



Village of Harrison Alternatives & Strategies

Public Meeting
October 18, 2016





Harrison Alternatives & Strategies

- Quasan Shaw, Planner
- Katherine Westaby, Planner
- Vierbicher- Madison





Agenda

- Overview
 - Past Goals Accomplished
 - Issues & Opportunities
 - Public Meeting & Online Survey Results
 - Activity Stations
 - Vision Statement
 - Goals, Objectives, and Policies
 - Village Center Alternatives
 - Next Steps
- 



Overview

Village of Harrison contracted with Vierbicher to prepare a Village Center plan and conduct a comprehensive plan update.

Two public meetings and an online survey have been conducted to obtain feedback for the Village Center Alternatives.





Overview

The current comprehensive plan was published in 2004 and last updated in 2010.

This is the first comprehensive plan update since Harrison was incorporated into a village in 2013.





Past Accomplishments

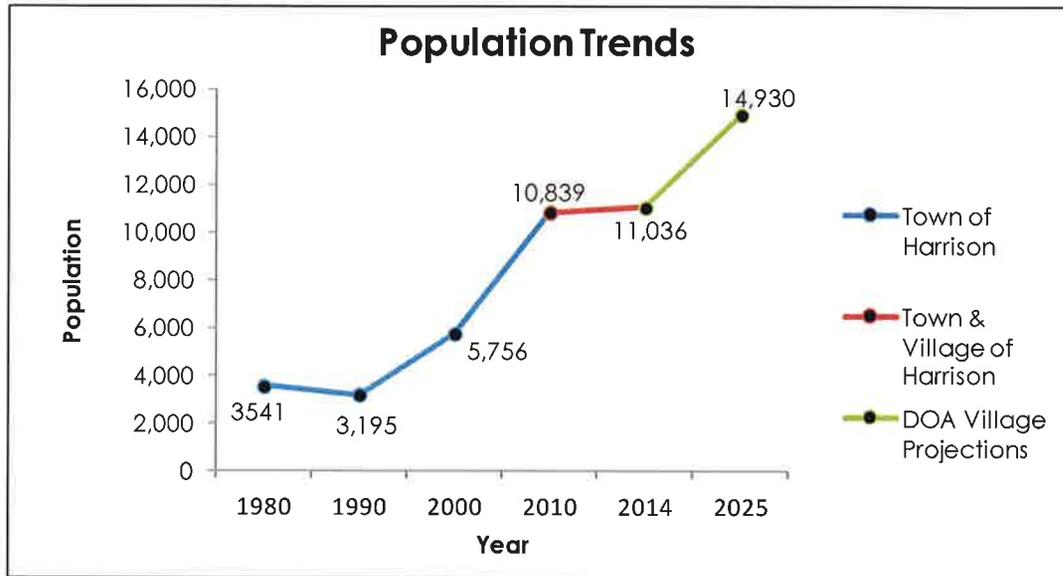
- Adopted a Zoning Ordinance.
 - Adopted Stormwater Management Ordinances and Erosion Control Ordinance.
 - **Developed landscape standards for new developments.**
 - Developed design standards for exterior aesthetics for new developments.
 - Adopted a site plan review process to ensure that all new developments to comply with the landscaping and building materials regulations.
 - Created appropriate standards for the development of lot sizes for various housing types.
 - Developed a future road map to reserve adequate rights-of-way for future street improvements.
 - Developing a Five-Year Capital Improvement Program to establish project priorities.
 - Regularly update the PASER Program that inventories road pavement conditions.
 - **Require new developments to install sidewalks and/or paths.**
 - **Developed a subdivision ordinance that strives to improve connections between developments by encouraging street connections rather than cul-de-sacs and dead-end roads.**
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Past Accomplishments

- **Developed a Comprehensive Outdoor Recreation Plan.**
 - **In the process of locating and developing parks, trails, and open space throughout the community to ensure all neighborhoods have access to recreational choices.**
 - Developed an economic and social profile of Harrison to make available on the website.
 - **Work with the County and surrounding communities and schools to arrange for services for mutual benefits.**
 - Supported infrastructure improvements to improve Walkability and create connections between subdivisions:
 - Noe Road trail
 - Friendship Trail
 - Highline Trail
 - Developed necessary utilities to support new development.
 - **Continuously review and revise existing ordinances to implement the goals and objectives of the Comprehensive Plan.**
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Issues/Opportunities



