
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

August 20, 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 23 Plan Commission meeting and July 30 Village Board meeting the applicant had proposed a rezone to RS-2—Single-Family Residential (Traditional)—for the land described below.

After conversation with the Village Board during the July 30 meeting, the application withdrew to rezone to RS-2 and now proposes to rezone to RS-1, which is Single-Family Residential (Suburban).

RS-1 has a larger average lot size than RS-2. The minimum lot size for RS-1 is 12,000 square feet compared to the minimum average lot size of RS-2 that is 7,500 square feet.

Therefore, the applicant is proposing a zoning map amendment (rezoning) to rezone from General Agriculture [AG] 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.

The purpose of the rezone is to accommodate a future residential subdivision. The applicant has communicated the concept plan is similar to earlier plans shared with the Village Board but with the difference that the future proposal is all residential, however no concept plan was provided after requested by Village staff.

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.
-

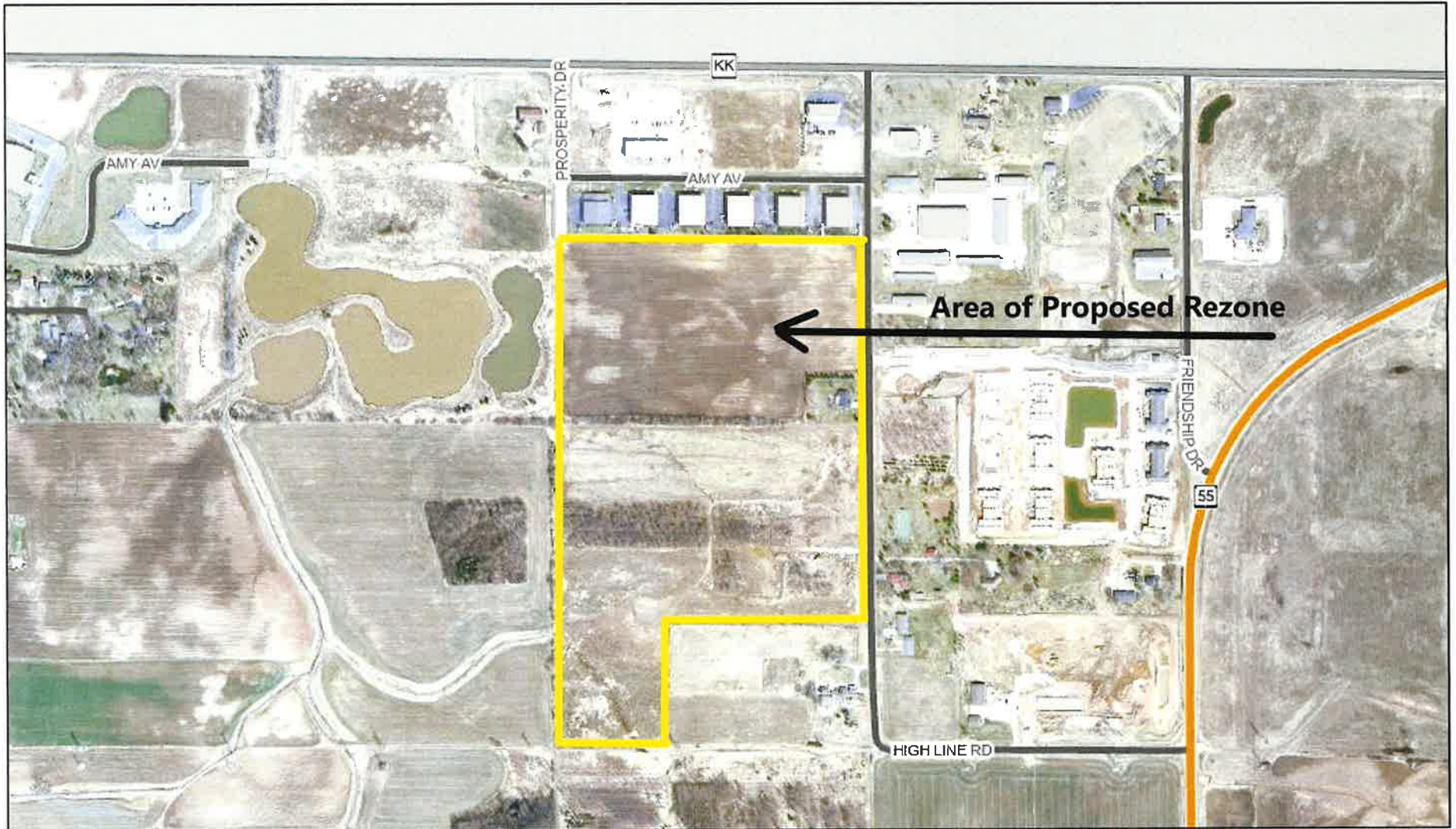
Recommended Action:

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

Attachments:

- Aerial Map
- Harrison Zoning Map

ArcGIS Web Map



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

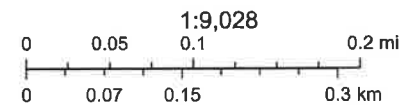
- County Boundary
- Regional Counties
- Building Footprint
- Rivers and Streams Zoom

- Calumet Roads Cartographic State Highways
- County Highways
- Local Roads

- City Streets
- Municipal Boundary
- Village Boundary
- Regional Counties Outline

Calumet County 2021 Orthophoto

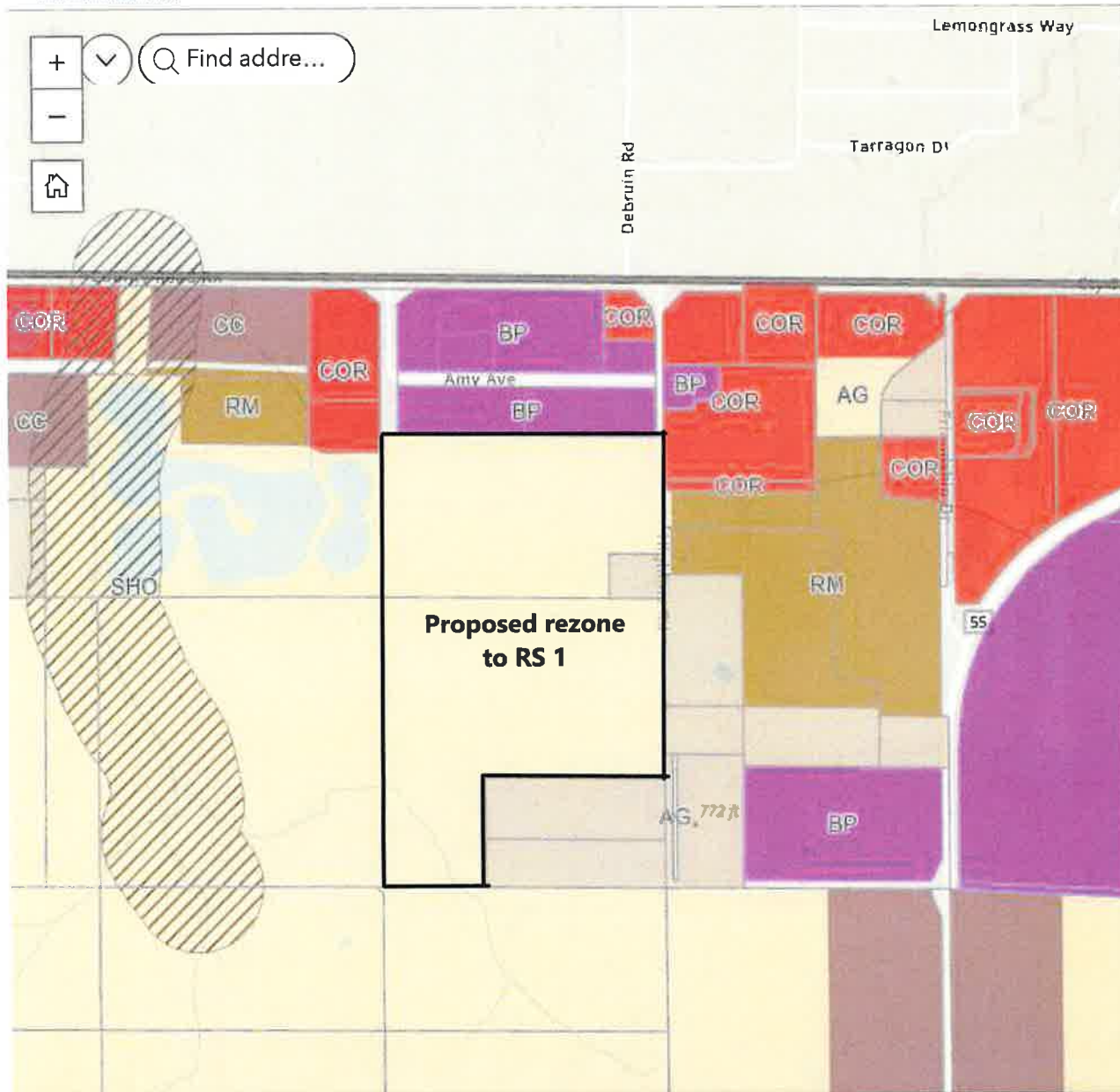
- Red: Band_1
- Green: Band_2
- Blue: Band_3



