



PLAN COMMISSION AGENDA

VILLAGE OF HARRISON
COUNTIES OF CALUMET & OUTAGAMIE, WI
W5298 HWY 114
HARRISON, WI 54952
www.harrison-wi.org (920) 989-1062

**Tuesday, November 21, 2017
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
 - October 24, 2017
- 6) Convene Meeting and Enter Public Hearing
 - a. Zoning Map Amendment – Kimberly Heights 2 – Dercks DeWitt, LLC
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Zoning Map Amendment – Kimberly Heights 2 – Dercks DeWitt, LLC
 - b. Certified Survey Map – Kimberly Heights 2 – Dercks, DeWitt, LLC
 - c. Certified Survey Map – N8787 N. Harwood Road – Nancy Wenzel
 - d. Preliminary Plat – Cobble Creek II – Gene Frederickson
- 9) Items for Discussion
 - a. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively December 19, 2017 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.

PLAN COMMISSION
MEETING MINUTES – October 24, 2017

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

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

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Lisowe) to approve the minutes of September 19, 2017 Motion carried 6-0.
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Village of Harrison – Peters Road: Planner Mommaerts introduced the item stating that the Village of Harrison leases a 10-acre site on the Appleton Coated landfill property for use as a compost site. Appleton Coated sold their assets as part of the receivership process. The sale/transfer included the landfill property along Hwy 10. As part of the process, Harrison was able to negotiate a deal to purchase the 10-acre site rather than leasing the property. The CSM creates the parcel where the compost site sits.
Motion (Lisowe/Fochs) to approve the Certified Survey Map on Peters Road. Motion carried 6-0
 - b. Certified Survey Map – Village of Harrison – Dogwood Lane: Planner Mommaerts introduced the item stating that the Village of Harrison is proposing a 3-lot Certified Survey Map (CSM) in order to acquire a lot for a future park. The Village entered into an agreement with the developer to acquire the property on the north side of Dogwood Lane for a future park. Lots 2 & 3 on the south side of Dogwood Lane will be sold by the developer for future building sites. The CSM will dedicate Dogwood Lane to connect the two ends and create a through street. The CSM will also create a new north/south roadway as an access point as lands to the north develop.

Motion (Hietpas/Lisowe) to approve the Certified Survey Map on Dogwood Lane. Motion carried 6-0.

7) Items for Discussion

- a. Preliminary Plat – Cobble Creek II: Planner Mommaerts introduced the item stating that the developer is proposing a 36-lot subdivision called Cobble Creek II. The subdivision is located south of County KK east of Bies Road. The subdivision will have lot sizes over 1-acre. Street connections to Creekview Road, Dallas Drive, and County KK are proposed. Dallas Drive is proposed to extend south of the creek to Schmidt Road in the future.

Stormwater management is proposed in two locations. Outlot 8 is proposed to accept stormwater runoff from the commercial lots (Lots 15 & 21). Outlot 7 is the other pond location. The subdivision will be serviced is private septic and wells. Soil borings have been completed. A 10-foot trail is proposed along one side of Dallas Drive. All other streets will have a 5-foot sidewalk on both sides.

Staff is still reviewing the plat and plan set. Members of the Village Board have commented that a more complete plat and plan set should be completed before being discussed by the Board. The Plan Commission is asked to please provide any comments or issues at the meeting in order for the developer to make changes to the plat and plans for anticipated approval at the November meeting.

Lee Reibold, McMahon Associates stated that the trail along Dallas Drive through Cobble Creek 1 will extend to the new baseball complex and that the subdivision will be constructed in phases, north of the creek will be the 1st phase, south of the creek will be the 2nd phase. Planner Mommaerts asked if there were plans for community wells or shared septic's to which Mr. Reibold answered there will be at least 2 properties per well but that he hadn't heard anything on shared septic's. Planner Mommaerts stated that there are notations for the soil on the plat and asked if every lot has been tested? Commissioner Fochs asked how does the subdivision perc? Mr Reibold stated that he is not sure, the information is supposedly all done, it just hasn't been shared yet. Commissioner Lisowe asked if there was any concern with lots 35 & 37 with the wetlands going through it. Mr. Reibold commented that it is down on the hillside and would be retained as natural. Planner

Mommaerts stated that this will probably be on the agenda again next month to keep it moving forward.

- b. Report: Zoning Permits: Planner Mommaerts stated that single family permits are down compared to last year. Year to date is about 10-15 homes behind last year, although within the past week there were about 5-6 new home permits issued on Zach St. Work continues to be done on the Kimberly Heights Subdivision and in the past month there have been a couple of commercial additions including Darboy Corner Store and Belgioioso Cheese.

8) Next Meeting Date: November 21, 2017 at 6:00pm

9) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:28pm
Motion carried 6-0.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: October 27, 2017



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 14, 2017

Title:

Rezoning for Kimberly Heights 2

Issue:

Should the Plan Commission recommend approval of the Zoning Map Amendment (Rezoning) for Kimberly Heights 2 to the Village Board?

Background and Additional Information:

The developer of the Kimberly Heights 2 subdivision and the current property owner, are requesting a zoning map amendment (rezoning) to rezone a portion of property from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the Kimberly Heights 2 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 Rezoning request complies with the Future Land Use Map.

Recommended Action:

Staff recommends approval of the Zoning Map Amendment from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the property listed in the public hearing notice for Kimberly Heights 2.

Attachments:

- Zoning Map
- Description and map of rezoning area.

Zoning Map

Village of Harrison

Calumet & Outagamie Counties

Wisconsin

Legend

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

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

This map was created by:
 Village of Harrison
 W6298 Hwy 114
 Harrison, WI 54852
 920-890-1002

