
PLAN COMMISSION MEETING**VILLAGE OF HARRISON**

From:

Josh Sherman, Assistant Planner

Meeting Date:

October 17, 2023

Title:

Certified Survey Map (CSM) – Hartzheim – Cty Rd KK – Parcel 35802

Issue:

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

Background and Additional Information:

The proposed CSM was presented as a concept plan to the August 2023 Plan Commission.

The applicant is proposing to split parcel 35802 into 3-lots by Certified Survey Map (CSM). The proposed CSM encompasses current address W5425 Cty Rd KK and is zoned Office & Retail Commercial [COR].

Lot 1 of the proposed land division is 1.333 acres. With Lot 1, the applicant is proposing to construct a trade and contractor office, however this will come before the Plan Commission as a separate submittal. Lot 2 is 1.342 acres and will be marketed for commercial development. Lot 3 is 1.292 acres, contains a Colonial-style residence and a 1,500 square foot detached garage (house and garage are to remain). The proposed three new lots meet the minimum lot area and lot width requirements per the zoning code.

Ingress and egress for each lot is serviced by a private service road with an access point unto Cty Rd KK. The private road runs parallel with Cty Rd KK. The ingress and egress easement has been extended to the west line of Lot 3 per the CSM.

Kidzland 2, LLC and DC Automotive Enterprises, LLC are businesses directly west of the proposed CSM, which also uses the private road.

As the CSM indicates, the sheds on Lots 1 and 2, along with a portion of the barn on Lot 2, will be removed. The residence on Lot 3 is considered legal, nonconforming per the current zoning.

Recommended Action:

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

Attachments:

- Aerial Map
- CSM

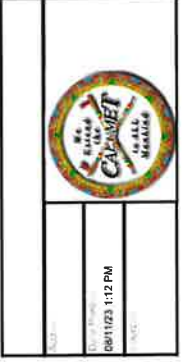
Calumet County, WI

Legend

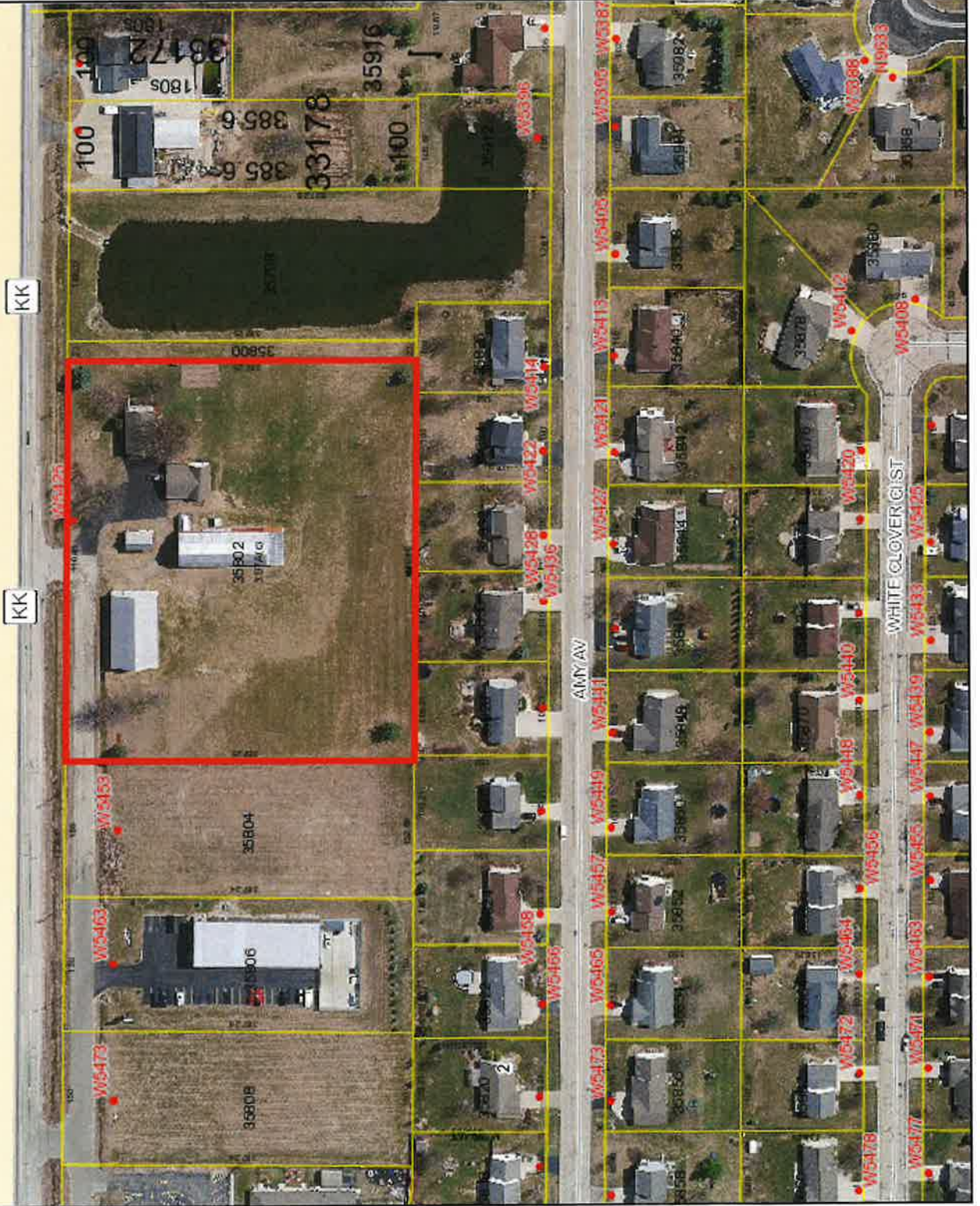
- Address Point
- County Boundary
- Wisconsin Water
- Other Counties
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2021
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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



