

PLAN COMMISSION AGENDA

Tuesday, January 18, 2022
5:30PM

- 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
 - November 23, 2021
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Don Mielke – Mielke Road, W5448
- 7) Items for Discussion
 - a. Concept Plan Review – Dietz Woodland Road Property – Woodland Road
 - b. Land Use Review – Mel Baeten – Highline Road
 - c. Report: Zoning Permits
- 8) Set Next Meeting Date
 - February 15, 2022 at 5:30pm
- 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 Village Board, Zoning Board of Appeals, or Committees may be in attendance. However, the only business to be conducted is for the Plan Commission.

Posted: January 11, 2022

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

January 18, 2022

Title:

CSM – Mielke (Tax ID 43796)

Issue:

Should the Plan Commission recommend approval of the Certified Survey Map?

Background and Additional Information:

The property owner owns two agricultural parcels (Tax ID 43796 & 43768) and plans to subdivide the property fronting Mielke Road into single-family lots. There is a future road proposed to access the remaining agricultural lands behind the lots. Lots can be created by Certified Survey Map (CSM), but are limited to four lots every five years. The proposed CSM for Tax ID 43796 will be the fourth lot created within the past five years.

The property owner is proposing a 1-lot Certified Survey Map (CSM) for the property located along Mielke Road. The property is zoned Rural Residential [RR]. The purpose of the CSM is to create a single-family home sites. The proposed lot is 1.205-acres in area with 150-feet of road frontage. The RR zoning district currently allows single-family homes as a permitted use. The property owner is working with the Calumet County Planning & Zoning Dept. regarding the private sanitary systems. Access will come from Mielke Road via culvert and private driveway to the lot.

Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM).

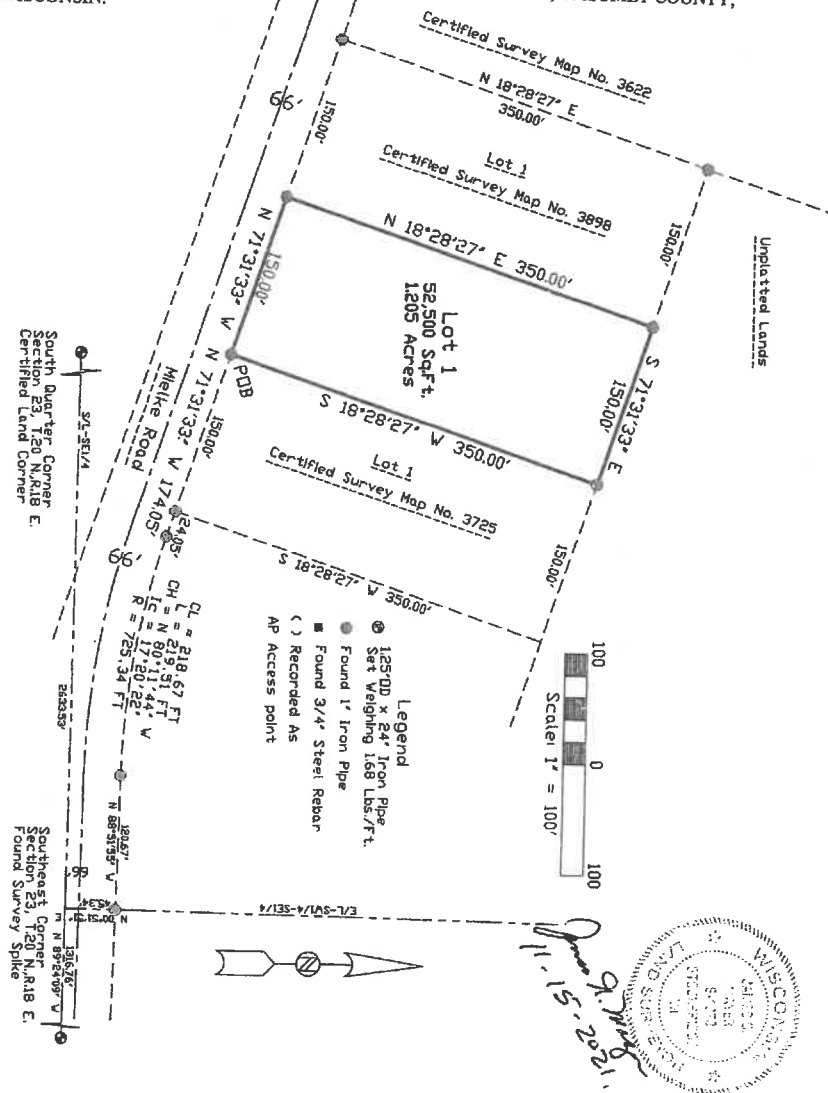
Attachments:

