

## PLAN COMMISSION AGENDA

Tuesday, July 20, 2021  
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
  - June 22, 2021
- 6) Convene Meeting and Enter Public Hearing
  - a. Conditional Use Permit – Fairways Lawn Care & Snow Removal, LLC – Amy Avenue
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
  - a. Conditional Use Permit – Fairways Lawn Care & Snow Removal, LLC – Amy Avenue
  - b. Final Plat for Jewel Box Estates – Lexington Homes – Midway Road/County AP
- 9) Items for Discussion
  - a. Report: Zoning Permits
- 10) Set Next Meeting Date
  - Tentatively August 24, 2021 at 5:30pm
- 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 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: July 8, 2021

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

July 20, 2021

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**Title:**

Conditional Use Permit - Fairways

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**Issue:**

Should the Plan Commission recommend approval of a Conditional Use Permit to the Village Board for a contractor business and multi-tenant building?

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**Background and Additional Information:**

The applicant, Fairways Lawn Care & Snow Removal, LLC, is seeking a Conditional Use Permit (CUP) in order to operate a trade and contractor business at property located along Amy Avenue east of State Park Road, Loc ID 33148. The property is currently zoned Office & Retail Commercial [COR]. Trade and contractor businesses are conditional uses within the COR zoning district. The property is 2.542-acres and is located along the north side of Amy Avenue east of State Park Road and abuts County Road KK. Access to the property will be from Amy Avenue. The property is adjacent to a stormwater management pond. Stormwater management can be address through a buy-in from the adjacent pond.

The applicant is proposing to construct a 5,100-square foot building to house their business for lawn care and snow removal. Expected hours of operation are Monday-Friday 7:00am-5:00pm and Saturday 7:00am-Noon. Typically, only 1 employee will be on-site, other employees will be on-site to load equipment and vehicles and then leave for work sites. Customer visits will be by appointment only. Outdoor storage of landscape materials (mulch & stone) is proposed. Screening and landscaping is proposed around the outdoor storage bins. Most vehicles and trailers will be stored inside. Some overnight parking of vehicles and trailers outdoors is proposed as well. Staff has some concerns about the overnight outdoor parking of vehicles and trailers.

The applicant is also planning a 3,500-square foot expansion area for the building to lease out in the future. As such, the north wall is proposed to be constructed and clad in a temporary state. Staff suggests granting a temporary waiver to the materials standards to allow for future expansion.

**Basis for Approval:** *(from the Zoning Ordinance Section 117-319) Each item must be met in order to grant approval.*

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. Trade and contractor businesses are a conditional use within the COR zoning district.*
2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan.* The proposed use of the property as a commercial/business use conforms to the Comprehensive Plan.
  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.* Access to the property is from an existing road, Amy Avenue. It is anticipated that there will be minimal traffic entering/exiting the development on a daily basis as most of the business operations occur off site.
  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.* Landscaping may be required to meet buffering requirements. The applicant has indicated that landscaping will be utilized to buffer aspects of the business operations.
  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.* The surrounding land uses are for commercial or business development. There will be minimal traffic for this business. Most business operations occur off-site so there will be minimal noise.
  6. *Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided.* Sanitary sewer and water is provided to the site. Stormwater management is available. Roadway access is provided via Amy Avenue.

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**Findings of Fact:**

- Staff finds that the Conditional Use Permit request will comply with the Harrison Zoning Ordinance with the below conditions.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

