
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

November 21, 2023

Title:

Zoning Map Amendment (Rezoning) – Sunrise Pitsch – Ertl Rd – Parcel 38568

Issue:

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

Background and Additional Information:

The applicant is proposing to rezone property located on Ertl Rd, parcel 38568, from Rural Residential [RR] to General Agriculture [AG]. The property is 5.17 acres that runs along Ertl Rd and Hwy 55. The applicant's residence, W4997 Ertl Rd, is surrounded by the proposed land rezone in the northeast corner of Ertl Rd and Hwy 55.

The purpose of the rezoning is for a homestead/hobby farm. The farm will consist of animals that will be used for 4-H, which the applicant's children participate. Recently, the applicant has planted two rows of trees that run parallel along the Hwy 55 right-of-way.

The applicant's holding/septic tank for their residence is located on the northern portion of rezone request.

The southern half of the parcel floods and holds water most springs, making a large portion of the parcel unbuildable.

The Future Land Use Map identifies the subject property as Ag, Vacant, Undeveloped. 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.
-

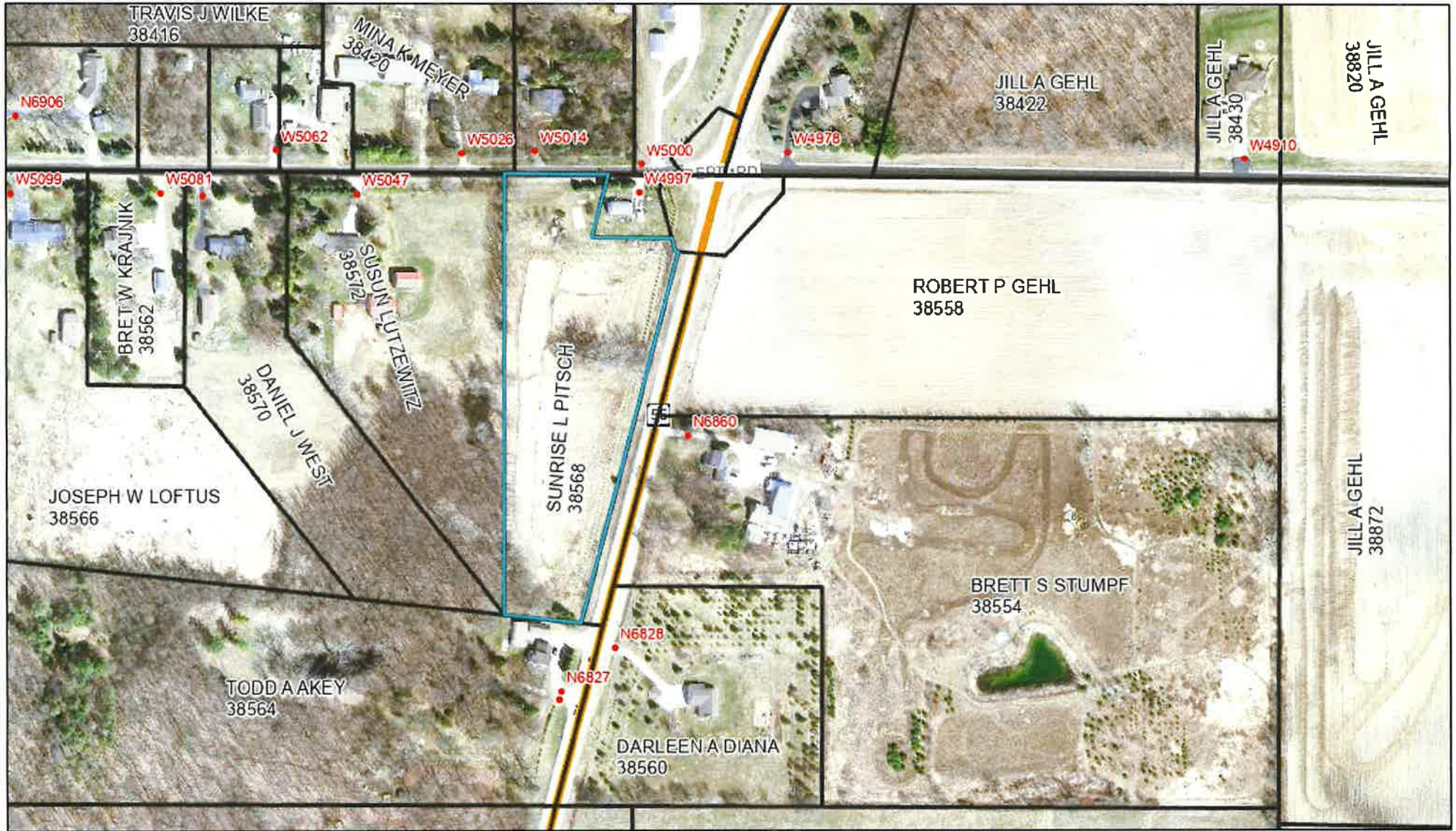
Recommended Action:

Staff recommends approval of the Zoning Map Amendment from Rural Residential [RR] to General Agriculture [AG] as submitted.