- Aerial Map
- CSM

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 3

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 18/EAST, VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN.



MAYER LAND SURVEYING
N 5698 LAKE SHORE DRIVE
HILBERT, WI. 920-439-1761

SURVEYED FOR
DONALD MIELKE
W5484 MIELKE ROAD
MENASHA, WI

C:\Projects\Mielke\Don20\Mielke\cs.m.dwg
BEARINGS REFERENCED TO COUNTY
DATUM EAST LINE OF THE SOUTHEAST
QUARTER BEARS NORTH 00°49'34" EAST.
THIS INSTRUMENT DRAFTED BY J.G. MAYER"
NOTEBOOK NO.44 PAGE 39.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN.

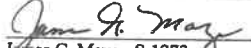
SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Donald R. Mielke, part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 52,550 square feet or 1.205 acres of land and described as follows.

Commencing at the Southeast Corner of said Section 23, thence North 89°24'09" West a distance of 1,316.76 feet along the south line of the southeast quarter to the east line of the southwest quarter of the southeast quarter; thence North 00°51'51" East a distance of 45.34 feet to the north right-of-way line of Mielke Road; thence North 88°51'55" West a distance of 120.67 feet along the north right-of-way line to a point of curvature; thence 219.51 feet along the arc of a 725.34 foot radius curve to the right, with a chord bearing of North 80°11'44" West a distance of 218.67 feet and a central angle of 17°20'22" along the north right-of-way line to a point of tangency; thence North 71°31'33" West a distance of 174.05 feet along the north right-of-way line to the point of beginning; thence continuing North 71°31'33" West a distance of 150.00 feet along the north right-of-way line; thence North 18°28'27" East a distance of 350.00 feet; thence South 71°31'33" East a distance of 150.00 feet; thence South 18°28'27" West a distance of 350.00 feet to the point of beginning. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof. That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Harrison in surveying, dividing and mapping such lands.

Dated this 15th day of November, 2021.


James G. Mayer, S-1273
Wis. Professional Land Surveyor



OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: Village of Harrison.

Dated this _____ day of _____, 2021

Donald R. Mielke, Owner

State of Wisconsin)
Calumet County)ss

Personally came before me on the _____ day of _____, 2021, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

Notary Public, Calumet County, Wisconsin

CERTIFIED SURVEY MAP No. _____

Page 3 of 3

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN.

VILLAGE BOARD CERTIFICATE

Resolved that the above certified survey map in the Village of Harrison was approved by the Village Board on
this _____ day of _____, 2022.

Village President

Village Clerk

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting village treasurer of the Village of Harrison, do hereby certify that in
accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of
_____, 2022 on any of the lands included in this Certified Survey Map.

Village Treasurer

Date

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in
my office show unredeemed tax sales and no unpaid taxes or special assessments as of
_____, 2022 affecting the lands included in this Certified Survey Map.

County Treasurer

Date

Notes:

This CSM is part of tax parcel no. 43796. This CSM is contained wholly within the property described in the
following recorded instrument: Doc. No. 356788. The property owner of record is Donald R. Mielke, W5484
Mielke Road, Menasha WI 54952.



James J. Nagy
11-15-2021

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

January 18, 2022

Title:

Concept Plan - Dietz Woodland Road

Issue:

What preliminary comments does the Plan Commission have on a proposed subdivision?