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**Recommended Action:**

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

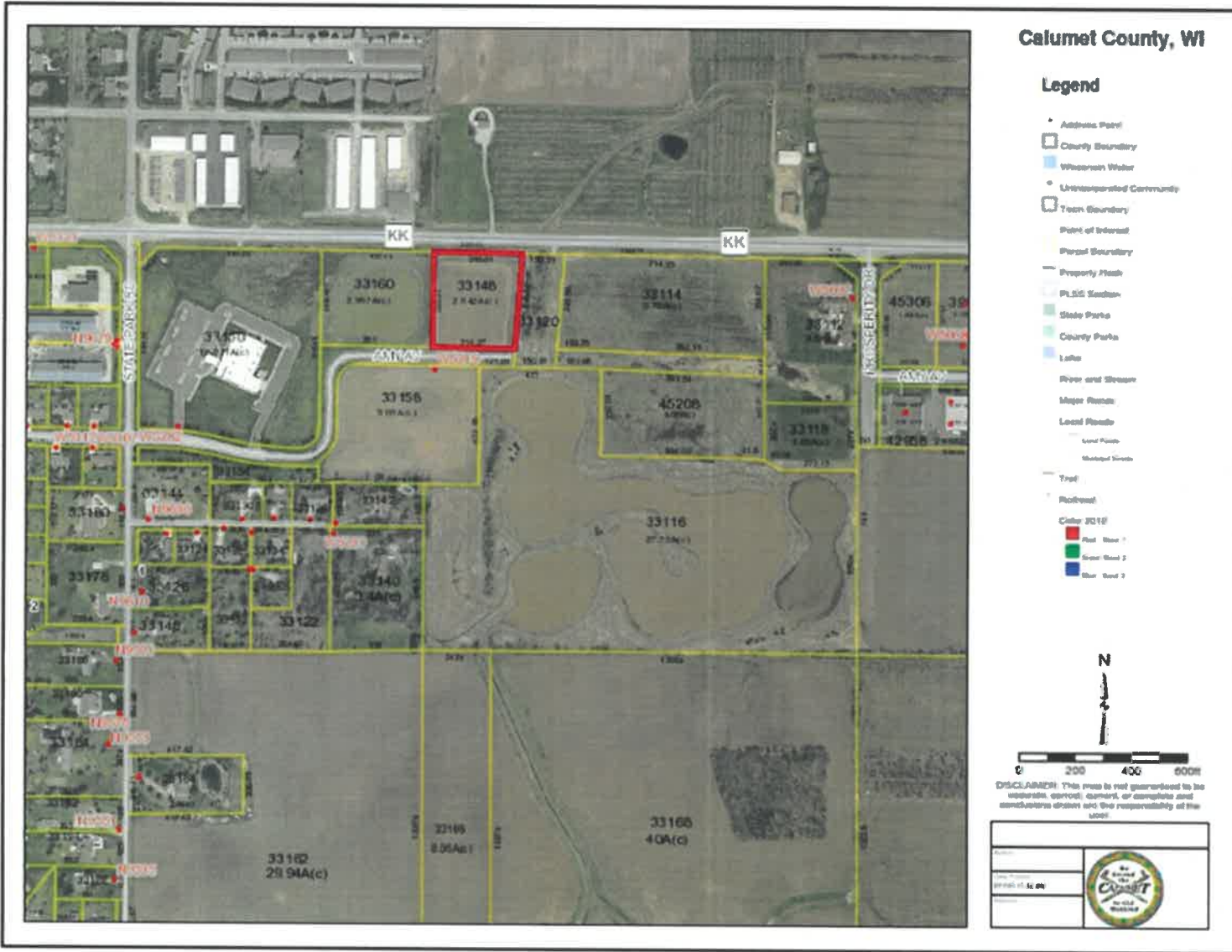
1. The north exterior wall shall meet the exterior materials design standards within 5-years of CUP approval. All other walls must meet the design standards for exterior materials as part of the building construction.
2. Berms and/or plantings to be provided around the north, east, and south sides of the landscape material storage bins. Plantings shall be at least as tall as the storage bin height. Care should be taken to design the berm and/or plantings to provide approximately 75% opacity within 5-years.
3. Hours of operation shall be Monday-Friday 7:00am-5:00pm and Saturday 7:00am-Noon. The Plan Commission may approve different hours of operation upon request and review.

4. No outside storage of any vehicles, equipment, materials, or items shall be permitted. Occasional overnight outdoor parking of 1-2 vehicles and trailers may be allowed, 1-2 nights a week but not Saturday or Sunday nights.
5. All exterior lighting shall be direct cut-off fixtures to reduce/eliminate any glare.
6. The stormwater management plan approval shall be in accordance with the Harrison requirements or buy-in to the regional stormwater pond shall be paid.
7. Any comments or revisions from Village staff during the site plan review process shall be incorporated as conditions of approval.
8. All provisions of the zoning ordinance and all other Village ordinances shall be met.
9. All necessary permits shall be obtained prior to construction.
10. The developer shall acknowledge the conditions of approval and agree to abide by all conditions. Failure to abide by conditions may be cause for revocation of Conditional Use Permit.

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**Attachments:**

- Aerial Map
- Project Narrative & Plans



Proposal for Development Lot No. 33148



**Narrative**

Jeff & Jen Feistel (Owners of Fairways, LLC) – seek conditional use permit for their 5100 sq ft Snow and Lawn Care facility zoned in (COR) – Office and retail Commercial District. The intent of this development is a space for Fairways to serve the local community, create jobs, and build an additional 3500 sq ft future commercial tenant space to promote more commercial footprint businesses to the Village of Harrison.

**Business Highlights:**

- 2021 Appleton Post Crescent 'Best of the Valley' Finalist
- 2020 Appleton Post Crescent 'Best of the Valley' WINNER
- Locally serving both residential and commercial clients

Summer hours of operation will be 7a-5p Monday-Friday, 7a-12p Saturday. 1 employee will be on site and 4 employees will be coming in to grab trucks and leaving to cut lawns. These employee numbers could change the more we grow. However, majority of employees will always be working offsite.

Winter hours of operation will vary. Employees will be at the facility when it snows to pick up their plow trucks and to refill their salt hoppers. An employee will be there regularly for upkeep and cleaning equipment, etc inside. If we DO need to have some type of set hours for the winter I would choose 7a-5p as well. If a customer needed to come to the building it would be by appointment only.

For outdoor space we will have concrete bins on the ground to hold landscaping materials such as mulch and stone. We will also have a space for our outdoor garbage. During the winter months all vehicles will be kept indoors. During the summer months there may occasionally be a truck and or trailer left outside after an employee is done with work overnight. The next morning when business is resumed the vehicle and trailer would be gone.