Attachments:

- Aerial Map
- Zoning Map
- Future Land Use Map

ArcGIS Web Map

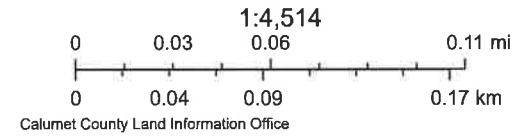


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- Parcels
- Address Point
- County Boundary
- Parks Zoom
- Trail
- Building Footprint
- Calumet Roads Cartographic
- State Highways
- City Streets
- Municipal Boundary
- Village Boundary

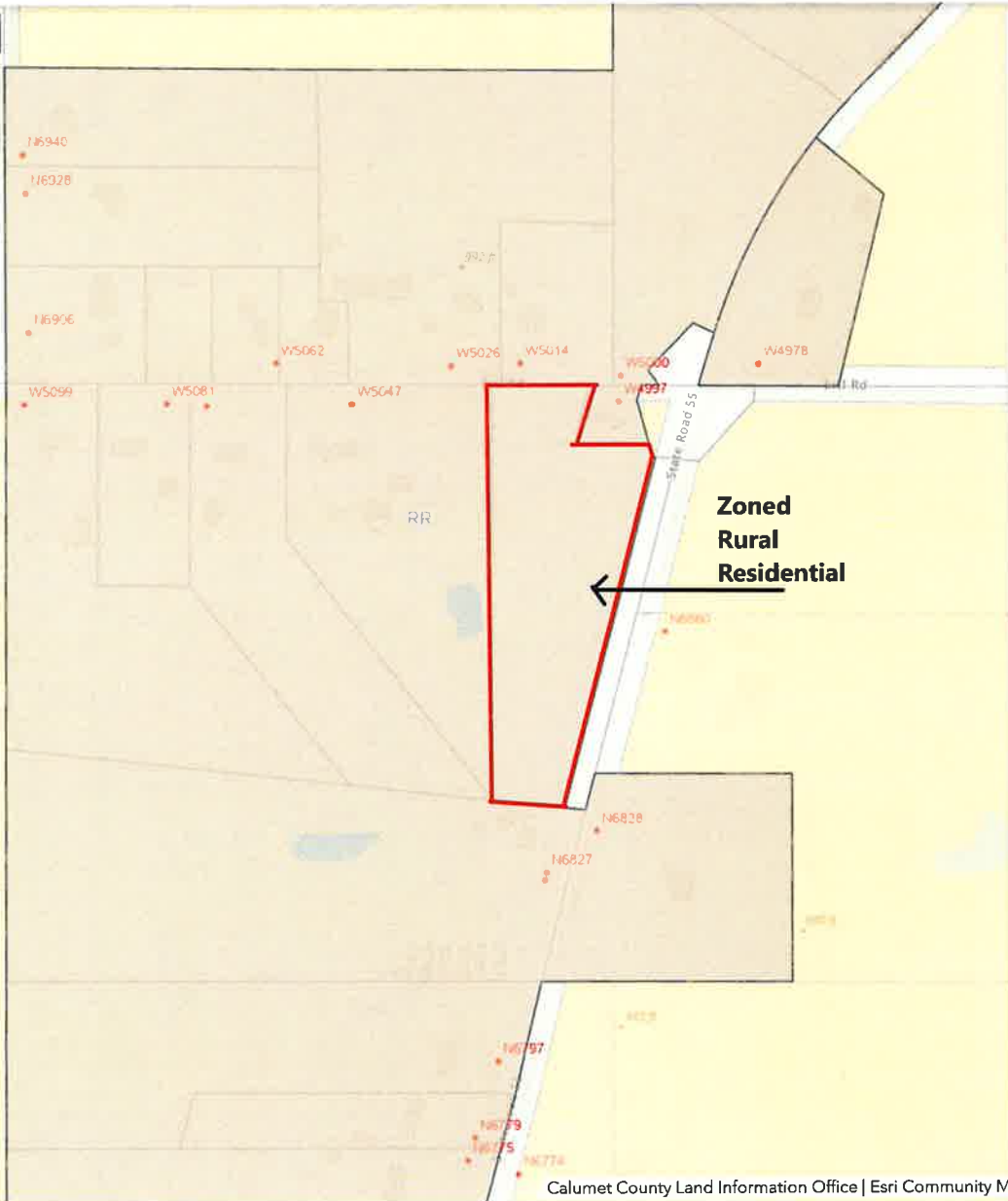
Calumet County 2021 Orthophoto

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



38568

Show search results for 38568

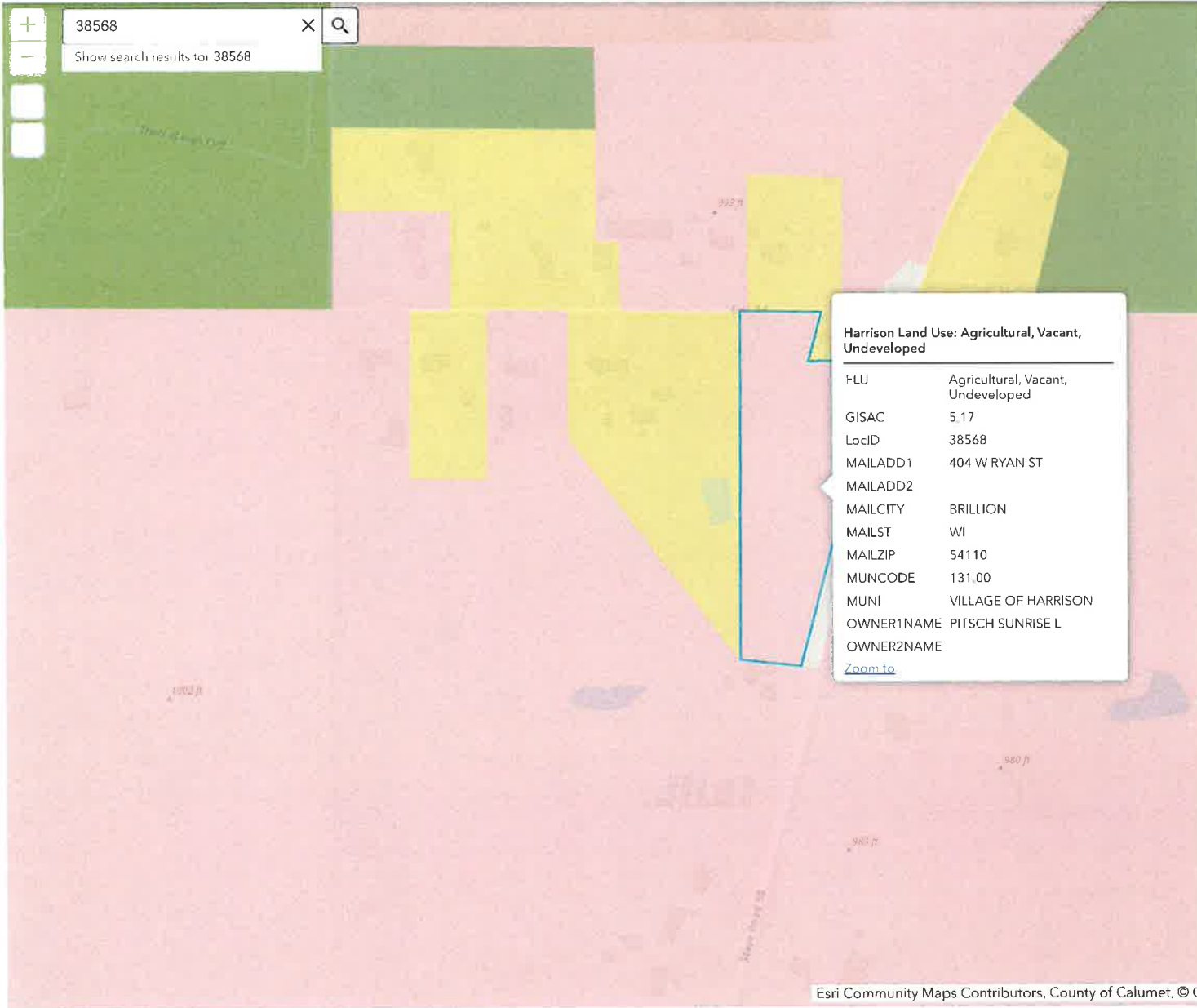


- Legend**
- Single Family Residential Development
 - One and Two Family Residential District
 - Multi-Family Residential District
 - Multi-Family Residential District (Downtown)
 - Two Family Residential District
 - Rural Character District
 - Conservancy District

- 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

- County Zoning**
- Zoning
- Natural Area (NA)
 - Exclusive Agricultural (EA)
 - Exclusive Agricultural Preservation (EAP)
 - General Agricultural (GA)
 - Agriculture Residential (AR)
 - Heartland (HL)
 - Small Estate Residential (SE)



Legend

HarrisonLandUse

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

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

November 21, 2023

Title:

Final Plat – Harrison Heights 2 – DeWitt Development, LLC – Parcels 46190 & 33558

Issue:

Should the Plan Commission recommend approval of the Final Plat of the Harrison Heights 2 subdivision to the Village Board?

Background and Additional Information:

The applicant is proposing a 46-lot and 1-outlot (Outlot 2) final plat for the second phase of Harrison Heights subdivision. The second phase is located south of Edgewood Dr and east of Noe Rd. The property is currently zoned Single-Family Residential (Suburban) [RS-1].