Background and Additional Information:

The applicant is proposing a concept plan for a new subdivision development on property located along Woodland Road west of County Road N, location ID 33544, 33536 & 33558. The property is currently zoned General Agricultural [AG] and is identified as single-family residential in the Comprehensive Plan future land use map. The proposal is for a subdivision development of single-family lots. Access is proposed from Woodland Road as well as connections to the existing streets (Delta Drive and Edgewood Drive) in the Creekside Estates subdivision to the west.

The applicant is seeking input from the Plan Commission on the proposal before additional design work is started. Wetland are indicated on the concept plan. If a subdivision is proposed, a rezoning to a single-family designation is appropriate. A couple of stormwater ponds are proposed as part of the concept plan.

The engineer for Harrison Utilities (the entity for sanitary sewer and water) has reviewed the concept plan and indicated that the lands are not currently in the Fox Cities Sewer Service Area. An amendment to the sewer service area will be needed in order to extend public sewer and water to the subdivision. The developer should work with Harrison Utilities to spearhead a sewer service amendment.

Items to consider:

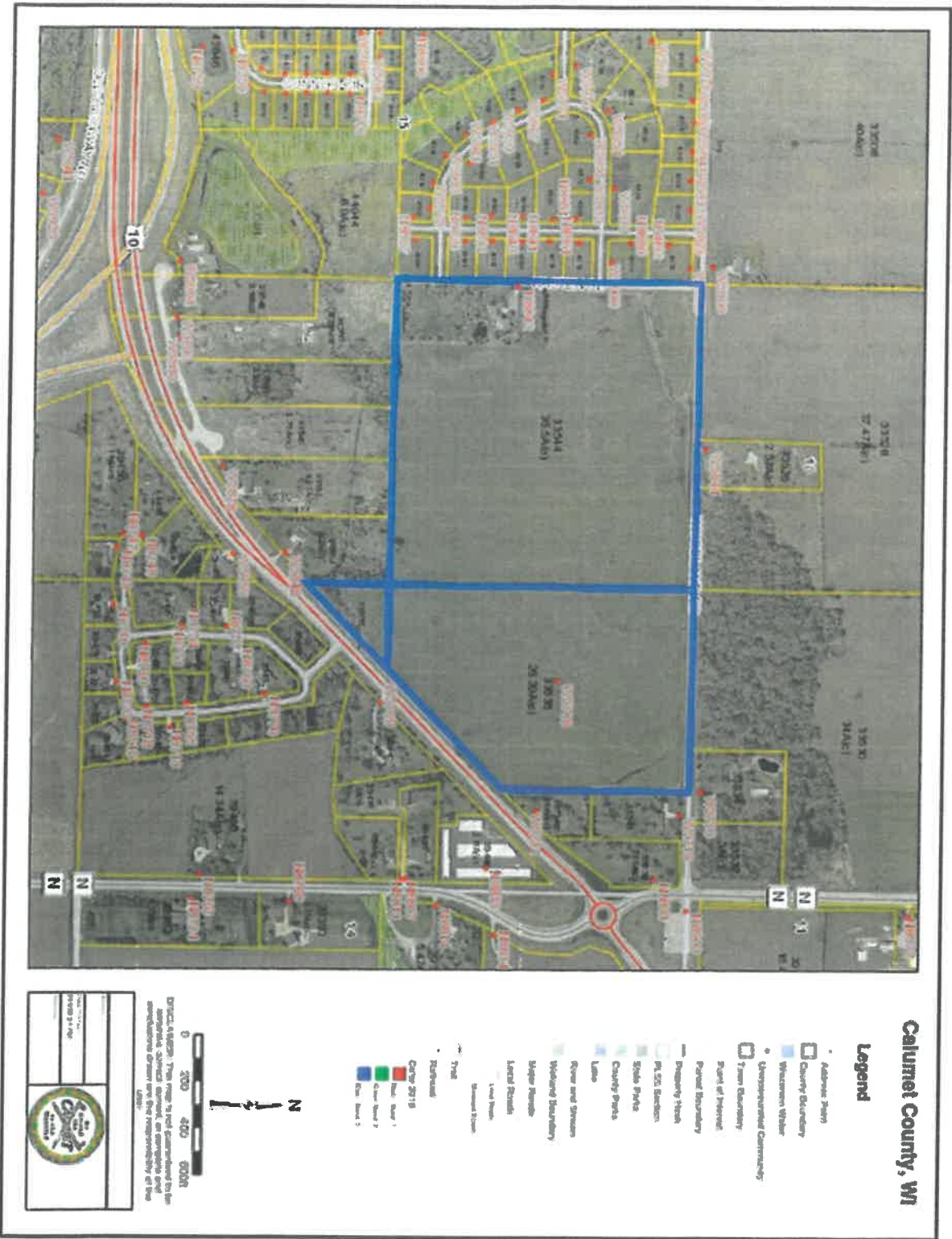
1. Sewer Service Area – Can the area be added to the sewer service area.
2. Sewer & Water availability and serviceability, work with Harrison Utilities on layout and service.
3. How will the leased area for the cell tower be incorporated into the subdivision design?
4. If the Village will be deeded the ponds for future maintenance, dedicated access to the ponds should be granted. How will access to Outlot 2 be accommodated if there is no access from US Hwy 10? Dedicated access for Outlot 1 via existing Kasten Road may be feasible, work with the Public Works Dept to determine best access.
5. Kasten Road to be vacated.
6. Should areas be reserved for park or open space preservation?
7. Other: _____