**Item No. 2: Conceptual Layout – Items**

**On-Site Storage**

The attached Floor Plan reflects all equipment has the capacity to be stored indoors. Site Plan for Material storage bins (Mulch & Stone) & refuse enclosure will be screened to meet compliance per the Village of Harrison's municipal code.

We discussed the possibility of parking some trucks next to bins, creating "bin stalls" for them and then screening them appropriately. This is an item that may need to be considered for approval in the future when the 3,500 expansion occurs.

### Architectural Materials

Façade selected on the elevation drawings adheres to village code guidance. Use of Insulated Metal Wall Panels and Masonry incorporated on east, west, and south sides. North end wall is expandable per design to allow for future expansion. This wall will be covered by 26 gauge semi-concealed fastener architectural wall panel.

Please keep in mind that this North side will be visible from CTH "KK", therefore, we approval from the Plan Commission.

### Signage

Signage is reflected on west elevation of the building. Fairways may elect to have 1 additional ground mounted, masonry constructed, for view from CTH KK.

If a tenant becomes interested in utilizing the 3,500 square feet, signage placement will need to be re-visited at that point.

### Lighting

A lighting plan and photometric plan will be reviewed during the site plan process. The lighting footprint will need to be contained within the site limits.

### Screening

The landscape bins will be screened with vegetation. Dumpster enclosure will be screened by vinyl composite fencing. All ground equipment will also be screened.

### TID

This parcel is within TID No. 2. We're asking that the village consider an investment of \$30,000 of TIF funding to help us accelerate this project. It would go a long way in helping us get started and grow in the community.



# Martenson & Eisele, Inc.

Your Solution Professionals

Planning - Environmental - Surveying - Engineering - Architecture

**June 29, 2021**

Keller, Inc.  
Cole Myhra  
Project Manager/Co-Owner  
N216 State Highway 55  
Kaukauna, WI 54130

**Re: Fairways, LLC – Village of Harrison**

Dear Cole:

Below is a list of the notes that we are putting on the conceptual site plan to be utilized for the Conditional Use Permit Application. Please let me know if I am forgetting anything.

## SITE/PROJECT INFORMATION LEGAL DESCRIPTION

Lot 1 of Certified Survey Map 3174  
Zoning = COR Office & Retail Commercial  
Parcel No. 33148  
Lot Frontage from Amy Avenue

## SITE DATA

Total Site Area = 110,739 S.F. (2.542 Acres)

Existing Open Space = 110,739 S.F.  
Existing Pavement = 0 S.F.  
Existing Rooftop = 0 S.F.  
Existing Impervious Coverage = 0 S.F. = 0.00%

## **Phase 1**

Proposed Open Space = 84,487 S.F.  
Proposed Pavement = 20,917 S.F.  
Proposed Rooftop = 5,335 S.F.  
Proposed Impervious Coverage = 26,252 S.F. = 23.71%

## **Ultimate Build Out**

Proposed Open Space = 68,918 S.F.  
Proposed Pavement = 33,075 S.F.  
Proposed Rooftop = 8,746 S.F.  
Proposed Impervious Coverage = 41,821 S.F. = 37.77%





### PROPOSED USE OF PROPERTY/HOURS OF OPERATION/EMPLOYEES

The Fairways Lawn Care & Snow Removal, LLC business performs lawn care and snow removal for various businesses in and around the Fox Valley area.

The anticipated hours of operation are Monday through Friday (7:00 AM to 5 PM) & Saturdays (7:00 AM to 12:00 PM). Saturdays are usually a catch up day if weather disrupted schedule.

There will be 3-5 employees for this location.

### OUTDOOR STORAGE/EQUIPMENT/VEHICLES

The 5,100 square foot proposed building, on the west side, will house their vehicles along with landscaping vehicles.

There will be landscape bins, on the east side will store landscape materials.

### ZONING CLASSIFICATIONS & LAND USE (ADJOINING PROPERTIES)

North = Storage Units (Ketels Rev Liv Trust) – Outagamie County

West = Village of Harrison Stormwater Pond → COR Office & Retail Commercial

West = Thedacare, Inc. → COR Office & Retail Commercial

South = Care Properties, LLC → CC Community Commercial & AG General Agriculture

East = Garners Creek Stormwater Utility → AG General Agriculture (Drainage Easement)

### DEVELOPMENT PHASING

The future expansion to the north, illustrated as 3,500 S.F. on Keller, Inc.'s conceptual plan, C1.0 along with the future asphalt will be the ultimate build out of the parcel.

### DRAINAGE/STORM WATER MANAGEMENT DEVICE

There will be a storm sewer system proposed on the parcel that will collect storm water and convey it to the existing storm water pond directly west of the property.

### LANDSCAPING/SCREENING

The Keller, Inc. plan, C1.0, indicates plantings to be utilized for screening.

Jeff & Jen Feistel are very aware that screening will be important aspect of approval when the site plan process begins. This proposed business is a landscape company and they are fully prepared to meet and exceed ordinance requirements as the appearance of their business will reflect their product business.

## UTILITIES

### **Sanitary Sewer & Water Main**

There are existing sanitary and water laterals located on Amy Avenue to service this site. They are 6" PVC and 8" PVC respectively.

### **Storm Sewers**

Storm Sewers will be sized to meet State and Local regulations.

