



PLAN COMMISSION AGENDA

TOWN OF HARRISON & VILLAGE OF HARRISON
COUNTIES OF CALUMET & OUTAGAMIE, WI
W5298 HWY 114
MENASHA, WI 54952
www.harrison-wi.org (920) 989-1062

**Tuesday, June 20, 2017
6:00 PM**

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)
Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
- 5) Approve Minutes
 - May 23, 2017
- 6) Items for Discussion and Possible Action
 - a. Request for waiver from exterior materials design standards – Meridian Investments, LLC – Friendship Drive
- 7) Items for Discussion
 - a. Report: Zoning Permits
- 8) Set Next Meeting Date
 - July 18, 2017 at 6:00pm
- 9) Adjourn

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting. As such, a quorum of the Town Board, Village Board, Zoning Board of Appeals, or Committee of the Whole may be in attendance. However, the only business to be conducted is for the Plan Commission.

PLAN COMMISSION
MEETING MINUTES – May 23, 2017

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:01pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Lincoln, Dennis Reed, Jim Fochs, Kevin Hietpas, Jim Salm. Jerry Bartlein was excused. One seat is vacant.

Staff Present: Planner Mark Mommaerts, AICP;

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Hietpas) to approve the minutes of April 18, 2017. Motion carried 5-0.
- 6) Convene Meeting and Enter Public Hearing: Meeting was convened at 6:03pm to enter into public hearing.
 - a. Comprehensive Plan Amendment – BelGioioso Cheese, Inc. – Schaefer Road: Planner Mommaerts introduced the item explaining that a change to the Comprehensive Plan future land use map was needed in order to amend the zoning map. The applicant wants to rezone the property from AG to Industrial to match the current zoning for the whey processing plant. The subject property is currently owned by Dean Peters. Mr. Peters has agreed to sell the property to the applicant. Todd Atkinson, N8447 Hwy 55, stated that the applicant will be purchasing his property as well and that he has no objections unless his property is not sold. Francesca Elfner, BelGioioso Cheese, stated that their attorney is in the process of drafting paperwork for both property purchases and that the reason for the amendments was to prepare for future building expansion.
 - b. Zoning Map Amendment – BelGioioso Cheese, Inc. – Schaefer Road: Commissioner Lincoln asked if there was any correspondence from the public. Planner Mommaerts stated that no correspondence was received from other property owners.
- 7) Close Public Hearing and Reconvene Regular Meeting: Motion (Salm/Hietpas) to close Public Hearing and reconvene regular meeting at 6:15pm. Motion carried 5-0.
- 8) Items for Discussion and Possible Action
 - a. Comprehensive Plan Amendment – BelGioioso Cheese, Inc. – Schaefer Road: Motion (Lincoln/Fochs) to approve Plan Commission Resolution 2017-02. Motion carried 5-0.
 - b. Zoning Map Amendment – BelGioioso Cheese, Inc. – Schaefer Road: Motion (Fochs/Hietpas) to approve zoning map amendment from AG to IM. Motion carried

5-0. Basis for approval was that the proposed zoning will be consistent with the Comprehensive Plan.

9) Items for Discussion

- a. Report: Zoning permits: Planner Mommaerts reported that April had 10 single family permits and the year to date total is 21 and that the estimated value of new construction is just over \$5,000,000.

10) Next Meeting Date: June 20, 2017 at 6:00pm

11) Adjourn: Motion (Fochs/Hietpas) to adjourn the meeting at 6:21pm
Motion carried 5-0.

Prepared by: Mark Mommaerts, AICP, Planner

Dated: May 24, 2017



VILLAGE OF HARRISON

TOWN OF HARRISON

PLAN COMMISSION MEETING

VILLAGE/TOWN OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Date:

June 20, 2017

Title:

Exterior Building Material Waiver – Meridian Investments

Issue:

Should the Plan Commission waive some or all of the design standards for exterior building materials for Meridian Investments' new commercial building on Friendship Drive?

