Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING | **VILLAGE OF HARRISON**

From:
Josh Sherman, Assistant Planner

Meeting Date:
October 22, 2024

Title:
Zoning Map Amendment – Mel Baeten – Highline Rd – Parcels 39012, 39018, 39010

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

Background and Additional Information:

During the July 30, 2024 Village Board meeting, the applicant withdrew a request to rezone this area to Single-Family Residential (Traditional) [RS-2].

During the August 20, 2024 Plan Commission meeting, the applicant withdrew a request to rezone this area to Single-Family Residential (Suburban) [RS-1].

The applicant, again, is proposing a zoning map amendment (rezoning) to rezone from General Agriculture [AG] and Rural Residential [RR] to Single-Family Residential (Suburban) **[RS-1]** for the property located south of Amy Ave and west of Highline Rd, and wholly within parcels 39012, 39018, and 39010. The total area of the rezone is 52.1746 acres.

Per previous discussions, staff has asked for a site plan. This time, a site plan, which is attached has been provided.

The purpose of the rezone is to accommodate a future residential subdivision. The site plan reflects single-family lots greater than 12,000 square feet.

The Comprehensive Plan and Future Land Use Map identifies this area as Single-Family Residential. The proposed rezone is consistent with the Comp Plan.

Findings of Fact:

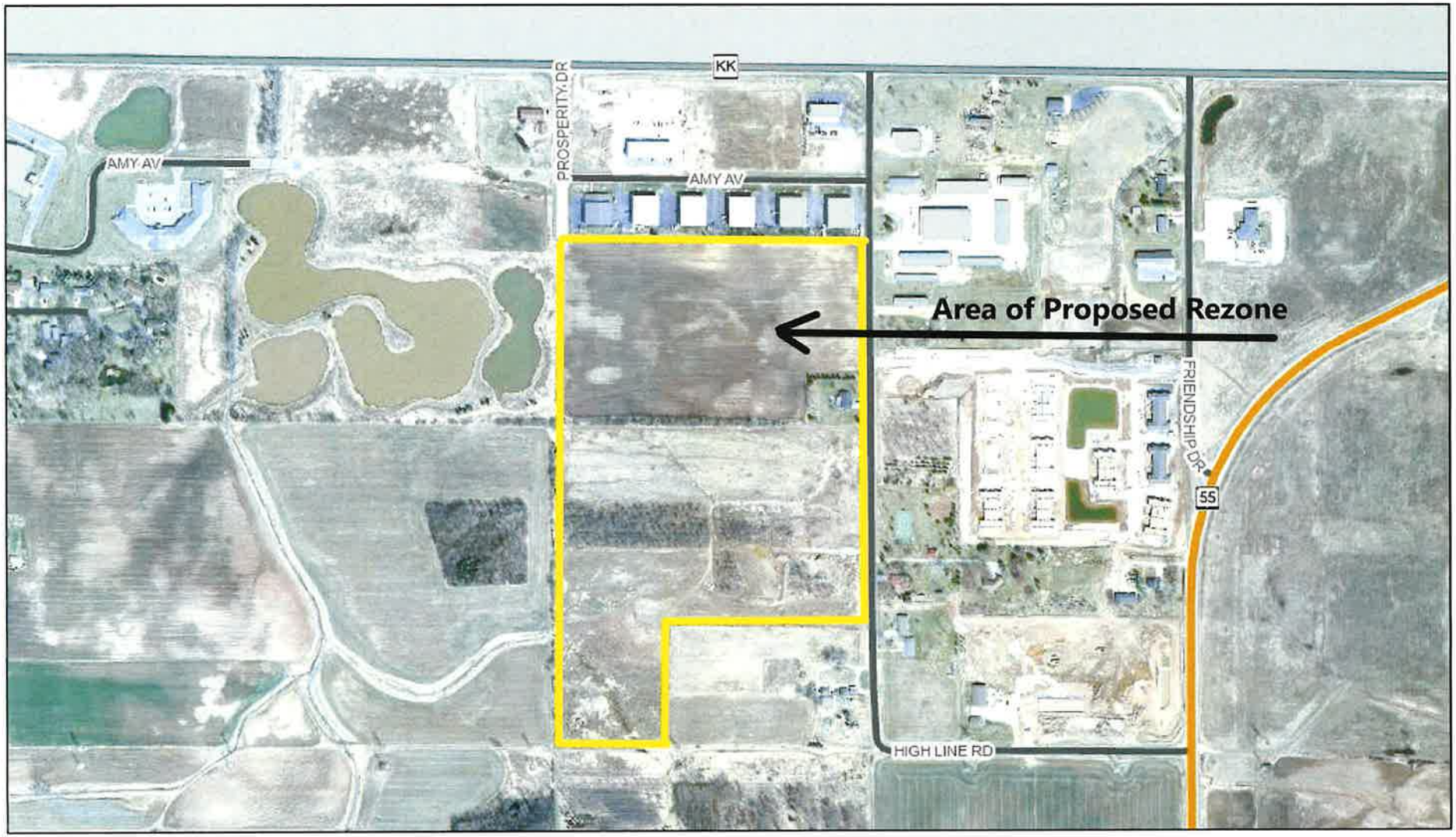
- A Class 2 notice was published for the proposed zoning Map Amendment for the August Plan Commission meeting
- Property owners within 300-feet of the subject property have been notified via first-class mail for the August Plan Commission meeting.

Recommended Action:
Staff defers recommendation to the Village Board, which is the body that determines Village policy.

Attachments:

- Aerial Map
- Harrison Zoning Map
- Concept Plan

ArcGIS Web Map



7/2/2024, 11:02:46 AM

County Boundary
Regional Counties
Building Footprint
Rivers and Streams Zoom

Calumet Roads Cartographic
State Highways
County Highways
Local Roads
City Streets

Municipal Boundary
Village Boundary
Regional Counties Outline

Calumet County 2021 Orthophoto
Red: Band_1
Green: Band_2
Blue: Band_3

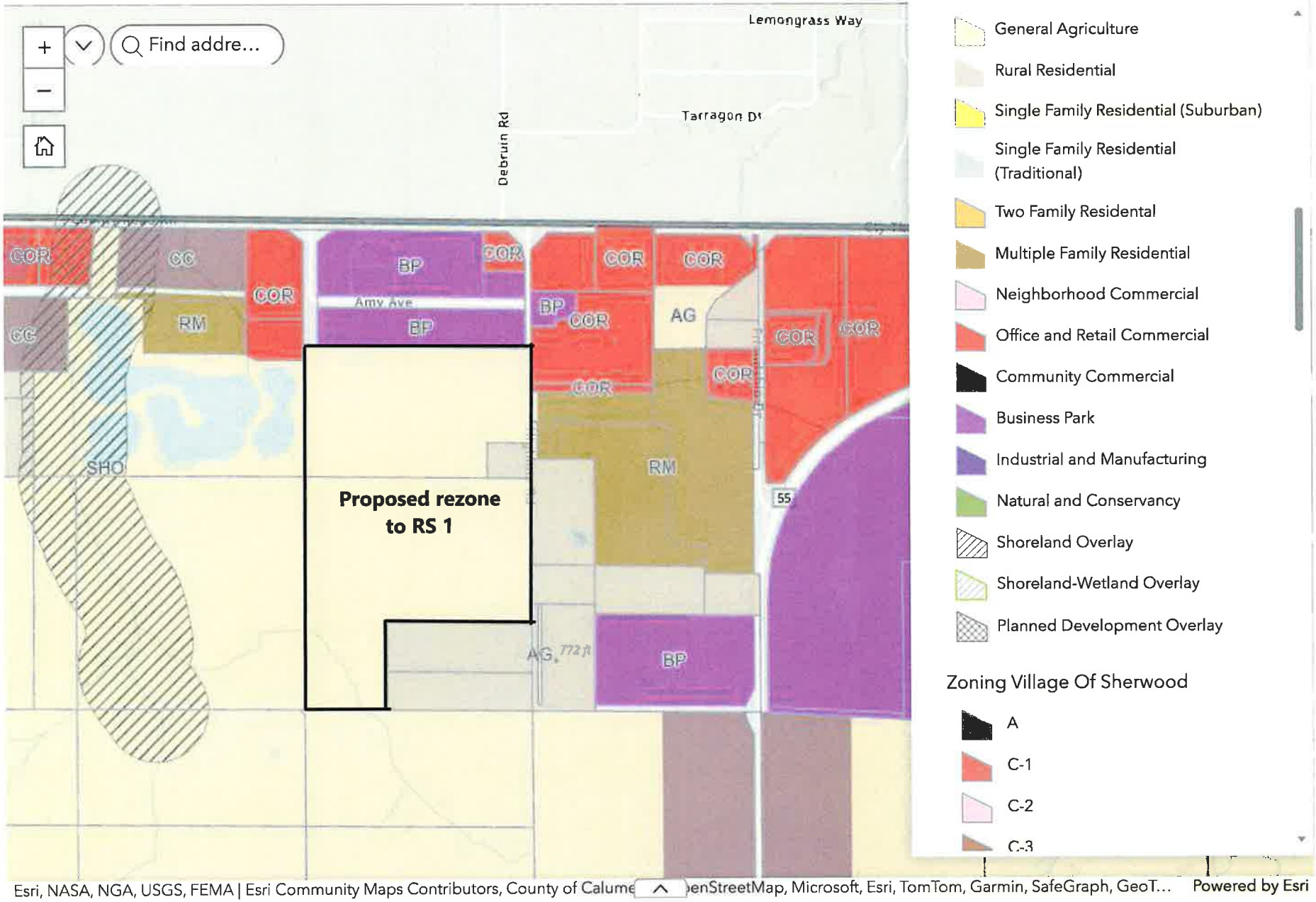
1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