### **Electrical, Natural Gas & Communication Lines**

There are existing utilities and easements located on the north, east and south side of this parcel.

## EXTERIOR LIGHTING

The Preliminary consultation meeting provided a discussion regarding the requirement of limiting the photometric lighting pattern within the property limits. Specific plans will be supplied as part of the Site Plan process.

## SIGNAGE

The Keller, Inc.'s plan A2.0 illustrates the signage that is desired for the first phase of this development.

If a potential tenant becomes available for the ultimate build out, signage may be requested along CTH KK.

## TRASH COLLECTION/SCREENING

The Keller, Inc. plan, C1.0, indicates there will be a 16' x 16' dumpster enclosure along the south side of the bins. The enclosure will be screened with vinyl slats and landscaping.

There will more specific details on the enclosure as part of the site plan process.

## SNOW STORAGE

Snow storage will be located on the north side of the parcel as indicated on our Conditional use Illustration map.

Please let me know if you disagree with any of the items. Please let me know if you have any questions.

**Martenson & Eisele, Inc.**



Jeffrey W. Schultz, P.E.  
Senior Project Engineer II

CC Team  
Attachments

**SHEET INDEX**

- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS

**BUILDING & FIRE AREA SQUARE FOOTAGES**

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	--- S.F.	--- S.F.	--- S.F.
FIRST FLOOR	--- S.F.	--- S.F.	--- S.F.
CANOPIES (COLUMN SUPPORTED)	--- S.F.	--- S.F.	--- S.F.
BASEMENT	--- S.F.	--- S.F.	--- S.F.
BUILDING AREA SUB-TOTALS	--- S.F.	--- S.F.	--- S.F.
MEZZANINES	--- S.F.	--- S.F.	--- S.F.
FIRE AREA TOTALS	--- S.F.	--- S.F.	--- S.F.

**BUILDING CODE ANALYSIS**

**PROJECT ADDRESS**  
Street, City, State, Zip

**APPLICABLE CODES**  
2015 International Building Code (w/ WI Amendments)  
ASHRAE Standard 90.1-2013  
2015 IEBC (Level # Alteration)

**OCCUPANCY**  
7-7  
Accessory Use  
Incidental Use  
High-Piled Combustible Storage  
Hazardous Materials  
Multiple Control Areas

**HEIGHT & AREA**  
Building Height: ---  
Number of Stories: ---  
Total Building Area: --- S.F.  
Total Fire Area: --- S.F.  
Mixed/Separated Occupancies  
Unlimited Area Building

**CONSTRUCTION TYPE**  
Construction Classification  
Fire Separation Distance

**FIRE PROTECTION SYSTEMS**  
Assumed Sprinkler Type  
Fire Alarm System

**MEANS OF EGRESS**  
Occupant Load  
Panic Hardware

**STRUCTURAL DESIGN**  
Risk Category  
Live Loads  
Roof Live Load  
Second Floor/Mezz Live Load  
Collateral Load  
Snow Load  
Ground Snow Load  
Exposure Factor  
Thermal Factor  
Wind Loads  
Wind Load - MPH  
Exposure Category  
Earthquake Loads  
Seismic Site Class