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



Legend

- 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

Zoning Village Of Sherwood

- A
- C-1
- C-2
- C-3

PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

August 20, 2024

Title:

Site Plan Review – Ark Data Center (Davel Engineering) – W6149 Old Highway Rd – Parcel 39566

Issue:

Should the Plan Commission recommend approval of the Ark Data Center site plan to the Village Board?

Background and Additional Information:

Davel Engineer submitted a site plan on August 6, 2024 for the addition and expansion of the Ark Data Center (formerly known as Involta), located at W6149 Old Highway Road, parcel 39566. Ark Data Centers purchased the property in December 2023 from Kimberly-Clark intending to expand the data center.

The site plan review process is required for every commercial and industrial project prior to issuance of building permits or development activity. Part of the site plan review process considers that public safety, traffic, overcrowding, and environment problems are minimized.

Phase 1 was an interior renovation to the existing building. Phase 2 is an addition to the south side of the existing building. Part of phase 2 is prepping the grading and stormwater for phase 3.

Phase 3 is construction of a large new building on the north end of the lot that will include entrance realignment and added parking. The building architecture of phase 3 is in development.

The site is 24.58 acres and zoned Business Park [BP]. It borders North Shore Ridge Subdivision to the south, which has vacant residential lots for sale, and North Shore Golf Course to the east. Open farmland sits to the west of the site.

Sanitary Sewer comes from the west off Firelane 10. The water main is from the east end of Old Highway Rd. Mechanicals and utility are located on the outside of the current building.

Staff held a predevelopment meeting with Davel Engineering on August 7 and is working through items such as landscaping, access for fire and emergency personnel, and concerns of noise pollution and light spillage.

Recommended Action:

Staff recommends approval of the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan, along with application and fee, shall be reviewed and approved by the Village engineer and Village staff.
4. A comprehensive landscaping plan is submitted and approved.
5. The fire chief approves the site plan for emergency access.
6. Only those uses permitted in the applicable zoning district shall be allowed within the development.
7. All applicable local, County, and State rules, regulations, and ordinances shall be met.

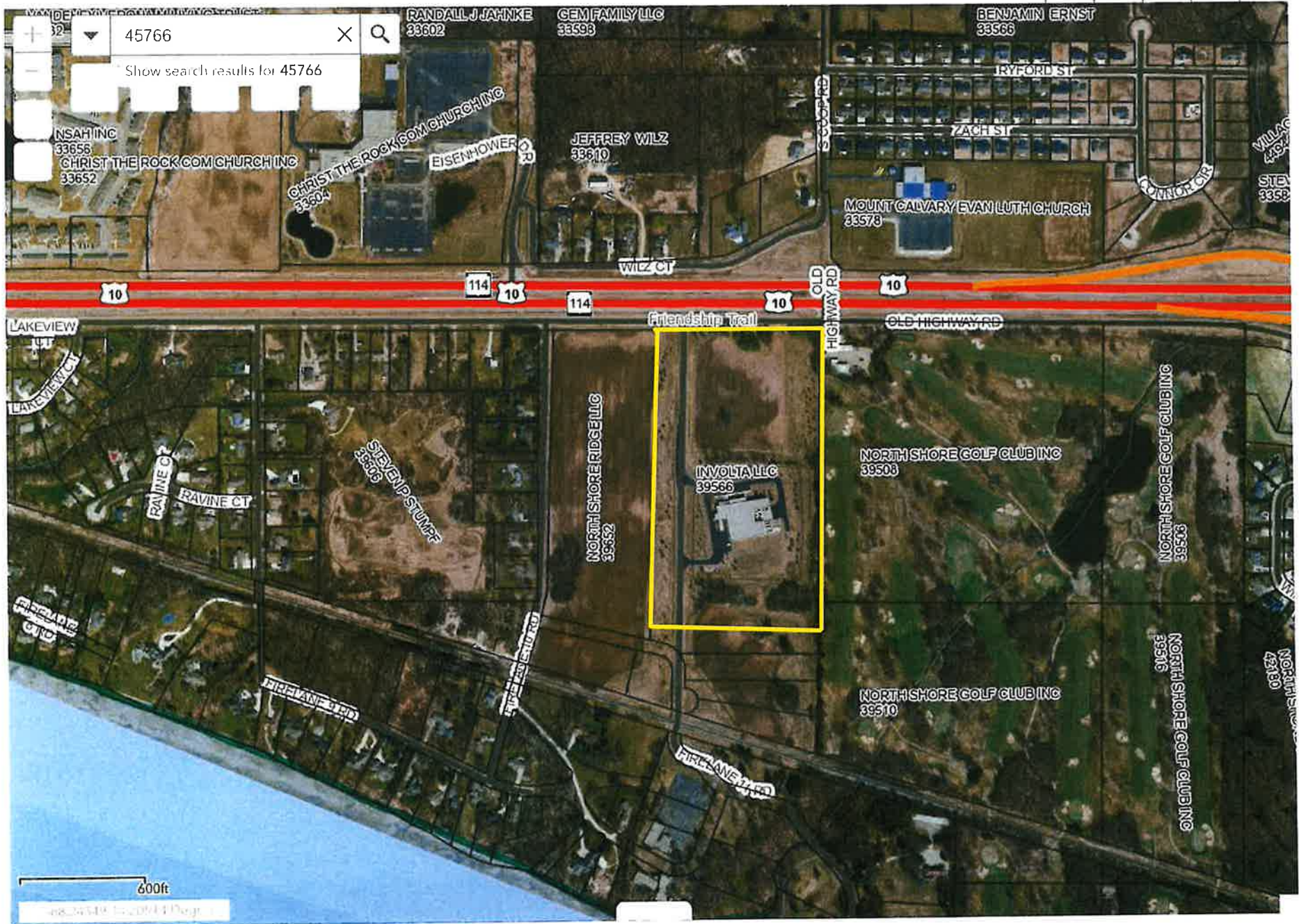
Attachments:

- Aerial Maps
- Site Plan



Calumet County Interactive Map

Menu GIS Application GIS Calumet Land Information



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

August 20, 2024

Title:

Certified Survey Map (CSM) – Jerry Lopas – W6362 Ravine Ct– Parcels 41486 & 41488

Issue:

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

Background and Additional Information:

The applicant is proposing to combine 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to keep the principal structure (house) on one lot. Currently, the house is divided by the lot line between parcels 41486 and 41488.

Combining the two parcels would create one lot measuring 1.901 acres. The area is zoned Single-Family Residential (Suburban) [RS-1], located off a cul-de-sac on Ravine Court, which comes off Firelane 9, north of the railroad tracks.