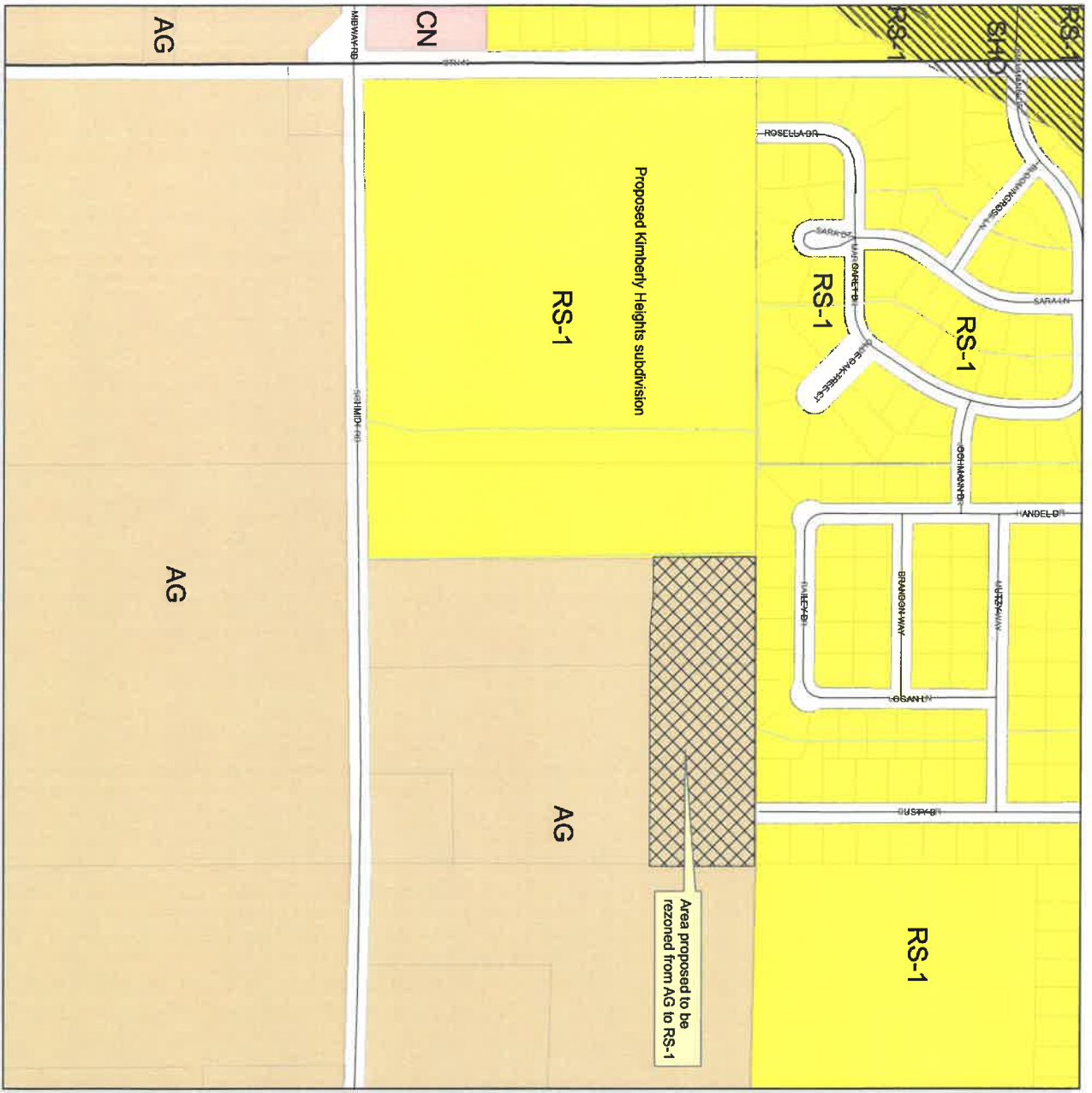
Adopted: July 27, 2010
 Effective: November 1, 2010
 Current as of: August 17, 2017



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 this material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. In no event shall Calumet County or the Town of Harrison become liable to any person for any damages, including attorney's fees, arising out of the use of this information. 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 courthouses should be used for legal or survey purposes.

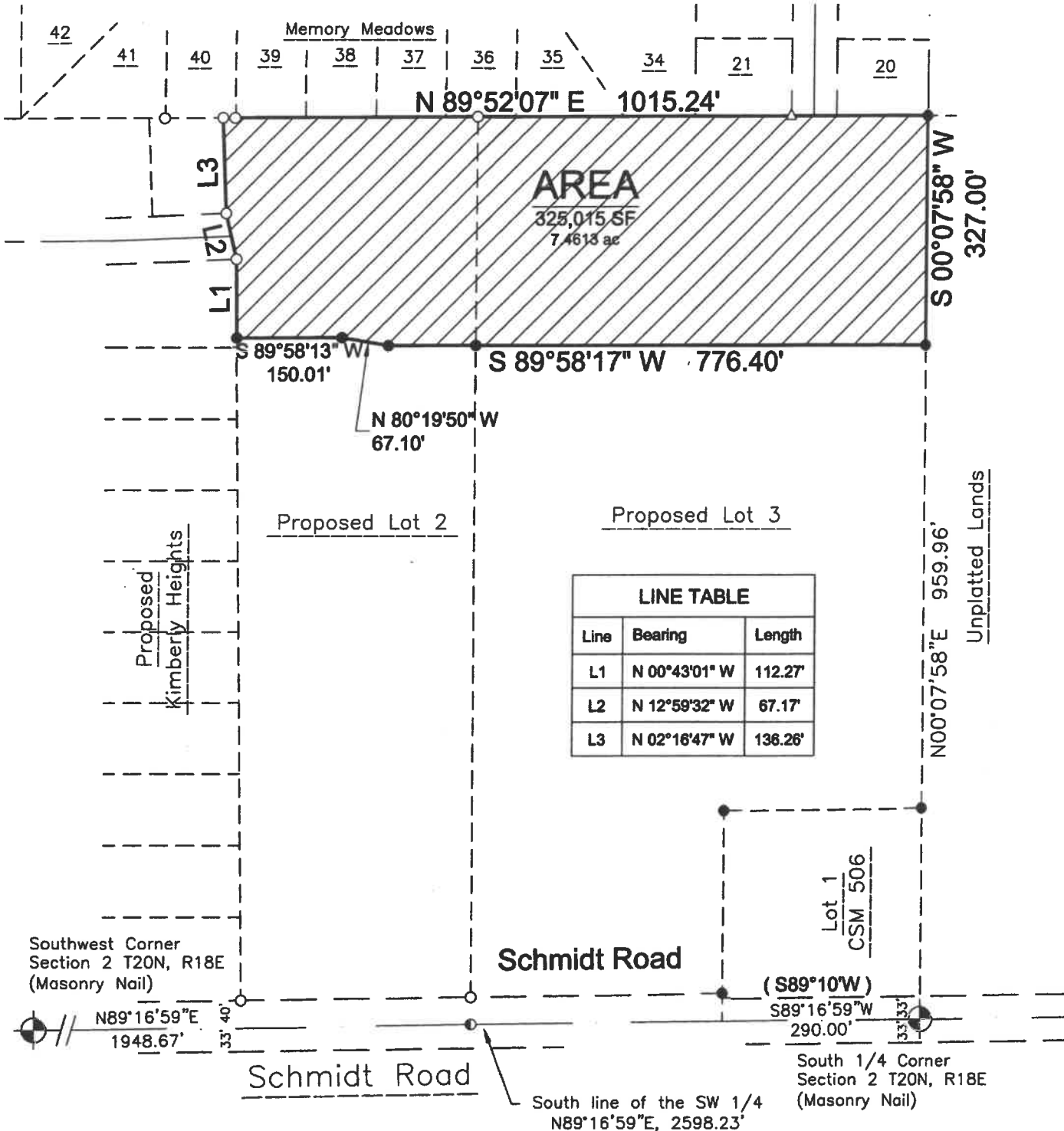
Calumet County shall remain the exclusive owner of all rights, title, and interest in all specifically copyrighted information.



