
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

September 17, 2024

Title:

Zoning Map Amendment (Rezoning) – Jon Diedrich – W4297 County B – Part of Parcel 40956

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 2.3 acres within parcel 40956, located at W4297 County B, from General Agriculture [AG] to Rural Residential [RR]. The proposed rezoning is for flag lot, created by a Certified Survey Map (CSM).

The purpose of the rezoning is to create a 1-lot residential parcel for a new home. JJJ&D Farms, LLC—owner of parcel, 40956—has entered into contract to sell the applicant land once the lot is created via CSM. The applicant also is a member of JJJ&D Farms, LLC.

The proposed CSM is a separate agenda item.

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 in the Comprehensive Plan. The proposed rezoning is consistent with the Comprehensive Plan.

Findings of Fact:

- Staff finds that the Rezoning request complies with the Future Land Use Map as part of the Comprehensive Plan of the Village of Harrison.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

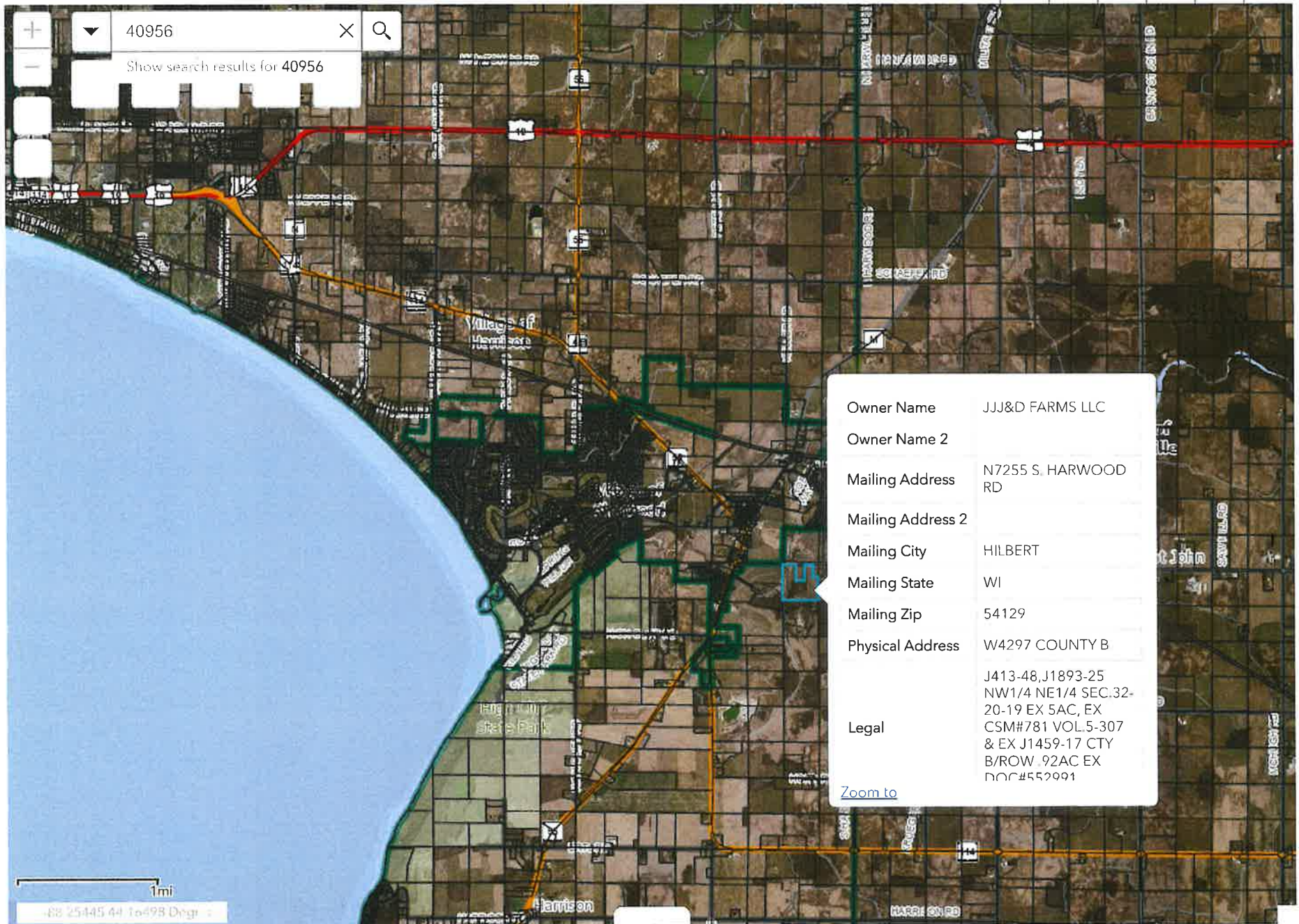
Recommended Action:

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

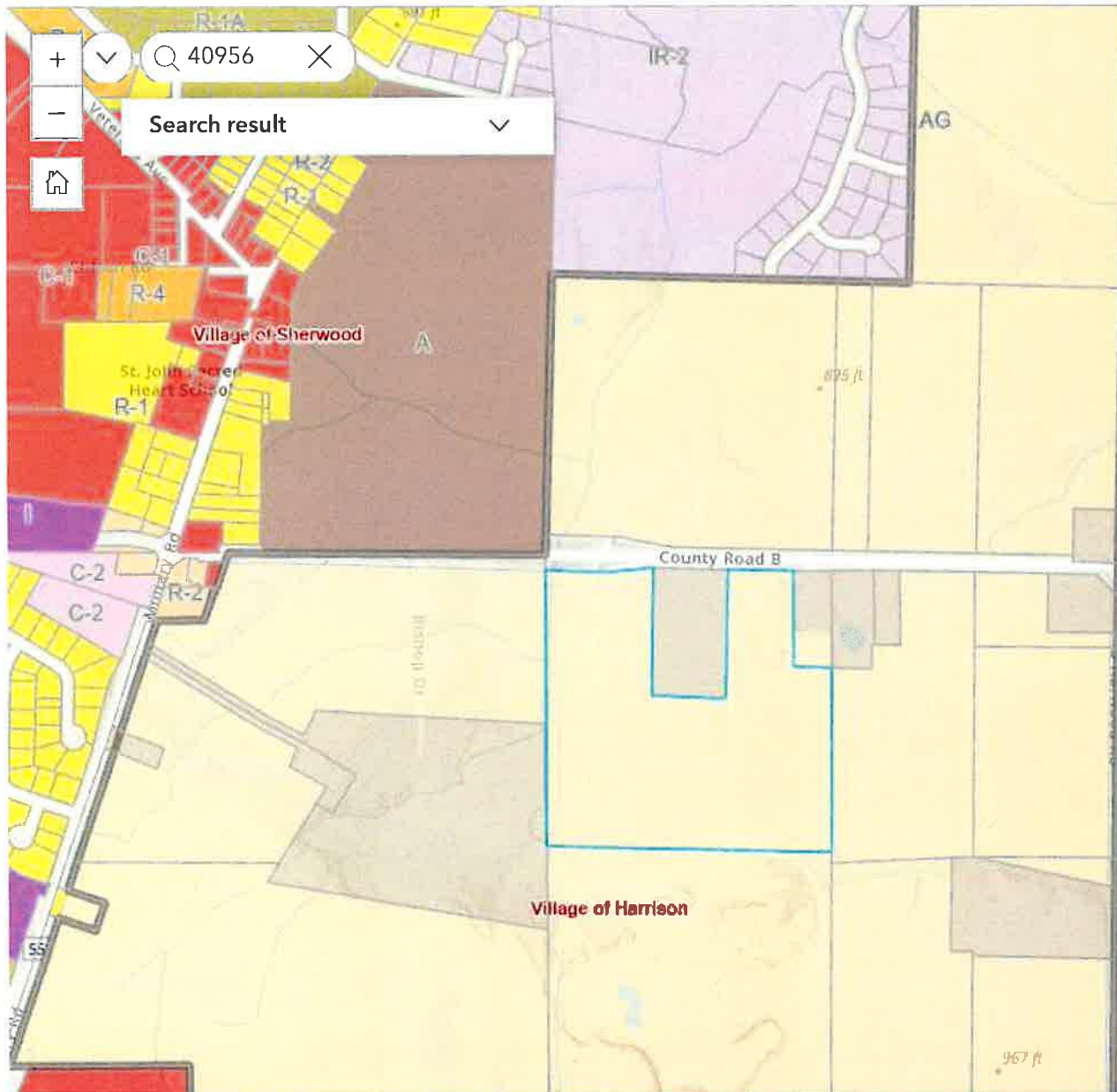
Attachments:

- Aerial Maps
- Zoning Map





Calumet County Zoning Map



Legend

Zoning Municipal

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

Zoning Village Of Sherwood

-  A
-  C-1

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

September 17, 2024

Title:

Certified Survey Map (CSM) — Jon Diedrich – W4297 County B – Part of Parcel 40956

Issue:

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

Background and Additional Information:

The applicant is proposing to create a new flag lot by splitting 2.3 acres of land from parcel 40956, which is 32.11 acres. The proposed location is site address W4297 County B.

The purpose of the CSM is to create a 1-lot residential parcel for a new home. The applicant is an owner-member of parent parcel 40956.

The driveway of the flag lot is 33 feet which meets the minimum lot width as defined per village code (Sec. 117-49). Flag lots are only allowed in General Agriculture [AG] or Rural Residential [RR] zoning districts.

The area of the CSM is zoned General Agriculture [AG] but a separate agenda item proposes to rezone the area to Rural Residential [RR].

There are established residential lots zoned Rural Residential to the east, north, and west of the proposed new lot. CSM. JJJ&D Farms, LLC owns the parcel to the south.

Recommended Action:

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

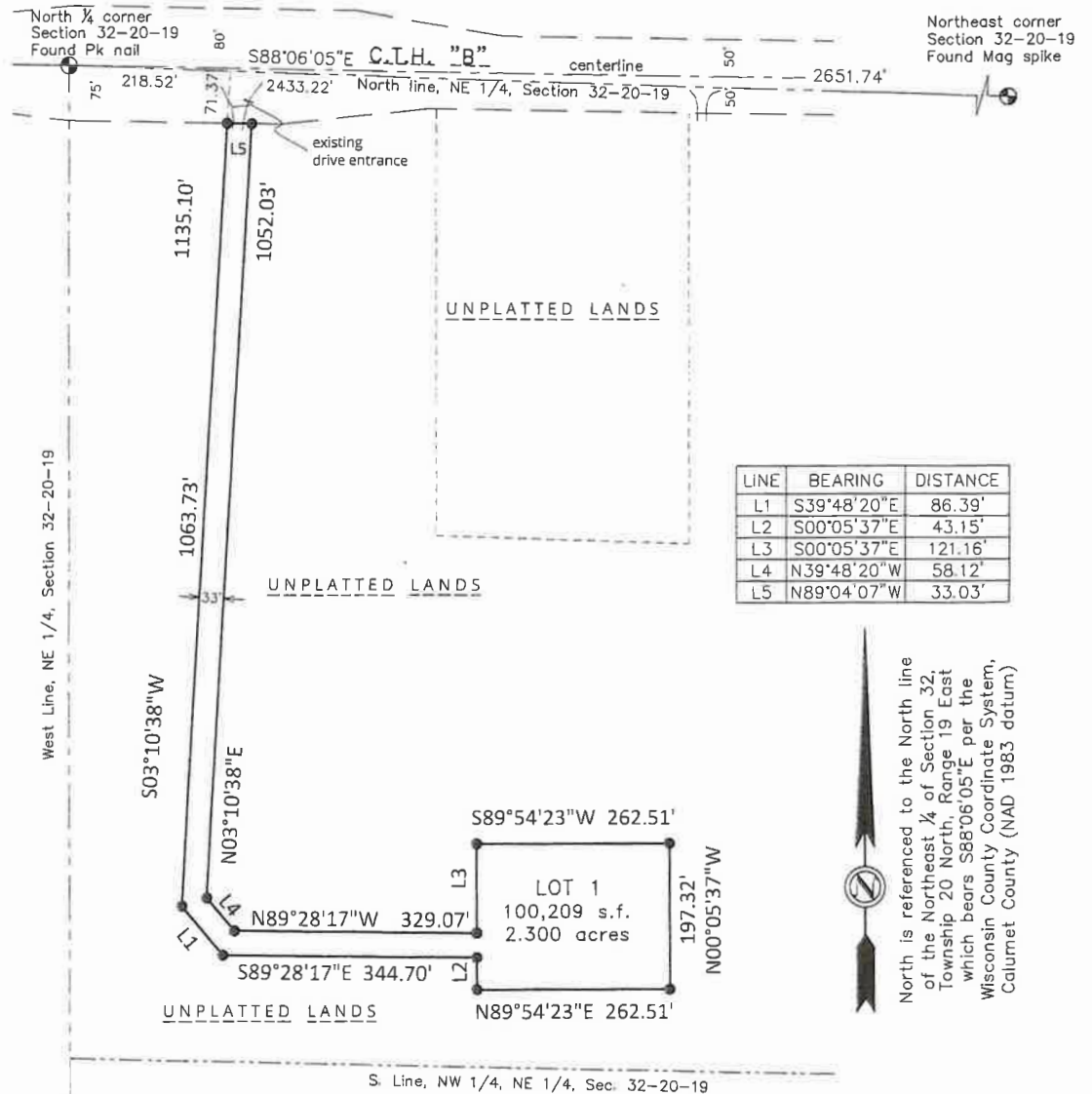
Attachments:

- Aerial Maps
- CSM



Certified Survey Map

Part of the Northwest ¼ of the
Northeast ¼, Section 32, Township 20
North, Range 19 East, Village of
Harrison, Calumet County, Wisconsin



LEGEND

- ⊙ = Government corner
- = Set ¾" x 18" iron rebar
Wt. = 1.502 lbs/lf

SCALE: 1"=200'



David Hebert PLS

date

DRAFTED BY: HAI Hebert Associates, Inc. Land Surveying	
1110 W. Wisconsin Ave. Appleton, WI 54914	920-734-8373 Fax: 920-734-3968
SHEET # 1 of 2	FILE # 24059M01

CERTIFIED SURVEY MAP

Part of the Northwest ¼ of the Northeast ¼, Section 32, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin

SURVEYOR'S CERTIFICATE

I, David Hebert, Professional Wisconsin Land Surveyor, do hereby certify that I have surveyed, divided and mapped part of the Northwest ¼ of the Northeast ¼, Section 32, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin which is more fully described as follows:

Commencing at the North ¼ Corner of said Section 32; thence S88°06'05"E, 218.52 feet along the north line of the Northeast ¼ of said Section 32; thence S03°10'38"W, 71.37 feet to the point of beginning; thence continuing S03°10'38"W, 1063.73 feet; thence S39°48'20"E, 86.39 feet; thence S89°28'17"E, 344.70 feet; thence S00°05'37"E, 43.15 feet; thence N89°54'23"E, 262.51 feet; thence N00°05'37"W, 197.32 feet; thence S89°54'23"W, 262.51 feet; thence S00°05'37"E, 121.16 feet; thence N89°28'17"W, 329.07 feet; thence N39°48'20"W, 58.12 feet; thence N03°10'38"E, 1052.03 feet; thence N89°04'07"W, 33.03 feet to the point of beginning.

I further certify that the map heron is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have made said division by order and under direction of the owners of said lands; and that I have fully complied with the code of ordinances of the Village of Harrison, Calumet County, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.


David Hebert PLS

Date

8-15-27



NOTES

1. This Certified Survey Map is all of tax parcel number 40956
2. The property owners of record are JJJ & D Farms LLC.
3. This Certified Survey Map is contained wholly within the lands described in document # 552991

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described hereon to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this plat is required by S. 236.34 of the Wisconsin statutes and the Calumet County land subdivision regulations to be submitted to the Calumet County Planning and Zoning Committee for approval or objection.

JJJ & D Farms LLC.

N7255 S. Harwood Rd, Hilbert, WI. 54129

STATE OF WISCONSIN)
CALUMET COUNTY) ss

Personally came before me this _____ day of _____, 20____, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public

My commission expires

VILLAGE OF HARRISON

This Certified Survey Map was approved by the Village of Harrison on this _____ day of _____, 20____.

Village President

Village Clerk

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

Village of Harrison Treasurer

Date

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

September 17, 2024

Title:

Site Plan Review – Darboy Corner Store Alterations – N9690 County N – Parcel 34396

Issue:

Should the Plan Commission recommend approval of the Darboy Corner Store alterations site plan to the Village Board?

Background and Additional Information:

The Darboy Corner Store (the BP gas station and min-mart) has submitted a proposal for an interior remodel to create a small dining area while adding a drive-thru window to the northeast side of the building. The Darboy Corner Store is located at the corner intersection of County KK and County N—parcel 34396.

The planned dining area will be 1,236 square feet, located in the northeast corner of the existing building. There will be an interior partition separating it from the mini-mart. **No building expansion is proposed.** A drive-thru will be added, adjusting the parking lot markings on the north side of the building. The traffic for the drive-thru will start on the south side of the building and circle around the rear. The fire chief has no issue with the proposal.

The main entrance of the dining area is through the front entrance of the corner store. There will be a secondary back entrance, with a walkway encased by protective bollards.

The proposed hours are 5:00 am to 8:00 pm. Hours of the service station and mini-mart will not change. No new commercial vehicles will be parked on site as a result of the proposed alterations. No outdoor storage is proposed.

Staff held a predevelopment meeting August 28th with the applicant to discuss the site plan. Staff had concerns about parking on the north side. Staff recommended a parking barrier separating the drive-thru lane and the adjusted parking lots.

