
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

January 23, 2024

Title:

Certified Survey Map (CSM) – Don Mielke – Mielke Rd

Issue:

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

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create a 1-lot residential parcel for a new home. The CSM would split 2.401 acres (Lot 1) from existing parcel 43768, which currently is 30.810 acres zoned General Agriculture.

The proposed new lot is already zoned Rural Residential [RR]. Parent parcel 43796 would remain zoned General Agriculture [AG].

There are established residential lots zoned Rural Residential to the west and east of the proposed new. Lots on the south side of Mielke Rd are also zoned Rural Residential.

Recommended Action:

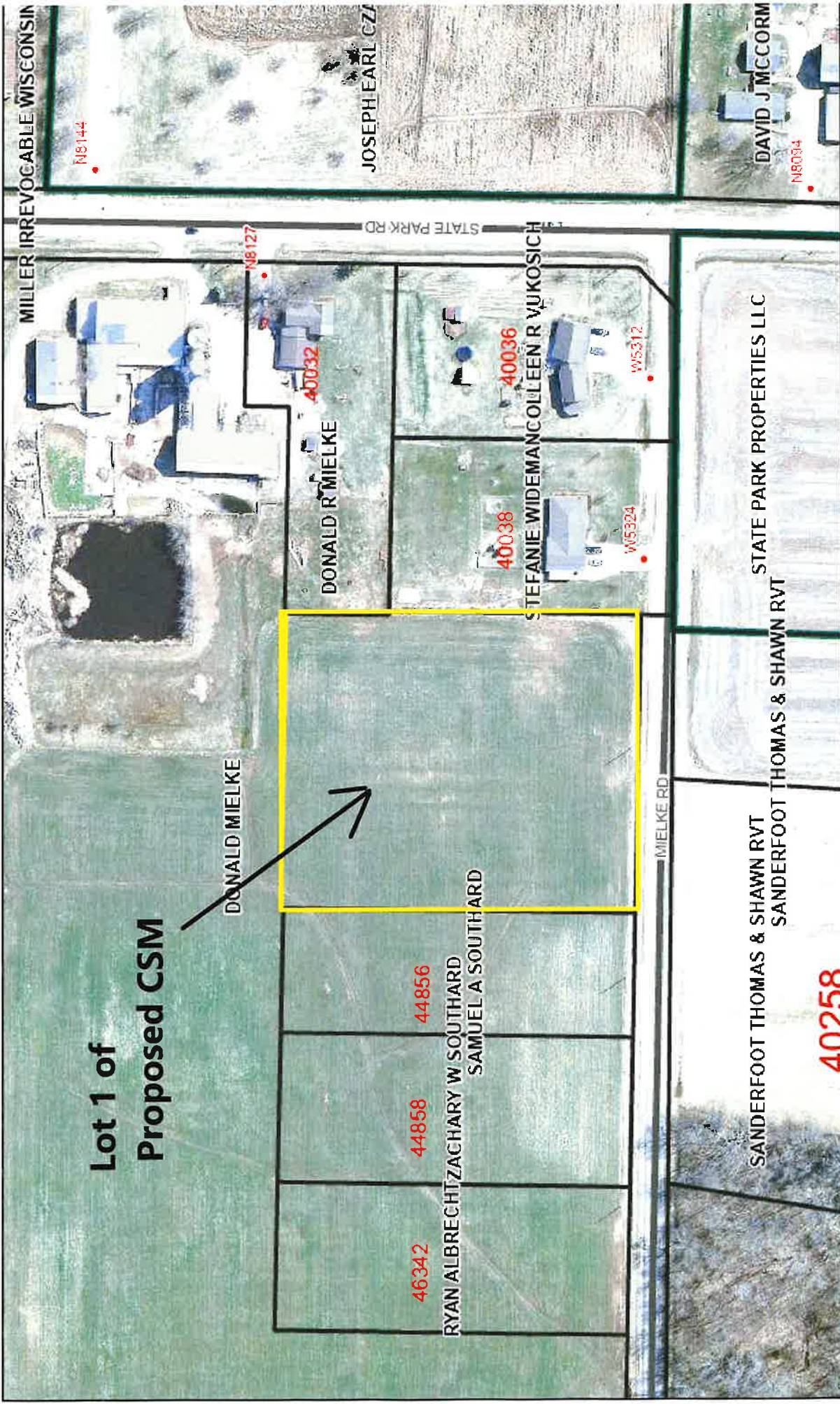
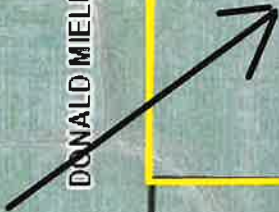
Staff recommends approval of the Certified Survey Map (CSM) request as submitted.

Attachments:













- Aerial Map
- CSM
- Zoning Map

ArcGIS Web Map

**Lot 1 of
Proposed CSM**



1/8/2024, 9:48:14 AM

-  Parcels
-  Address Point
-  County Boundary
-  Building Footprint
-  Calumet Roads Cartographic
-  City Streets
-  Municipal Boundary
-  Village Boundary
-  Calumet County 2021 Orthophoto
-  Green: Band_2
-  Blue: Band_3
-  Red: Band_1

Scale: 0 to 0.08 k (0 to 0.08 n)

1:2,257

Calumet County Land Information Office

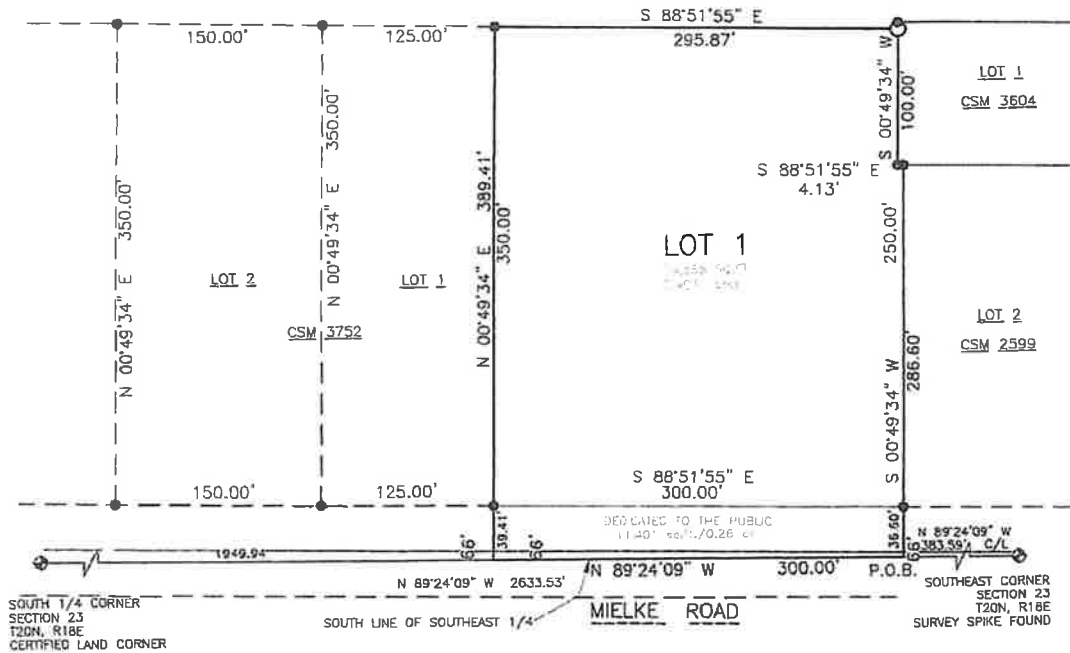
ArcGIS W
Esri, NASA, NGA, USGS | County of Calumet, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | Calumet County Land Infor