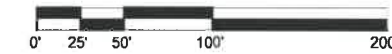
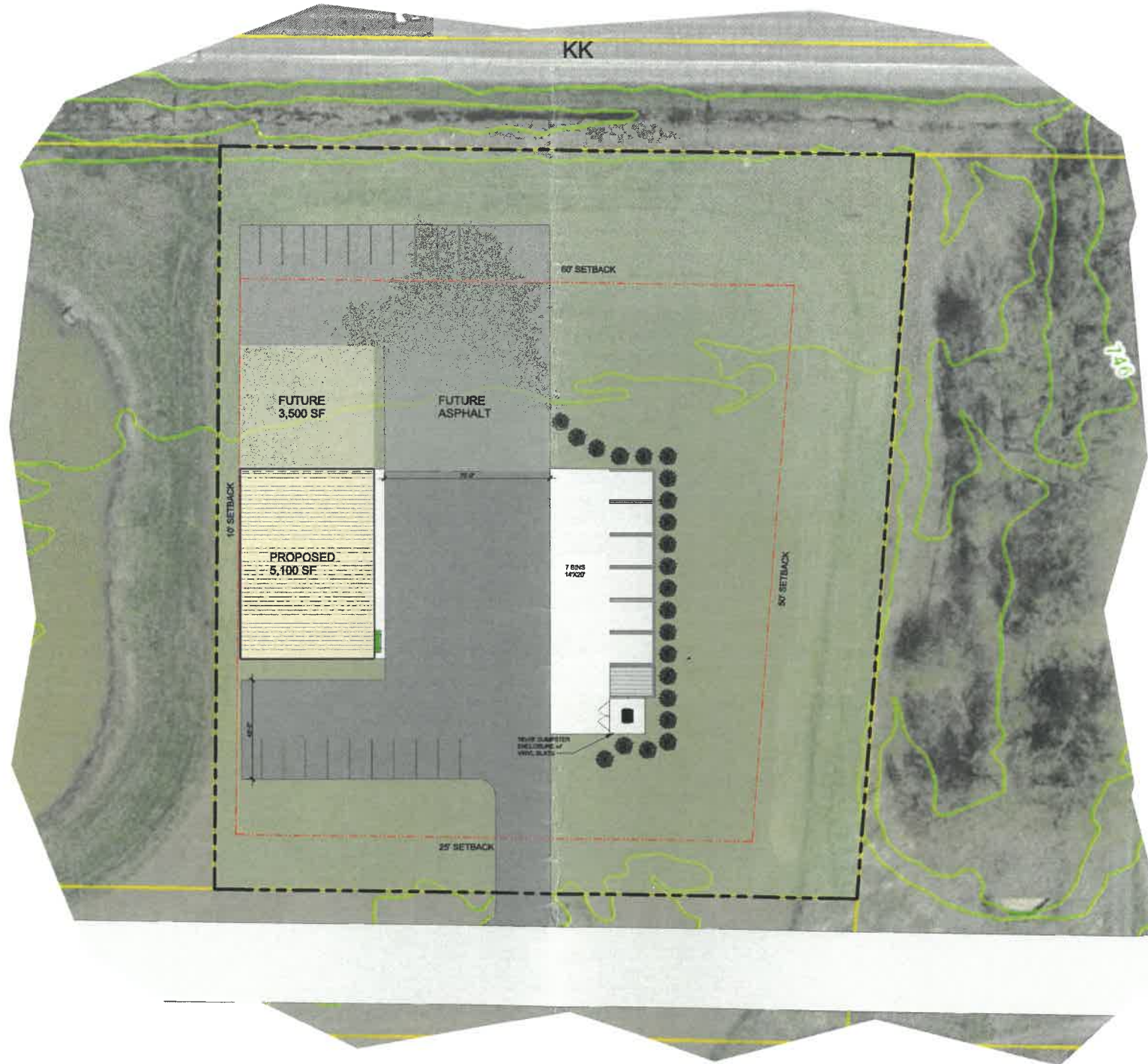
**PLUMBING SYSTEMS**  
Mens WC Required  
Womens WC Required  
Drinking Fountain  
Other Source

**MECHANICAL SYSTEMS**  
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

**SITE INFORMATION**

**SITE CONTENT**  
Building Size  
Hard Surface  
Green Space  
Parcel Size (Approx.)  
Parking Provided  
Area of Disturbance

**ZONING**  
Property Zoning  
Setbacks  
Hard Surface Setback  
Coverage Limit  
Greenpace Requirement  
Parking Required  
Refuse Enclosure  
RTU SCREENING



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

**FAIRWAYS LLC**

MENASHA,

WISCONSIN



**Keller**

PLANNERS | ARCHITECTS | BUILDERS

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www.kellerbuilds.com

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**FAIRWAYS LLC**  
WISCONSIN

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**REVISIONS**

NO.	DESCRIPTION
1	
2	
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4	
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6	