37% population increase by 2025



Issues/Opportunities



Age in Years	Town of Harrison						Village of Harrison	
	1990		2000		2010		2014	
	No.	%	No.	%	No.	%	No.	%
<10	511	16.0%	1,033	17.9%	2,025	18.7%	1,476	19.9%
10-19	473	14.8%	849	14.7%	1,727	15.9%	1,200	16.2%
20-29	466	14.6%	511	8.9%	755	7.0%	567	7.7%
30-39	583	18.2%	1,181	20.5%	1,816	16.8%	1,414	19.1%
40-49	413	12.9%	997	17.3%	2,066	19.1%	1,271	17.2%
50-59	327	10.2%	598	10.4%	1,286	11.9%	910	12.3%
60-69	260	8.1%	319	5.5%	703	6.5%	325	4.4%
70-79	116	3.6%	199	3.5%	329	3.0%	195	2.6%
80-84	24	0.8%	42	0.7%	90	0.8%	22	0.3%
>85	22	0.7%	27	0.5%	42	0.4%	28	0.4%
Total	3,195	100%	5,756	100%	10,839	100%	7,408	100%
Median Age	32.4	-	35	-	35.2	-	34	-

Children under ten and adults in their thirties comprise nearly **40%** of the Village's population in 2014.

Issues/Opportunities



Household Size	Village of Harrison	
	2014	
	No.	%
1 Person	266	11%
2 Persons	645	27%
3 Persons	457	19%
4 Persons	662	28%
5 Persons	178	8%
6 or More Persons	151	6%
Total Households	2,359	100%
Total Persons	6,732	
Avg Persons per Household	2.9	

The Town's average household size in 2010 was **3.0**, which is significantly higher than the County at 2.6, and the State at 2.0. The Village household size was **2.9** in 2014.

Issues/Opportunities



Housing Type	Town of Harrison	
	2010	
	No.	%
Single-Family	3,309	96.25%
2 to 4 Units	94	2.73%
5 or more Units	22	0.64%
Mobile Home/Other	13	0.38%
Total Units	3,438	100%

In 2010, over **96%** of housing in the Town was single-family, with the remainder primarily made up of 2-4 unit housing.

Status	Town of Harrison	
	2010	
	No.	
Total Occupied Units	3,644	
Owner-Occupied	3,412	
Median Housing Value	\$	212,300
Vacant Rate	4.3%	
Renter-Occupied	232	
Median Contract Rent	\$	820
Vacancy Rate	2.1%	

Median housing value for owner-occupied units was **\$212,300** in 2010 with about a **4%** vacancy rate.

Issues/Opportunities



	Town of Harrison	Village of Harrison
	2014	2014
Median Household Income	\$ 76,543	\$ 89,505
% Change since 1999	15.81%	-
Median Family Income	\$ 84,071	\$ 95,865
% Change since 1999	20.57%	-

	Calumet County	Wisconsin
	2014	2014
Median Household Income	\$ 66,250	\$ 52,738
% Change since 1999	26.02%	20.43%
Median Family Income	\$ 76,267	\$ 67,232
% Change since 1999	30.03%	27.07%

Median household and median family income is higher in the Village than the Town, however the Town has shown growth in both areas since 1999.