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



James P. Mayer
December 18, 2023

UNPLATTED LANDS



LEGEND

- ⊕ SECTION CORNER
- 1 1/4" x 24" IRON PIPE SET WEIGHING 1.88 LBS./LIN. FT.
- 1" IRON PIPE FOUND
- () RECORDED AS

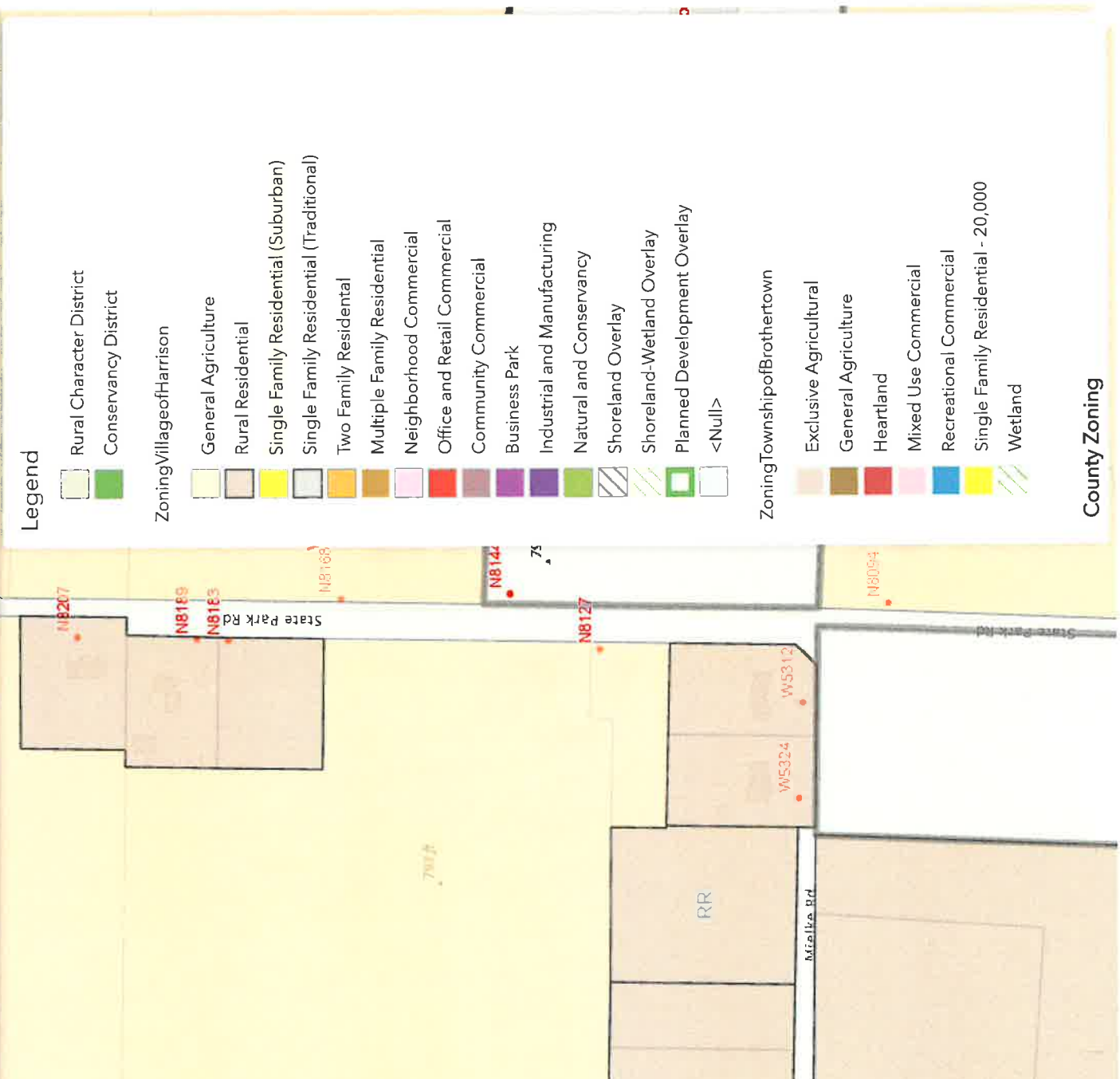
MAYER LAND SURVEYING
W5460 MIELKE ROAD
MENASHA, WI. 920-418-2343

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

C:\Projects\MielkeDon23\Mielkeesm.dwg
BEARINGS REFERENCED TO COUNTY
DATUM SOUTH LINE OF THE SOUTHEAST
QUARTER BEARS NORTH 89°24'09" WEST.
THIS INSTRUMENT DRAFTED BY J.G. MAYER"
NOTEBOOK NO.44 PAGE 39.

44856 X Q

Show search results for 44856



- Legend**
- Rural Character District
 - Conservancy District
 - Zoning Village of Harrison
 - General Agriculture
 - Rural Residential
 - Single Family Residential (Suburban)
 - Single Family Residential (Traditional)
 - Two Family Residential
 - Multiple Family Residential
 - Neighborhood Commercial
 - Office and Retail Commercial
 - Community Commercial
 - Business Park
 - Industrial and Manufacturing
 - Natural and Conservancy
 - Shoreland Overlay
 - Shoreland-Wetland Overlay
 - Planned Development Overlay
 - <Null>
 - Zoning Township of Brothertown
 - Exclusive Agriculture
 - General Agriculture
 - Heartland
 - Mixed Use Commercial
 - Recreational Commercial
 - Single Family Residential - 20,000
 - Wetland

300ft

88.307 44.187 Degree

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

January 23, 2024

Title:

Comprehensive Plan Amendment – Mel Baeten – Highline Rd - Parcel 39012 & part of Parcel 39018

Issue:

Should the Plan Commission recommend approval of a Comprehensive Plan Amendment?

Background and Additional Information:

The applicant is proposing to amend the Future Land Use Map from Single-Family Residential (transitional) to:

- **Commercial** in the north and northeast portion of parcel 39012
- **Two-Family Residential** throughout the middle and bottom portion of the parcel 39012 and the very upper portion of parcel 39018.

The purpose of the Comprehensive Plan Amendment is amend the plan to align with the proposed Spangers Estates Preliminary Plat. The rezone and preliminary plat items are on separate agenda memos.

Findings of Fact:

- A Class 1 notice was published for the proposed Comprehensive Plan Amendment.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Attachments:

- Aerial Map
- Future Land Use Map
- Rezoning Exhibit

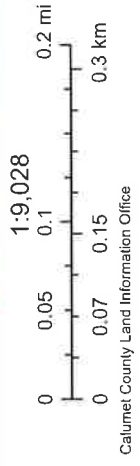
ArcGIS Web Map



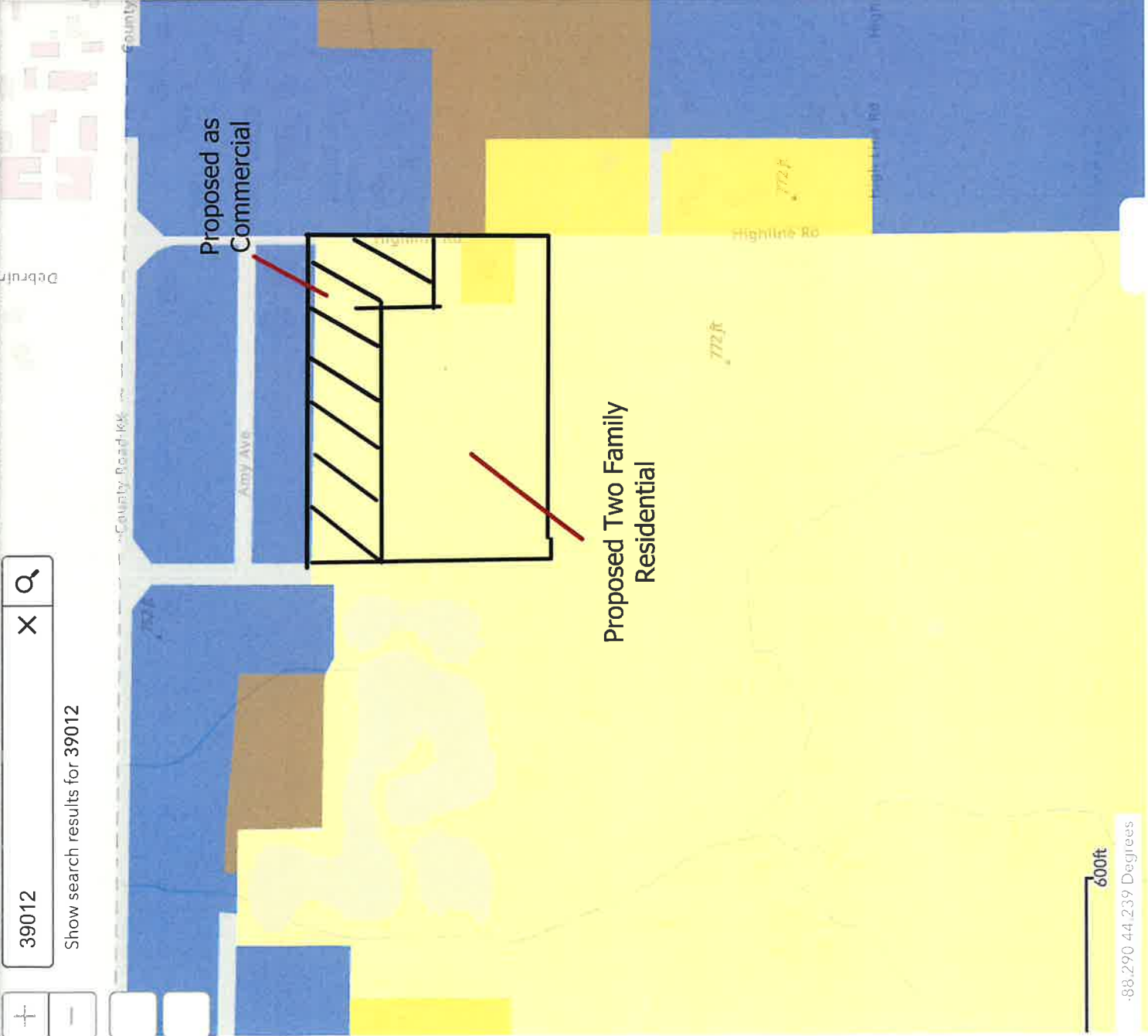
11/15/2024, 9:35:19 AM

- Parcels
- County Boundary
- Regional Counties Building Footprint
- Rivers and Streams Zoom
- Calumet Roads Cartographic
- State Highways
- County Highways
- Local Roads
- City Streets
- Municipal Boundary
- City Boundary
- Village Boundary
- Regional Counties Outline