**PROJECT MANAGER:**  
C. MYHRA

**DESIGNER:**  
T. TISLAU

**DRAWN BY:**  
\_\_\_\_\_

**EXPEDITOR:**  
\_\_\_\_\_

**SUPERVISOR:**  
\_\_\_\_\_

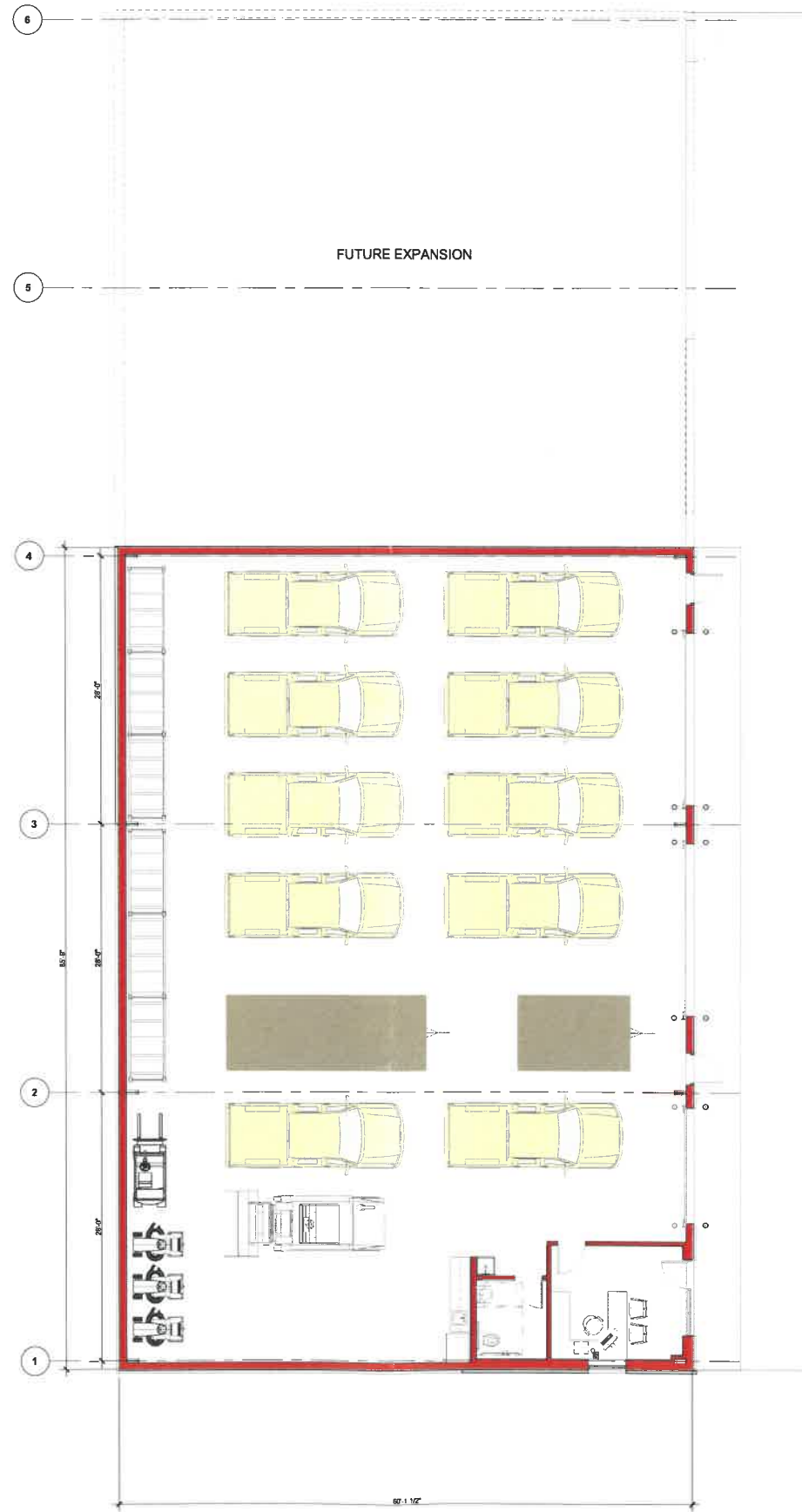
**PRELIMINARY NO.:**  
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**CONTRACT NO.:**  
\_\_\_\_\_

**DATE:**  
05.14.2021

**SHEET:**  
**C1.0**

PRELIMINARY - NOT FOR CONSTRUCTION



**FLOOR PLAN**  
1/8" = 1'-0"



WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER



**Keller**  
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REVISIONS	
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PROJECT MANAGER: C. MYHRA  
DESIGNER: T. TISLAU  
DRAWN BY: \_\_\_\_\_  
EXPEDITOR: \_\_\_\_\_  
SUPERVISOR: \_\_\_\_\_  
PRELIMINARY NO: \_\_\_\_\_  
CONTRACT NO: \_\_\_\_\_  
DATE: 05.14.2021  
SHEET: **A1.0**





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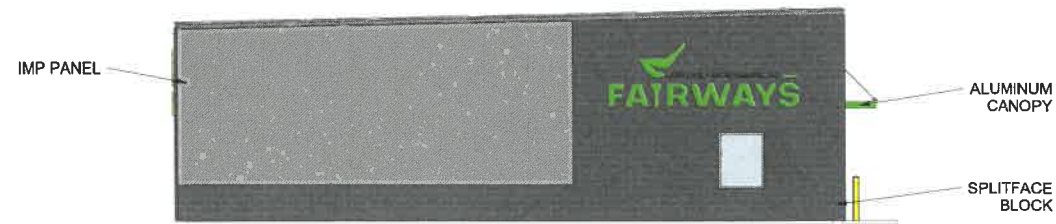
FOX CITIES  
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FAX (608) 376-2337

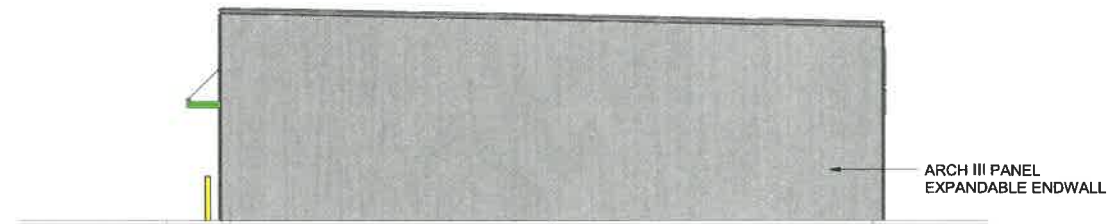
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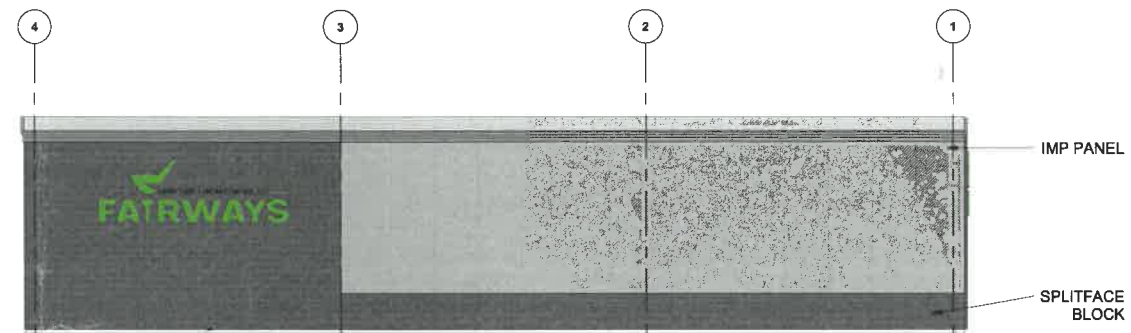
**SOUTH ELEVATION**  
1/8" = 1'-0"



