



PLAN COMMISSION AGENDA

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

**Tuesday, October 24, 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
 - September 19, 2017
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Village of Harrison – Peters Road
 - b. Certified Survey Map – Village of Harrison – Dogwood Lane
- 7) Items for Discussion
 - a. Preliminary Plat – Cobble Creek II
 - b. Report: Zoning Permits
- 8) Set Next Meeting Date
 - Tentatively November 21, 2017 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 Town Board, Village Board, Zoning Board of Appeals, or Committee of the Whole may be in attendance. However, the only business to be conducted is for the Plan Commission.

PLAN COMMISSION

MEETING MINUTES – September 19, 2017

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 5:58pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Fochs, Kevin Hietpas, Jim Salm, Buddy Lisowe, Dennis Reed. Jim Lincoln and Jerry Bartlein were excused.

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

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Reed) to approve the minutes of July 18, 2017 Motion carried 5-0.
- 6) Convene Meeting and Enter Public Hearing: Regular Meeting was convened and Public Hearing began at 6:00pm. Motion (Salm/Hietpas). Motion carried 5-0.
 - a. Conditional Use Permit – Swinkles Trucking & Excavating: Planner Mommaerts introduced the item stating that Swinkles Trucking & Excavating (Swinkles) is requesting a conditional use permit (CUP) for a resource extraction site for the Kimberly Heights subdivision property. Currently, there is a stockpile of topsoil and fill due to the construction of utilities and roads for the subdivision. Stockpiling is allowable in all areas as part of the construction process.
Swinkles wishes to refine the topsoil and shred it for use at off-site locations. The shredding, along with reuse off-site, is considered a refining process which is classified as a resource extraction under the zoning ordinance. Resource extraction is allowable in agricultural and industrial areas as a temporary use. The property being considered is in a residential area. There are concerns for dust and noise.
A couple of adjacent property owners have commented on the CUP. One property owner is “in favor of issuing the permit.” The other property owner is “not in favor” due to noise and dust concerns. Scott Dewitt explained that the use would only be for approximately 2 months.

- 7) Close Public Hearing and Reconvene Regular Meeting: Public Hearing was closed and regular meeting reconvened at 6:03pm. Motion (Hietpas/Reed). Motion carried 5-0.
- 8) Items for Discussion and Possible Action
 - a. Conditional Use Permit – Swinkles Trucking & Excavating: Planner Mommaerts stated that staff recommends the Conditional Use Permit be denied. The intent of the resource extraction provisions of the zoning ordinance state that such uses are to be in agricultural or industrial areas as a temporary or transitional use. The location of this request is in a residential area. Commissioner Lisowe questioned how close the stock piles are to actual residences to which Planner Mommaerts responded 1200-1300 feet. Commissioner Fochs commented that he had a chance to visit with some of the residents in the area, there are a significant number of people who are frustrated with it and he sees it as being problematic and understands why resource extraction isn't allowed in residential areas. Planner Mommaerts noted that the dust from utilities and roadway construction should not be considered as part of this CUP. Commissioner Hietpas commented that if we do allow it, we should limit it to a 2 month period.

Motion (Lisowe/Fochs) to deny the Conditional Use Permit to Swinkles for the operation of a resource extraction for topsoil stockpiling and shredding of existing topsoil. Motion carried 3-2 with Chairman Salm and Commissioner Hietpas opposed.
 - b. Certified Survey Map – Jason Jahnke – N8744 Zirbel Drive: Planner Mommaerts introduced the item stating that the property owner is proposing a 2-lot Certified Survey Map (CSM) to split the property at N8744 Zirbel Drive. The purpose of the CSM is to create a buildable lot for sale in the future. Each lot is over 1.5-acres in size and has frontage along Zirbel Drive. Currently the area is developed with private sanitary and water systems. The Village is proposing to extend public sewer and water to this area within the next 1-2 years. Part of the sewer and water system is designed to extend along the southern edge of the property. An easement will be needed in order to extend services to this area. The sewer and water design engineer is proposing a 40-foot easement along the south property line, 20-feet on each side of the property. If split, staff recommends that the easement be included as part of the CSM. Staff

recommends approval of the Certified Survey Map with the condition that a 20-foot sewer and water easement be added along the south side of proposed Lot 2. Jason Jahnke, N8744 Zirbel Drive asked if the 20ft easement would ever be buildable to which Planner Mommaerts responded that typically structures would not be allowed, fences could be allowed if the easement holder agrees.

Motion (Hietpas/Fochs) to approve the Certified Survey Map with the staff recommendations. Motion carried 5-0.

- c. Affidavit of Correction – Lot 1 Hialeah Beach – Firelane 12: Planner Mommaerts introduced the item stating that the owner of Lot 1 of Hialeah Beach (W5691 Firelane 12) tore down the existing structure on the property and wishes to construct a new home. Due to a navigable stream along the west side of the property and the topography of the property, there is a small buildable area on the property. The subdivision was platted in 1940 and includes an approximate 86-foot building setback line from Lake Winnebago. The original house on the property did not meet the setback requirements. The property owner is requesting that the setback line be removed from the plat and that the Village's zoning setbacks from navigable waters apply instead. The Village currently has a 50-foot setback from navigable waters.

Motion (Fochs, Lisowe) to approve the Affidavit of Correction. Motion carried 5-0.

