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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

February 20, 2024

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**Title:**

Certified Survey Map (CSM) – Rick Uecker – N9037 Spring Valley Rd – Parcel 37958

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**Issue:**

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

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**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 split a duplex into two zero lot line residences.

The proposed two parcels are each 11,000 square feet (.252 acres), with the building being cut in half evenly. The area is zoned Two Family Residential [RT], which allows for zero lot line parcels. The property is surrounded by zero lot lines on the north and south sides of the lot.

All zero lot lines must meet Village Ordinance 117-135 and are subject to an inspection by the Village building inspector.

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**Recommended Action:**

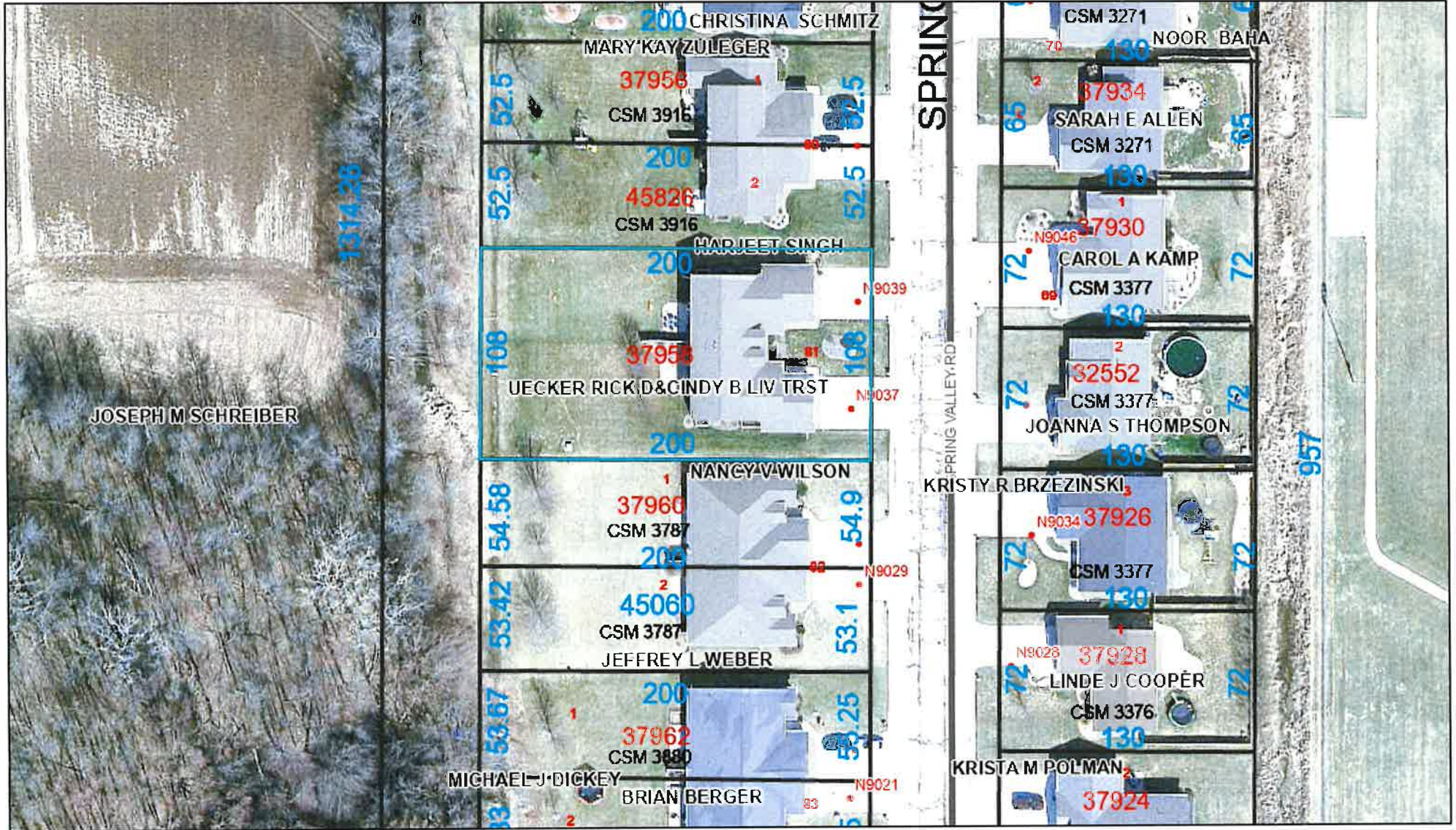
Staff recommends approval of the Certified Survey Map (CSM) request as submitted with the condition that it meets Village Ordinance 117-135 (Zero Lot Line). The Village will not sign the CSM until the building inspector has issued a zero lot line occupancy permit.