Exhibit

Rezoning of Lot 1 of Proposed CSM

Village of Harrison, Calumet County, WI



Davel Engineering & Environmental, Inc.
Civil Engineers and Land Surveyors
1811 Racine Street
Menasha, Wisconsin
Ph. 920-991-1866, Fax 920-830-8595

File: 4773CSM2rezoning.dwg
Date: 10/26/2017
Drafted By: jim
Sheet: Exhibit

Rezoning Description:

Part of Lot 2 CSM 3631 and unplatted lands all located in part of the Southeast 1/4 of the Southwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 325,015 Square Feet (7.4613 Acres) of land described as follows:

Commencing at the South 1/4 corner of Section 2; thence, along the East line of Southwest 1/4 of said Section 2, N00°07'58"E, 959.96 feet to the point of beginning; thence S89°58'17"W 776.40 feet; thence N80°19'50"W 67.10 feet; thence S89°58'13"W 150.01 feet to the East line of Lot 1 of said CSM 3631; thence, along said East line, N00°43'01"W 112.27 feet; thence, continuing along said East line, N12°59'32"W 67.17 feet; feet; thence, continuing along said East line, N02°16'47"W 136.26 feet to the North line of said Southwest 1/4 also being the South line of Memory Meadows; thence, along said North line, N89°52'07"E 1015.24 feet to the East line of said Southwest 1/4; thence, along said East line, S00°07'58"W 327.00 feet to the point of beginning, subject to all easements, and restrictions of record.



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

File: 4773CSM2rezoning.dwg
Date: 10/26/2017
Drafted By: jim
Sheet: Legal



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 21, 2017

Title:

Certified Survey Map – Kimberly Heights 2

Issue:

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

Background and Additional Information:

The property owner is proposing a 3-lot Certified Survey Map (CSM) for the two properties along Schmidt Road east of County N. The purpose of the CSM is to create a parcel to sell to the developer of the Kimberly Heights 2 subdivision. Lot 1 is the parcel proposed to be developed as Kimberly Heights 2. Lot 2 and Lot 3 are the remaining portions of property. It is assumed that ownership will remain the same for each lot.

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
- Municipal Streets
- Trail
- Railroad
- Color 2014
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



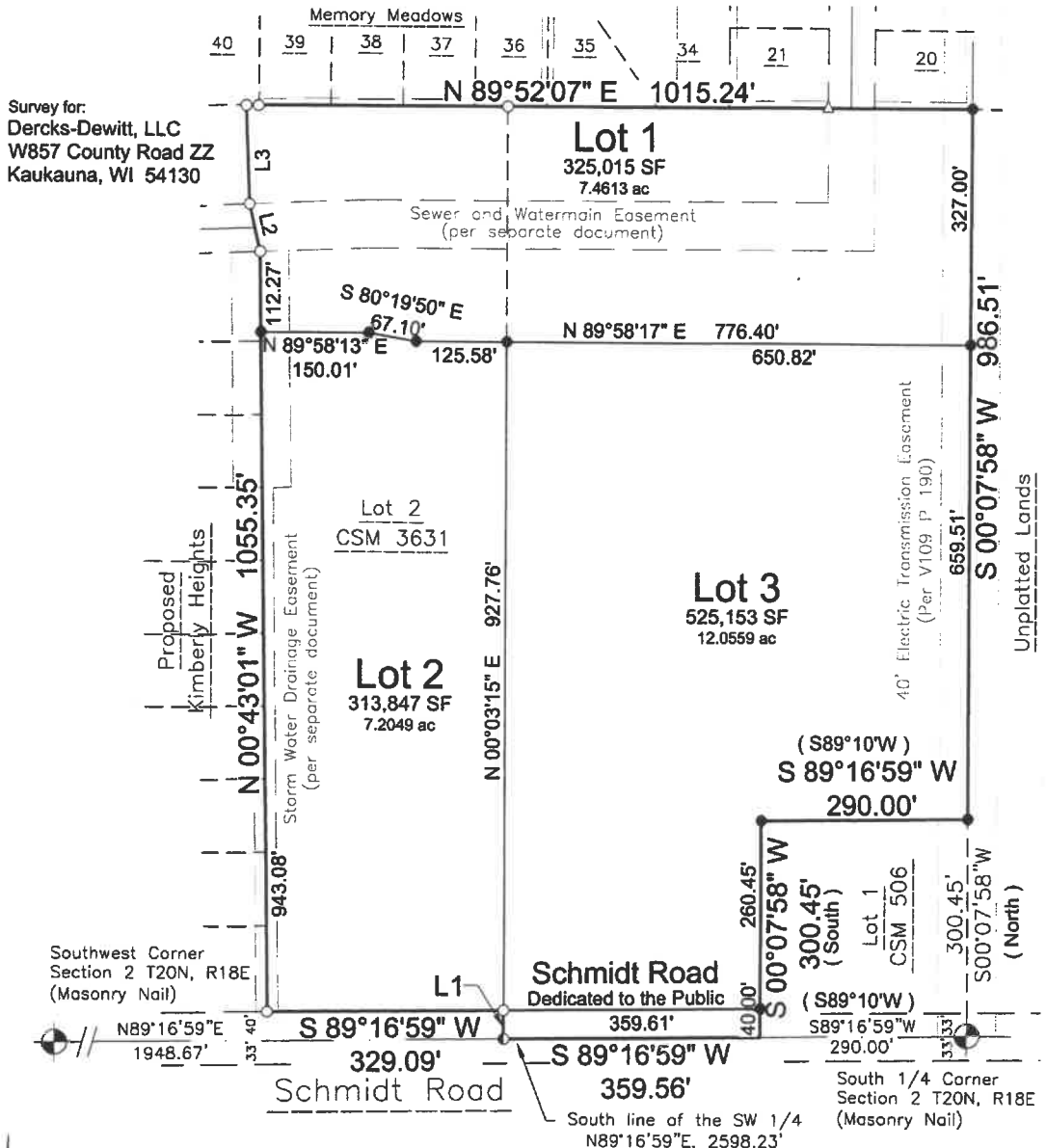
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Data Provided:	
11/08/17 2:27 PM	

RECEIVED
 OCT 31 2017
 HARRISON PLANNING

Certified Survey Map No. _____

All of Lot 2 CSM 3631 and unplatted lands all located in part of the Southeast 1/4 of the Southwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.