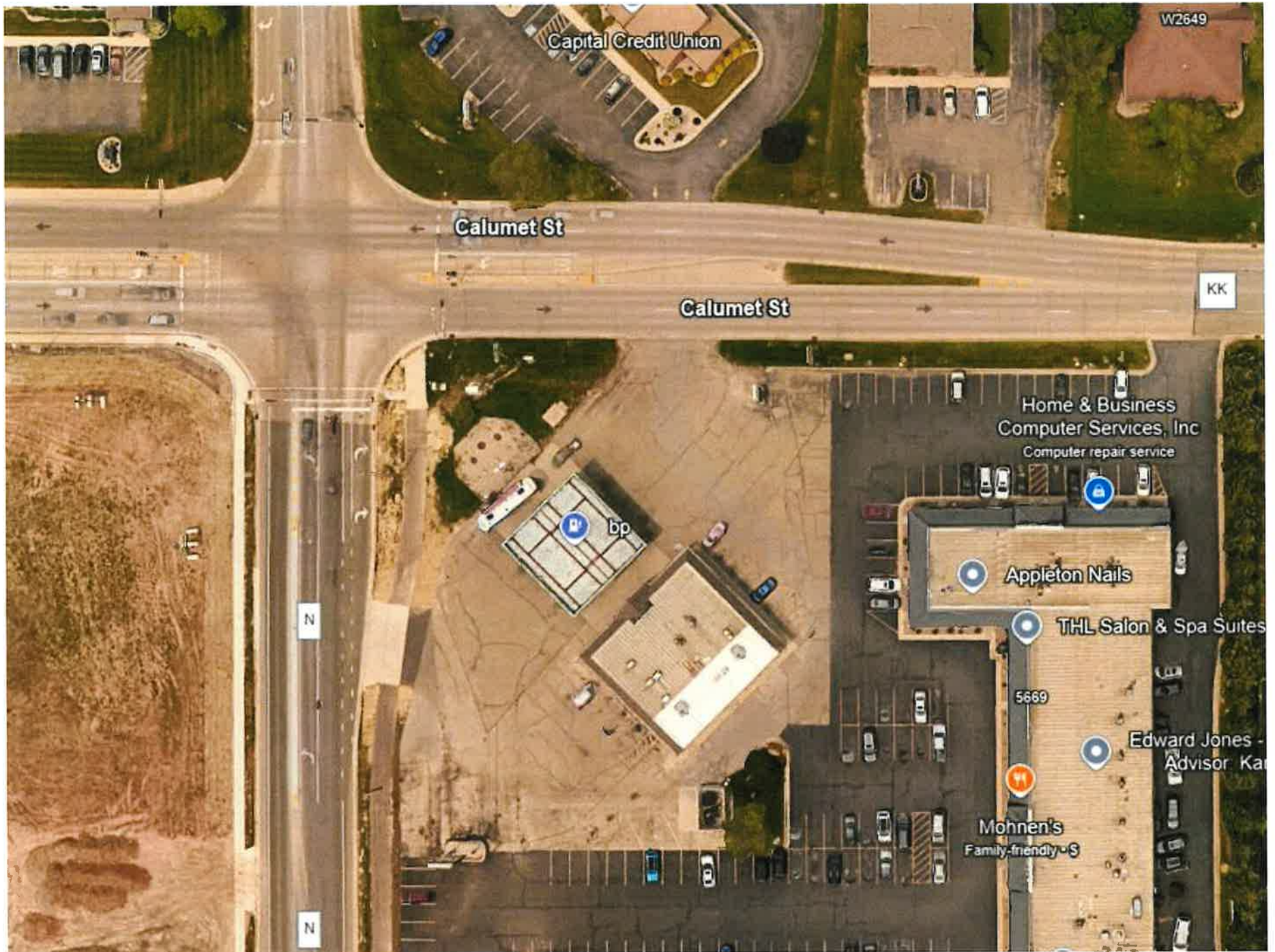
Recommended Action:

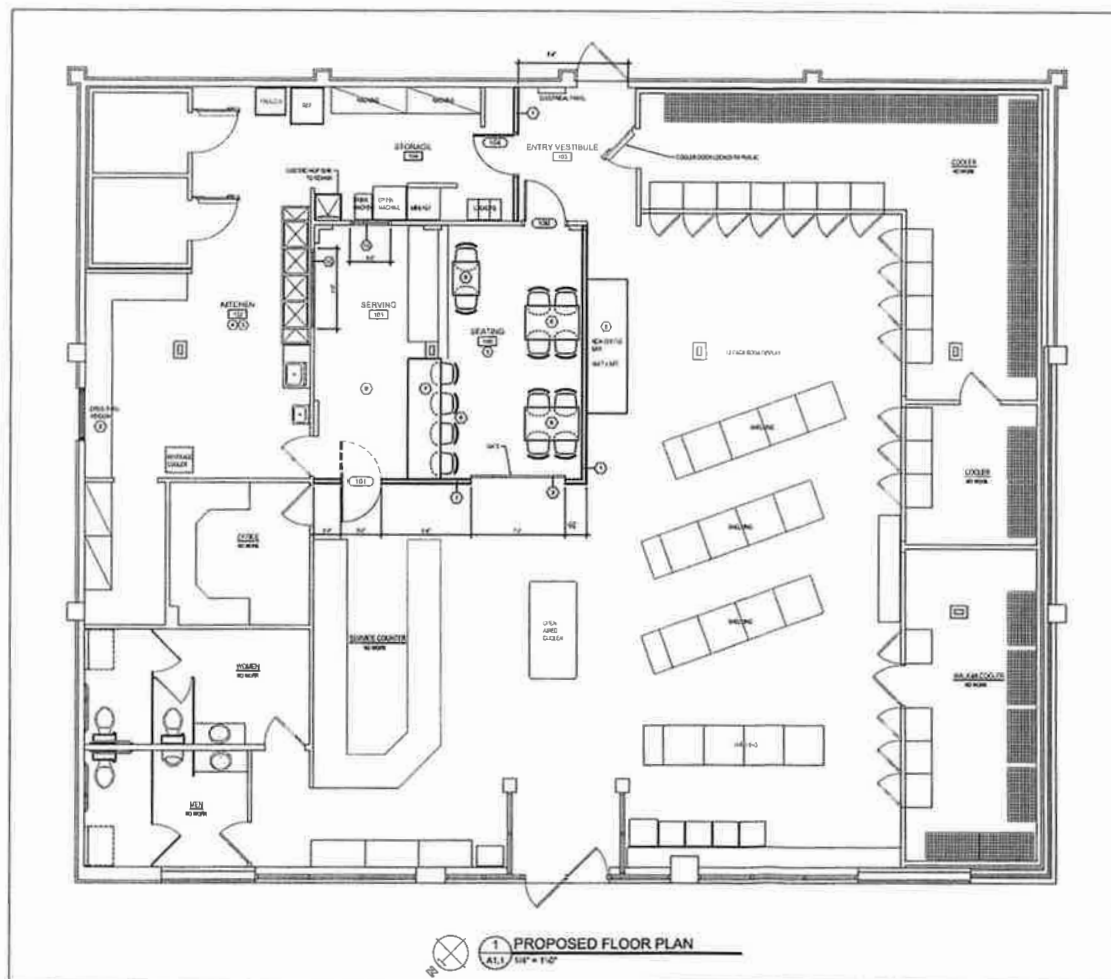
Staff recommends approval of the site plan with the following conditions.