Outagamie



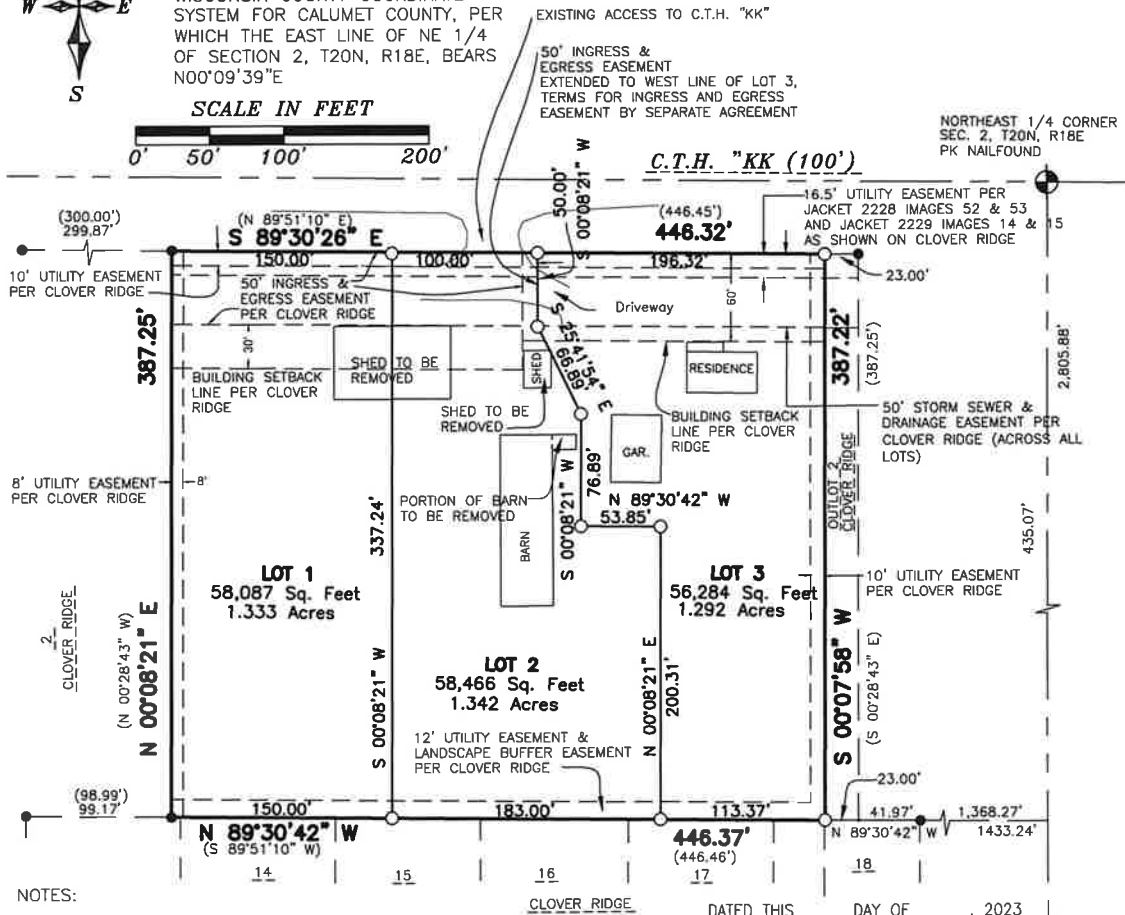
CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CLOVER RIDGE, A SUBDIVISION OF RECORD, AS RECORDED IN DOCUMENT NO. 306618, BEING LOCATED IN NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM FOR CALUMET COUNTY, PER WHICH THE EAST LINE OF NE 1/4 OF SECTION 2, T20N, R18E, BEARS N00°09'39"E

SCALE IN FEET



NOTES:

- PER THE PLAT OF CLOVER RIDGE NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS AND EGRESS TO COUNTY TRUNK HIGHWAY "KK", EXCEPT FOR ONE DRIVEWAY WHICH IS 210'± EAST OF THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF CLOVER RIDGE AND ACCESS TO THIS DRIVEWAY IS PROVIDED BY A 50' INGRESS-EGRESS EASEMENT, AS SHOWN ON THIS CERTIFIED SURVEY MAP. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE CALUMET COUNTY.
- DOCUMENT NO. 307924 IS RECORDED WITH THE TERMS AND CONDITIONS WITH RESPECT TO THE 50 FOOT INGRESS AND EGRESS EASEMENT ALONG THE SOUTH RIGHT-OF-WAY LINE OF C.T.H. "KK" AS SHOWN ON THE PLAT OF CLOVER RIDGE.
- THE LOTS SHOWN ON THIS CERTIFIED SURVEY MAP ARE SUBJECT TO ALL OTHER APPLICABLE EASEMENT PROVISIONS, RESTRICTIONS, AND NOTES SHOWN ON THE PLAT OF CLOVER RIDGE.

DATED THIS _____ DAY OF _____, 2023

MICHAEL J. FRANK S-2123
WISCONSIN PROFESSIONAL
LAND SURVEYOR

LEGEND

- () = RECORDED AS
- = 3/4" DIA. ROUND REBAR FOUND
- = 1" DIA. ROUND x 24" LONG IRON PIPE WEIGHING 1.13 LBS./LIN. FOOT SET

EAST 1/4 CORNER
SEC. 2, T20N, R18E
PK NAILFOUND

PREPARED FOR:
HARTWOOD HOMES, INC.

455 LAKE BREEZE DR.
CHILTON, WI 53014

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS

2711 N. MASON ST., SUITE F, APPLETON, WI 54914 L-23-4801
SHEET 1 OF 3

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

October 17, 2023

Title:

Conditional Use Permit – Hartwood Homes – Cty Rd KK – Parcel 35802

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit to the Village Board to construct a trade and contractor office.

Background and Additional Information:

The applicant Hartwood Homes is seeking a Conditional Use Permit (CUP) to construct a trade and contractor office on a new lot contained within parcel 35802, which is located at W5425 Cty Rd KK. As a separate submittal, the applicant is proposing a CSM splitting parcel 35802 into three lots. The proposed CUP would be located on the far west lot (Lot 1) of the submitted CSM.