- d. Preliminary Plat – Kimberly Heights 2: Planner Mommaerts introduced the item stating that the developer, Derck DeWitt, LLC, has submitted a preliminary plat for Kimberly Heights 2. The property is located on the east side of Kimberly Heights. The extension of Hoelzel Way to Dusty Drive is included in this plat. The plat includes 16-lots with 2 street connections to the south, Dusty Drive and Schrieber Lane (new). As of the date of this meeting, street plans have not been submitted yet. Written permission from the land owner should be submitted agreeing to the plat submission. The concept plan reviewed previously indicated a park at lots 104 & 105. Due to wetlands and woodlands, Lot 104 is not an ideal location for the park. Lot 105 should be dedicated as parkland. However, there is an easement for the high voltage line through the parkland area so maybe the park site is located to a different location. The property must be rezoned to a residential zoning district. Village engineer

review comments and recommendations will be submitted once the complete plan set is reviewed.

Motion (Fochs/Hietpas) to conditionally approve the preliminary plat with all the necessary preliminary engineering being supplied to the village prior to the next meeting. Motion carried 5-0.

9) Items for Discussion

- a. Master Plan for Manitowoc Road Park: Planner Mommaerts described the plan which can be found on the Village website www.harrison-wi.org. Commissioner Lisowe stated that he was involved in the planning process and believes the Master Plan incorporates just about everything everyone who attended the meetings or commented on the project is looking for. Commissioner Lisowe asked Planner Mommaerts if there would be any future public meetings. Planner Mommaerts stated that at this point the Village Board will review it and vote on it at a public meeting. Commissioner Fochs asked if there was any talk on linking this park to the Harrison community with a trail. Planner Mommaerts responded that the long term plan does have a trail along Manitowoc Rd to LP and 55, although in the immediate future it will sit as an island for a while.
- b. Report: Zoning Permits: Planner Mommaerts stated that single family permits are down by about a dozen.

10) Next Meeting Date: October 24, 2017 at 6:00pm

11) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:35pm
Motion carried 5-0.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: September 21, 2017



VILLAGE OF HARRISON

TOWN OF HARRISON

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 24, 2017

Title:

Certified Survey Map – Village of Harrison - Peters Road

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map creating a 10-acre parcel for Harrison to purchase containing its compost site?

Background and Additional Information:

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.

Recommended Action:

Staff recommends approval of the Certified Survey Map.

Attachments:

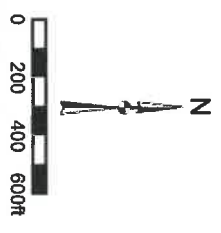
- Aerial Map
- Certified Survey Map

Calumet County, WI

Legend

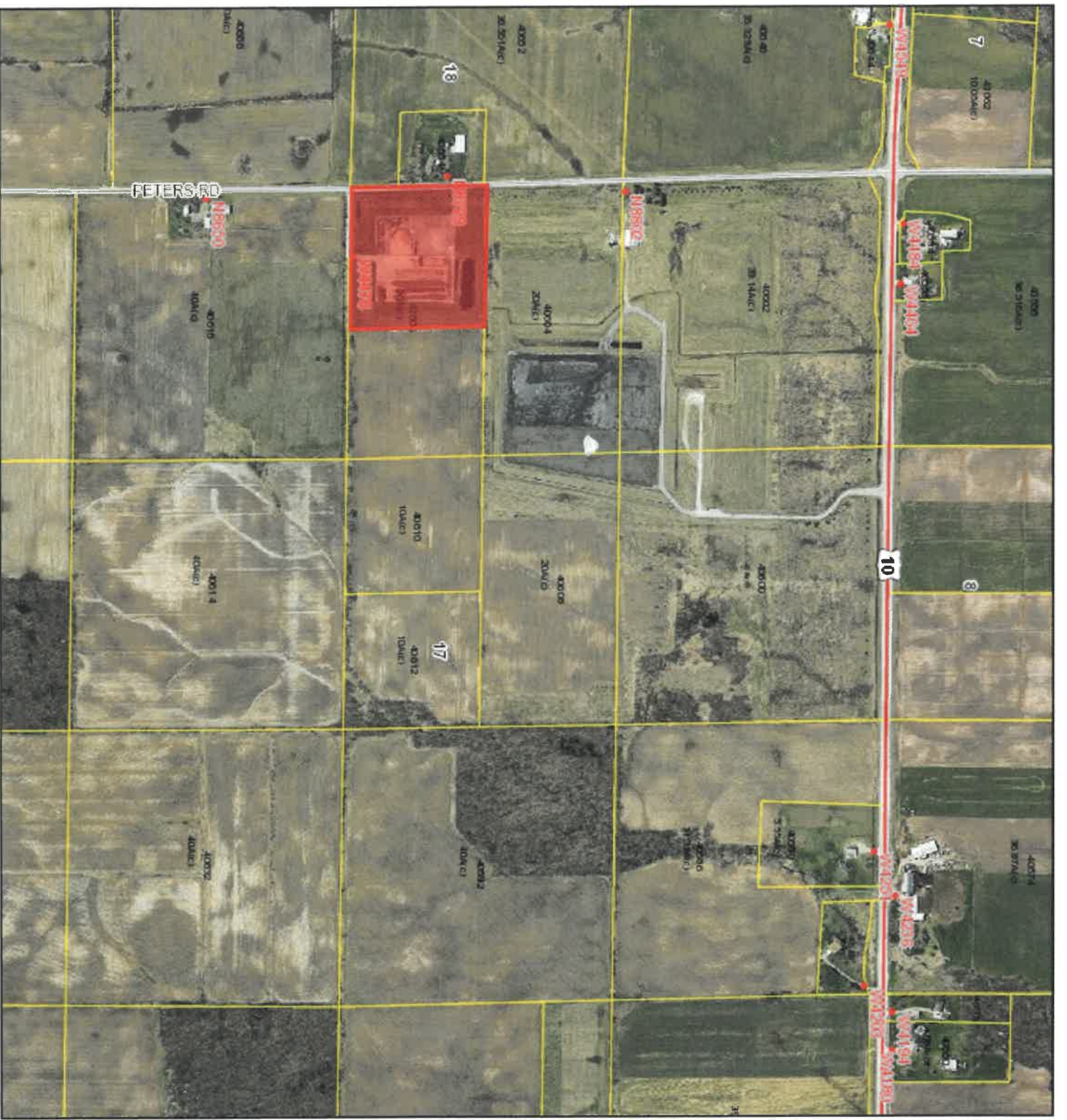
- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Municipal Streets
- Local Roads
- Trail
- Railroad