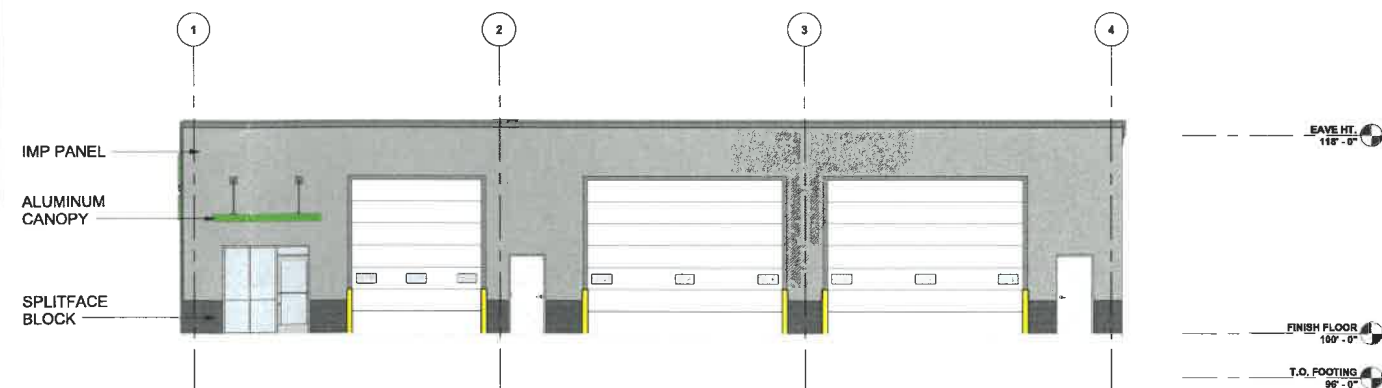
**NORTH ELEVATION**  
1/8" = 1'-0"



**SE PERSPECTIVE**



**WEST ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"

PROPOSED FOR:  
**FAIRWAYS LLC**  
MENASHA,  
WISCONSIN

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**PRELIMINARY - NOT FOR CONSTRUCTION**

REVISIONS	
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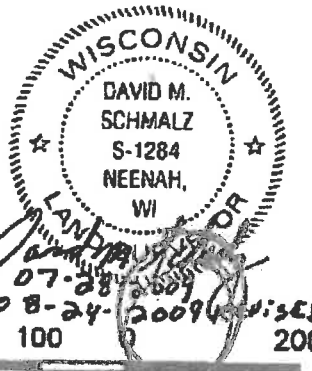
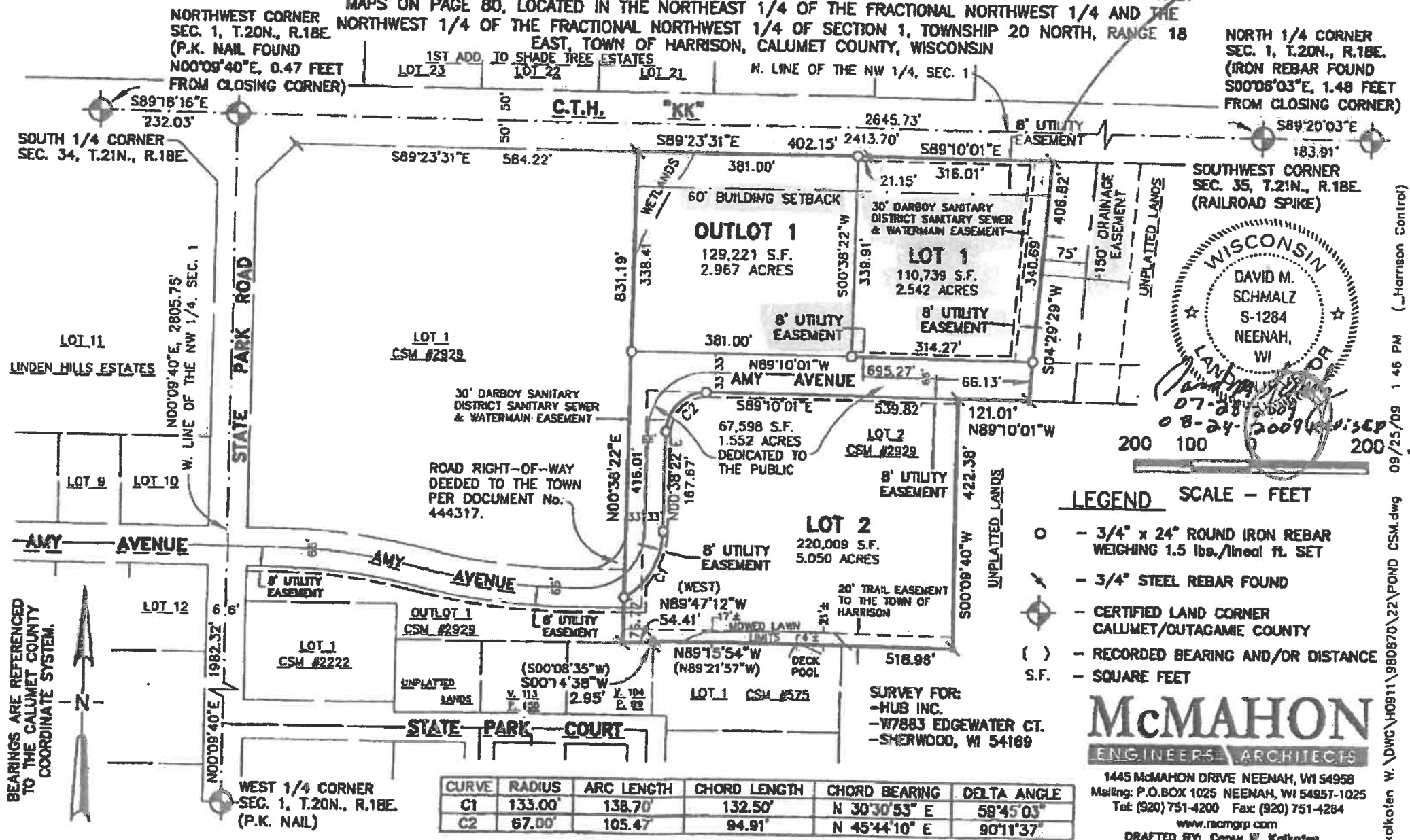
PROJECT MANAGER: C. MYHRA  
DESIGNER: T. TISLAU  
DRAWN BY: \_\_\_\_\_  
EXPEDITOR: \_\_\_\_\_  
SUPERVISOR: \_\_\_\_\_  
PRELIMINARY NO: \_\_\_\_\_  
CONTRACT NO: \_\_\_\_\_  
DATE: 05.14.2021  
SHEET: **A2.0**