The proposal consists of a 2,164 square foot office and retail/showroom in the front and a 4,000 square foot trade and contractor shop in the rear. A preliminary design concept is attached. The building would support the applicant's two companies—Hartwood Homes, a constructions company, and Cannonball Pool LLC, which installs fiberglass pools. The hours of operation would be 7:00am – 6:00pm Monday thru Friday and 8:00am – 1:00pm on Saturdays. The building would be closed on Sundays.

The average number of employees would be 2-3 persons. Vehicles and materials will be stored indoors. Garbage and waste will be stored behind the building on the south end. Occasionally, a trailer may be parked on the back or south end of the building. Snow removal would be pushed to the south end of the asphalt. The asphalt pavement and parking would run along the east side of the lot.

The area is zoned Office & Retail Commercial [COR]. Retail establishments are a permitted use under the zoning. A trade and contractor office, with a shop, is a conditional use under the zoning.

There is a residential subdivision to the south of the proposed CUP.

Findings of Fact:

- Staff finds that the Conditional Use Permit request will comply with the Harrison Zoning Ordinance with the below conditions.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Basis for Approval: (from the Zoning Ordinance Section 117-319) Each item must be met in order to grant approval.

1. **Zoning. The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of this chapter. Where there is an existing nonconforming structure, the design standards of the underlying zoning district may be waived by the plan commission and village board.** Offices, trade and contractor are conditional uses under the current zoning district. Retail establishments (Cannonball Pools) are a permitted use under the zoning district.
2. **Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan.** The Future Land Use map identifies the area as Commercial. The use conforms under the Office and Retail Commercial zoning code.
3. **Traffic. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.** Access to the property is off of a private service road that runs parallel to Cty Rd KK. The service road has two existing access points to Cty Road KK.
4. **Landscaping and screening. Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual impacts that are associated with the proposed use as established in article VI, Access, Parking, and Loading and article IX, Landscaping and Screening Standards.** There are existing trees and shrubs within the 30-foot front building setback. As a condition of approval staff is recommending a row of arborvitaes be planted along the rear (south) lot line.
5. **Neighborhood compatibility. The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust.** The surrounding land uses are commercial. DC Automotive Enterprises, LLC is a business directly west of the proposed development, which also uses the private road. Due to the nature of the business no noise, odor or rust is anticipated from the development.
6. **Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided.** Sanitary sewer and water are provided to the site. The applicant will be required to obtain a storm water and erosion control permit from the Village prior to start of construction.

Recommended Action:

Staff recommends approval of the Conditional Use Permit (CUP) request with the following conditions:

1. A Site Plan Review Application, along with a detailed site plan—pursuant to Article XIII of the zoning ordinance—is required prior to the issuance of zoning and building permits.
2. A Stormwater Management & Erosion Control application is required prior to the issuance of zoning and building permits.

3. Hours of operation shall be Monday-Friday 7:00am – 6:00pm, and Saturdays 8:00am – 1:00pm. The Plan Commission may approve different hours of operation upon request and review.
4. All wall-mounted exterior lighting shall be direct cut-off fixtures.
5. Freestanding light fixtures shall have a maximum height of 25 feet.
6. There shall be no spillover light onto the residential properties to the south.
7. Outdoor storage of materials or products shall be prohibited.
8. A row of arborvitae shall be planted along the rear (south) lot line, acting as a landscaping buffer to the residential properties.
9. A dumpster enclosure shall be provided that meets, or exceeds, the requirements of the zoning ordinance.
10. The building shall meet all the design standards of the zoning ordinance.
11. All provisions of the Harrison Zoning Ordinance shall be met.
12. A sign permit must be obtained for all new or changed signage.
13. A zoning permit must be obtained for the additions and accessory buildings.
14. A building permit must be obtained for the additions, interior remodel, and accessory buildings.
15. The project shall comply with all other local, state, and federal requirements.
16. The developer shall acknowledge the conditions of approval and agree to abide by all conditions.

Attachments:

- Aerial Map
- Certified Survey Map
- Site and Building Plans
- Narrative Concept Plan