- Color 2014
- Red: Band_1
- Green: Band_2
- Blue: Band_3



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Final Certified Survey Map will be distributed at the meeting. Due to the time restraints imposed on purchase of the property, a quick review time is required and the CSM will be finalized by Oct 19/20th.



VILLAGE OF HARRISON

TOWN OF HARRISON

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 24, 2017

Title:

Certified Survey Map – Village of Harrison - *Dogwood Lane*

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map creating 3-lots along Dogwood Lane?

Background and Additional Information:

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.

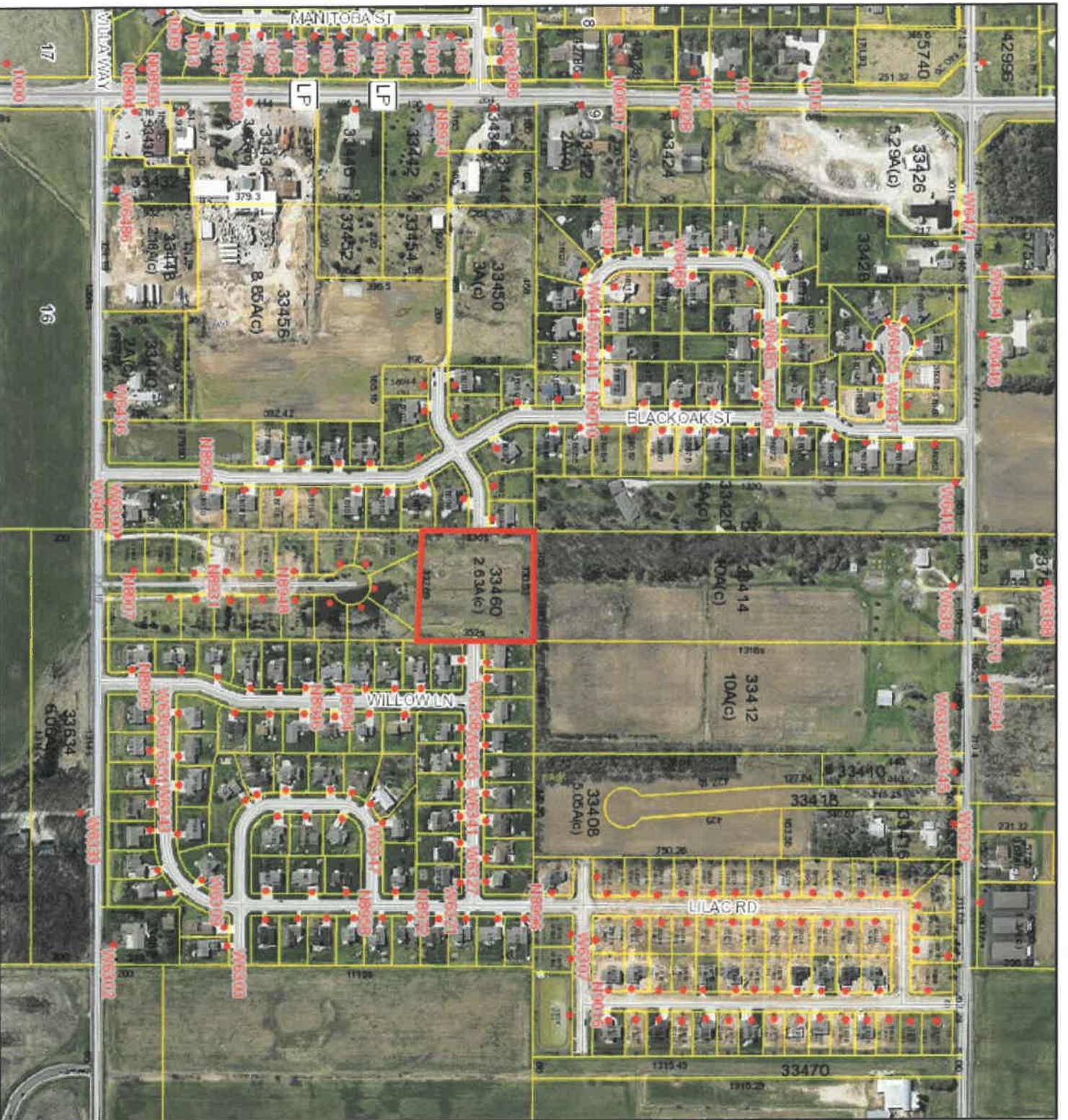
Recommended Action:

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



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A PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 1875 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS ON PAGE 210 AS DOCUMENT No. 255350, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped a part of Lot 1 of Certified Survey Map No. 1875 as recorded in Volume 13 of Certified Survey Maps on Page 210 as Document No. 255350, located in the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 114,863 square feet (2.638 acres) of land and described as follows:

Commencing at the South 1/4 corner of said Section 9; thence N89°44'02"W, 982.88 feet along the South line of the Southwest 1/4 of said Section 9 to the Southerly extension of the East line of said Certified Survey Map No. 1875; thence N00°32'43"E, 963.26 feet along said Southerly extension and said East line of Certified Survey Map No. 1875 to the Northeast corner of Harrisville Place and the Point of Beginning; thence N87°06'22"W, 332.69 feet along the North line of said Harrisville Place to the Northwest corner thereof; thence N00°28'25"E, 337.67 feet along the West line said Certified Survey Map No. 1875 to the Northeast corner of Lot 52 of Oakwood Estates and the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 9 as previously monumented; thence S89°44'48"E, 332.84 feet along said North line to the Northwest corner of Lot 21 of Woodland Terrace Estates; thence S00°32'43"W, 353.00 feet along the West line of said Lot 21 and its Southerly extension to the Point of Beginning.

