
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

July 23, 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:

The applicant is proposing a zoning map amendment (rezoning) to rezone from General Agriculture [AG] to Single-Family Residential (Traditional) **[RS-2]** 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 previous 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.

Note: A preliminary plat and concept plans involving this area have previously gone before the Village Board. These iterations had mixed use of residential and commercial.

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.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

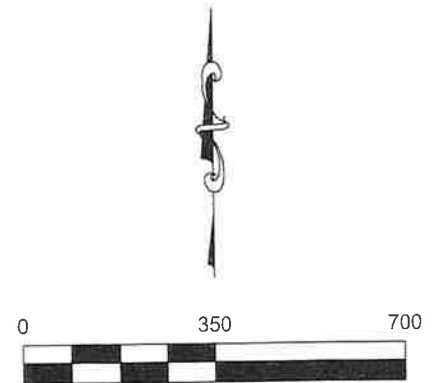
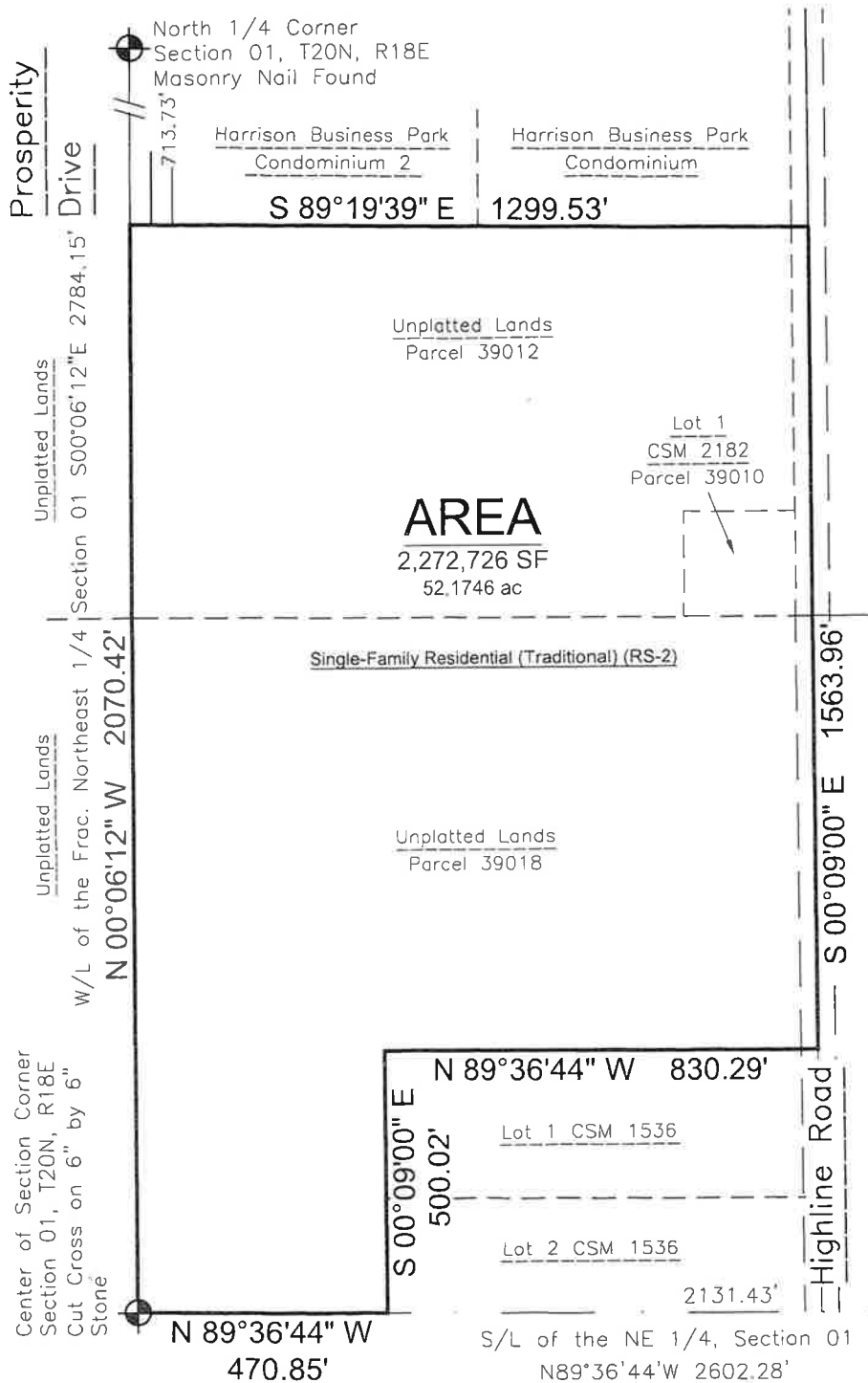
Staff defers recommendation to the Village Board, which is the body that determines Village policy.

Attachments:

- Rezoning Exhibit
- Aerial Map
- Harrison Zoning Map

Sprangers Estates Rezoning Exhibit

CSM 2182 and Unplatted lands all being part of the Northwest 1/4 of the Fractional Northeast 1/4 and
Unplatted lands being part of the Southwest 1/4 of the Fractional Northeast 1/4 of
Section 01, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin



Bearings are referenced to the West line of the Northeast 1/4, Section 01, T20N, R18E, assumed to bear S00°06'12"E, base on the Calumet County Coordinate System.

East 1/4 Corner
Section 01, T20N, R18E
Masonry Nail Found



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866 Fax: 920-441-0804

www.davel.pro

File: 7816Rezoning.dwg

Date: 06/06/2024

Drafted By: kristy

Sheet: 1 of 2

Sprangers Estates Rezoning Description

CSM 2182 and Unplatted lands all being part of the Northwest 1/4 of the Fractional Northeast 1/4 and Unplatted lands being part of the Southwest 1/4 of the Fractional Northeast 1/4 of Section 01, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

Rezoning to Single-Family Residential (Traditional) (RS-2)

CSM 2182 and Unplatted lands all being part of the Northwest 1/4 of the Fractional Northeast 1/4 and Unplatted lands being part of the Southwest 1/4 of the Fractional Northeast 1/4 of Section 01, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 2,272,726 Square Feet (52.1746 Acres) of land described as follows:

Commencing at the North 1/4 corner of Section 1; thence, along the West line of the Fractional Northeast 1/4 of said Section 01, S00°06'12"E, 713.73 feet to the point of beginning; thence S89°19'39"E, 1299.53 feet to East line of the Southwest 1/4 of said Fractional Northeast 1/4; thence, along said East line, S00°09'00"E, 1563.96 feet; thence, N89°36'44"W, 830.29 feet; thence, S00°09'00"E, 500.02 feet to the South line of the Northeast 1/4 of Section 1; thence, N89°36'44"W, 470.85 feet to said West line of the Fractional Northeast 1/4; thence, N00°06'12"W, 2070.42 feet to the point of beginning.



