

ZONING BOARD OF APPEALS AGENDA

Tuesday, July 6, 2021

5:00PM

- 1) Site Inspections at 5:00pm:
 - a. Riley – W6495 Firelane 8
- 2) Call to Order
- 3) Roll Call
- 4) Pledge of Allegiance
- 5) Approve Minutes
 - a. June 1, 2021
- 6) 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.
- 7) Convene Meeting and Enter Public Hearing– Approximately 5:30pm
 - a. Variance –Riley – W6495 Firelane 8
- 8) Close Public Hearing and Reconvene Regular Meeting
- 9) Items for Discussion and Possible Action
 - a. Variance –Riley – W6495 Firelane 8
- 10) Items for Discussion
 - a. None
- 11) Announcements / Correspondence / Meeting Attendance
- 12) Set Next Meeting Date
 - a. Tentatively August 3, 2021 at 5:00pm
- 13) 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, Plan Commission, or Committees may be in attendance. However, the only business to be conducted is for the Zoning Board of Appeals.

Posted: June 25, 2021

Zoning Board of Appeals Minutes

June 1, 2021

- 1) Site Inspections at 5:00pm: Viewed the following properties:
 - a. Smithouse LLC, W6123 Shagbark Hickory Ln
 - b. We Energies, N8900 County N
 - c. Scheurer, N6775 Hwy 55
- 2) Return to Village Hall: Returned to Village Hall from site inspections at 5:39pm.
- 3) Call to Order: Meeting was called to order at 5:44pm.
- 4) Roll Call: Present: Craig Majewski, John Jung, Tom Capper, Scott Chicoine, Dan Garber.
Staff present: Mark Mommaerts, AICP (Planner).
- 5) Pledge of Allegiance: Pledge was recited.
- 6) Election of Vice-Chair: Motion (Jung/Capper) to nominate Dan Garber as Vice-Chair.
Motion carried unanimously.
- 7) Election of Secretary: Motion (Capper/Jung) to nominate Craig Majewski as Secretary.
Motion carried unanimously.
- 8) Approve Minutes: Motion (Majewski/Jung) to approve the February 2, 2021 minutes.
Motion carried 3-0-2 (Chicoine & Garber abstain).
- 9) Public participation: There was no public comment.
- 10) Convene Meeting and Enter Public Hearing: The Public Hearing was opened at 5:47pm. The following petitions were heard:
 - a. Appeal – Smithouse LLC – W6123 Shagbark Hickory Ln. Testimony was taken from Gary Smith (Petitioner) spoke in favor of the appeal. Mr. Smith stated that he received the ordinance and asked if there was grandfathering and told there would not be so he applied for a permit, was denied, and is not appealing the denial. He stated that he does have a license from the state. He stated that the current family in the home are not renters, but friends. He stated that he lists the property on VRBO. ZBA Capper asked what the long term intent of the property is...to live at in the future or rent out. Mr. Smith responded that it is the intent to rent out the property.

Bud Rusch spoke to maintain the denial, stating that the property is not the primary residence, it is near a school with lots of kids which could be a safety issue. He also stated that 3rd party management is not allowed in the ordinance. David Frahm, spoke in opposition, stating he is against it in the area and questioned who is vetting the renters implying that there could be a safety issue with young children in the area. Mark Biesack of Powerhouse Properties 920, spoke in favor of the appeal, stating that maintenance of the property is key for a short term rental and they short term rentals serve a need for employees in the area as they transition, and that short term rentals are taxable. Michelle Martin, Attorney for Smithouse LLC, spoke in favor of granting the appeal, stating that they appealed the denial because the ordinance requires it to be a primary residence but that does not align with state statute 66.1014. She requests reversal of the denial because the ordinance violates statutes. She also requests that the permit [short term rental permit] be approved. She stated that the permit denial is not because of transposed address numbers, but because it is not a primary residence. Staff memo to the Zoning Board of Appeals dated June 1, 2021 was included.