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

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

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

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

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 4

A PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 1875 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS ON PAGE 210 AS DOCUMENT No. 255350, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

CERTIFICATE OF VILLAGE BOARD

We hereby certify that the Village of Harrison Board of Trustees has approved this Certified Survey Map at their regular meeting of _____, with/without conditions as stated in the minutes. I hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THIS _____ day of _____, 2017.

Village President Date
Jim Salm

Village Clerk Date
Jennifer Weyenberg

NOTES

-THIS CSM IS ALL OF TAX ID. 33460.

-THE PROPERTY OWNER OF RECORD LAMERS REALTY, INC.

-THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 495981.

CERTIFICATE OF TREASURERS

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

Village Treasurer Date
JoAnn Ashauer

County Treasurer Date
Michael V. Schlaak

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 4

A PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 1875 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS ON PAGE 210 AS DOCUMENT No. 255350, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Lamers Realty, Inc., a Wisconsin corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, As Owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. Lamers Realty, Inc. also certifies that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval.

Village of Harrison

Dated this _____ day of _____, 20____.

Alan J. Lamers – President

Deborah L. Lamers – Vice President

State of Wisconsin)
)ss
_____ County)

Personally appeared before me on the _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____



VILLAGE OF HARRISON

TOWN OF HARRISON

PLAN COMMISSION MEETING

VILLAGE/TOWN OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 24, 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.

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.

Recommended Action:

Discussion Item Only, No Action.

Attachments:

- Preliminary Plat
- Street and Utility Plans
- 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