The subdivision is proposed to have roadway access to Woodland Road via Dublin Pass from the north. All roadways are proposed to be dedicated to the public at a width of 66-feet for the right-of-way. Lots are generally 15,000 square feet in area, with larger corner lots.

Outlot 2 in the southeast corner is 2.5065 acres. Staff recommends a flooding easement on Lot 69 which borders Outlot 2. Sewer and water will be extended through the subdivision.

The Harrison Heights 2 final plat conforms to the Harrison Height Preliminary Plat. The Village Board approved the final plat for Harrison Heights phase one on February 28, 2023.

Recommended Action:

Staff recommends approval of the Final Plat for Harrison Heights with the following conditions:

1. A Subdivision Development Agreement for phase two be finalized and signed before the Village signs the final plat.
2. Harrison Utilities be listed as a grantee under the Utility Easement Provisions (page 2 of the plat) rather than the Darboy Sanitary District.
3. A flooding easement be added to Lot 69.
4. 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.
5. All lots shall have a storm sewer lateral provided for sump pump discharge.
6. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
7. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
8. The Village Board shall accept the roadway in a “graveled state”, with a temporary asphalt binder, prior to issuance of building permits and zoning permits.
9. All final improvements, including but not limited to, curb & gutter, asphalt paving, sidewalks, and trails shall be installed prior to issuance of building permits or zoning permits, unless the Village

Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.

