

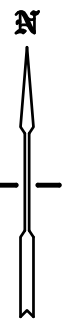
PRELIMINARY PLAT OF

"MUELLER FARM ESTATES"

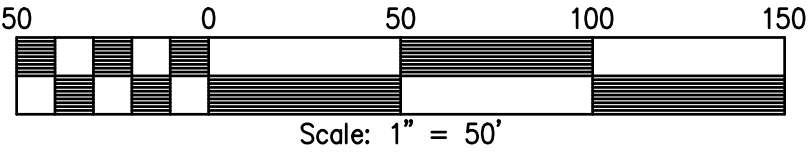
BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4197 AS RECORDED IN DOCUMENT NUMBER 594561, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

PARCEL NUMBER: 33598

ZONING: GENERAL AGRICULTURAL DISTRICT



NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, WHICH BEARS S89°39'06"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (CALUMET COUNTY)



UNPLATTED LANDS
JOSEPH SCHEIDER
ZONING: GENERAL
AGRICULTURAL DISTRICT

EISENHOWER
DRIVE (50')

WOODLAND TRAILS

LOT 66
ZONING: RS-1

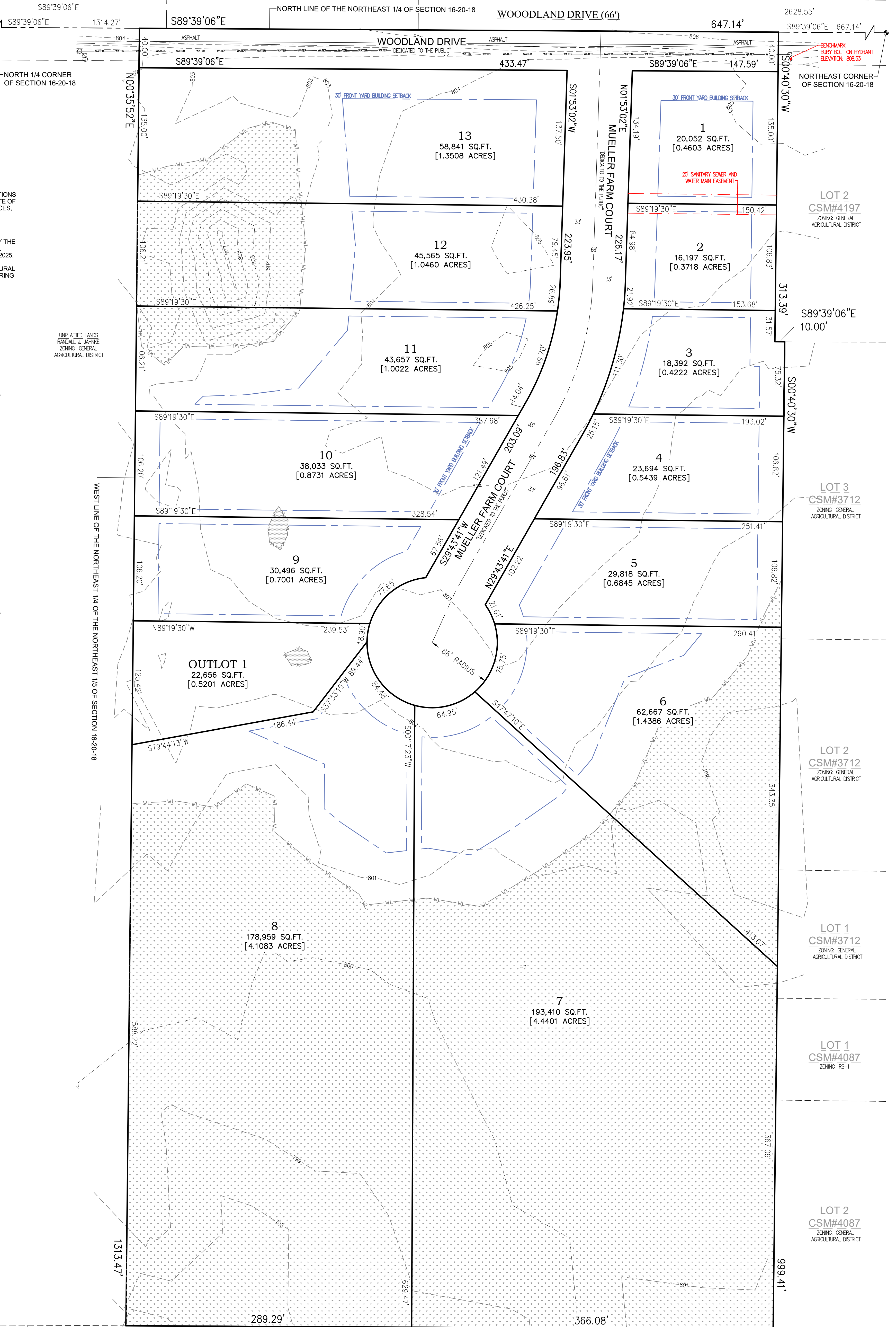
SPRING ROAD (66')