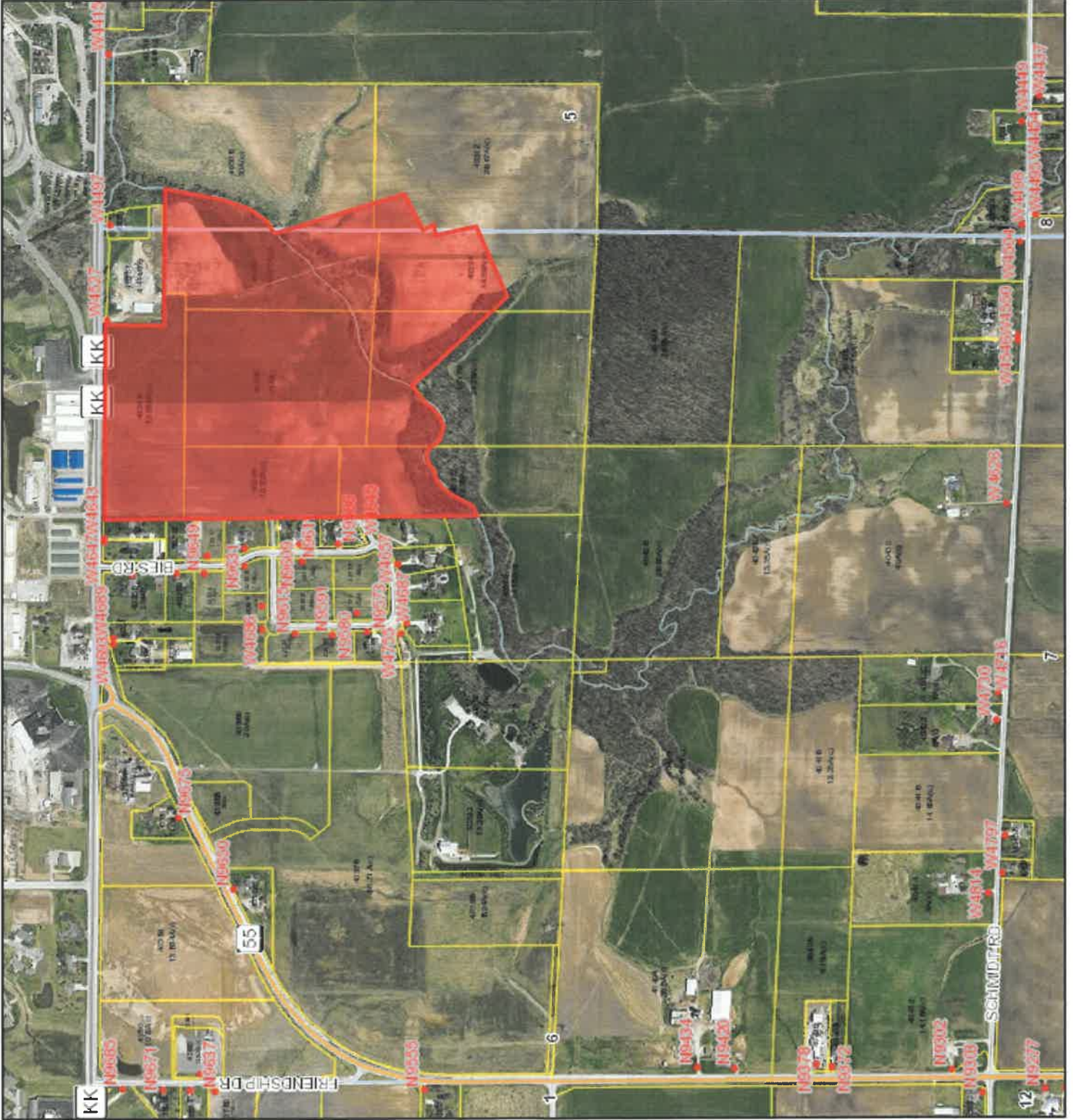
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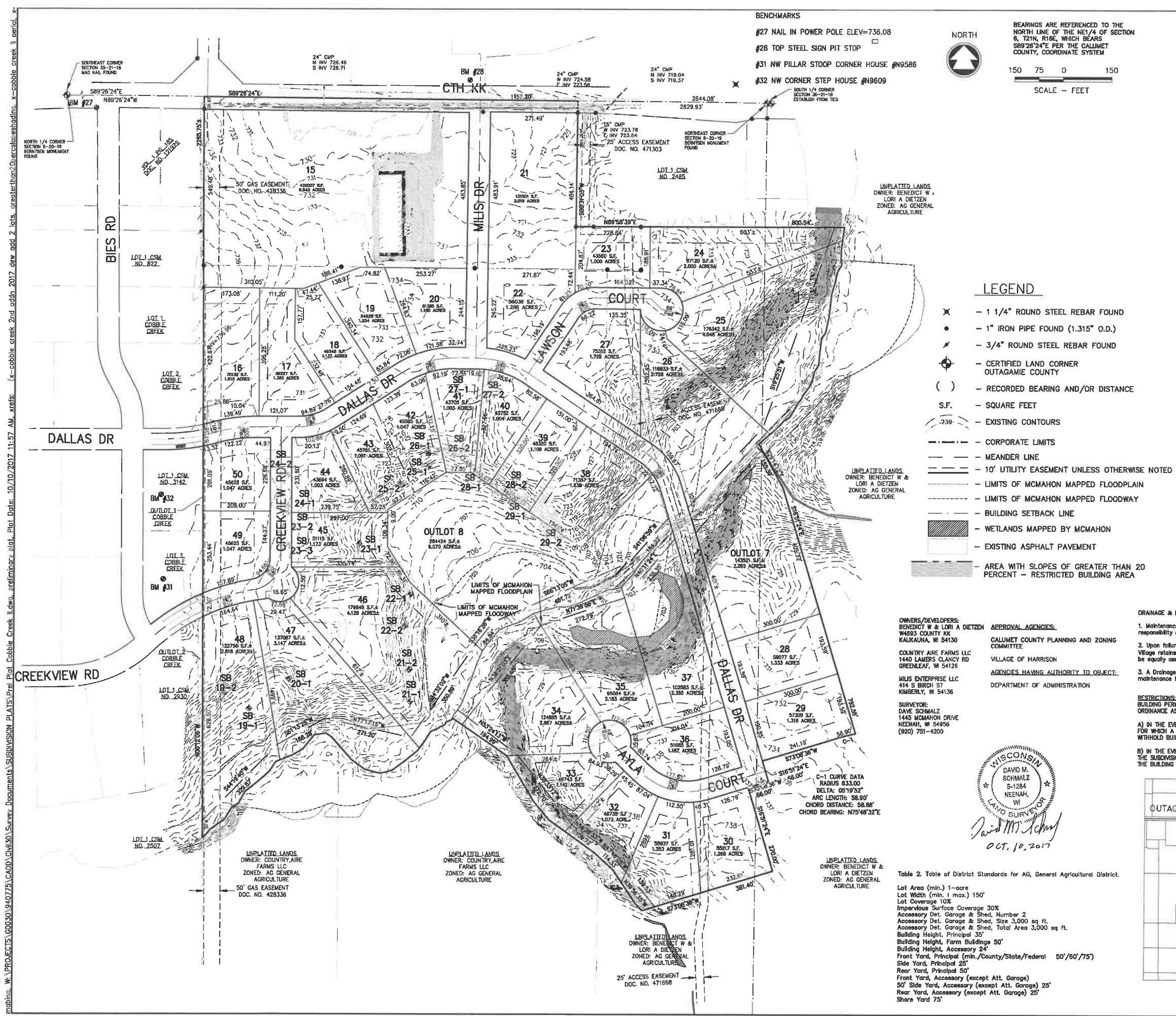


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Source:	



mobina_w:\PROJECTS\600300\940775\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\Prel Cobble Creek II.dwg, preliminary plat, Plot Date: 10/10/2017 11:57 AM, xrefs: k-cobble creek 2nd add 2 lots, create then 0, create then 1, cobble creek ii aerial, k



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

NORTH

SCALE - FEET

150 75 0 150

- LEGEND**
- X - 1 1/4" ROUND STEEL REBAR FOUND
 - - 1" IRON PIPE FOUND (1.315" O.D.)
 - ⚡ - 3/4" ROUND STEEL REBAR FOUND
 - ⊕ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET
 - 3.39 - 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

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 = (63,883 SQ. FT. 1.83 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 = 43,560 SQ. FT.

LENGTH OF ROADS AS SHOWN (C TO C) TOTAL LENGTH = 5,128'

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.