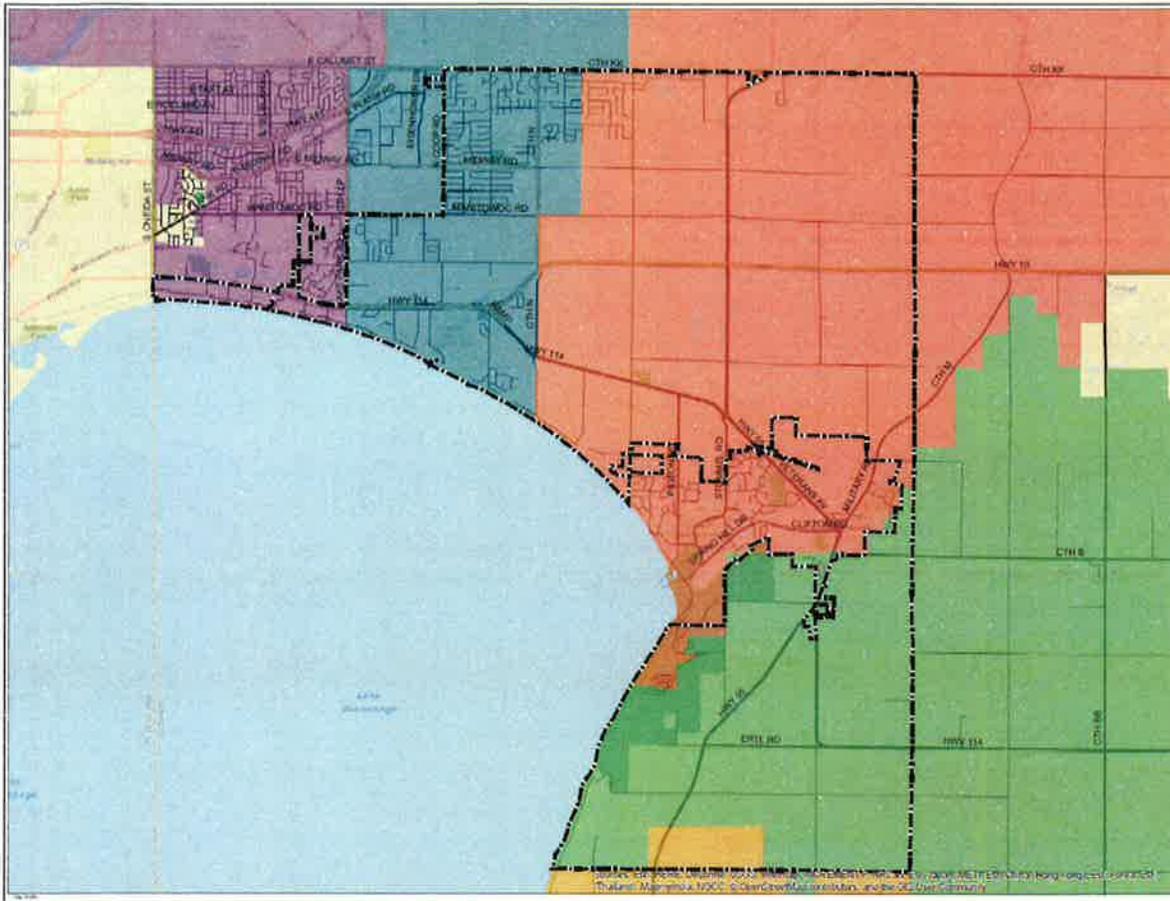
Issues/Opportunities



Highest Education Level Attainment	Town of Harrison		Village of Harrison	
	2014		2014	
	No.	%	No.	%
Less than 9th grade	7	0%	4	0%
Some High School, no diploma	112	4%	18	0%
High School graduate (includes equivalency)	939	37%	990	22%
Some college, no degree	447	18%	862	20%
Associate's degree	327	13%	510	12%
Bachelor's degree	390	15%	1,481	34%
Graduate or professional degree	298	12%	532	12%
Total Age 25 or older	2,520	100%	4,399	100%

Harrison is a well educated community. Nearly half of all citizens in the Village age 25 or older possess at least a Bachelor's degree.

Issues/Opportunities



Long Range School Facilities Plan Scoping Study

Prepare and analyze future school facility options:
Consider constructing a new Elementary School in Harrison or Sherwood

- Appleton Area School District
- Kimberly Area School District
- Kaukauna Area School District
- Hilbert School District
- Stockbridge School District
- Village Boundary



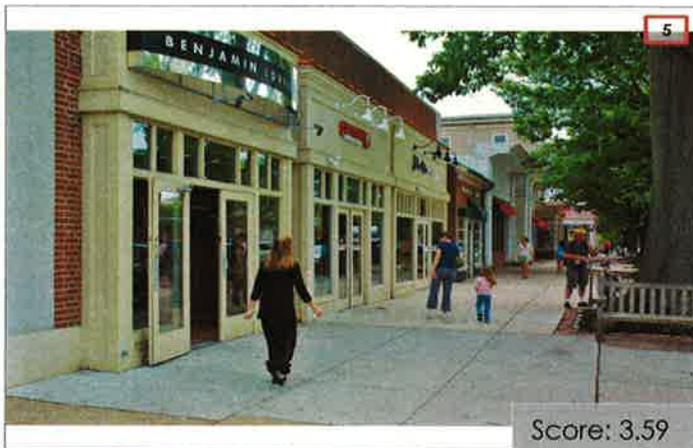


Public Meeting Results

- Pedestrian realm design – desire for:
 - Sidewalks wide enough for sidewalk cafes, pedestrians, and landscaping;
 - Bike lanes/accommodations;
 - A terrace that allows for traditional pedestrian accommodations (benches, trees, planters);
 - Amenities that tend towards traditional styles.