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



39012
Show search results for 39012



Legend

Harrison Land Use

Harrison Land Use

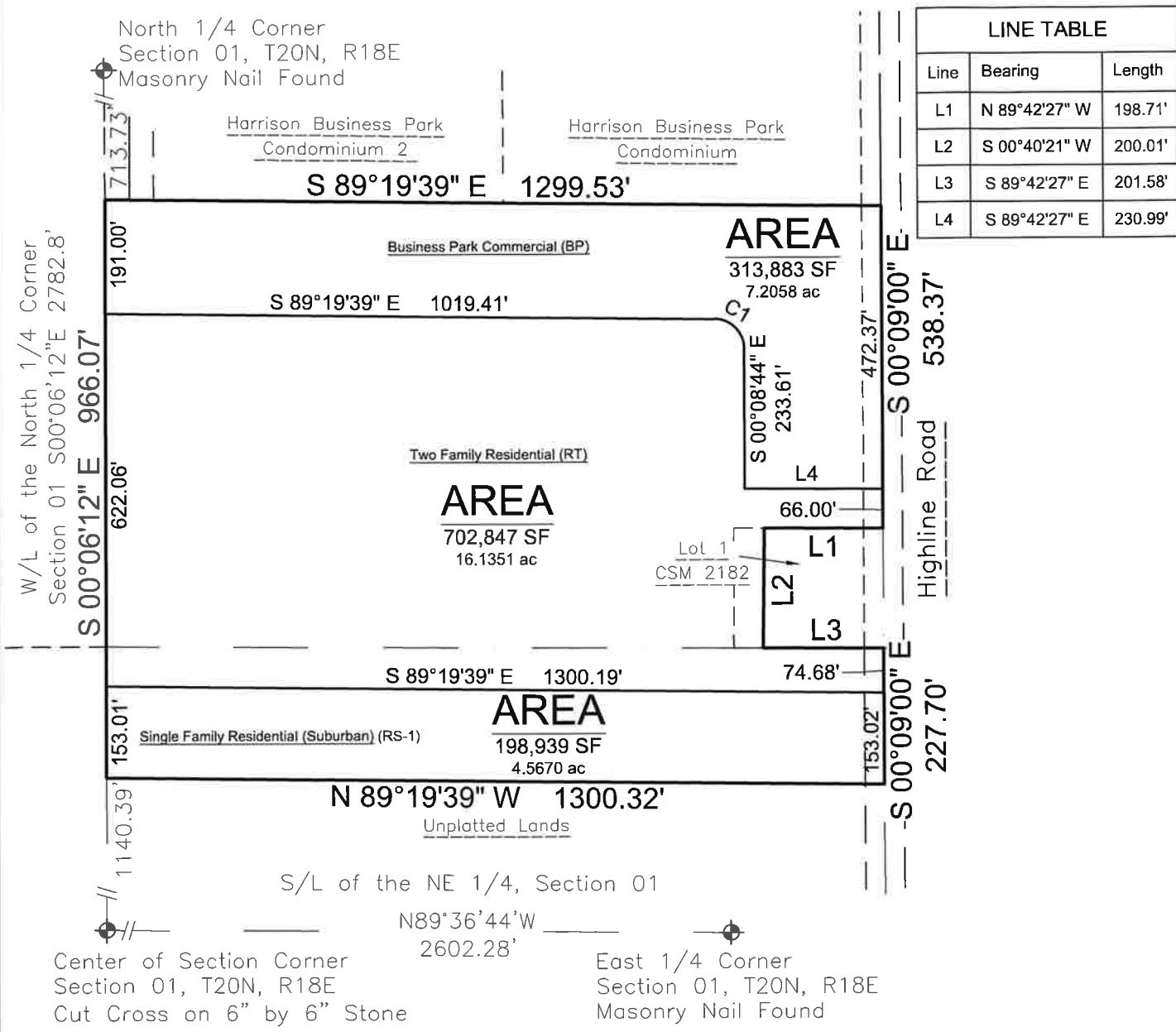
- Agricultural, Vacant, Undeveloped
- Farmstead Homes
- Commercial
- Industrial
- Mixed Use
- Public/Institutional
- Single Family Residential (sewered)
- Single Family Residential (transitional)
- Single Family Residential (unsewered)
- Mixed Single Family & Two Family Residential
- Two Family Residential
- Multi-family Residential
- Mobile Home Park
- Utilities/Quarries
- Parks and Recreation
- Special Ag/Nurseries
- Wetlands
- Woodlands
- Private Rd
- ROW

600ft

-88.290 44.239 Degrees

Rezoning Exhibit

Part of of Lot 1, CSM 2182 and Unplatted lands all being part of the Northwest 1/4 of the Fractional Northeast 1/4 and Unplatted lands being part of the Southwest 1/4 of the Fractional Northeast 1/4 of Section 01, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin



LINE TABLE		
Line	Bearing	Length
L1	N 89°42'27" W	198.71'
L2	S 00°40'21" W	200.01'
L3	S 89°42'27" E	201.58'
L4	S 89°42'27" E	230.99'

W/L of the North 1/4 Corner
Section 01 S00°06'12"E 2782.8'

S 00°06'12" E 966.07'

191.00'

622.06'

153.01'

1140.39'

713.73'

153.02'

472.37'

S 00°09'00" E

538.37'

Highline Road

S 00°09'00" E

227.70'

S/L of the NE 1/4, Section 01

N89°36'44"W
2602.28'

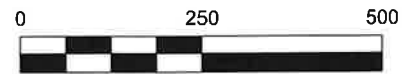
Center of Section Corner
Section 01, T20N, R18E
Cut Cross on 6" by 6" Stone

East 1/4 Corner
Section 01, T20N, R18E
Masonry Nail Found

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	50.00'	S 44°44'12" E	70.20'	77.83'	89°10'55"	S 89°19'39" E	S 00°08'44" E



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro



Bearings are referenced to the West line of the Northeast 1/4, Section 01, T20N, R18E, assumed to bear S00°06'12"E, base on the Calumet County Coordinate System.

File: 7816Rezoning.dwg
Date: 12/18/2023
Drafted By: jim
Sheet: Exhibit

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

January 23, 2024

Title:

Zoning Map Amendment – Mel Baeten – Highline Rd – Parcel 39012 & part of Parcel 39018

Issue:

Should the Plan Commission recommend approval of a Zoning Map Amendment?

Background and Additional Information:

The applicant is proposing a zoning map amendment (rezoning) to rezone **from General Agriculture [AG]** to:

- **Business Park [BP]** in the north and northeast portion of the parcel 39012
- **Two-Family Residential [RT]** throughout the middle and bottom portion of the parcel 39012 and the very upper portion of parcel 39018.
- **Single-Family Residential [Suburban]** along the upper quarter of the parcel 39018.

The purpose of the rezoning is to conform to the proposed Spangers Estates Preliminary Plat, which is a mix of commercial and residential. The Preliminary Plat is a separate item on the agenda.

Note: The Village Board has approved a concept plan similar to the proposed Preliminary Plat for Sprangers Estates.

The proposed rezoning complies with the proposed Comprehensive Plan Amendment for this location, which is also on the agenda.

Findings of Fact:

- A Class 2 notice was published for the proposed zoning Map Amendment.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Attachments:

- Aerial Map
- Harrison Zoning
- Rezoning Exhibit

ArcGIS Web Map



1/15/2024, 9:35:19 AM

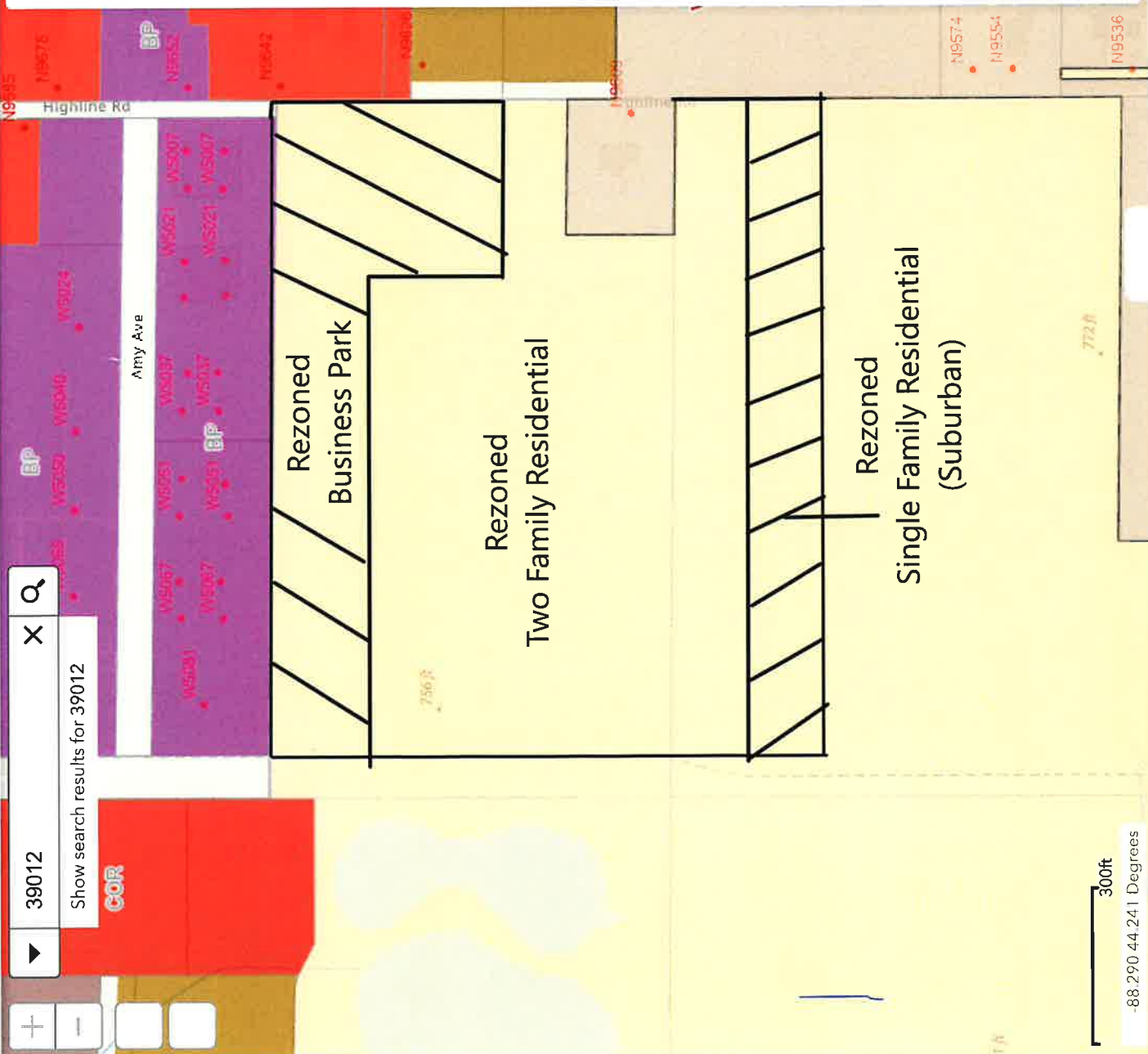
- Parcels
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- Green: Band_2
- Blue: Band_3

1:9,028
0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km
Calumet County Land Information Office

Show search results for 39012

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Legend

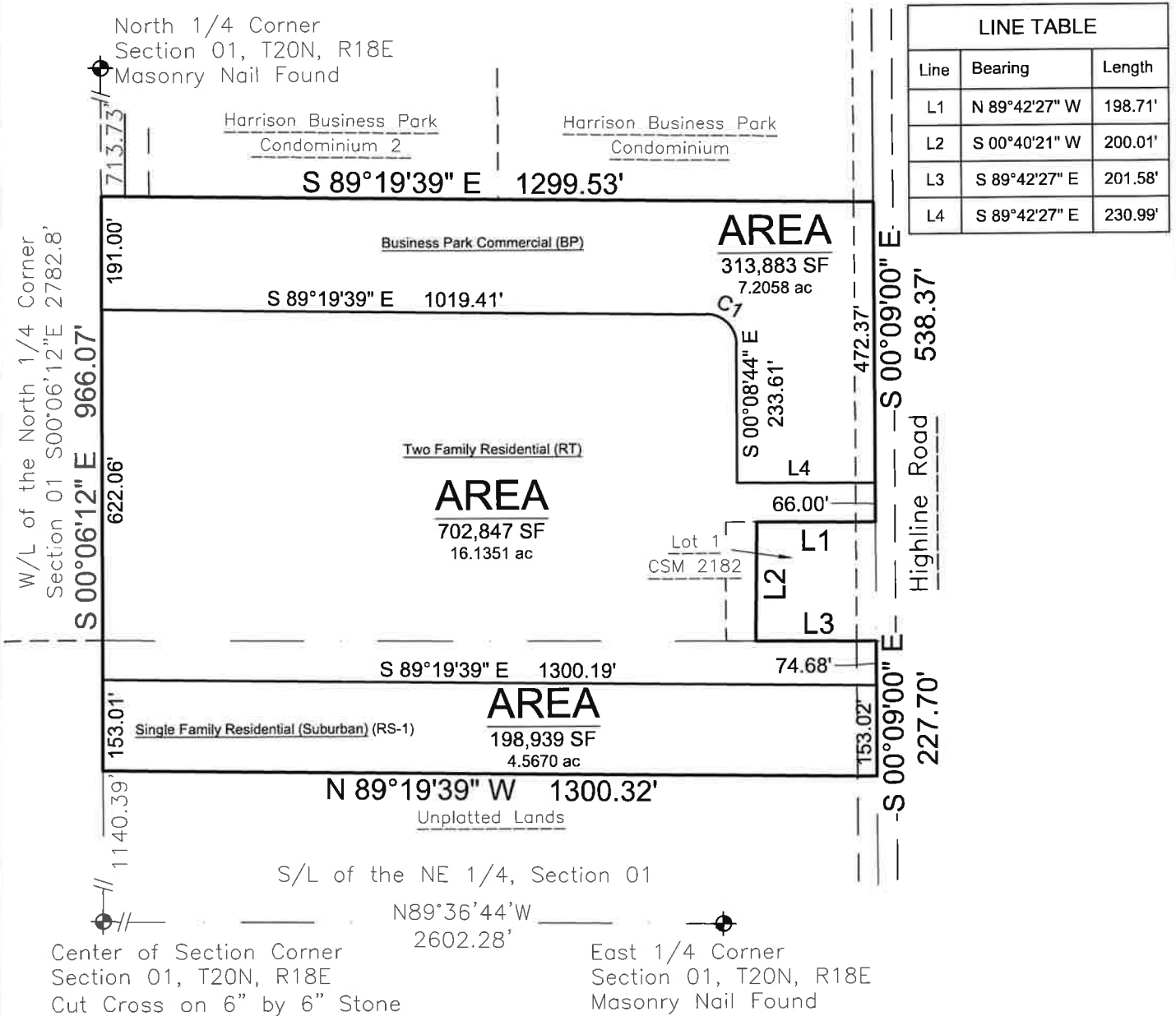
- Rural Character District
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 - Shoreland Overlay
 - Shoreland-Wetland Overlay
 - Planned Development Overlay
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- Zoning Township of Brothertown
 - Exclusive Agricultural
 - General Agriculture
 - Heartland
 - Mixed Use Commercial
 - Recreational Commercial
 - Single Family Residential - 20,000
 - Wetland

300ft

-88.290 44.241 Degrees

Rezoning Exhibit

Part of of Lot 1, CSM 2182 and Unplatted lands all being part of the Northwest 1/4 of the Fractional Northeast 1/4 and Unplatted lands being part of the Southwest 1/4 of the Fractional Northeast 1/4 of Section 01, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin



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Bearings are referenced to the West line of the Northeast 1/4, Section 01, T20N, R18E, assumed to bear S00°06'12"E, base on the Calumet County Coordinate System.

File: 7816Rezoning.dwg
Date: 12/18/2023
Drafted By: jim
Sheet: Exhibit

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

January 23, 2024

Title:

Preliminary Plat – Sprangers Estates – Mel Baeten – Highline Rd - Parcels 39012 & 39018

Issue:

Should the Plan Commission recommend approval of the Preliminary Plat of the Sprangers Estates subdivision to the Village Board? The proposed subdivision is a mix of commercial and residential. It is located south of Amy Avenue and west of Highline Rd, and encompasses all of parcel 39012 and part of parcel 39018. The total area of the subdivision is 27.9 acres.

The property is currently zoned General Agriculture. Lots 1-10 in the north and northeast would be zoned Business Park [BP], with potential development similar to the Harrison Business Park on Amy Avenue. Lots 11-48, throughout the middle and bottom of parcel 39012 with the top of parcel 39018, would be zoned Two-Family Residential [RT]. Lots 49-60, along the upper quarter of parcel 39018, would be zoned Single-Family Residential [RS-1].

All lots meet the minimum size of each proposed zoning district.

All roadways are proposed to be dedicated to the public. Sewer and water will be extended through the subdivision and will be serviced by Darboy Sanitary. Stormwater management will be accommodated in the stormwater ponds to the west located on parcel 33116.

The Village Board has approved a concept plan similar to the proposed Preliminary Plat for Sprangers Estates.

Recommended Action:

Staff recommends approval of the Preliminary Plat for Sprangers Estates with the following conditions:

1. Wetland permits shall be obtained from the WI Department of Natural Resources and submitted to the Village.
2. To provide a fee in lieu of parkland dedication for an amount determined as part of the development agreement.
3. Lots 1, 9, 10, 19, 20, 38, 39, 49, and 60 shall be noted on the plat to have restricted access off of Highline Road and/or Prosperity Drive.
4. All lots shall have a storm sewer lateral provided for sump pump discharge.
5. All review comments from the Village staff shall be included in the Plan Commission discussion and decision.
6. 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.