- b. Variance – We Energies – N8900 County N. The hearing notice was read into the record. Testimony was taken from Adam Ley (agent for We Energies, Petitioner) who spoke in favor of the variance request. Mr. Ley stated that they plan to rebuild the natural gas regulator and add a building to protect the equipment. He stated the site is old highway ROW and there are constraints with the DOT park & ride. The building will provide safety for the operators. The building is proposed to be 12'x16' x 12' tall and will be approximately 8-feet from the property line. The building will be within the easement within the property. New fencing will cover the entire easement area. No testimony was given in opposition. Staff memo to the Zoning Board of Appeals dated June 1, 2021 was included.

11) Close Public Hearing and Reconvene Regular Meeting: The Public Hearing was closed and the regular meeting reconvened at 6:24pm.

12) Items for Discussion and Possible Action: The following items were discussed:

- a. Appeal – Smithouse LLC – W6123 Shagbark Hickory Ln. The Zoning Board of Appeals had general discussion regarding the permit denial appeal. There was discussion to uphold the short term rental application denial because of material defects of the original application because of incorrect address, boxes not checked that needed to be checked, and that the property is not properly insured. The Zoning Board also encouraged the applicant to apply under the new Village ordinance and to waive the application fee for the initial application. Motion (Jung/Garber) to uphold denial and waive fee for new application. Motion carried 4-1.
- b. Variance – We Energies – N8900 County N. The Zoning Board of Appeals found the following:

1. The variance is not contrary to the public interest and that such a variance will be in general harmony with the purposes and intent of the Zoning Ordinance because safety of the regulation equipment is in the best public interest to protect the gas distribution system.
2. The variance will not permit the establishment of a use which is not permitted or permissible in the district because the proposed use of the property will not change.
3. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district because the property is old road ROW and is only 62-feet in width and that the easement location restricts the location of the proposed building.
4. The literal interpretation of the provisions of the zoning ordinance will deprive the applicant of rights commonly enjoyed by other properties in the same zoning district because buildings and structures are allowed within the AG zoning district.
5. The hardship is not shared generally by other land or buildings in the area because the property is unique due to the former use as ROW and overall width of the property. In addition, the need to protect the regulation equipment is unique to other properties in the area.
6. The hardship results from the strict application of the zoning ordinance and is not the result of self-created or self-imposed circumstances because the variance is not self-created.

Motion (Majewski/Capper) to approve variance as submitted. Motion carried unanimously.

- c. Revisit Variance – Scheurer – N6775 Hwy 55. The Zoning Board of Appeals had general discussion on the original conditions of variance approval from October 2019.

Motion (Jung/Majewski) to accept that the conditions of October 2019 variance approval have been met.. Motion carried unanimously.

13) Adjourn: Motion (Capper/Jung) to adjourn at 6:39pm. Motion carried unanimously.

Dated: June 3, 2021

Prepared by: Mark Mommaerts, AICP, Planner

Craig Majewski, Secretary Date
Zoning Board of Appeals

ZONING BOARD OF APPEALS MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

July 6, 2021

Title:

Variance - Riley

Issue:

Should the Zoning Board of Appeals grant a variance from a front yard setback?

Background and Additional Information:

The applicant is requesting a variance from a 25-foot front yard setback for the property located at W6495 Firelane 8. The property is currently zoned Single-Family Residential (Suburban) [RS-1] which requires a 25-foot setback from all property lines fronting a street or officially mapped road. The property is considered a corner lot as it is located along Firelane 8 (east/west private street), adjacent to the Firelane 8 boat landing (north/south public right-of-way). The Firelane 8 boat landing is a public boat launch and is considered parkland in many Village documents.

The house fronts the east/west portion of Firelane 8. There is an existing stone wall along the western edge of the property. The applicant is seeking to reduce the setback along the west property line, adjacent to the Firelane 8 boat landing, from 25-feet to 7.5-feet, the same as a typical side yard setback.

The applicant has a detailed written narrative outlining the request, please see attached application and narrative.

Zoning Ordinance:

32.16.070(m)(1)(a) | RS-1 Front Yard Setback

(m) Yard requirements.

(1) Principal structure.