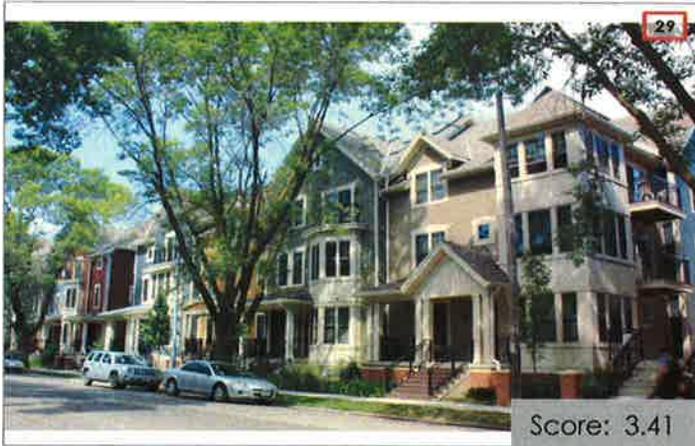
Public Meeting Results - Commercial/Retail



Public Meeting Results - Mixed Use



Public Meeting Results - Multifamily



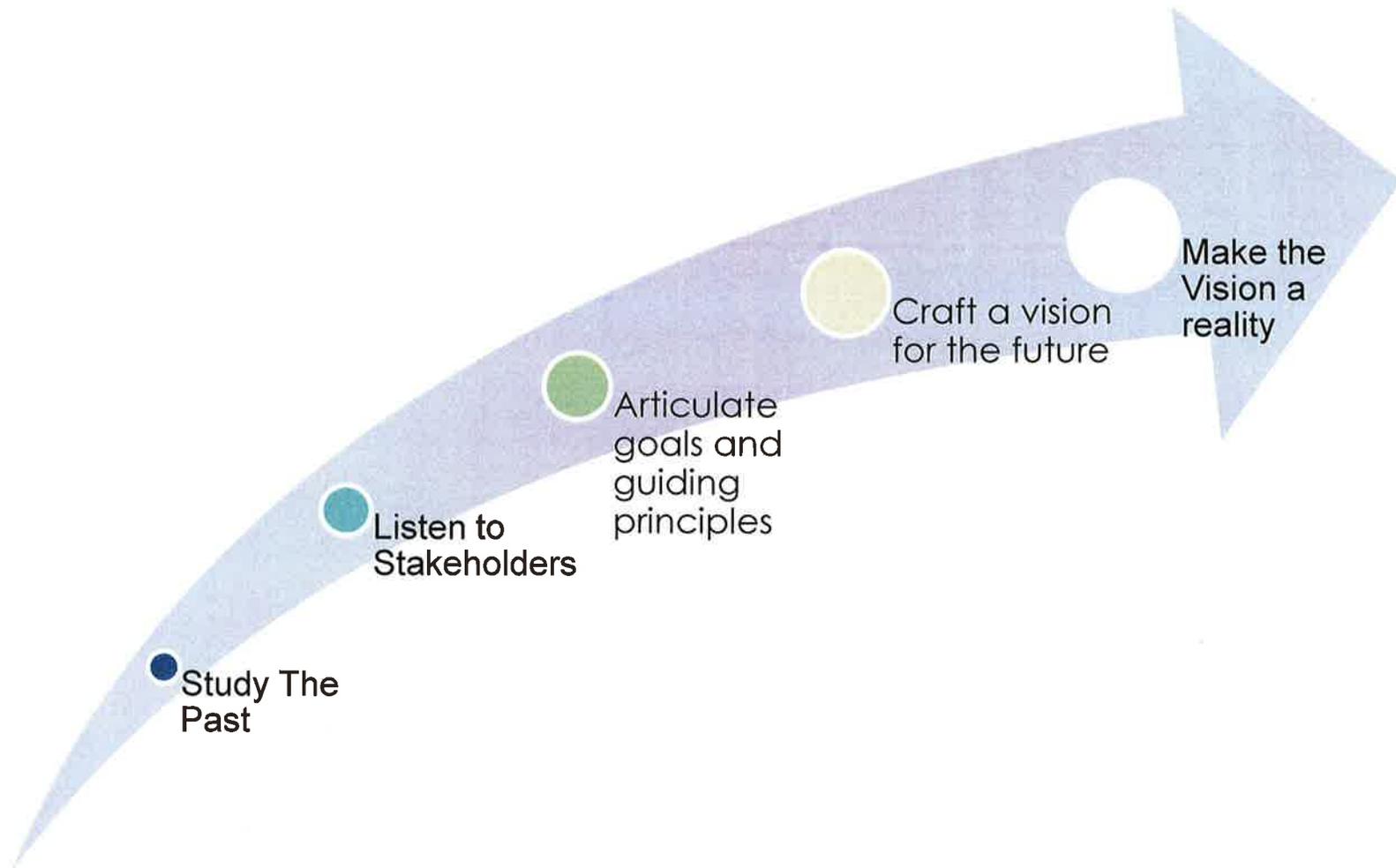


Visioning Process

Draws from:

- Insights gathered during the Assessment phase.
 - Interviews with Village staff, the Steering Committee and Stakeholder Focus Groups
 - Craft guiding principles for the Village over the next 20 years.
 - The Vision will capture the history and the aspirations of the community to describe a path forward.
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Visioning Process



Visioning Process - Activity

Village of Harrison | Village Center Public Meeting | October 18, 2016
Vision Statement Activity

STATEMENTS	STICKY DOT VOTES (Only One Dot/One Choice)
Option 1: The Village of Harrison is a growing, family oriented community with welcoming neighborhoods and highly rated schools and will maximize the quality of life and well-being for the community.	