ArcGIS Web AppBuilder

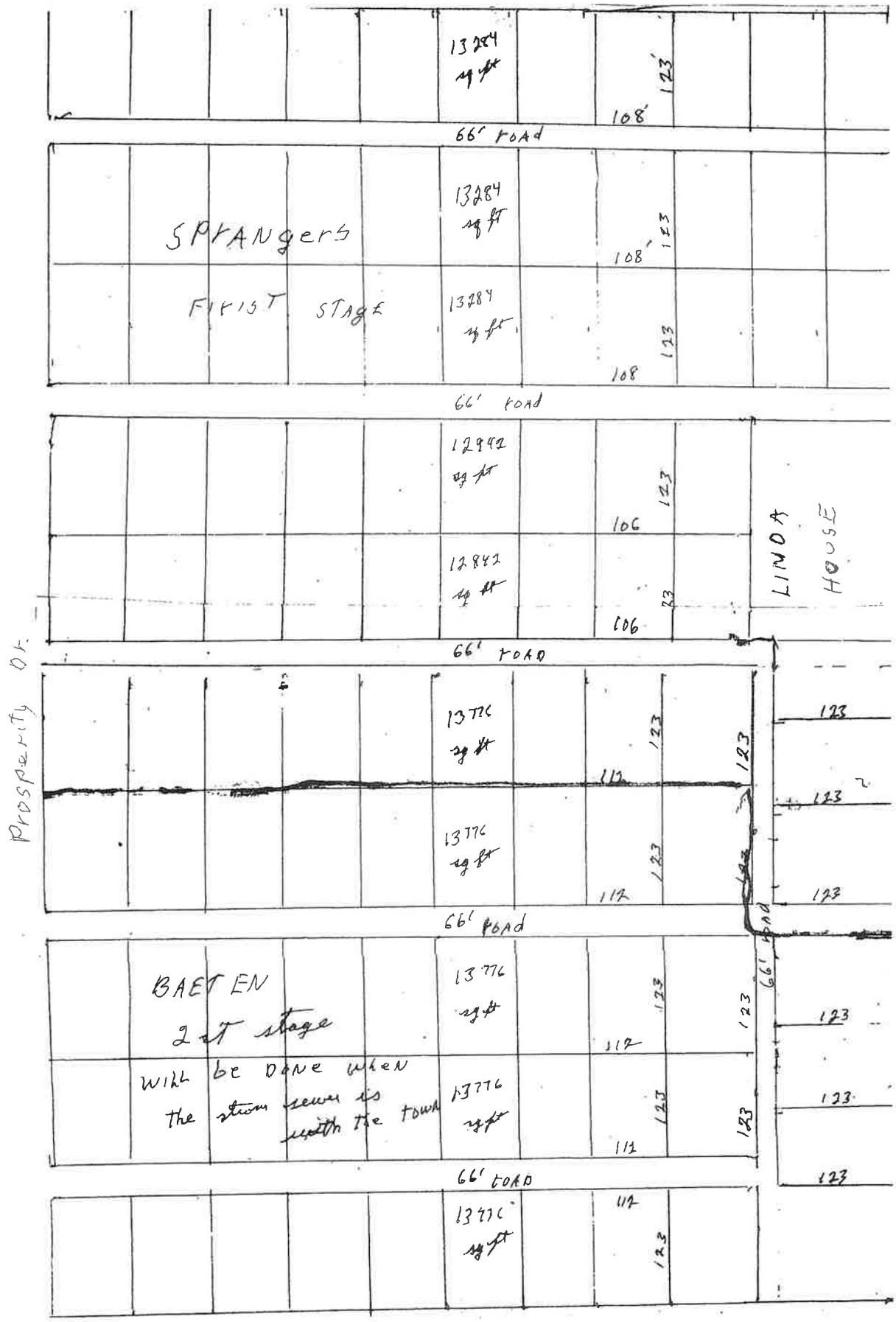
Esri, NASA, NGA, USGS | County of Calumet, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | Calumet County Land Information Office |

Calumet County Zoning Map

Calumet County
Land Information Office



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Calume ^ enStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoT... Powered by Esri


13284 sq ft
108'
123'
66' ROAD
SPRANGERS
FIRST STAGE
13284 sq ft
108'
123
13284 sq ft
108
123
66' ROAD
12942 sq ft
106
123
12942 sq ft
106
123
LINDA HOUSE
66' ROAD
13776 sq ft
112
123
13776 sq ft
112
123
123
123
123
123
66' ROAD
BAETEN
2nd stage
will be done when the storm sewer is with the town
13776 sq ft
112
123
13776 sq ft
112
123
123
123
123
123
66' ROAD
13776 sq ft
112
123
Prosperity Dr.

Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING | **VILLAGE OF HARRISON**

From:
Josh Sherman, Assistant Planner

Meeting Date:
October 22, 2024

Title:
Certified Survey Map (CSM) – Dale and Cynthia Marx –Town of Woodville – Parcels 12383 & 12380

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

Background and Additional Information:
The Village of Harrison under state statute has extraterritorial platting (ETP) authority. Villages have been given up to 1.5-mile extent of land division control outside their corporate boundaries. A city/village exercising its ETP jurisdiction is an "approving authority" in the subdivision plat or certified survey map (CSM) review process. The purpose of this jurisdiction is to allow a city/village to come control in the quality and design of development that occurs near its borders, especially areas that may one day become part of the city/village. In this ETP case, the CSM is in the Town of Woodville.

The applicant proposes to combine parcels 12383 and 12380, then split the house and outbuildings on Lot 1 from the farmland on Lot 2. See the attached aerial maps and CSM.