Calumet County, WI

Legend

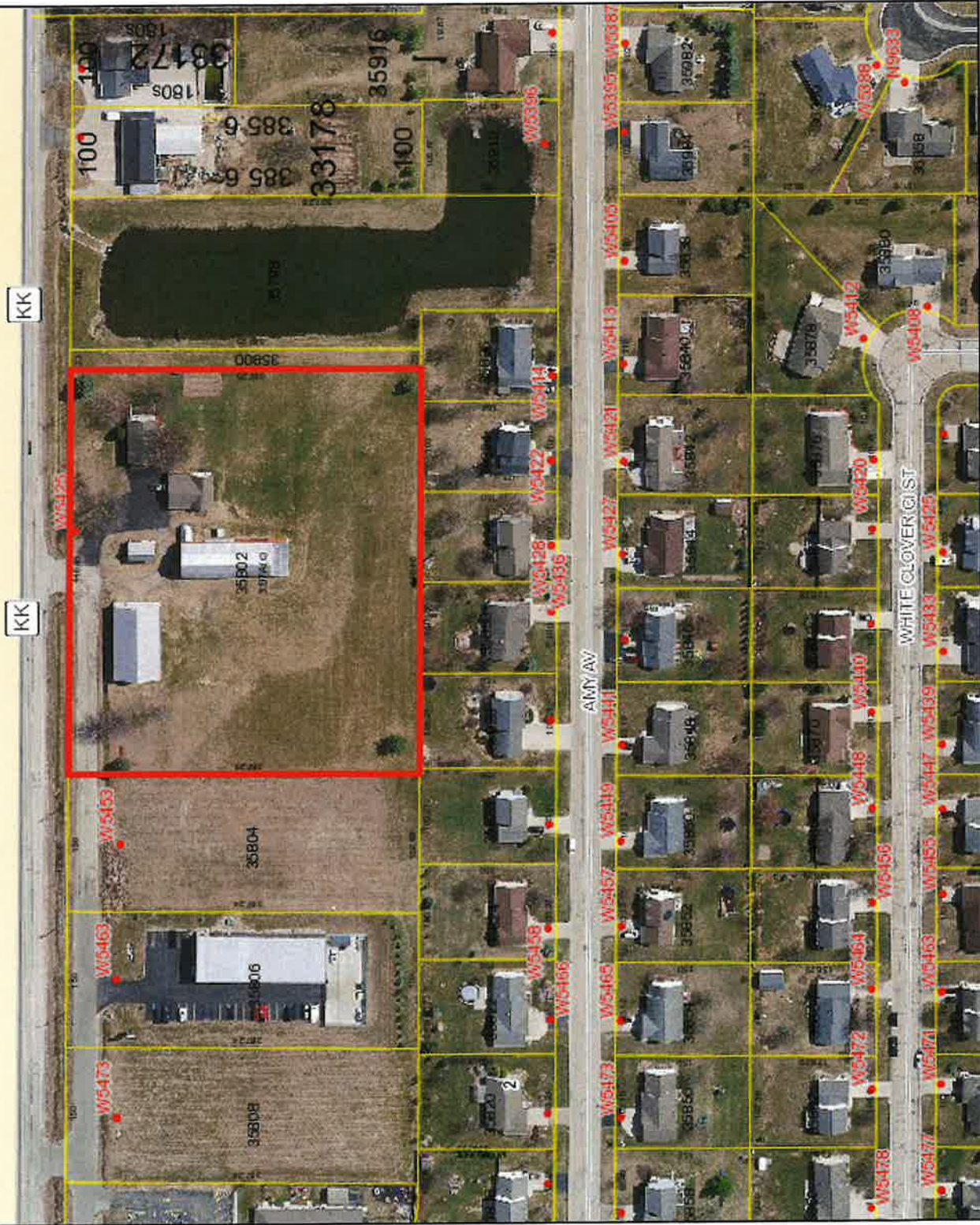
- Address Point
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- Town Boundary
- Point of Interest
- Parcel Boundary
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- State Parks
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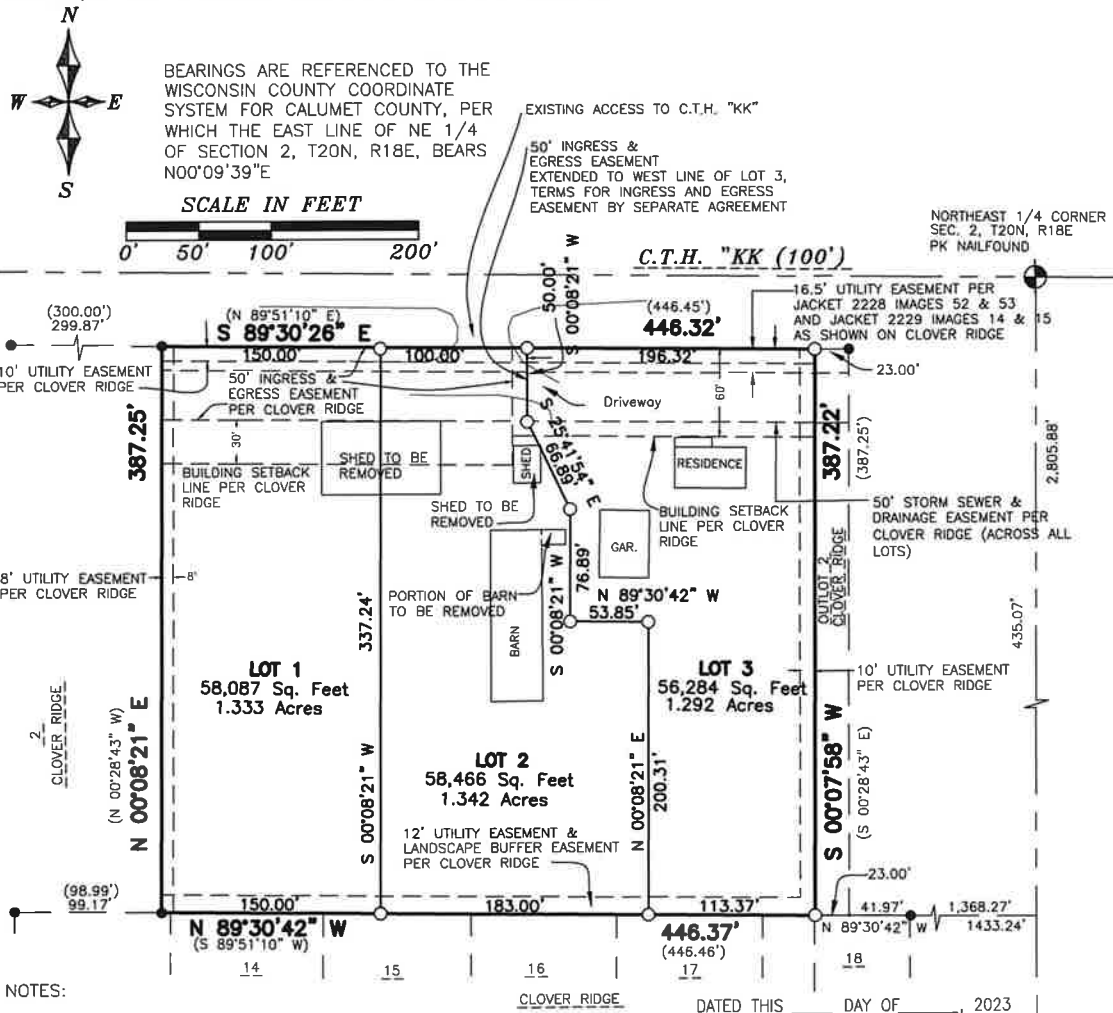


Outagamie



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CLOVER RIDGE, A SUBDIVISION OF RECORD, AS RECORDED IN DOCUMENT NO. 306618, BEING LOCATED IN NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



NOTES:

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DATED THIS _____ DAY OF _____, 2023