Recommended Action:

No action needed. Preliminary comments to the developer are appreciated.

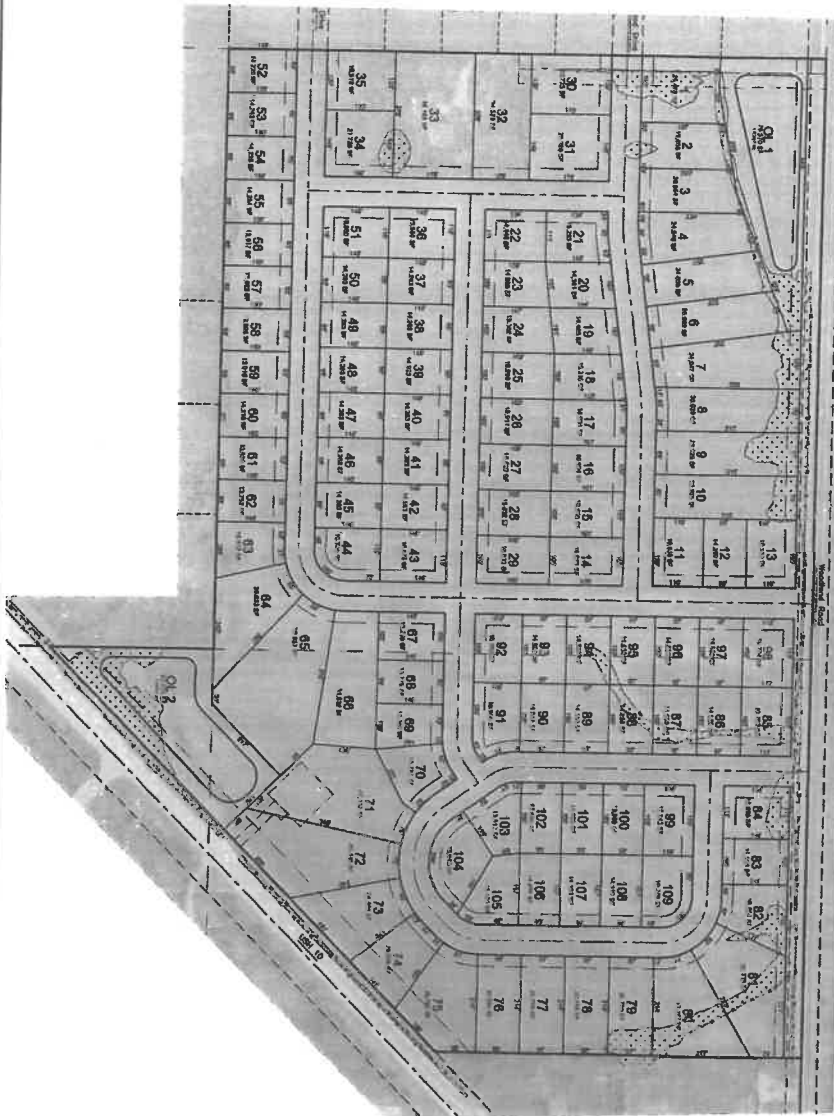
Attachments:

- Aerial Map
- Concept Plan



Concept of Dietz Woodland Road Property

Part of Subdivision 10 of Section 15,
Township 20 North, Range 10 East, Twp of Jackson County, Missouri



SUPPLEMENTARY DATA

Total Area = 2,766,876 SF 64.2707 acres
 PAV Area = 2,668,907 SF 13.7719 acres
 Net Area = 97,969 SF 2.2247 acres
 Average lot size = 14,250 SF
 Typical lot dimension = 65' x 13'
 Total lot area = 1,250,000 SF
 Building zoning = R8-2
 Precinct zoning = R8-2
 Number of lots = 105
 Number of lots = 105
 Approving authorities
 Department of Administration
 Planning & Design Elements
 Utility and Design Elements
 will be shown on final Plan
 NOTES



Concept Plan

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

January 18, 2022

Title:

Land Use Review - Baeten

Issue:

What preliminary comments does the Plan Commission have on a developable area?

Background and Additional Information:

The property owner wishes to have a discussion on the proposed future land use of the property. The property is located along Highline Road south of County Road KK, location ID 39012. The property is currently zoned General Agricultural [AG] and is identified as single-family residential in the Comprehensive Plan future land use map. The property is 20-acres and abuts light industrial/commercial development to the north. On the west side of the property, Prosperity Drive is officially mapped to cross the property from north to south. It is expected that sanitary sewer and watermains will be located in Prosperity Drive.

The applicant is seeking input from the Plan Commission regarding the future land use of the property, the extension of Prosperity Drive, and whether TIF funding is available.

Items to consider:

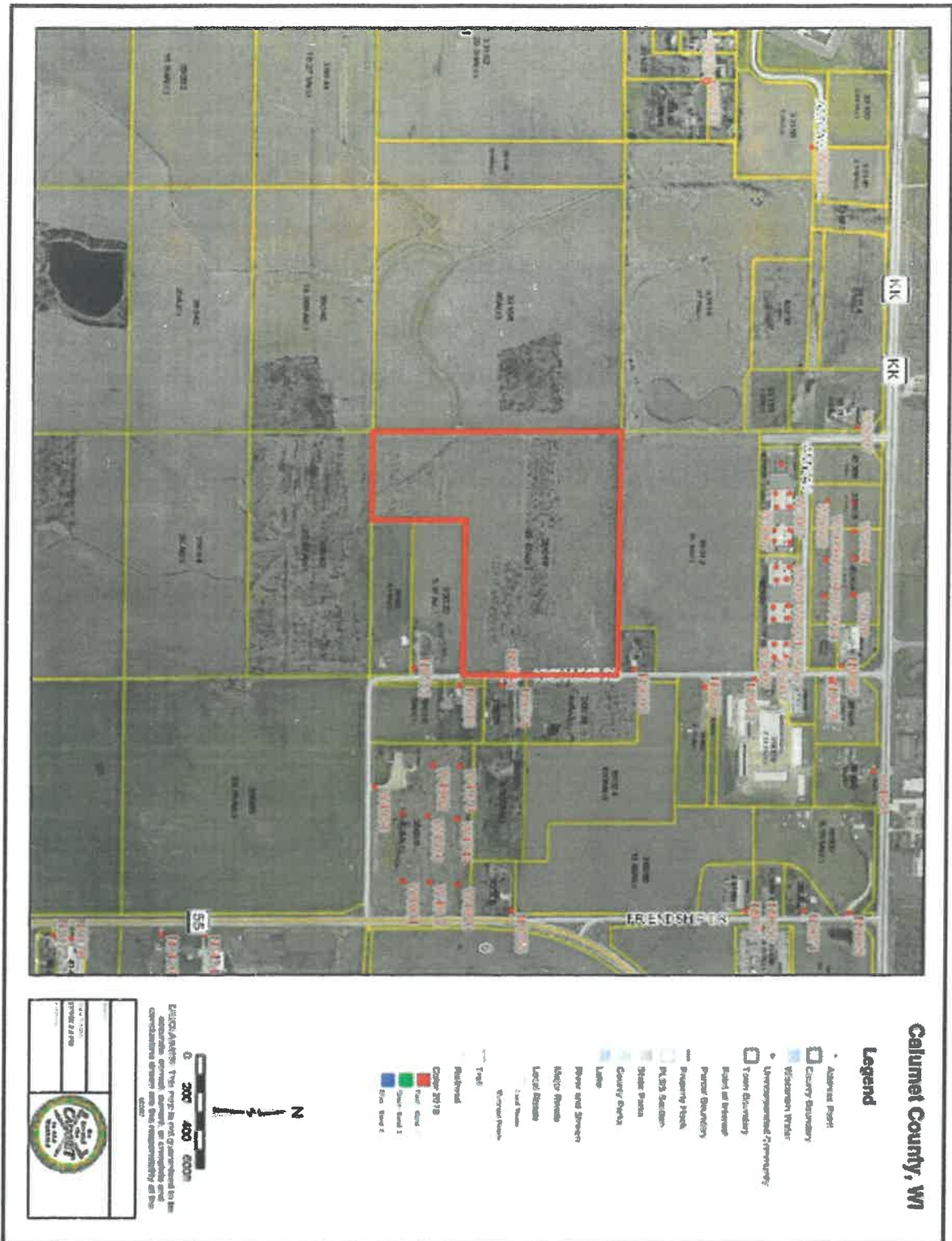
1. How should the property be identified in the Comprehensive Plan on the Future Land Use Map, as Residential either single-family, two-family, or multiple family? Should it be identified as Commercial or Light Industrial?
2. The extension of Prosperity Drive is officially mapped along the western portion of the property, will Prosperity Drive be extended as an 80-foot right-of-way (ROW) or will it be reduced to 66-feet?
3. Will Tax Increment Financing (TIF) Incentives be available for infrastructure or development incentives?
4. Other: _____

