



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

Comprehensive Plan Update & Village Center Plan Public Meeting Tuesday, October 18, 2016 5:30 - 7:00 PM

Plan Commission Meeting Tuesday, October 18, 2016 7:00 PM

- 1) Call to Order following the Comprehensive Plan Update & Village Center Plan Public Meeting from 5:30-7:00pm.
- 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
 - July 19, 2016
- 6) Convene Meeting and Enter Public Hearing
 - a. Conditional Use Permit – Peter & Patricia Besser – W5622 Firelane 12
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Conditional Use Permit – Peter & Patricia Besser – W5622 Firelane 12
 - b. Certified Survey Map – Jacqueline Burr – Harrison Road
 - c. Final Plat – Parker Farms 3 – County N & Jochmann Drive
 - d. Purchase of Lots 57 & 58 in Oakwood Estates for small park – N8952 & N8944 Blackoak Street
- 9) Items for Discussion
 - a. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively November 22, 2016 at 6:00pm
- 11) 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.

Memo

Date: October 18, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8a: CUP, Besser

Overview:

The applicant, Peter & Patricia Besser, are requesting a Conditional Use Permit (CUP) in order to construct an accessory building with a water closet (toilet facility). The property is located at W5622 Firelane 12 and is currently zoned General Agricultural [AG]. There is a house and accessory building currently on the property. The Zoning Ordinance allows up to two (2) accessory buildings, not to exceed 3,000-sq. ft. in total area, in the AG zoning district. The Zoning Ordinance, Sec. 117-54 (7) also states, "Any detached accessory use, building and/or structure with a water closet (toilet facility) shall require a conditional use permit, pursuant to article XI, Conditional Use Permits."

The applicant proposed to use the accessory building as an all season work and storage area. The applicant anticipates the building would be used for maintenance of automobiles, motorcycles and lawn/ag equipment. A water line to the building would allow for an area to wash and clean the equipment as well as have a bathroom so that they would not have to use the house bathroom. The applicant's narrative is attached.

The structure itself meets all the physical zoning requirements (e.g. setbacks, size, number of buildings), but would require approval for a toilet facility. Staff has a few concerns about the accessory building being converted into another dwelling. If the applicant were to agree to not rent, lease, sell, or otherwise use the accessory building as dwelling unit, then staff would not have any issues.

Attachments:

- Narrative (email)
- Application
- Location Map
- Site Plans
- Building Plan

Findings of Fact:

- Property owners within 300-feet of the subject property have been notified via first-class mail.

Zoning Ordinance, Sec. 117-319. - Basis for approval.

No conditional use permit shall be recommended by the plan commission, or approved by the village board, unless it shall find all of the following criteria have been met. The applicant's

failure to satisfy the criteria, or any other applicable requirement in this chapter, shall be deemed grounds to deny the conditional use permit.

(1) *Zoning.* The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of this chapter. Where there is an existing nonconforming structure, the design standards of the underlying zoning district may be waived by the plan commission and village board. *Staff finds that the accessory building meets the physical zoning requirements of the AG zoning district and the intent of the district to use the building as an accessory to the primary use which is the house.*

(2) *Plans.* The proposed use conforms to the village comprehensive plan and any other officially adopted village plan. *Staff finds that the Comprehensive Plan identifies this area as residential, including associated accessory buildings.*

(3) *Traffic.* Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *Staff finds that the proposed use will not increase traffic congestion in the area.*

(4) *Landscaping and screening.* Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual impacts that are associated with the proposed use as established in article VI, Access, Parking, and Loading and article IX, Landscaping and Screening Standards. *Staff finds that existing natural features and the building's location provide an adequate buffer.*

(5) *Neighborhood compatibility.* The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust. *Staff finds that accessory buildings are common place within the area.*

(6) *Services.* Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. *Staff finds that if approved, a sanitary permit from Calumet County will be required.*

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit request with the following conditions:

1. The accessory building shall not be rented, leased, sold, or otherwise used as a separate dwelling unit from the house on the property.
2. The accessory building shall only be used or occupied as long as the principal structure is used or occupied. If the house is vacant then the accessory building shall also be vacated.
3. The accessory building shall only be used by the owners of the property or their immediate family.
4. The owner shall obtain a sanitary permit from Calumet County prior to installation of the toilet facility.

Town/Village of Harrison

W5298 Hwy 114
Menasha, WI 54952
Phone: 920.989.1062

CONDITIONAL USE PERMIT APPLICATION

C16-003

Applicant Information			
Applicant Name (Indiv. Org. or Entity) Kelly Rousseau		Authorized Representative Kelly Rousseau	Title President
Mailing Address 600 Century Oaks Dr		City Menasha	State WI
			Postal Code 54952
E-mail Address KR@PRMSY.com		Telephone (include area code) 920-722-4800	Fax (include area code) N/A
Landowner Information (if different than Applicant)			
Name (Organization or Entity) Peter Besser		Contact Person Kelly Rousseau	Title President
Mailing Address 5622 Fire Lane 12		City Menasha	State WI
			Postal Code 54952
E-mail Address besser5622@gmail.com		Telephone (include area code) 312-331-0142	Fax (include area code) N/A
Project or Site Location			
Site Name (Project):		Location ID(s):	
Site Address / Location: 5622 Fire Lane 12 Menasha WI		Plat / CSM / Lot No.:	
Quarter: <input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE	Section:	Township: N	Range: E
Legal Description:			
Current Zoning: Ag		Proposed Zoning:	
Current Uses:		Proposed Uses:	
Lot Dimensions: 1159.9 Front: 1159.9 Side: 1065.6 Rear: 917.8 Side: 398.1 Lot Area: 17.95 <input checked="" type="checkbox"/> acres or <input type="checkbox"/> square feet			
Description of the Proposed Use for the Property (attach separate document if needed)			
Shed, Storage Sec 117-54 (1)			
Development Plan			
<input type="checkbox"/> See reverse side for complete application submittal requirements.			
Fees			
<input type="checkbox"/> \$350.00			
Certification & Permission			
<p>Certification: I hereby certify that I am the landowner of the property which is the subject of this Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the ordinances and/or permit may result in notices, fines / forfeitures, stop work orders, permit revocation, and cease & desist orders.</p> <p>Permission: As landowner of the property, I hereby give the permit authority permission to enter and inspect the property to evaluate this application, to determine compliance with the ordinances, and to perform corrective actions after issuing proper notice to the landowner.</p>			
Applicant Signature 		Date Signed 9-26-16	
Landowner Signature (required) 		Date Signed 9.26.2016	

⊗

RECEIVED			
LEAVE BLANK - FOR MUNICIPAL USE ONLY			
Date Complete Application Received:	SEP 26 2016	Fee Received \$ 350. ⁰⁰	Receipt No: 6215
		Date Paid: 9-26-16	Taken By:
HARRISON PLANNING			

Mark Mommaerts

From: Kelly <kr@prms1.com>
Sent: Monday, September 26, 2016 3:52 PM
To: Mark Mommaerts
Subject: FW: Town of Harrison Planning Commission and Board re water for garage/shed building

Mark,

Here is the narrative for Peter Besser.

Thank you,

Blessings in Yeshua's name,

Kelly R.