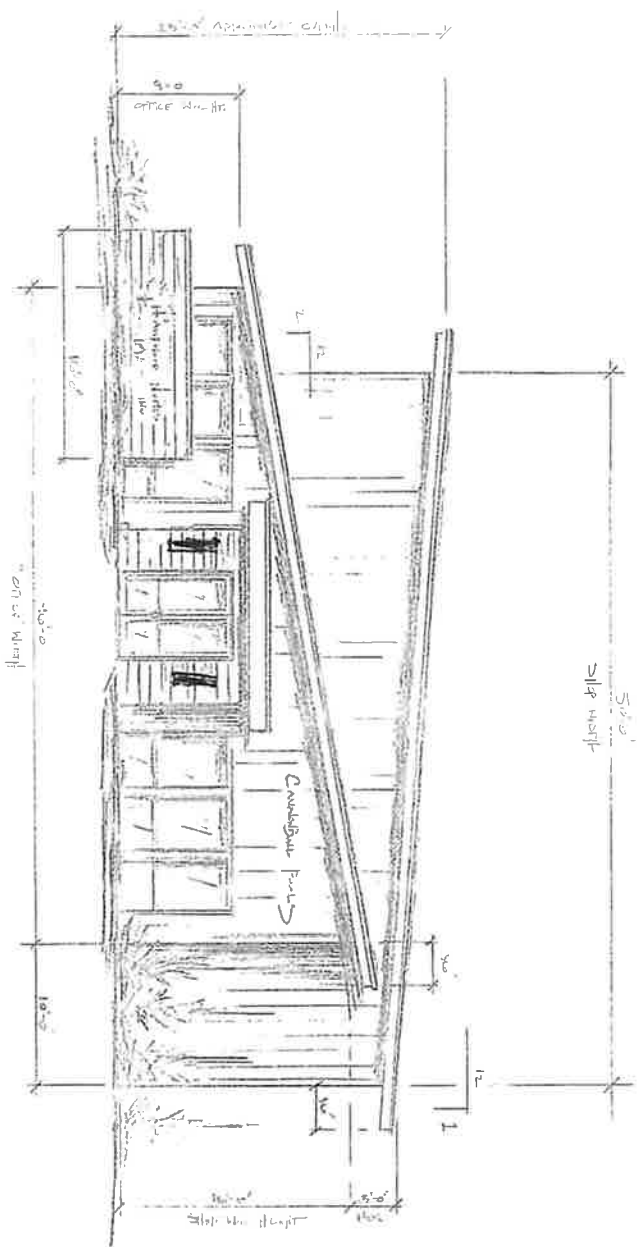
MICHAEL J. FRANK S-2123
WISCONSIN PROFESSIONAL
LAND SURVEYOR

LEGEND

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- = 3/4" DIA. ROUND REBAR FOUND
- = 1" DIA. ROUND x 24" LONG IRON PIPE WEIGHING 1.13 LBS./LIN. FOOT SET

EAST 1/4 CORNER
SEC. 2, T20N, R18E
PK NAILFOUND

PREPARED FOR:
HARTWOOD HOMES, INC.
455 LAKE BREEZE DR.
CHILTON, WI 53014
SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON ST., SUITE F, APPLETON, WI 54914



Heat Exchange
 Street height = 11'-0"

Revisions

Drawn by
 D. ALIAS

Date
 SEPT. 26,
 2003

Sheet No.
 1 OF 1

HARTWOOD HOMES, INC.
& CANNONBALL POOLS

DAYTON MEDICAL DESIGNS INC.

1004 S. OLDE ONEIDA ST APPLETON, WI 54915
 (920)-380-0900 web: daytonmedicaldesigns.com

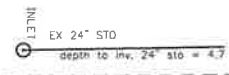
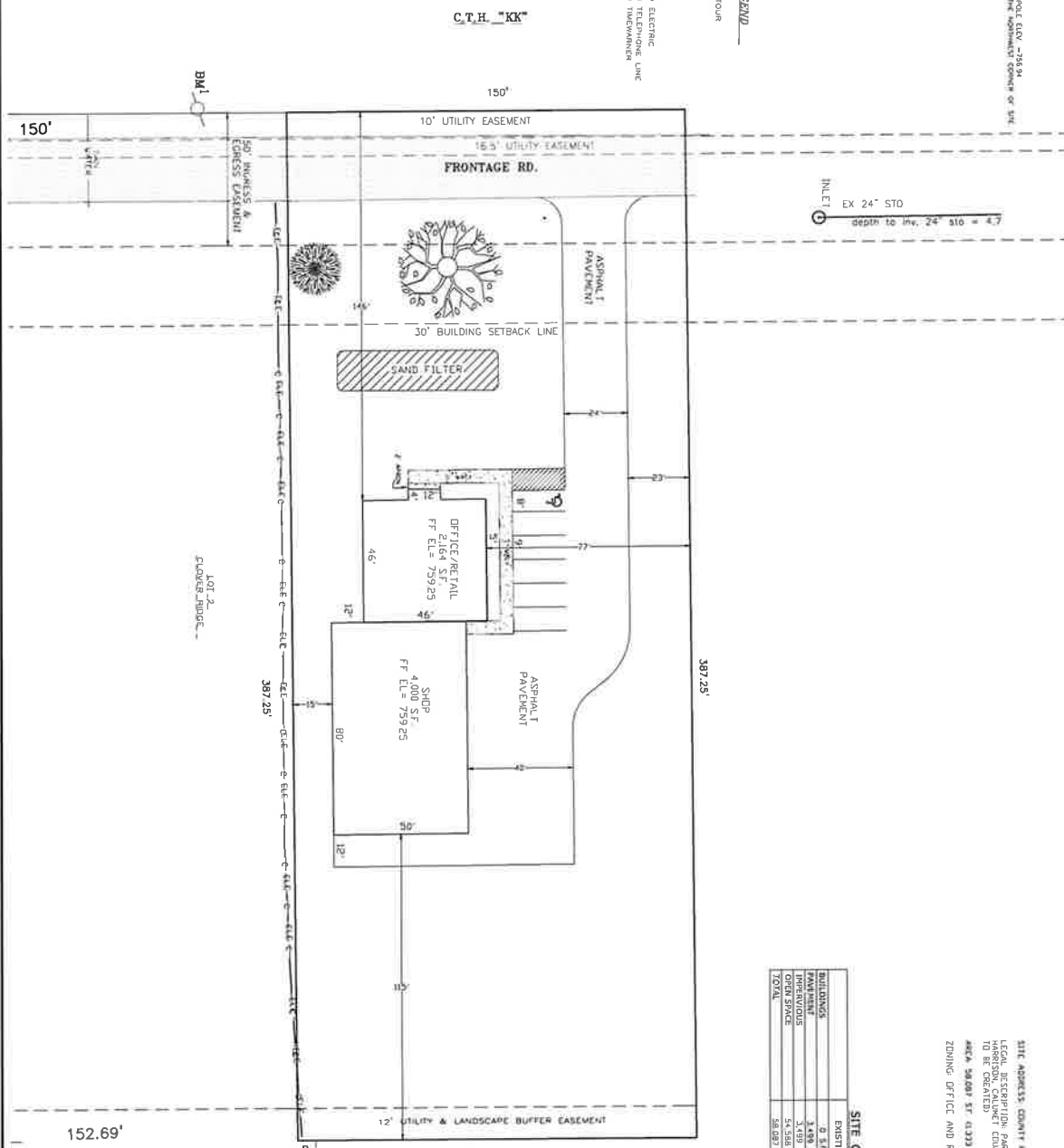
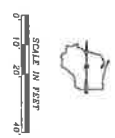
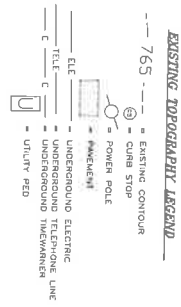
PRELIMINARY
 (SHEET CONCEPT ONLY)