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





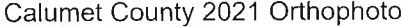
**Attachments:**

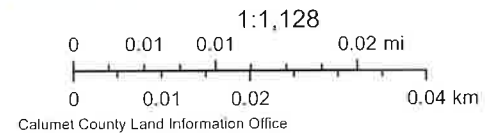
- Aerial Map
- CSM
- Zoning Map

# ArcGIS Web Map



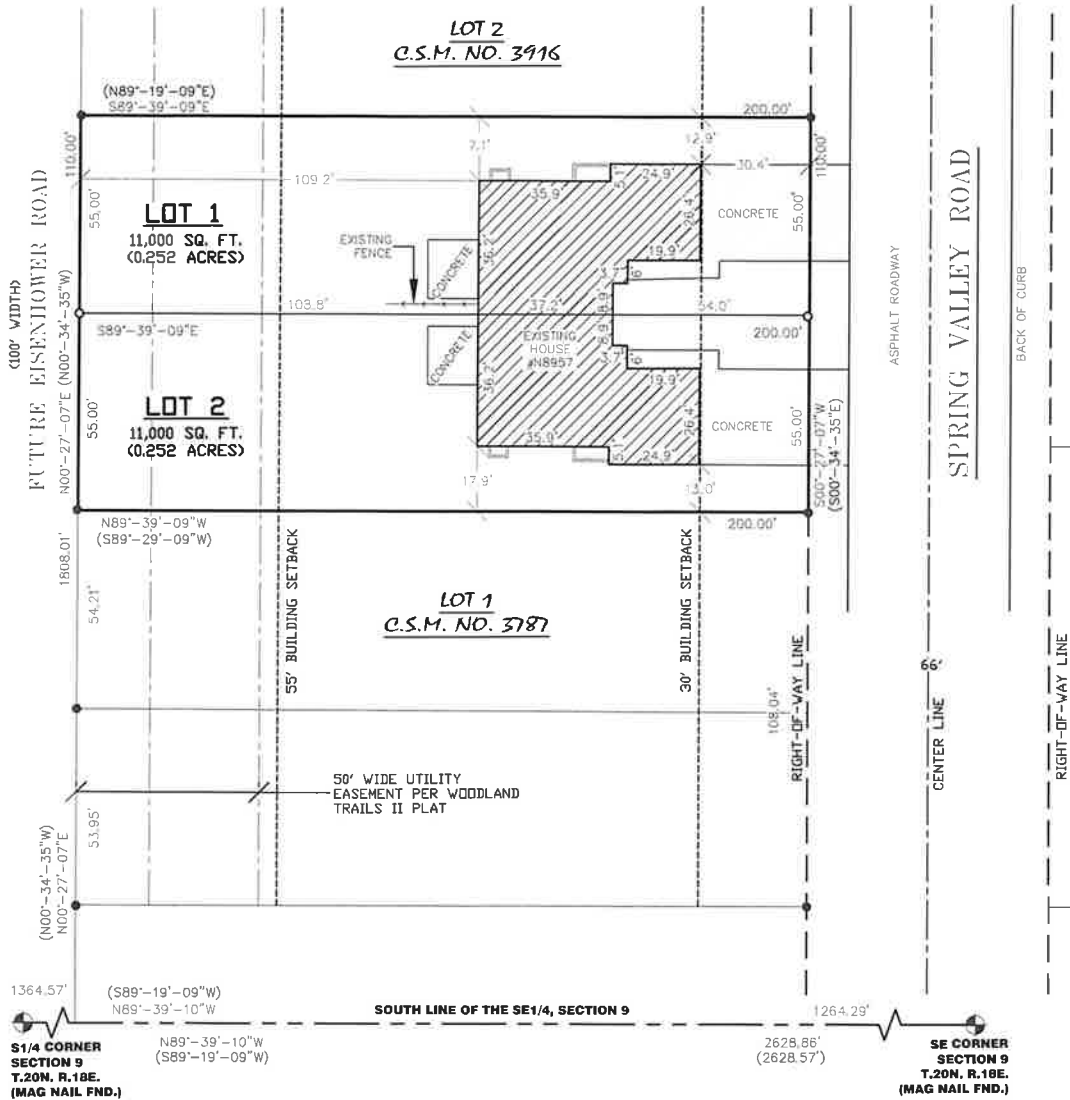
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-  Parcels
-  Building Footprint
-  Municipal Boundary
-  Green: Band\_2
-  Address Point
-  Calumet Roads Cartographic
-  Village Boundary
-  Blue: Band\_3
-  County Boundary
-  City Streets
-  Red: Band\_1
-  Calumet County 2021 Orthophoto