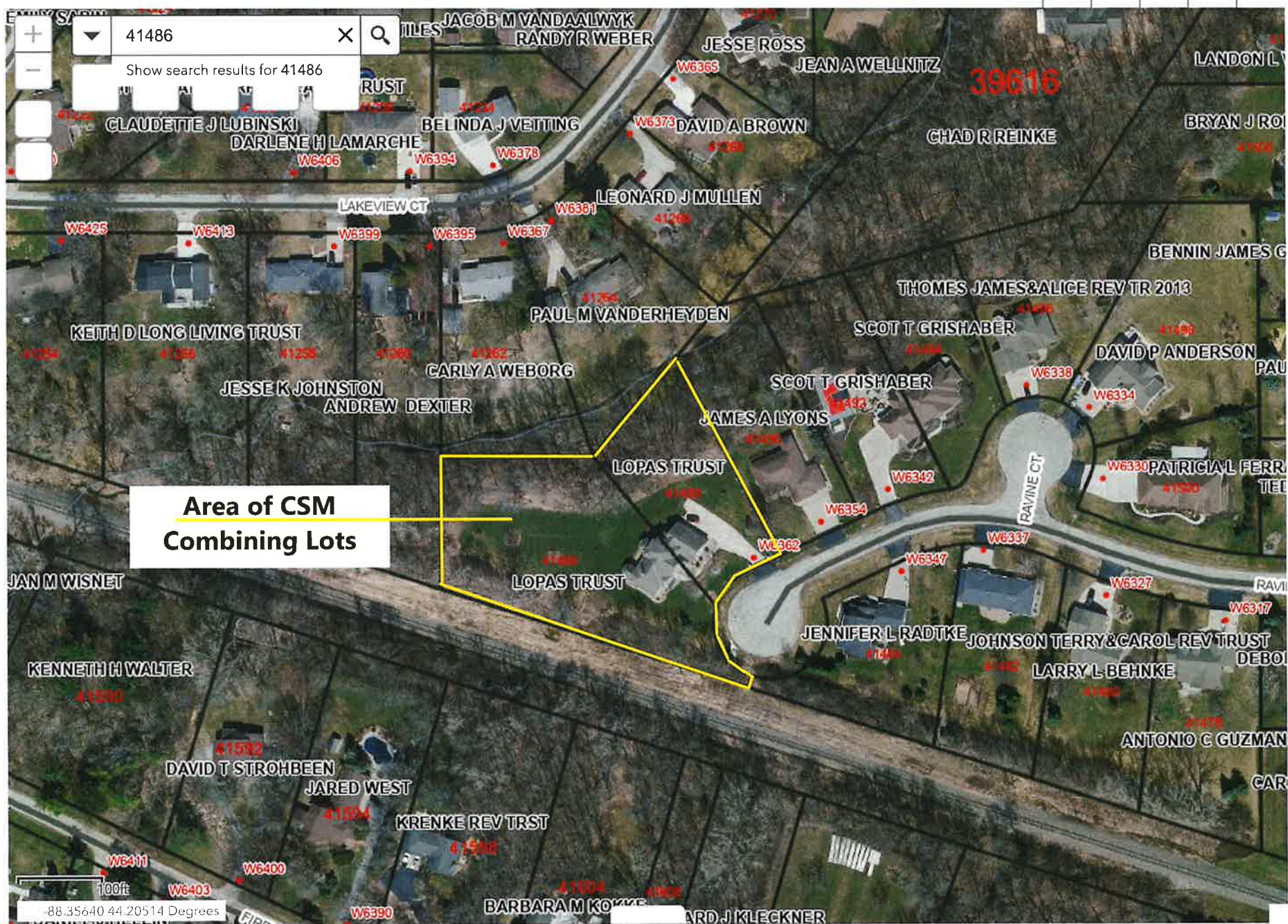
According to the assessor's data the house was built in 1999, prior to the current zoning code.

Recommended Action:

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

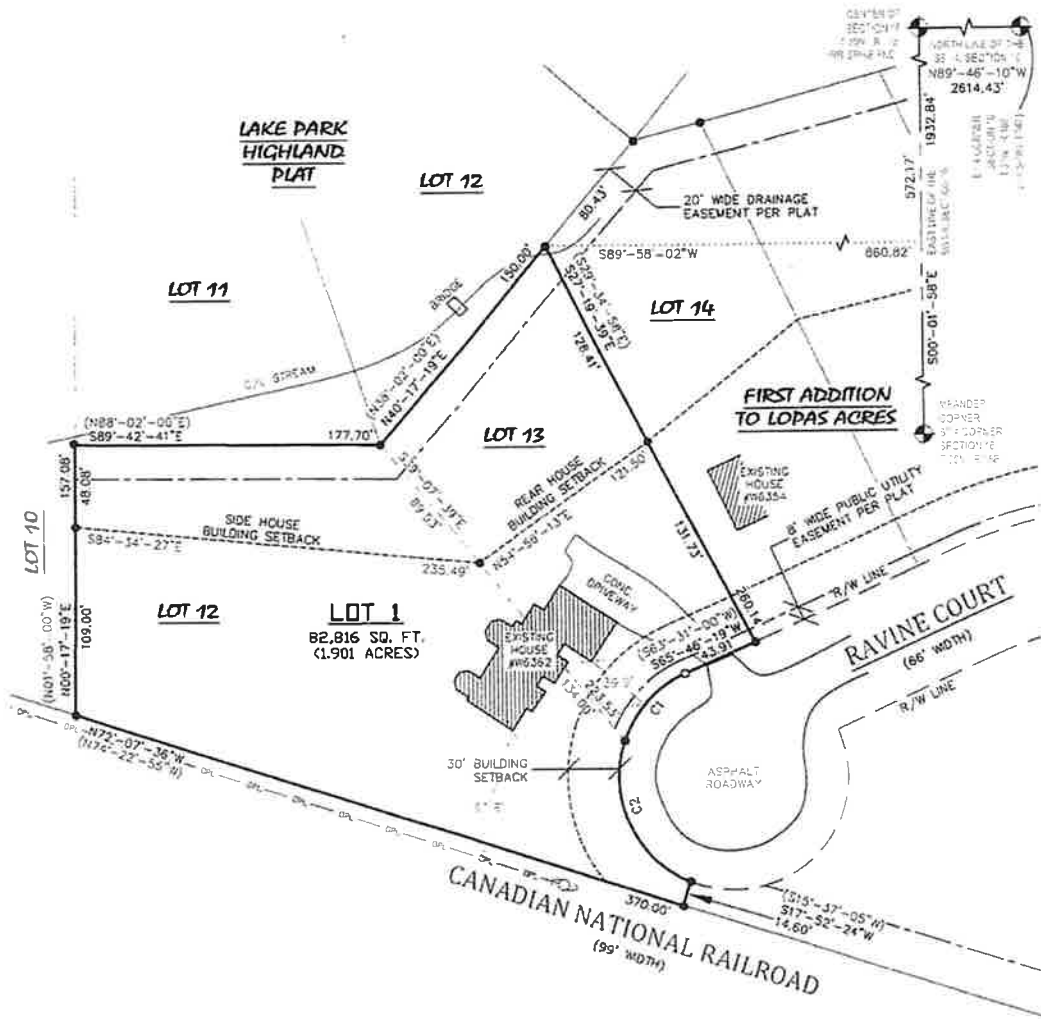
Attachments:

- Aerial Map
- CSM



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 12 AND LOT 13, 1ST ADDITION TO LOPAS ACRES;
LOCATED IN THE NE1/4 OF THE FRACTIONAL SW1/4, SECTION 16,
T.20N R.18E, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE
CALUMET COUNTY COORDINATE SYSTEM
AND THE SOUTH LINE OF LOT 12 OF
THE FIRST ADDITION TO LOPAS ACRES WHICH
BEARS N72°-07'-36"W

-LEGEND-

- = 1" X 18" IRON PIPE SET (1,130 LB./FT.)
- = 1" IRON PIPE FOUND
- () = RECORDED INFORMATION
- ⌋ = EXISTING POWER POLE

GRAPHIC SCALE
1 inch = 80 ft.