10. If applicable, wetland determinations and/or studies shall be provided to the Village.

11. Benchmarks shall be established on all hydrant tag bolts.

12. Grading/Drainage Plan shall identify elevations of ground at the foundation.

Attachments:

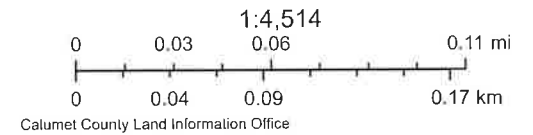
- Aerial Map
- Final Plat

ArcGIS Web Map



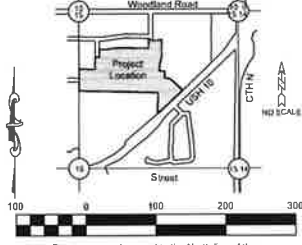
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|------------------|----------------------------|--------------------|--------------------------------|
| Parcels | Building Footprint | County Highways | Calumet County 2021 Orthophoto |
| Address Point | Rivers and Streams Zoom | City Streets | Red: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



LOCATION MAP

NE 1/4 SEC 15, T 20 N, R 18 E,
VILLAGE OF HARRISON
CALUMET COUNTY, WI



Bearings are referenced to the North line of the Northeast 1/4, Section 15, T20N, R18E, assumed to bear N89°14'49"W, base on the Calumet County Coordinate System.

Harrison Heights 2

Part of Lot 1 and Lot 4 of Certified Survey Map 3976, being part of the Northwest 1/4 of Northeast 1/4 and unplatted lands being part of the Northeast 1/4 of Northeast 1/4 all in Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

North 1/4 Corner Masonry Nail Found

N/L of the NE 1/4
589°14'49"E 2622.78'

North East Corner Section 15, T20N, R18E
Bertsen Nail Found

NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.
- Highway Setback Note:** No improvements or structures are allowed between the right-of-way line and the highway setback line. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
- Access Restriction Statement:** As owner I hereby restrict all lots and blocks in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with USH 10, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s. 236.293, Stats., and shall be enforceable by the Wisconsin Department of Transportation.

LEGEND

- △ 1" Rebar Found
- ⊠ Rebar Found
- 2.3" O.D. x 18" Iron Pipe @ 3.65lbs/LF SET
- All Other Corners
- ⊞ 1" x 18" Sted Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- () Recorded As
- Delineated Wetlands with 10' Protective Buffer Typical



LINE TABLE		
Line	Bearing	Length
L1	N 44°52'31" W	25.02
L2	N 45°00'00" E	8.37
L3	N 45°00'00" E	20.89

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing to Chord
C1	87.00'	N 43°44'58" E	144.80'	193.31'	90°52'38"	S 89°18'13" E
C2	133.00'	N 43°44'58" E	188.10'	259.05'	90°53'38"	S 89°18'14" E
C3	122.00'	N 85°07'15" E	26.32'	39.27'	11°10'30"	S 89°15'13" E
C4	133.00'	N 64°32'54" E	84.48'	102.81'	29°48'25"	N 39°27'41" E
C5	133.00'	N 42°10'23" E	38.00'	50.00'	12°57'30"	N 42°38'06" E
C6	133.00'	N 21°25'52" E	69.22'	92.10'	28°10'15"	N 36°41'51" E
C7	133.86'	N 03°25'52" E	13.44'	18.41'	3°47'26"	N 08°29'48" E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

James R. Schloff PLS 2692 Date _____

Revision Date: Nov 06, 2023
File: 634Final2.dwg
Date: 11/06/2023
Drafted By: Jim
Sheet: 1 of 2

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1886 Fax: 920-441-0804
www.davel.com

Harrison Heights 2

Part of Lot 1 and Lot 4 of Certified Survey Map 3976, being part of the Northwest 1/4 of Northeast 1/4 and unplatted lands being part of the Northeast 1/4 of Northeast 1/4 all in Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

Surveyor's Certificate

I, James R. Sehoff, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of Dewitt Development, LLC, owner of said land, I have surveyed and mapped Harrison Heights 2; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is Part of Lot 1 and Lot 4 of Certified Survey Map 3976 being part of the Northwest 1/4 of Northeast 1/4 and unplatted lands being part of the Northeast 1/4 of Northeast 1/4 all in Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,036.362 Square Feet (23,7916 Acres) of land, described as follows:

Commencing at the North 1/4 corner of Section 15, thence along the North line of the Northeast 1/4 of said Section 15, S89°14'49"E, 1673.00 feet; thence, along the East line of Harrison Heights, S00°43'10"W, 442.81 to the Southeast corner of Lot 19 of said Harrison Heights said point being the point of beginning; thence continuing S00°43'10"W, 312.93 feet; thence S24°42'35"W, 70.06 feet; thence S05°06'53"W, 14.29 feet; thence S84°53'07"E, 95.00 feet; thence S02°00'53"W, 106.77 feet; thence S80°18'00"E, 95.30 feet; thence S45°00'00"E, 116.13 feet; thence N45°00'00"E, 8.53 feet; thence S45°00'00"E, 153.04 feet to the Northern right of way line of USH 10, thence, along said Northern right of way line, S45°54'53"W, 334.43 feet; thence, continuing along said Northern right of way line, N44°05'07"W, 25.00 feet; thence, continuing along said Northern right of way line, S45°54'53"W, 206.52 feet; to the West line of the Southeast 1/4 of said Northeast 1/4; thence, along said West line, N00°45'53"E, 323.70 feet to the South line of the Northwest 1/4 of said Northeast 1/4; thence, along said South line, N89°15'01"W, 1310.35 feet to the Southeast corner of Creekside Estates; thence, along said East line, N00°43'10"E, 365.00 feet to the Southwest corner of Lot 3 of Certified Survey Map 3976, thence, along said South line, S89°12'12"E, 275.00 feet to the Southwest corner of said Lot 3; thence, along said East line of Lot 3 and the East line of Lot 2 of said Certified Survey Map 3976, N00°43'10"E, 206.00 feet to the South right of way line of Bray Drive; thence, along said South right of way line S89°13'12"E, 66.00 feet to the East right of way line of said Bray Drive; thence, along said East right of way line, N00°43'10"E, 134.50 feet to the South line of said Harrison Heights; thence, along said South line S89°16'50"E, 111.14 feet; thence, continuing along said South line, N83°33'39"E, 201.40 feet; thence, continuing along said South line, S49°16'50"E, 504.83 feet; thence, continuing along said South line, N00°43'10"E, 160.49 feet to the South right of way line of Dublin Pass; thence, along said South right of way line, S70°48'48"E, 69.58 feet to the Southwest corner of said Lot 19; thence, along the South line of said Lot 19, S89°16'50"E, 156.00 feet to the point of beginning; subject to all easements and restrictions of record.