From: Peter Besser [<mailto:besser5622@gmail.com>]
Sent: Tuesday, September 20, 2016 8:36 PM
To: Kr@prms1.com
Subject: Town of Harrison Planning Commission and Board re water for garage/shed building

This letter is a request to to have water usage for a planned garage/ shed at W5622 Firelane 12. We have owned the property since 1987 and built a house in 1994 on our 16 acre parcel. To the west of the house we will seek a building permit for an approximate 1200 square foot structure which will be for an all season work and storage area. Our intent is to ask you for an allowance to run water in the building for maintenance, a sink and toilet. The planned structure is approximately 80 feet away from the house. To the east there is a well with an extra pipe available in the existing mechanicals. The plan would be to run water behind the home to the garage/shed and work area. We have asked water technicians whose opinion has been positive and most cost effective for the project. The intended structure will have easy access to electrical and gas for all season heating and cooling. With your permission we would then petition the county for a mound system or holding tank at their prerogative. Also if you were to suggest a preference it would incorporated into the project and the permit to the county. The intent of the building is have a work and maintenance area for automobiles, motorcycles and lawn/ag equipment. With water available we would have a cleaning, wash area and toilet facility without having to use the house. Our son currently deployed in the Navy is looking forward to having an area to work on his car and motorcycle. We have long maintained the area in keeping with the rural/agricultural and plan to follow in the same tradition.

Regards, Peter and Patricia Besser

Calumet County, WI

Legend

- Address Point
- Municipal Boundary
- County Boundary
- Wisconsin Water
- Other Counties
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Road
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2014
 - Red Band_1
 - Green Band_2
 - Blue Band_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

<p>2016/10/31 PM</p>	
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ONLINE MAP GALLERY

PDF MAP GALLERY

DATA GALLERY

HELP

CONTACT

CONTACT



The Calumet County courthouse is located on the west side of the city of Chilton, Wisconsin. It is centrally located between Fond du Lac, Green Bay and the Fox Valley.

Contact us using this form

We are always looking to improve your experience with the site so please let us know if you have any comments or questions. Fill out this form and we will get back to you as soon as possible.

Contact Information

If at any point you have questions or comments, please feel free to contact Andy Hess- GIS Administrator at the Calumet County Land Information Office

206 Court Street
Chilton WI 53014
Monday-Friday 8am-4:30pm
+920 849 1493 ext 260
Email Andy



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PDF MAP GALLERY

DATA GALLERY

HELP

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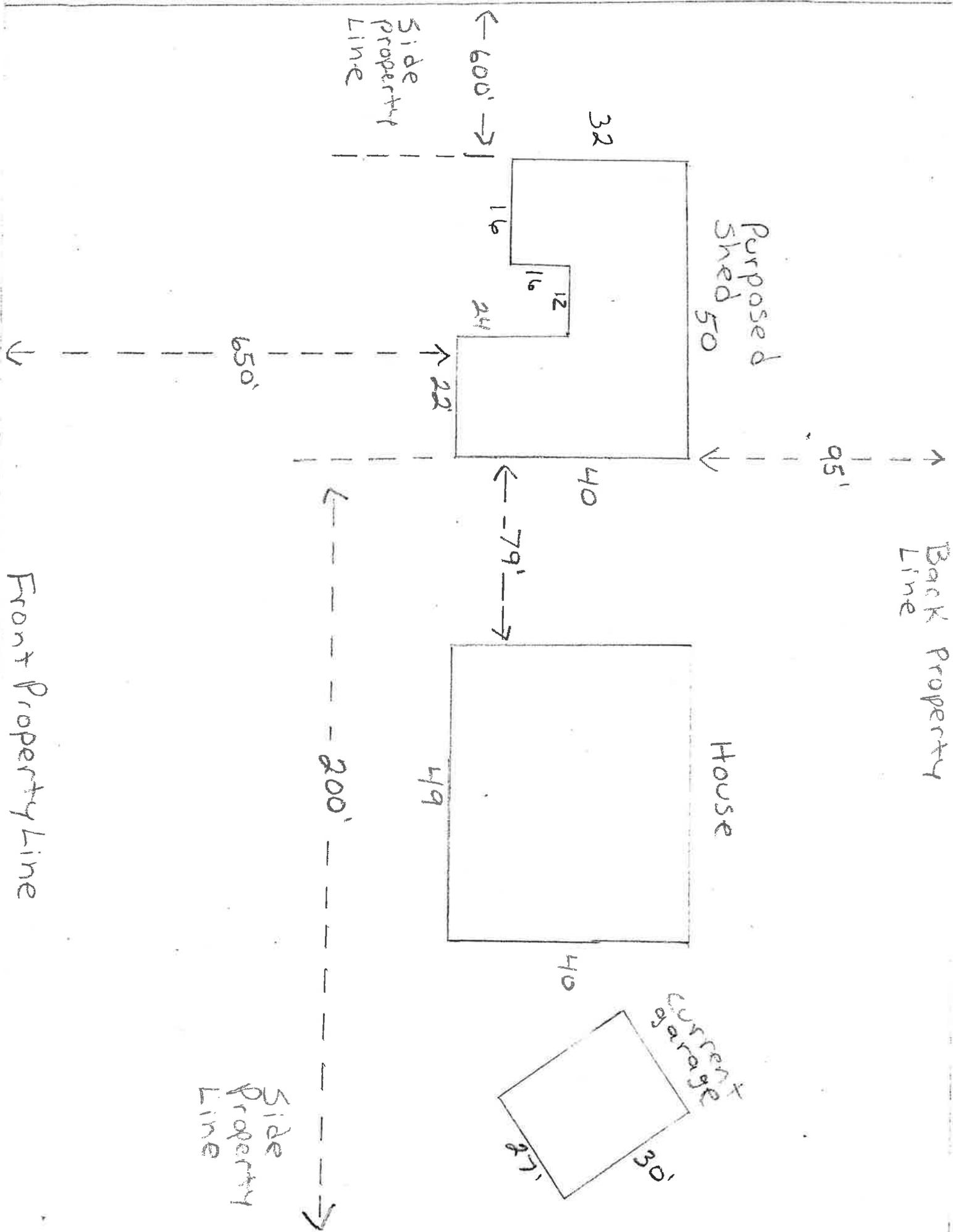
Contact us using this form

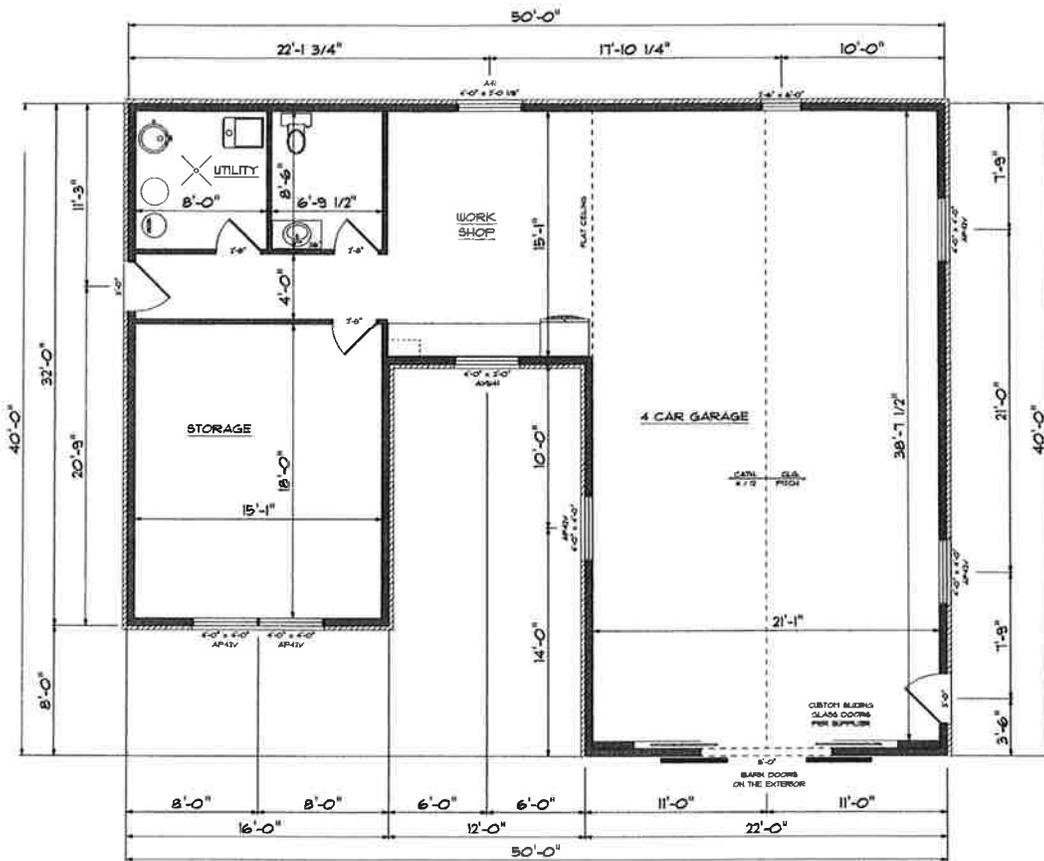
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206 Court Street
Chilton WI 53014
Monday-Friday 8am-4:30pm
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Email Andy