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 81 WOODLAND TRAILS II, LOCATED IN THE SE 1/4 OF THE SE 1/4, SECTION 9, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE SYSTEM CALUMET COUNTY COORDINATE AND THE SOUTH LINE OF THE SE 1/4 OF SECTION 9, T.20N., R.18E., WHICH BEARS N89°-39'-10"W

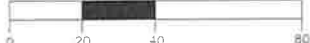
**SURVEY NOTES:**

-WHEN ATTACHED SINGLE-FAMILY DWELLING UNITS ARE CREATED, MATTERS OF MUTUAL CONCERN TO THE ADJACENT PROPERTY OWNERS DUE TO CONSTRUCTION, CATASTROPHE, USE, AND MAINTENANCE SHALL BE GUARDED AGAINST BY PRIVATE/RESTRICTIVE COVENANTS AND DEED RESTRICTIONS, AND NO APPROVING AUTHORITY SHALL BE HELD RESPONSIBLE FOR THE ENFORCEMENT OF SAME.

**-LEGEND-**

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- = 1" IRON PIPE FOUND
- ⊙ = COUNTY MONUMENT FOUND
- ( ) = RECORDED INFORMATION

**GRAPHIC SCALE**  
1 inch = 40 ft.



<b>MERIDIAN</b> <b>SURVEYING, LLC</b> N9637 Friendship Drive Kaukauna, WI 54130	DRAWN BY: J.B. CHECKED BY: S.C.D. JOB NO.: 15116	FIELD WORK DATE: 1-15-24 FIELD BOOK: X SHEET 1 OF 4	SURVEYED FOR: RICK UECKER 666 ARBUTUS RD PICKEREL, WI 54465
	Office: 920-993-0881 Fax: 920-273-6037		

STATE OF WISCONSIN)  
CALUMET COUNTY ) SS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOT 81 WOODLAND TRAILS II, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION 9,  
T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN  
(Sheet 2 of 4)

**SURVEYOR'S CERTIFICATE**

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Rick Uecker, all of Lot Eighty-One (81), Woodland Trails II as recorded in Volume D on Page 4 as Document No. 404663 in the Office of the Register of Deeds for Calumet County, located in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Nine (9), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 22,000 square feet (0.505 acres) of land. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, monumenting, dedicating and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor  
Steven C. De Jong, S-2791

**Survey Notes:**

- Parcel No.: 37958
- Deed: Document No. 443808
- Property Owner(s): Rick D. & Cindy B. Uecker Living Trust
- Property Address: N9037 Spring Valley Road, Menasha, WI 54952

STATE OF WISCONSIN  
CALUMET COUNTY) SS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOT 81 WOODLAND TRAILS II, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION 9,  
T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN  
(Sheet 3 of 4)

**VILLAGE OF HARRISON CERTIFICATE**

This Certified Survey Map in Section 9, Township 20 North, Range 18 East, Village of Harrison,  
Calumet County, Wisconsin, is hereby approved.

\_\_\_\_\_  
Village of Harrison - President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Village of Harrison - Clerk

\_\_\_\_\_  
Date

**VILLAGE TREASURER'S CERTIFICATE**

I being the duly elected qualified and acting treasurer of the Village of Harrison, do hereby certify that  
in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this  
\_\_\_\_\_ day of \_\_\_\_\_, 2024 on any lands included in this Certified Survey Map.