CURVE TABLE

CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	66.00'	53.87	045°-45'-56"	S42°-23'-21"W (S42°-08'-02"W)	52.39'
C2	66.00'	99.58 (99.57)	086°-26'-32"	S24°-12'-53"E (S26°-28'-12"E)	90.40'
TOTAL	66.00'	153.45	133°-12'-42"	S00°-49'-55"E	121.15'

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive
Kaukauna, WI 54130

Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY: J.B.
CHECKED BY: S.G.D.
JOB NO.: 15608

FIELD WORK DATE: 7-19-22
FIELD BOOK: X
SHEET 1 OF 4

SURVEYED FOR:
JERRY LOPAS
W6362 RAVINE CT
MENASHA, WI 54952

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 12 AND LOT 13, 1ST ADDITION TO LOPAS ACRES, LOCATED IN THE NE1/4 OF THE FRACTIONAL SW1/4, SECTION 16, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

(Sheet 2 of 4)

SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, combined, monumented and mapped under the direction of Jerome Lopas, all of Lot Twelve (12) and Lot Thirteen (13), First Addition to Lopas Acres as recorded in Document No. 227137, being located in the Northeast Quarter (NE1/4) of the Fractional Southwest Quarter (SW1/4), Section Sixteen (16), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 82,816 square feet (1.901 acres) of land.

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

Dated this ____ day of _____, 2024.

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

Survey Notes:

- Surveyed lands are contained wholly within Parcel No. 41486 and 41488
- Surveyed lands are contained wholly within Document No. 546218
- Owner of Record: Lopas Trust of 1994 U/D/O July 18, 1994

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 12 AND LOT 13, 1ST ADDITION TO LOPAS ACRES, LOCATED IN THE NE1/4 OF THE FRACTIONAL SW1/4, SECTION 16, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

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

Village of Harrison - Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

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

County Treasurer: Calumet County

Date

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 12 AND LOT 13, 1ST ADDITION TO LOPAS ACRES, LOCATED IN THE NE1/4 OF THE FRACTIONAL
SW1/4, SECTION 16, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

(Sheet 4 of 4)

OWNER'S CERTIFICATE

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

Jerome L. Lopas (Trustee)
Lopas Trust of 1994 U/D/O July 18, 1994

Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____, 2024.

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

Notary Public _____ County, Wisconsin.

My Commission Expires _____

OWNER'S CERTIFICATE

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

Julie A. Lopas (Trustee)
Lopas Trust of 1994 U/D/O July 18, 1994

Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____, 2024.

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

Notary Public _____ County, Wisconsin.

My Commission Expires _____

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

August 20, 2024

Title:

Conditional Use Modification –North Shore Golf Club (Davel Engineering) – N8421 North Shore Rd – Parcel 39918

Issue:

Should the Plan Commission recommend approval of the North Shore Golf Club Conditional Use Modification to the Village Board?

Background and Additional Information:

North Shore Golf Club and Davel Engineering have submitted project plans for club lakehouse and pool improvements. The proposed project replaces the existing pool with a new pool, consisting of a lowered pool deck, and constructs a two-level building addition on the east end of the lakehouse.

The building addition will match the existing lakehouse with a face brick veneer and concrete tile roofing. An outdoor covered bar will be located on the pool deck area east of the existing lakehouse.

Site work will involve re-grading the pool terrace to accommodate lowering of the pool deck. Significant fill will be required on the southeast corner of the new pool deck to accommodate construction. The total disturbed impervious is under 20,000 square feet. Landscaping and lighting photometrics are forthcoming and will be reviewed during the site plan review process.

The proposed area is located on the south end of the golf course, over 50 feet north of the Lake Winnebago Shoreline. North Shore Condominiums are roughly 500 feet east of the proposed renovation site. The landscaping along with shoreline is sloped and will remain such.

The area is zoned General Agricultural [AG]. Golf courses are a conditional use under the zoning district.

Recommended Action:

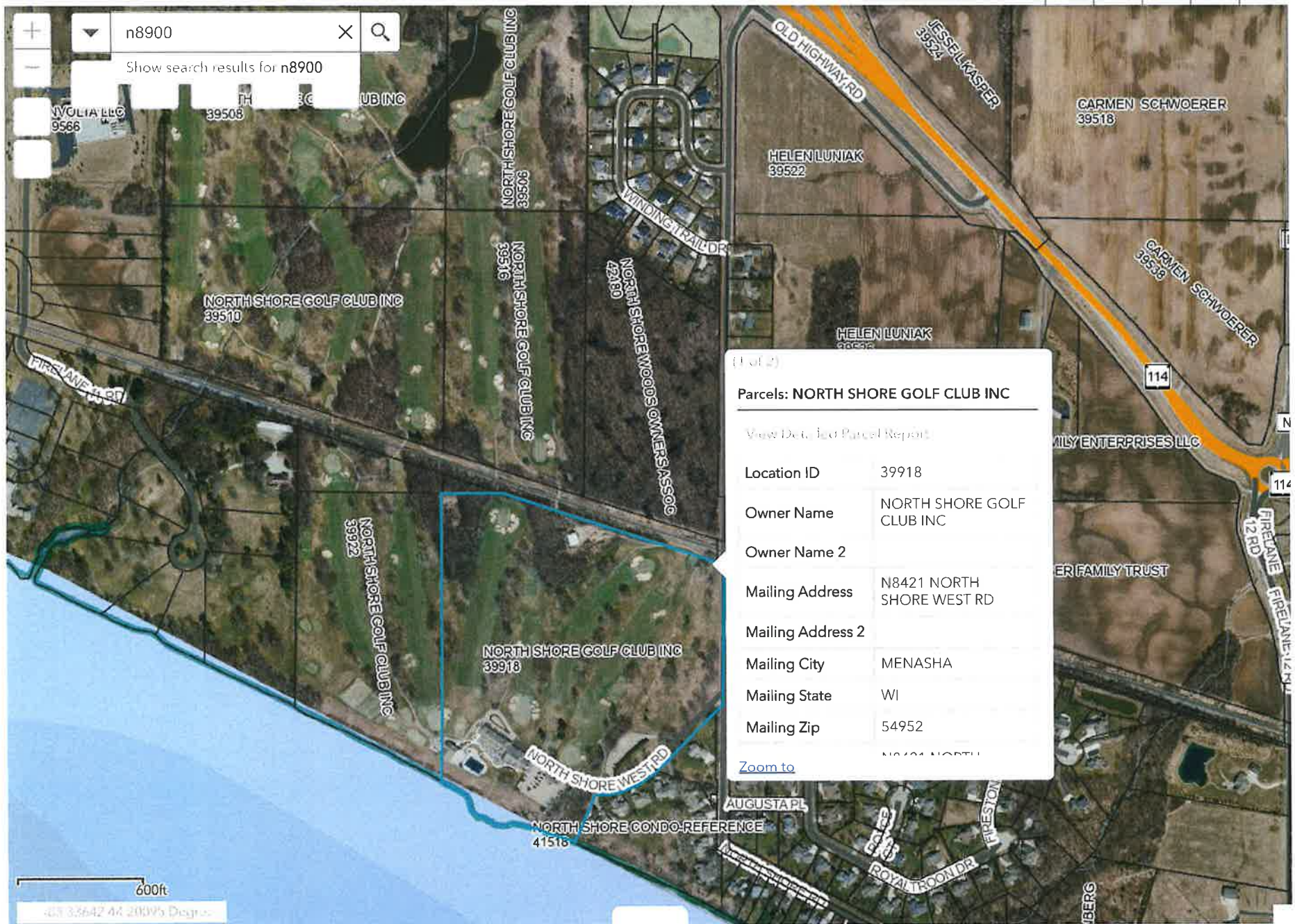
Staff recommends approval of the conditional use modification with the following conditions:

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.

