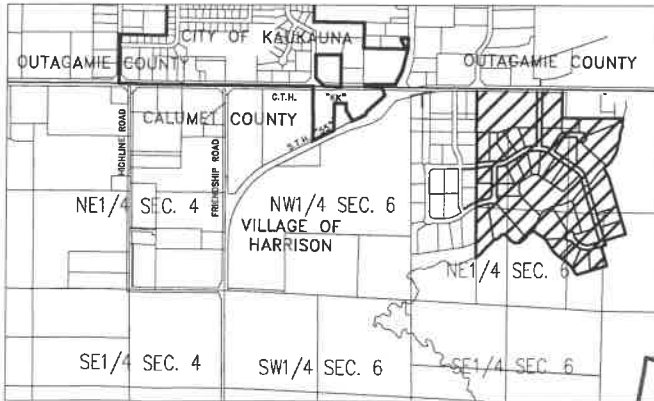


BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SECTION 6, T20N, R18E, WHICH BEARS S89°26'24"E PER THE CALUMET COUNTY, COORDINATE SYSTEM

OWNERS/DEVELOPERS:
 COBBLE CREEK II, LLC
 MANAGING MEMBER
 EUGENE M. FREDERICKSON
 W4755 CREEKVIEW ROAD
 KAUKAUNA, WI 54130
 (920)

SURVEYOR:
 DAVE SCHMALZ
 1445 MCMAHON DRIVE
 NEENAH, WI 54956
 (920) 751-4200

- LEGEND**
- - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 LBS./LINEAL FT. SET
 - ⊕ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET
 - ALL OTHER LOT CORNERS STAKED WITH 3/4" x 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
 - UTILITY EASEMENT (12' UNLESS NOTED)
 - ▨ - AREA WITH SLOPES OF GREATER THAN 20 PERCENT - RESTRICTED BUILDING AREA
 - ▤ - WETLANDS MAPPED BY MCMAHON
 - - - BUILDING SETBACK LINE
 - LIMITS OF MCMAHON MAPPED FLOODPLAIN
 - LIMITS OF MCMAHON MAPPED FLOODWAY



LOCATION MAP
 SHOWING A PORTION OF SECTION 5, T20N, R18E, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



RECEIVED
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 HARRISON PLANNING

COBBLE CREEK II

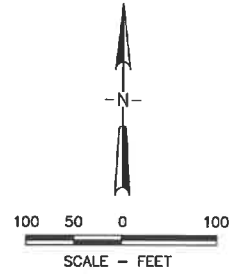
ALL OF LOTS 1 & 2 AND PART OF LOTS 3 & 4 OF CERTIFIED SURVEY MAP NO. 3306 RECORDED IN VOLUME 28 PAGE 168 AS DOCUMENT NO. 471305 AND PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5 AND PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 6, TOWNSHIP 20 NORTH RANGE 19 EAST VILLAGE OF HARRISON CALUMET COUNTY, WISCONSIN

THIS INSTRUMENT DRAFTED BY: MARTY J. ABING

McMAHON
 ENGINEERS ARCHITECTS
 MCMAHON ASSOCIATES, INC.
 1445 MCMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 PH 920.751.4200 FX 920.751.4294 MCMGRP.COM

COBBLE CREEK II

ALL OF LOTS 1 & 2 AND PART OF LOTS 3 & 4 OF CERTIFIED SURVEY MAP NO. 3306 RECORDED IN VOLUME 28 PAGE 168 AS DOCUMENT NO. 471305 AND PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5 AND PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 6, TOWNSHIP 20 NORTH RANGE 19 EAST VILLAGE OF HARRISON CALUMET COUNTY, WISCONSIN



NOTES:

FRONT YARD BUILDING SETBACK TO BE 50 FEET UNLESS NOTED OTHERWISE BY PRIVATE COVENANTS.

LOT FENCING IS REGULATED BY THE VILLAGE OF HARRISON ORDINANCE AND/OR BY PRIVATE COVENANTS.

THERE ARE ORDINANCE REGULATIONS THAT HAVE BEEN PASSED BY THE VILLAGE OF HARRISON REQUIRING THE MAINTENANCE OF LOT DRAINAGE PLANS ON A PERMANENT BASIS. SAID REGULATIONS HAVE BEEN PASSED BY THE VILLAGE OF HARRISON BOARD AS ORDINANCE #73 SERIES 03-2001 AND SHALL APPLY TO ALL SUBDIVISIONS APPROVED AFTER THE 24TH DAY OF APRIL 2002.

THE VILLAGE OF HARRISON WILL ASSESS ALL LOTS FOR STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, CURB & GUTTER, ASPHALT PAVEMENT, AND SIDEWALKS.