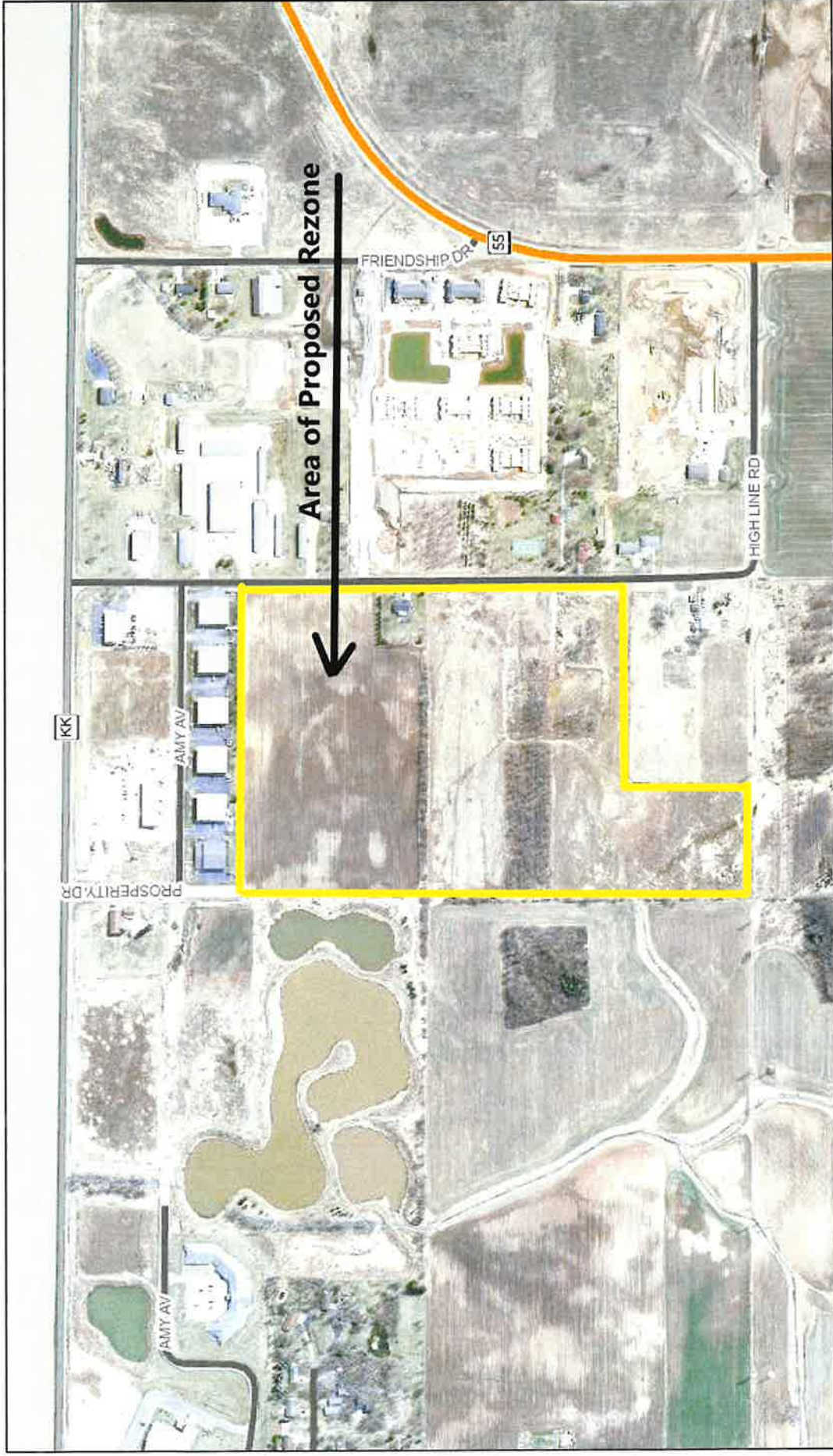
**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