\_\_\_\_\_  
Village of Harrison – Treasurer

\_\_\_\_\_  
Date

**COUNTY TREASURER'S CERTIFICATE:**

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included  
in this minor subdivision as of this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
County Treasurer: Calumet County

\_\_\_\_\_  
Date

STATE OF WISCONSIN)  
CALUMET COUNTY) SS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOT 81 WOODLAND TRAILS II, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION 9,  
T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN  
(Sheet 4 of 4)

**OWNER'S CERTIFICATE**

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided, monumented, dedicated & mapped as represented on this map. I also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

\_\_\_\_\_  
Rick D. Uecker (Trustee)  
Rick D. & Cindy B. Uecker Living Trust

\_\_\_\_\_  
Date

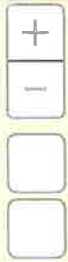
**NOTARY CERTIFICATE**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

The above owner's to me known to be the person's who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wisconsin.

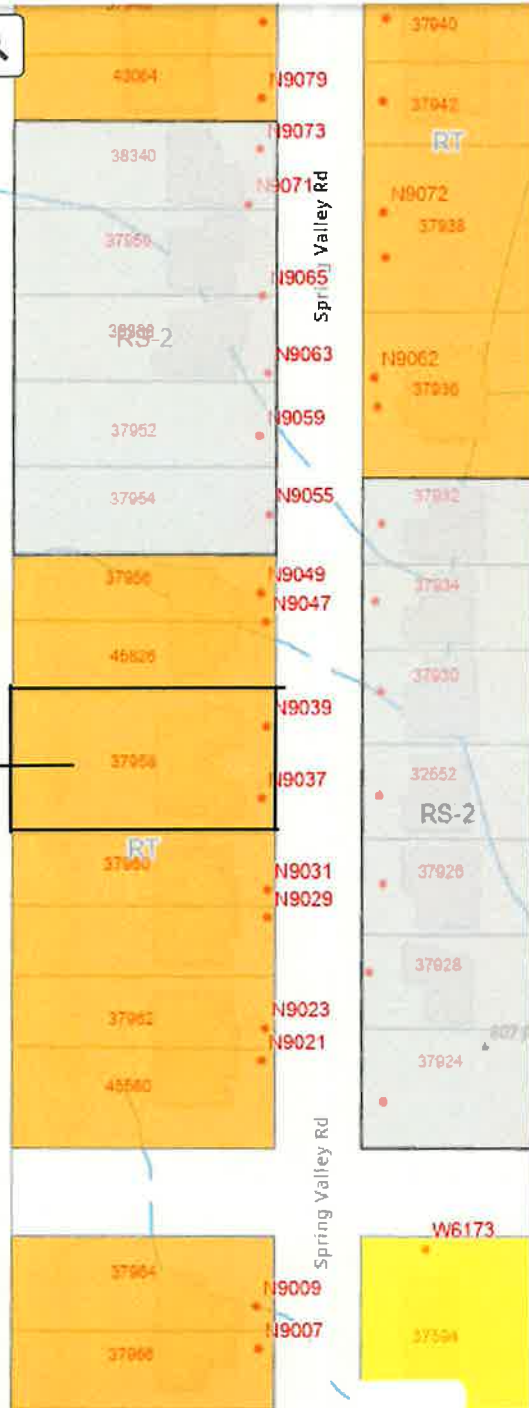
My Commission Expires \_\_\_\_\_



37958 X Q

Show search results for 37958

**Proposed Zero Lot Line**



Legend

- Multi-Family Residential District (Downtown)
- Two Family Residential District
- 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



-88.346 44.220 Degrees

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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON**

**From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

February 20, 2024

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**Title:**

Certified Survey Map (CSM) – Country Aire Farms – Parcels 40346, 40340, 40372, 40376

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**Issue:**

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

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**Background and Additional Information:**

The applicant is proposing to combine parts of 4 parcels into 1 parcel by Certified Survey Map (CSM). The purpose of the CSM is to create 1 contiguous lot for future development. The proposed new lot would be 37.5 acres.

The proposed CSM is located east of a rural residential subdivision and south of Milis Flatwork, which runs along County KK. The proposed area is zoned General Agriculture [AG].