Option 2: The Village of Harrison is a family oriented community of choice with highly rated schools, and will be responsive to social justice and the needs of the community.	
Option 3: The Village of Harrison is a family-oriented community with welcoming neighborhoods and highly-rated schools that will strive to maximize the quality of life and well-being for all its citizens.	
Option 4: The Village of Harrison is a growing, family-oriented community of choice, with highly-rated schools and welcoming neighborhoods that strives to meet the needs of its citizens, its businesses, and its workforce.	

Goals, Objectives and Policies



Goals, Objectives and Policies - Activity

FOR EACH ELEMENT

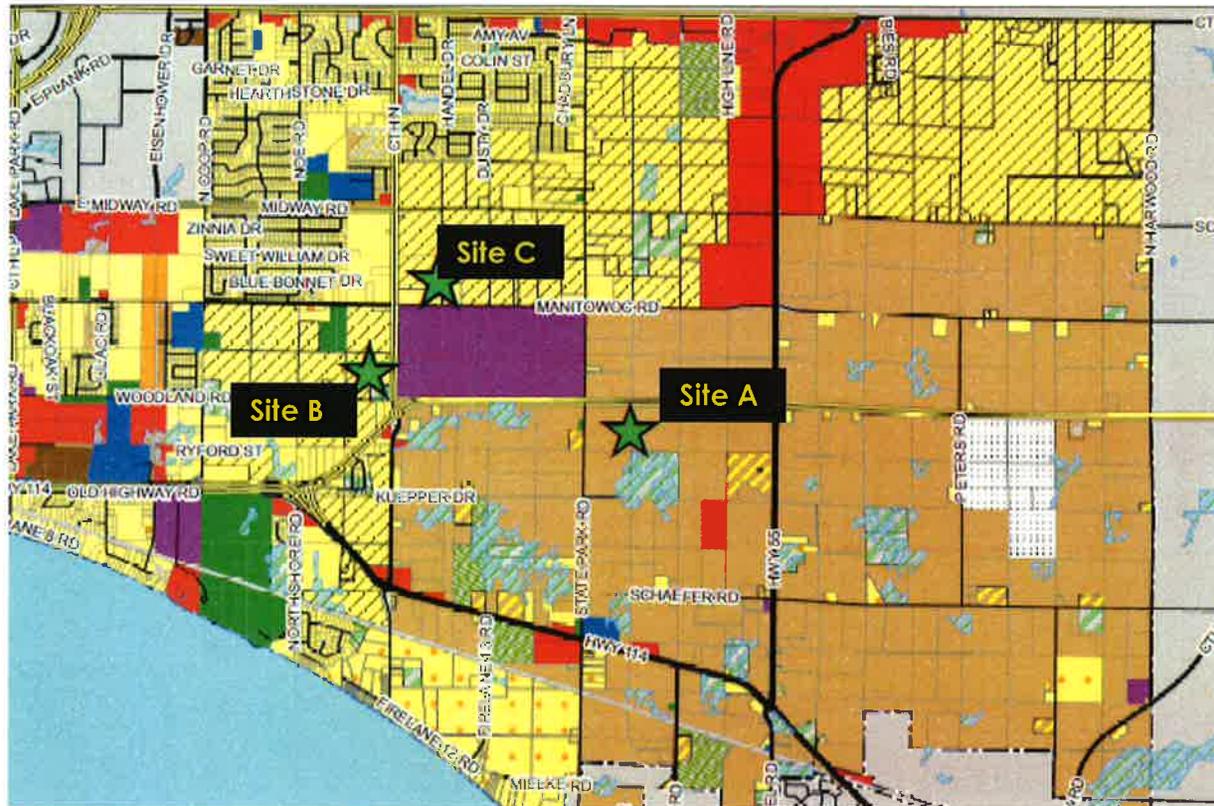
- Choose **three objectives** that should be priority.
- Choose **three policies** that should be priority.
- Use Post-Its for additional comments.