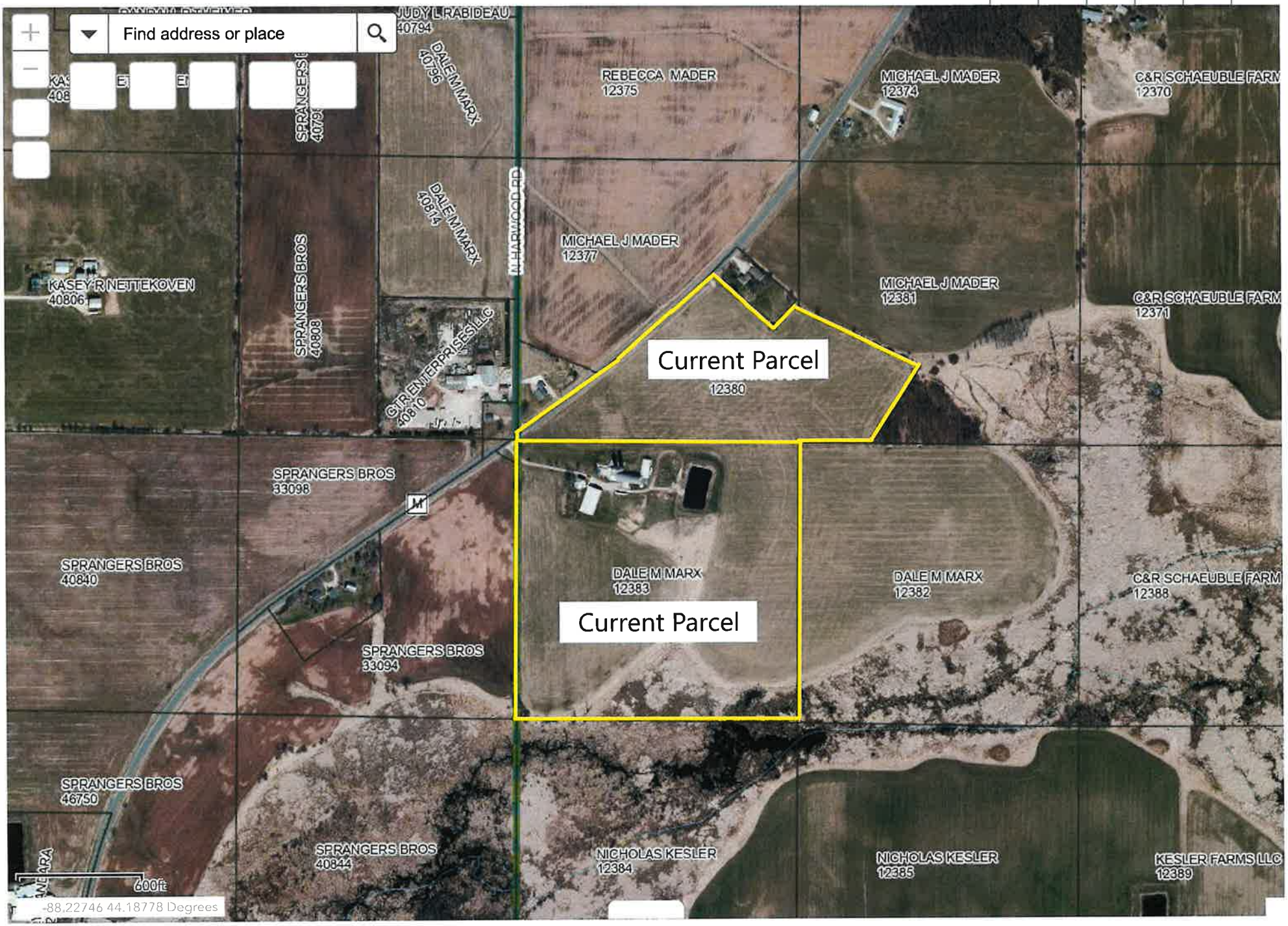
The area is located in the Town of Woodville, directly east of the Harwood Rd and County Rd M interchange. Harwood Rd is the east-west border between the Town of Woodville and the Village of Harrison.