- a. Front yard. There shall be a minimum front yard of 25 feet, measured from the front lot line, or from the right-of-way line of an officially mapped street. Front yard reductions may be provided pursuant to section 117-49(c)(6), front yard reduction.
- b. Side yard. There shall be a minimum side yard of 7.5 feet on each side, measured from the side lot line.
- c. Rear yard. There shall be a minimum rear yard of 25 feet, measured from the rear lot line.

Conclusions of Law/Requirements for a Variance [Section 32.56.050]:

Variances shall only be granted when the Zoning Board finds that:

1. The variance is not contrary to the public interest and that such a variance will be in general harmony with the purposes and intent of this [Zoning] ordinance.
Staff finds that the reduced setback will not negatively affect the public right-of-way because of the existing stone wall.
2. The variance will not permit the establishment of a use which is not permitted or permissible in the district.
Staff finds that the proposed use of the property will not change.
3. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
Staff finds that the adjacent public right-of-way is utilized as a park rather than a typical street. Staff also finds that the existing stone wall is utilized as a side yard wall/fence rather than a wall/fence adjacent to a public right-of-way which typically limits wall/fence height to 4-feet tall and limits wall/fence to 50% open maximum.
4. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district.
Staff finds due to the increased setback area, the property owner is limited on how the property can be utilized, especially considering the width of the property is the same or less than many properties on Firelane 8.
5. The hardship is not shared generally by other land or buildings in the area.
Staff finds that the property is unique due to the being adjacent to the public right-of-way being utilized as a park rather than a typical street.
6. The hardship results from the strict application of this ordinance and is not the result of self-created or self-imposed circumstances.
Staff finds that the variance is not self-created.

Recommended Action:

Based on the information provided, staff recommends approval of the Variance request with the following conditions:

1. The property owners enter into an access restriction agreement along the west property line.
2. The property owners enter into an agreement

Attachments:

- Aerial Map
- Variance Application & Submittals


Calumet County, WI

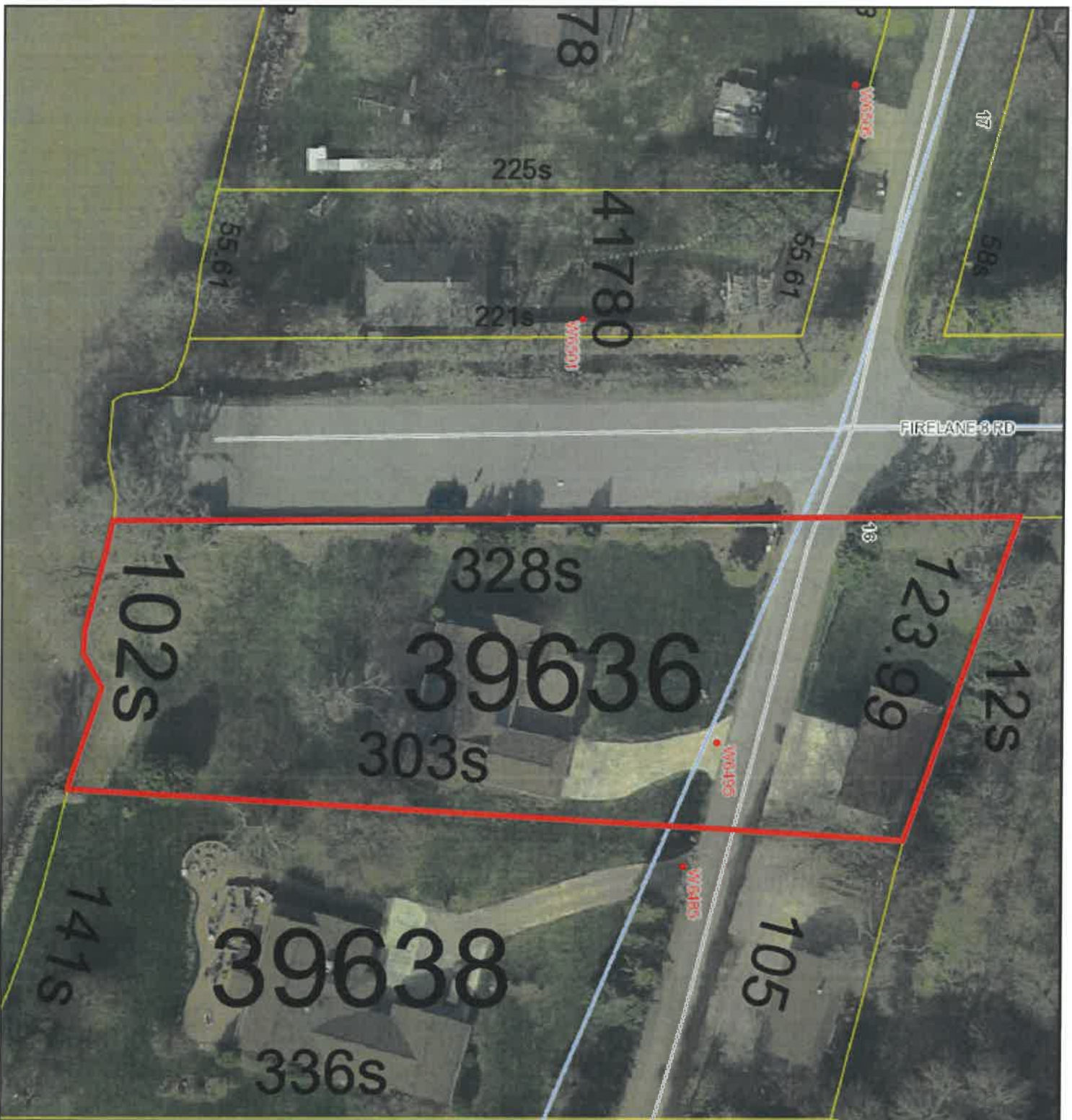
Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2018
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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