Background and Additional Information:

The applicant is proposing to build a new office and storage building for their business on Friendship Drive. They are proposing to use metal siding/paneling around the building except the lower would be masonry veneer along the front and portions of the sides. The zoning ordinance requires a certain percentage of stone/brick materials along the front facing a street and the lower 1/3 of all other sides. Metal siding or wall panels are prohibited except as accent materials or as approved by the Plan Commission.

Zoning Ordinance - Section 117-87. – Office and Retail Commercial District (COR).

(o) Design standards. Requirements for new buildings and structures, or additions, built after the effective date of this chapter. Special exceptions to this section shall be granted by the plan commission.

(3) Materials. At least seventy-five (75%) percent of all exterior walls facing a public or private street and at least the lower one-third (1/3) of all other exterior walls shall be glass, brick, block, fieldstone, siding or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system. Metal siding or wall panels shall be prohibited, except as an accent material or as approved by the Plan Commission.

The purpose of these requirements is to set a certain standard and value for buildings in Harrison. Old Chicago restaurant, across the street, utilizes an architectural cement board siding in conjunction with stone/brick.

Recommended Action:

Staff recommends that the front (facing the street) follow the 75% requirement as identified in the ordinance. Staff recommends that Option 2 be approved, including the masonry veneer along the lower 3½-feet of the front half of the building closest to Friendship Drive and the color change along the lower 3½-feet of the back half of the building furthest from Friendship Drive. Staff recommends that additional plantings (trees, shrubs, evergreens) be installed along the north and south property lines to shield the building from the adjacent property.

Attachments:

- Exterior Renderings – Option 1 & Option 2
- Landscape Plan

Mark Mommaerts

From: Mike Klarner <mklarner@foxstructures.com>
Sent: Thursday, June 08, 2017 2:15 PM
To: Mark Mommaerts
Subject: Friendship drive

Mark,

Please put us on the agenda for the June 20th meeting to review the material selection we have made for the Meridian Survey building that is proposed to be built. As you can see from the renderings that have been sent to you the building is very nice looking and feel that with the requirements the zoning/planning board is asking for would not make the building look as nice. We are proposing to put a manufactured stone veneer on the building per plan and then steel accent panels on the remainder of the wall for the office portion of the building. Then the shop walls will be steel panel. Both the office and the cold storage will have steel panel roofs.

Seeing the location is not in an industrial park with our building around it we are asking for your understanding of the choice of our materials and can assure you the building will be very appealing when completed.

I will bring samples of stone and steel to the meeting on June 20th.