Bearings are referenced to the S/L of the SW 1/4 Section 2 T20N, R18E assumed to bear N89°16'59"E based on the Calumet County Coordinate System

LINE TABLE		
Line	Bearing	Length
L1	N 00°03'15" E	40.00'
L2	N 12°59'32" W	67.17'
L3	N 02°16'47" W	136.26'

Davel Engineering & Environmental, Inc.
 Civil Engineers and Land Surveyors
 1811 Racine Street
 Menasha, Wisconsin
 Ph. 920-991-1866, Fax 920-830-9585

James R. Sehloff
 James R. Sehloff Professional Land Surveyor No. S-2692 Date 26 OCT 2017

WISCONSIN
 JAMES R SEHLOFF
 S-2692
 DE PERE
 26 OCT 2017
LAND SURVEYOR

Certified Survey Map No. _____

All of Lot 2 CSM 3631 and unplatted lands all located in part of the Southeast 1/4 of the Southwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

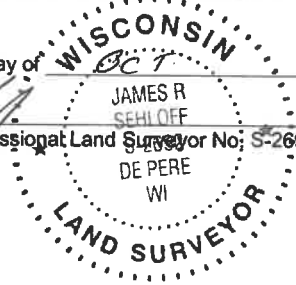
Surveyor's Certificate

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 Calumet County, and under the direction of Bruce J. Weiland, Michael H. Weiland, Mary A. Weiland, Kathy Weiland and David L. and Jacquelyn J Weiland Living Trust, the property owners 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 All of Lot 2 CSM 3631 and unplatted lands all located in part of the Southeast 1/4 of the Southwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,178,398 Square Feet (27.0523 Acres) of land described as follows:

Commencing at the South 1/4 corner of Section 2; thence, along the South line of Southwest 1/4 of said Section 2, S89°16'59"W, 390.00 feet to the Southwest corner of CSM 506 said point also being the point of beginning; thence, continuing along said South line, S89°16'59"W 359.56 to the East line of CSM 3631; thence along said East line N00°03'15E 40.00 feet to the Northerly right of way line of Schmidt Road as dedicated on CSM 3631; thence, along said Northerly right of way line, S89°16'59"W 329.09 feet to the East line of Lot 1 of said CSM 3631; thence, along said East line, N00°43'01"W 1055.35 feet; thence, continuing along said East line, N12°59'32"W 67.17 feet; thence, continuing along said East line, N02°16'47"W 136.26 feet to the North line of said Southwest 1/4 also being the South line of Memory Meadows; thence, along said North line, N89°52'07"E 1015.24 feet to the East line of said Southwest 1/4; thence, along said East line, S00°07'58"W 986.51 feet to the Northeast corner of said CSM 506; thence, along the North line of said CSM 506, S89°16'59"W 290.00 feet to the Northwest Corner of said CSM 506; thence, along the West line of said CSM 506, S00°07'58"W 300.45 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this 26 day of OCT, 2017.

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



Owners' Certificate

As the property owner, I 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____

Bruce J. Weiland, 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. _____

All of Lot 2 CSM 3631 and unplatted lands all located in part of the Southeast 1/4 of the Southwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Owners' Certificate

As the property owner, I 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____

Michael H. Weiland, 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.

_____ My Commission Expires _____
Notary Public, Wisconsin

Owners' Certificate

As the property owner, I 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____

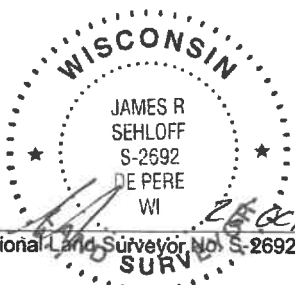
Mary A. Weiland, Owner

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.

_____ My Commission Expires _____
Notary Public, Wisconsin

James R. Sehloff
James R. Sehloff Professional Land Surveyor, No. S-2692 Date 28 OCT 2017
WISCONSIN SURVEYOR



Certified Survey Map No. _____

All of Lot 2 CSM 3631 and unplatted lands all located in part of the Southeast 1/4 of the Southwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Owners' Certificate

As the property owner, I 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____

Kathy Weiland, 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.

_____ My Commission Expires _____
Notary Public, Wisconsin

Owner's Certificate

As the representatives of the David L. and Jacquelyn J. Weiland Living Trust, I hereby certify that I 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____

David L. Weiland

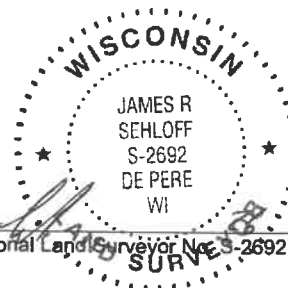
Jacquelyn J. Weiland

State of Wisconsin)
)SS
_____ County)

Personally came before me this _____ day of _____, 20____,

the above named, Trustee of said Living Trust, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____ My commission expires: _____
Notary Public, Wisconsin



James R. Sehloff Professional Land Surveyor No. S-2692 Date _____

Certified Survey Map No. _____

All of Lot 2 CSM 3631 and unplatted lands all located in part of the Southeast 1/4 of the Southwest 1/4 of Section 02, 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, Bruce J. Weiland, Michael H. Weiland, Mary A. Weiland, Kathy Weiland and David L. and Jacquelyn J Weiland Living 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

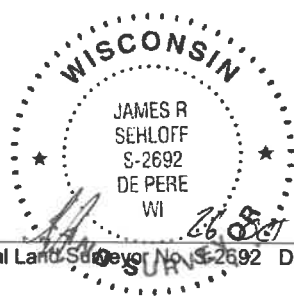
We, being the duly elected, qualified and acting Treasurers' of the Village of Harrison and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey 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: Bruce J. Weiland; Michael H. Weiland, Mary A. Weiland; Kathy Weiland and David L. and Jacquelyn J Weiland Living Trust	Recording Information: Document 522662	Parcel Number(s): 33246
David L. and Jacquelyn J Weiland Living Trust	Doc No. 502071	33250



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



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 21, 2017

Title:

Certified Survey Map - Wenzel

Issue:

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

Background and Additional Information:

The property owner is proposing a 2-lot Certified Survey Map (CSM) for the property at N8787 N. Harwood Road. The purpose of the CSM is to combine approx. 5.747-acres of land on the western side of the property with the lands to the south. The property owner would retain Lot 1, which is 4.253-acres, and includes the house, shed, and pond. Lot 2 would be 32.707-acres and consists of agricultural lands. Essentially the CSM just adjusts the lot line between the two parcels.