Author:	
Date Printed:	06/29/21 11:37 AM
Sources:	
	




V21-015

Village of Harrison

W5298 Hwy 114
Harrison, WI 54952
Phone: 920-989-1062

**VARIANCE &
ADMINISTRATIVE APPEAL
APPLICATION**

Applicant Information			
Applicant Name (Indiv., Org. or Entity) Robert & Carrie Riley		Authorized Representative James R. Sehloff	Title Professional Land Surveyor
Mailing Address 2613 E. Deitzen Drive		City Appleton	State WI
			Postal Code 54915
E-mail Address rob@mottoinc.com		Telephone (include area code) 920-643-4512 Ext 101	Fax (include area code)
Landowner Information (if different than Applicant)			
Name (Organization or Entity) Same as above		Contact Person	Title
Mailing Address		City	State
			Postal Code
E-mail Address		Telephone (include area code)	Fax (include area code)
Project or Site Location			
Site Name (Project): Riely Residence		Location ID(s): 39636	
Site Address / Location: W6495 Firelane 8		Plat / CSM / Lot No.: Unplatted Lands	
Quarter: <input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE GL12	Section: 16	Township: 20	N Range: 18 E
Legal Description: See attached Deed			
Current Zoning: RS-1		Proposed Zoning: RS-1	
Current Uses: Single Family Home		Proposed Uses: No Change	
Lot Dimensions: Front: 116.58 Side: 305'+/- Rear: 100'+/- Side: 324'+/- Lot Area: 34,187'+/- <input type="checkbox"/> acres or <input checked="" type="checkbox"/> square feet			
Variance or Administrative Appeal Petition (see reverse side also)			
List which code section(s) requesting variance from or decision appealing:		Describe the Reason(s) for the Request (attach separate document if needed):	
32.16.070 (M)(1)(a) Front Yard setback		See Attached.	
Fees			
<input checked="" type="checkbox"/> \$350.00			
Certification & Permission			
<p>Certification: I hereby certify that I am the landowner of the property which is the subject of this Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the ordinances and/or permit may result in notices, fines / forfeitures, stop work orders, permit revocation and cease & desist orders.</p> <p>Permission: As landowner of the property, I hereby give the permit authority permission to enter and inspect the property to evaluate this application, to determine compliance with the ordinances and to perform corrective actions after issuing proper notice to the landowner.</p>			
Applicant Signature		Date Signed	
Landowner Signature (required)		Date Signed	
		6-15-21	