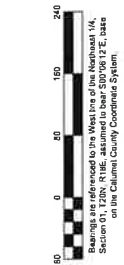
7. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
8. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to approval of the Final Plat and prior to utility and street construction.
9. Grading/Drainage Plan shall identify elevations of ground at the foundation.
10. All road names shall be approved by the Appleton Post Office, the Village of Harrison, and Calumet County E911.
11. Sidewalks, trails, street lighting, and laterals shall be indicated on the infrastructure plans.
12. There shall be notes to be added to the face of the final plat in accordance with Section 115-12(d)(1)(f).
13. The final plat and final grading/drainage plans shall include benchmarks for all fire hydrants. Benchmarks shall refer to hydrant tag bolts.
14. Plans shall be sent to the appropriate utility entities for review (ie phone, cable, gas/electric, sewer/water).
15. All easements shall be labeled with correct ownership and shall provide all benefits needed to the easement holder, including but not limited to access, maintenance, or other authority.

Attachments:

- Preliminary Plat
- Aerial Maps

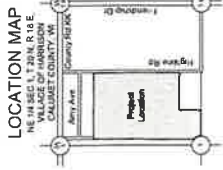
Preliminary Plat of Sprangers Estates

Part of Lot 1, CSM 2182 and Unplatted lands all being part of the Northwest 1/4 of the Fractional Northeast 1/4 and Unplatted lands being part of the Southwest 1/4 of the Fractional Northeast 1/4 of Section 01, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin



North 1/4 Corner R18E
Section 01, T20N, R18E
Masonry Nail Found

Beacons are referred to the West line of the Northeast 1/4, Section 01, T20N, R18E, assumed to bear S30°08'17"E, back on the Calumet County Coordinate System.



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BENCHMARKS (NAVD83)

BM10 1025 Benchmark
PCD: 08°17'28" Dip/Station = 4774
Elev: 781.73'

BM11 "X" Cuts SE Corner of Concrete Pavedlot
45' East of C.L. of Prosperity Drive
Elev: 733.65'

BM12 "X" Cuts SE Corner of Concrete Pavedlot
4500' East of BM 11
Elev: 756.31'

BM13 "X" Cuts NW Corner of Concrete Pavedlot
4225' West of C.L. of Highline Road
Elev: 783.07'

BM14 Nail Set in "B" Deciduous Tree
4225' West of C.L. of Highline Road
Elev: 784.20'

BM15 Nail Set in "B" Deciduous Tree
4500' East of BM 11
Elev: 753.05'

SUPPLEMENTARY DATA

Total Area = 1,312,866 SF = 27,807.9 Acres
Net Area = 875,934 SF = 19,501.7 Acres
Number of Lots = 60
Typical Lot Area = 20,000 SF
Typical Lot Dimension = 100' x 125'
Small Part of Street = 4814 L'
Proposed Zoning = R-P, Lots 1-10
R18E, T20N, R18E

Approving Authorities
Objecting Authorities
Department of Administration
Calumet County
NOTE:
Utility and Drainage Easements
will be shown on final Plat.

PRELIMINARY PLAT

STORM STRUCTURES

Structure	Item	Qty	Size	Material	Direction
MH A	RCP	748.72	48"	HPPE	S
	HPPE	748.72	30"	HPPE	W
	HPPE	748.72	30"	HPPE	E
MH B	RCP	748.72	48"	HPPE	N
	RCP	748.72	48"	HPPE	S
	RCP	748.72	48"	HPPE	E
MH C	RCP	748.72	48"	HPPE	N
	RCP	748.72	48"	HPPE	S
	RCP	748.72	48"	HPPE	E
CB D	RCP	748.72	48"	HPPE	E
	RCP	748.72	48"	HPPE	W
	RCP	748.72	48"	HPPE	SW

SANITARY STRUCTURES

Structure	Item	Qty	Size	Material	Direction
MH A	RCP	748.72	18"	PVC	S
	PVC	748.72	12"	PVC	E
	PVC	748.72	12"	PVC	W

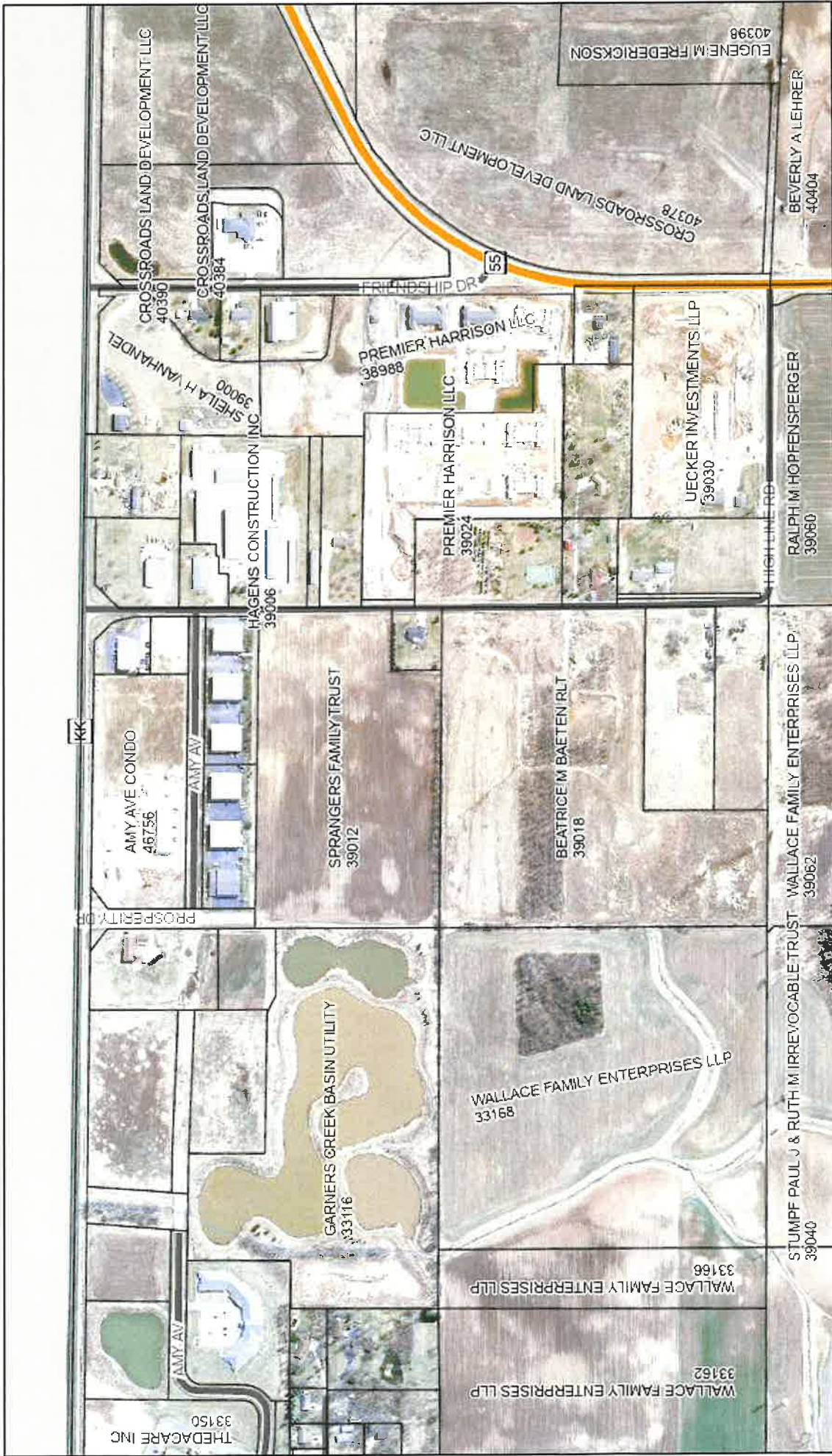
SURVEORS CERTIFICATE

I, James R. Schell, hereby certify that this Preliminary Plat is a correct representation of all existing land owners and features, and was prepared in accordance with the preliminary plat requirements of the Village of Harrison.

James R. Schell, PLS No. 5-9399 Date: _____

01/14/2024
7816Plat.dwg
Bill & Meli, LLC
jrs
1 of 1

ArcGIS Web Map

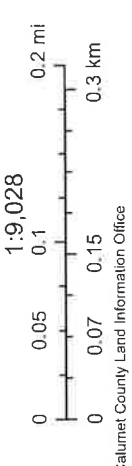


1/15/2024, 9:35:19 AM

- Parcels
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Calumet County 2021 Orthophoto

- Red: Band_1
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- Blue: Band_3



ArcGIS Web Map



1/17/2024, 10:35:56 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Calumet County Land Information Office

Calumet County 2021 Orthophoto

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Esri, NASA, NGA, USGS | County of Calumet, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, USDA, USFWS | Calumet County Land Information Office | ArcGIS Web AppBuilder

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

January 23, 2024

Title:

Certified Survey Map – Village Owned Parcel 44944 – Ryford St

Issue:

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

Background and Additional Information:

The Village of Harrison Staff has determined the need to dedicate right-of-way (ROW) of Ryford as a public street. In order to dedicate the ROW, a CSM is needed and would split a parcel into 2-lots. The property is located along the portion of Ryford St that separates Kambura Acres IV from Creekside Estates. The property is owned by the Village of Harrison.