PRICING

FINAL

NOT TO SCALE
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
 THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

BENCHMARKS
 BM1 AND BM2 SET IN SOUTH FACE OF POWERPOLE DECK - 278.54
 BM3 POWERPOLE LOCATED IN FIELD WITH 0' ON THE NEIGHBORING CORNER OF SITE



SITE COVERAGE

	EXISTING	CHANGE	NEW TOTAL	%
BUILDINGS	0 SF	+4,164 SF	4,164 SF	10.8
PAVEMENT	1,400 SF	+10,278 SF	11,678 SF	29.2
PERVIOUS	3,199 SF	+16,443 SF	19,642 SF	49.5
OPEN SPACE	4,588 SF	-16,443 SF	10,145 SF	25.7
TOTAL	9,287 SF	0 SF	38,630 SF	100%

SITE ADDRESS: COUNTY ROAD 84
 LEGAL DESCRIPTION: PART OF LOT 1, CLOVER RIDGE, VILLAGE OF
 WISCONSIN COUNTY, WISCONSIN NEW CENTERED SURVEY, LOT
 TO BE ORIENTED
 AREA: 38,630 SF (1333 AC)
 ZONING: OFFICE AND RETAIL COMMERCIAL DISTRICT

SITE PLAN
 OFFICE - RETAIL - SHOP
 FOR: HARTWOOD HOMES INC.
 455 LAKE BREEZE DRIVE
 CHILTON, WI 53014

SCHULER & ASSOCIATES, INC.
 LAND SURVEYORS & ENGINEERS
 2711 N. MASON STREET, SUITE F - APPLETON, WI 54911-2126 (608) 734-3107

REVISIONS

DATE	BY	REVISION
09/21/23	JMS	SCALE 1"=50'
09/21/23	JMS	DATE
09/21/23	JMS	SHEET
09/21/23	JMS	1

Hartwood Homes Inc / Cannonball Pool LLC

Shop / Retail Building Project

Conditional Use Permit Application

Hours of operation 7am – 6pm M – F, 8am – 1pm Sat. Closed Sundays

of employees 2-3

of occupants 3-5

Vehicles and Materials will be stored indoors.

Garbage and waste/recyclables stored behind the building on south end.

Occasionally a trailer parked on the back or south end of building.

Snow removal, snow to be stockpiled on south end of asphalt on lawn.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

October 17, 2023

Title:

Zoning Map Amendment (Rezoning) –Paul & Lori Manderfield – Harrison Rd – Parcel 38862

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 Harrison Rd, parcel 38862, from General Agriculture [AG] to Rural Residential [RR]. The purpose of the rezoning is to allow the construction of a new home.

The comprehensive plan and future land use map identifies this property as ‘Ag, Vacant, Undeveloped.’ The Rural Residential [RR] district is intended to be approved in areas identified as Single Family Residential (unsewered), Farmstead Homes and Ag, Vacant, Undeveloped on the future land use map. The proposed rezoning is consistent with the Comprehensive Plan.

There are residential homes, currently zoned Rural Residential, directly south on Harrison Rd of the proposed rezoning.

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 Rural Residential [RR] as submitted.

Attachments:

- Aerial Map
- Zoning Map

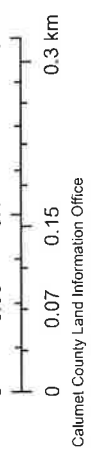
ArcGIS Web Map



10/3/2023, 12:27:57 PM

- Parcels
- County Boundary
- Building Footprint
- Rivers and Streams
- Calumet Roads Cartographic
- City Streets
- Municipal Boundary
- Village Boundary
- Calumet County 2021 Orthophoto

- Green: Band_2
- Blue: Band_3



Calumet County Land Information Office

- Red: Band_1

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>

**Area to be rezoned
Rural Residential**



PLAN COMMISSION MEETING**VILLAGE OF HARRISON**

From:

Josh Sherman, Assistant Planner

Meeting Date:

August 22, 2023

Title:

Certified Survey Map (CSM) – Ricardo Leon – N8496 Hwy 55 – Parcel 40720

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 separate the residence and outbuildings (Lot 1, 5 acres) from the agricultural land (Lot 2, 14.378 acres).

The parcel is zoned General Agriculture [AG] and both lots would remain General Agriculture.