OWNERS/DEVELOPERS:
BENEDICT W & LORI A DIETZEN
44933 COUNTY KK
KAUKAUNA, WI 54130

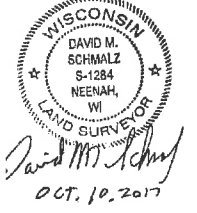
COUNTRY AIRE FARMS LLC
1440 LAMERS CLANCY RD
GREENLEAF, WI 54126

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



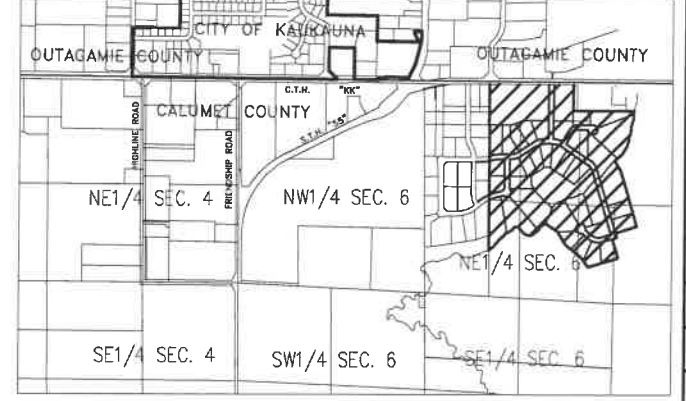
DRAINAGE & DETENTION EASEMENT RESTRICTIONS:

- 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.



LOCATION MAP
SHOWING A PORTION OF SECTION 6,
T20N, R18E, VILLAGE OF HARRISON,
CALUMET COUNTY, WISCONSIN

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

- Lot Area (min.) 1-acre
- Lot Width (min. 1 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'
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- 50' Side Yard, Accessory (except Att. Garage) 25'
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- Shore Yard 75'



McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
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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

DESIGNED	DRAWN
DMS	MJA

PROJECT NO.
G0030 9-14-00775

DATE
10/2017

SHEET NO.
1



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. 1.83 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.

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 OUTAGAMIE 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
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- ▨ - WETLANDS MAPPED BY MCMAHON
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- - - - - AREA WITH SLOPES OF GREATER THAN 20 PERCENT - RESTRICTED BUILDING AREA

OWNERS/DEVELOPERS:
 BENEDICT W & LORI A DIETZEN
 44693 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

APPROVAL AGENCIES:
 CALUMET COUNTY PLANNING AND ZONING COMMITTEE
 VILLAGE OF HARRISON
 AGENCIES HAVING AUTHORITY TO OBJECT:
 DEPARTMENT OF ADMINISTRATION

SURVEYOR:
 DAVID SCHMALZ
 1445 MCMAHON DRIVE
 NEEHAH, WI 54956
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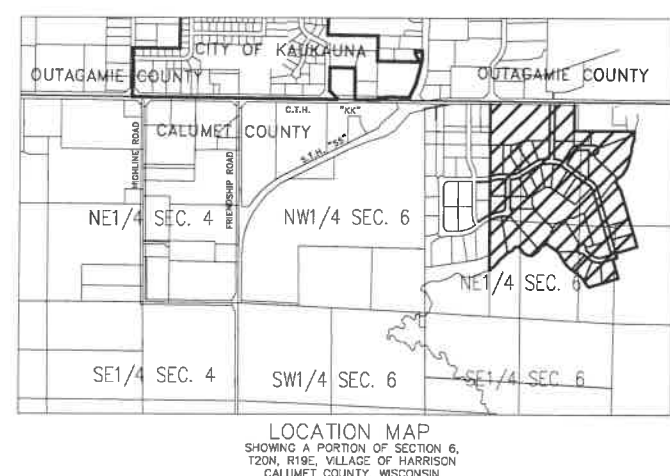
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- A Drainage Plan has been filed with the Department of Planning & Zoning Office which states the required levels of maintenance for all identified storm water management systems.

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 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.

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 Building	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'



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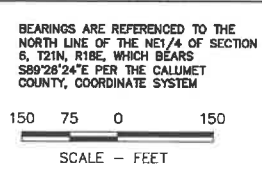
REVISION

NO.	DATE	DESCRIPTION

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 & NW 1/4 & SW 1/4 OF THE NW 1/4 SEC. 5 T 20 N, R 19 E VILLAGE OF HARRISON, CALUMET COUNTY, WI

W:\PROJECTS\G00300\940775\CADD\Civil3D\Survey_Documents\SUBDIVISION PLATS\PLAT\Cobble Creek II.dwg, Preliminary Plat, Plot Date: 10/10/2017 11:57 AM, xrefs: (x-cobble creek 2nd add 2017.dwg add 2017.dwg add 2017.dwg), x-cobble creek 2nd add 2017.dwg add 2017.dwg add 2017.dwg, x-cobble creek 2nd add 2017.dwg add 2017.dwg add 2017.dwg, x-cobble creek 2nd add 2017.dwg add 2017.dwg add 2017.dwg, x-cobble creek 2nd add 2017.dwg add 2017.dwg add 2017.dwg



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 6, T21N, R18E, WHICH BEARS S89°28'24"E PER THE CALUMET COUNTY, COORDINATE SYSTEM

LEGEND

- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
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ZONED: AG GENERAL AGRICULTURE

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VILLAGE OF HARRISON
DEPARTMENT OF ADMINISTRATION

AGENCIES HAVING AUTHORITY TO OBJECT:
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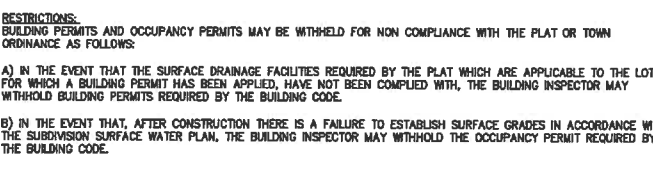


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DESIGNED: DMS
DRAWN: MJA
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SHEET NO.: 1