Page 1 of 2

LEAVE BLANK - FOR MUNICIPAL USE ONLY			
Application Withdrawal Signature (required)		Date Signed:	Reason:
Date Complete		Fee Received \$ 350.00	Receipt No: 12824
Application Received: RECEIVED		Date Paid: 6-15-21	Taken By: yjw
JUN 15 2021			

Required Information The following items are required attachments. An application will not be considered complete until all attachments are filed. (Please attach additional sheets if more room is needed.)

Site Plan. A detailed drawing, drawn to scale, indicating lot lines, roads, driveways, buildings/structures, setbacks and any other pertinent information shall be submitted.

Project Plans. A detailed drawing, drawn to scale, indicating all floor plans, elevations and any other pertinent information shall be submitted.

Photos (Optional). Photographs of the site, building or project may be submitted as part of the application.

Written Statements. Statements responding to the following criteria shall be submitted.

1. **Unique Property Limitations.** Unique physical limitations of the property (i.e. steep slopes, wetlands, etc.) that prevent compliance with ordinance requirements can be considered for a grant of a variance. The circumstances of an applicant (i.e. growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by an ordinance amendment request.

Unique features of this property which prevent compliance with the terms of the ordinance include:

See attached

2. **No Harm to Public Interests.** A variance may not be granted which results in harm to public interests. In applying this test, the Zoning Board of Appeals must consider the impact of the proposal and the cumulative impacts of similar projects on the interest of the neighbors, the entire community and the general public. These interests are listed in the Purpose and Intent section of the ordinance.

A variance will not be contrary to the public interests because:

See attached

3. **Unnecessary Hardship.** An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (i.e. excavating a pond on a cant lot and then arguing that there is no suitable location for a home). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The Zoning Board of Adjustment must consider the purpose and intent of the zoning restriction, the zoning restrictions effect on the property and the short-term, long-term and cumulative effects of a variance on the neighborhood, the community and on the public interests.

The unnecessary hardship is, and is present because:

See attached

Basis for Approval: Variances shall only be granted when the Zoning Board finds:

1. The variance is not contrary to the public interest and that such a variance will be in general harmony with the purposes and intent of this ordinance.
2. The variance will not permit the establishment of a use which is not permitted or permissible in the district.
3. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
4. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district.
5. The hardship is not shared generally by other land or buildings in the area.
6. The hardship results from the strict application of this ordinance and is not the result of self-created or self-imposed circumstances.

Variance Request Reason:

Robert & Carrie Riley are requesting a Variance Request for their property on W6495 Fire Lane 8, from 32.16.070 (M)(1)(a) for a reduced Front Yard setback. The subject property is adjacent to Fire Lane 8 on the West side of the property and Fire Lane 8, a private road, splits the property on the Northern Portion of the property. A front yard setback is enforced from both the public and private right of ways. We are seeking a variance from the Front yard setback of 25' to 7.5', this would reduce the setback to a typical side yard setback within the RS-1 zoning district. The request is to reduce the setback along the West side of the property located South of the private portion of Fire Lane 8. Rob and Carrie propose to place a pool adjacent to their proposed home within the current setback area. This portion of Fire Lane 8 is being utilized as public landing which is more consistent with a park than a public road. In addition, there is a historic stone fence on my client's property blocking the view into the property and blocking access to the public road.

Rob and Carrie are willing to enter into an access restriction agreement, to the subject portion of Fire Lane 8 in exchange for the variance. This will help preserve the existing use of the public land and parking as laid out on the adjacent property. This agreement will be to be recorded in the Calumet County Register of Deeds office.

1. Unique Property Limitations

Unique features of this property which prevent compliance with the terms of the ordinance include: The portion of public right of way adjacent to the request is actually utilized as a public park and is posted in several spots as such, see attached pictures. The right of way could be vacated but due to 66.1005 of Wisconsin State Statues stating, if vacated the title of the land would revert to the lands from which it came it would no longer be owned by the public. To rectify this the municipality would have to obtain title to the property to have it be retained as park lands. If this were to happen the setback would be treated as a side yard setback as we are requesting. No one wants to see this happen, the Riley's are just requesting the variance so the setback along this parcel line be allowed as the land is utilized and not as a road right of way, as currently enforced.