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**Recommended Action:**

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

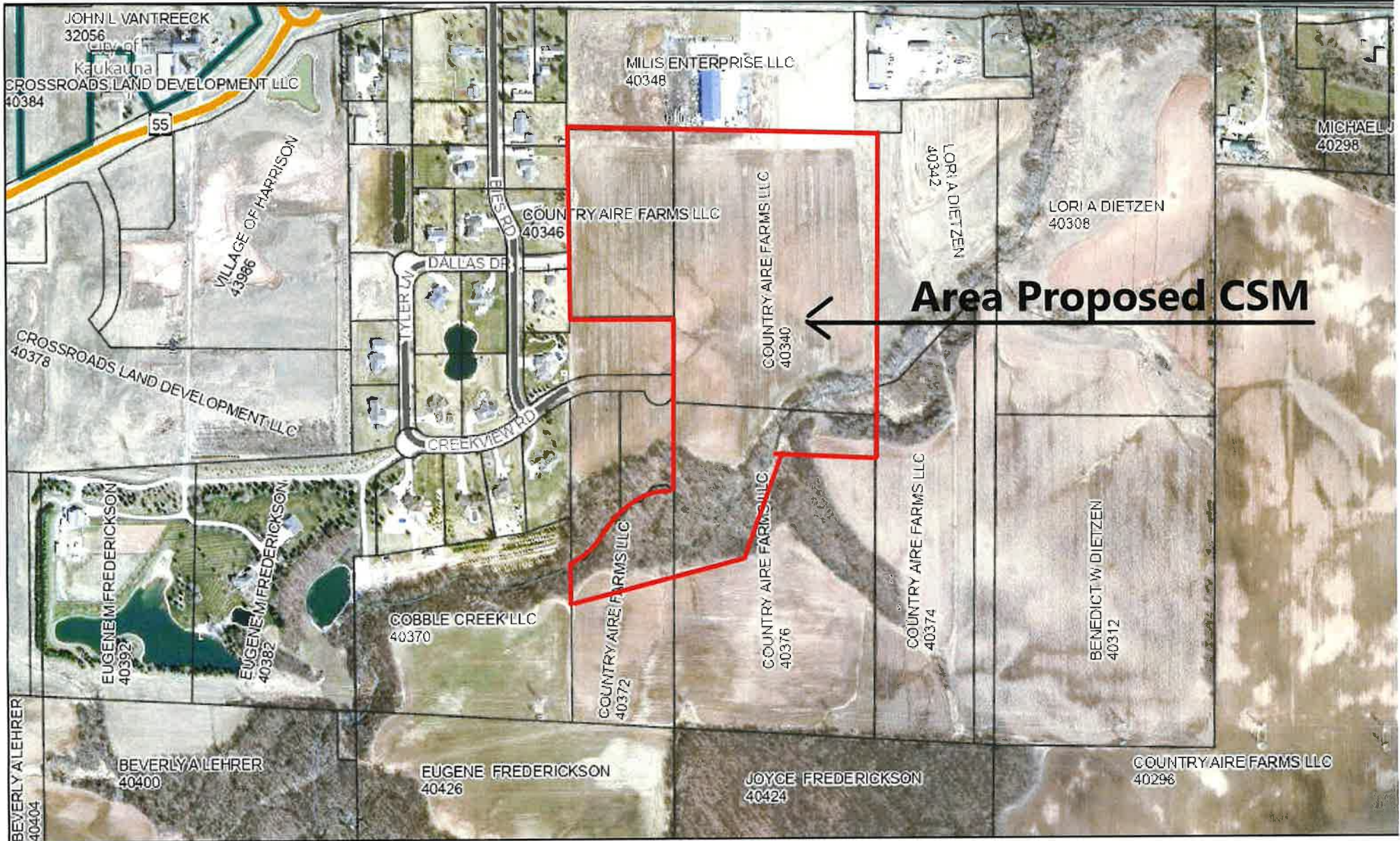
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**Attachments:**