The property is on the corner of Hwy 55 and Schaefer Rd. The Belgioioso Cheese Factory is directly across Hwy 55.

Recommended Action:

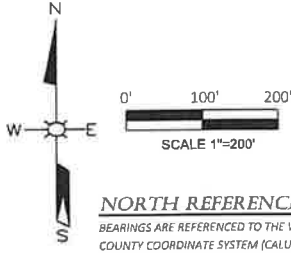
Staff recommends approval of the Certified Survey Map (CSM) request as submitted.

Attachments:

- Aerial Map
- CSM

CERTIFIED SURVEY MAP NUMBER

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 19, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

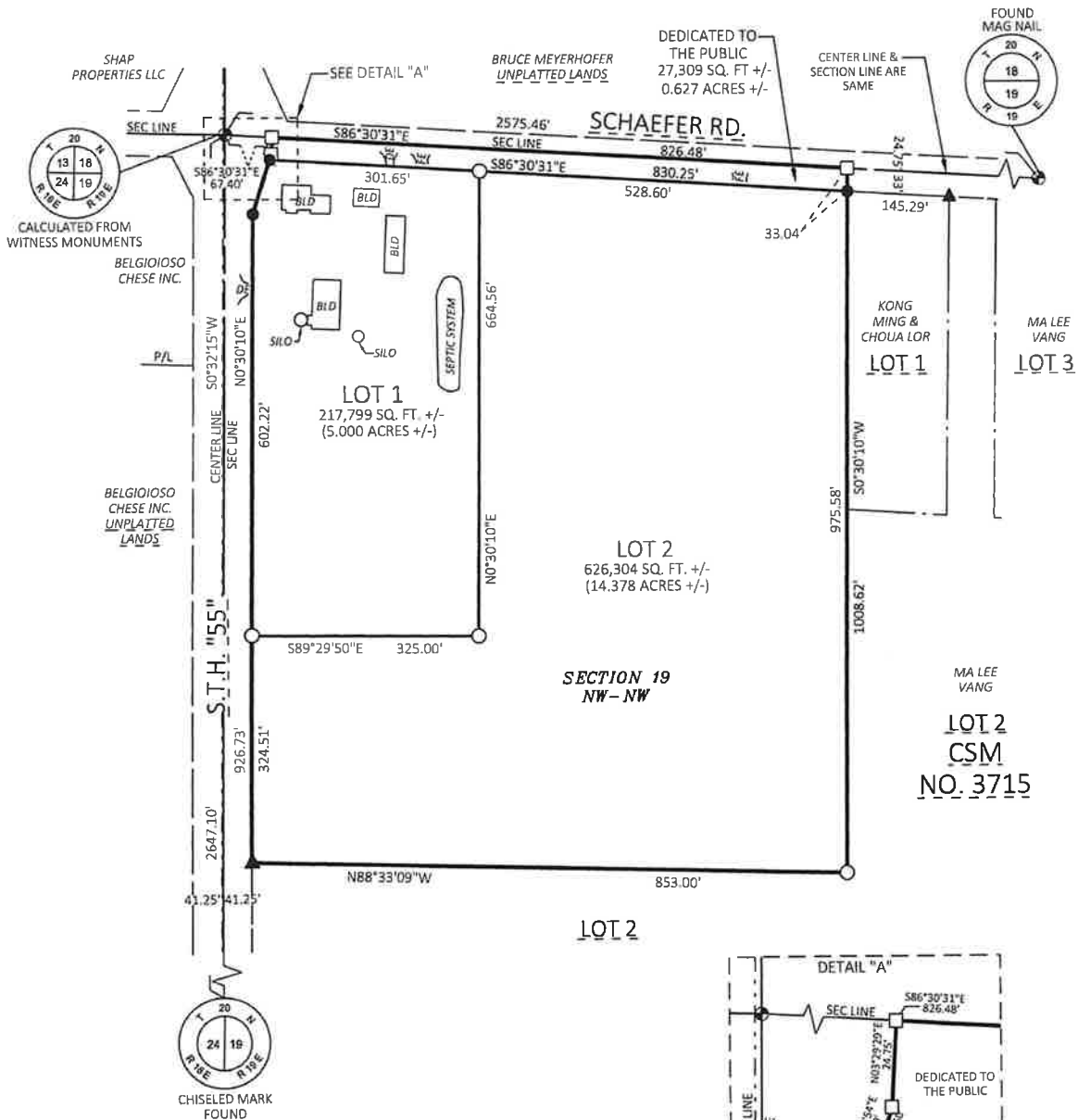


NORTH REFERENCE

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (CALUMET COUNTY) NAD 83 (1993) IN WHICH THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19, T20N, R19E, IS THE RECORDED TO BEAR 500°32'15"W

LEGEND

- CALUMET COUNTY SECTION CORNER MONUMENT AS NOTED
- 3/4" X 18" REBAR SET SET
- 1" IRON PIPE FOUND
- ▲ 3/4" IRON REBAR FOUND
- 1" IRON PIPE WITH CAP FOUND
- NON-MONUMENTED POINT
- DE DRIVEWAY ENTRANCE
- FE FIELD ENTRANCE
- BLD BUILDING



DATE 10-4-2023	DIRECTORY NO. -----
PROJECT NO. 0046426.00	DRAFTED BY EMK
SHEET 1 OF 4	DRAWING NAME CSM

SURVEY FOR: **RICARDO & MARIA LEON**
 N8496 HWY 55
 MENASHA, WI 54952

Westwood
 Phone (202) 735-8900 One Systems Drive
 Fax (202) 830-6100 Appleton, WI 54914-1654
 Toll Free (800) 571-1677 westwoodcs.com
 Westwood Professional Services

CERTIFIED SURVEY MAP NUMBER

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 19, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I TERRY L. VAN HOUT, STATE OF WISCONSIN PROFESSIONAL LAND SURVEYOR S-2526, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 19, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