File: 7816Rezoning.dwg
Date: 06/06/2024
Drafted By: kristy
Sheet: 2 of 2

ArcGIS Web Map



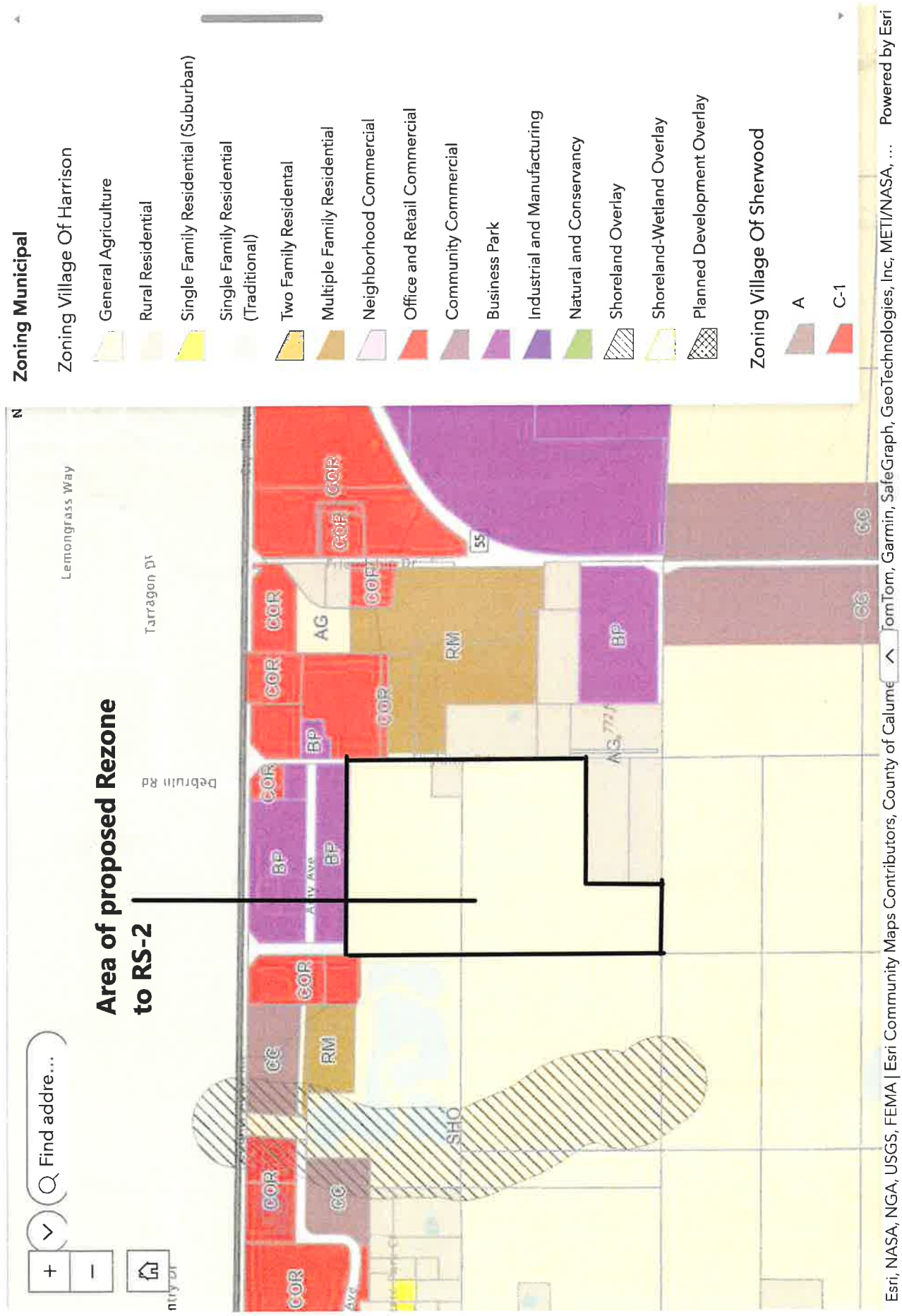
7/2/2024, 11:02:46 AM

- 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

Calumet County Zoning Map



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

July 23, 2024

Title:

Certified Survey Map – Zahringer –Hwy 55– Parcel 40936

Issue:

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

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is split a 14-acre Ag parcel for future development or sale. The proposal would split the parcel in half, creating two parcels – Lot 1 at 7.268 acres with Lot 2 measuring 7.0 acres.

Parcel 40936 is located on the east side of Hwy 55, a half-mile south from the Hwy 55/Hwy 114 interchange. It's zoned General Agriculture. The applicant owns large tracts of Ag land to the west and south of the proposed split. There are residential homes on Hwy 55 to the north and south of the proposal.

There is one existing access point to the area off of Hwy 55. The WI DOT would be responsible for approving any future access points.

Recommended Action:

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

Attachments:

- Aerial Map
- CSM

ArcGIS Web Map



7/12/2024, 2:24:52 PM

Parcels

County Boundary

Building Footprint

Rivers and Streams Zoom

Calumet Roads Cartographic

State Highways

City Streets

Municipal Boundary

Village Boundary

Calumet County 2021 Orthophoto

Red: Band_1

Green: Band_2

Blue: Band_3

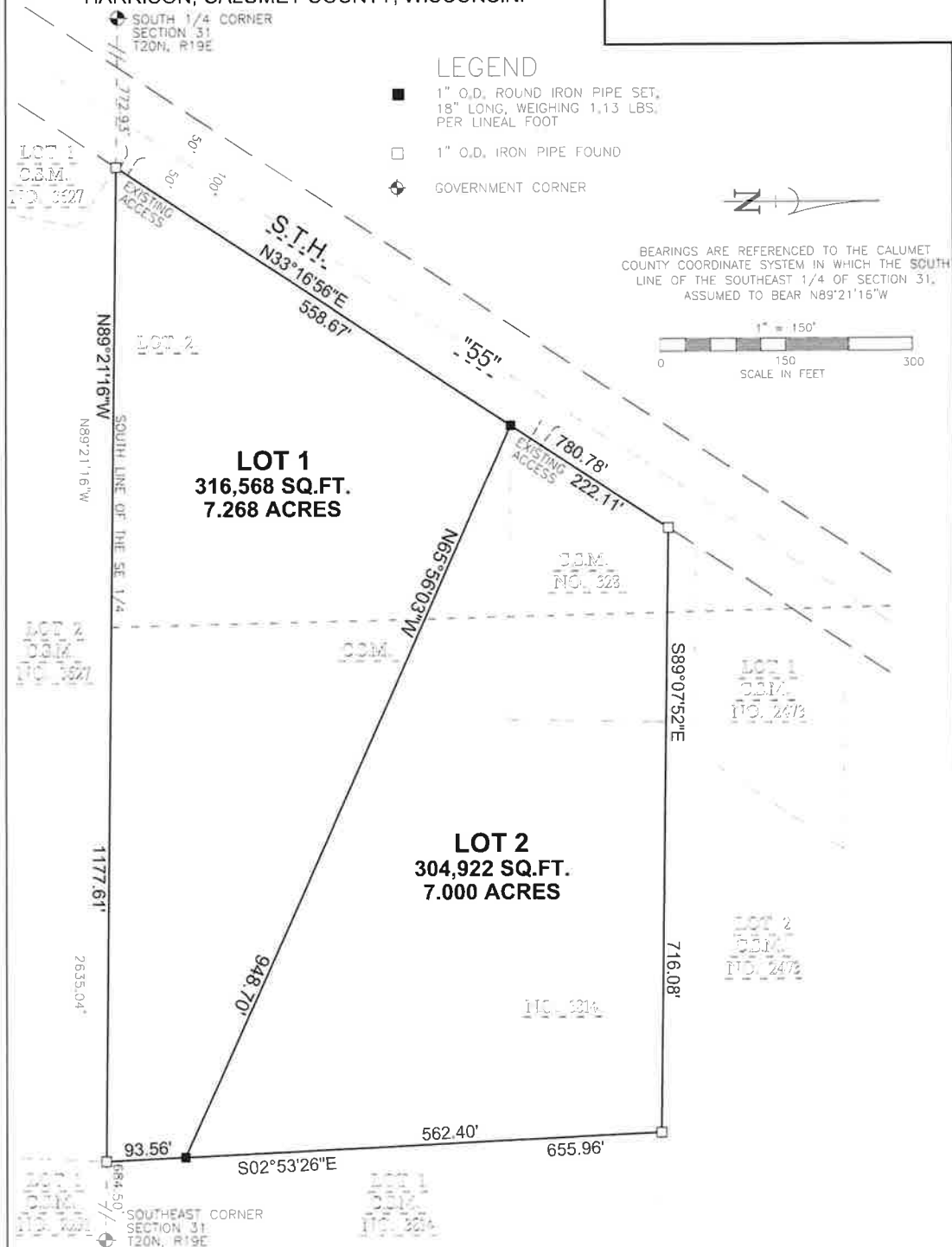
1:9,028

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

Calumet County Land Information Office

CERTIFIED SURVEY MAP NO. _____
 ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3814
 BEING PART OF THE SOUTHWEST 1/4 AND THE
 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 31,
 TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF
 HARRISON, CALUMET COUNTY, WISCONSIN.



Martenson & Eisele, Inc.



1377 Midway Road
 Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

SURVEY FOR:
 JADIN SELL
 115 W. FOSTER STREET
 APPLETON, WI 54915

PROJECT NO. 1-1932-001
 FILE 1-1932-001csm.dwg SHEET 1 OF 3
 THIS INSTRUMENT WAS DRAFTED BY: LLUCHT

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3814, BEING PART OF THE SOUTHWEST 1/4
AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 20 NORTH,
RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, MAPPED, AND DIVIDED AT THE DIRECTION OF IRVIN ZHRINGER, ALL OF LOT 2 OF
CERTIFIED SURVEY MAP NO. 3814, FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALUMET COUNTY,
WISCONSIN IN VOLUME 34 OF CERTIFIED SURVEY MAPS ON PAGE 230, AS DOCUMENT NO. 547119, BEING
PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 20
NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN. CONTAINING 621,490
SQUARE FEET [14.268 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE
VILLAGE OF HARRISON AND CALUMET COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, AND
MAPPING THE SAME.

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

GIVEN UNDER MY HAND THIS 20TH DAY OF JUNE, 2024.

GARY A. ZHRINGER,
PROFESSIONAL WI LAND SURVEYOR S-2098

**THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING
RECORDED INSTRUMENTS**

OWNER OF RECORD:
IRVIN ZHRINGER

RECORDING INFORMATION:
DOCUMENT NO. 359896

PARCEL NUMBERS:
40936

CERTIFICATE OF THE VILLAGE OF HARRISON:

BE IT RESOLVED THAT THIS CERTIFIED SURVEY MAP, IN THE VILLAGE OF HARRISON HAS BEEN APPROVED AND
ACCEPTED AS SURVEYED, MAPPED, DEDICATED AND DIVIDED BY THE OWNERS SHOWN HEREON,

THIS _____ DAY OF _____, 2024.

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 CERTIFIED SURVEY MAP.

VILLAGE TREASURER

DATE

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3814, BEING PART OF THE SOUTHWEST 1/4
AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 20 NORTH,
RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

IRVIN ZAHRRINGER OWNER'S CERTIFICATE:

AS OWNER, I THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE
SURVEYED, MAPPED, AND DIVIDED AS SHOWN AND REPRESENTED ON THIS MAP.

I ALSO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S236.12 TO BE
SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HARRISON

DATED THIS _____ DAY OF _____, 2024.

IRVIN ZAHRRINGER

STATE OF WISCONSIN)
) SS
CALUMET COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY
OF _____, 2024, THE ABOVE OWNER
TO ME KNOWN TO BE THE PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES: _____)

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

July 23, 2024

Title:

Certified Survey Map (CSM) – Craig Weborg – N8803 Kernan Ave – Parcels 42856 & 42860

Issue:

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

Background and Additional Information:

The applicant is proposing to combine two parcels into one lot. The purpose of the CSM is to create one residential lot, which also allows the applicant to erect a free-standing solar energy system on the east side of the newly created parcel. The solar panels require separate zoning and building permit applications.

The proposal would combine Parcel 42860 (vacant lot) with parcel 42856 (which has a single-family home) to create one parcel at 2.253 acres. The applicant uses a gravel driveway on parcel 42860 to access the southern portion of parcel 42856. Both lots are zoned Single-Family Residential (suburban)[RS-1].

The area of the proposed parcel combination is bordered by the City of Menasha to the west and east. Parcel 42858 to the north is in the Village of Harrison. All other parcels to the north reside in the City of Menasha.

Recommended Action:

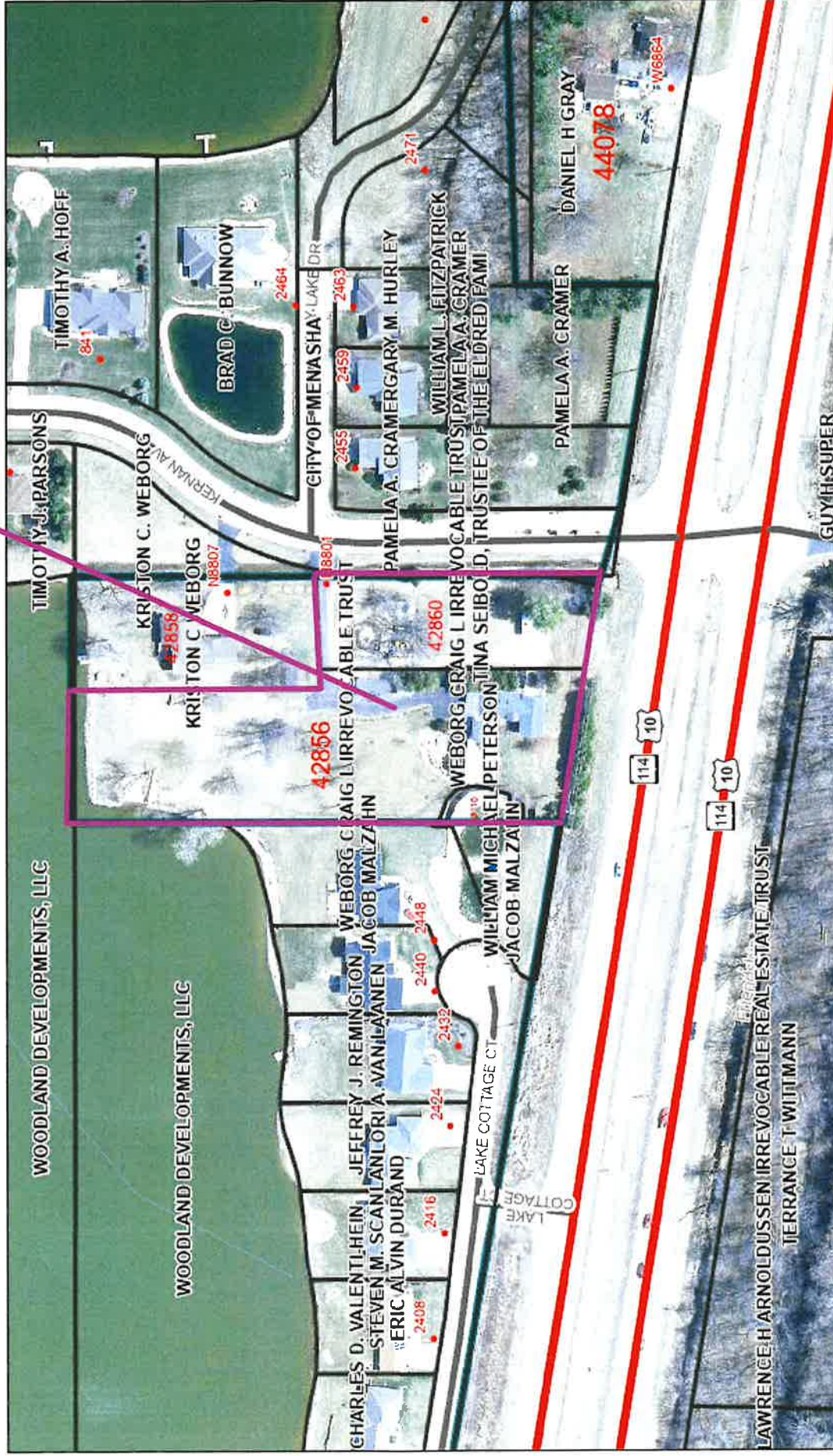
Staff recommends approval of the Certified Survey Map (CSM) request as submitted.

Attachments:

- Aerial Map
- CSM

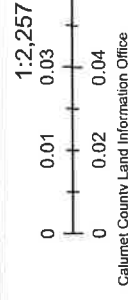
ArcGIS Web Map

Area of parcels combination



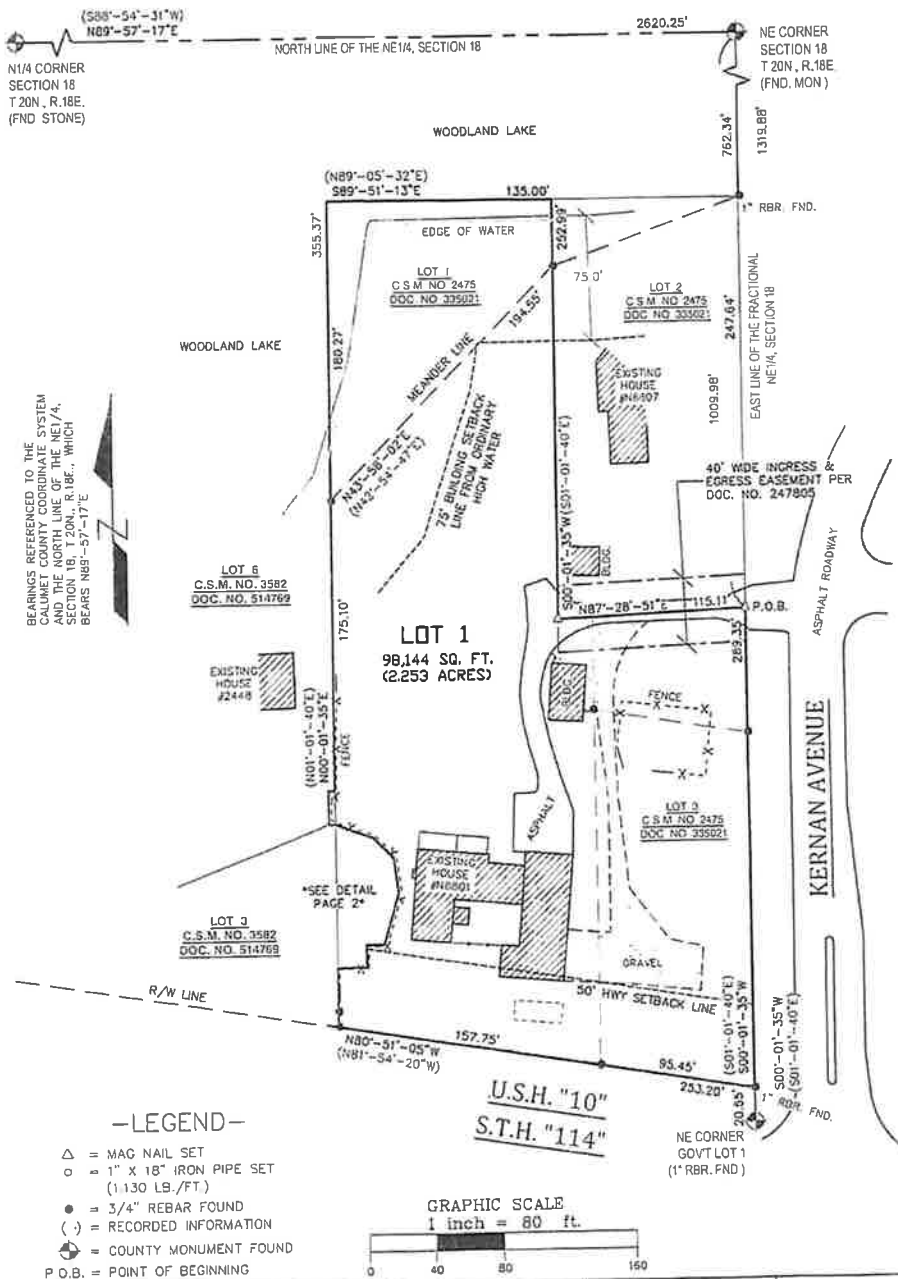
7/15/2024, 9:29:06 AM

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



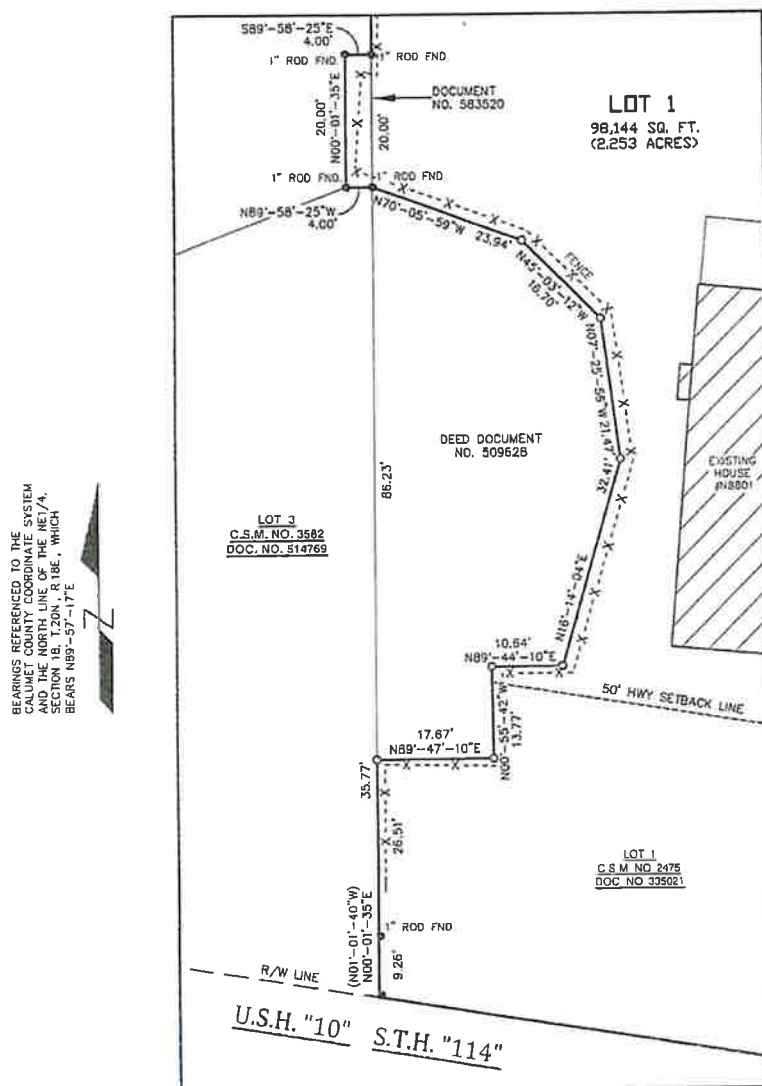
CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 AND 2 AND ALL OF LOT 3 OF C.S.M. NO. 2475, VOL. 19
PG. 117, DOC. NO. 335021, PLUS ADDITIONAL LANDS; BEING A PART OF
THE NE 1/4 OF THE FRACTIONAL NE 1/4, SECTION 18, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

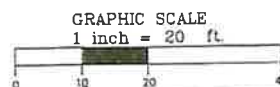


MERIDIAN SURVEYING, LLC N9637 Friendship Drive Office: 920-993-0691 Kaukauna, WI 54130 Fax: 920-273-6037		DRAWN BY: J.B.	FIELD WORK DATE: 6-21-24	SURVEYED FOR: CRAIG WEBORG N8603 KERNAN AVE. MENASHA, WI 54952
		CHECKED BY: E.C.C.	FIELD BOOK: NOTES	
		JOB NO.: 15469	SHEET 1 OF 5	

PART OF LOTS 1 AND 2 AND ALL OF LOT 3 OF C.S.M. NO. 2475, VOL. 19 PG. 117, DOC. NO. 335021, PLUS ADDITIONAL LANDS; BEING A PART OF THE NE1/4 OF THE FRACTIONAL NE1/4, SECTION 18, T.20N., R.18E, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



Δ = MAG NAIL SET
 ○ = 1" X 18" IRON PIPE SET
 (1130 LB./FT.)
 ● = 3/4" REBAR FOUND
 () = RECORDED INFORMATION
 ⊕ = COUNTY MONUMENT FOUND
 P.O.B. = POINT OF BEGINNING



MERIDIAN  SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: J.B.	FIELD WORK DATE: 6-21-24	SURVEYED FOR: CRAIG WEBORG N8803 KERNAN AVE. MENASHA, WI 54952
	CHECKED BY: E.C.C.	FIELD BOOK: NOTES	
	JOB NO.: 15469	SHEET 2 OF 5	

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 AND 2 AND ALL OF LOT 3 OF C.S.M. NO. 2475, VOL. 19, PG. 117, DOC. NO. 335021, PLUS
ADDITIONAL LANDS: BEING A PART OF THE NE1/4 OF THE FRACTIONAL NE1/4, SECTION 18, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

(Sheet 3 of 5)

SURVEYOR'S CERTIFICATE

I, Erik C Carr, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Craig Weborg, part of Lots One (1) and Two (2) and all of Lot Three (3) of Certified Survey Map No. 2475, recorded in Volume 19 of Certified Survey Maps, on Page 117, as Document No. 335021; being part of the Northeast Quarter (NE1/4) of the Fractional Northeast Quarter (NE1/4), Section Eighteen (18), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 98.144 square feet (2.253 acres) of land and being described by:

Commencing at the Northeast Corner of said fractional Section 18; thence S00°-01'-35"W 1009.98 feet along the East line of said fractional NE1/4 of Section 18 to the point of beginning; thence continue along said east line S00°-01'-35"W 289.35 feet to the Southeast Corner of said Lot 3 and the North Right of Way line of USH 10/STH 114; thence N80°-51'-05" W 253.20 feet along said North Right of Way line to the Southwest Corner of said Lot 1; thence N00°-01'-35"E 35.77 feet along the west line of said Lot 1; thence N89°-47'-10"E 17.67 feet; thence N00°-55'-42"W 13.77 feet; thence N89°-44'-10"E 10.64 feet; thence N16°-14'-04" E 32.41 feet; thence N07°-25'-56"W 21.47 feet; thence N45°-03'-12"W 16.70 feet; thence N70°-05'-59"W 23.94 feet to point on the west line of said Lot 1; thence N89°-58'-25" W 4.00 feet; thence N00°-01'-35" E 20.00 feet; thence S89°-58'-25" E 4.00 feet to point on the west line of said Lot 1; thence N00°-01'-35" E 355.37 feet along said west line to the Northwest corner of said Lot 1; thence S89°-51'-13" E 135.00 feet along the North line of said Lot 1 to the Northeast corner; thence S00°-01'-35" W 252.99 feet along the east line of said Lot 1; thence N87°-28'-51" E 115.11 feet to the Point of Beginning; being subject to any and 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 the Village of Harrison in surveying, dividing, monumenting, and mapping the same.