Staff does question the irregular lot line configuration on the north side of the property. Staff is unsure what the reason is for this shift. A straight line would be preferred.

Recommended Action:

Staff recommends approval of the Certified Survey Map

Attachments:

- Aerial Map
- Certified Survey Map

Calumet County, WI



Legend

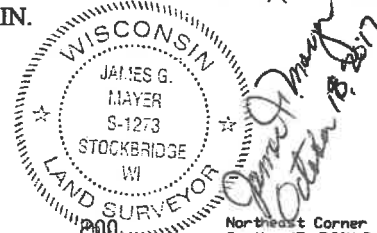
- Address Point
 - County Boundary
 - Wisconsin Water
 - Unincorporated Community
 - Town Boundary
 - Point of Interest
 - Parcel Boundary
 - Property Hook
 - PLSS Section
 - State Parks
 - County Parks
 - Lake
 - River and Stream
 - Major Roads
 - Local Roads
 - Municipal Streets
 - Trail
 - Railroad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



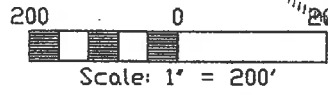
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and the conclusions drawn are the responsibility of the user.

Date Printed: 11/01/17 1:38 PM	
Source:	

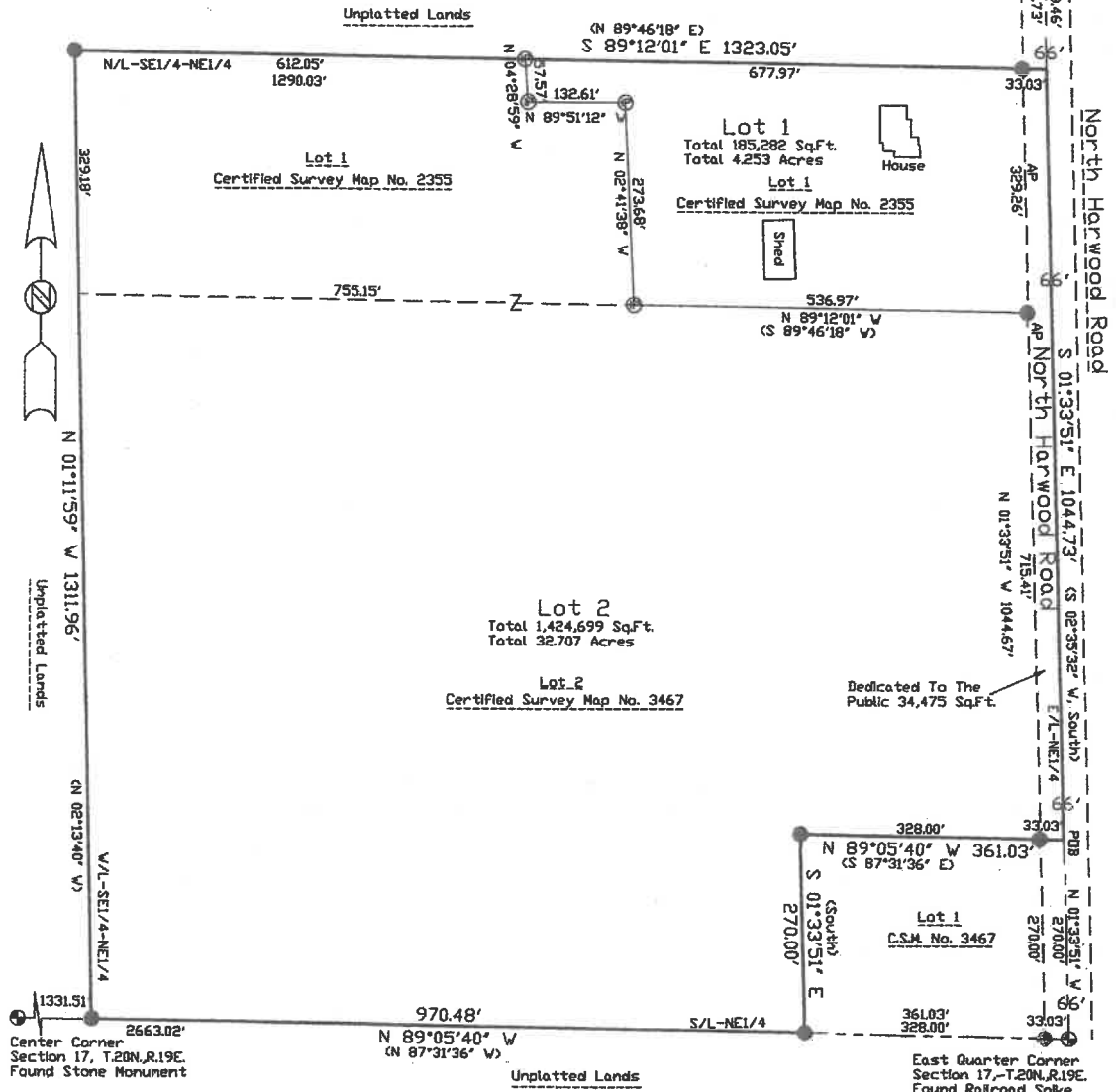
ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2355 VOLUME 17 PAGE 297 OF CERTIFIED SURVEY AND ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 3467 VOLUME 30 PAGE 179 OF CERTIFIED SURVEY MAPS, BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, (FORMERLY TOWN OF HARRISON), CALUMET COUNTY, WISCONSIN.



- Legend**
- ⊕ 1.25" O.D. x 24" Iron Pipe Set Weighing 1.68 Lbs./Ft.
 - Found 1" Iron Pipe
 - () Recorded As
 - AP Access Point



Northeast Corner Section 17, T.20N., R.19E. Found Mag Nail



C:\Projets\WenzelNancy17\csm.dwg
 BEARINGS REFERENCED TO COUNTY DATUM EAST LINE OF THE NORTHEAST QUARTER BEARS NORTH 01°33'51" WEST. THIS INSTRUMENT DRAFTED BY J.G. MAYER" NOTEBOOK NO. 15 PAGE 50.