- Aerial Map
- CSM

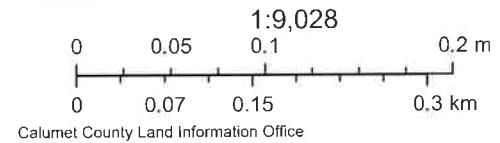


# ArcGIS Web Map



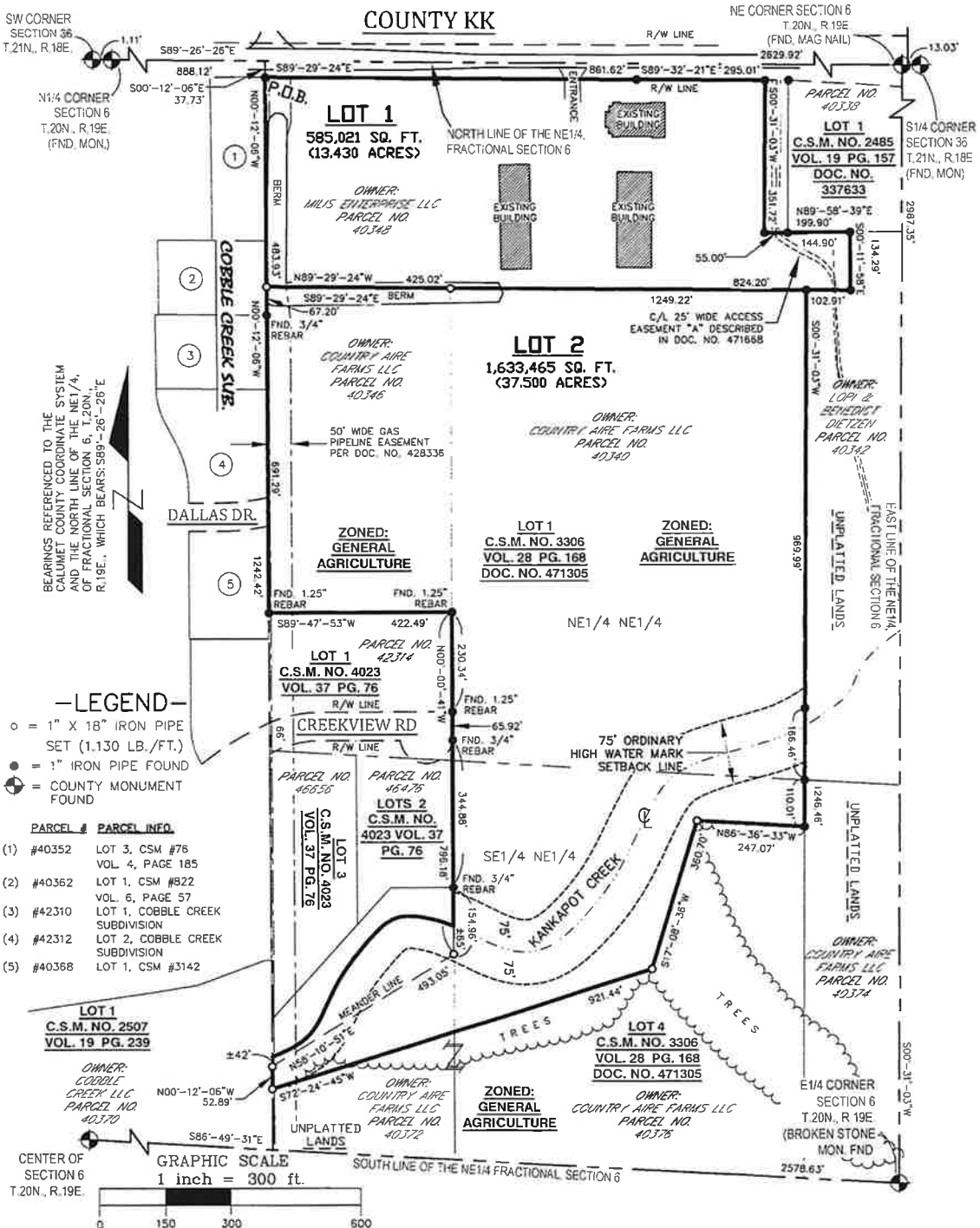
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- |                    |                            |                           |                                |
|--------------------|----------------------------|---------------------------|--------------------------------|
| Parcels            | Rivers and Streams Zoom    | Municipal Boundary        | Calumet County 2021 Orthophoto |
| County Boundary    | Calumet Roads Cartographic | City Boundary             | Red: Band_1                    |
| Regional Counties  | State Highways             | Village Boundary          | Green: Band_2                  |
| Building Footprint | County Highways            | Regional Counties Outline | Blue: Band_3                   |
|                    | City Streets               |                           |                                |



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

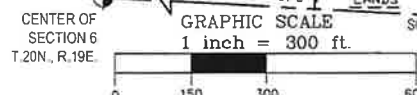
BEING A PART OF LOTS 1 & 4 C.S.M. NO. 3306, VOL. 28, PGS. 168-170, DOC. NO. 471305 AND A PART OF THE NE1/4, OF THE NE 1/4, AND THE SE 1/4, OF THE NE 1/4, OF FRACTIONAL SECTION 6, T.20N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