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

Attachments:
- Aerial Maps
- CSM
- Letter

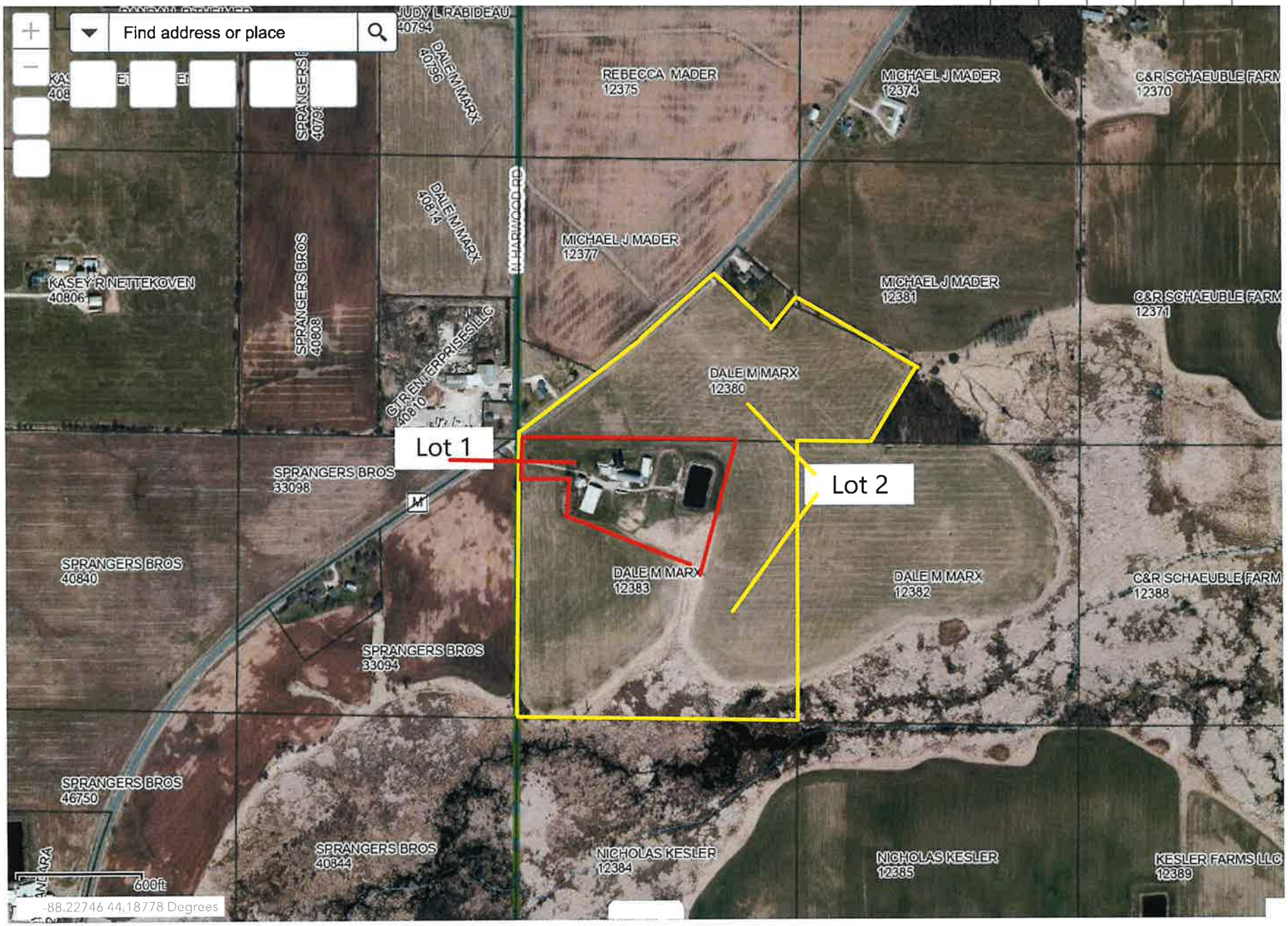
Calumet County Interactive Map

Menasha GIS Appleton GIS Calumet Land Information



Calumet County Interactive Map

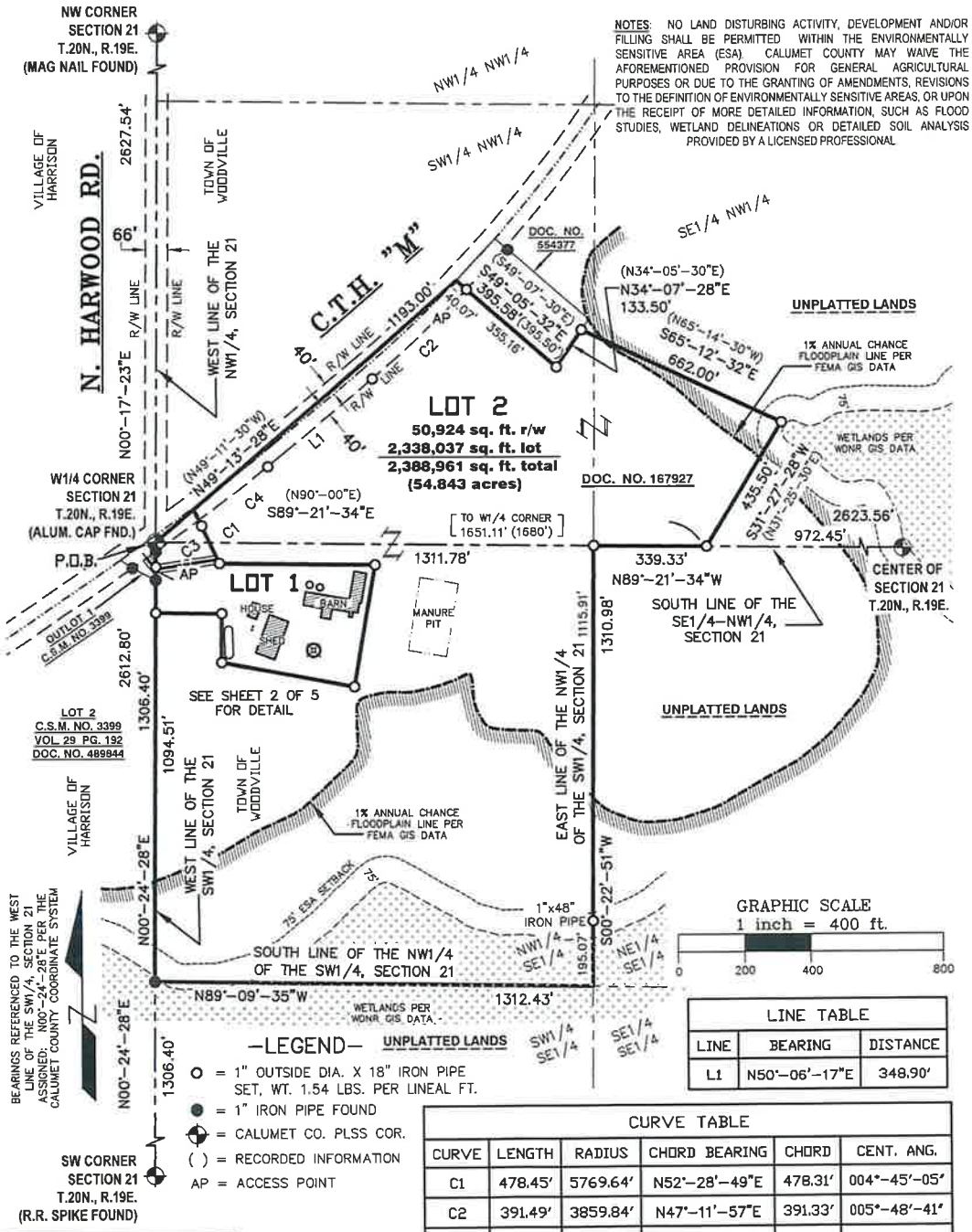
Menasha GIS Appleton GIS Calumet Land Informa



CERTIFIED SURVEY MAP NO._____

PART OF THE SW1/4-NW1/4 AND THE SE1/4-NW1/4 AND ALL OF THE NW1/4-SW1/4 OF SECTION 21, T.20N., R.19E., TOWN OF WOODVILLE, CALUMET COUNTY, WISCONSIN

NOTES: NO LAND DISTURBING ACTIVITY, DEVELOPMENT AND/OR FILLING SHALL BE PERMITTED WITHIN THE ENVIRONMENTALLY SENSITIVE AREA (ESA). CALUMET COUNTY MAY WAIVE THE AFOREMENTIONED PROVISION FOR GENERAL AGRICULTURAL PURPOSES OR DUE TO THE GRANTING OF AMENDMENTS, REVISIONS TO THE DEFINITION OF ENVIRONMENTALLY SENSITIVE AREAS, OR UPON THE RECEIPT OF MORE DETAILED INFORMATION, SUCH AS FLOOD STUDIES, WETLAND DELINEATIONS OR DETAILED SOIL ANALYSIS PROVIDED BY A LICENSED PROFESSIONAL



—LEGEND—

- ○ = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1.54 LBS. PER LINEAL FT.
- ● = 1" IRON PIPE FOUND
- ⊕ = CALUMET CO. PLSS COR.
- ( ) = RECORDED INFORMATION
- AP = ACCESS POINT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°-06'-17"E	348.90'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	CENT. ANG.
C1	478.45'	5769.64'	N52°-28'-49"E	478.31'	004°-45'-05"
C2	391.49'	3859.84'	N47°-11'-57"E	391.33'	005°-48'-41"
C3	159.44'	5769.64'	N54°-03'-52"E	159.43'	001°-35'-00"
C4	319.01'	5769.64'	N51°-41'-19"E	318.97'	003°-10'-05"

SURVEYED FOR:
DALE AND CYNTHIA MARX
N8296 COUNTY M
MENASHA, WI 54952

TAX PARCEL ID NUMBER:
12380 & 12383

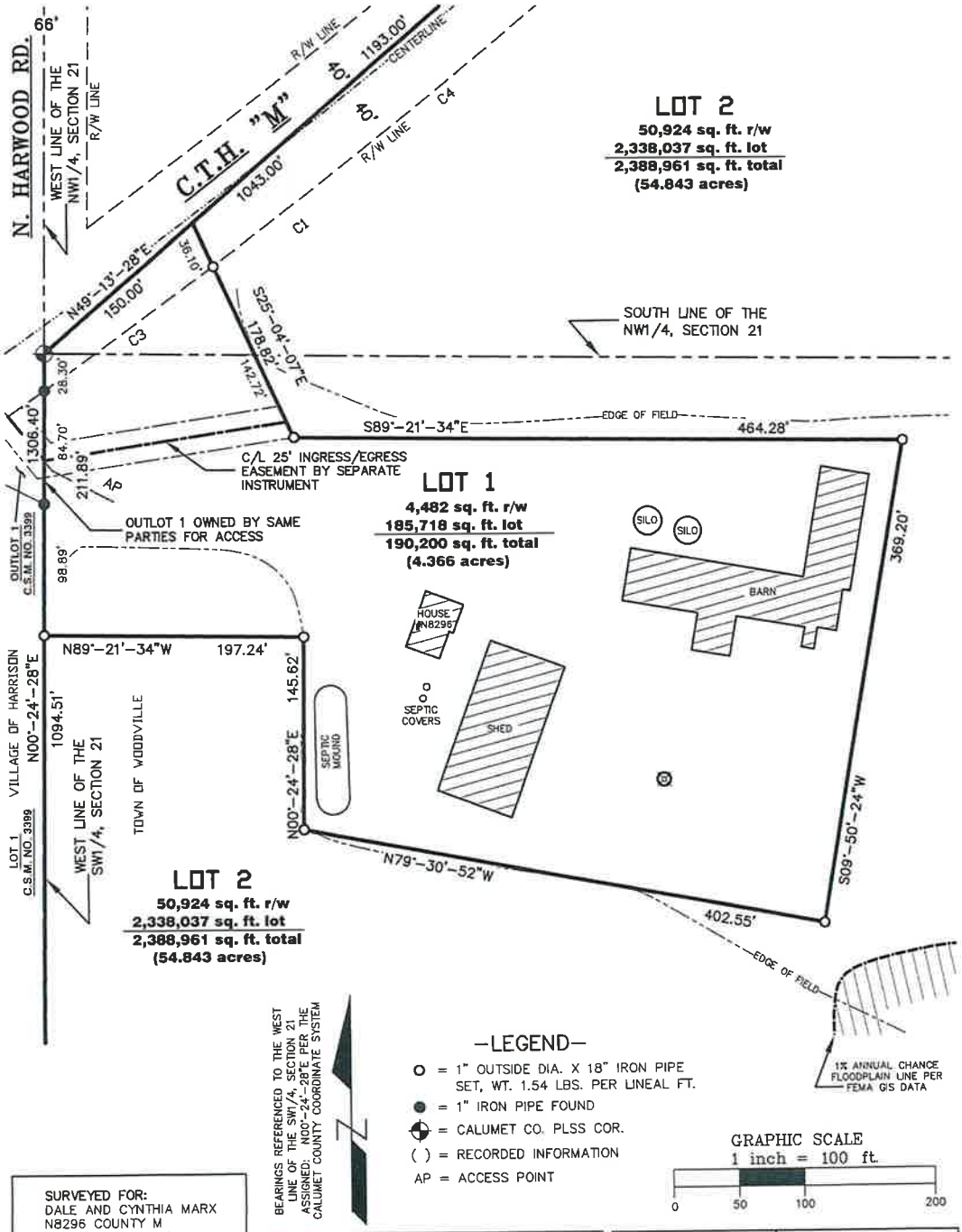
DEED:
JACKET 318, IMAGE 4

MERIDIAN SURVEYING, LLC
2020 Madison Street
New Holstein, WI 53061
Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY:	JD	FIELD WORK DATE:	7-12-24
CHECKED BY:	BB	FIELD BOOK:	NOTES
JOB NO.:	15511	SHEET	1 OF 5