ISSUES & OPPORTUNITIES	
Goal	
	To encourage a balance of high-quality, architecturally pleasing, planned development between residential, commercial, and industrial uses in the urbanized area of the Village while protecting the image and atmosphere of the rural areas to create a sense of community.
Objectives	
1	Encourage a pattern of planned growth and orderly development in the village.
2	Provide a transportation system that includes a network of quality highways, and village roads, and pedestrian/bicycle trails that allow safe movement and accessibility throughout the community.
3	Provide an adequate level of police protection, fire protection, community services, and facilities that will attract quality new development and serve the current residents while maintaining a low tax rate.
4	Address the need for a future wastewater system and treatment facility expansion to ensure that anticipated areas of the village are adequately served.
5	Cooperate with neighboring communities to coordinate present and future planning activities and development.
Policies	
1	The Village of Harrison Comprehensive Plan shall serve as the official guide to encourage future growth and development in the community.
2	Coordinate and integrate future village studies and plans to make sure there is consistency with the Village Comprehensive Plan.
3	Village ordinances and policies shall be consistent with the intent of the Village of Harrison Comprehensive Plan.
4	Limit the number of multi-lot platted subdivisions and single-lot rural residential development outside of the Sewer Service Area to avoid single-lot development in the middle of farmland but instead, encourage single-lot development on the edges of farmland.
5	Establish a capital improvement plan to map out the village's future transportation, utilities, and other infrastructure needs.
6	Regularly review the level of service of municipal services provided by the Village. Explore ways to share services and costs with surrounding municipalities.
7	Explore options for the future development of one or more Village business/industrial parks.
8	Preserve and enhance the attractiveness of entry corridors into the Harrison area.

Village Center Site Locations



Future Land Use



- Single Family Residential (sewered)
- Single Family Residential (transitional)
- Single Family Residential (unsewered)
- Two Family Residential
- Multi-Family Residential
- Mobile Home Park
- Farmstead Homes
- Commercial
- Industrial
- Public/Institutional
- Parks and Recreation
- Ag. Vacant, Undeveloped
- Special Ag/Nurseries
- Utilities/Quarries
- Wetlands
- Woodlands