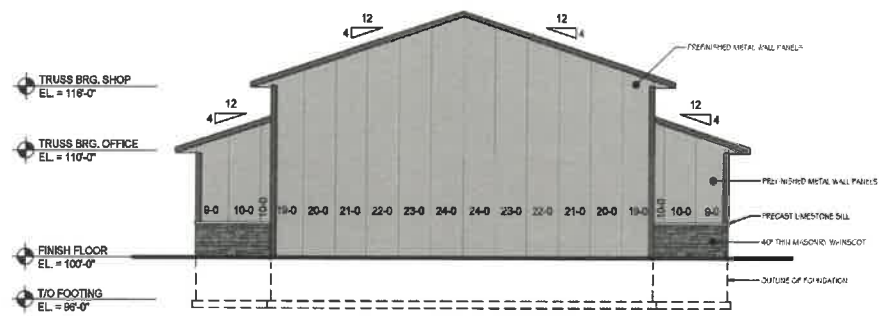
Thank you

Mike Klarner

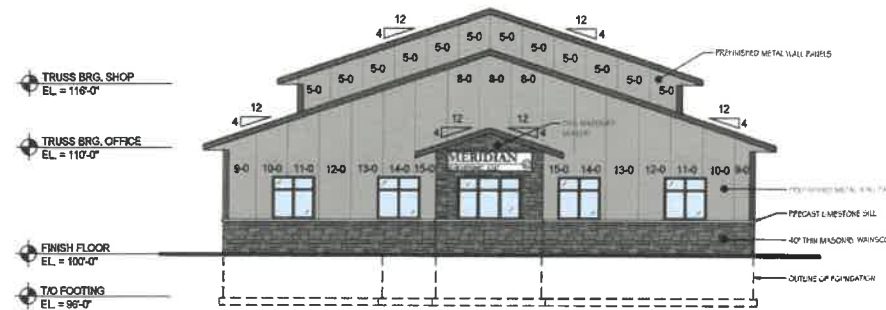
Fox Structures Inc.
2201 Eastline Road
Kaukauna, WI 54130
Office 920-766-9305
Cell 920-419-2650
Mklarner@foxstructures.com
www.foxstructures.com



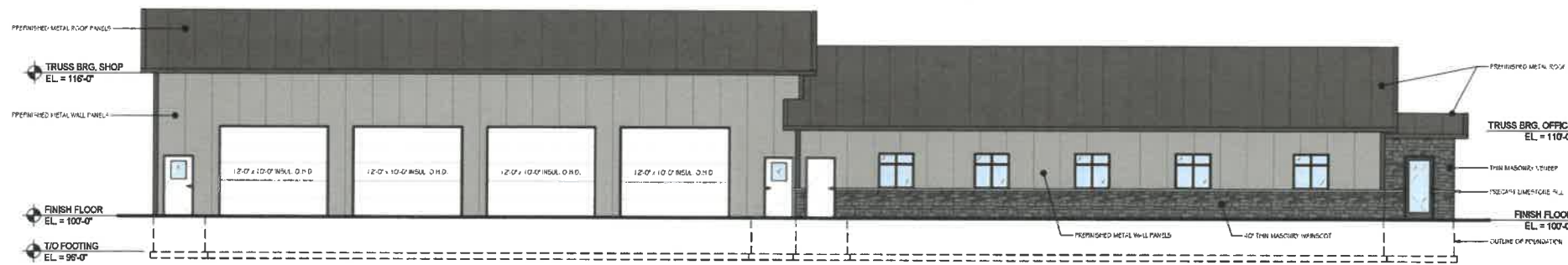
DESIGN / BUILD CONSTRUCTION SERVICES



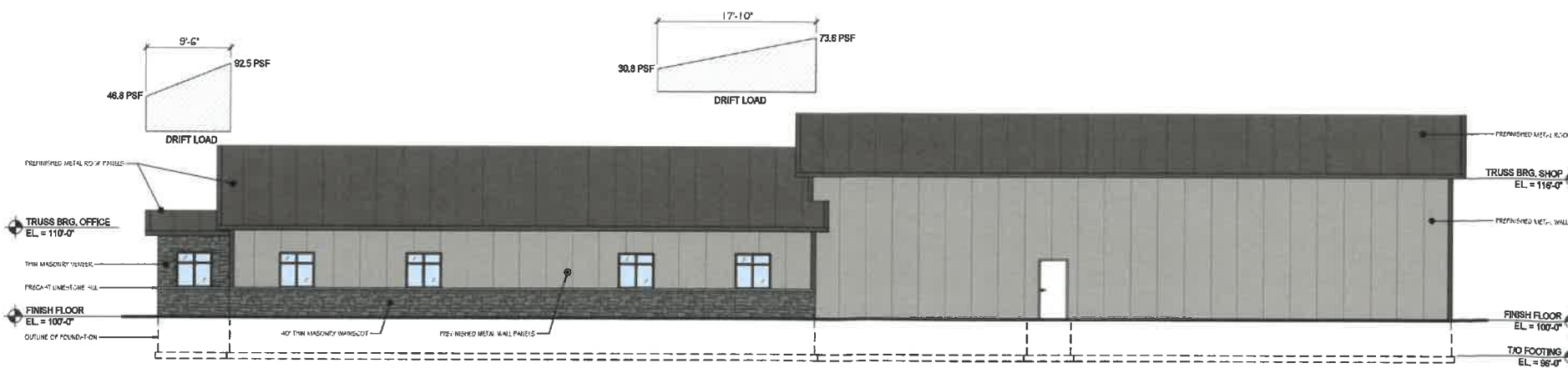
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

#1



PROPOSED BUILDING FOR:
MERIDIAN SURVEYING, LLC
KAUKAUNA, WISCONSIN

"COPYRIGHT NOTICE"
This drawing, design, and detail was made exclusively for the party named in the block. It is the copyrighted property of FOX STRUCTURES INC. No part thereof shall be reproduced, disclosed, or made available to anyone, by any method without the expressed written consent of FOX STRUCTURES INC.