CERTIFIED SURVEY MAP NO._____

PART OF THE SW1/4-NW1/4 AND THE SE1/4-NW1/4 AND ALL OF THE NW1/4-SW1/4 OF SECTION 21, T.20N., R.19E., TOWN OF WOODVILLE, CALUMET COUNTY, WISCONSIN



SURVEYED FOR:
DALE AND CYNTHIA MARX
N8296 COUNTY M
MENASHA, WI 54952

TAX PARCEL ID NUMBER:
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DEED:
JACKET 318, IMAGE 4

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2020 Madison Street
New Holstein, WI 53061
Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY:	JD	FIELD WORK DATE:	7-12-24
CHECKED BY:	BB	FIELD BOOK:	NOTES
JOB NO.:	15511	SHEET	2 OF 5

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW1/4-NW1/4 AND THE SE1/4-NW1/4, ALL OF THE NW1/4-SW1/4 OF SECTION 21, T.20N., R.19E., TOWN OF WOODVILLE, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Bradley A. Buechel, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided and mapped under the direction of Dale Marx, part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), all of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-One (21), Township Twenty (20) North, Range Nineteen (19) East, Town of Woodville, Calumet County, Wisconsin containing 2,579,161 square feet (59.209 acres) of land and being described by:

Beginning at the west quarter corner of said Section 21; thence N49°-13'-28"E 1193.00 feet; thence S49°-05'-32"E 395.58 feet; thence N34°-07'-28"E 133.50 feet; thence S65°-12'-32"E 662.00 feet; thence S31°-27'-28"W 435.50 feet to the south line of the SE1/4 of the NW1/4 of said Section 21; thence N89°-21'-34"W along said south line, a distance of 339.33 feet to the east line of the NW1/4 of the SW1/4 of said Section 21; thence S00°-22'-51"W along said east line, a distance of 1310.98 feet to the south line of the NW1/4 of said SW1/4; thence N89°-09'-35"W along said south line, a distance of 1312.43 feet to the west line of said SW1/4; thence N00-24'-28"E along said west line, a distance of 1306.40 feet to the point of beginning; being subject to any 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 Calumet County and the Town of Woodville in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2024.

_____
Wisconsin Professional Land Surveyor
Bradley A. Buechel, S-2613

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW1/4-NW1/4 AND THE SE1/4-NW1/4, ALL OF THE NW1/4-SW1/4 OF SECTION 21, T.20N., R.19E., TOWN OF WOODVILLE, CALUMET COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided and mapped as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: Calumet County Planning and Zoning Department and the Town of Woodville.

Dated this _____ day of _____, 2024.

_____ Dale M. Marx

_____ Cynthia S. Marx

STATE OF WISCONSIN)
CALUMET COUNTY) SS

Personally came before me this _____ day of _____, 2024, the above named person(s), to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Calumet County, Wisconsin

My Commission Expires _____

Dated this _____ day of _____, 2024.

_____
Wisconsin Professional Land Surveyor
Bradley A. Buechel, S-2613

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW1/4-NW1/4 AND THE SE1/4-NW1/4, ALL OF THE NW1/4-SW1/4 OF SECTION 21, T.20N., R.19E., TOWN OF WOODVILLE, CALUMET COUNTY, WISCONSIN

TOWN TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the Town of Woodville, 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.

_____ Dated

_____ Town Treasurer: Town of Woodville

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Calumet, 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.

_____ Dated

_____ County Treasurer:

CERTIFICATE OF PLANNING AGENCY

Pursuant to Chapter 62 (Land Division) of the Calumet County Code of Ordinances, all the requirements for approval have been fulfilled.

_____ Dated

_____ Calumet County Planning, Zoning and Land Information Dept.

Dated this _____ day of _____, 2024.

_____
Wisconsin Professional Land Surveyor
Bradley A. Buechel, S-2613

WISCONSIN
Calumet County
Planning and Zoning

206 Court Street
Chilton, WI 53014
Office: (920) 849-1442
Toll Free: (833) 620-2730
Fax: (920) 849-1481

TO: Allison Blackmer, Village President
C/O Village Planner
W5298 STH 114
Menasha, WI 54952
(Sent via Email)

FROM: Matt Halada, Planner

DATE: September 23, 2024

RE: **Extraterritorial Certified Survey Map – Parcel ID 12380 & 12383, Town of Woodville**

Enclosed is a copy of a certified survey map submitted to us by **Brad Buechel** on behalf of **Dale and Cynthia Marx**. The owner is splitting the house and outbuildings on proposed Lot # 1 from the farmland and will be retaining Lot # 2.

Once the Village has reviewed the CSM (due to the location within 1.5 miles of the extraterritorial review boundary), please complete the enclosed comment form and return it to me within forty-five (45) days.

Should there be any questions that arise regarding this review, please feel free to contact me at (920) 849-1493 x 2303 or by email at matthew.halada@calumetcounty.org.

Enclosures

cc: Chad Pelishek, Assistant Village Manager

WISCONSIN
Calumet County
Planning and Zoning

206 Court Street
Chilton, WI 53014
Office: (920) 849-1442
Toll Free: (833) 620-2730
Fax: (920) 849-1481

EXTRATERRITORIAL CSM COMMENT SHEET

The Village of Harrison:

- ☐ Approves
- ☐ Rejects

and

- ☐ have no comments.
- ☐ have the following comment(s):

_____

_____

_____

on the certified survey map for **Dale & Cynthia Marx**

_____ _____

Allison Blackmer
Village of Harrision

Date

PLEASE RETURN THIS COMPLETED FORM VIA EMAIL TO:

CALUMET COUNTY PLANNING, ZONING AND LAND INFORMATION DEPARTMENT
Matt Halada
206 COURT STREET
CHILTON, WI 53014-1198
Matthew.halada@calumetcounty.org

Village of HARRISON
WHERE OPPORTUNITY LIVES

Amended Item (re-post October 17, 2024)

PLAN COMMISSION MEETING	**VILLAGE OF HARRISON**
From: Josh Sherman, Assistant Planner	**Meeting Date:** October 22, 2024

Title:
Final Plat – Cedar View Subdivision– LouMar Properties, LLC - Parcels 33408 & 33418

Issue:
Should the Plan Commission recommend approval of the Final Plat of the Cedar View subdivision to the Village Board?

Background and Additional Information:
The applicant is proposing a 12-lot and 1-outlot final plat for the Cedar View Subdivision. The subdivision is located south of Manitowoc Rd and east of Southtowne Dr. Access is from Kimberly Trl and would connect Kimberly Tr between Southtowne Place subdivision with Papermaker Ridge II subdivision. The area encompasses roughly 6.4 acres, all within parcels 33408 and 33418.

The Village Board approved the preliminary plat with conditions on June 25, 2024. The area is zoned Single-Family Residential (Suburban).

Lots average around 12,000 square feet with larger lots near the north end of Cedar Court, which ends in a cul-de-sac All lots meet the minimum size of the proposed zoning district

All roadways are proposed to be dedicated to the public at a width of 60-feet for the right-of-way, mirroring the neighboring subdivisions. Sewer and water will be extended through the subdivision.

