

405 Wallace Street
Combined Locks, WI 54113



Ph.: 920-788-7740
Fax: 920-788-7742

Glen Geurts, Director
Heart of the Valley Metropolitan Sewerage District
801 Thilmany Road
Kaukauna WI 54130

Mr. Geurts:

The Village of Combined Locks recently approved Annexation Ordinance Series 1A of 2016 regarding a 20.34 acre parcel that was in the Town of Buchanan immediately to the west of the Coonen Subdivision. The land will be developed as 25-lot residential single family subdivision.

I understand that this development must also be approved by the HOVMSD. I ask that you place this matter on your 08/09/16 agenda for commission consideration. All of the documents you need for review are included with this letter.

If you need additional information, please feel free to contact me. My telephone number is 920-788-7740 ext. 203, and my office hours are Monday through Friday from 7:30am to 4:00pm.

Best Regards,

A handwritten signature in cursive script that reads "Racquel Shampo-Giese".

Racquel Shampo-Giese, Administrator
Village of Combined Locks

VILLAGE OF COMBINED LOCKS
ANNEXATION ORDINANCE 1A SERIES OF 2016

WISCONSIN MBR IDENTIFICATION #13960

AN ORDINANCE ANNEXING TERRITORY TO THE VILLAGE OF COMBINED LOCKS, OUTAGAMIE COUNTY, WISCONSIN, PURSUANT TO SECTION 66.0217(1)(g) WISCONSIN STATUTES, THROUGH DIRECT ANNEXATION (UNANIMOUS CONSENT).

THE VILLAGE BOARD OF THE VILLAGE OF COMBINED LOCKS, OUTAGAMIE COUNTY, WISCONSIN DO ORDAIN AS FOLLOW:

- (1) It is resolved and ordered in accordance with Section 66.0217(1)(g) of the Wisconsin Statutes, that the below described property, which is presently in the Town of Buchanan, Outagamie County, is annexed to the Village of Combined Locks, Outagamie County, Wisconsin:

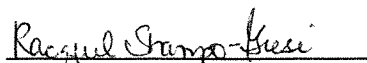
Lot Two (2) of Certified Survey Map No. 7066 filed in the Office of the Register of Deeds for Outagamie County, Wisconsin on September 14, 2015 in Volume 42 of Page 7066, as Document No. 2054194, being that part of Government Lot 8 of Section 24, and Government Lots 1 and 2 of Section 25, and part of Lots 24, 25 and 26 of First Addition to Green Acres Plat located in Government Lot 3 of Section 25, all in Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin

A scale map is attached hereto, showing the boundaries of the above described territory. The current population of said territory is zero (0).

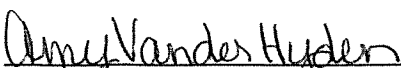
- (2) Effect of Annexation. From and after the date of this ordinance and filing same with the Wisconsin Secretary of State, the territory described in section (1) shall be part of the Village of Combined Locks, Outagamie County, Wisconsin, for any and all purposes provided by law.
- (3) Zoning and Ward. The lands that are annexed are to be zoned Residential Single Family. All annexed lands are to become part of Ward #6.
- (4) The State of Wisconsin, Municipal Boundary Review, has reviewed the proposed annexation and found it to be in the public interest.

ADOPTED ON THE 2nd DAY OF AUGUST, 2016


John Neumeier, Village President

ATTEST: 
Racquel Shampo-Giese, Village Administrator

Subscribed and sworn to before me this 3rd day of August, 2016.


Notary Public, Outagamie County, Wisconsin
My commission expires: 01/05/2019

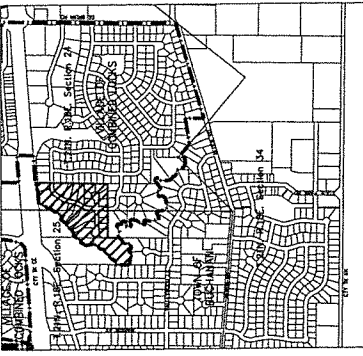


PRELIMINARY PLAT - RUY'S WOODS

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7066 AS RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS ON PAGE 7066 AS DOCUMENT NO. Z058194, A PART OF GOVERNMENT LOT 8 OF SECTION 24, A PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 25, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF COMBINED LOCKS, OUTAGAMIE COUNTY, WISCONSIN.