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

SURVEYED FOR
 NANCY WENZEL
 N8787 N. HARWOOD RD.
 MENASHA, WI


SURVEYOR'S CERTIFICATE

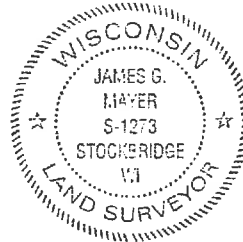
I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Nancy M. Wenzel, all of Lot 1, Certified Survey Map No. 2355 Volume 17 Page 297 of Certified Survey Maps and all of Lot 2, Certified Survey Map No. 3467 Volume 30 Page 179 of Certified Survey Maps, being part of Southeast Quarter of the Northeast Quarter of Section 17, Township 20 North, Range 19 East, Village of Harrison, (Formerly Town of Harrison), Calumet County, Wisconsin containing 1,644,456 square feet or 37.752 acres of land and described as follows.

Commencing at the East Quarter Corner of said Section 17, thence North 01°33'51" West a distance of 270.00 feet along the east line of the northeast quarter to the point of beginning; thence North 89°05'40" West a distance of 361.03 feet; thence South 01°33'51" East a distance of 270.00 feet to the south line of the northeast quarter; thence North 89°05'40" West a distance of 970.48 feet along the south line to the west line of the southeast quarter of the northeast quarter; thence North 01°11'59" West a distance of 1,311.96 feet along the west line to the north line of the southeast quarter of the northeast quarter; thence South 89°12'01" East a distance of 1,323.05 feet along the north line to the east line of the northeast quarter; thence South 01°33'51" East a distance of 1,044.73 feet along the east line to the point of beginning. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

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

Dated this 18th day of October 2017.


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 _____, 2017. Nancy M. Wenzel Revocable Living Trust

Nancy M. Wenzel, Trustee

State of Wisconsin)
Calumet County)ss

Personally came before me on the _____ day of _____, 2017, 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

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 _____, 2017. Marilyn J. Nettekoven Survivor Trust

Marilyn J. Nettekoven, Trustee

State of Wisconsin)
Calumet County)ss

Personally came before me on the _____ day of _____, 2017, 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 _____, 2017.

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 _____, 2017 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 _____, 2017 affecting the lands included in this Certified Survey Map.

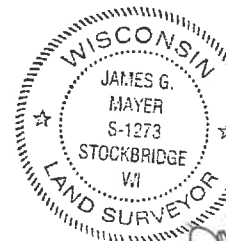
County Treasurer

Date

Notes:

This CSM is all of tax parcel no. 40598. This CSM is contained wholly within the property described in the following recorded instrument: Doc. No. 484941. The property owner of record is Nancy M. Wenzel, N8787 North Harwood Road, Menasha WI 54952.

This CSM is all of tax parcel no. 40594. This CSM is contained wholly within the property described in the following recorded instrument: Doc. No. 499456. The property owner of record is Marilyn J. Nettekoven, N8350 Kesler Road, Menasha WI 54952.





PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 21, 2017

Title:

Preliminary Plat for Cobble Creek II

Issue:

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

Background and Additional Information:

The developer is proposing a 36-lot subdivision called Cobble Creek II. The subdivision is located south of County KK east of Bies Road. The subdivision will have lot sizes over 1-acre. Street connections to Creekview Road, Dallas Drive, and County KK are proposed. Dallas Drive is proposed to extend south of the creek to Schmidt Road in the future. Stormwater management is proposed in two locations. Outlot 8 is proposed to accept stormwater runoff from the commercial lots (Lots 15 & 21). Outlot 7 is the other pond location. The subdivision will be serviced by private septic and wells. Soil borings have been completed. A 10-foot trail is proposed along one side of Dallas Drive. All other streets will have a 5-foot sidewalk on both sides.

Recommended Action:

Staff recommends conditional approval of the Preliminary Plat for Cobble Creek II with the following conditions:

1. Phase lines are to be added to the Preliminary Plat if the subdivision is planned to be platted in phases.
2. Results of all soil boring tests shall be submitted to the Village prior to approval of the preliminary plat by the Village Board.
3. Results of all percolation tests shall be submitted to the Village prior to approval of the preliminary plat by the Village Board.
4. Access Easement Document No. 471668 shall be abandoned prior to final plat approval.
5. Creekview Road "eyebrow" shall be removed, curblines to follow centerline for roadway.
6. All landscaping/plantings behind handrails on bridge crossing are to be maintenance free.
7. Storm sewer structures need to have sump in them in accordance with the current Standard Specifications Manual.
8. All lots shall have a storm sewer lateral provided for sump pump discharge.
9. Final utility, street plans, and stormwater management 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.
10. A Development Agreement shall be executed prior to approval of the final plat.

11. A fee-in-lieu of parkland shall be negotiated as part of the Development Agreement.
12. An assessment waiver shall be signed prior to the approval of the final plat.
13. A trail along Dallas Drive from the Cobble Creek II plat to the Kaukauna Youth Baseball site shall be included in the final plan set.
14. A street light at County KK and Milis Drive shall be installed. Installation and upfront costs to be paid by the Developer. The Village will assume long-term maintenance.
15. 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.
16. A note shall be added to the final plat indicating the following language, or other such similar language, that 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.
17. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
18. All utilities, including but not limited to, water (if public system is available), storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
19. The Village Board shall accept the roadway in a graveled state prior to issuance of building permits and zoning permits.
20. 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.
21. 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.
22. All comments from the Village engineer shall be included in the Plan Commission discussion and decision.
23. Curb cuts for sidewalks to be located on the south side of Dallas Drive opposite Milis Drive. Location of all sidewalk curb ramps shall be approved by Harrison staff.
24. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
25. Multiple benchmark locations shall be established for use during building construction.
26. All environmental corridors shall be clearly identified and setback lines to be indicated.
27. Temporary turn-around to be provided on dead-end streets longer than 150-feet.
28. Grading/Drainage Plan shall identify elevations of ground at the foundation.
29. High-back, integral concrete curb shall be utilized rather than the mountable curb.
30. Wetland determinations and/or studies shall be provided to the Village.
31. Consider utilizing a public water system instead of private wells.