The purpose of the CSM is to create 2 lots with the intention of marketing Lot 1 for residential development. A separate memo to rezone the parcel to Single-Family Residential is also on the agenda.

At this time, the Village does not plan to sell Lot 2. The buildability of Lot 2 is hampered by the following issues: A floodway occupies the western part of the parcel; there is a 50-foot stormwater easement running along the southern half of Ryford St; and there are delineated wetlands on the eastern side. In the past, there has been seasonal flooding along the southern edge of the parcel. The parcel will be kept as public greenspace for the adjacent residents.

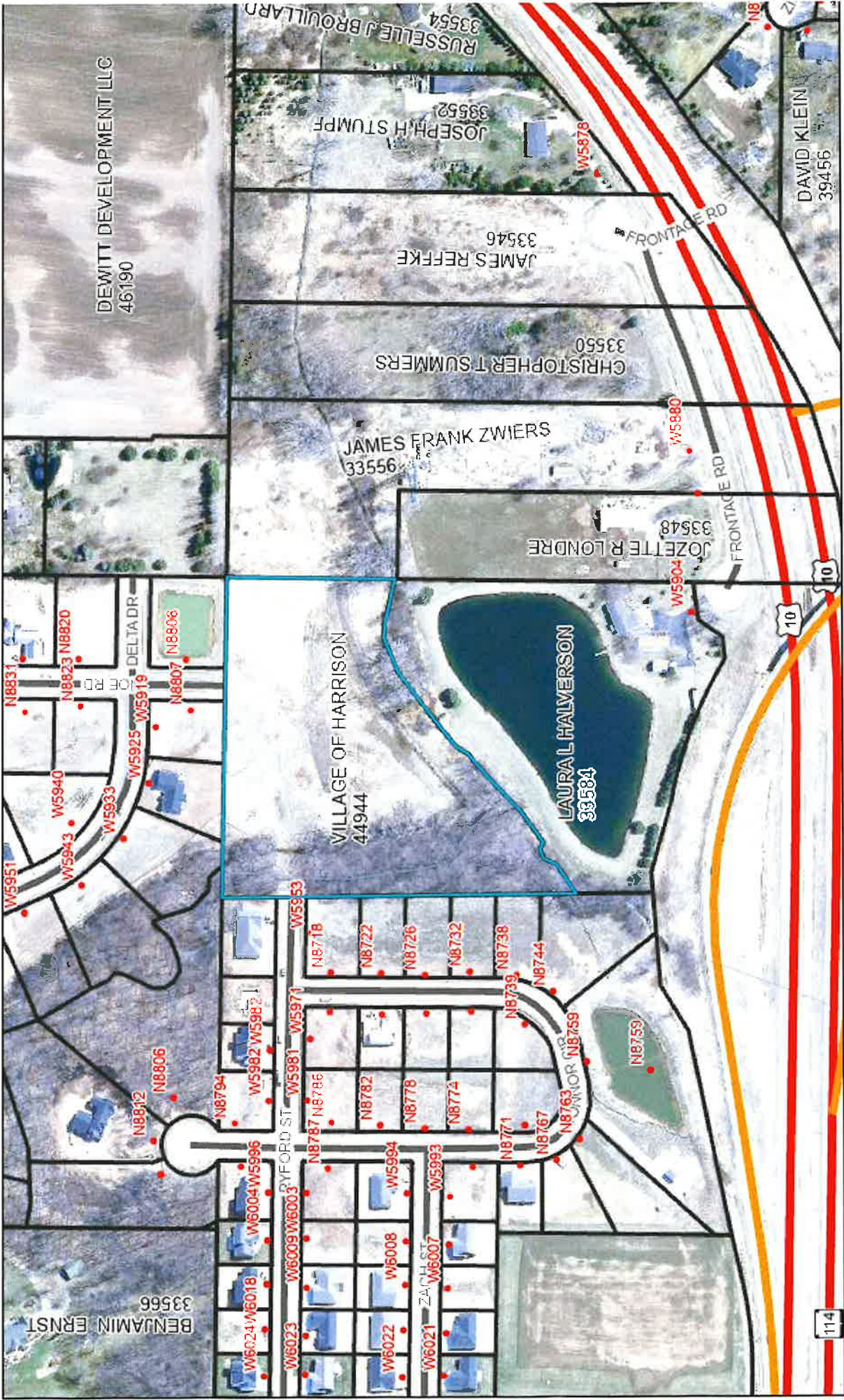
Recommended Action:

Staff recommends approval of the Certified Survey map (CSM) request as submitted.

Attachments:

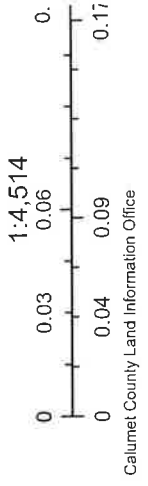
- Aerial Map
- CSM

ArcGIS Web Map



1/8/2024, 2:17:03 PM

	Parcels		Trail		State Highways		Calumet County 2021 Orthophoto
	Address Point		Building Footprint		City Streets		Red: Band_1
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	Parks Zoom		Calumet Roads Cartographic		Village Boundary		Blue: Band_3
			Federal Highways				



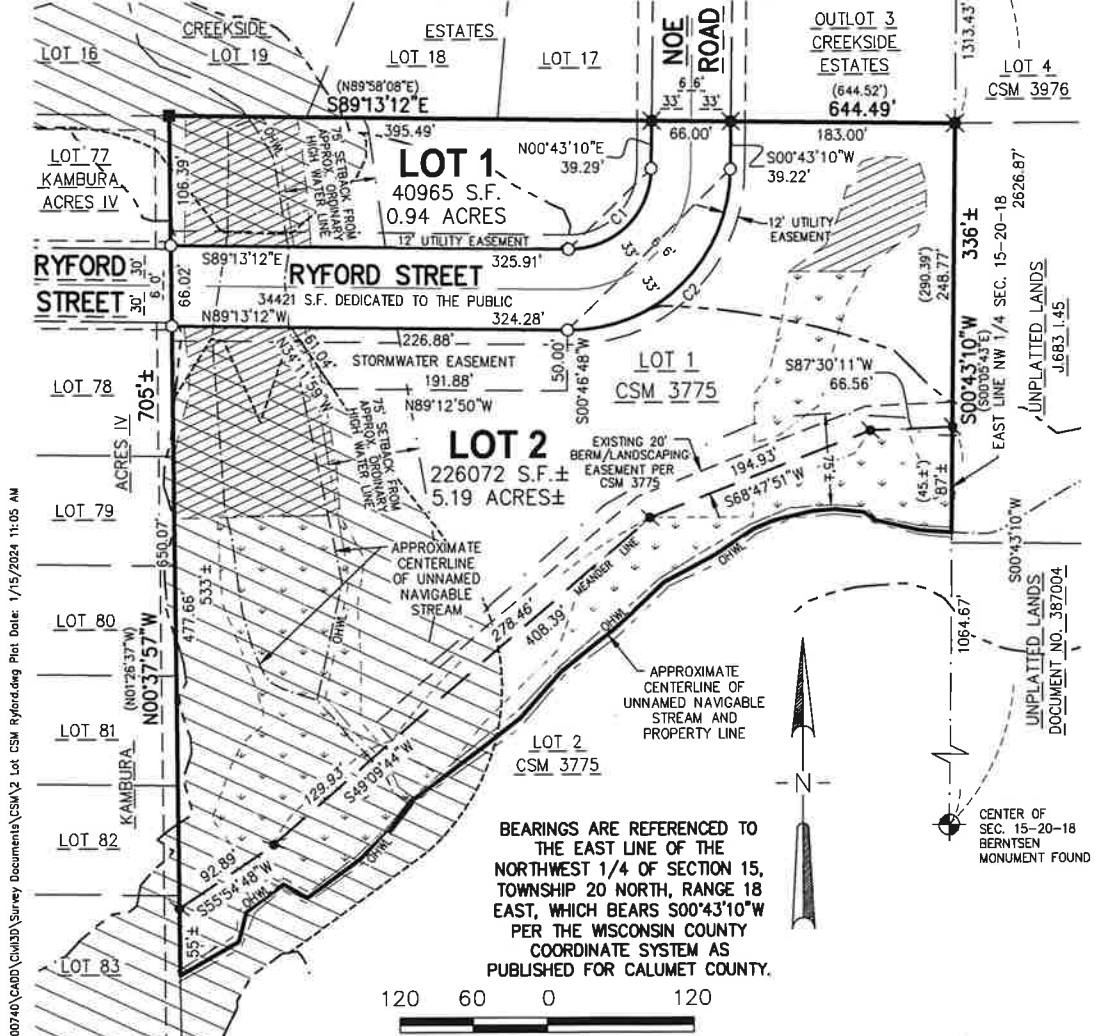
CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 5
 ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3775 RECORDED IN
 VOLUME 34 ON PAGES 91-94, AS DOCUMENT NO. 540556,
 LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE
 NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE
 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

LEGEND

- - 3/4" x 24" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - BERNTSEN MONUMENT FOUND
- ⊙ - 3/4" ROUND STEEL REBAR FOUND
- ⊙ - 1 1/4" ROUND STEEL REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER CALUMET COUNTY
- S.F. - SQUARE FEET
- () - RECORDED BEARING AND/OR DISTANCE
- - EASEMENT PER THIS CSM
- - EXISTING EASEMENT
- [Hatched Box] - APPROXIMATE FLOODWAY FROM HYDROLOGIC AND HYDRAULIC (H&H) STUDY PREPARED BY McMAHON 2021
- [Dashed Box] - APPROXIMATE FLOODFRINGE FROM H&H STUDY STATED ABOVE.
- [Stippled Box] - McMAHON DELINEATED WETLANDS AUGUST 13, 2019
- [Diagonal Lines] - MARTENSON & EISELE, INC DELINEATED WETLANDS 2015-2017
- OHWL — - APPROXIMATE ORDINARY HIGH WATER LINE, SHOWN FOR REFERENCE PURPOSES ONLY.