LEGEND

- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- - 1" IRON PIPE FOUND (1.315' O.D.)
- ◊ - 3/4" ROUND STEEL REBAR FOUND
- ◊ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- () - RECORDED BEARING AND/OH DISTANCE
- S.F. - SQUARE FEET
- - EXISTING CONTOURS
- - EXISTING TELEPHONE/ELECTRIC PED
- - CORPORATE LIMITS
- - - - - 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED
- - EXISTING ASPHALT PAVEMENT
- - ENVIRONMENTALLY SENSITIVE AREA WITH SLOPES OF GREATER THAN 20 PERCENT - RESTRICTED BUILDING AREA



NOTES:
1. SEWERMAIS ARE REQUIRED FOR ALL LOTS.
2. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING AND CONSTRUCTING WITHIN THE SUBDIVISION. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING SAID PONDS UNTIL SUCH TIME AS 50% OF THE LOTS HAVE BEEN BUILT ON. ONCE 50% OF THE LOTS HAVE BEEN BUILT ON, THE VILLAGE WILL ASSUME OWNERSHIP OF SAID PONDS. UPON ONCE THE VILLAGE ASSUMES OWNERSHIP OF THE PONDS, ALL COSTS ASSOCIATED WITH MAINTENANCE OF SAID RETENTION PONDS SHALL BE BORNE BY THE VILLAGE AS FOLLOWS:
(A) UPON THE VILLAGE OF COMBINED LOCKS ACCEPTING THE PONDS THE COST OF MAINTENANCE OF PONDS WILL BE SHARED BY LOTS 1 THROUGH 25 84:00% EACH
(B) THE ENVIRONMENTALLY SENSITIVE LINE FOR LOTS 14 THROUGH 25, 50% SET IN COMPLETION WITH 50% FROM THE HIGH WATER MARK, AND IN COMPLIANCE WITH SHORELAND ZONING. ANY SENSITIVE LINE SHALL BE LIMITED TO THE EXTENSION OF THE BUILDING FOOTPRINT AND TO A DEPTH OF ONE FOOT BELOW THE BUILDING SET BACK. THE ONLY FILL ALLOWED DOWN SLOPE OF THE GRADE WITH THE FOUNDATION.
THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SURFACE WATER IS SO CONTIGUOUS AS TO LEAVE A DISTINCTIVE MARK BY PASSION DESTRUCTION OF TERRESTRIAL VEGETATION. THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER SHALL BE DETERMINED BY LOCAL REVIEW AUTHORITY OR APPROPRIATE DNR PERSONNEL TO FIELD LOCATE ORDINARY HIGH WATER MARK IF NEEDED.
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN SECTION 1 OF THE STATE CONSTITUTION.

DEVELOPER EASEMENT RESTRICTIONS

- (1) Maintenance of all ditches and associated drainage easements shall be the responsibility of the owner of the benefited property owners of the subdivision, unless otherwise noted on the drainage plan which has been approved by the Village of Combined Locks. The easement shall be in accordance with the Village of Combined Locks Ordinance.
- (2) The Village of Combined Locks retains the right to perform the following maintenance activities, and assess the costs accumulated at the bottom of the topography. This cost and decomposed vegetation materials that have been equally assessed among all of the properties within the Ruy's Woods.
- (3) Upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Village of Combined Locks.

PROPERTY CURRENTLY ZONED: AGD-GENERAL AGRICULTURE.
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL.
THIS DEVELOPMENT IS TO BE SERVED BY COMBINED LOCKS SEWER AND WATER.
FRONTYARD BUILDING SETBACKS TO BE 25 FEET UNLESS NOTED OTHERWISE.
UTILITY EASEMENTS TO BE SHOWN ON FINAL PLAT.
EXISTING AND PROPOSED UTILITIES SHOWN ON SEWER, WATER AND STREET PLANS.
TOTAL AREA OF THIS DEVELOPMENT = 20.847 ACRES.
TOTAL AREA TO BE DEDICATED = 2.504 ACRES.
NET SUBDIVIDED AREA = 17.863 ACRES.
TOTAL NUMBER OF LOTS = 25 LOTS.
TOTAL NUMBER OF OUTLOTS = 1 LOT
BM #75 INHDMIT TAG BOAT ELEV = 737.70
BM #84 INHDMIT TAG BOAT ELEV = 729.58
OUTLOT 1 TO CONTAIN A STORM WATER RETENTION POND THAT WILL BE OWNED BY THE VILLAGE OF COMBINED LOCKS AFTER 70% OF THE LOTS HAVE BEEN BUILT ON.