2. No Harm to public interest

A variance will not be contrary to public interest because: the area for the pool is protected by a historic stone wall blocking view into my Rob and Carrie's property from the public landing area. The purpose of a right of way setback is to limit obstructions for vehicles traveling along said public road. Since this right of way is being utilized as a public park, as evidence by 3 signs stating no pets in park, posted hours of use of the public landing and signage prohibiting use of fire arms within a public park, the need for the front yard setback is not required in this area. Combining the actual use of the lands adjacent to the Riley's Property with the offer of the no access restriction from this area there is an overall benefit to the public by preserving this area as utilized for future generations.

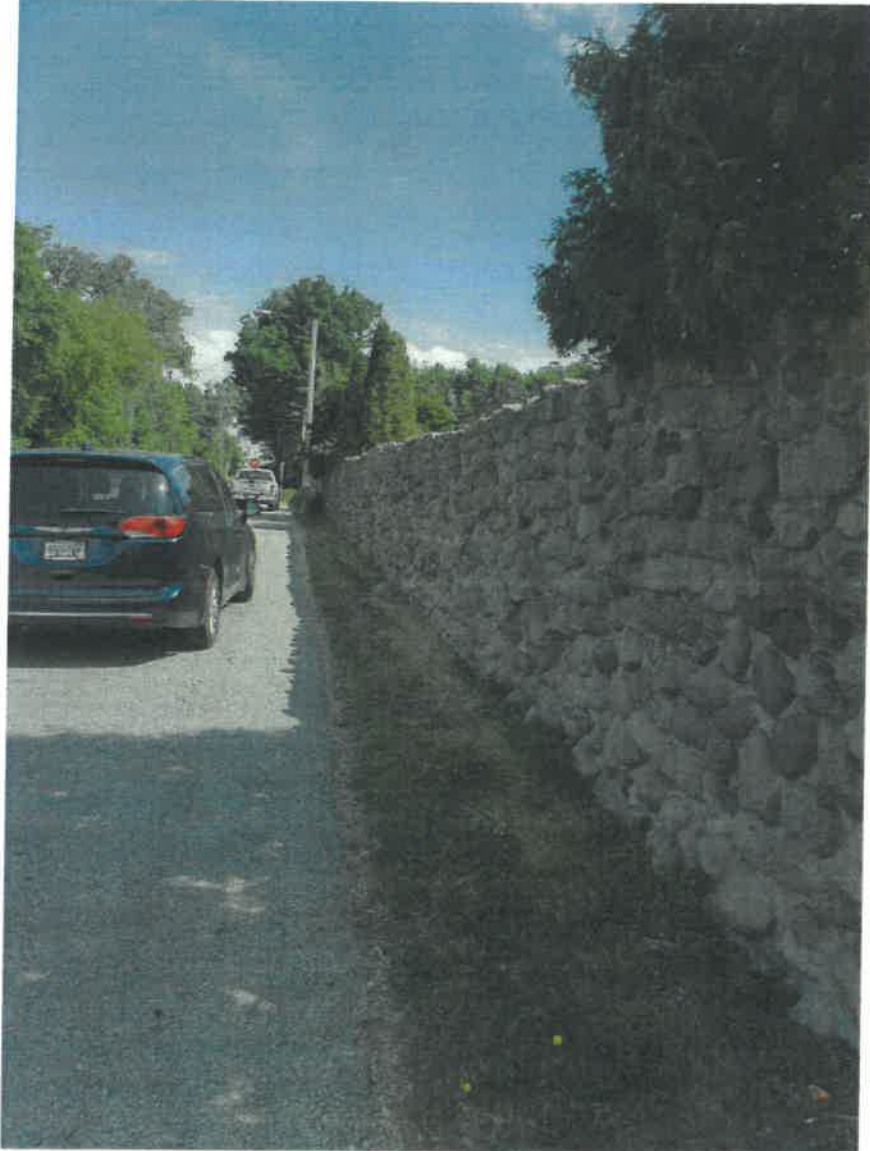
3. Unnecessary Hardship:

The unnecessary hardship is, and is present because: By enforcing a front yard setback to the right of way for an area which is utilized as a public park restricts the ability of Rob and Carrie to utilize the 17.5 feet of their property which lies within this setback. Also, whereas the Village has adopted a 50' Shoreline setback, in my discussion with the Village staff, they would prefer 75' setback along the Winnebago shoreline to avoid any damage from possible ice shoves while preserving the existing shoreline of the property. Based on this Rob and Carrie propose to place a pool the area adjacent to the house, concealed by the existing rock wall.

By granting the variance, the unnecessary restriction on Rob and Carrie's property will be lifted while protecting/benefiting the public through the grant of the access restriction agreement, which will help preserve the public landing park area as currently utilized.



At intersection of Fire Lane 8, looking South over variance area



Looking North along stone wall, property line is approximately 1.5 feet West of wall per M&E Topographic Survey.



Examples of park signs though out adjacent property.

2

State Bar of Wisconsin Form 1-2003
WARRANTY DEED



8 0 3 5 7 6 4
Tx: 4022547

DOCUMENT # 503246

TAMARA ALTEN
REGISTER OF DEEDS
CALUMET COUNTY, WI
RECEIVED FOR RECORD
04/08/2015 1:54 PM

RECORDING FEE: 30.00
TRANSFER FEE: 1020.00
EXEMPT #:

Document Number

Document Name

THIS DEED, made between Gary L. Westerman and Catherine Westerman,
husband and wife _____
_____ (“Grantor,” whether one or more),
and Robert Riley and Carrie Riley, husband and wife, as survivorship marital
property _____
_____ (“Grantee,” whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Calumet County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

See attached Legal Description

Recording Area

Name and Return Address

Rob Riley
2613 E Blotz, Dr.
Appleton, WI 54915

131-0000-0000000-000-0-201816-05-120J Loc ID 39636

Parcel Identification Number (PIN)

This is _____ homestead property.
(is) (is-not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Easements and restrictions of record, if any.

Dated

3/30/15

* (SEAL) *Gary L. Westerman* (SEAL)
* Gary L. Westerman

* (SEAL) *Catherine Westerman* (SEAL)
* Catherine Westerman

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated on _____

STATE OF WISCONSIN)
Winnebago COUNTY) ss.

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on 3/30/2015,
the above-named Gary L. Westerman and Catherine Westerman
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Attorney Daniel C. Huber, Huber Law Offices
145 N. Commercial St., Ste 100, Neenah, WI 54956

* *Caree H. Hoffmann*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires 3/18/17)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

* Type name below signatures.