Given under my hand this _____ day of _____, 20____.

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

Owner's Certificate

Dewitt Development, LLC, 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Dewitt Development, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Harrison Planning and Zoning Committee
Calumet County Resource Department
Department of Administration
Department of Transportation

IN WITNESS WHEREOF, the said Dewitt Development, LLC, has caused these presents to

be signed by its authorized representative, located at _____ Wisconsin

this _____ day of _____, 20____.

In the Presence of: Dewitt Development, LLC

Scott DeWitt, President

State of Wisconsin

County)

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

the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: _____

Notary Public, Wisconsin

Village Board Approval Certificate

Resolved, that the plat of Harrison Heights 2 in the Village of Harrison, Calumet County, Dewitt Development, LLC, is hereby approved by the Village Board of the Village of Harrison.

Chairman _____ Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Harrison

Clerk _____ Date _____

Utility Easement Provisions

An easement for electric, natural gas, public utilities and communications service is hereby granted by

Dewitt Development, LLC, grantor

to

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as
Via Energies, Grantee,
SBC, Grantee,
Darby Sanitary District, Grantee
Village of Harrison, Grantee
TDS Metrocom, Grantee
and
Time Warner Cable, Grantee

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 Grantee agrees 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 Grantee or their agents. This restoration, however, does not apply to the normal 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 Grantee's facilities or lie upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee. 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 grantee.

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

Dewitt Development, LLC

Scott DeWitt, Managing Member _____ Date _____

Mortgagee's Certificate

Nicolet Nation Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Dewitt Development, LLC, owner.

IN WITNESS WHEREOF, the said Nicolet Nation Bank has caused these presents to be signed by

_____, its President, and countersigned by

_____, its Secretary or Cashier, of _____, Wisconsin, and its corporate seal

to be hereunto affixed this _____ day of _____, 20____.

President _____ Date _____

Secretary or Cashier _____ Date _____

State of Wisconsin

County) as

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

and _____ Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be said President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My Commission Expires _____

Notary Public, Wisconsin

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Village of Harrison and Calumet County, do hereby certify that in accordance with the records in our office, there are no unrecorded tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Village Treasurer _____ Date _____

County Treasurer _____ Date _____

Village Notes:

- 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 recorded as Document Number 331468, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent laws be established in conformance with the lot drainage plan elevations within one year after initial occupancy of any house. Failure to maintain grades in accordance with storm water or drainage plans shall on file the Village or representative thereof to direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be entered on the tax roll as a special charge against the property and collected with other taxes levied thereon.
- Building permits and occupancy permits may be withheld for non-compliance with the plat or Village Ordinances relating to drainage and storm water management.
- 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 completed with, the building inspector may withhold building permits required by the building code.
- 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.
- Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison. After said acceptance please refer to Note 9 for responsibility of owner for maintenance, restrictions and related cost of all Drainage Easements.
- Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivisor shall incorporate restrictive covenants in the deeds for the aforementioned lots that, "The respective lot owners shall be responsible for maintaining a clear grate on any storm drainage inlets on their lot."
- Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Harrison 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 plat.
- Pursuant to the Village of Harrison Subdivision Improvements Policy, the developer and/or owner shall comply with the approved Drainage and Grading Plan as submitted to the Village of Harrison.
- Drainage Easement Notes:
 - All lands within areas labeled "Drainage Easement" are reserved for stormwater collection, conveyance, treatment, or infiltration. No building, fences, parking areas and landscaping or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way.
 - Any improvement shall be allowed only by special exemption of the Village of Harrison Planner.
 - Landscaping/plantings shall be restricted to ground cover.
 - If Drainage Easements are not adequately maintained, the Village of Harrison may levy the cost and expenses of such inspections, maintenance, and/or repair related actions as a special charge against the property and collected as such in accordance with the procedures under Wis. Stats. 66.0627.
- There shall be no lower exposed openings on lots containing a drainage easement. Any egress windows will require a window well with a top elevation consistent with the top of the house foundation elevation.

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Numbers:
Dewitt Development, LLC	Doc No. 571164 Doc No. 571165 Doc No. 565379	46190 (Lot 1 CSM 3976) 46194 (Lot 4 CSM 3976) 33536 & 33558 (Unplatted Lands)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

Revision Date: Nov 06, 2009
File: 6034F.m02.dwg
Date: 11/09/09
Drafted By: Jim
Sheet: 2 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920.591.1306 Fax: 920.441.2804
www.davel.org

PLAN COMMISSION MEETING**VILLAGE OF HARRISON**

From:

Josh Sherman, Assistant Planner

Meeting Date:November 21, 2023

Title:Preliminary Plat – Crossroads – Gene Frederickson – Parcels 40390 & 40384

Issue:

Should the Plan Commission recommend approval of the Preliminary Plat of the Crossroads commercial subdivision to the Village Board?