MULTI-PURPOSE PLAN

1,631 SQ. FT.

Memo

Date: October 18, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8b: CSM – Burr

Overview:

The applicant, Jacqueline Burr, is proposed a one lot Certified Survey Map (CSM) in order to combine two (2) existing parcels into one (1) parcel. The parcels are currently vacant/undeveloped and are located along Harrison Road on the lake side (IDs 38534 & 38552). The parcels are currently zoned Single-Family Residential (Suburban) [RS-1] and Shoreland Overlay [SHO]. The combined parcel will meet the Zoning Ordinance requirements for lot area and lot width. The purpose of the CSM is to remove the lot line for future building purposes.

Attachments:

- Certified Survey Map
- Aerial Map

Staff Recommendation:

Staff recommends approval of the Certified Survey Map request as submitted.

Calumet County, WI

Legend

- Address Point
 - County Boundary
 - Wisconsin Water
 - Unincorporated Community
 - Town Boundary
 - Point of Interest
 - Parcel Boundary
 - Property Hook
 - PLSS Section
 - State Parks
 - County Parks
 - Lake
 - River and Stream
 - Major Roads
 - Local Roads
 - Municipal Streets
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 - Railroad
- Color 2014
- Red Band_1
 - Green Band_2
 - Blue Band_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Map Date	10/8/16 2:27 PM	
Map Version		



CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, GARY A. ZARRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, MAPPED, AND COMBINED AT THE DIRECTION OF JACQUELINE BURR, PART OF FRACTIONAL GOVERNMENT LOT 4, SECTION 11, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF FRACTIONAL GOVERNMENT LOT 4 OF SAID SECTION 11; THENCE NORTH 89 DEGREES 23 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF SAID FRACTIONAL GOVERNMENT LOT 4, A DISTANCE OF 1492.39 FEET; THENCE SOUTH 19 DEGREES 45 MINUTES 35 SECONDS WEST, 72.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 19 DEGREES 45 MINUTES 35 SECONDS ALONG THE WEST RIGHT-OF-WAY LINE OF HARRISON ROAD, A DISTANCE OF 138.17 FEET; THENCE NORTH 89 DEGREES 03 MINUTES 25 SECONDS WEST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 334971, A DISTANCE OF 205.88 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 89 DEGREES 03 MINUTES 25 SECONDS EAST, 60 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO; THENCE NORTH 28 DEGREES 00 MINUTES 33 SECONDS EAST, ALONG A MEANDER LINE, A DISTANCE OF 73.34 FEET; NORTH 28 DEGREES 13 MINUTES 48 SECONDS EAST, CONTINUING ALONG A MEANDER LINE, 73.67 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 89 DEGREES 03 MINUTES 25 SECONDS EAST, 63 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO; THENCE SOUTH 89 DEGREES 03 MINUTES 25 SECONDS EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 501084, A DISTANCE OF 183.30 FEET TO THE POINT OF BEGINNING, INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO. CONTAINING 33,525 SQUARE FEET MORE OR LESS [0.77 ACRES±]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE VILLAGE OF HARRISON AND CALUMET COUNTY SUBDIVISION ORDINANCE IN SURVEYING, COMBINING AND MAPPING THE SAME.

THAT THIS CERTIFIED SURVEY MAP IS NOT A DIVISION OF PROPERTY BUT A COMBINING OF AND DEPICTION OF THE PARCELS RECORDED IN DOCUMENT NOS. 101057 AND 135527 INTO A SINGLE PARCEL AND DESCRIPTION.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF.

GIVEN UNDER MY HAND THIS 13TH DAY OF SEPTEMBER, 2016.

GARY A. ZARRINGER,
PROFESSIONAL WI LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:
JACQUELINE M. BURR
RECORDING INFORMATION:
DOCUMENT NO. 101057
PARCEL NUMBER:
131-0000-0000000-000-0-191811-05-040N

AND

OWNERS OF RECORD:
JACQUELINE M. BURR
RECORDING INFORMATION:
DOCUMENT NO. 135527
PARCEL NUMBER:
131-0000-0000000-000-0-191811-05-040E

Memo

Date: October 18, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8c: Final Plat – Parker Farms 3

Overview:

The developers, Dercks DeWitt LLC, have submitted a final plat, called Parker Farms 3, for phase three of the subdivision. This subdivision is located along County N. Phase 3 is located north of Jochmann Drive. Parker Farms 3 is a thirteen lot subdivision, however, two lots being created have existing homes located on the lot. There is a duplex located along County N that is proposed to be removed from the property. The Final Plat for Parker Farms 3 substantially conforms to the Preliminary Plat.

Attachments:

- Final Plat
- Revised Drainage/Grading Plan
- Aerial Map

Staff Recommendation:

Staff recommends approval of the Final Plat of Parker Farms 3 with the following conditions:

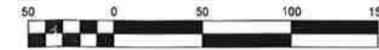
1. A zoning map amendment (rezoning) shall be submitted to rezone a portion of Parker Farms 3 from Two-Family Residential [RT] to Single-Family Residential (Suburban) [RS-1] to match the rest of the subdivision.
2. The “12’ Utility Easement” shall be revised to include the Darboy Sanitary District as a Grantee for the purposes of maintenance, repair, and/or replacement of sanitary or water infrastructure and access thereto.
3. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of Parker Court prior to issuance of building permits and zoning permits.
4. All lots shall have a storm sewer lateral provided for sump pump discharge.
5. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to issuance of building permits and zoning permits.
6. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to issuance of building permits and zoning permits.
7. The Village Board shall accept the roadway in a graveled state prior to issuance of building permits and zoning permits.
8. All other improvements, including but not limited to, curb & gutter, asphalt paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.

