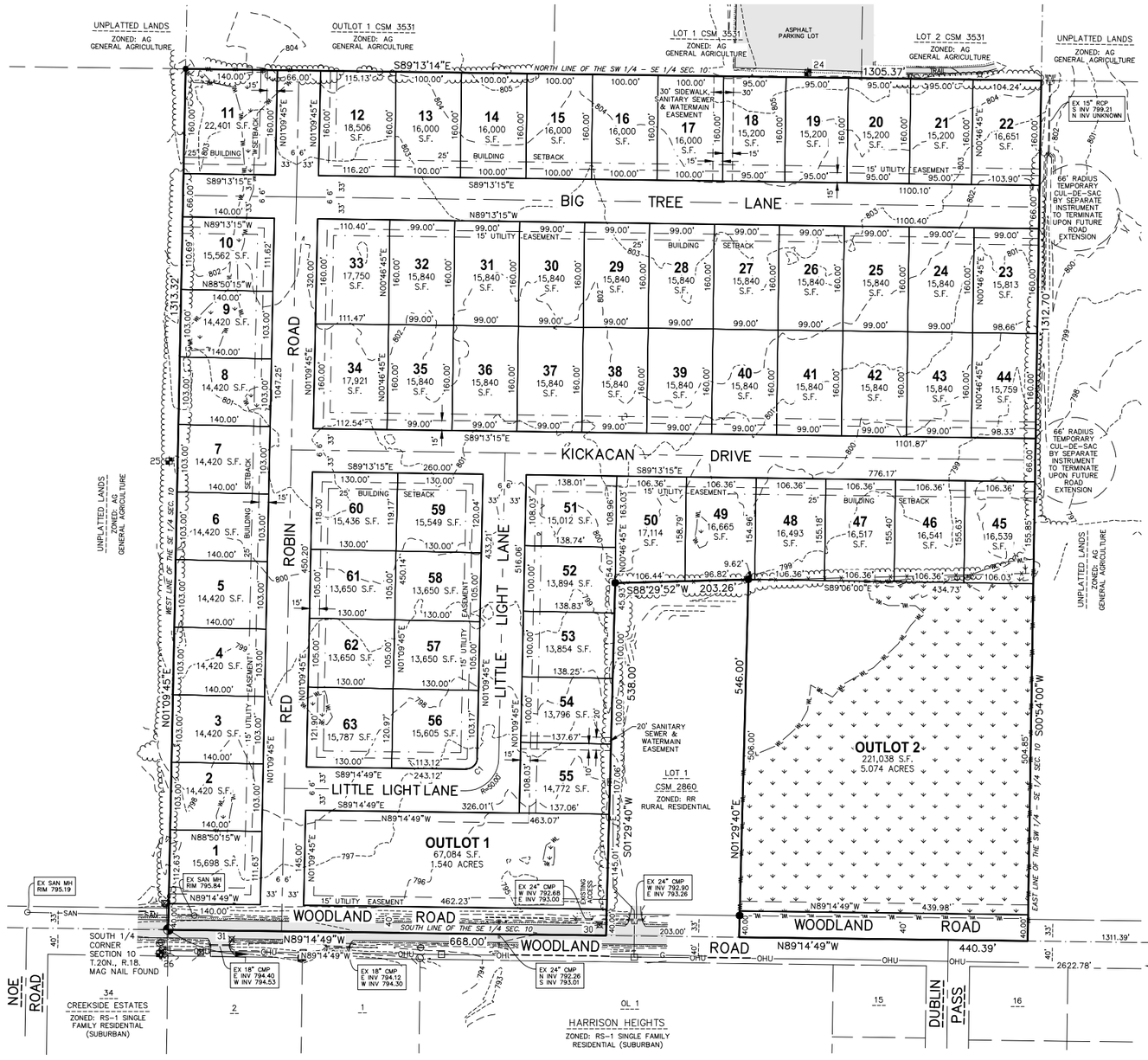
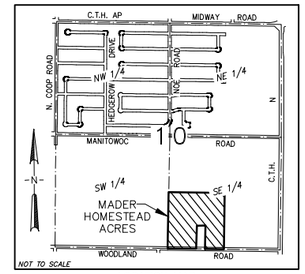
PRELIMINARY PLAT

MADER HOMESTEAD ACRES

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN





LOCATION MAP
SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

CURVE DATA
C1
RADIUS = 17.00'
DELTA = 089°35'26"
LENGTH = 26.58'
CHORD = S45°57'28"W
23.96'

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST, WHICH BEARS N89°14'49"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR CALUMET COUNTY

SCALE - FEET
100 50 0 100
1" = 100'

LEGAL DESCRIPTION:
Part of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,607,874 s.f. (36.91 acres) of land and more particularly described as follows:

Beginning at the South 1/4 corner of said Section 10; Thence N01°09'45"E, 1313.32 feet along the West line of the Southeast 1/4 of said Section; Thence S89°13'14"E, 1305.37 feet along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section; Thence S00°54'00"W, 1312.70 feet along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section; Thence N89°14'49"W, 440.39 feet along the South line of the Southeast 1/4 of said Section to the East line of Lot 1 of Certified Survey Map No. 2860, recorded in Volume 23 of Certified Survey Maps on Pages 226-228 as Document No. 401801; Thence N01°29'40"E, 546.00 feet along said East line to the Northeast corner of said Lot 1; Thence S88°29'52"W, 203.26 feet along the North line said Lot 1 to the Northwest corner thereof; Thence S01°29'40"W, 538.00 feet along the West line of said Lot 1 to the Southwest corner thereof and the South line of the Southeast 1/4 of said Section; Thence N89°14'49"W, 668.00 feet along said South line to the Point of Beginning.