Background and Additional Information:

The applicant is proposing a 13-lot and 2-outlot preliminary plat for a new commercial subdivision called Crossroads. The subdivision is located east of Friendship Drive and south of County KK, but north of State Hwy 55. It consists of two parcels—40390 and 40384. The total area is 24.3392 acres. The very east side of the subdivision borders the City of Kaukauna. The restaurant SALT, which is not part of the preliminary plat, is located between lots 9 and 5, off Friendship Dr.

The property is currently zoned Office & Retail Commercial [COR]. COR zoning provides permitted and conditional uses for business, professional and commercial retail. This zoning is intended to be located along major thoroughfares and be served with public sanitary sewer and water facilities. The developer of each lot will be responsible for submitting a stormwater management and erosion control plan.

The subdivision has two main entrances—an entrance off Friendship Dr and an entrance off Cty KK. The Cty KK entrance does not align with Fieldcrest Dr, which is on the other side of Cty KK. The City of Kaukauna will not allow the road to move further east. Staff has confirmed that the county highway commissioner has approved the access point on Cty KK.

All roadways are proposed to be dedicated to the public at a width of 66-feet for the right-of-way. Lots vary in square footage. The average lot size is 64,395 square feet. Sewer and water will be extended through the subdivision. Stormwater management will be accommodated in a stormwater pond located on Outlot 1.

Recommended Action:

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

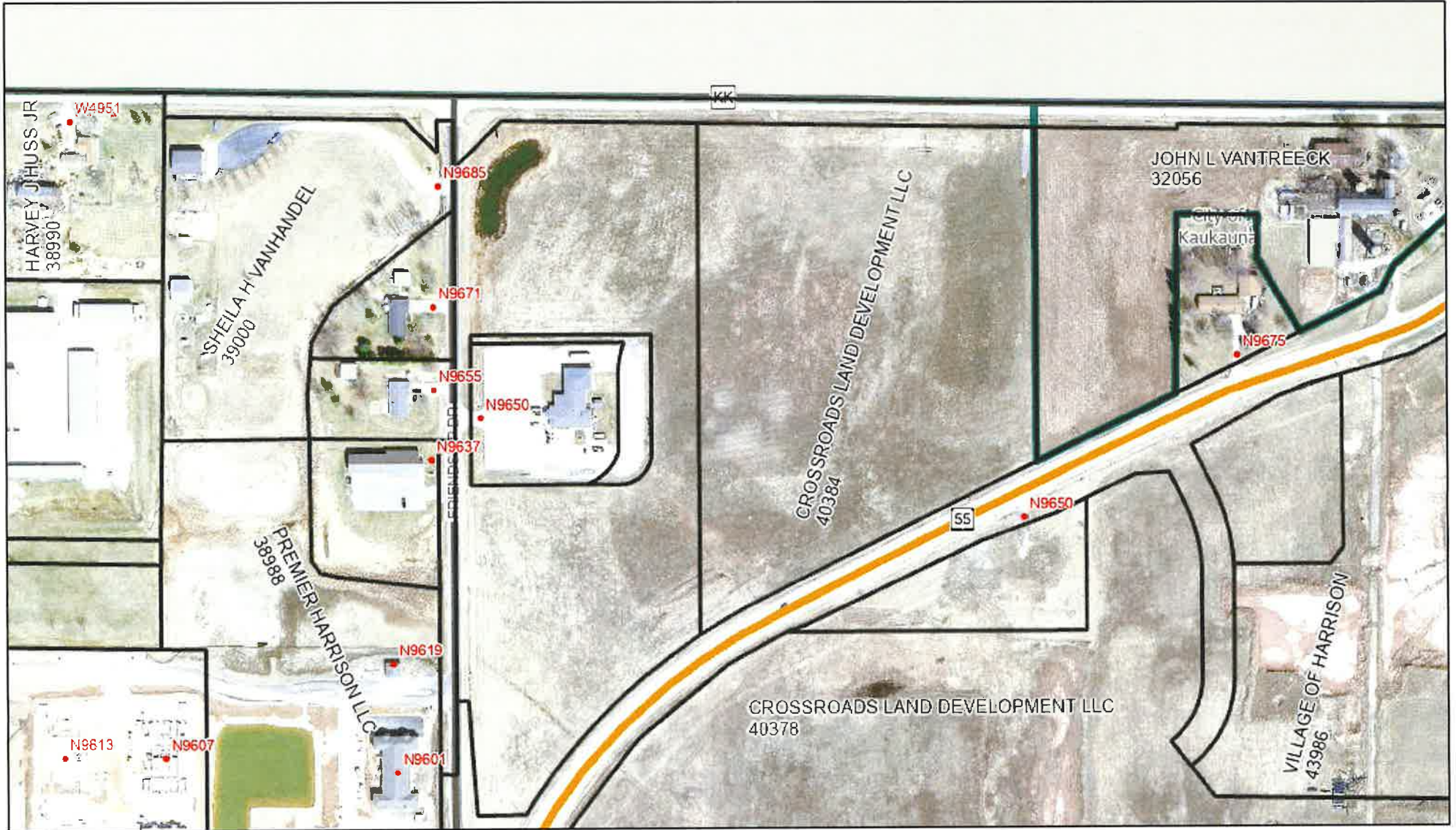
1. A Development Agreement be finalized and signed before or in conjunction with the Final Plat.
2. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
3. All lots shall have a storm sewer lateral provided for sump pump discharge.
4. All storm sewer easements shall be 30-feet in width.

5. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
 6. 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.
 7. Grading/Drainage Plan shall identify elevations of ground at the foundation.
 8. There shall be notes to be added to the face of the final plat in accordance with Section 115-12(d)(1)(f).
 9. The final plat and final grading/drainage plans shall include benchmarks for all fire hydrants. Benchmarks shall refer to hydrant tag bolts.
 10. Plans shall be sent to the appropriate utility entities for review (i.e. phone, cable, gas/electric, sewer/water).
 11. 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:

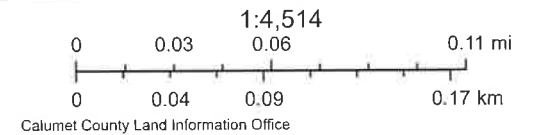
- Aerial Map
- Preliminary Plat

ArcGIS Web Map



11/15/2023, 12:59:21 PM

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



Preliminary Plat of Crossroads

Part of Lot 2 of Certified Survey Map No. 3334 and Part of the Fractional Southwest 1/4 of the Northwest 1/4 and Part of the Fractional Northwest 1/4 of the Northwest 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

LOCATION MAP

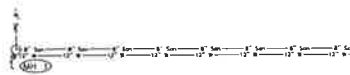


BENCHMARKS (NAVD89)

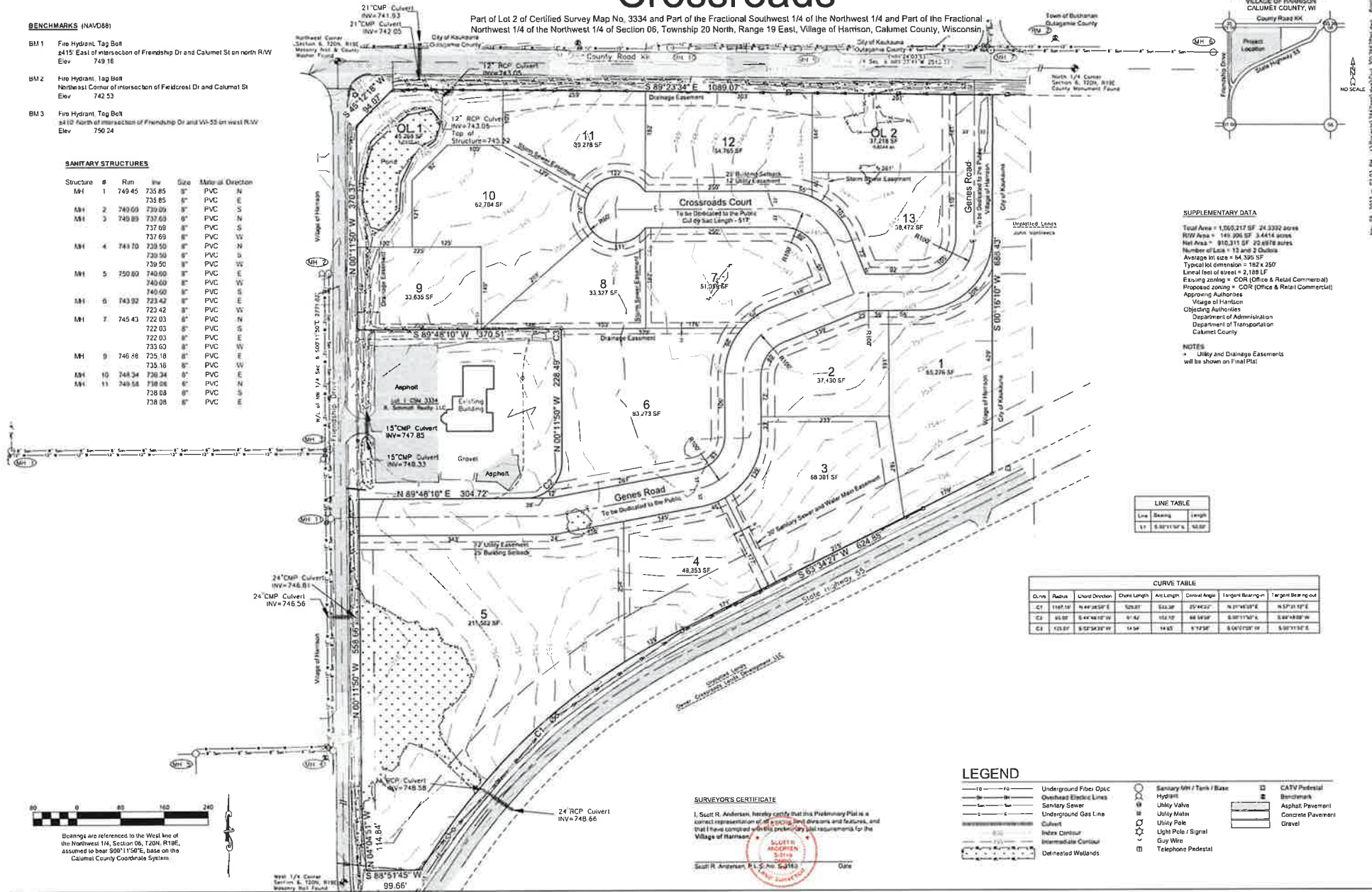
- BM 1 Fire Hydrant, Tag Bolt
2415' East of intersection of Friendship Dr and Calumet St on north R/W
Elev. 749.18
- BM 2 Fire Hydrant, Tag Bolt
Northeast Corner of intersection of Fieldcrest Dr and Calumet St
Elev. 742.53
- BM 3 Fire Hydrant, Tag Bolt
52.10' North of intersection of Friendship Dr and WI-53 on west R/W
Elev. 750.24