WOODLAND TRAILS

LOT 16
ZONING: RS-1

LOT 15
ZONING: RS-1

LOT 14
ZONING: RS-1



LEGEND:

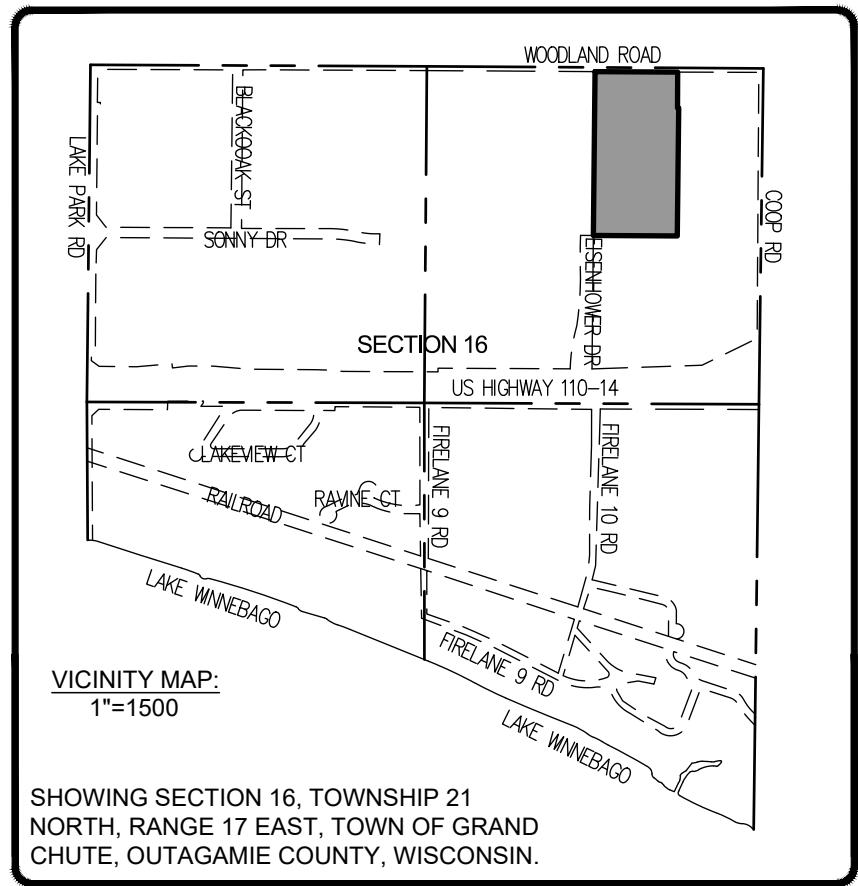
- = MAG NAIL FOUND
- = WATER VALVE
- = FIRE HYDRANT
- = BENCHMARK
- = BUILDING SETBACK LINE
- = WATER MAIN
- = LIMIT OF WETLANDS TO BE PROTECTED, AS DELINEATED BY MCMAHON ASSOCIATES, INC.
- = AREA "EXEMPT" FROM STATE WETLAND REGULATIONS PER WETLAND DETERMINATION PER BY THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2025-8-03811, DATED: 12/08/2025.
- = AREA "NOT" EXEMPT FROM STATE WETLAND REGULATIONS PER WETLAND DETERMINATION PER BY THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2025-8-03811, DATED: 12/08/2025. DISTURBANCE OF THIS AREA WILL REQUIRE THE APPROPRIATE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND U.S. ARMY CORPS OF ENGINEERING PERMITS TO BE OBTAINED