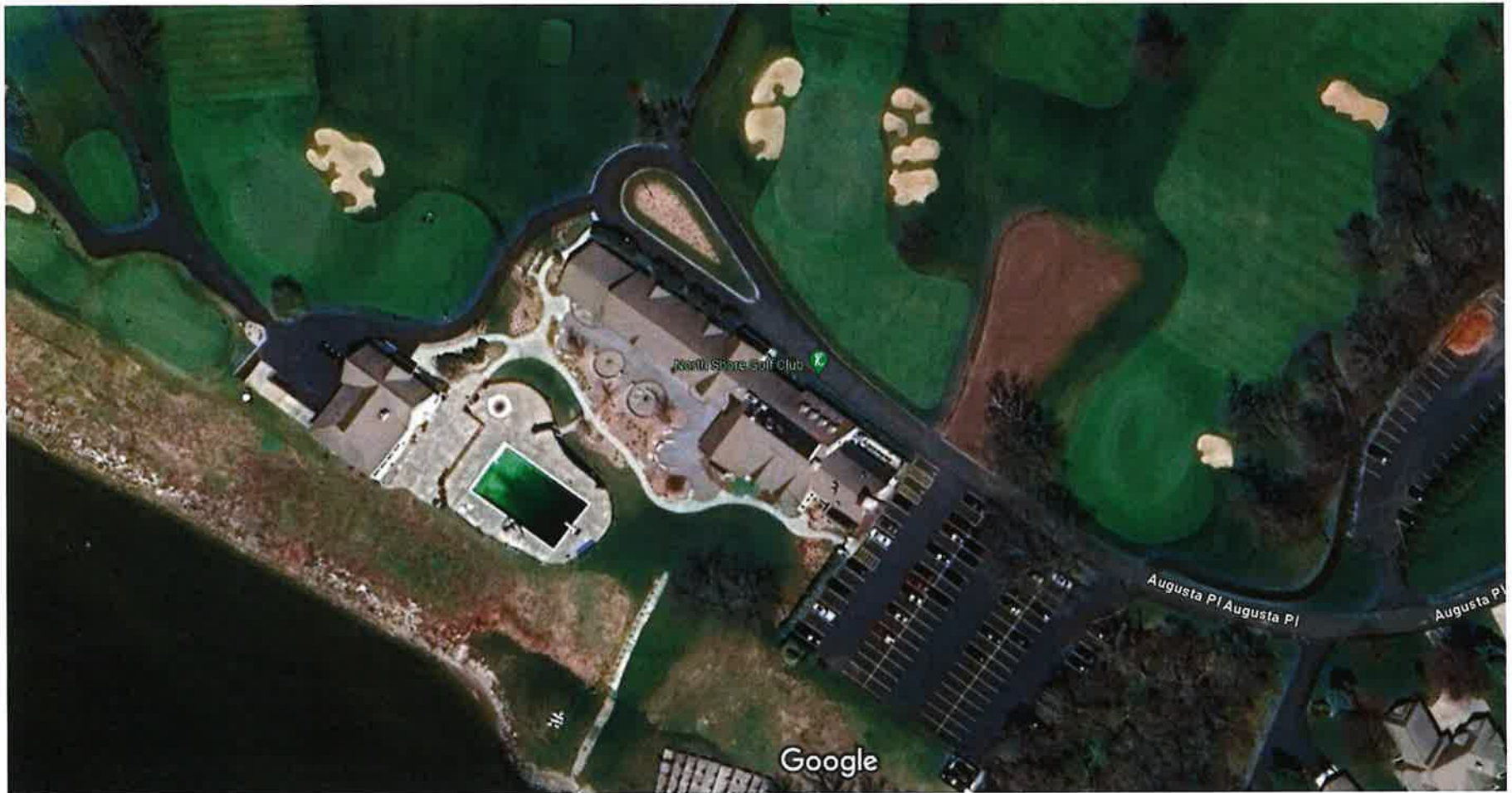
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, State, and DNR rules, regulations, and ordinances shall be met.

Attachments:

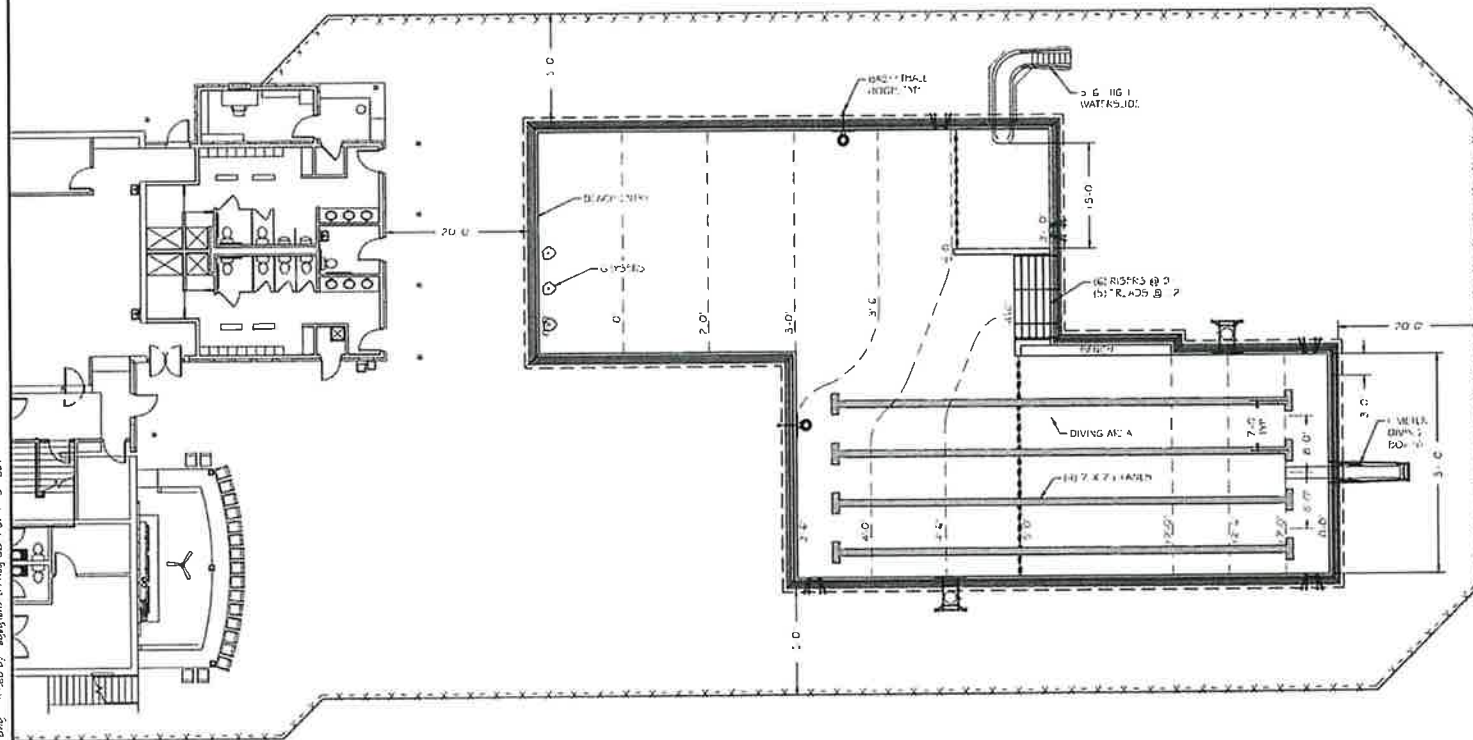
- Aerial Maps
- Site Plan and Renderings



Google Maps Area of Renovations – Club Lakehouse and Pool



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 50 ft



PROPOSED POOL:
4622 SQ. FT., 388' WATERLINE PERIMETER



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employees owned
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PRELIMINARY
FOR REVIEW
PURPOSES ONLY