COMMENCING AT THE NORTHWEST 1/4 CORNER OF SAID SECTION 19;
THENCE S86°30'31"E COINCIDENT WITH THE NORTH LINE OF SAID 1/4 A DISTANCE OF 67.40 FEET TO THE EXISTING EAST RIGHT OF WAY LINE OF S.T.H. "55", BEING THE POINT OF BEGINNING;
THENCE CONTINUING S86°30'31"E A DISTANCE OF 826.48 FEET TO A WEST LINE OF CSM NO. 3715;
THENCE S00°30'10"W COINCIDENT WITH SAID WEST LINE A DISTANCE OF 1008.62 FEET TO A NORTH LINE OF LOT 2 OF SAID CSM;
THENCE N88°33'09"W COINCIDENT WITH SAID NORTH LINE A DISTANCE OF 853.00 FEET TO THE EXISTING EAST RIGHT OF WAY LINE OF S.T.H. "55";
THENCE N00°30'10"E COINCIDENT WITH SAID EAST LINE A DISTANCE OF 926.73 FEET;
THENCE N17°25'54"E COINCIDENT WITH SAID EAST LINE A DISTANCE OF 90.10 FEET;
THENCE N03°29'29"E COINCIDENT WITH SAID EAST LINE A DISTANCE OF 24.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 20.00 ACRES (871,412 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE THIS SURVEY AND LAND DIVISION UNDER THE DIRECTION OF RICARDO LEON.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HARRISON IN SURVEYING, DIVIDING AND MAPPING OF SAID LANDS.

THAT THIS IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.

DATED THIS _____ DAY OF _____, 2023

TERRY L. VAN HOUT P.L.S. NO. S-2526

NOTES:

- 1) THIS CERTIFIED SURVEY MAP IS ALL OF CALUMET COUNTY TAX PARCEL NO. 40720 WITH THE OWNERS OF RECORD BEING RICARDO AND MARIA LEON.
- 3) ALL DIMENSIONS ARE COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
- 4) ALL BEARINGS ARE COMPUTED TO THE NEAREST SECOND AND MEASURED TO THE NEAREST 5 SECONDS.
- 5) FIELD WORK COMPLETED ON OCTOBER 3RD, 2023.

DATE 10-4-2023	DIRECTORY NO. *****
PROJECT NO. 0045426.00	DRAFTED BY EMK
SHEET 2 OF 4	DRAWING NAME CSM

SURVEY FOR: **RICARDO & MARIA LEON**
N8496 HWY 55
MENASHA, WI 54952

Westwood

Phone (920) 735-6900 One Systems Drive
Fax (920) 830-6100 Apollonia, WI 54914-1654
Toll Free (800) 571-6677 westwoodps.com
Westwood Professional Services

CERTIFIED SURVEY MAP NUMBER

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 19, TOWNSHIP 20 NORTH,
RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS OF SAID DESCRIBED LANDS, RICARDO LEON AND MARIA LEON, DOES HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HARRISON
THIS ____ DAY OF _____, 2023

RICARDO LEON

DATE

MARIA LEON

DATE

STATE OF WISCONSIN:

SS

CALUMET COUNTY:

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2023
THE ABOVE NAMED TO ME KNOW TO THIS PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

DATE 10-4-2023	DIRECTORY NO. *****
PROJECT NO. 0046426_00	DRAFTED BY EMK
SHEET 3 OF 4	DRAWING NAME CSM

SURVEY FOR: **RICARDO & MARIA LEON**
NB496 HWY 55
MENASHA, WI 54952

Westwood

Phone (820) 733-6900 One Systems Drive
Fax (920) 830-6100 Appleton, WI 54914-1054
Toll Free (800) 571-6677 westwoodps.com
Westwood Professional Services

CERTIFIED SURVEY MAP NUMBER _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 19, TOWNSHIP 20 NORTH,
RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNREDEEMED TAX SALES, NO UNPAID TAXES OR
UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY
MAP.

VILLAGE TREASURER DATED

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNREDEEMED TAX SALES, NO UNPAID TAXES OR
UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY
MAP.

COUNTY TREASURER DATED

VILLAGE OF HARRISON APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED AND ACCEPTED BY THE VILLAGE OF
HARRISON ON THIS ____ DAY OF _____, 2023

VILLAGE CHAIRPERSON DATED

VILLAGE CLERK DATED

DATE 10-4-2023	DIRECTORY NO. -----
PROJECT NO. 0046426.00	DRAFTED BY EMK
SHEET 4 OF 4	DRAWING NAME CSM

SURVEY FOR: **RICARDO & MARIA LEON**
N8496 HWY 55
MENASHA, WI 54952

Westwood		
Phone	(920) 735-6900	One Sycamore Drive
Fax	(920) 830-6100	Appleton, WI 54914-1654
Toll Free	(800) 571-6677	westwoodps.com
Westwood Professional Services		

Village of Harrison
September-23 Zoning Permit Report

	Current Year			Previous Year		
	Permits	YTD Permits	Estimated Value	YTD Permits	Estimated Value	YTD Estimate Value
Residential						
Single Family	2	68	\$ 750,000	43	\$ 380,000	\$ 17,675,011
Two Family (units)	0	(0)	\$ 0	2	0	\$ 1,200,000
Multi Family (units)	0	(0)	\$ 0	0	0	0
Additions	1	7	\$ 80,000	12	0	\$ 654,000
Acc. Structures	7	34	\$ 113,000	18	0	\$ 737,541
Miscellaneous	10	97	\$ 64,500	89	\$ 64,990	\$ 853,261
Total Residential	20	206	\$ 1,007,500	164	\$ 444,990	\$ 21,119,813
Com./Ind.						
New	0	3	\$ 0	5	0	\$ 6,650,000
Additions	0	1	\$ 0	1	0	\$ 5,000,000
Acc. Structures	0	3	\$ 0	1	\$ 15,000	\$ 15,000
Miscellaneous	0	3	\$ 0	12	0	\$ 608,285
Total Com./Ind.	0	10	\$ 0	19	\$ 15,000	\$ 12,273,285
Combined Total	20	216	\$ 1,007,500	183	\$ 459,990	\$ 33,393,098

Number of Vacant Lots Remaining 132