Dated this _____ day of _____, 2024.

Wisconsin Professional Land Surveyor
Erik C Carr, S-4002

Survey Notes:

- Surveyed lands are contained wholly within Parcel Numbers 42856 and 42860
- Surveyed lands are contained wholly within Document No. 581233
- Owner of Record: Craig L. Weborg

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 AND 2 AND ALL OF LOT 3 OF C.S.M. NO. 2475, VOL. 19, PG. 117, DOC. NO. 335021, PLUS
ADDITIONAL LANDS; BEING A PART OF THE NE1/4 OF THE FRACTIONAL NE1/4, SECTION 18, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

(Sheet 4 of 5)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Fractional Section 18, 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. _____

PART OF LOTS 1 AND 2 AND ALL OF LOT 3 OF C.S.M. NO. 2475, VOL. 19, PG. 117, DOC. NO. 335021, PLUS
ADDITIONAL LANDS; BEING A PART OF THE NE1/4 OF THE FRACTIONAL NE1/4, SECTION 18, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

(Sheet 5 of 5)

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided,
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

Craig L. Weborg

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:

July 23, 2024

Title:

Condominium Plat –Scott Doran – N9676 / N9678 Hopfensperger – Parcel 35286

Issue:

Should the Plan Commission recommend approval of the Condominium Plat?

Background and Additional Information:

The applicant is proposing to create a Condominium Plat involving a duplex located at N9676 and N9678 Hopfensperger Rd, parcel 35286. The purpose of the Plat is to divide the duplex under a limited common ownership.

The area is zoned Two-family Residential [RT]. There are duplexes and zero-lot lines to the west, north, and south of the proposal. A commercial parking lot borders the east side.

Condominium Plats involving duplex-like structures are found in other areas of the Village that are zoned Two-Family Residential.

The Condominium Plat is subject to an inspection by the Village building inspector and must meet building code prior to the Village signing the Plat.

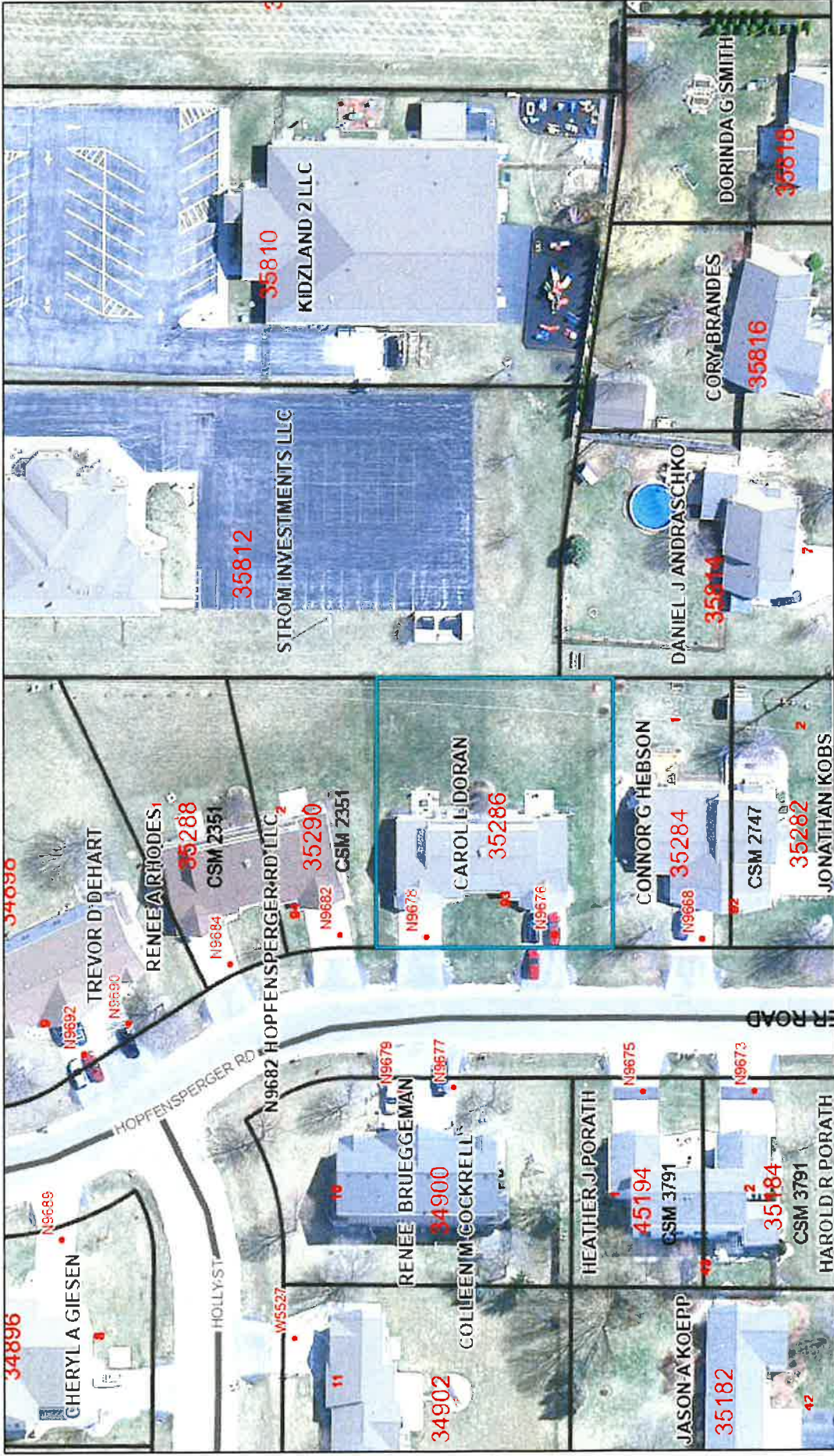
Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM) request as submitted with the condition that it passes a building inspection to meet building code. The Village will not sign the CSM until the building inspector has issued an occupancy permit.