PRELIMINARY REVIEW Cd/CW/202

NORTH SHORE GOLF
CLUB - OUTDOOR
SWIMMING POOL

FIGURE 201
NORTH SHORE GOLF CLUB INC.
PROJECT LOCATION: MENASHA, WI

CONCEPTUAL PLAN

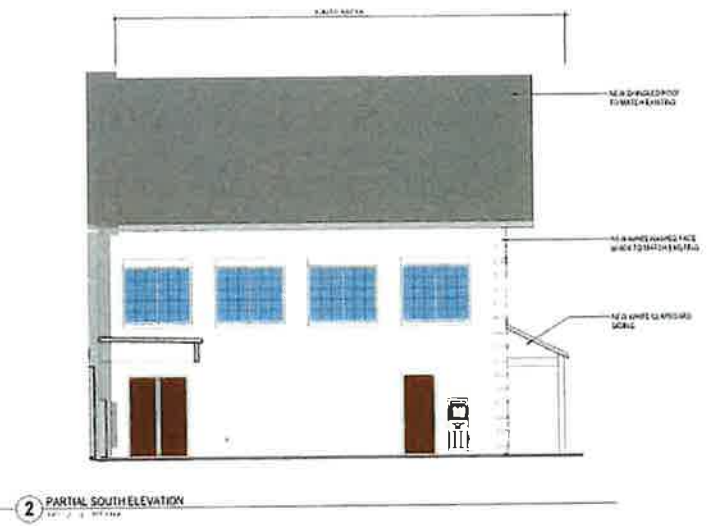
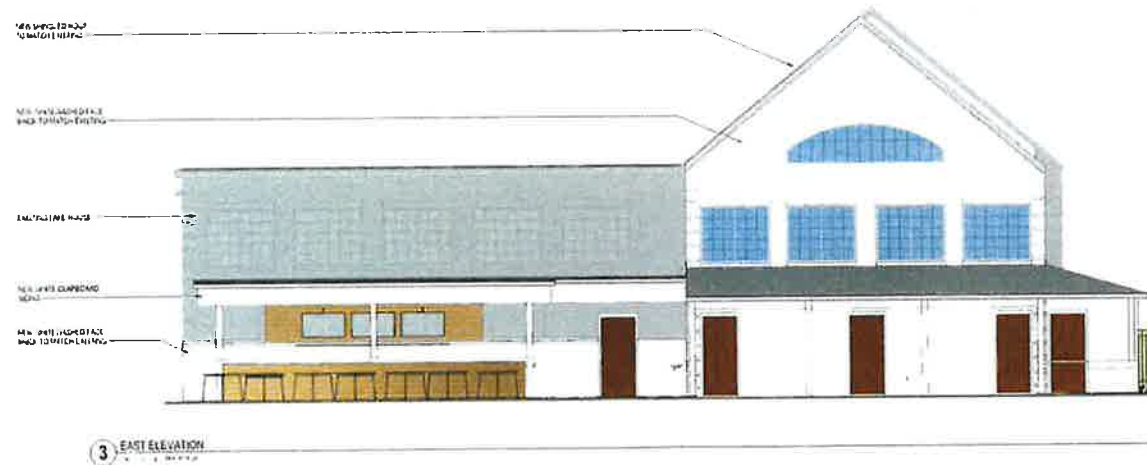
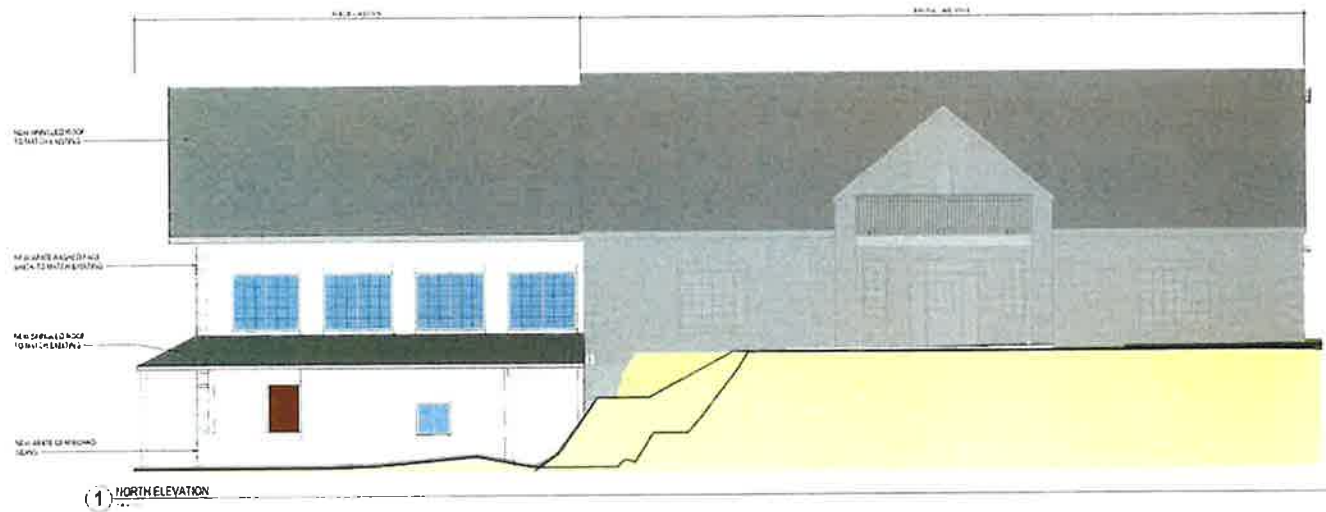


60620
CP-09





EXTERIOR RENDERING



EXTERIOR ELEVATIONS

PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

August 20, 2024

Title:

Final Plat – Breezy Meadows Subdivision – Vans Realty & Construction – Midway Rd/Lake Park Rd
Parcels 43838, 46188, 43840

Issue:

Should the Plan Commission recommend approval of the Final Plat of the Breezy Meadows Subdivision to the Village Board?

Background and Additional Information:

The applicant is proposing a 34-lot and 1-outlot final plat for the Breezy Meadows Subdivision. The subdivision is located west of the Midway Rd and Lake Park Rd roundabout. Access into the subdivision is from Lakepark Rd and Dylan Drive from the south. The area encompasses roughly 6.4 acres, all within parcels 33408 and 33418.

The area is zoned Single-Family Residential (Traditional) [RS-2]. Average lot is between 10,000 and 12,000 square feet with larger lots near corner boundaries.

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:

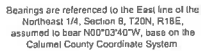
Staff recommends approval of the Final Plat for Cedar View Subdivision with the following conditions:

1. Finalized Developers Agreement be approved by the Village Board in conjunction with the final plat.
2. Letter of credit as agreed to in the Developers Agreement is received before the Village signs the final plat.
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.

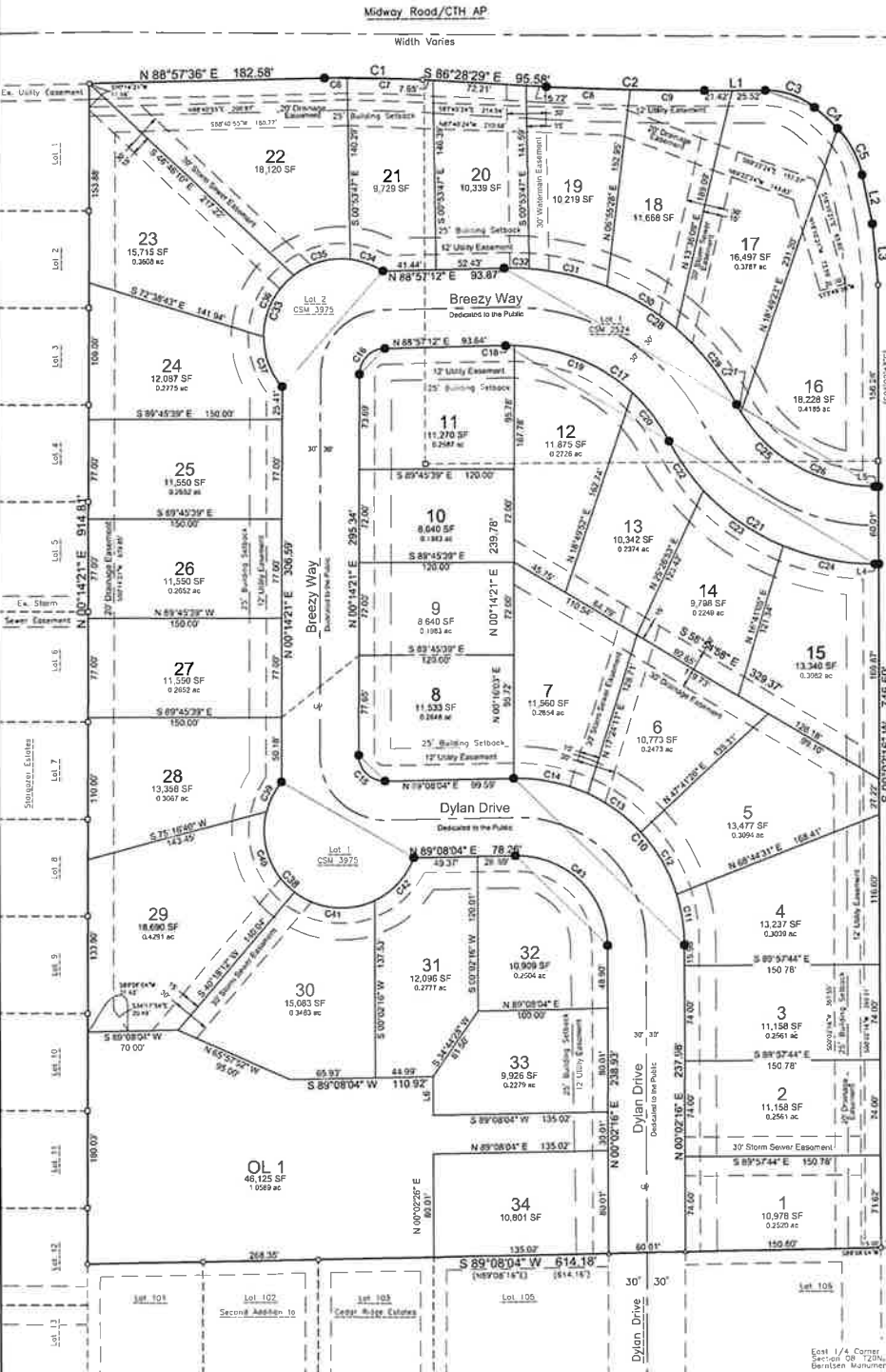
8. All final improvements, including but not limited to, curb & gutter, asphalt paving, sidewalks, and trails shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at 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.
12. Per the May 8, 2024, meeting, the developer and/or engineer shall file exemptions to fill the wetlands located on Lots 11, 23, 28 and 30 in order to be buildable prior to building permit issuance.