Recommended Action:
Staff recommends approval of the Final Plat for Cedar View Subdivision with the following conditions:

1. Lot 1 Wetland: Sale of lot shall not occur until wetland impacts are remediated by the WI Department of Natural Resources.
2. Lots 11 and 12 Wetlands: Future sale of these lots should follow the "MADI Foundation Plans" as provided by McInnis Land Surveying for the placement of the new home as to not impact the wetland.
3. 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.
4. All lots shall have a storm sewer lateral provided for sump pump discharge.
5. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.

6. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
7. 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.
8. 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.
9. If applicable, wetland determinations and/or studies shall be provided to the Village.
10. Benchmarks shall be established on all hydrant tag bolts.
11. Grading/Drainage Plan shall identify elevations of ground at the foundation.

Attachments:

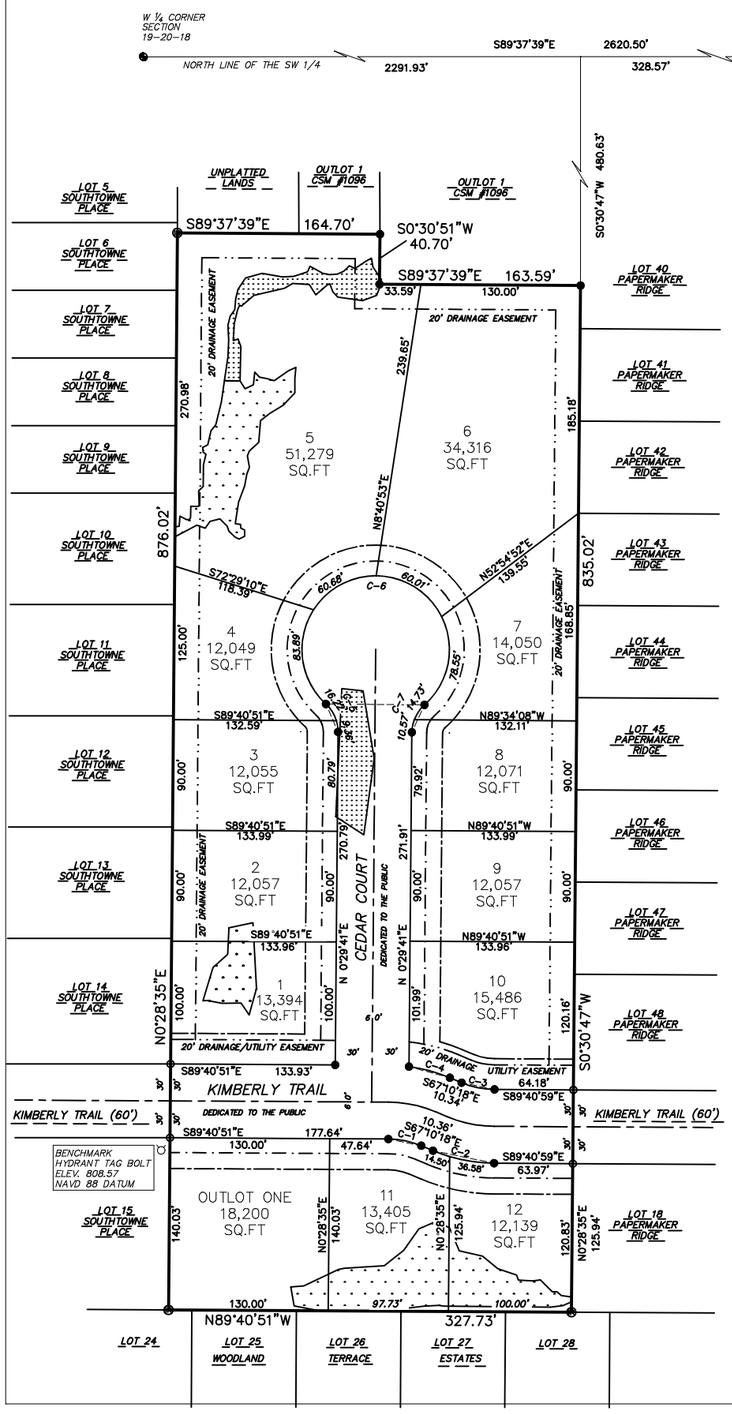
- Aerial Map
- Final Plat
- Lot 11 MADI Foundation Plan
- Lot 12 MADI Foundation Plan

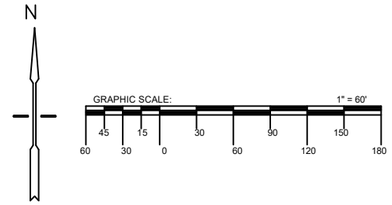
Calumet County Interactive Map

Menasha GIS Appleton GIS Calumet Land Informa

CEDAR VIEW SUBDIVISION

A PARCEL OF LAND BEING PART OF LOT TWO AND PART OF OUTLOT ONE OF CERTIFIED SURVEY MAP #1096, IN VOLUME 7 OF SURVEY MAPS ON PAGE 342 AS DOCUMENT #176379, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.





LIMIT OF WETLANDS AS DELINEATED BY DAVEL CONSULTANTS, LLC PROJECT NO.: CAL18-001-01 (TYPICAL)

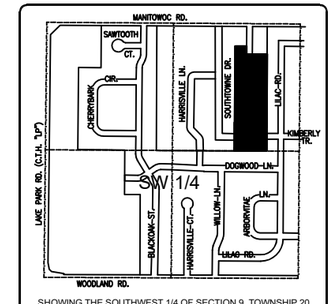
NON-FEDERAL WETLAND EXCEPTION DETERMINATION PER THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2024-8-01785, JUNE 14, 2024 AND CONCURED WITH BY USACE ON MAY 31, 2024 (2019-021390-JLK).

● = 2" IRON PIPE WITH CALUMET COUNTY CAP FOUND
● = 1-1/4" X 24" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
○ = 1-1/4" SOLID ROUND IRON REBAR FOUND
⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
⊡ P.K. NAIL FOUND
( ) = RECORDED AS BEARING/DISTANCE

- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.
- ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
- ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

FRONT YARD SETBACK TO BE 25' UNLESS NOTED OTHERWISE

DENOTES 12' UTILITY EASEMENT UNLESS NOTED OTHERWISE



SHOWING THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

Village Notes:

1)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 lawns 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 entitle 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.
2)Building permits and occupancy permits may be withheld for non–compliance with the plat or village ordinances relating to drainage and storm water management.
3)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 complied with, the building inspector may withhold building permits required by the building code.
4)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.
5)Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the owner/subdivider until the acceptance by or dedication to the Village of Harrison
6)Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivider 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."
7)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.
8)A drainage plan has been filed with the Village of Harrison which stated the required levels of maintenance for all the identified storm water management systems/facilities.
9)Drainage easement notes:
1. All lands within areas labeled "drainage easement" are reserved for stormwater collection, conveyance, treatment or infiltration. No buildings, fences, or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows any in way
2. Landscaping/plantings shall be restricted to ground cover.
3. 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.
10)There shall be no lower exposed openings on lots containing a drainage easement. Any egress windows will require a window well with the top elevation consistent with the top of house foundation elevation.