Attachments:

- Preliminary Plat
- Street and Utility Plans (please utilize the plan set from the previous meeting or PDF document)
- Aerial Map

Calumet County, WI

Legend

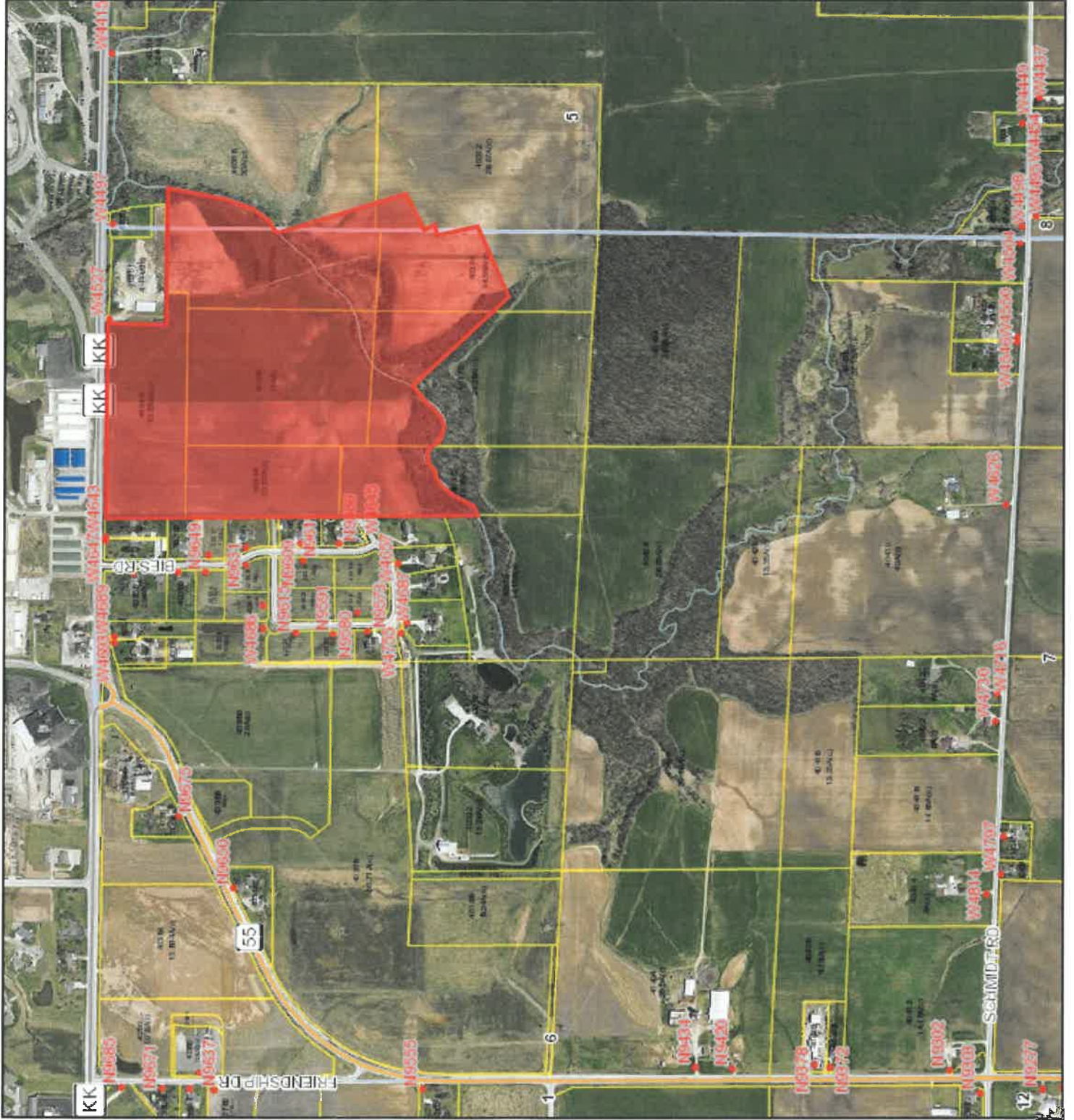
- Address Point
 - ▭ County Boundary
 - ▭ Wisconsin Water
 - Unincorporated Community
 - ▭ Town Boundary
 - Point of Interest
 - ▭ Parcel Boundary
 - ▭ Property Hook
 - ▭ PLSS Section
 - ▭ State Parks
 - ▭ County Parks
 - ▭ Lake
 - ▭ River and Stream
 - ▭ Major Roads
 - ▭ Local Roads
 - ▭ Local Roads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



0 500 1000 1500ft

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

Author:	
Date Printed:	10/17/17 2:27 PM
Source:	





BENCHMARKS
 #27 NAIL IN POWER POLE ELEV=736.08
 #28 TOP STEEL SIGN PIT STOP
 #31 NW PILLAR STOOP CORNER HOUSE #N9586
 #32 NW CORNER STEP HOUSE #N9609

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SECTION 6, T21N, R18E, WHICH BEARS S89°26'24"E PER THE CALLIUMET COUNTY, COORDINATE SYSTEM

SCALE - FEET
 150 75 0 150

UNPLATTED LANDS
 OWNER: BENEDICT W & LORI A DIETZEN
 ZONED: AG GENERAL AGRICULTURE

- LEGEND**
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
 - - 1" IRON PIPE FOUND (1.315" O.D.)
 - ✎ - 3/4" ROUND STEEL REBAR FOUND
 - ⊕ - CERTIFIED LAND CORNER OUTAGAME COUNTY
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET
 - ~ - EXISTING CONTOURS
 - - - - - CORPORATE LIMITS
 - - - - - MEANDER LINE
 - - - - - 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED
 - - - - - LIMITS OF MCMAHON MAPPED FLOODPLAIN
 - - - - - LIMITS OF MCMAHON MAPPED FLOODWAY
 - - - - - BUILDING SETBACK LINE
 - ▨ - WETLANDS MAPPED BY MCMAHON
 - - - - - EXISTING ASPHALT PAVEMENT
 - ▨ - AREA WITH SLOPES OF GREATER THAN 20 PERCENT - RESTRICTED BUILDING AREA

OWNERS/DEVELOPERS:
 BENEDICT W & LORI A DIETZEN
 W4893 COUNTY KK
 KAUKAUNA, WI 54130

COUNTRY AIRE FARMS LLC
 1440 LAMERS CLANCY RD
 GREENLEAF, WI 54126

MILS ENTERPRISE LLC
 414 S BIRCH ST
 KIMBERLY, WI 54136

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

APPROVAL AGENCIES:
 CALUMET COUNTY PLANNING AND ZONING COMMITTEE
 VILLAGE OF HARRISON

AGENCIES HAVING AUTHORITY TO OBJECT:
 DEPARTMENT OF ADMINISTRATION

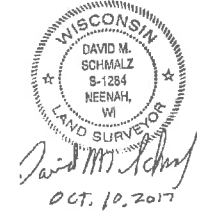


Table 2. Table of District Standards for AG, General Agricultural District.