NO.	DATE	DESCRIPTION:
1	05-04-17	ISSUED FOR STATE APPROVAL

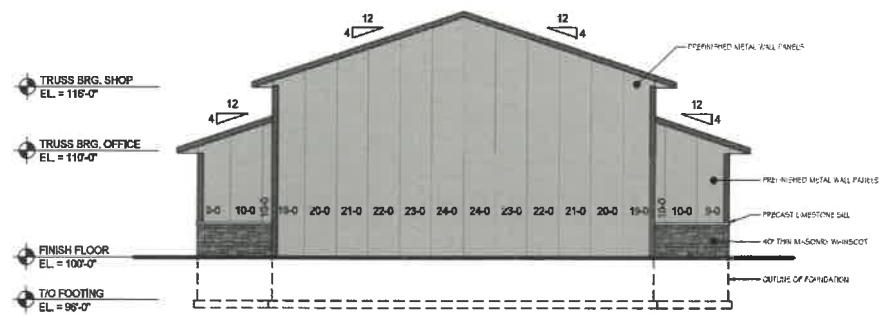
PROJECT MGR:
MIKE KLARNER

PROJECT #:
160134

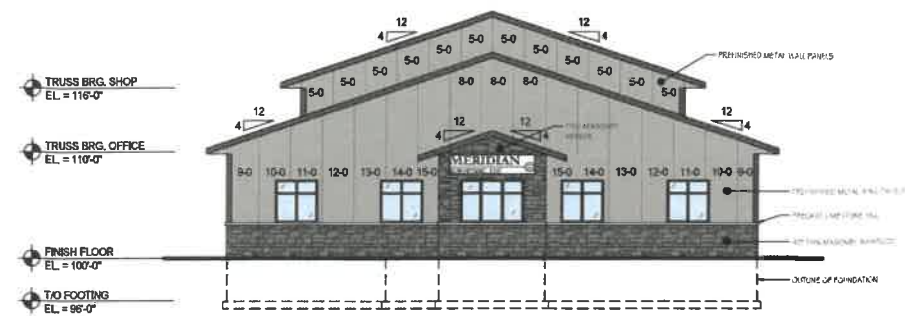
DRAWN BY:
AWS

ISSUE DATE:
05-04-17

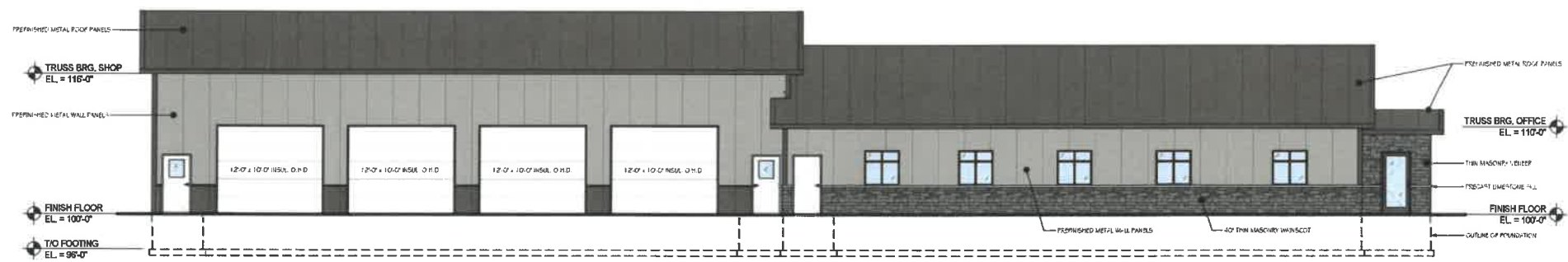
A2.0



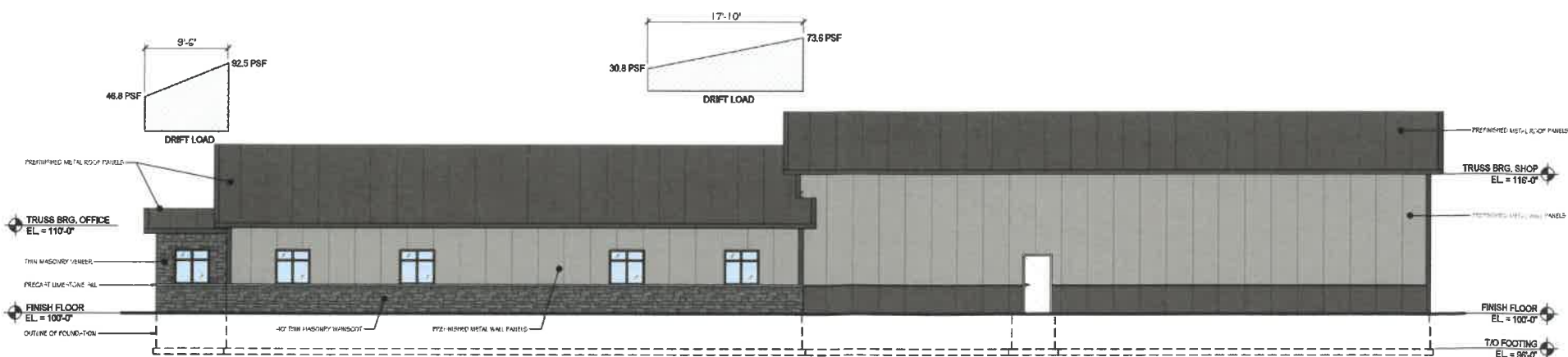
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

"COPYRIGHT NOTICE"
This drawing, design, and detail were made exclusively for the party named in the title block. It is the copyrighted property of FOX STRUCTURES, INC. No part thereof shall be reproduced, disclosed, or made available to anyone, by any method without the expressed written consent of FOX STRUCTURES, INC.

DESCRIPTION:	ISSUED FOR STATE APPROVAL
DATE:	05-04-17
NO:	1

PROJECT MGR:
MIKE KLARNER

PROJECT #:
160134

DRAWN BY:
AWS

ISSUE DATE:
05-04-17

A2.0

#2

LANDSCAPE PLAN

FOR
MERIDIAN INVESTMENTS, LLC
 LOT 2, CERTIFIED SURVEY MAP NO. 3615, BEING A PART
 OF THE NE1/4 OF THE NE1/4, SECTION 1, T.20N.,
 R.18E., VILLAGE OF HARRISON, CALUMET COUNTY,
 WISCONSIN