NOTE:

- SEE SHEET 2 FOR DETAIL OF APPROXIMATE LIMITS OF FLOODWAY.
- SEE SHEET 3 FOR ADDITIONAL NOTES AND CURVE TABLE.



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, WHICH BEARS S00°43'10"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR CALUMET COUNTY.

creator: w:\PROJECTS\10005\092300740\CADD\Civil\Survey Documents\CSM\2 Lot CSM Ryford.dwg Plot Date: 1/15/2024 11:05 AM

McMAHON
 ENGINEERS ARCHITECTS

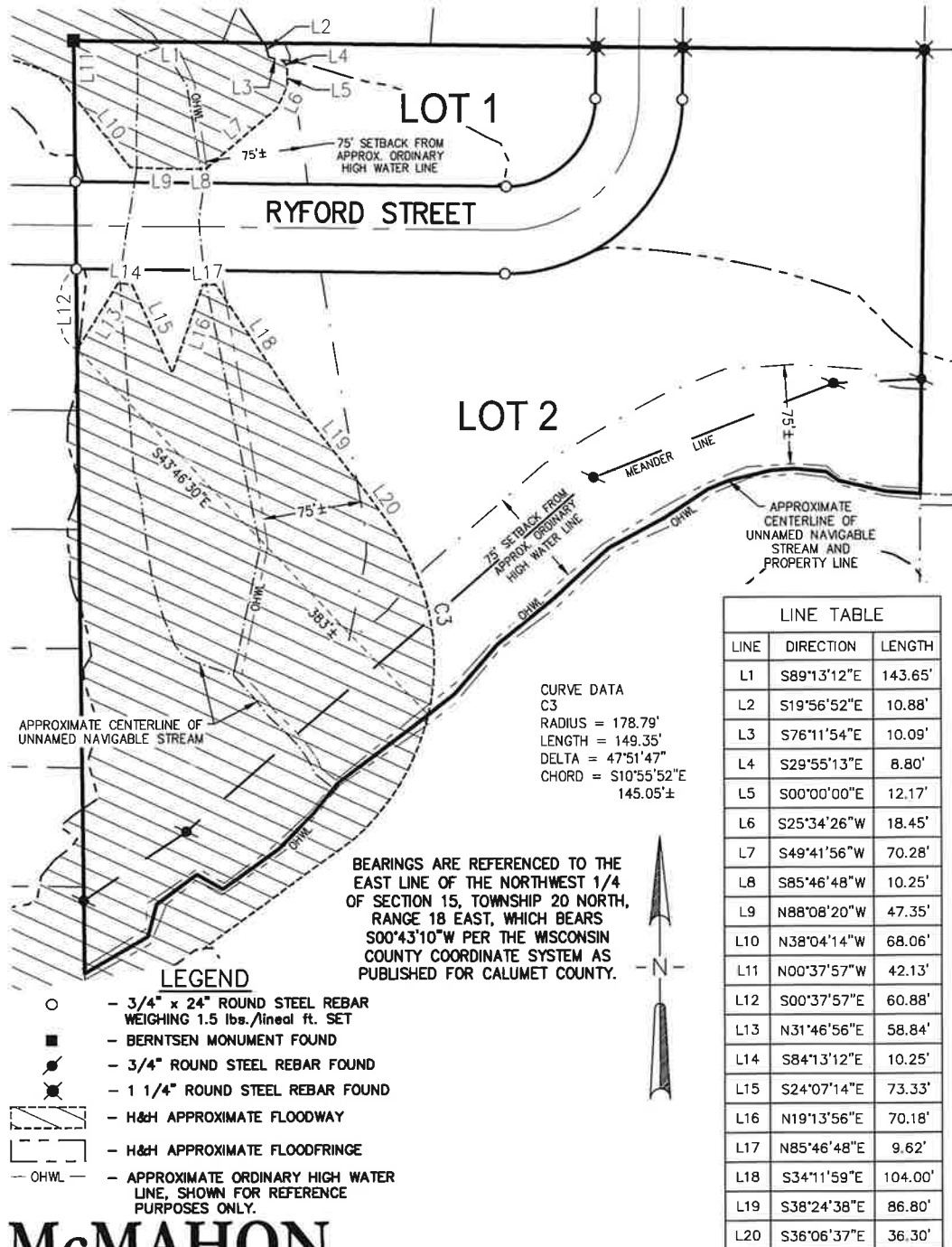
McMAHON ASSOCIATES, INC.
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 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

FOR: -VILLAGE OF HARRISON
 -C/O MATT HEISER
 -W5298 HWY 114
 -MENASHA, WI 54952

DRAFTED BY: Amy Sedlar

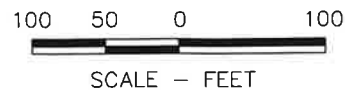
ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3775 RECORDED IN VOLUME 34 ON PAGES 91-94, AS DOCUMENT NO. 540556, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

DETAIL OF APPROXIMATE LIMITS OF FLOODWAY



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ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3775 RECORDED IN VOLUME 34 ON PAGES 91-94, AS DOCUMENT NO. 540556, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT-IN	TANGENT-OUT
C1	67.00'	090°03'38"	105.31'	N45°44'59"E	94.80'	S89°13'12"E	N00°43'10"E
C2	133.00'	090°03'38"	209.06'	S45°44'59"W	188.19'	N89°13'12"W	S00°43'10"W

NOTES

- THE ORDINARY HIGH WATER LINE AS SHOWN ON THIS MAP IS APPROXIMATE AND IS SHOWN FOR REFERENCE PURPOSES ONLY. "THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER LINE SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS". CONTACT THE LOCAL REVIEW AUTHORITY OR APPROPRIATE DNR PERSONNEL TO FIELD LOCATE THE ORDINARY HIGH WATER LINE IF NEEDED.
 - "ANY LAND BELOW THE ORDINARY HIGH WATER LINE OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."
 - THE WDNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN LOTS 1 AND 2 OF THIS CSM. DUE TO WETLANDS INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTY, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.
 - THE DELINEATED WETLANDS SHOWN HEREON ARE SHOWN FOR REFERENCE PURPOSES ONLY. DELINEATED WETLANDS ARE VALID FOR 5 YEARS. MARTENSON & EISELE, INC. DELINEATED WETLANDS FROM 2015-2017 ARE NUGATORY. McMAHON ASSOCIATES, INC. DELINEATED WETLANDS EXPIRE AUGUST 13, 2024. PRIOR TO ANY DEVELOPMENT ON LOTS 1 OR 2 AN UPDATED WETLAND DELINEATION WILL BE REQUIRED BY A CERTIFIED WETLAND DELINEATOR, HIRED BY THE AFFECTED LANDOWNER.
 - THE BERM LOCATED WITHIN THE BERM/LANDSCAPING EASEMENT AREA ON SHEET 1 OF 5 CANNOT BE REMOVED AND THE PLANTINGS ON THE BERM MUST BE REPLACED IF REMOVED.
 - THE FLOODFRINGE BOUNDARIES SHOWN HEREON ARE APPROXIMATE.
 - A HYDROLOGIC AND HYDRAULIC (H&H) STUDY PERFORMED BY McMAHON ASSOCIATES, INC. IN 2021 ON THE NORTH/SOUTH UNNAMED NAVIGABLE STREAM ESTABLISHES THE FLOODWAY AND BUILDABLE AREA FOR LOT 1 ONLY.
 - A HYDROLOGIC AND HYDRAULIC (H&H) STUDY OF THE EAST/WEST UNNAMED NAVIGABLE STREAM IS REQUIRED TO ESTABLISH THE FLOODWAY BOUNDARY AND BUILDABLE AREA OF LOT 2.
- THIS CSM IS ALL OF TAX IDENTIFICATION No. 44944.
 - THE PROPERTY OWNER OF RECORD IS THE VILLAGE OF HARRISON
 - THIS PROPERTY IS CONTAINED WHOLLY WITH IN LANDS DESCRIBED IN DOCUMENT No. 540584.