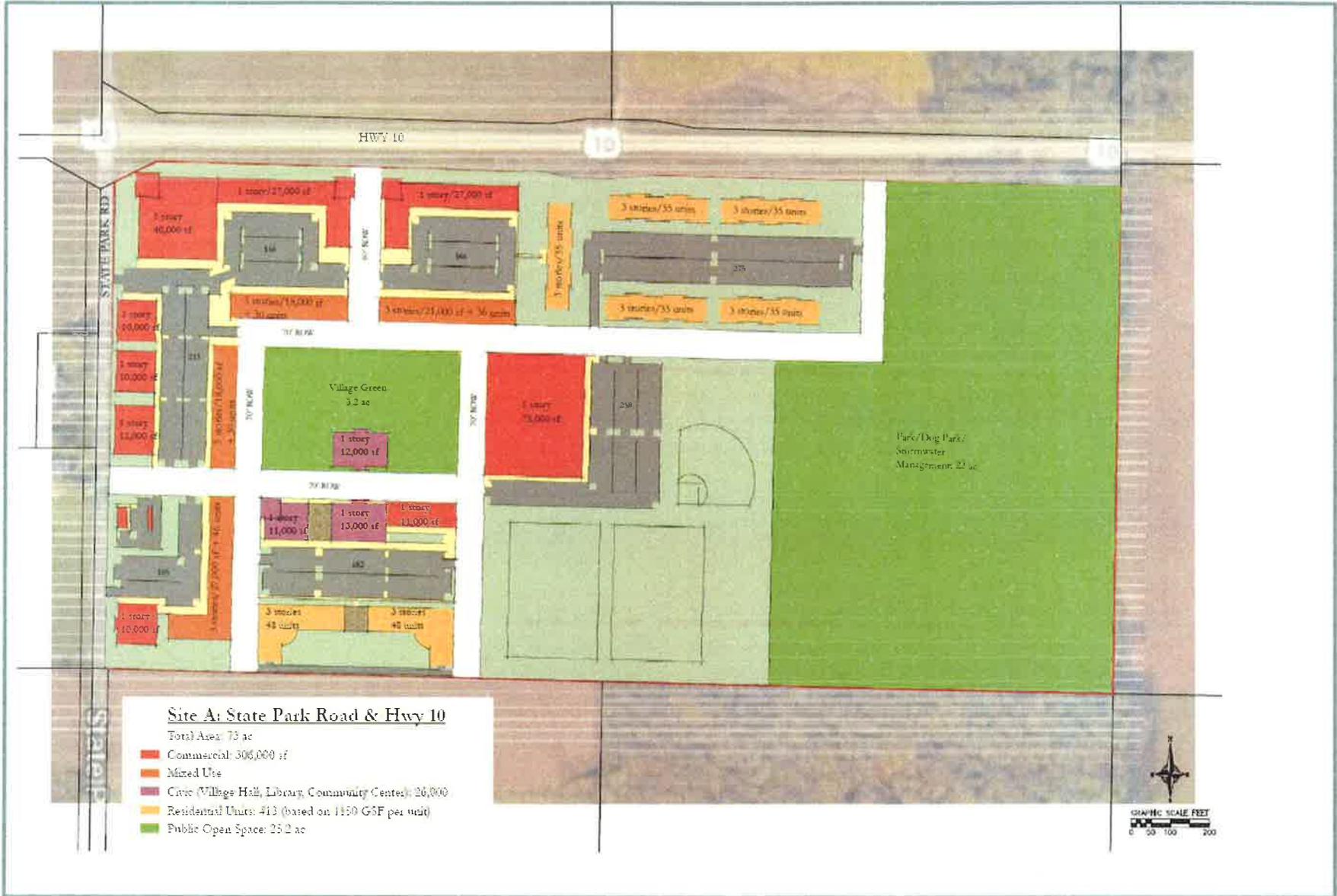
Village Center Concepts

	Site A	Site B	Site C
Total Area	73 ac	67 ac	79.7 ac
Commercial	306,000 sf	239,000 sf	368,000 sf
Civic	26,000 sf	22,000 sf	36,000 sf
Residential	413 units	341 units	402 units
Public Open Space	25.2 ac	26 ac	21.1 ac