CURVE	LOT	CENTRAL ANG	ARC	RADIUS	CHRD BEAR	CHRD DIST	TANGENT IN	TANGENT OUT
C1		22°30'33"	27.50'	70.00'	S78°25'34.5"E	27.32'	S89°40'51"E	S67°10'18"E
C2		22°30'41"	51.08'	130.00'	S78°25'38.5"E	50.75'	S67°10'18"E	S89°40'59"E
	LOT 11	6°23'29"	14.50'	130.00'	S70°22'02.5"E	14.49'		
	LOT 12	16°07'12"	36.58'	130.00'	S81°37'23"E	36.45'		
C3		22°30'41"	27.50'	70.00'	S78°25'38.5"E	27.33'	S67°10'18"E	S89°40'59"E
C4		15°14'28"	34.58'	130.00'	S74°47'32"E	34.48'	S82°24'46"E	S67°10'18"E
C5		48°02'53"	25.58'	30.50'	N23°31'45.5"W	24.83'	N00°29'41"E	N47°33'12"W
	LOT 3	17°34'54"	9.36'	30.50'	N 8°17'46"W	9.32'		
	LOT 4	30°27'59"	16.22'	30.50'	N32°19'12.5"W	16.03'		
C6		276°05'45"	289.13'	60.00'	S89°30'19.5"E	80.22'	N47°33'12"W	S48°32'33"E
	LOT 4	80°06'25"	83.89'	60.00'	S 7°29'59.5"E	77.22'		
	LOT 5	57°56'35"	60.68'	60.00'	S61°31'30.5"W	58.12'		
	LOT 6	63°02'14"	60.01'	60.00'	N57°59'05"W	62.73'		
	LOT 7	75°00'31"	78.55'	60.00'	N11°02'19"E	73.06'		
C7		48°02'53"	25.58'	30.50'	S24°31'06.5"W	24.83'	S48°32'33"W	S00°29'41"W
	LOT 7	27°40'24"	14.73'	30.50'	S34°42'21"W	14.59'		
	LOT 8	20°22'29"	10.85'	30.50'	S10°40'54.5"W	10.79'		

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

THIS INSTRUMENT DRAFTED BY C.A. MCINNIS
MCINNIS LAND SURVEYING, LLC

C.A. McI October 10, 2024

CORMAC A. MCINNIS, PLS–2286 DATED
MCINNIS LAND SURVEYING, LLC
2951 TIMBERLINE DR.
GREEN BAY, WI 54313

2024–08–14 – Curve Table
2024–09–09 – Revised Outlot/Easement
2024–10–09 – Lot 6 & 7, Outlot 1, Lot 11 & 12

SHEET 1 OF 2

WISCONSIN CORMAC McINNIS PLS-2286 GREEN BAY WI LAND SURVEYOR

CEDAR VIEW SUBDIVISION

A PARCEL OF LAND BEING PART OF LOT TWO AND PART OF OUTLOT ONE OF CERTIFIED SURVEY MAP #1096, IN VOLUME 7 OF SURVEY MAPS ON PAGE 342 AS DOCUMENT #176379, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

Surveyor's Certificate:

I, Cormac A. McInnis, Professional Wisconsin Land Surveyor No. 2286, hereby certify that I have surveyed. divided and mapped "Cedar View Subdivision", being part of Lot Two and part of Outlot One of Certified Survey Map #1096, in Volume 7 of Survey Maps on page 342 as Document #176379, being part of the Northeast ¼ of the Southeast ¼ of Section 9, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin described as follows:

Commencing at the West ¼ corner of said Section 19; Thence South 89°37'39" East, 2291.93 feet along the North line of said Southwest ¼; Thence South 00°30'47" West, 480.63 feet to the Point of Beginning; Thence continuing South 00°30'47" West, 835.02 feet along the West line of said Certified Survey Map #1096; Thence North 89°40'51" West, 327.73 feet along the South line of said Certified Survey Map #1096; Thence North 00°28'35" East, 876.02 feet along the West line of said Certified Survey Map #1096; Thence South 89°37'39" East, 164.70 feet; Thence South 00°30'51" West, 40.70 feet; Thence South 89°37'39" East, 163.59 feet to the point of beginning.

That I have made such survey, land-division and plat by the direction of Loumar Properties, LLC, owner of said land, containing 280,632 square feet (6.44) acres of land more or less.

That this plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.
That I have fully complied with the provisions of chapter 236 of the Wisconsin statutes and the subdivisions regulations of the Village of Harrison and calumet county in surveying, dividing, and mapping the same.
dated this 10 day of October, 20 24.

C A McI

_____
Cormac A. McInnis, PLS #2286

WISCONSIN CORMAC McINNIS PLS-2286 GREEN BAY WI LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Loumar Properties, 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 the plat to be surveyed, divided, mapped, and dedicated as represented on this plat.
Loumar properties, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration
Village of Harrison
Calumet County

In witness whereof, the said limited liability company has caused these presents to be signed by Kent Gross, Member and countersigned by Michelle Harmon-Gross, Member, at _____, Wisconsin and its corporate seal to be hereunto affixed on this _____ day of _____. 20_____.
in the presence of:
Loumar properties, LLC

Signed: _____
Kent Gross, Member
Countersigned: _____
Michelle Harmon-Gross, Member

State of Wisconsin)
)ss
Calumet County)

Personally came before me this_____ day of_____, 20_____, Members of the above named corporation, to me known to be the persons who execute the foregoing instrument, and to me known to be such Members of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by it's authority.

_____
Notary Public,
_____ County, WI.

My Commission Expires: _____

CERTIFICATE OF VILLAGE TREASURER:
State Of Wisconsin)
)SS
Calumet County)

I, Vicki Tessen, being the duly appointed, qualified and acting Village 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 special assessments as of _____ on any of the land included in the plat of "Cedar View Subdivision".

_____
Vicki Tessen, Village Treasurer Dated

CERTIFICATE OF COUNTY TREASURER:
State Of Wisconsin)
)SS
Calumet County)

I, Mike Schlaak, being the duly elected, qualified and acting Treasurer of the County of Calumet, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land included in the plat of "Cedar View Subdivision".

_____
Mike Schlaak, County Treasurer Dated

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

VILLAGE BOARD APPROVAL CERTIFICATE:
Resolved, that the plat of "Cedar View Subdivision" in the Village of Harrison, is hereby approved by the Village of Harrison.

Approved _____
Allison Blackmer, Village President Dated

Signed _____
Allison Blackmer Village President Dated

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

_____
Vicki Tessen, Village Clerk Dated

State of Wisconsin)
)SS
Calumet County)

I, Vicki Tessen, being duly elected, qualified and acting Clerk of the Village of Harrison, do hereby certify that the Village Board of the Village of Harrison passed a resolution Number on _____, authorizing me to issue a certificate of approval of the final plat of "Cedar View Subdivision", upon satisfaction of certain conditions, and do hereby certify that al conditions were satisfied and the approval was granted and effective on the _____ day of _____, 2024.

_____
Vicki Tessen, Village Clerk, Dated

Received for recording this _____ day of _____, 20_____ at _____m, and filed in cabinet _____ of plats in file number _____, Document Number _____,
Register of Deed, Calumet County.