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CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 5

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3775 RECORDED IN VOLUME 34 ON PAGES 91-94, AS DOCUMENT NO. 540556, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 3775 recorded in Volume 34 on Pages 91-94, as Document No. 540556, located in part of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 301,458 square feet (6.9 acres) of land more or less.

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 all 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.

Dated this _____ day of _____, 20_____.

Douglas E. Woelz, WI Professional Land Surveyor S-2327

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 on _____, 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 _____, 20_____.

Allison Blackmer, Village President Date

Vicki L. Tessen, Village Clerk Date

CERTIFICATE OF VILLAGE TREASURER:

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: _____ affecting the lands.

Village Treasurer Date
Vicki L. Tessen

CERTIFICATE OF COUNTY TREASURER:

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

County Treasurer Date
Michael Schlaak



McMAHON ASSOCIATES, INC.
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CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 5

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3775 RECORDED IN VOLUME 34 ON PAGES 91-94, AS DOCUMENT NO. 540556, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

Village of Harrison, as Owner(s), I/We hereby certify that I/we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I/We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval: Village of Harrison

Dated this _____ day of _____, 20_____.

Allison Blackmer
Village of Harrison

Village President

Vicki L. Tessen
Village of Harrison

Village Clerk

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
Calumet County, Wisconsin
My commission expires _____

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas and communications service is hereby granted by the Village of Harrison, Grantor,

to WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, GRANTEE, WISCONSIN BELL, INC. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND TIME WARNER ENTERTAINMENT COMPANY, L.P., GRANTEE and any other entities upon approval of the granted parties for the continued use of electric, gas and communication services, Grantees, to their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

- NO UTILITY BOXES OR PEDESTALS ARE TO BE SET WITHIN 1 FOOT OF ANY PROPERTY CORNER.

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PLAN COMMISSION MEETING**VILLAGE OF HARRISON**

From:

Josh Sherman, Assistant Planner

Meeting Date:

January 23, 2024

Title:

Zoning Map Amendment (Rezoning) – Village Owned Parcel 44944 – Ryford St

Issue:

Should the Plan Commission recommend approval of a zoning map amendment (rezoning) to the Village Board?

Background and Additional Information:

The Village of Harrison Staff is proposing to rezone Village-owned parcel 44944 from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1].

The purpose of the rezoning is to create 2 lots with the intention of marketing 1 of the lots for residential development. A separate memo for a CSM is also on the agenda.

The Comprehensive Plan and Future Land Use Map identifies this property as Single-Family Residential (sewered). The proposed rezoning is consistent with the Comprehensive Plan.

Findings of Fact:

- Staff finds that the Rezoning request complies with the Future Land Use Map as part of the Comprehensive Plan of the Village of Harrison.
 - Property owners within 300-feet of the subject property have been notified via first-class mail.
-

Recommended Action:

Staff recommends approval of the Zoning Map Amendments from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1], as submitted.

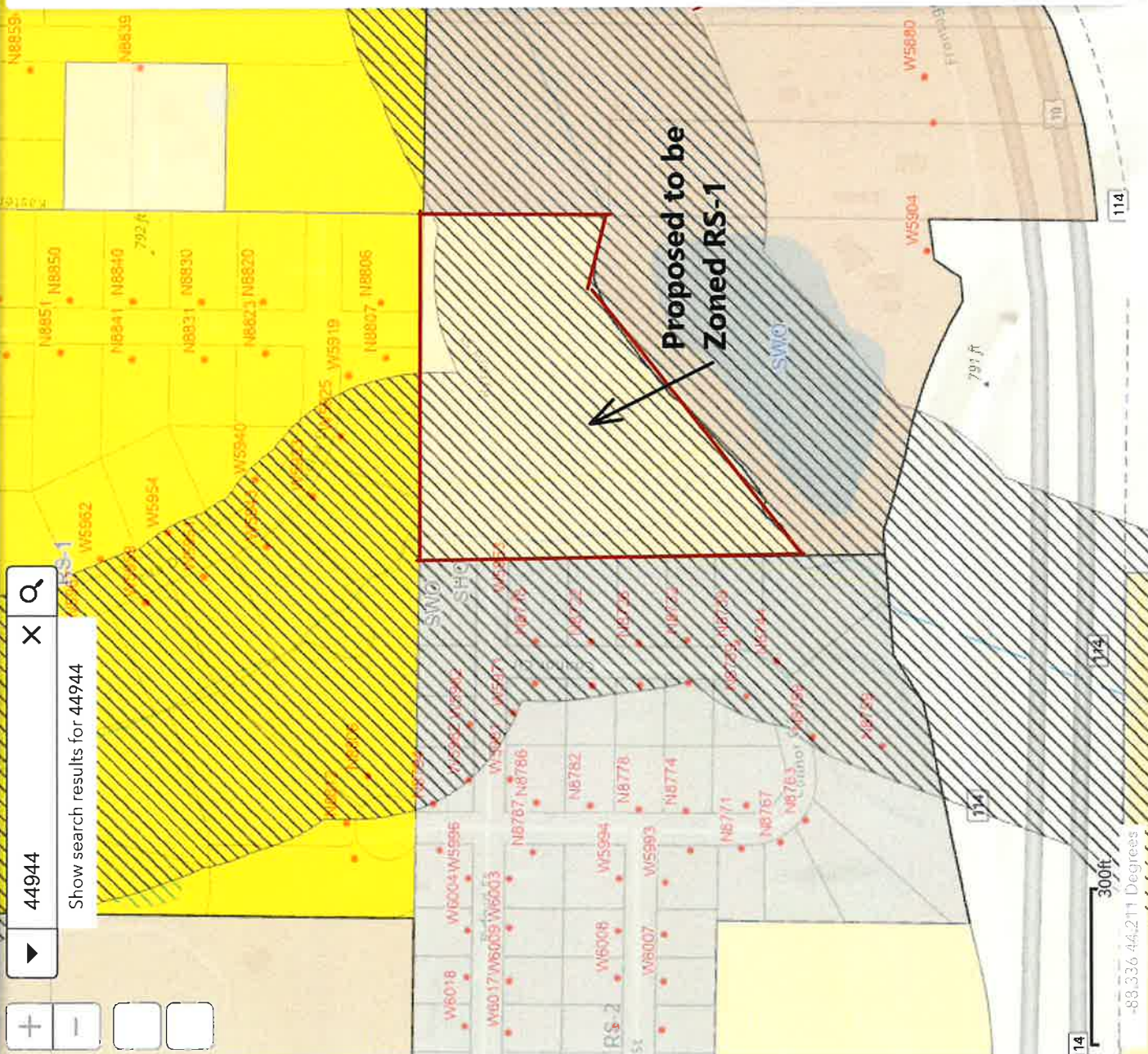
Attachments:

- Aerial Map
- Zoning Map



44944 X Q

Show search results for 44944



Legend

- Rural Character District
- Conservancy District
- Zoning Village of Harrison
 - General Agriculture
 - Rural Residential
 - Single Family Residential (Suburban)
 - Single Family Residential (Traditional)
 - Two Family Residential
 - Multiple Family Residential
 - Neighborhood Commercial
 - Office and Retail Commercial
 - Community Commercial
 - Business Park
 - Industrial and Manufacturing
 - Natural and Conservancy
 - Shoreland Overlay
 - Shoreland-Wetland Overlay
 - Planned Development Overlay
 - <Null>

Zoning Township of Brothertown

- Exclusive Agricultural
- General Agriculture
- Heartland
- Mixed Use Commercial
- Recreational Commercial
- Single Family Residential - 20,000
- Wetland

**Village of Harrison
December-23 Zoning Permit Report**

	Current Year			Previous Year		
	Permits	YTD Permits	Estimated Value	YTD Permits	Estimated Value	YTD Estimate Value
Residential						
Single Family	2	82	\$ 1,150,000	\$	925,000	\$ 25,074,011
Two Family (units)	0	(0)	\$ 0	(0)	0	\$ 1,200,000
Multi Family (units)	0	(0)	\$ 0	(0)	0	\$ 0
Additions	1	11	\$ 50,000	13	0	\$ 769,000
Acc. Structures	1	37	\$ 12,000	19	0	\$ 741,741
Miscellaneous	2	110	\$ 20,900	106	20,250	\$ 1,014,090
Total Residential	6	240	\$ 1,232,900	200	\$ 945,250	\$ 28,798,842
Com./Ind.						
New	1	5	\$ 475,000	6	0	\$ 7,850,000
Additions	0	1	\$ 0	1	0	\$ 5,000,000
Acc. Structures	0	3	\$ 0	1	0	\$ 15,000
Miscellaneous	2	8	\$ 87,500	13	0	\$ 617,285
Total Com./Ind.	3	17	\$ 562,500	21	0	\$ 13,482,285
Combined Total	9	257	\$ 1,795,400	221	\$ 945,250	\$ 42,281,127

Number of Vacant Lots Remaining
118