Parker Farms 3

All of Lot 2 CSM 662, all of Lot 1 CSM 2519, all of Lot 1 CSM 3463 and all of Lot 1 CSM 3499 all being part of the Northeast 1/4 of the Southeast 1/4 Section 03, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

LOCATION MAP

SEC 3, T 20 N, R 18 E,
VILLAGE OF HARRISON
CALUMET COUNTY, WI



Bearings are referenced to the E.L. of the Southeast 1/4 of Section 3 assumed to bear S01°10'36"E based on Outagamie County coordinate system

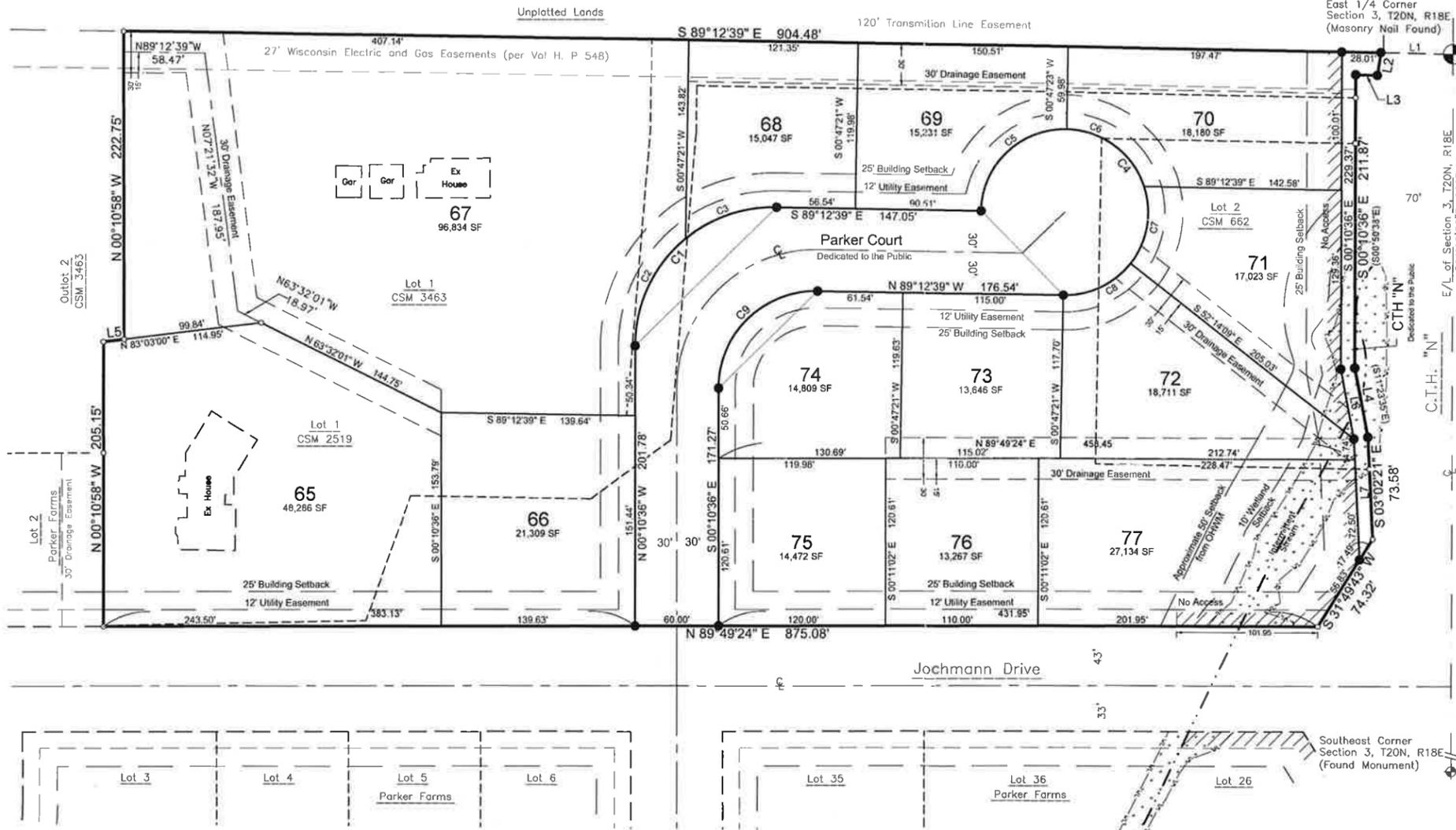
NOTES

All linear measurements have been made to the nearest one hundredth of a foot.

All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

LEGEND

- 3/4" Rebar Found
- 1" Iron Pipe Found
- 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- SF Lot areas in square feet
- () Recorded As
- Wellands
- No Access



Line	Bearing	Length
L1	S 89°12'39" E	52.00'
L2	S 08°14'02" W	16.66'
L3	N 88°44'08" W	15.58'
L4	S 10°56'28" E	50.86'
L5	N 83°03'00" E	15.11'
L6	N 10°56'28" W	51.11'
L7	N 03°02'21" W	87.24'

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	100.00'	N 45°18'22" E	142.61'	158.77'	90°57'57"	N 00°10'36" W	S 89°12'39" E
C2	100.00'	N 25°06'28" E	85.42'	88.28'	50°34'04"	N 00°10'36" W	N 50°23'28" E
C3	100.00'	N 70°39'25" E	69.06'	70.51'	40°23'53"	N 50°23'28" E	S 89°12'39" E
C4	60.00'	S 44°12'37" E	84.85'	282.74'	270°00'04"	N 00°47'21" E	N 89°12'39" W
C5	60.00'	N 45°47'22" E	84.85'	94.25'	90°00'02"	N 00°47'21" E	S 89°12'37" E
C6	60.00'	S 53°56'08" E	69.30'	73.88'	70°33'00"	S 89°12'37" E	S 18°39'38" E
C7	60.00'	S 06°33'07" W	56.73'	59.09'	56°25'28"	S 18°39'38" E	S 37°45'51" W
C8	60.00'	S 64°18'34" W	53.57'	55.53'	53°01'26"	S 37°45'51" W	N 89°12'43" W
C9	70.00'	S 45°18'22" W	99.83'	111.14'	90°57'57"	N 89°12'39" W	S 00°10'36" E