Attachments:

- Preliminary Plat
- Aerial Map



All of Lot 1 and 2 of Certified Survey Map No. 3975 and part of Lot 1 of Certified Survey Map No. 2524, all located in the Northeast 1/4 of the Northeast 1/4 of Section 08, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin



- Village Notes:**
- There are Ordinance regulations that have been passed by the Village of Hanson regarding the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 0076. Current Subdivision Regulations shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of those restrictions requiring that permanent features be installed 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 representatives thereof to demand compliance or upon failure of the owner to make said land conform to ordinance. The costs and expenses shall be borne 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 if 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 a particular subdivision building permit has been approved but 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 surfaces 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 boundaries of the plat is the responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Hanson. After said acceptance please refer to Note D for responsibility of owner for maintenance, restrictions and related cost of all Drainage Easements.
6. Where the final drainage plan requires a storm inlet at adequately drain the rear portion of lots with blocks of the plat, the subdivisor shall install adequate restrictive controls in the deeds for the aforementioned lots that. The respective lot owners shall be responsible for maintaining a clear grade on the owner's driveway in front of their lot.
7. Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Hanson retains the right to perform maintenance and repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat.
8. Pursuant to the Village of Hanson Subdivision Improvements Policy, the developer and/or owner must comply with the approved Draining and Grading Plan as submitted to the Village of Hanson.
9. Drainage Easement Notes:
- 1) All lands within areas labeled "Drainage Easement" are reserved for stormwater collection, conveyance, treatment, or infiltration No buildings, fences, parking areas and landscapings or other structures shall be located in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way.
- 2) Any improvement shall be allowed only by special exemption of the Village of Hanson Planner.
- 3) Landscaping shall be restricted to ground cover.
- 4) In Drainage Easements are not adequately maintained, the Village of Hanson may levy the cost and expense of such inspections, maintenance and/or repairs to the easement as a special charge against the property and collected as such in accordance with the procedures under Wa. Stats. §§ 86.027.
10. There shall be no lower exposed openings on lots containing a drainage easement. Any egress windows will require a window well with a lip elevation consistent with the top of the house foundation floor.

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.

- ## LEGEND

☐ * Mohr Sound

- ☐ 1" Iron Pipe Found
☐ 1 1/2" Rebar Found
☒ Government Corner
 SF Lot Areas in Square Feet
 ac Lot Areas in Acres
 Recaptured Ad

LINE TABLE		
Line	Bearing	Length
1.1	S 89°54'51" E	46.24
1.2	S 1°49'52" E	38.92
1.3	S 05°23'28" E	47.34
1.4	S 10°51'43" E	2.00
1.5	N 85°10'27" E	2.88
1.6	N 02°32'14" E	30.30

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



Scott R. Andersen
Professional Land Surveyor S-3169
scott@davel.pro

Date _____

File: 7098Final.dwg
Date: 08/09/2024
Drafted By: scoll
Sheet 1 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1184 Providence Terrace, Menasha, WI 54952
Ph: 920-991-1816 Fax: 920-941-0804
www.davel.com

Breezy Meadows

All of Lot 1 and 2 of Certified Survey Map No. 3975 and part of Lot 1 of Certified Survey Map No. 2524, all located in the Northeast 1/4 of the Northeast 1/4 of Section 08, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

Utility Easement Provisions

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

Vans Realty & Construction, grantor:

to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
SBC, Grantee,
Harrison Utilities, Grantee
Village of Harrison, Grantee
TDS Metrocon, 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, jamen, or on adjacent lots, also the right to turn 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 Granteees 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 Granteees or their agents. This restriction, however, does not apply to the install 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 Granteees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Granteees. 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 granteees

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

Vans Realty & Construction

Jason Haen, President

Date

Village Board Approval Certificate

Resolved, that the plat of Breezy Meadows in the Village of Harrison, Calumet County, Vans Realty & Construction, 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

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurers 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

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

the property owner of record
Vans Realty & Construction

Recording Information:
Doc No 581077
Doc No 581099

Parcel Number(s):
43638 (Lot 1 CSM 2524)
46186 & 43640 (Lot 1 & 2 CSM 3975)