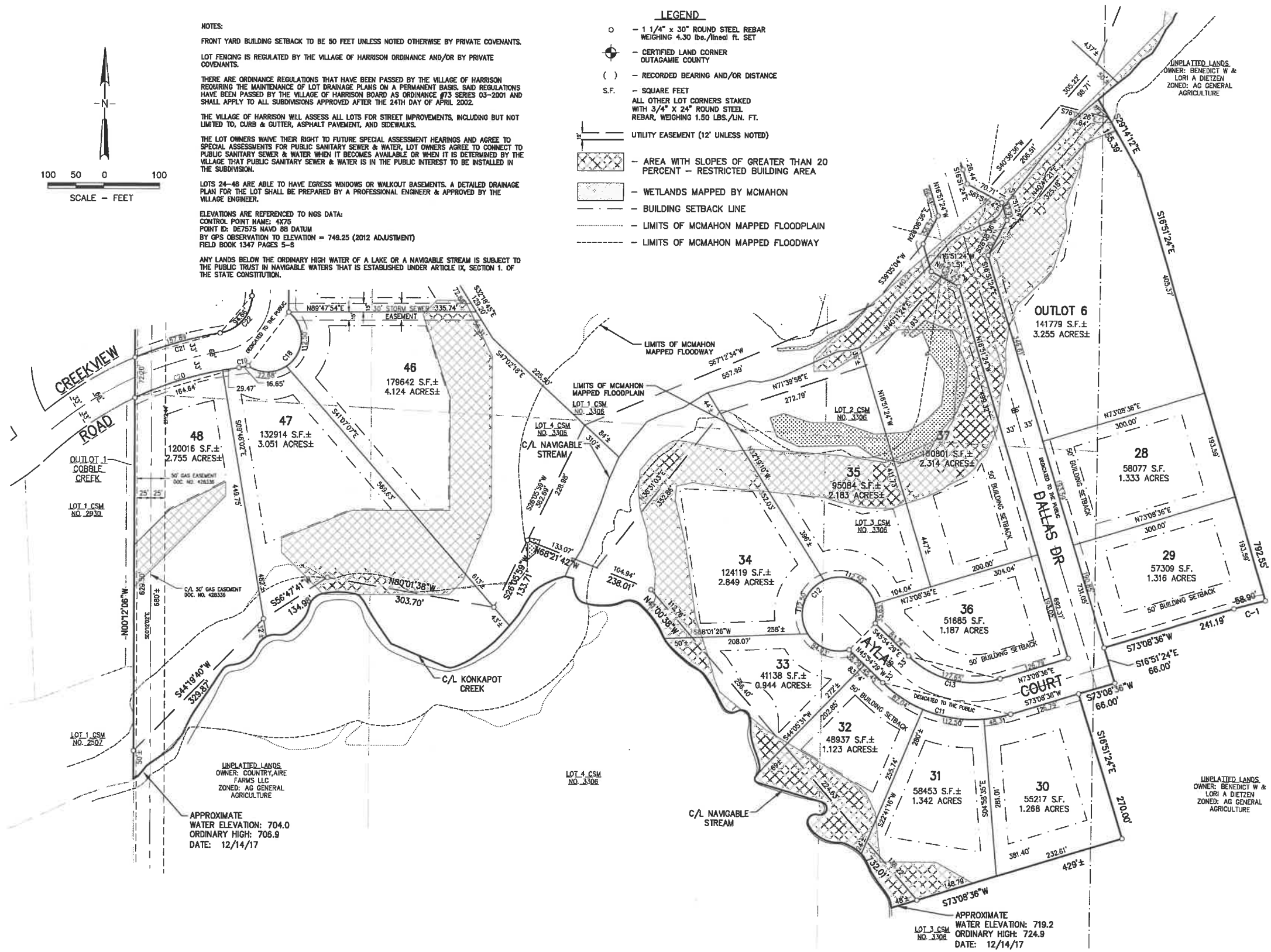
THE LOT OWNERS WAIVE THEIR RIGHT TO FUTURE SPECIAL ASSESSMENT HEARINGS AND AGREE TO SPECIAL ASSESSMENTS FOR PUBLIC SANITARY SEWER & WATER. LOT OWNERS AGREE TO CONNECT TO PUBLIC SANITARY SEWER & WATER WHEN IT BECOMES AVAILABLE OR WHEN IT IS DETERMINED BY THE VILLAGE THAT PUBLIC SANITARY SEWER & WATER IS IN THE PUBLIC INTEREST TO BE INSTALLED IN THE SUBDIVISION.

LOTS 24-48 ARE ABLE TO HAVE EGRESS WINDOWS OR WALKOUT BASEMENTS. A DETAILED DRAINAGE PLAN FOR THE LOT SHALL BE PREPARED BY A PROFESSIONAL ENGINEER & APPROVED BY THE VILLAGE ENGINEER.

ELEVATIONS ARE REFERENCED TO NGS DATA:
CONTROL POINT NAME: 4X78
POINT ID: DE1575 NAD83 DATUM
BY GPS OBSERVATION TO ELEVATION = 749.25 (2012 ADJUSTMENT)
FIELD BOOK 1347 PAGES 5-8

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

- LEGEND**
- - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
 - ⊕ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET
 - ALL OTHER LOT CORNERS STAKED WITH 3/4" x 24" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
 - UTILITY EASEMENT (12' UNLESS NOTED)
 - [Hatched Box] - AREA WITH SLOPES OF GREATER THAN 20 PERCENT - RESTRICTED BUILDING AREA
 - [Dotted Box] - WETLANDS MAPPED BY McMAHON
 - BUILDING SETBACK LINE
 - LIMITS OF McMAHON MAPPED FLOODPLAIN
 - LIMITS OF McMAHON MAPPED FLOODWAY



WISCONSIN LAND SURVEYOR
DAVID M. SCHWALZ
S-284
NEENAH, WIS.
March 12, 2018

McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1026 NEENAH, WI 54957-1026
PH 920.761.4200 FX 920.761.4284 MCMGRI.COM