James R Sehloff PLS 2692 Date

File: 4286Final3.dwg
Date: 09/27/2016
Drafted By: Jim
Sheet: 1 of 2

Revision Date: Sep 27, 2016

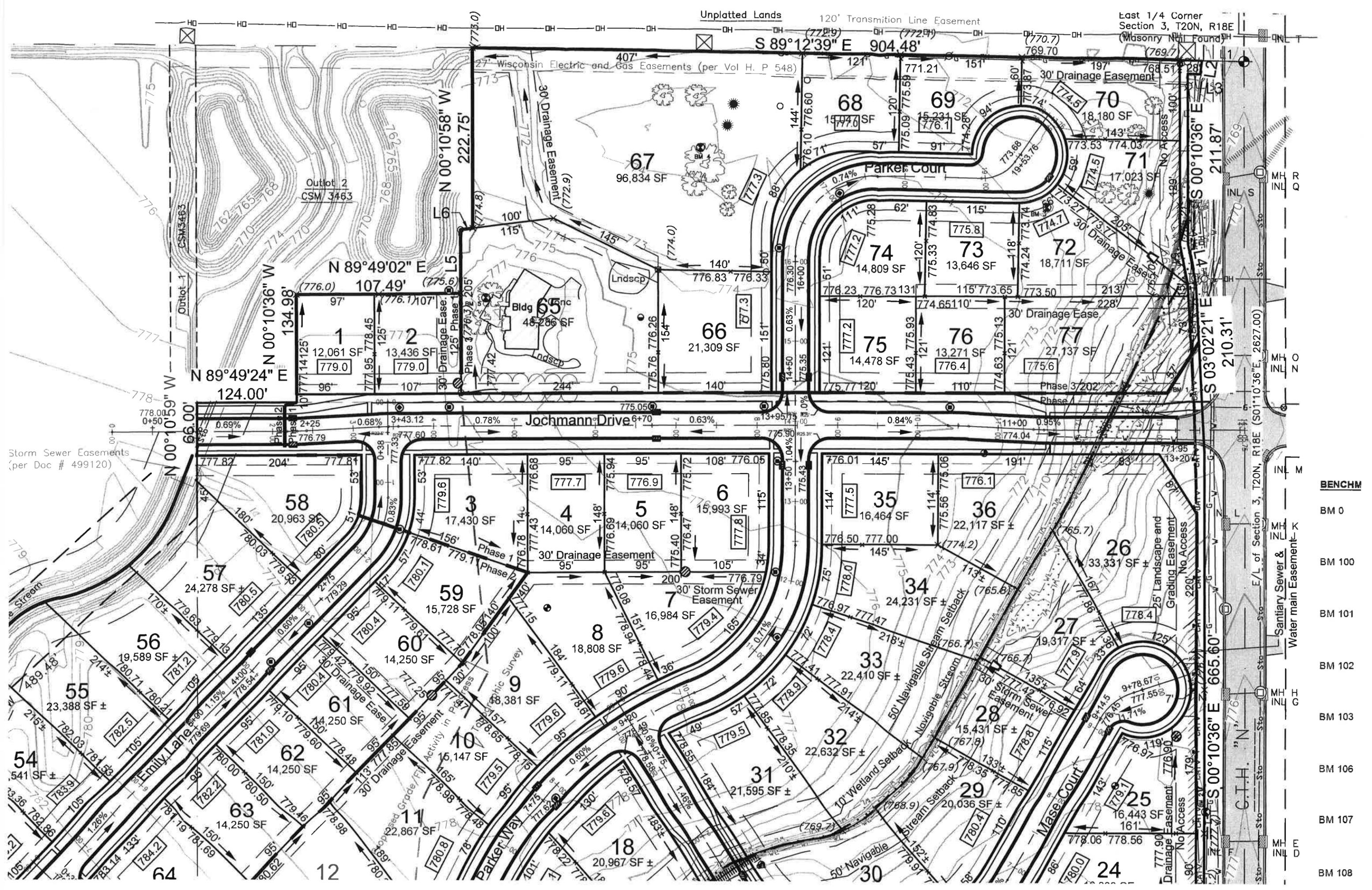
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS

1811 Racine Street, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-630-9595
www.davel.pro



Unplatted Lands 120' Transmission Line Easement

East 1/4 Corner Section 3, T20N, R18E (Masonry Nail Found)

S 89°12'39" E 904.48'

Wisconsin Electric and Gas Easements (per Vol H. P. 548)

Parker Court

Jochmann Drive

Mass Court

Emily Lane

Parker Way

Storm Sewer Easements (per Doc # 499120)

BENCHM

BM 0

BM 100

BM 101

BM 102

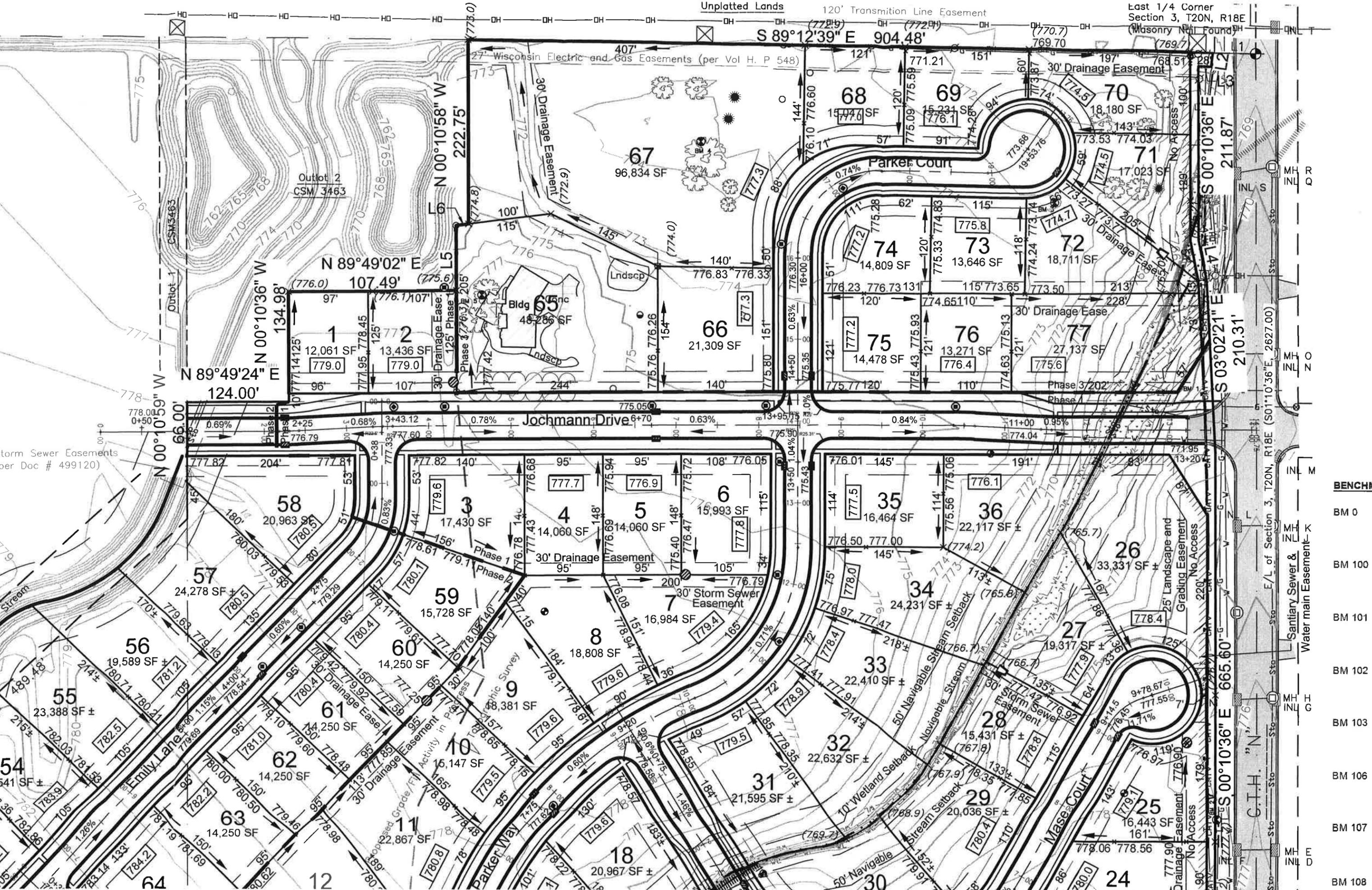
BM 103

BM 106

BM 107

BM 108

Sanitary Sewer & Water main Easement



Memo

Date: October 18, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8d: Small Park – Lot 57 & 58 Oakwood Estates

Overview:

The Village Board is seeking a recommendation from the Plan Commission about the purchase of 2-lots in the Oakwood Estates subdivision for use as a small park. See the staff memo dated September 27th for more information.

Questions for the Plan Commission to consider:

1. Will there be room on the site for playground equipment outside of the setbacks and wetlands? (e.g. playground set, swings, other amenities, etc.)
2. What can be done with the wetland?
3. Does a small shelter fit on site?

Attachments:

- Staff Memo to the Village Board dated September 27
- Plat Map
- State Statute referencing *Matters Referred to City Plan Commission*
- Site Plan with wetland boundaries
- Aerial Map
- Images of similar parks
- Examples of playground equipment sizing

Staff Recommendation:

Staff recommends the Village pursue purchase of Lots 57 & 58, Oakwood Estates, for a park.