APPROVALS:
VILLAGE OF COMBINED LOCKS
AGENCIES HAVING AUTHORITY TO OBJECT
DEPARTMENT OF ADMINISTRATION

NOTES:
1. LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24 ARE SUBJECT TO A 75' HIGH WATER LINE OF THE ORDINARY HIGH WATER OF THE SUBDIVISION STREAM.

SCALE - FEET
100 50 0

PLAT NO. 1
DATE: JULY 2016
PROJECT NO. 0104-9-16-00322
DEVELOPER: VILLAGE OF COMBINED LOCKS, OUTAGAMIE CO., WI
DRAWN BY: [Signature]

FOR: [Signature]
[Signature]
[Signature]

FOR: [Signature]
[Signature]
[Signature]

FOR: [Signature]
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FOR: [Signature]
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FOR: [Signature]
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FOR: [Signature]
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FOR: [Signature]
[Signature]
[Signature]

McMAHON
1443 KAMACHON DRIVE, NEENAH, WI 54956
TEL: (920) 733-1800 FAX: (920) 733-1808
MAILING P.O. BOX 1025, NEENAH, WI 54951-1025
www.mcmahon.com

BUCHANAN/VILLAGE OF COMBINED LOCKS
OUTAGAMIE COUNTY, WISCONSIN

RY'S WOODS
VILLAGE OF COMBINED LOCKS, OUTAGAMIE CO., WI

PRELIMINARY PLAT

DATE: JULY 2016
PROJECT NO. 0104-9-16-00322

DEVELOPER: VILLAGE OF COMBINED LOCKS, OUTAGAMIE CO., WI

DRAWN BY: [Signature]

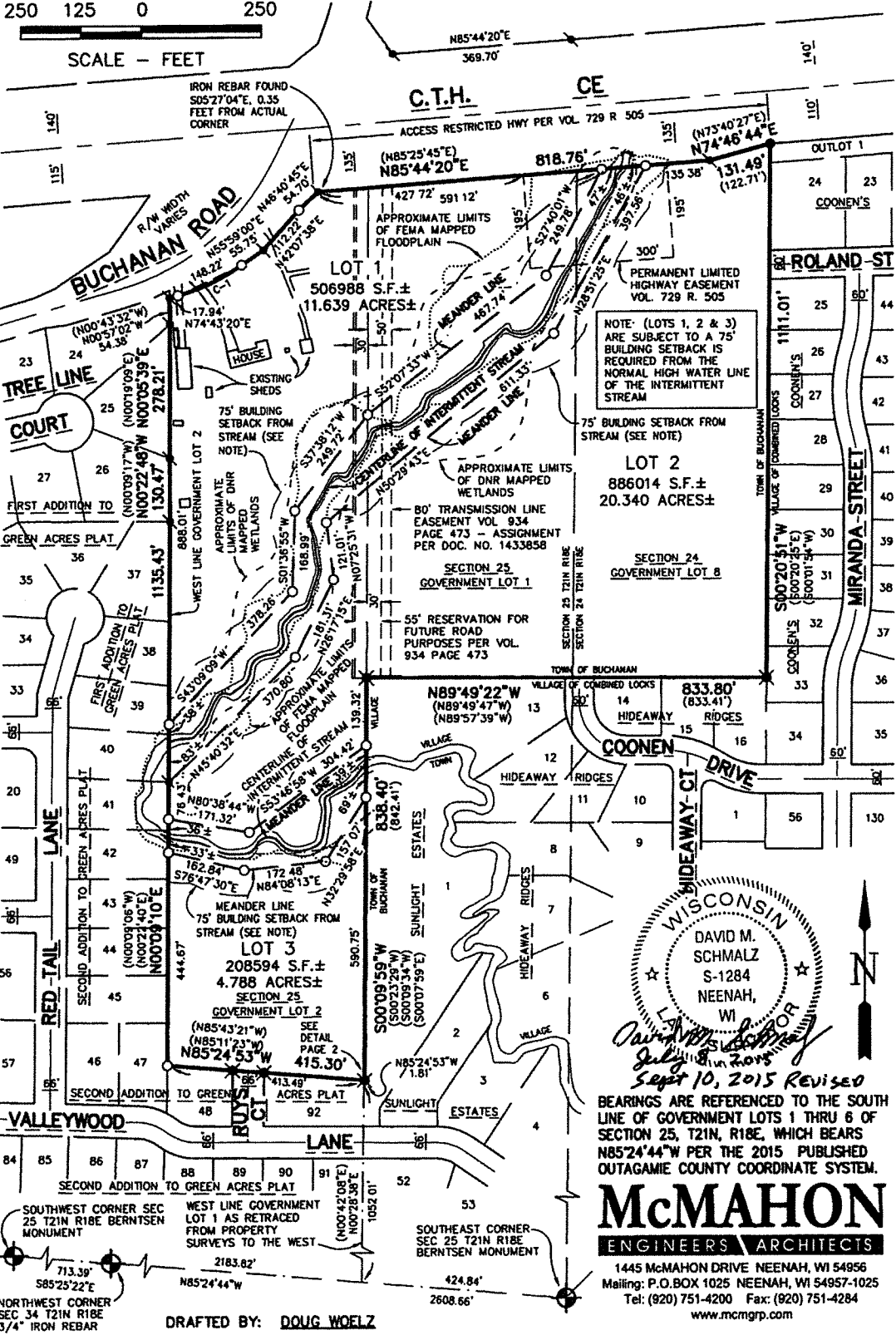
FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