-LEGEND-

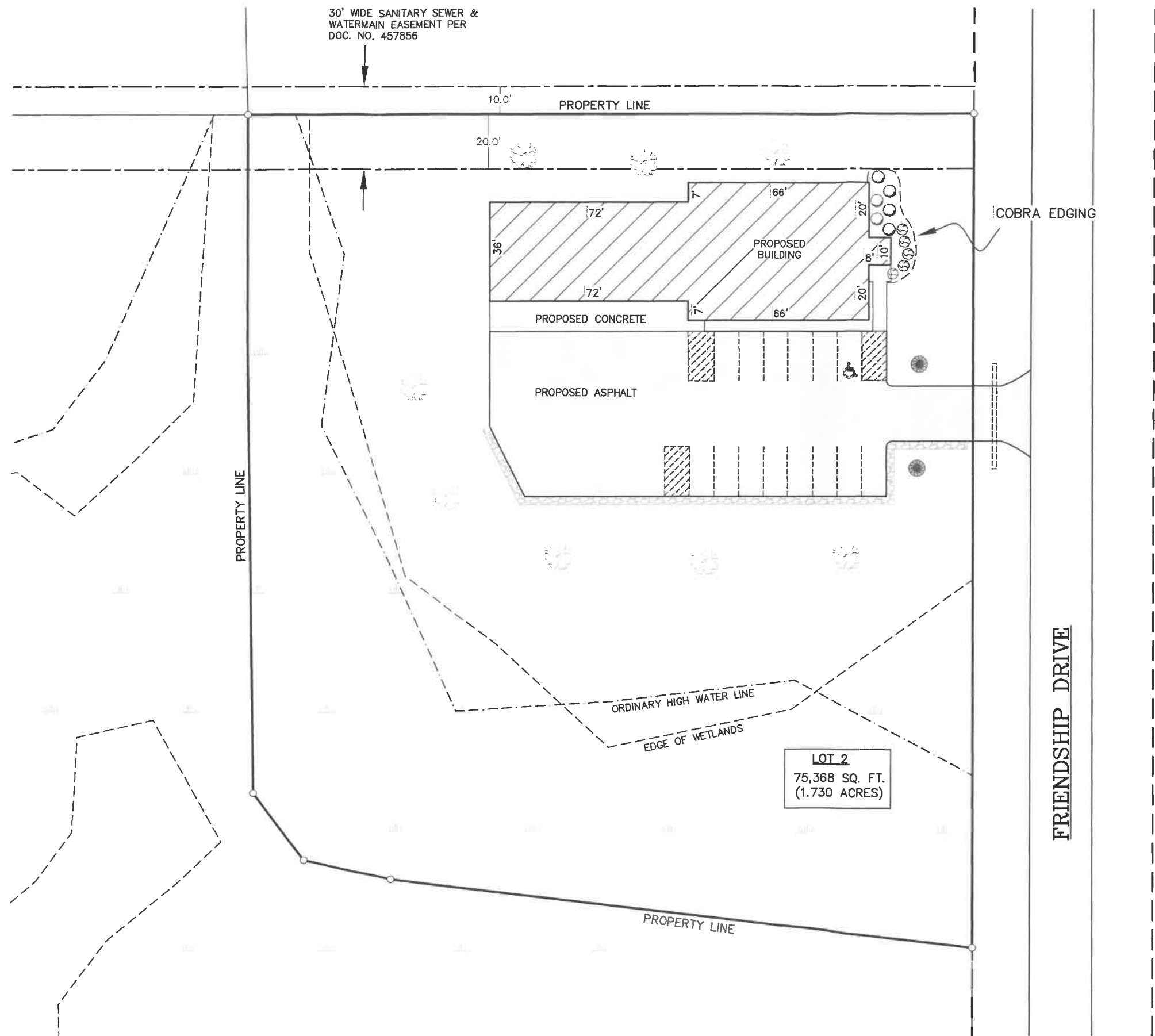
- = 1" X 18" IRON PIPE SET
- ⊕ = FIRE HYDRANT
- ⊗ = EXISTING POWER POLE
- ☉ = PROPOSED AUTUMN BLAZE MAPLE (MINIMUM 2" DIAMETER)
- = PROPOSED CLEVELAND SELECT PEAR (MINIMUM 2" DIAMETER)
- ⊙ = PROPOSED BOXWOOD
- = PROPOSED HYDRANGEA

PLANT SCHEDULE:

- AUTUMN BLAZE MAPLE = 8
- CLEVELAND SELECT PEAR = 2
- BOXWOOD = 5
- BLOOMSTRUCK HYDRANGEA = 5
- VANILLA STRAWBERRY HYDRANGEA = 1

NOTES:

- INDIVIDUALLY PLANTED TREES TO HAVE A 5" DIAMETER BARK RING (4" THICK)
- ALL PLANTING BEDS TO BE 1-1/2" MISSISSIPPI STONE W/FABRIC WEED BARRIER



LOT 2
 75,368 SQ. FT.
 (1.730 ACRES)

FRIENDSHIP DRIVE