1. Prior to occupancy being issued, a parking barrier is installed on the north side of the building, separating the drive-thru lane from the adjusted parking spaces.
2. Only those uses permitted in the applicable zoning district shall be allowed within the development.
3. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

- Aerial Map
- Site Plan and Summary







August 19, 2024

Josh Sherman
Assistant Planner
Village of Harrison
W5298 State Road 114
Menasha, WI 54952

**RE: Site Plan Application
Darboy Corner Store Alterations | N9690 Country Road N**

Mr. Sherman:

Enclosed please find our application materials and payment for Site Plan Review of the above referenced project. The proposed project scope includes interior alterations to the existing building to create a small dining and serving area. No building expansion is proposed. A drive-through window will be added to the north side of the building, as will the adjusted parking lot markings shown on the enclosed plan.

Mr. Tiwari, the business owner, states the current hours of operation of the service station and mini-mart will not change. It is open 7 days per week, 4:30 am to 11:00 pm. The proposed restaurant is expected to be open 5:00 am to 8:00 pm. The restaurant will be closed on Sundays. Currently, the business is staffed by up to 6 employees. Three more will be added when the restaurant is operating. No new commercial vehicles will be parked on site as a result of the proposed alterations. No outdoor storage is proposed.

Please do not hesitate to contact me with any further questions.

Sincerely,

Martenson & Eisele, Inc.

Christopher Bauknecht AIA, NCARB
Project Architect

CC: Dinesh Tiwari, Dale Mart LLC



PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

August 20, 2024

Title:

Final Plat – Crossroads Business Park – Village of Harrison – Parcels 40390 & 40384

Issue:

Should the Plan Commission recommend approval of the Final Plat of the Crossroads Business Park to the Village Board?

Background and Additional Information:

The applicant (the Village of Harrison) is proposing a 13-lot and 2-outlot final plat for Crossroads Business Park. The business park is located east of Friendship Drive and south of County KK, but north of State Hwy 55. It consists of two parcels—40390 and 40384. The very east side of the subdivision borders the City of Kaukauna. The restaurant former SALT, which is not part of the preliminary plat, is located between lots 9 and 5, off Friendship Dr.

The land was recently purchased by the Village of Harrison. The Village is the developer of the business park. Protective covenants for the business park will be considered by the Village Board on September 24th.

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

Engineering has been approved and the project has been bid and awarded. There is an intergovernmental agreement with the city of Kaukauna to share the northern portion of Fieldcrest Drive (east of Outlot 2 and Lot 13). The Village will maintain the road. Fieldcrest Drive south of County KK aligns to Fieldcrest Drive north of County KK. Earlier the preliminary plat had showed a hitch in the road alignment.

Recommended Action:

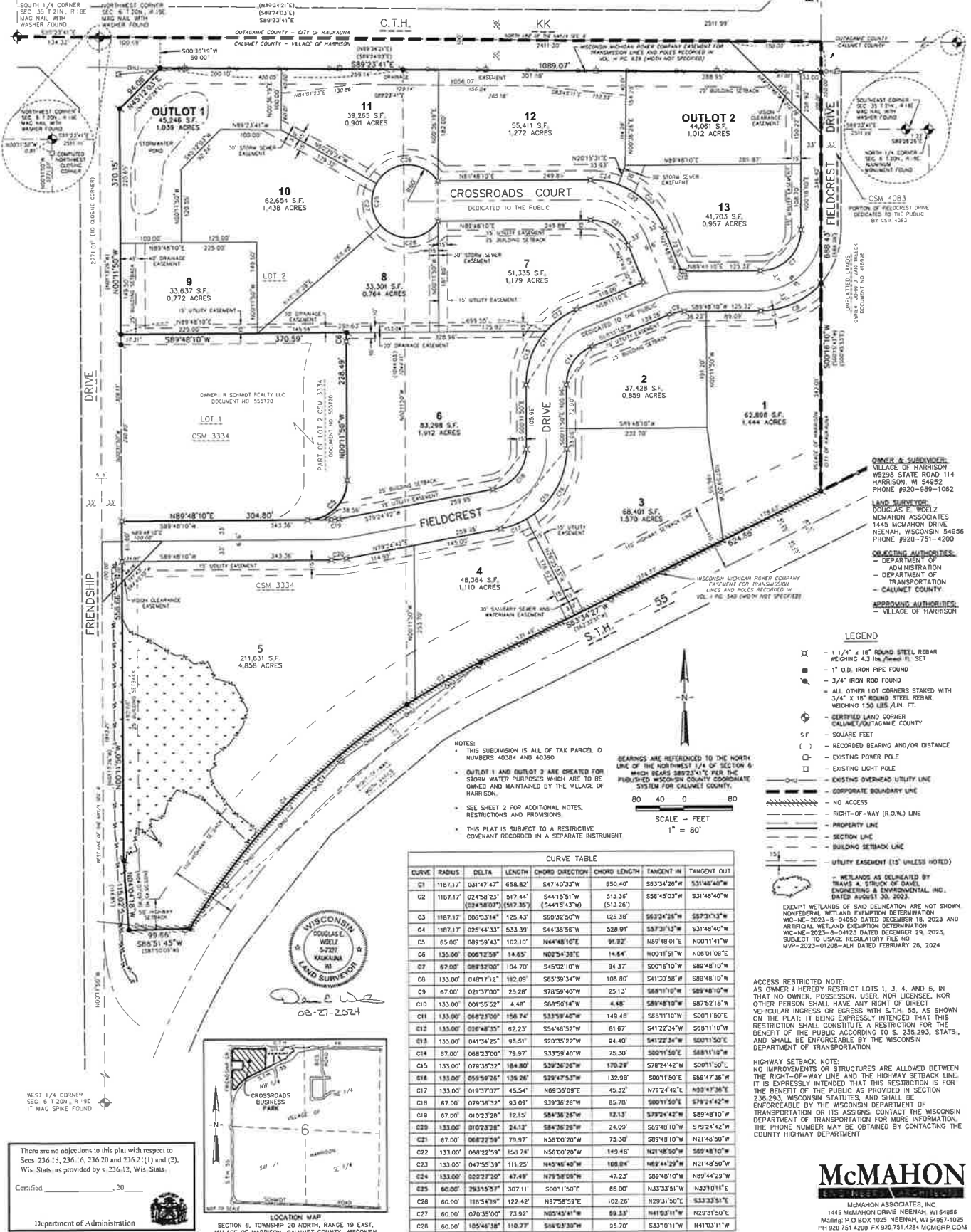
Staff recommends approval of the Final Plat for Crossroads Business Park.