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



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



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150 75 0 150
SCALE - FEET

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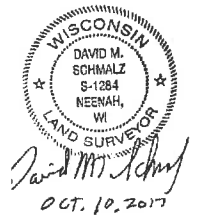
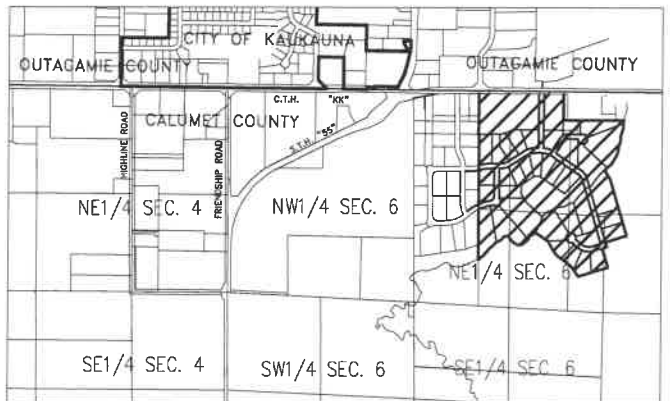


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 Shore Yard 75'



LOCATION MAP
 SHOWING A PORTION OF SECTION 6, T20N, R18E, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

McMAHON
 ENGINEERS ARCHITECTS
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 1445 MCMAHON DRIVE NEENAH, WI 54956
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NO.	DATE	REVISION

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

DESIGNED	DMS	DRAWN	MJA
PROJECT NO.	G0030 9-14-00775		
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SCALE - FEET
 150 75 0 150

NORTH

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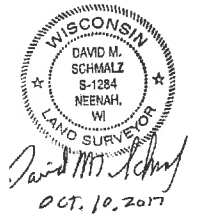


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NOTES:
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 SOILS IN THIS AREA ARE GENERALLY STABLE AND ARE MAPPED AS KEWAUNEE LOAM AND MAHAWA SILT LOAM. BOTH KEWAUNEE AND MAHAWA LOAM ARE CLASS 'C' SOILS.
 THIS PROPERTY IS CURRENTLY ZONED: AG - GENERAL 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 = (63,883 SQ. FT. 1.83 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 = 89.288 ACRES
 TOTAL AREA OF OUTLOTS = 9.385 ACRES
 AREA OF SMALLEST LOT WITHIN THIS DEVELOPMENT = 43,560 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.

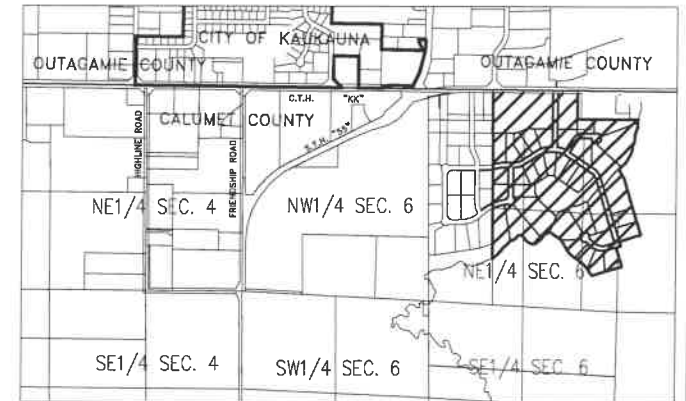
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- A Drainage Plan has been filed with the Department of Planning & Zoning Office which states the required levels of maintenance for all the identified storm water management systems.

RESTRICTIONS:
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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

DESIGNED	DMS	DRAWN	MJA
PROJECT NO.	G0030 9-14-00775		
DATE	10/2017		
SHEET NO.	1		



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 NE 1/4 OF SECTION 6, T21N, R18E, WHICH BEARS S89°28'24"E PER THE CALUMET COUNTY, COORDINATE SYSTEM

150 75 0 150
SCALE - FEET

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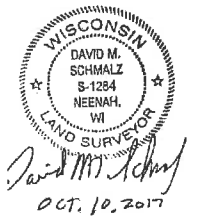
LEGEND

- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- - 1" IRON PIPE FOUND (1.315" O.D.)
- ✂ - 3/4" ROUND STEEL REBAR FOUND
- ⊕ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- 739 - EXISTING CONTOURS
- - - - - CORPORATE LIMITS
- - - - - MEANDER LINE
- - - - - 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED
- - - - - LIMITS OF MCMAHON MAPPED FLOODPLAIN
- - - - - LIMITS OF MCMAHON MAPPED FLOODWAY
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OWNERS/DEVELOPERS:
 BENEDICT W & LORI A DIETZEN
 1440 LAMERS CLANCY RD
 GREENLEAF, WI 54126
 MUIS ENTERPRISE LLC
 414 S BIRCH ST
 KIMBERLY, WI 54136

APPROVAL AGENCIES:
 CALUMET COUNTY PLANNING AND ZONING COMMITTEE
 VILLAGE OF HARRISON
AGENCIES HAVING AUTHORITY TO OBJECT:
 DEPARTMENT OF ADMINISTRATION

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



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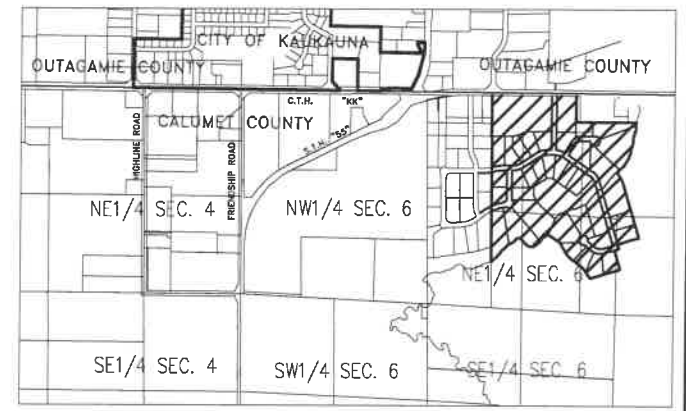