Sarah R. Van Camp
 Sarah R. Van Camp, Register of Deeds (5)

CERTIFIED SURVEY MAP NO. 7066 PAGE 1 OF 5
 A PART OF GOVERNMENT LOT 8 OF SECTION 24, A PART OF GOVERNMENT LOTS 1 AND 2
 OF SECTION 25 AND A PART OF LOTS 24, 25 & 26 OF THE FIRST ADDITION TO GREEN
 ACRES PLAT LOCATED IN GOVERNMENT LOT 3 OF SECTION 25, ALL IN TOWNSHIP 21 NORTH,
 RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN.



WISCONSIN
 DAVID M. SCHMALZ
 S-1284
 NEENAH, WI
David M. Schmalz
 July 15, 2015
 Sept 10, 2015 REVISED

BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF GOVERNMENT LOTS 1 THRU 6 OF
 SECTION 25, T21N, R18E, WHICH BEARS
 N85°24'44"W PER THE 2015 PUBLISHED
 OUTAGAMIE COUNTY COORDINATE SYSTEM.

McMAHON
 ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 Tel: (920) 751-4200 Fax: (920) 751-4284
 www.mcmgrp.com

DRAFTED BY: DOUG WOELZ

A PART OF GOVERNMENT LOT 8 OF SECTION 24, A PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 25 AND A PART OF LOTS 24, 25 & 26 OF THE FIRST ADDITION TO GREEN ACRES PLAT LOCATED IN GOVERNMENT LOT 3 OF SECTION 25, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN.

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	421.97'	20°07'32"	147.46'	N 64°39'34" E	148.22'

NOTES:
 THE WDNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN THE SUBJECT PROPERTY. DUE TO WETLANDS INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTY, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.

THE WETLANDS ARE APPROXIMATE. DUE TO THE LARGE SIZE OF THE LOT SHOULD ANY DEVELOPMENT BE PROPOSED NEAR OR WITHIN THE APPROXIMATE WETLAND AREA. THE ACTUAL WETLAND BOUNDARY SHALL BE PROPERLY DELINEATED BY A CERTIFIED WETLAND DELINEATOR HIRED BY THE AFFECTED LANDOWNER.

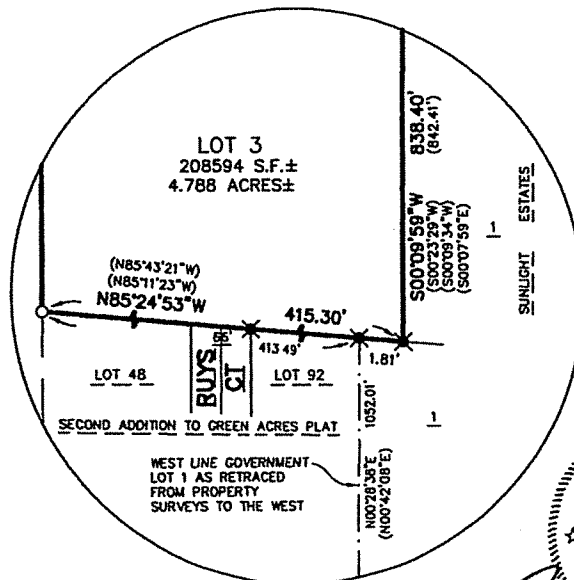
THE NAVIGABLE STREAM AS SHOWN IS SUBJECT TO A 75' BUILDING SETBACK FROM THE ORDINARY HIGH WATER MARK. PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MARK MUST BE MADE BY AN AUTHORIZED PERSON.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF THE NAVIGABLE STREAM, IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