Attachments:

- Final Plat
- Aerial Map

CROSSROADS BUSINESS PARK

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3334, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGES 256-259 AS DOCUMENT NO. 477770, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; ALL IN SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



CROSSROADS BUSINESS PARK

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3334, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS
ON PAGES 256-259 AS DOCUMENT NO. 477770, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL
NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4;
AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4;
ALL IN SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGES OF HARRISON, CALUMET COUNTY, WISCONSIN

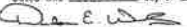
SURVEYOR'S CERTIFICATE

I, Douglas E. Weitz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped part of Lot 2 of Certified Survey Map No. 3334, recorded in Volume 28 of Certified Survey Maps on Pages 256-259 as Document No. 477770, being part of the Southwest 1/4 of the fractional Northwest 1/4 and the Northwest 1/4 of the fractional Northwest 1/4, and unplatted lands being part of the Northwest 1/4 of the fractional Northwest 1/4, all in Section 6, Township 20 North, Range 19 East, Villages of Harrison, Calumet County, Wisconsin, containing 1,050.168 square feet (24.335 acres) of land more or less and described as follows:

Commencing at the Northwest corner of said Section 6; Thence S89°23'41"E (recorded as S89°24'03"E and N89°24'21"E), 100.69 feet along the North line of the Northwest 1/4 of said Section 6; Thence S00°36'19"W, 50.00 feet to the South right-of-way line of C.T.H. KK and the Point of Beginning; Thence S89°23'41"E (recorded as S89°24'03"E and N89°24'21"E), 1069.07 feet along said South right-of-way line to the Northwest corner of Certified Survey Map No. 4083, recorded in Volume 38 of Certified Survey Maps on Pages 13-15 as Document No. 583418; Thence S00°16'10"W (recorded as S00°15'45"W and S00°45'53"E), 688.43 feet (recorded as 688.38 feet) along the West line of said Certified Survey Map No. 4083 and its Southerly extension to the Northerly right-of-way line of the start of a 1187.17 foot radius curve to the left; Thence S58°52' feet continuing along said Northerly right-of-way line being the arc of said curve having a 650.40 foot chord which bears S47°40'33"W; Thence S88°51'45"W (recorded as S87°50'08"W), 99.66 feet continuing along said Northerly right-of-way line to the East right-of-way line of Friendship Drive; Thence N04°04'16"W (recorded as N04°07'03"W and N05°06'45"W), 115.02 feet (recorded as 114.85 feet) along said East right-of-way line; Thence N00°11'50"W (recorded as N01°32'26"W), 558.66 feet continuing along said East right-of-way line to the Southwest corner of Lot 1 of Certified Survey Map No. 3334; Thence N89°48'10"E, 304.80 feet along the South line of said Lot 1 and lands described in Document No. 555720 to the start of a 65.00 foot radius curve to the left; Thence 102.10 feet continuing along said South line of lands described in Document No. 555720 being the arc of said curve having a 91.92 foot chord which bears N44°48'10"E; Thence N00°11'50"W, 228.49 feet along East line of said lands described in Document No. 555720 to the start of a 135.00 foot radius curve to the right; Thence 14.55 feet continuing along said East line being the arc of said curve having a 14.64 foot chord which bears N02°34'50"E to the Northeast corner of said lands described in Document No. 555720; Thence S89°48'10"E, 370.59 feet along the North line of said lands to the East right-of-way line of Friendship Drive; Thence N00°11'50"W (recorded as N01°32'26"W), 370.15 feet along said East right-of-way line to the South right-of-way line of C.T.H. KK; Thence N45°12'03"E (recorded as N44°10'28"E), 94.08 feet along said South right-of-way line to the Point of Beginning.

That I have made such survey, land division, and plot under the direction of the owners of said land. That such plot is a correct representation of all 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 Subdivision regulations of the Village of Harrison in surveying, dividing and mapping the same.

Dated this 27th day of August, 2024


Douglas E. Weitz, S-2327
Wisconsin Professional Land Surveyor



OWNER'S CERTIFICATE OF DEDICATION

The Village of Harrison, as owner, does hereby certify that we caused the land described on this Plot to be surveyed, divided, mapped and dedicated as represented on the Plot. We also certify that this plot is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Department of Administration
Department of Transportation
Calumet County
Village of Harrison

WITNESS the hand and seal of said owner this _____ day of _____, 20____.