NORTH 1/4 CORNER OF SECTION 16-20-18

BENCHMARK: BURY BOLT ON HYDRANT ELEVATION: 808.53

NORTHEAST CORNER OF SECTION 16-20-18

UNPLATTED LANDS
RANDALL J. JAHRE
ZONING: GENERAL
AGRICULTURAL DISTRICT



NOTES:
 -ALL UTILITIES SHOWN ARE BASED ON INFORMATION OBTAINED FROM DIGGERS HOTLINE MAPS AND UTILITY LOCATE RECORDS. THEIR LOCATION, SIZE, AND DEPTH ARE APPROXIMATE AND ARE SHOWN FOR GENERAL PLANNING PURPOSES ONLY. THIS MAP IS NOT A SUBSTITUTE FOR FIELD VERIFICATION. THE PROPERTY OWNER, CONTRACTOR, OR DEVELOPER IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND COORDINATING WITH UTILITY COMPANIES PRIOR TO EXCAVATION OR CONSTRUCTION.
 -CAROW LAND SURVEYING & ENVIRONMENTAL ASSUMES NO RESPONSIBILITY FOR ERRORS, OMISSIONS, OR COSTS INCURRED DUE TO RELIANCE ON THE UTILITY INFORMATION SHOWN. ADDITIONALLY UTILITIES NOT SERVING THE SUBJECT PROPERTY MAY NOT BE SHOWN.
 -THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
 -ALL ELEVATIONS ARE REFERENCED TO THE NAVD 88 DATUM.

REQUIRED INFORMATION:

- GROSS AREA: 858,603 SQ.FT. OR 19.7108 ACRES
- STREET/DEDICATED AREAS: 72,094 SQ.FT. OR 1.6550 ACRES
- NET SUBDIVIDED AREA: 786,509 SQ.FT. OR 18.0558 ACRES
- NUMBER OF LOTS: 13 LOTS & 1 OUTLOT
- AVERAGE LOT SIZE: 58,758 SQ.FT. OR 1.3489 ACRES
- TYPICAL LOT DIMENSIONS: 108' X 300'
- LINEAL FEET OF STREETS: 1370'
- GENERAL RS-1 LOT SIZE MINIMUM: 12,000 SQ.FT.
- GENERAL AGRICULTURAL DISTRICT LOT SIZE MINIMUM: 1 ACRE
- RS-1 BUILDING SETBACKS FOR PRINCIPAL STRUCTURES: FRONT 25', SIDE 7.5', REAR 25', & WETLAND 50'
- PRELIMINARY RESTRICTIVE COVENANTS: FRONT YARD BUILDING SETBACK SHALL BE NO LESS THAN 30'.



I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH A.E.T. OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MATTHEW C. REIDER, PLS-3245 DATED 2/24/2026

UNPLATTED LANDS
VILLAGE OF HARRISON
ZONING: GENERAL
AGRICULTURAL DISTRICT

UNPLATTED LANDS
KATHLEEN W. SCHUH
ZONING: GENERAL
AGRICULTURAL DISTRICT

UNPLATTED LANDS
KATHLEEN W. SCHUH
ZONING: GENERAL
AGRICULTURAL DISTRICT

1/1	SCALE	1" = 50'
	DATE	2/24/2026
	PROJECT NO.	C2410.24-26

KEN MADER
 N8838 SOUTH COOP ROAD
 MENASHA, WISCONSIN 54952
 PRELIMINARY PLAT IN THE VILLAGE OF HARRISON

DESIGNED
DRAWN BTL
CHECKED RFR

CAROW LAND SURVEYING & ENVIRONMENTAL
 615 N. LYNNDALE DRIVE, N5841 STATE HIGHWAY 47-55,
 APPLETON, WISCONSIN 54914 SHAWANO, WISCONSIN 54166
 PHONE: (920)731-4168 PHONE: (920)731-4168

INT.	DATE	REVISIONS
BTL	3/2/2026	REV. COMM.