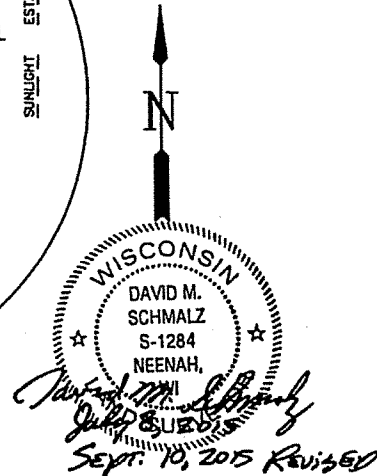
THIS CSM IS ALL OF TAX PARCEL No.s: 030035501, 030035801, 030035900 and 030161601.

THE PROPERTY OWNERS OF RECORD ARE: JOHN G. RUYA AND JENNIE M. RUYA aka GENEVIEVE M. RUYA

THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN: JACKET 13864 IMAGES 09-10 and JACKET 13848 IMAGES 47-48.



DETAIL
NOT TO SCALE



LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ✕ - 1 1/4" ROUND STEEL REBAR FOUND
- ↗ - 3/4" ROUND STEEL REBAR FOUND
- - 1" IRON PIPE FOUND (1.315" O.D.)
- ⊙ - CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

FOR: -GARNERS CREEK DEVELOPMENT, LLC
 -C/O CHAD SHEA
 -1835 E. EDGEWOOD DRIVE, STE 105-7
 -APPLETON, WISCONSIN 54913
 -PHONE #920-213-6770

McMAHON
ENGINEERS ARCHITECTS

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 www.mcmgrp.com

dwoelz, w \PROJECTS\G1014\950472\10\RUYS CSM.dwg, model, Plot Date: 9/10/2015 3:11 PM, xrefs: (metro sewer topo pnls, 69), bndry comps dew, ruys adj)

A PART OF GOVERNMENT LOT 8 OF SECTION 24, A PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 25 AND A PART OF LOTS 24, 25 & 26 OF THE FIRST ADDITION TO GREEN ACRES PLAT LOCATED IN GOVERNMENT LOT 3 OF SECTION 25, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN.

I, David M. Schmalz, Wisconsin Registered Land Surveyor S-1284, certify that I have surveyed, divided and mapped a part of Government Lot 8 of Section 24, a part of Government Lots 1 and 2 of Section 25 and a part of Lots 24, 25 & 26 of the First Addition to Green Acres Plat located in Government Lot 3 of Section 25, all in Township 21 North, Range 18 East, Town of Buchanan, Outagamie County, Wisconsin containing 1,601,596 Square feet (36.768 Acres) of land and described as follows:

Commencing at the Southeast corner of said Section 25; Thence N85°24'44"W, 424.84 feet along the South line of Government Lot 1 of said Section 25 to the West line of said Government Lot 1 as retraced from property surveys to the West; Thence N00°28'38"E (Recorded as N00°42'08"E), 1052.01 feet along said West line to the Northeast corner of Lot 92 of the Second Addition to Green Acres Plat and the Point of Beginning; Thence N85°24'53"W (Recorded as N85°43'21"W & N85°11'23"W), 415.30 feet along the North line of said Lot 92 and the North line of Lot 48 of said Second Addition to Green Acres Plat to the West line of Government Lot 2 of said Section 25; Thence N00°09'10"E (Recorded as N00°09'06"W & N00°22'40"E), 1135.43 feet along said West line to the Southeast corner of Lot 26 of said First Addition to Green Acres Plat and the most southerly corner of lands described in Jacket 13648 of Deeds on Images 47-48; Thence N00°22'48"W (Recorded as N00°09'17"W), 130.47 feet along the West line of said described lands to the northerly line of said Lot 26; Thence N00°05'39"E (Recorded as N00°19'09"E), 278.21 feet along the West line of said described lands to the northerly line of Lot 25 of said First Addition to Green Acres Plat; Thence N00°57'02"W (Recorded as N00°43'32"W), 54.38 feet along the West line of said described lands to the Southerly right-of-way line of Buchanan Road; Thence N74°43'20"E, 17.94 feet along said Southerly line to the start of a 421.97 foot radius curve to the left; Thence 148.22 feet along the arc of said curve and said Southerly right-of-way line having a 147.46 foot chord which bears N64°39'34"E to the termination point of said curve; Thence N55°59'00"E, 55.75 feet along said Southerly right-of-way line; Thence N42°07'38"E, 112.22 feet along said Southerly right-of-way line; Thence N46°40'45"E, 54.70 feet along said Southerly right-of-way line to the South right-of-way line of County Trunk Highway CE; Thence N85°44'20"E (Recorded as N85°25'45"E), 818.76 feet along said South right-of-way line; Thence N74°46'44"E, 131.49 feet (Recorded as N73°40'27"E, 122.71 feet) along said South right-of-way line to the Northwest corner of Outlot 1 of Coonen's (a recorded subdivision); Thence S00°20'51"W (Recorded as S00°20'25"E & S00°01'54"W), 1111.01 feet along the West line of Coonen's (a recorded subdivision) to the Northeast corner of Lot 16 of Hideaway Ridges; Thence N89°49'22"W, 833.80 feet (Recorded as N89°49'47"W & N89°57'39"W, 833.41 feet) along the North line of said Hideaway Ridges to the Northwest corner of Lot 13 thereof; Thence S00°09'59"W, 838.40 feet (Recorded as S00°23'29"W, S00°09'34"W & S00°07'59"E, 842.41 feet) along the West line of said Lot 13 of Hideaway Ridges and the West line of Lot 1 of Sunlight Estates; Thence N85°24'53"W (Recorded as N85°11'23"W & N85°43'21"W), 1.81 feet along the West line of said Lot 1 of Sunlight Estates to the Point of Beginning.

I further certify that this map is a correct representation of the 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, Town of Buchanan and Outagamie County Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this 8th day of July, 2015.

David M. Schmalz
 David M. Schmalz, Reg. WI Land Surveyor S-1284



Sept. 10, 2015 Revised

A PART OF GOVERNMENT LOT 8 OF SECTION 24 AND A PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 25, ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN.

*And a part of Lots 24, 25 and 26 of the First Addition to Green Acres Plat, located in Government Lot 3 of Section 25,

OWNER'S CERTIFICATE

John G. Ruys and Jennie M. Ruys, as owners, We hereby certify that We caused the land described on this plat to be surveyed, divided and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval.

Town of Buchanan
Outagamie County Planning & Zoning Committee

Dated this 3 day of August, 2015.

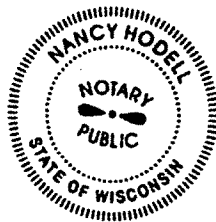
John G. Ruys
John G. Ruys

Jennie M. Ruys
Jennie M. Ruys

State of Wisconsin)
)ss
Outagamie County)

Personally appeared before me on the 3 day of August, 2015, the above named owners to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Nancy Hodell
Notary Public
Outagamie County, 8-3-15
My commission expires 3-17-18



David M. Schmalz
July 8, 2015
Sept. 10, 2015 REVISED

A PART OF GOVERNMENT LOT 8 OF SECTION 24 AND A PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 25,* ALL IN TOWNSHIP 21 NORTH, RANGE 18 EAST, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN.

* And a part of Lots 24, 25 and 26 of the First Addition to Green Acres Plat, located in Government Lot 3 of Section 25,

TOWN BOARD APPROVAL

Resolved, that this Certified Survey Map in the Town of Buchanan, is hereby approved as surveyed, divided and mapped by the Town Board of the Town of Buchanan, Outagamie County, Wisconsin.

Mark McAndrews 7-22-15

Town Chairperson Date
Mark McAndrews

Joel Gregozeski 7/22/15

Town Clerk Date
Joel Gregozeski

CERTIFICATE OF TREASURERS

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:

Cynthia Sieracki 7/22/15
Town Treasurer Date
Cynthia Sieracki

Dina Mumford 9/14/15
County Treasurer Deputy Date
Dina Mumford

CERTIFICATE OF PLANNING DEPARTMENT

This Certified Survey Map has been reviewed by the Outagamie County Planning Department on the 14th day of September, 2015.

David Johnson
Authorized Signature
Outagamie County Planning Department

David Johnson
Printed Name