VILLAGE BOARD MEETING

VILLAGE OF HARRISON

Date: September 27th, 2016

Title:

Purchase of Lot 57 and Lot 58 of Oakwood Estates on Blackoak St. for a small park.

Issue:

Should the Village purchase lot 57 and lot 58 of Oakwood Estates on Blackoak St. for a small park?

Background and Additional Information:

The Oakwood Estates subdivision consists of 73 lots of which all but two have been built upon. Abutting this subdivision is the Harrisville Place subdivision which consists of approximately 15 lots, the majority of which have been built upon. Currently, there are no park facilities in this area. The closest park facility would be Darboy Park which is over 2.5 miles away.

Staff has been in contact with the owner of the two lots and the owner of the two lots would be willing to sell the lots to the Village for a price of \$35,000. There are some wetlands on these lots; however the wetlands would not prohibit the Village from putting various pieces of park equipment on the property.

Staff has calculated the number of lots in the area and the amount of park impact fees that have been paid. Once all the lots are developed, the park impact fees for this area would amount to \$70,400. If the Village purchases the two lots for \$35,000 that would leave approximately \$35,400 to equip the park.

Budget/Financial Impact:

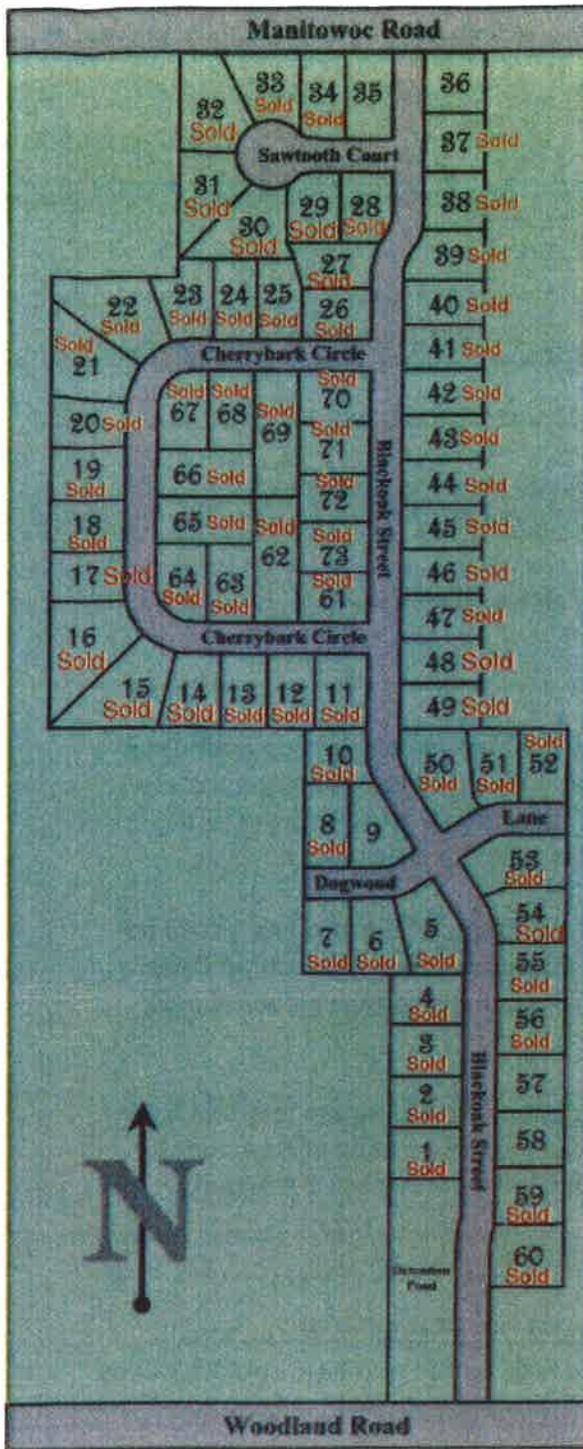
Approximate cost would be \$35,000 for purchase of the two lots. Currently, there is a total (Town and Village) of \$232,228,13 in park impact fees. The cost for the purchase could be taken out of park impact fees.

Recommended Motion:

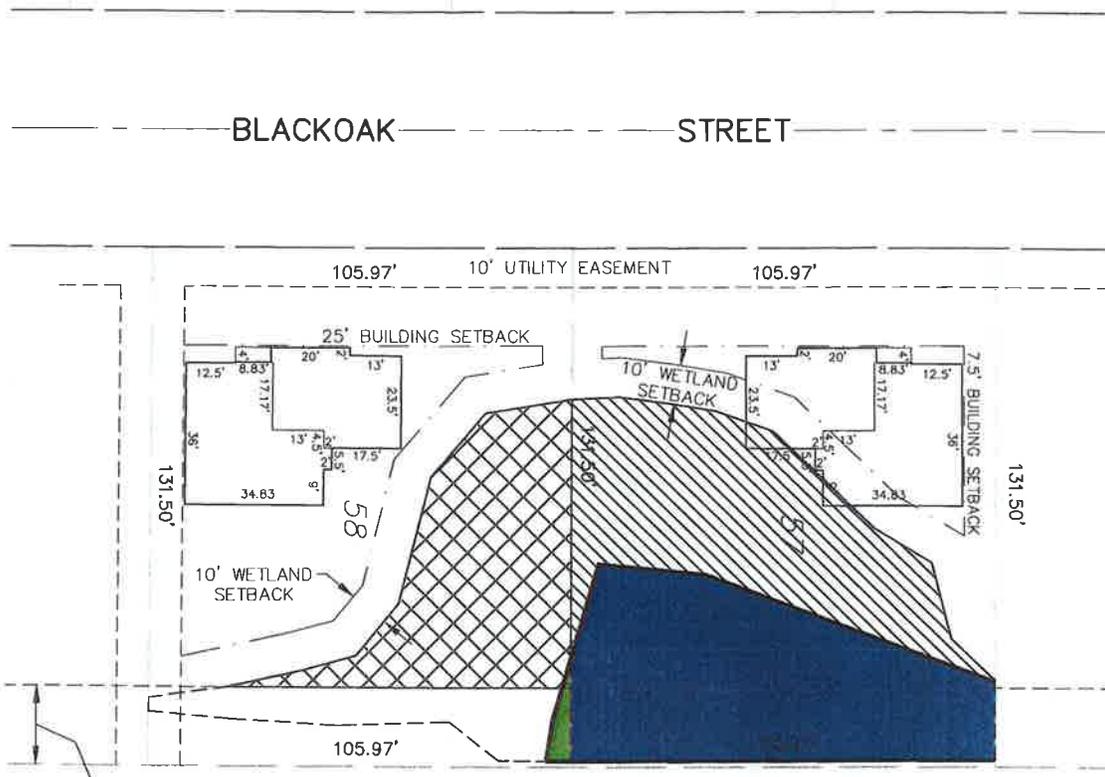
Motion to refer this item to the Plan Commission for a review and report.

Attachments:

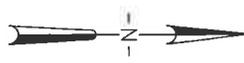
- Oakwood Estates lot availability.
- Plan Commission Statutes.
- Picture.
- Wetlands diagram.
- Map.



- (5) **MATTERS REFERRED TO CITY PLAN COMMISSION.** The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.