- LEGEND-**
- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
  - = 1" IRON PIPE FOUND
  - ⊕ = COUNTY MONUMENT FOUND

PARCEL #	PARCEL INFO
(1) #40352	LOT 3, CSM #76 VOL 4, PAGE 185
(2) #40362	LOT 1, CSM #822 VOL. 6, PAGE 57
(3) #42310	LOT 1, COBBLE CREEK SUBDIVISION
(4) #42312	LOT 2, COBBLE CREEK SUBDIVISION
(5) #40368	LOT 1, CSM #3142

**LOT 1**  
C.S.M. NO. 2507  
VOL. 19 PG. 239  
OWNER: COBBLE CREEK LLC  
PARCEL NO. 40370



<b>MERIDIAN SURVEYING, LLC</b> N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: KR	FIELD WORK DATE: 1-19-24	SURVEYED FOR: COUNTRY AIRE FARMS, LLC ATTN: MIKE GERRITS 1440 LAMERS-CLANCY RD GREENLEAF, WI 54126
	CHECKED BY: D.A.S.	FIELD BOOK: X	
JOB NO.: 15109	SHEET 1 OF 4		

STATE OF WISCONSIN)  
CALUMET COUNTY) SS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING PART OF LOTS 1 & 4 CSM 3306 VOL. 28, PAGES. 168-170, DOC. NO. 471305 AND A PART OF THE NE1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4 OF FRACTIONAL SECTION 6, T.20N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

(Sheet 2 of 4)

**SURVEYOR'S CERTIFICATE**

I, David A. Spielbauer, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Michael Gerrits, All of lots One (1) and Four (4) of Certified Survey Map No. 3306, recorded in Volume 28 of Certified Survey Maps, on Pages 168-170, as Document No. 471305, and also a part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE1/4), and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Fractional Section Six (6), Township Twenty (20) North, Range Nineteen (19) East, Village of Harrison, Calumet County, Wisconsin containing 2,218,486 square feet (50.929 acres) of land and being described by:

Commencing at the North Quarter Corner of said fractional Section 6; thence S89°-26'-26"E 888.12 feet along the North line of the NE1/4 of said fractional Section 6; thence S00°-12'-06"E 37.73 feet to a point on the Southerly Right of Way line of County Rd 'KK' said point also being the point of beginning; thence S89°-29'-24"E 861.62 feet along said Right of Way to a point; thence S89°-32'-21"E 295.01 feet along said Right of Way to a point on the West line of Lot 1 of Certified Survey Map No. 2485 as recorded in Volume 19 of Maps on Page 157 as Document No. 337633; thence S00°-31'-03"W 351.72 feet along the West line of Lot 1 of Certified Survey Map No. 2485 to the southwest corner thereof; thence N89°-58'-39"E 199.90 feet along the South Line of said Certified Survey Map No. 2485 to a point; thence S00°-11'-58"E 134.29 feet; thence N89°-29'-24"W 102.91 feet to the Northeast Corner of Lot 1 of said Certified Survey Map No. 3306; thence S00°-31'-03"W 1246.46 feet along the East line of said Lots 1 and 4 of Certified Survey Map No. 3306 to a point; thence N86°-36'-33"W 247.07 feet; thence S17°-08'-36"W 360.70 feet; thence S72°-24'-45"W 921.44 feet; thence N00°-12'-06"W 52.89 feet to the starting point of a meander line to the centerline of Konkapot Creek, said point bears S00°-12'-06"E 42 feet more or less from the centerline of said Konkapot Creek; thence N58°-10'-51"E 493.05 feet along said meander line to its point of termination at the West line of said Lot 4 of Certified Survey Map No. 3306, said point bears S00°-00'-41"E 65 feet more or less to the centerline of said Konkapot Creek; thence N00°-00'-41"W 796.18 feet along said West line of Lots 1 and 4 of said Certified Survey Map No. 3306 said line also being the East line of Certified Survey Map No 4023 as recorded in Volume 37 of Maps on page 76 as Document No. 577709; thence S89°-47'-53"W 422.49 feet along the North line of said Certified Survey Map No. 4023; thence N00°-12'-06"W 1242.42 feet to the point of beginning. Including those lands lying between said meander line and the center of Konkapot Creek. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, monumenting, and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor  
David A. Spielbauer, S-3247

**Survey Notes:**

- Surveyed lands are contained wholly within Parcel No. 40348, 40346, 40340, 40376, 40372
- Surveyed lands are contained wholly within Document No. 517353 and Document No. 575152
- Owner of Record: Country Aire Farms LLC.
- Any land below the ordinary high-water mark 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.