CURVE TABLE							
Curve	Radius	Chord Distance	Chord Length	Arc Length	Central Angle	Target Bearing-in	Target Bearing-out
C1	394.50	5.46'49.22"E	76.20	76.37	4.7355°	N 88°57'30"E	S 88°28'28"E
C2	2043.50	5.88'12"11"E	423.20	133.20	3.2727°	S 5°28'20"E	S 88°56'51"E
C3	38.50	5.78'25.04"E	39.80	40.69	30°11'31"	S 89°59.56"E	S 50°44.53"E
C4	154.50	5.44'39.00"E	44.70	24.47	8°02'20"	S 57°44.20"E	S 47°35.53"E
C5	74.50	5.27'31.52"E	40.20	40.83	31°29.83"	S 47°13.83"E	S 11°49.81"E
C6	658.50	5.60'28.11"E	12.42	12.42	1°02.30"	N 88°57.50"E	S 88°58.54"E
C7	368.50	5.68'14.12"E	56.84	58.55	27°12.01"	S 87°39.54"E	S 88°28.27"E
C8	2043.50	5.87'22.52"E	64.63	64.68	1°48.48"	S 88°28.27"E	S 88°17.11"E
C9	2543.50	5.69'00.38"E	86.72	58.71	1°28.49"	S 88°17.13"E	S 88°58.01"E
C10	130.00	N 45°28.48"W	195.29	206.27	80°34.12"	N 60°52.76"E	S 89°08.04"W
C11	138.00	N 63°47.45"W	88.01	40.01	18°07.00"	N 60°52.76"E	N 17°37.48"W
C12	130.00	N 30°52.11"W	55.86	34.20	24°48.52"	N 17°37.48"W	N 42°20.41"W
C13	120.00	N 51°43.10"W	50.83	51.16	22°52.53"	N 42°20.41"W	N 64°30.03"W
C14	130.00	N 77°08.48"W	58.22	58.75	25°52.18"	N 64°30.03"W	S 89°08.04"W
C15	20.00	N 45°18.48"W	28.56	31.80	81°06.11"	S 89°08.04"W	N 00°14.21"E
C16	20.00	N 44°39.44"E	27.03	30.57	55°42.51"	N 00°14.21"E	N 05°07.12"E
C17	140.00	S 53°22.90"E	148.82	154.87	82°13.58"	N 88°57'12"E	S 27°44.52"E
C18	140.00	S 88°58.17"E	6.83	6.82	2°47.42"	N 88°57'12"E	S 88°12.06"E
C19	140.00	S 61°43.11"E	54.38	106.53	41°08.31"	S 55°13.05"E	S 47°02.30"E
C20	140.00	S 37°28.48"E	47.69	47.31	19°21.43"	S 47°08.30"E	S 27°44.52"E
C21	180.00	S 58°41.17"E	185.12	186.14	62°08.50"	S 27°44.52"E	S 88°58.42"E
C22	180.00	S 20°18.23"E	47.20	47.49	15°07.00"	S 27°44.52"E	S 47°31.55"E
C23	180.00	S 54°11.18"E	74.73	73.34	23°38.50"	S 47°31.55"E	S 68°30.44"E
C24	180.00	S 18°21.13"E	71.82	72.31	22°00.50"	S 68°30.44"E	S 50°31.42"E
C25	120.00	S 58°18.17"E	123.81	130.09	52°06.50"	S 27°44.52"E	S 88°58.42"E
C26	120.00	S 68°24.02"E	118.80	123.83	58°56.00"	S 20°55.26"E	S 55°51.43"E
C27	120.00	S 28°22.15"E	6.66	6.66	31°09.45"	S 27°44.52"E	S 20°55.26"E
C28	190.00	S 53°23.50"E	209.89	220.92	62°17.50"	N 60°52.76"E	S 27°44.52"E
C29	200.00	S 36°47.22"E	76.81	76.27	31°51.00"	S 49°28.53"E	S 27°44.52"E
C30	200.00	S 50°47.09"E	63.30	64.50	16°12.34"	S 47°48.25"E	S 49°35.52"E
C31	200.00	S 70°37.11"E	61.28	61.52	17°37.31"	S 49°28.53"E	S 47°48.25"E
C32	200.00	S 00°14.22"E	15.50	16.50	5°36.52"	N 88°57'12"E	S 88°25.36"E
C33	60.00	N 47°16.44"E	118.48	120.79	58°03.22"	N 40°13.21"W	S 57°00.27"E
C34	60.00	N 70°04.10"E	24.82	27.55	29°49.41"	S 57°00.27"E	S 57°00.27"E
C35	60.00	N 74°43.55"E	43.90	46.87	44°33.54"	S 57°00.27"E	S 52°30.09"E
C36	60.00	N 26°17.18"E	53.97	54.79	52°19.58"	N 00°07.30"W	N 52°28.58"E
C37	60.00	N 20°52.41"W	41.35	43.30	49°20.40"	N 00°07.30"W	N 00°07.30"E
C38	60.00	S 42°00.00"E	118.48	120.79	188°11.58"	S 38°16.00"W	N 20°54.01"E
C39	60.00	S 36°30.34"W	25.40	25.65	34°31.11"	S 38°16.00"W	S 14°34.49"W
C40	60.00	S 18°14.49"E	66.02	69.00	52°45.19"	S 14°34.49"W	S 52°10.20"E
C41	60.00	S 83°39.94"E	52.58	55.94	62°52.86"	S 52°10.20"E	N 64°57.48"E
C42	60.00	N 42°45.40"E	49.01	49.12	44°33.17"	N 64°57.48"E	N 20°54.01"E
C43	75.00	N 45°24.50"W	36.77	111.80	36°54.12"	N 60°52.76"E	S 88°08.04"W

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



FILED
Date: 08/09/2024
Created By: scott
Sheet: 2 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Providence Terrace, Menasha, WI 54952
Ph: 920-951-1806 Fax: 920-441-0904
www.davelinc.com

Surveyor's Certificate

I, Scott R. Andersen, 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 Vans Realty & Construction, owner of said land, I have surveyed, divided and mapped Breezy Meadows, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is all of Lot 1 and 2 of Certified Survey Map No. 3975, Document No. 570793, and part of Lot 1 of Certified Survey Map No. 2524, Document No. 344540, all located in the Northeast 1/4 of the Northeast 1/4 of Section 08, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 553.338 Square Feet (12.7029 Acres) of land, described as follows:

Commencing at the Northeast corner of Section 8, Township 20 North, Range 18 East, thence 500°12'16"W, along the East line of the Northeast 1/4 of said Section 8, 966.63 feet, thence, S69°08'04"W, 45.68 feet to the Northeast corner of Lot 106 of Cedar Ridge Estates and the southeast corner of Lot 1 Certified Survey Map No. 3975, said point being the point of beginning, thence, continuing S89°08'04"W, along the North line of Cedar Ridge Estates and the south line of Certified Survey Map No. 3975, 614.18 feet to the east line of Lot 12 of Slingspear Estates, thence N00°14'21"E along the east line of Lots 1-12 of Slingspear Estates, 914.81 feet to the South right-of-way of Midway Road, thence N88°57'12"E along said South right-of-way, 182.56 feet to a point of curvature of a curve to the right having a radius of 856.50 feet and a central angle of 04°33'55"; thence 76.37 feet easterly along said south right-of-way and the arc of a curve which has a chord that bears N88°45'27"E, 76.35 feet; thence S86°28'29"E along said south right-of-way 95.58 feet to a point of curvature of a curve to the left having a radius of 2043.50 feet and a central angle of 03°27'32"; thence 123.36 feet easterly along said south right-of-way line and the arc of a curve which has a chord that bears S88°12'19"E, 123.35 feet, thence S88°50'11"E along said south right-of-way line, 46.94 feet to a point of curvature of a curve to the right having a radius of 58.50 feet and a central angle of 39°11'01"; thence 40.69 feet easterly along said south right-of-way line and the arc of a curve which has chord that bears S70°20'26"E, 39.90 feet to a point of curvature of a curve to the right having a radius of 184.50 feet and a central angle of 07°30'26"; said point of curvature being a transition from the south right-of-way of Midway Road to the West right-of-way of Lake Park Road (CTH LP), thence 241.77 feet easterly along said west right-of-way and the arc of a curve which has a chord that bears S46°59'05"E, 24.16 feet to a point of curvature of a curve to the right having a radius of 74.50 feet and a central angle of 31°24'02"; thence 40.83 feet southeasterly along said west right-of-way and the arc of a curve which has a chord that bears S27°31'52"E, 40.32 feet, thence S11°49'52"E along said west right-of-way, 38.82 feet, thence S55°22'28"E along said west right-of-way, 47.34 feet, thence S00°02'16"W along said west right-of-way, 746.60 feet to the point of beginning. Devoted parcel is subject to all easements and restrictions of record.

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

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169
scott@davelinc.com

Owner's Certificate

Vans Realty & Construction, 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.

Vans Realty & Construction, 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

IN WITNESS WHEREOF, the said Vans Realty & Construction, has caused these presents to

be signed by its authorized representatives, located at _____, Wisconsin

this _____ day of _____, 20____

In the Presence of Vans Realty & Construction

Jason Haen, President

State of Wisconsin)

_____) ss
_____) 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

Notary Public, Wisconsin

My commission expires: _____

Aug 09, 2024 - 2:20 pm 2 \V\projects\1208-ar\wg\c\1-20\7029\map.dwg Created By: scott





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Village of Harrison
July-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	13	64	\$ 5,246,700	\$ 27,554,700	7	63	\$ 3,097,000	\$ 24,256,140
Two Family (units)	1 (0)	1	\$ 900,000	\$ 900,000	0 (0)	0	\$ 0	\$ 0
Multi Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Additions	0	5	\$ 0	\$ 191,000	0	5	\$ 0	\$ 357,500
Acc. Structures	2	14	\$ 14,000	\$ 193,500	5	21	\$ 49,200	\$ 301,800
Miscellaneous	13	82	\$ 262,500	\$ 932,150	14	75	\$ 158,000	\$ 904,360
Total Residential	29	166	\$ 6,423,200	\$ 29,771,350	26	164	\$ 3,304,200	\$ 25,819,800
Com./Ind.								
New	0	1	\$ 0	\$ 650,000	0	2	\$ 0	\$ 1,050,000
Additions	0	0	\$ 0	\$ 0	0	1	\$ 0	\$ 230,000
Acc. Structures	0	0	\$ 0	\$ 0	0	3	\$ 0	\$ 80,000
Miscellaneous	1	5	\$ 40,000	\$ 115,000	0	3	\$ 0	\$ 12,695
Total Com./Ind.	1	6	\$ 40,000	\$ 765,000	0	9	\$ 0	\$ 1,372,695
Combined Total	30	172	\$ 6,463,200	\$ 30,536,350	26	173	\$ 3,304,200	\$ 27,192,495