SANITARY STRUCTURES

Structure #	Run	Inv	Size	Material	Direction
MH 1	749.45	735.85	8"	PVC	N
MH 2	749.09	735.85	8"	PVC	E
MH 3	749.89	737.69	8"	PVC	S
		737.69	8"	PVC	N
MH 4	743.70	739.56	8"	PVC	W
		739.56	8"	PVC	N
MH 5	750.00	740.00	8"	PVC	E
		740.00	8"	PVC	W
MH 6	743.52	723.42	8"	PVC	E
		723.42	8"	PVC	W
MH 7	745.43	722.03	8"	PVC	N
		722.03	8"	PVC	S
MH 8	745.43	722.03	8"	PVC	E
		722.03	8"	PVC	W
MH 9	746.46	735.18	8"	PVC	E
		735.18	8"	PVC	W
MH 10	748.34	736.34	8"	PVC	E
MH 11	749.58	738.58	8"	PVC	N
		738.58	8"	PVC	S
		738.08	8"	PVC	E
		738.08	8"	PVC	W



Bearings are referenced to the West line of the Northwest 1/4, Section 06, T20N, R19E, assumed to bear S00°11'50"E, base on the Calumet County Coordinate System.



SUPPLEMENTARY DATA

Total Area = 1,265,317 SF ± 24,332 acres
 R/W Area = 145,206 SF ± 3.414 acres
 Net Area = 910,315 SF ± 20.678 acres
 Number of Lots = 13 and 2 Outlots
 Average lot size = 64,300 SF
 Typical lot dimension = 182 x 250'
 Linear feet of street = 2,188 LF
 Existing zoning = COR (Office & Retail Commercial)
 Proposed zoning = COR (Office & Retail Commercial)
 Approving Authorities
 Village of Harrison
 Objecting Authorities
 Department of Administration
 Department of Transportation
 Calumet County

NOTES
 • Utility and Drainage Easements will be shown on Final Plat.

Line	Bearing	Length
1	S 89°11'50" W	148.87'

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing	Target Bearing
C1	1167.10'	N 44°46'57" E	525.87'	523.39'	25°46'21"	N 21°46'57" E	N 57°21'17" E
C2	61.82'	S 44°46'57" W	91.42'	102.13'	66.563°	S 03°11'50" W	S 66°48'08" W
C3	131.87'	S 03°11'50" W	14.54'	14.43'	5°12'58"	S 04°10'02" W	S 05°11'31" E

LEGEND

- Underground Fiber Optic
- Overhead Electric Lines
- Sanitary Sewer
- Underground Gas Line
- Culvert
- Index Contour
- Intermediate Contour
- Designated Wetlands
- Sanitary W/H / Tank / Base
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole / Signal
- Guy Wire
- Telephone Pedestal
- CATV Pedestal
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel

SURVEYOR'S CERTIFICATE

I, Scott R. Anderson, hereby certify that this Preliminary Plat is a correct representation of all existing and proposed lines and features, and that I have complied with the preliminary plat requirements for the Village of Harrison.

Scott R. Anderson, R.L.S., No. S-3113
 State of Wisconsin
 Surveyor

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1165 Providence Terrace, Marshfield, WI 54452
 Ph: 800-291-1852 Fax: 800-241-8004
 www.davel.com

PRELIMINARY PLAT

Crossroads
 Village of Harrison, Calumet County, WI
 For: Crossroads Land Development LLC

Date: 11/6/2023
 Filename: 7662Plat.dwg
 User: SRA
 Last Modified: scott
 Page: 1

Village of Harrison
October-23 Zoning Permit Report

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
Residential								
Single Family	5	73	\$ 2,005,000	\$ 28,108,140	12	55	\$ 5,139,000	\$ 22,814,011
Two Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	2	\$ 0	\$ 1,200,000
Multi Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Additions	2	9	\$ 112,000	\$ 564,500	1	13	\$ 115,000	\$ 769,000
Acc. Structures	1	35	\$ 500	\$ 442,500	0	18	\$ 0	\$ 737,541
Miscellaneous	10	107	\$ 78,700	\$ 1,153,060	8	97	\$ 71,319	\$ 924,580
Total Residential	18	224	\$ 2,196,200	\$ 30,268,200	21	185	\$ 5,325,319	\$ 26,445,132
Com./Ind.								
New	0	3	\$ 0	\$ 1,850,000	0	5	\$ 0	\$ 6,650,000
Additions	0	1	\$ 0	\$ 230,000	0	1	\$ 0	\$ 5,000,000
Acc. Structures	0	3	\$ 0	\$ 80,000	0	1	\$ 0	\$ 15,000
Miscellaneous	1	4	\$ 75,000	\$ 87,695	0	12	\$ 0	\$ 608,285
Total Com./Ind.	1	11	\$ 75,000	\$ 2,247,695	0	19	\$ 0	\$ 12,273,285
Combined Total	19	235	\$ 2,271,200	\$ 32,515,895	21	204	\$ 5,325,319	\$ 38,718,417

Number of Vacant Lots Remaining 127