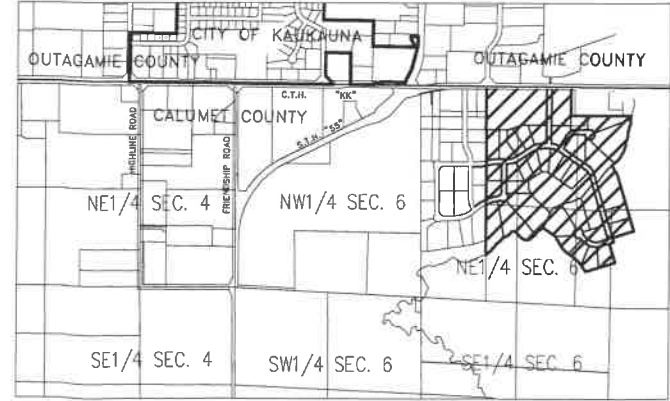
Lot Area (min.)	1-acre
Lot Width (min. / max.)	150'
Lot Coverage	10%
Impervious Surface Coverage	30%
Accessory Det. Garage & Shed, Number	2
Accessory Det. Garage & Shed, Size	3,000 sq ft.
Accessory Det. Garage & Shed, Total Area	3,000 sq ft.
Building Height, Principal	35'
Building Height, Farm Buildings	50'
Building Height, Accessory	24'
Front Yard, Principal (min./county/state/federal)	50'/60'/75'
Side Yard, Principal	25'
Rear Yard, Principal	50'
Front Yard, Accessory (except Att. Garage)	50'
Side Yard, Accessory (except Att. Garage)	25'
Rear Yard, Accessory (except Att. Garage)	25'
Shore Yard	75'

NOTES:
 FRONT YARD BUILDING SETBACK TO BE 50 FEET UNLESS NOTED OTHERWISE BY PRIVATE COVENANTS.
 LOTS MAY HAVE FUTURE ASSESSMENTS FOR STORM WATER DETENTION, SIDEWALKS AND/OR STREET LIGHTING BY THE VILLAGE OF HARRISON.
 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 OWNER/SUBDIVIDER HAS NO NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEMS (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDIATE ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE TOWN ON THE PLAT OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTANDS THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEMS FOUND ON THE LAND, TRANSFERRED TO THE TOWN ON THE PLAT OF SURVEY OR CERTIFIED SURVEY MAP DURING CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREE TO HOLD THE TOWN HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.
 UPON AVAILABILITY OF PUBLIC SANITARY SEWER LOT DENSITY MAY INCREASE.
 SOILS IN THIS AREA ARE GENERALLY STABLE AND ARE MAPPED AS KEWAUNEE LOAM AND MANAWA SILT LOAM. BOTH KEWAUNEE AND MANAWA LOAM ARE CLASS 'C' SOILS.
 THIS PROPERTY IS CURRENTLY ZONED: AG - GENERAL AGRICULTURE - PROPOSED ZONING: AG - GENERAL AGRICULTURE
 EXISTING LAND USE: FARMLAND - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 EASEMENTS TO BE SHOWN ON FINAL PLAT.
 AREA TO BE DEDICATED TO THE PUBLIC FOR STREET PURPOSES = 9.141 ACRES
 TOTAL NUMBER OF LOTS = 36 LOTS
 TOTAL NUMBER OF OUTLOTS = 2 OUTLOTS
 AVERAGE LOT SIZE = (83,883 SQ. FT. 1.93 ACRES)
 AVERAGE OUTLOT SIZE = (203,973 SQ. FT. 4.68 ACRES)
 TOTAL NUMBER OF CORNER LOTS = 11 LOTS
 TOTAL AREA OF SUBDIVISION = 87,794 ACRES
 TOTAL AREA OF LOTS = 69,288 ACRES
 TOTAL AREA OF OUTLOTS = 9.385 ACRES
 AREA OF SMALLEST LOT WITHIN THIS DEVELOPMENT = 43,580 SQ. FT.
 LENGTH OF ROADS AS SHOWN (C TO C) TOTAL LENGTH = 5,126'
 ROAD IMPROVEMENT CONSIST OF CONCRETE STREETS, CURB AND GUTTER & STORM SEWER
 SEE ATTACHED ENGINEERING PLANS FOR PROPOSED STREET GRADES, UTILITIES AND FACILITIES FOR STORM WATER DRAINAGE.
 ALL LOTS TO BE SERVICED BY PRIVATE SEPTIC SYSTEMS & WELLS.
 PRIVATE COVENANTS/RESTRICTION BY DEVELOPER WILL BE RECORDED WITH THE FINAL PLAT.

DRAINAGE & DETENTION EASEMENT RESTRICTIONS:

- Maintenance of all drainage ways and associated structures within the subdivision or serving the subdivision is the sole responsibility of the property owners of the subdivision.
- Upon failure of the property owners to perform maintenance of the drainage ways and associated structures, the Village retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the subdivision with a drainage covenant.
- A Drainage Plan has been filed with the Department of Planning & Zoning Office which states the required levels of maintenance for all the identified storm water management systems.

RESTRICTIONS:
 BUILDING PERMITS AND OCCUPANCY PERMITS MAY BE WITHHELD FOR NON COMPLIANCE WITH THE PLAT OR TOWN ORDINANCE AS FOLLOWS:
 A) IN THE EVENT THAT THE SURFACE DRAINAGE FACILITIES REQUIRED BY THE PLAT WHICH ARE APPLICABLE TO THE LOT FOR WHICH A BUILDING PERMIT HAS BEEN APPLIED, HAVE NOT BEEN COMPLIED WITH, THE BUILDING INSPECTOR MAY WITHHOLD BUILDING PERMITS REQUIRED BY THE BUILDING CODE.
 B) IN THE EVENT THAT, AFTER CONSTRUCTION THERE IS A FAILURE TO ESTABLISH SURFACE GRADES IN ACCORDANCE WITH THE SUBDIVISION SURFACE WATER PLAN, THE BUILDING INSPECTOR MAY WITHHOLD THE OCCUPANCY PERMIT REQUIRED BY THE BUILDING CODE.



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 FAX 920.751.4284 MCMGRP.COM

DESIGNED: DMS
DRAWN: MJA

PROJECT NO.: G0030 9-14-00775
DATE: 10/2017
SHEET NO.: 1

PRELIMINARY PLAT-COBBLE CREEK II NE 1/4 OF SEC. 6 & NW1/4 & SW1/4 OF THE NW1/4 SEC. 5 T 20 N, R 19 E VILLAGE OF HARRISON, CALUMET COUNTY, WI