Attachments:

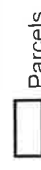
- Aerial Map
- Condominium Plat

ArcGIS Web Map



7/15/2024, 1:49:49 PM

- Address Point



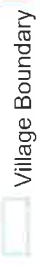
- Building Footprint



- Calumet Roads Cartographic



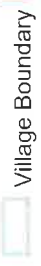
- Municipal Boundary



- Calumet County 2021 Orthophoto



- Village Boundary



- Red: Band_1



- Green: Band_2



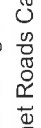
- Blue: Band_3



- County Boundary



- City Streets



1:1,128



Calumet County Land Information Office

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

July 23, 2024

Title:

Certified Survey Map – Village of Harrison – N8722 Lake Park Rd – Parcel 33648

Issue:

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

Background and Additional Information:

The applicant—which is the Village of Harrison—is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create a new parcel (Lot 1) for future development.

The proposal splits current parcel 33648 into Lot 1 (1.817 acres), which is vacant, and Lot 2 (1.669 acres) which is the Harrison Utilities office and shop bay.

The final size of the lots was partly determined based on a 30-foot storm sewer easement as indicated on the CSM. The area is zoned Community Commercial [CC].

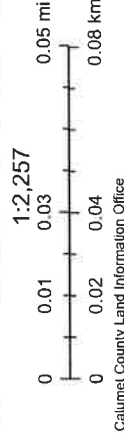
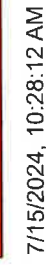
Recommended Action:

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

Attachments:

- Aerial Map
- CSM

Area of proposed parcel split



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

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 4

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1915 RECORDED IN VOLUME 13 OF SURVEY MAPS ON PAGES 341-344, AS DOCUMENT NO. 259090, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped part of Lot 1 of Certified Survey Map No. 1915 recorded in Volume 13 of Survey Maps on Pages 341-344, as Document No. 259090, located in the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 151,869 square feet (3.486 acres) of land being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 16; Thence N00°36'55"E (recorded as N00°24'39"W), 387.22 feet along the West line of said Northwest 1/4 to the Westerly extension of the South line of Lot 1 of said Certified Survey Map No. 1915; Thence S89°45'07"E (recorded as N89°13'19"E), 52.63 feet along said extended South line to the East right-of-way line of Lake Park Road and the Point of Beginning; Thence N00°25'21"E (recorded as N00°36'13"W), 431.00 feet along said East right-of-way line to the North line of said Lot 1 and the Northwest corner thereof; Thence S89°45'07"E (recorded as N89°13'19"E and S89°44'56"E), 351.72 feet along said North line; Thence S00°15'04"W, 431.00 feet to the South line of said Lot 1; Thence N89°45'07"W (recorded as S89°13'19"W), 353.01 feet along said South line to the Point of Beginning.

That I have made this survey by the direction of the Owners of said land.

I further certify that this map is a correct representation of all exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the Village of Harrison Subdivision Ordinance in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____.

Douglas E. Woelz, WI Professional Land Surveyor S-2327

- THIS CSM IS ALL OF TAX IDENTIFICATION NO. 33648
- THE PROPERTY OWNER OF RECORD IS THE VILLAGE OF HARRISON
- THIS PROPERTY IS CONTAINED WHOLLY WITH IN LANDS DESCRIBED IN JACKET 3451 IMAGE 35

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 4

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1915 RECORDED IN VOLUME 13 OF
SURVEY MAPS ON PAGES 341-344, AS DOCUMENT NO. 259090, LOCATED IN THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH,
RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

CERTIFICATE OF VILLAGE BOARD

We hereby certify that the Village of Harrison Board of Trustees has approved this Certified Survey Map at their regular meeting on _____, with/without conditions as stated in the minutes. I hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THIS _____ day of _____, 20____.

Allison Blackmer, Village President Date

Vicki L. Tessen, Village Clerk Date

CERTIFICATE OF VILLAGE TREASURER:

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of: _____ affecting the lands.

Village Treasurer Date
Vicki L. Tessen

CERTIFICATE OF COUNTY TREASURER:

I, being the duly elected, qualified and acting Treasurer, do hereby certify that the records in my office show no unredeemed taxes and no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of: _____ affecting the lands.

County Treasurer Date
Michael Schlaak

SHEET 4 OF 4

OWNER'S CERTIFICATE

Dated this _____ day of _____, 20____.

Vicki L. Tessen
Village of Harrison

Personally appeared before me on the ____ 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, Wisconsin
My commission expires_____

An easement for Storm Sewer is hereby granted by VILLAGE OF HARRISON, Grantor, to VILLAGE OF HARRISON Grantee,

VILLAGE OF HARRISON Grantee, The Grantor, their respective lessees, successors, heirs, or assigns, shall have full use and enjoyment of the property referenced on this map provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said storm sewer and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said storm sewer 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, curb and gutter, 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 storm sewer and associated appurtenances, that occur outside of the above described easement area. Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Storm Sewer 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.

Village of Harrison
June-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	51	\$ 3,534,600	\$ 22,308,000		56	\$ 500,000	\$ 21,159,140
Two Family (units)	0	(0)	\$ 0	\$ 0		(0)	\$ 0	\$ 0
Multi Family (units)	0	(0)	\$ 0	\$ 0		(0)	\$ 0	\$ 0
Additions	0	5	\$ 0	\$ 191,000		5	\$ 0	\$ 357,500
Acc. Structures	2	12	\$ 29,000	\$ 179,500		16	\$ 72,200	\$ 252,600
Miscellaneous	16	69	\$ 137,700	\$ 669,650		61	\$ 328,000	\$ 746,360
Total Residential	26	137	\$ 3,701,300	\$ 23,348,150		138	\$ 900,200	\$ 22,515,600
Com./Ind.								
New	0	1	\$ 0	\$ 650,000		2	\$ 400,000	\$ 1,050,000
Additions	0	0	\$ 0	\$ 0		1	\$ 0	\$ 230,000
Acc. Structures	0	0	\$ 0	\$ 0		3	\$ 0	\$ 80,000
Miscellaneous	1	4	\$ 0	\$ 75,000		3	\$ 0	\$ 12,695
Total Com./Ind.	1	5	\$ 0	\$ 725,000		9	\$ 400,000	\$ 1,372,695
Combined Total	27	142	\$ 3,701,300	\$ 24,073,150		147	\$ 1,300,200	\$ 23,888,295