In the Presence of:

Allison Blockner, Village President

Vicki L. Tessen, Village Clerk

State of Wisconsin)

Calumet County) ss

Personally came before me this _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Calumet County, WI

My Commission Expires: _____

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by VILLAGE OF HARRISON, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee,
SBC, Grantee,
TDS METROCON, LLC, Grantee,
AT&T WISCONSIN, a Wisconsin Corporation, Grantee,
TIME WARNER CABLE, Grantee, and
SPECTRUM MID-AMERICA, LLC, doing business as Charter Communications, Inc., 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 in now or hereafter be used, all over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" 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, over the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantee agrees to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or their agents. This restoration, however, does not apply to the 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. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantee. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

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

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

SANITARY, STORM SEWER, DRAINAGE AND WATERMAIN EASEMENT PROVISIONS

An easement for sanitary sewer, storm sewer, drainage and watermain is hereby granted by VILLAGE OF HARRISON, Grantor, to VILLAGE OF HARRISON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances, Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curbs and gutters, hard pavements, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances that occur outside of the above described easement area. Buildings or other form of structure shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Sanitary Sewer Easement", "Storm Sewer Easement", "Drainage Easement" and "Watermain Easement". Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.

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

VISION CLEARANCE EASEMENT PROVISIONS

An easement for vision clearance is hereby granted by VILLAGE OF HARRISON, Grantor, to VILLAGE OF HARRISON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with a clear sight line. No building, fencing, construction, or planting/landscaping higher than three feet is allowed within the easement area.

VILLAGE OF HARRISON APPROVAL

Resolved, that the plat of Crossroads Business Park in the Village of Harrison, was hereby approved and accepted by the Village Board of the Village of Harrison, Calumet County, Wisconsin, on this _____ day of _____, 20____.

Village President, Allison Blockner

Date

STATE OF WISCONSIN)

COUNTY OF CALUMET) ss

I, Vicki L. Tessen, being the duly elected, qualified and acting clerk of the Village of Harrison, Calumet County does hereby certify that the Village Board of the Village of Harrison passed by voice vote on this _____ day of _____, 20____, authorizing me to issue a certificate of approval of Crossroads Business Park, Village of Harrison as owners, upon satisfaction of certain conditions, and I do also hereby certify that of conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 20____.

Dated

Village Clerk, Vicki L. Tessen

CERTIFICATE OF VILLAGE TREASURER

As duly appointed qualified and acting Treasurer of the Village of Harrison, I hereby certify that the records in our office show no unredemmed taxes and no unpaid or special assessments affecting any of the lands included in Crossroads Business Park as of the date listed below:

Village Treasurer, Vicki L. Tessen

Date

CERTIFICATE OF COUNTY TREASURER

I, Michael Schloak, being the duly elected qualified and acting County Treasurer of the County of Calumet, do hereby certify that the records in my office show no unredemmed taxes and no unpaid taxes or special assessments affecting any of the lands included in Crossroads Business Park as of the date listed below:

County Treasurer, Michael Schloak

Date

Drainage and Stormwater Management Notes:

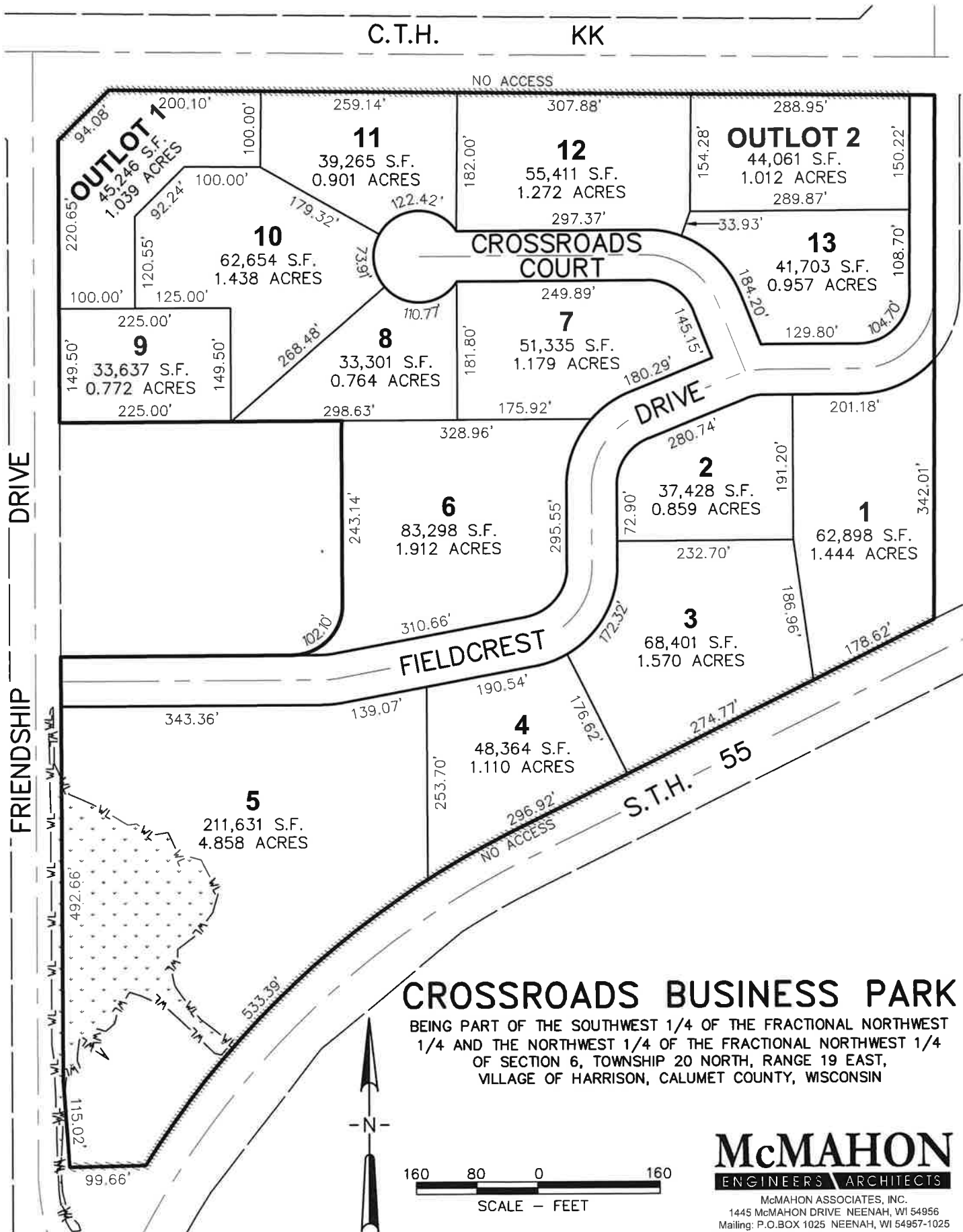
- There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331466, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent signs 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.
- Building permits and occupancy permits may be withheld for non-compliance with the plat or Village Ordinance relating to drainage and storm water management.
- In the event that the surface drainage facilities required by the plat which are applicable to the lot for which a building permit has been applied, have not been complied with, the building inspector may withhold building permits required by the building code.
- In the event that, after construction there is a failure to establish surface grades in accordance with the subdivision surface water plan, the building inspector may withhold the occupancy permit required by the building code.
- Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison.
- 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.
- 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.
- A drainage plan has been filed with the Village of Harrison which states the required levels of maintenance for all the identified storm water management systems/facilities.
- No obstruction may be constructed, planted or maintained within any drainage easement so that such obstruction impedes the natural flow of water and/or diminishes the natural aesthetic quality of the drainageway.