STATE OF WISCONSIN)  
CALUMET COUNTY) SS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING PART OF LOTS 1 & 4 CSM 3306 VOL. 28, PAGES. 168-170, DOC. NO. 471305 AND A PART OF  
THE NE1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4 OF FRACTIONAL SECTION 6, T.20N.,  
R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

(Sheet 3 of 4)

**VILLAGE OF HARRISON CERTIFICATE**

This Certified Survey Map in Fractional Section 6, Township 20 North, Range 19 East, Village of  
Harrison, Calumet County, Wisconsin, is hereby approved. \_\_\_\_\_

Village of Harrison - President

\_\_\_\_\_ Date

\_\_\_\_\_  
Village of Harrison - Clerk

\_\_\_\_\_ Date

**VILLAGE TREASURER'S CERTIFICATE**

I being the duly elected qualified and acting treasurer of the Village of Harrison, do hereby certify that  
in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this  
\_\_\_\_\_ day of \_\_\_\_\_, 2024 on any lands included in this Certified Survey Map.

\_\_\_\_\_  
Village of Harrison - Treasurer

\_\_\_\_\_ Date

**COUNTY TREASURER'S CERTIFICATE:**

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included  
in this minor subdivision as of this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
County Treasurer: Calumet County

\_\_\_\_\_ Date

STATE OF WISCONSIN)  
CALUMET COUNTY) SS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING PART OF LOTS 1 & 4 CSM 3306 VOL. 28, PAGES. 168-170, DOC. NO. 471305 AND A PART OF  
THE NE 1/4 OF THE NE 1/4, AND THE SE 1/4 OF THE NE 1/4 OF FRACTIONAL SECTION 6, T.20N.,  
R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

(Sheet 4 of 4)

**OWNER'S CERTIFICATE**

As owners, We hereby certify that we caused the land on this Certified Survey Map to be surveyed,  
divided, monumented, & mapped as represented on this map. We also certify that this map is required  
by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

\_\_\_\_\_  
Thomas E. Gerrits

\_\_\_\_\_  
Date

\_\_\_\_\_  
Michael J. Gerrits

\_\_\_\_\_  
Date

(Representatives of the Sprangers Brothers, a Wisconsin Partnership)

**NOTARY CERTIFICATE**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

The above owner's to me known to be the person's who executed the foregoing instrument and  
acknowledge the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wisconsin.

My Commission Expires \_\_\_\_\_

**Village of Harrison**  
**January-24 Zoning Permit Report**

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
<b>Residential</b>								
Single Family	8	8	\$ 4,200,000	\$ 4,200,000	4	4	\$ 1,970,000	\$ 1,970,000
Two Family (units)	0 ( 0 )	0	\$ 0	\$ 0	0 ( 0 )	0	\$ 0	\$ 0
Multi Family (units)	0 ( 0 )	0	\$ 0	\$ 0	0 ( 0 )	0	\$ 0	\$ 0
Additions	0	0	\$ 0	\$ 0	1	1	\$ 12,500	\$ 12,500
Acc. Structures	1	1	\$ 1,000	\$ 1,000	1	1	\$ 20,000	\$ 20,000
Miscellaneous	4	4	\$ 26,800	\$ 26,800	4	4	\$ 14,500	\$ 14,500
<b>Total Residential</b>	<b>13</b>	<b>13</b>	<b>\$ 4,227,800</b>	<b>\$ 4,227,800</b>	<b>10</b>	<b>10</b>	<b>\$ 2,017,000</b>	<b>\$ 2,017,000</b>
<b>Com./Ind.</b>								
New	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Additions	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Acc. Structures	0	0	\$ 0	\$ 0	1	1	\$ 35,000	\$ 35,000
Miscellaneous	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
<b>Total Com./Ind.</b>	<b>0</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>1</b>	<b>1</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>
<b>Combined Total</b>	<b>13</b>	<b>13</b>	<b>\$ 4,227,800</b>	<b>\$ 4,227,800</b>	<b>11</b>	<b>11</b>	<b>\$ 2,052,000</b>	<b>\$ 2,052,000</b>