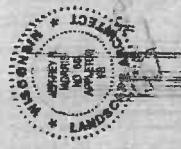
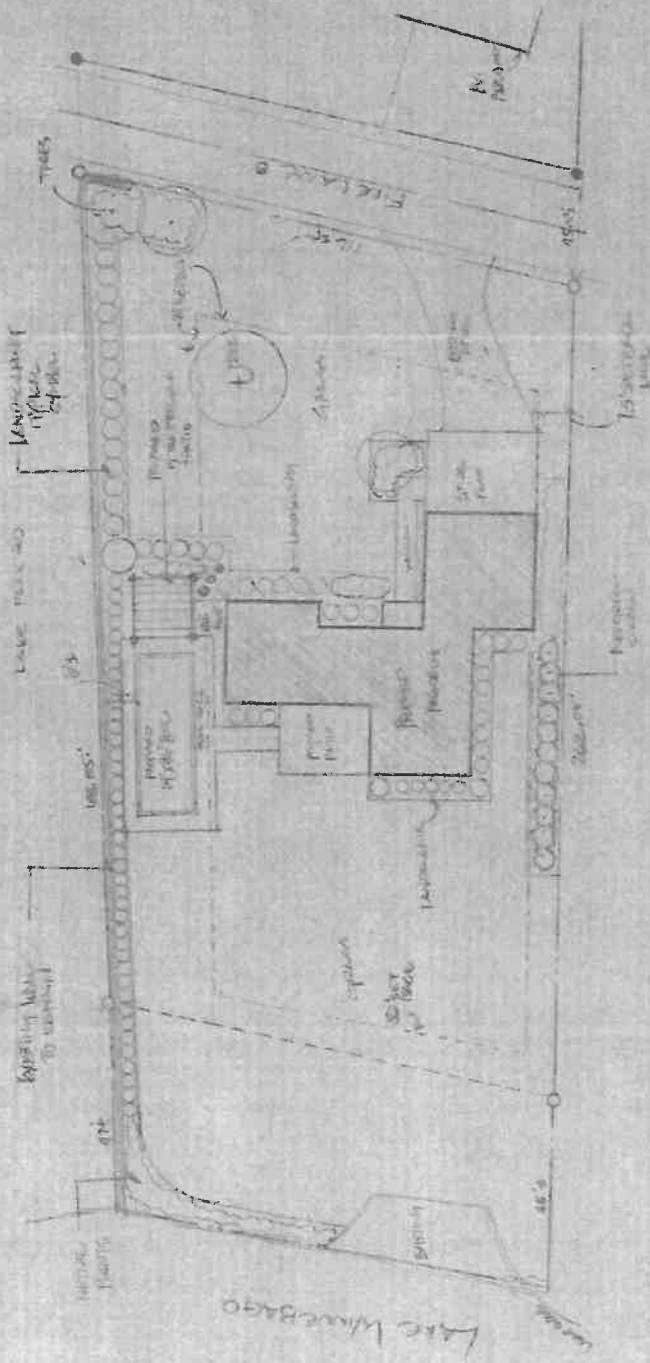
© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

ATTACHMENT TO WARRANTY DEED
GRANTOR: GARY L. WESTERMAN AND CATHERINE WESTERMAN
GRANTEE: ROBERT RILEY AND CARRIE RILEY

LEGAL DESCRIPTION:

A parcel of land located in the Southwest (1/4) of Section Sixteen (16), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin, described as follows: Commencing at the West (1/4) corner of Section 16; thence South 825.91 feet (Recorded as 825 Feet) along the West line of the Southwest (1/4) of Section 16 to a 1" iron rod found; thence $S75^{\circ}19'00''E$, 34.11 feet to the East edge of Lake Park Road and the point of beginning; thence North 74.00 feet along the East edge of Lake Park Road to a 3/4" iron rebar set at an existing fence corner; thence $S70^{\circ}28'29''E$, 123.99 feet along an existing fence to a 3/4" iron rebar set; thence $S3^{\circ}26'00''W$, 261.75 feet to a 3/4" iron rebar set on the meander line; thence $N75^{\circ}19'00''W$, 104.60 feet along the meander line to a 3/4" rebar set and the end of the meander line; thence North along the East side of Lake Park Road, 202.21 feet to the point of beginning. Including all land lying between the above said meander line, the waters edge of Lake Winnebago and true extensions to the waters edge of the East and West lot lines. Less and excepting therefrom any part of the above described lying North of the South line of premises recorded in Jacket 1720, Image 4, as Document No. 214028.



A MEMBER OF
WISCONSIN
LANDSCAPE
PRODUCTION
DESIGN AND INSTALLATION

FILE NO.

NAME: PILEY RESIDENCE
 ADDRESS: WINTERS HILL LANE B
 CITY: HAWAIIAN PHONE: WI
 DATE: 6/17/20 SCALE: 1"=20'

DRAWN BY: jca

BERRYING THE FOX VALLEY SINCE 1940
 W2004 CTY RD DR APPLETON, WI 54912-8402
 PHONE 920-753-8023
 FAX 920-753-3212
 LOCATION: 1/2 MILE EAST OF THE BARBOSTY CLUB ON THE
 NORTH SIDE OF RR



LANDSCAPE
CONCEPT PLAN