There are no objections to this plat with respect to Secs. 236.13, 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



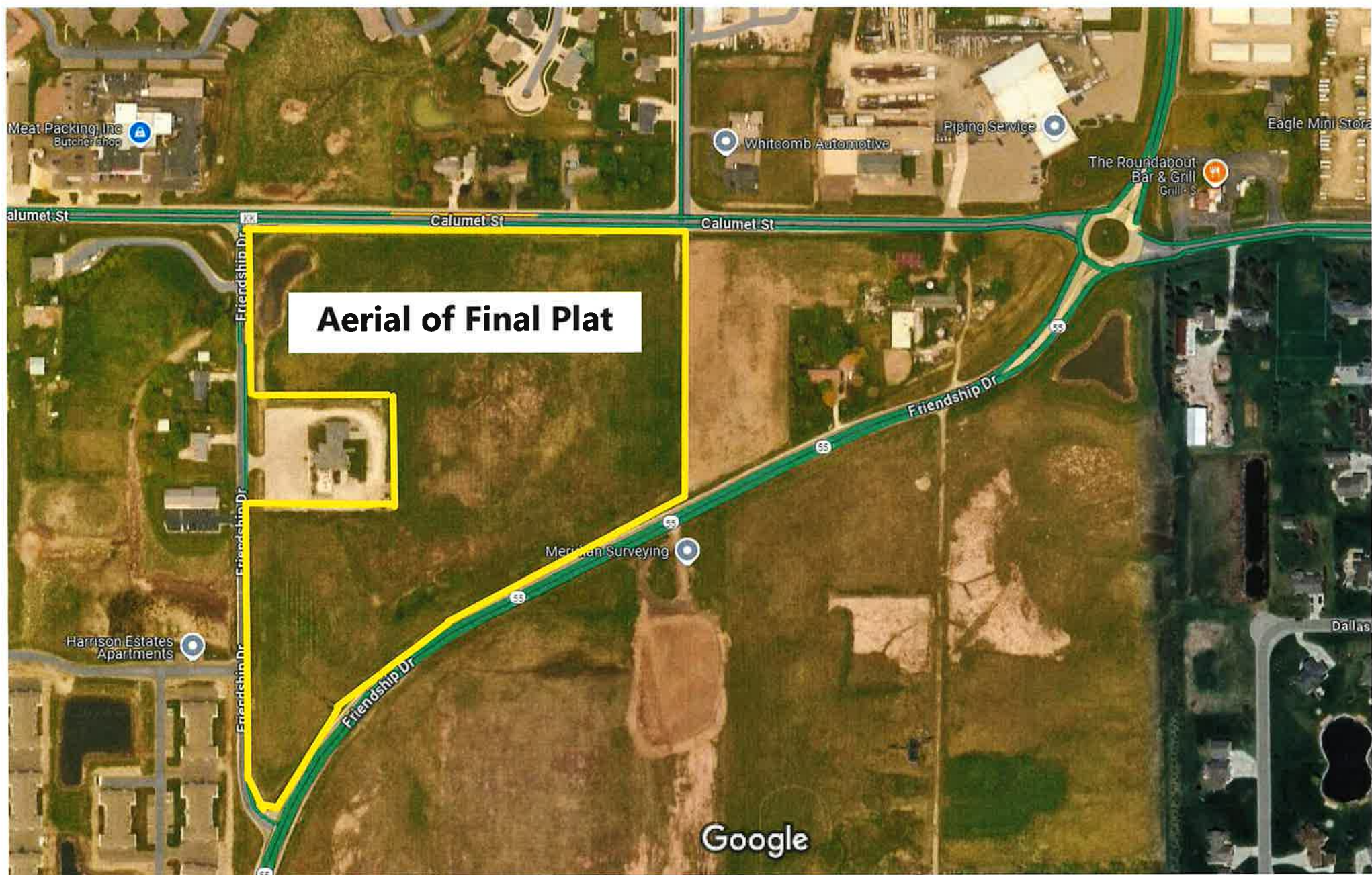


CROSSROADS BUSINESS PARK

BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM



Village of Harrison
August-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		72	\$ 3,162,000	\$ 30,716,700	3		66	\$ 1,097,000	\$ 25,353,140
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	2		7	\$ 320,000	\$ 511,000	1		6	\$ 15,000	\$ 372,500
Acc. Structures	7		21	\$ 104,400	\$ 297,900	6		27	\$ 27,200	\$ 329,000
Miscellaneous	14		96	\$ 216,100	\$ 1,148,250	12		87	\$ 105,500	\$ 1,009,860
Total Residential	31		197	\$ 3,802,500	\$ 33,573,850	22		186	\$ 1,244,700	\$ 27,064,500
Com./Ind.										
New	0		1	\$ 0	\$ 650,000	1		3	\$ 800,000	\$ 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	0		5	\$ 0	\$ 115,000	0		3	\$ 0	\$ 12,695
Total Com./Ind.	0		6	\$ 0	\$ 765,000	1		10	\$ 800,000	\$ 2,172,695
Combined Total	31		203	\$ 3,802,500	\$ 34,338,850	23		196	\$ 2,044,700	\$ 29,237,195