NOTES:
This property is currently Zoned: AG General Agriculture

Proposed Zoning: RS-1 Single Family Residential

Total area = 1,607,874 s.f. 36.91 acres

Right-of-way area = 334,238 s.f. 7.67 acres

Net subdivided area = 1,273,636 s.f. 29.24 acres

Total number of Lots = 63 Lots, 2 Oulots

Average Lot size = 15,643 s.f. (not including Outlots)

Linear Feet of Red Robin Road = 1,313 l.f.
Linear Feet of Big Tree Lane = 1,306 l.f.
Linear Feet of Kickacan Drive = 1,135 l.f.
Linear Feet of Little Light Lane = 820 l.f.
Total Linear Feet of Street = 4,574 l.f.

Proposed roads will be dedicated to the public on the final plat.

Approved utility and drainage easements will be shown on the final plat.

See Utility Plans for existing and proposed utilities.

Outlot 1 is to be deeded to the Village of Harrison for Storm Water Management Purposes.

Outlot 2 mainly consisting of wetlands is to be owned and maintained by the developer named GEM Back 40 Development LLC

A Wetland Jurisdictional Determination request was submitted on February 24, 2026, and is awaiting agency review and response. The results of the determination will help to define which wetland areas could potentially be exempt and/or permitted for filling upon appropriate applications and approvals.

SURVEYOR'S CERTIFICATE
I, Douglas E. Woelz, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Village of Harrison.

Douglas E. Woelz — 3-30-2026
Douglas E. Woelz — date
WI Professional Land Surveyor S-2327

WISCONSIN
DOUGLAS E. WOELZ
S-2327
KIMBERLY, WI
LAND SURVEYOR

LEGEND

- 3/4" IRON REBAR FOUND
- 1.315" O.D. IRON PIPE FOUND
- CERTIFIED LAND CORNER CALUMET COUNTY
- S.F. - SQUARE FEET
- EXISTING SANITARY MANHOLE
- SAN — EXISTING SANITARY SEWER PIPE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- WM — EXISTING WATER MAIN
- EXISTING UTILITY PEDESTAL
- TRANS — EXISTING TRANSFORMER
- EXISTING POWER POLE
- EXISTING POWER POLE W/GUY WIRE
- OHU — EXISTING OVERHEAD UTILITY LINE
- E — EXISTING ELECTRIC - BURIED
- G — EXISTING GAS MAIN - BURIED
- EXISTING CULVERT
- EXISTING TREE LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL
- VERTICAL CONTROL POINT (BENCHMARK)
- HORIZONTAL CONTROL POINT
- 000 — EXISTING CONTOURS
- 15' — PROPOSED 15' UTILITY EASEMENT
- WETLANDS AS DELINEATED BY WALLY SEDLAR OF McMAHON ASSOCIATES

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
30	544947.37	847362.62	MAG NAIL
31	544925.92	846801.38	MAG NAIL

HORIZONTAL DATUM:
COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR CALUMET COUNTY NAD83 (91)

VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
1	798.07	NGS 4K07 DE7728 (NOT SHOWN)
24	807.32	6D NAIL IN LIGHT POLE
25	802.45	60D NAIL IN TWN 6" & 12" ASH TREE
26	797.52	HYDRANT TAG BOLT

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO NGS DATA
CONTROL POINT NAME: 4K07
POINT ID: DE7728 NAVD 88 DATUM
BASED ON GPS OBSERVATION TO ELEVATION = 798.07
(2012 ADJUSTMENT) LEVEL LOOP PER FIELD BOOK 1599
PAGE 55-56

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION
- CALUMET COUNTY

APPROVING AUTHORITIES:
- VILLAGE OF HARRISON

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200

OWNER/SUBDIVIDER:
GEM BACK 40 DEVELOPMENT LLC
ATTN: FRAN MADER
19 CORN SILK COURT
WRIGHTSTOWN, WI 54180

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

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NO.	DATE	REVISION

MADER HOMESTEAD ACRES - PRELIMINARY PLAT
PART OF THE SOUTHEAST 1/4 OF SECTION 10, T20N, R18E,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYED	DRAWN
DEW	AMS

PROJECT NO.
G0903 09-26-00149

DATE
MARCH, 2026

SHEET NO.
1 OF 1

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