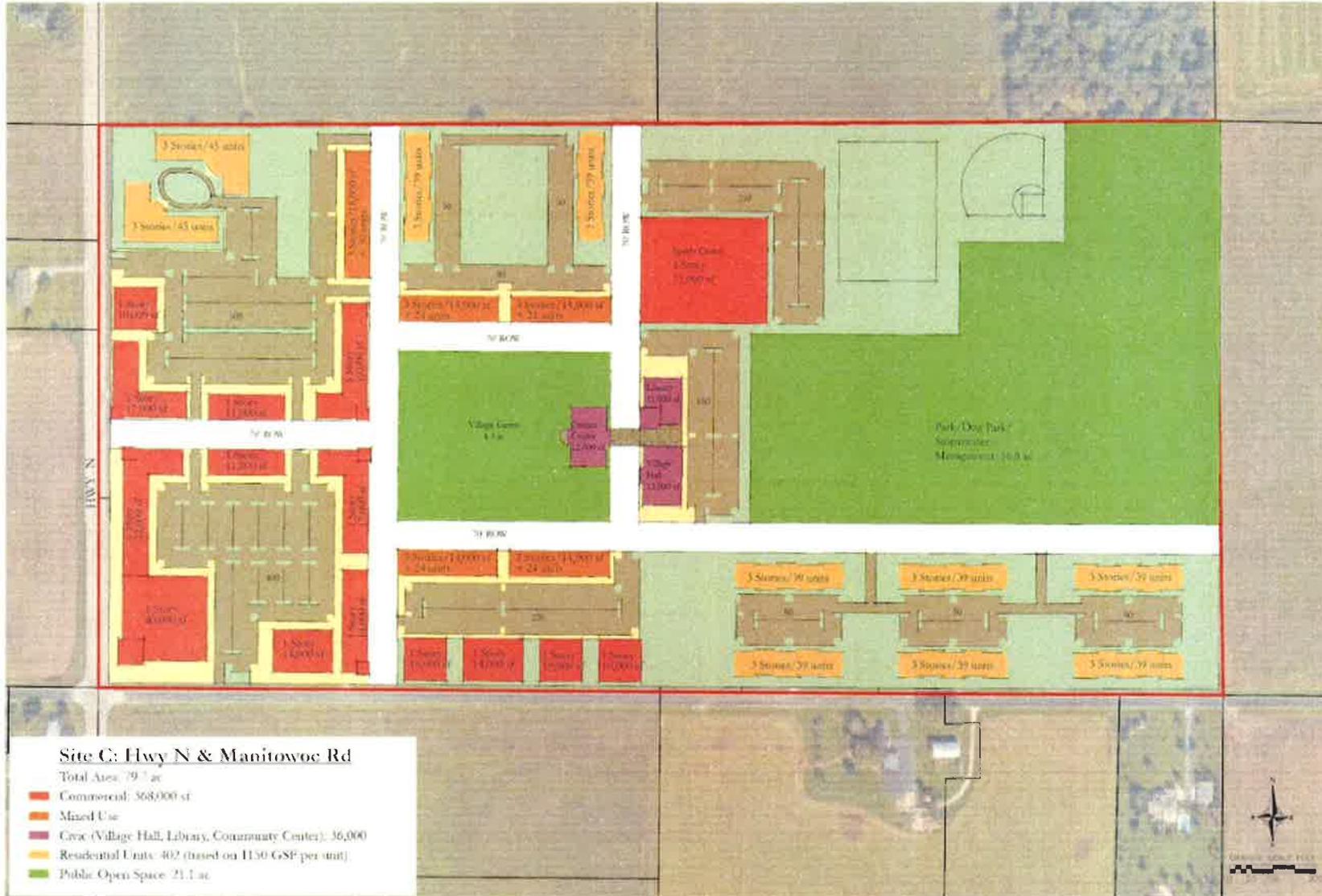
Legend

- Commercial
- Mixed Use
- Civic
- Residential Units
- Public Open Space

Site A



Site C





Village Center Concept Activity

- Examine each concept plan.
- Use the comment form to rank each site compared to the other.
- Use Post-It notes for comments to place on the Concept Plans.
- Results will be summarized into one site with the preferred designs.
- Final plan will have defined bicycle pedestrian network.



Village Center Concept Activity

Example

Site Plan Category	Concept Sites	Rank #	Comments
Building Layout	Concept A	2	
	Concept B	3	
	Concept C	1	
Site Plan Category	Concept Sites	Rank #	Comments
Bicycle/Pedestrian Network	Concept A	1	
	Concept B	2	
	Concept C	3	



Village Center Concept Activity

- Building Layout
- Bicycle/Pedestrian Network
- Civic Building Location
- Greenspace System
- Mix of Land Uses
- Parking Layout
- Road Network





Concept Plan Feedback Topics

- Building Layout
 - *Bicycle/Pedestrian Network*
 - Civic Building Location
 - Greenspace System
 - Mix of Land Uses
 - Parking Layout
 - *Road Network*
- 



Activity Stations

- Vision
- Comprehensive Plan Goals, Objectives, and Policies
- Village Center Concept Plans



Next Steps

- Final Public Meeting
 - Finalized Concept Plan
 - Implementation Strategies
- Public Hearing
 - Draft Plan