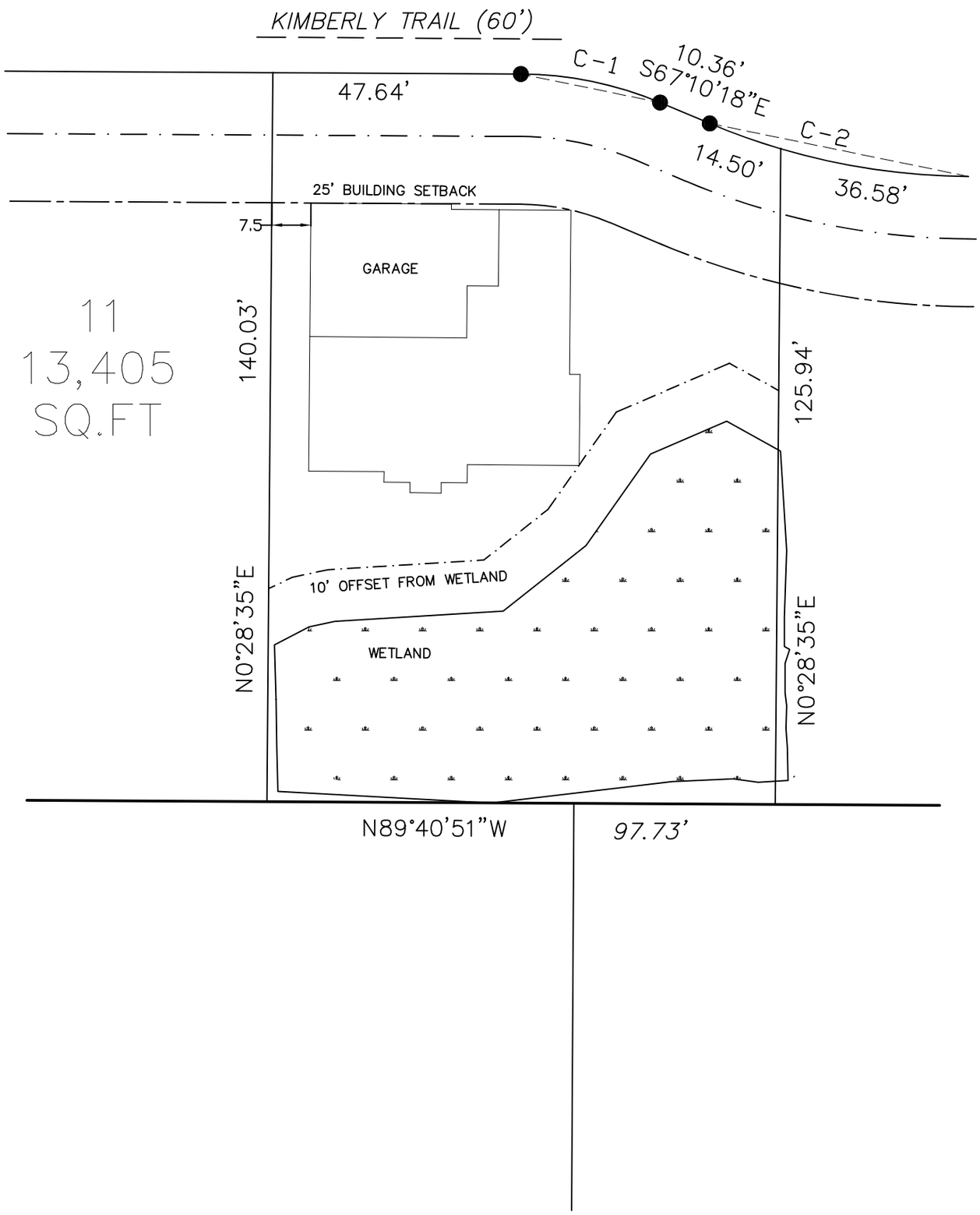
UTILITY EASEMENT PROVISIONS
An easement for electric, natural gas, and communications service is hereby granted to
Wisconsin Electric Power Company and Wisconsin Gas, LLC, A Wisconsin corporation doing business as WE Energies, Grantee
AT&T, Grantee, and
Spectrum, Grantee, and
Harrison Utilities and other utility providers, 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 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. Buildings 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.

NOTES:
- *No utility transformer or pedestals are to be set within 2 feet of a property corner monument, No conductors are to be buried within 1 foot of a property/lotline corner monument.*
- *Any agricultural draintile which is disturbed, cut or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the draintile to continue to drain as orginally designed. The cost of repair and/or replacement of the draintile must be born by the party damaging the draintile.*

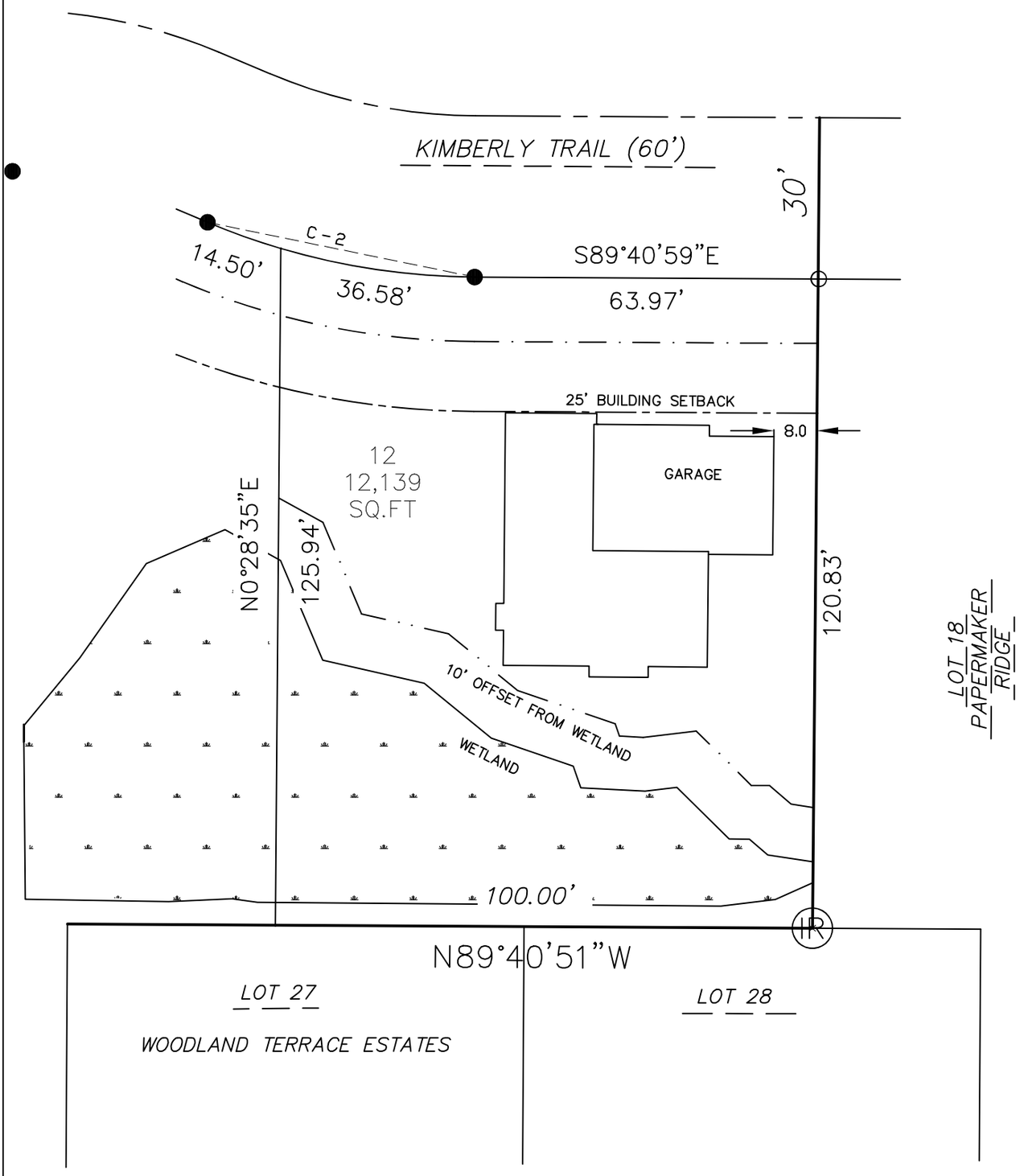
CEDAR VIEW SUBDIVISION
LOT 11
"MADI FOUNDATION PLAN"



McInnis Land Surveying, LLC
2951 TImberline Dr.
Green Bay, WI 54313
920-737-8164
mcinnislandsurveying@gmail.com

Project #	
Drawing #	
Date:	

CEDAR VIEW SUBDIVISION
LOT 12
"LOT 12 FOUNDATION PLAN



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Date:	

Village of Harrison

September-24 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	8		80	$ 5,220,000	$	35,936,700	2		68	$ 750,000	$	26,103,140
Two Family (units)	0	(0)	1	$ 0	$	900,000	0	(0)	0	$ 0	$	0
Multi Family (units)	0	(0)	0	$ 0	$	0	0	(0)	0	$ 0	$	0
Additions	3		10	$ 145,000	$	656,000	1		7	$ 80,000	$	452,500
Acc. Structures	5		26	$ 100,850	$	398,750	7		34	$ 113,000	$	442,000
Miscellaneous	16		112	$ 622,400	$	1,770,650	10		97	$ 64,500	$	1,074,360
Total Residential	32		229	$ 6,088,250	$	39,662,100	20		206	$ 1,007,500	$	28,072,000
Com./Ind.												
New	0		1	$ 0	$	650,000	0		3	$ 0	$	1,850,000
Additions	0		0	$ 0	$	0	0		1	$ 0	$	230,000
Acc. Structures	0		0	$ 0	$	0	0		3	$ 0	$	80,000
Miscellaneous	2		7	$ 150	$	115,150	0		3	$ 0	$	12,695
Total Com./Ind.	2		8	$ 150	$	765,150	0		10	$ 0	$	2,172,695
Combined Total	34		237	$ 6,088,400	$	40,427,250	20		216	$ 1,007,500	$	30,244,695