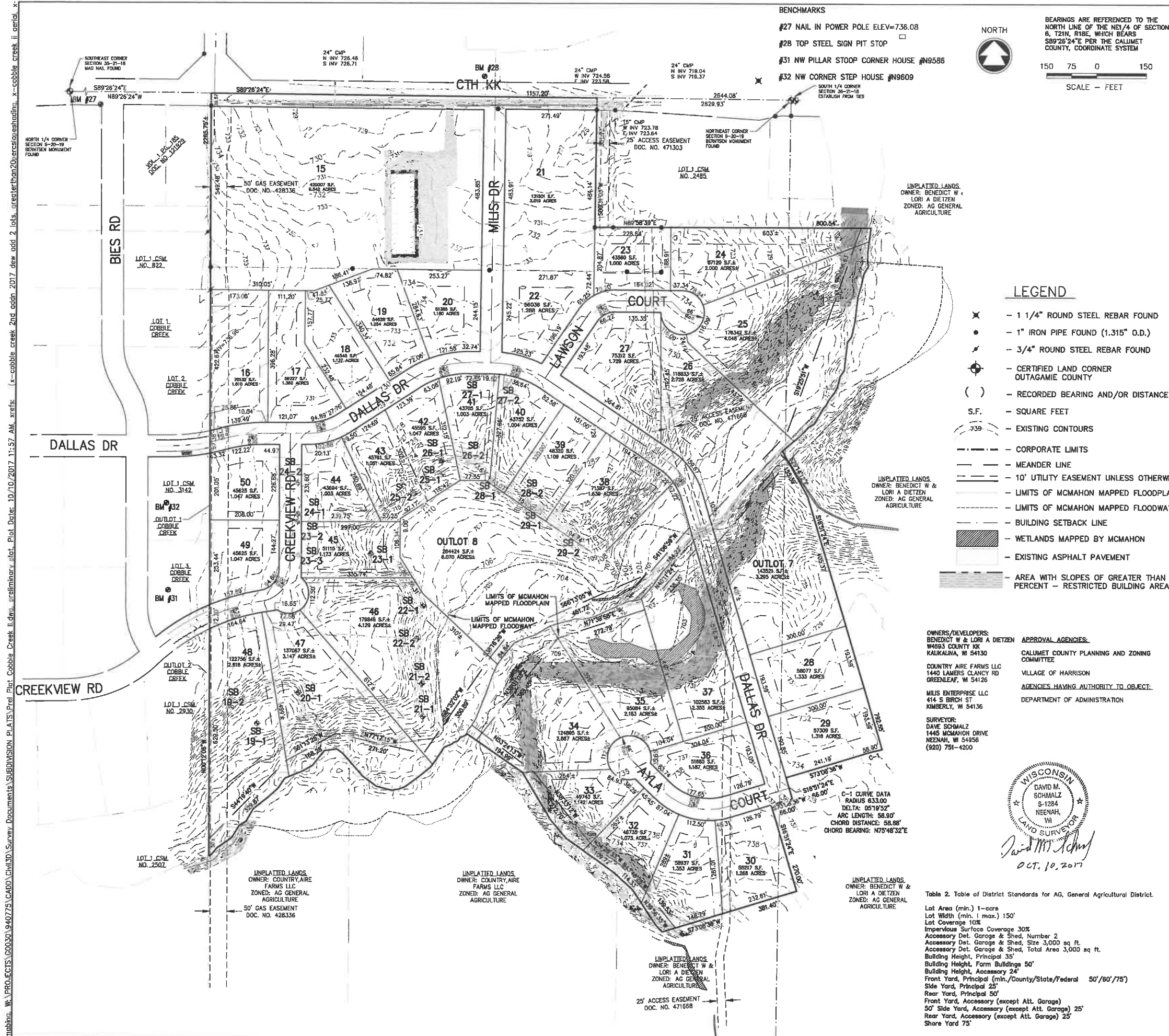
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McMAHON
 ENGINEERS ARCHITECTS
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DESIGNED	DMS	DRAWN	MJA
PROJECT NO.	G00330 9-14-00775		
DATE	10/2017		
SHEET NO.	1		



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 ZONED: AG GENERAL AGRICULTURE

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 KAUKAUNA, WI 54130

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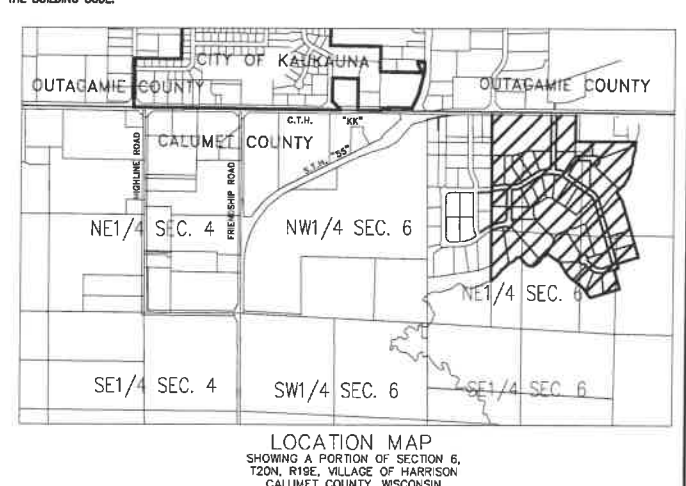
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REVISION

NO.	DATE	DESCRIPTION

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

DESIGNED: DMS
DRAWN: MJA

PROJECT NO.: G0030 9-14-00775

DATE: 10/2017

SHEET NO.: 1