20' DRAINAGE & UTILITY EASEMENT



-  ORIGINAL WETLANDS LOT 57 3967.5 Sq. Feet
-  ORIGINAL WETLANDS LOT 58 89.0 Sq. Feet
- LOT 57 & LOT 58 TOTAL ORIGINAL WETLANDS 4046.5 Sq. Feet**
- WDNR GENERAL PERMIT AREA OF WETLANDS TO BE FILLED**
-  LOT 57 3610 Sq. Feet
-  LOT 58 2953 Sq. Feet
- NEW WETLANDS LOT 57 3610.2 Sq. Feet**
- NEW WETLANDS LOT 58 3992.1 Sq. Feet**
- LOT 57 & LOT 58 TOTAL NEW WETLANDS 7602.3 Sq. Feet**

DESIGNED	DRAWN
PROJECT NO.	
DATE	
SEPT., 2014	
SHEET NO.	

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ENGINEERS ARCHITECTS

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Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
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www.mcmgrp.com

Calumet County, WI

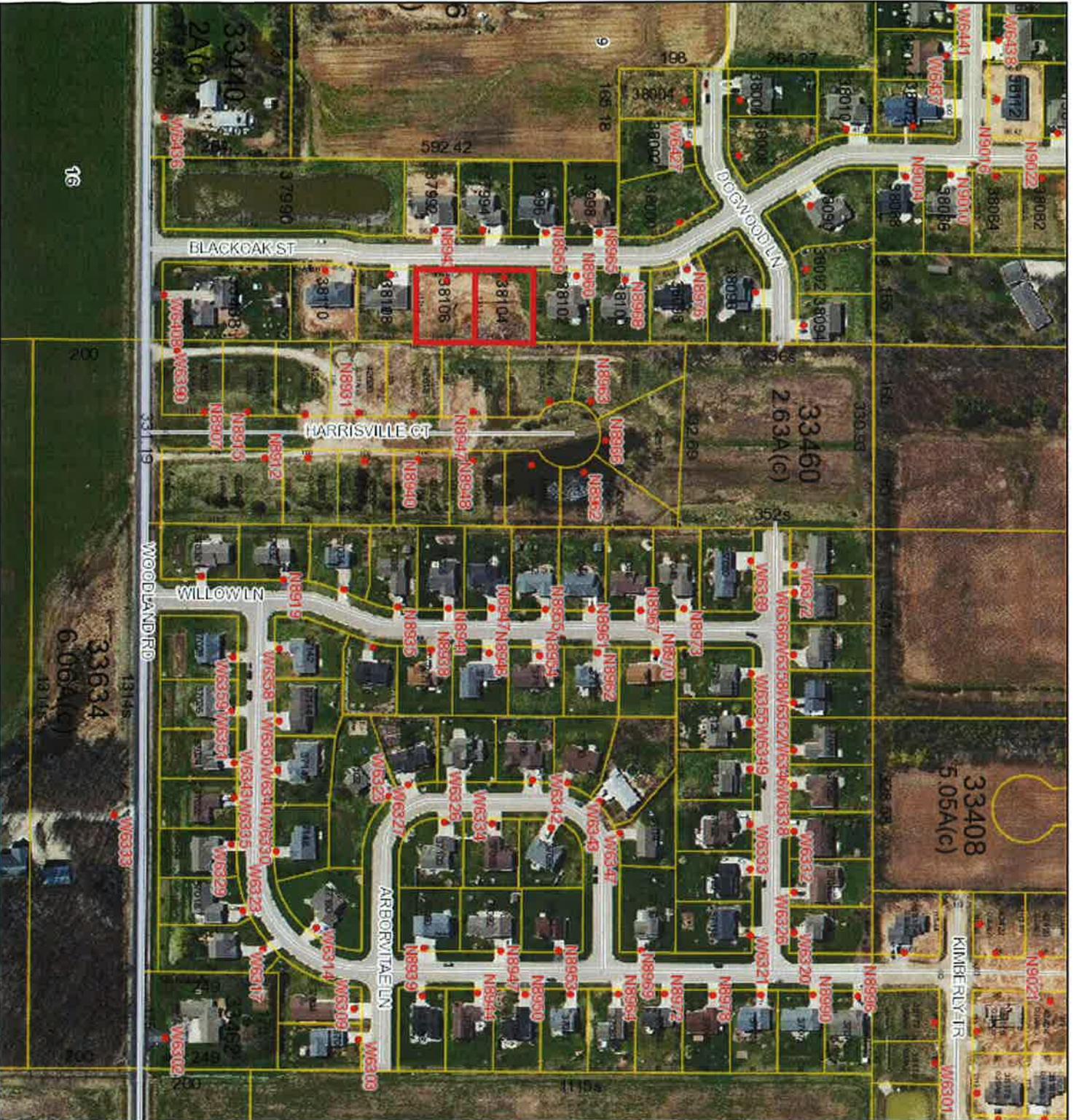
Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2014
 - Road Band_1
 - Green Band_2
 - Blue Band_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Map Date	10/16/15 3:8 PM
Map Author	MapInfo
Map Title	Calumet County, WI
Map Scale	1:415