Recommended Action:

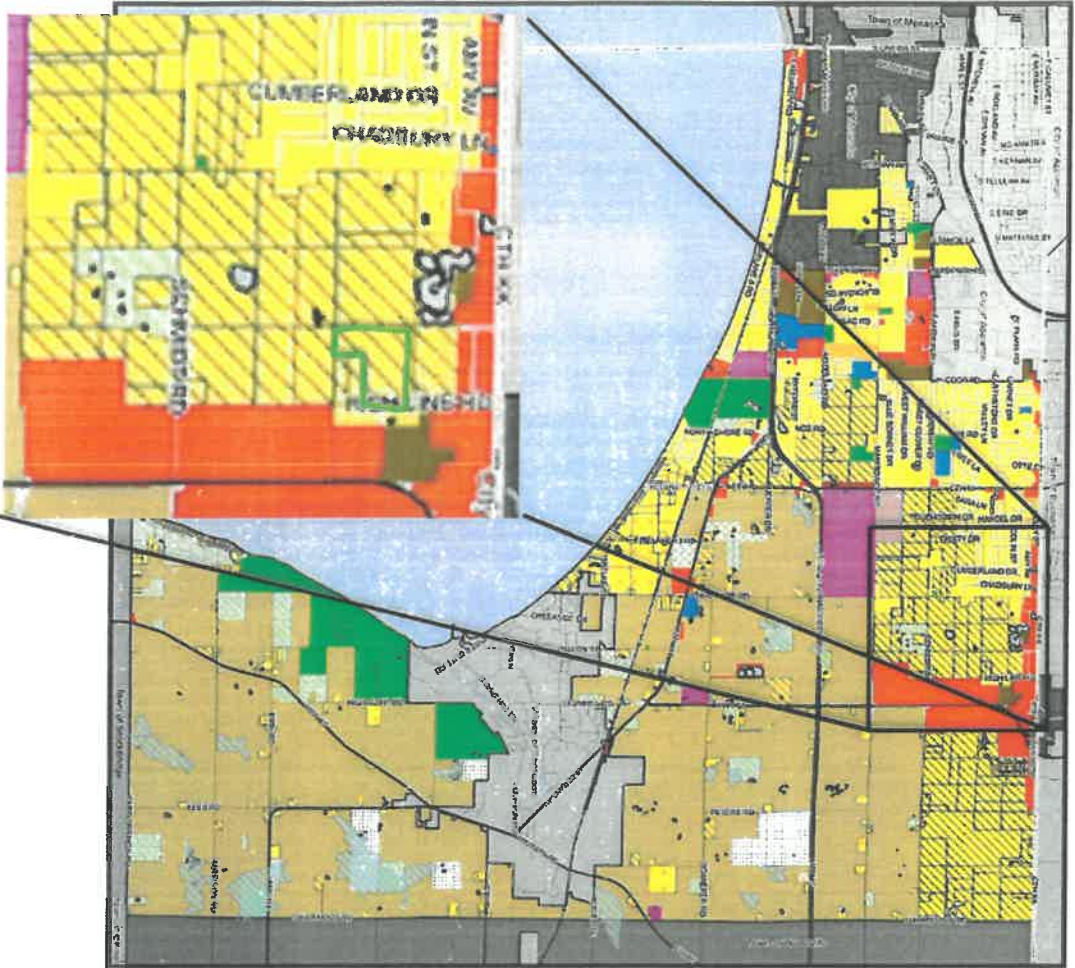
No action needed. Preliminary comments to the developer are appreciated.