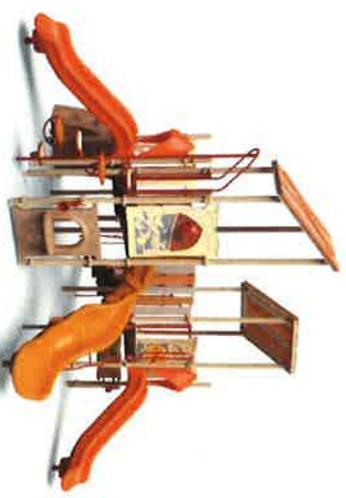
Nature Outpost

350-1633

Equipment Manufacturer



Moss



Terra



Prairie

Hop, Skip & Slide

350-1520

Equipment Manufacturer



Mountain Stream

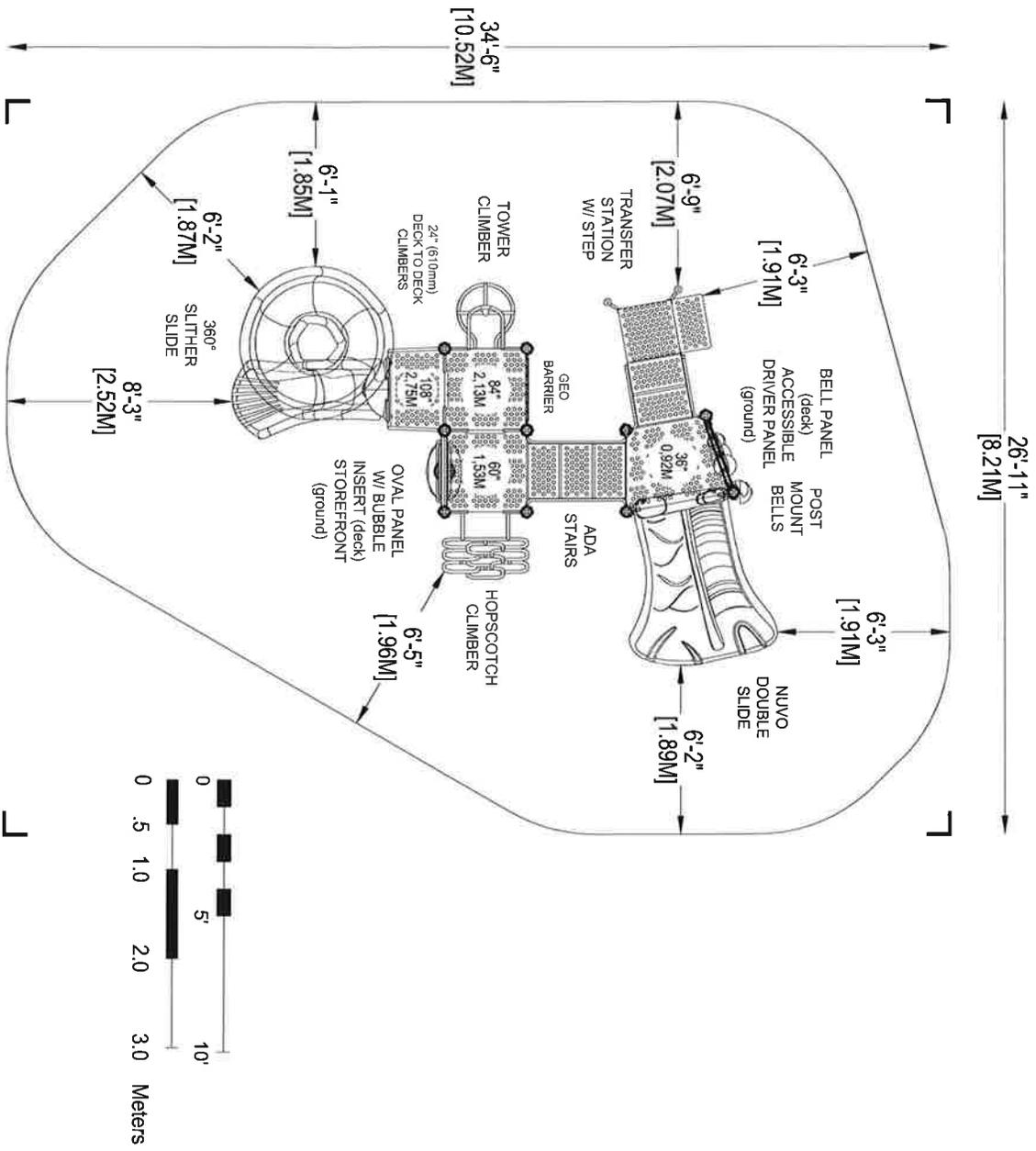


Terra



Corduroy

*PLAYGROUND SUPERVISION REQUIRED



PLAYWORLD SYSTEMS, INC.
 1000 Buffalo Road
 Lewisburg, PA
 17837-9795 USA

EQUIPMENT SIZE:
 14'8" x 20'0" x 13'10"
 4.47M x 6.1M x 4.22M

USE ZONE:
 26'-1" x 34'6"
 10.52M x 8.21M

AREA:
 730 SqFt.
 67.82 SqM.

PERIMETER:
 101 Ft.
 30.78M

FALL HEIGHT:
 9 Ft.
 2.74M

USER CAPACITY:
 32

AGE GROUP:
 5-12

ADA SCHEDULE			
Total Elevated Play Activities		Total Ground-Level Play Activities	
Required	4	2	2
Provided	4	4	3

✓ ASTM F1487-11
 ✓ CPSC #325

PROJECT NO: 350-1520A	SCALE: 1/4"=1'-0"
DRAWN BY: M. MERTZ	Paper Size B
DATE: 10-SEP-15	

HOP, SKIP & SLIDE
 CATALOG PRE-DESIGN

Playcrest

350-1607

Equipment Manufacturer



Marine



Corduroy



Terra



PLAYWORLD SYSTEMS, INC.
 1000 Buffalo Road
 Lewisburg, PA
 17837-9795 USA

EQUIPMENT SIZE:
29'-9" x 27'-0" x 18'-10"
 9.07M x 8.23M x 5.74M

USE ZONE:
45'-10" x 39'-1"
 13.98M x 11.92M

AREA: **1319 SqFt.** PERIMETER: **140 Ft.**
 122,54SqM. 42.67M

FALL HEIGHT:
9 Ft.
 2.74M

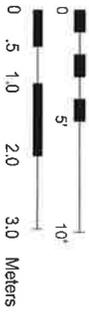
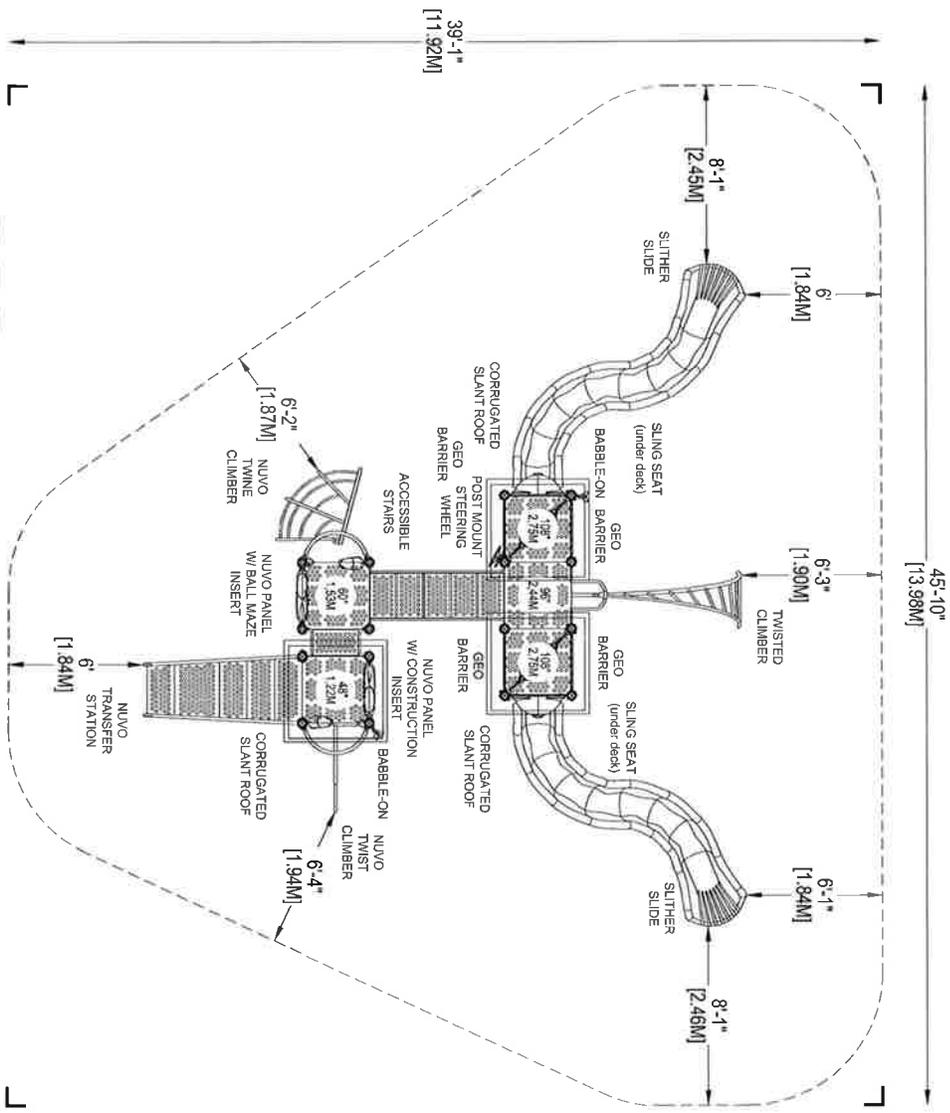
USER CAPACITY: **36** AGE GROUP: **5-12**

ADA SCHEDULE			
Total Elevated Play Activities: 7			
Total Ground-Level Play Activities: 4			
Required	4	2	2
Provided	5	2	2
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types

ASTM F1487-11
 CPSC #325



PROJECT NO: 350-1607	SCALE: 3/16"=1'-0"
DRAWN BY: M. MERTZ	Paper Size B
DATE: 19-JAN-16	



*PLAYGROUND SUPERVISION REQUIRED