Attachments:

- Aerial Map
- Future Land Use Plan



Harrison Future Land Use Map 2004-2023



Legend

	County Boundary		Future Land Use
	Roads		Single-Family Residential (conserve)
	Road Centerline		Single-Family Residential (renewed)
	Local		Single-Family Residential (transitional)
	Federal		Single-Family Residential (transition)
	State		Two-Family Residential
	County		Multi-Family Residential
	Private		Mobile Home Park
			Farmstead Homes
			Village Center
			Commercial
			Mixed Use
			Parks and Recreation
			Industrial
			Public/Institutional
			Ag. Vacant/Undeveloped
			Special Agriculture
			Woodlands
			Upland/Quarries
			Wetlands



This map is a guide only and does not constitute any guarantee, warranty, or assumption of liability on the part of the City of Harrison. The City of Harrison is not responsible for any errors or omissions in this map. The City of Harrison is not responsible for any damages or losses resulting from the use of this map. The City of Harrison is not responsible for any actions taken by any person based on the information contained in this map. The City of Harrison is not responsible for any actions taken by any person based on the information contained in this map.



**Village of Harrison
December-21 Zoning Permit Report**

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
Residential								
Single Family	1	91	\$ 814,655	\$ 38,951,024	7	83	\$ 2,014,500	\$ 27,332,618
Two Family (units)	0	(0)	\$ 0	\$ 1,850,000	0	(0)	\$ 0	\$ 650,000
Multi Family (units)	0	(0)	\$ 0	\$ 49,740,000	0	(0)	\$ 0	\$ 31,500,000
Additions	0	17	\$ 0	\$ 1,266,555	1	17	\$ 37,000	\$ 796,573
Acc. Structures	0	28	\$ 0	\$ 450,825	0	42	\$ 0	\$ 530,550
Miscellaneous	2	110	\$ 0	\$ 751,249	3	125	\$ 82,500	\$ 1,205,139
Total Residential	3	253	\$ 814,655	\$ 93,009,653	11	271	\$ 2,134,000	\$ 62,014,880
Com./Ind.								
New	0	3	\$ 0	\$ 2,100,000	0	1	\$ 0	\$ 350,000
Additions	0	1	\$ 0	\$ 1,825,000	0	1	\$ 0	\$ 16,000
Acc. Structures	0	0	\$ 0	\$ 0	0	2	\$ 0	\$ 51,500
Miscellaneous	2	10	\$ 30,000	\$ 153,471	0	6	\$ 0	\$ 523,450
Total Com./Ind.	2	14	\$ 30,000	\$ 4,078,471	0	10	\$ 0	\$ 940,950
Combined Total	5	267	\$ 844,655	\$ 97,088,124	11	281	\$ 2,134,000	\$ 62,955,830

Number of Vacant Lots Remaining **164**