14

2009

30+8 2009

CERTIFIED SURVEY MAP NO. 3174 PAGE 1 OF 5  
 ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. 2929 AS RECORDED IN VOLUME 24 OF CERTIFIED SURVEY MAPS ON PAGE 80, LOCATED IN THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 18 EAST, TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN



- LEGEND SCALE - FEET
- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
  - ⚡ - 3/4" STEEL REBAR FOUND
  - ⊙ - CERTIFIED LAND CORNER CALLUMET/CUTAGAMIE COUNTY
  - ( ) - RECORDED BEARING AND/OR DISTANCE
  - S.F. - SQUARE FEET

**McMAHON**  
 ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54958  
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
 Tel: (920) 751-4200 Fax: (920) 751-4284  
 www.mcmgrp.com  
 DRAFTED BY: Cery W. Kalkofen

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	133.00'	138.70'	132.50'	N 30°30'53" E	59°45'03"
C2	67.00'	105.47'	94.91'	N 45°44'10" E	90°11'37"

c:\kalkofen\w\DWG\H0911\980970\22\POND CSM.dwg 09/25/09 1:46 PM (Harrison Control)

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

July 20, 2021

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**Title:**

Final Plat – Jewel Box Estates

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**Issue:**

Should the Plan Commission recommend approval of the Final Plat of the Jewel Box Estates subdivision to the Village Board?

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**Background and Additional Information:**

The applicant is proposing a 65-lot preliminary plat for a new subdivision called Jewel Box Estates. The subdivision is located north of Midway Road, west of Lake Park Road. The property is currently zoned Single Family Residential (Traditional) [RS-2] for lots 2-65. Lot 1 is currently zoned Multiple Family Residential [RM] and will be developed with townhomes. The subdivision is proposed to have roadway access to Lake Park Road via extension of Steamboat Lane from the City of Appleton on the west. A cul de sac road called Gemstone Court is proposed, along with 2 street connections to the north for future development. All roadways are proposed to be dedicated to the public. Lots are generally 8,775-9,500 square feet in area, the corner lots vary in size. A few proposed lots at the end of the cul de sac are larger. Sewer and water will be extended through the subdivision and will be serviced by the City of Appleton via an intergovernmental agreement that was approved between Appleton and Harrison. Stormwater management will be accommodated in a stormwater pond located on Outlot 1. It is expected that the stormwater pond will be deeded to the Village in the future. Outlot 2 is for a future trail connection from the end of Gemstone Court to Midway Road for pedestrian access. The City of Appleton will require a watermain easement through this area as well.

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**Recommended Action:**

Since the final plat conforms substantially to the preliminary plat, staff recommends approval of the Final Plat for Jewel Box Estates with the following conditions:

1. All improvements, including but not limited to, utilities, curb & gutter, street 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.
2. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
3. All lots shall have a storm sewer lateral provided for sump pump discharge.
4. All comments from the Village engineer and staff shall be included in the Plan Commission discussion and decision.

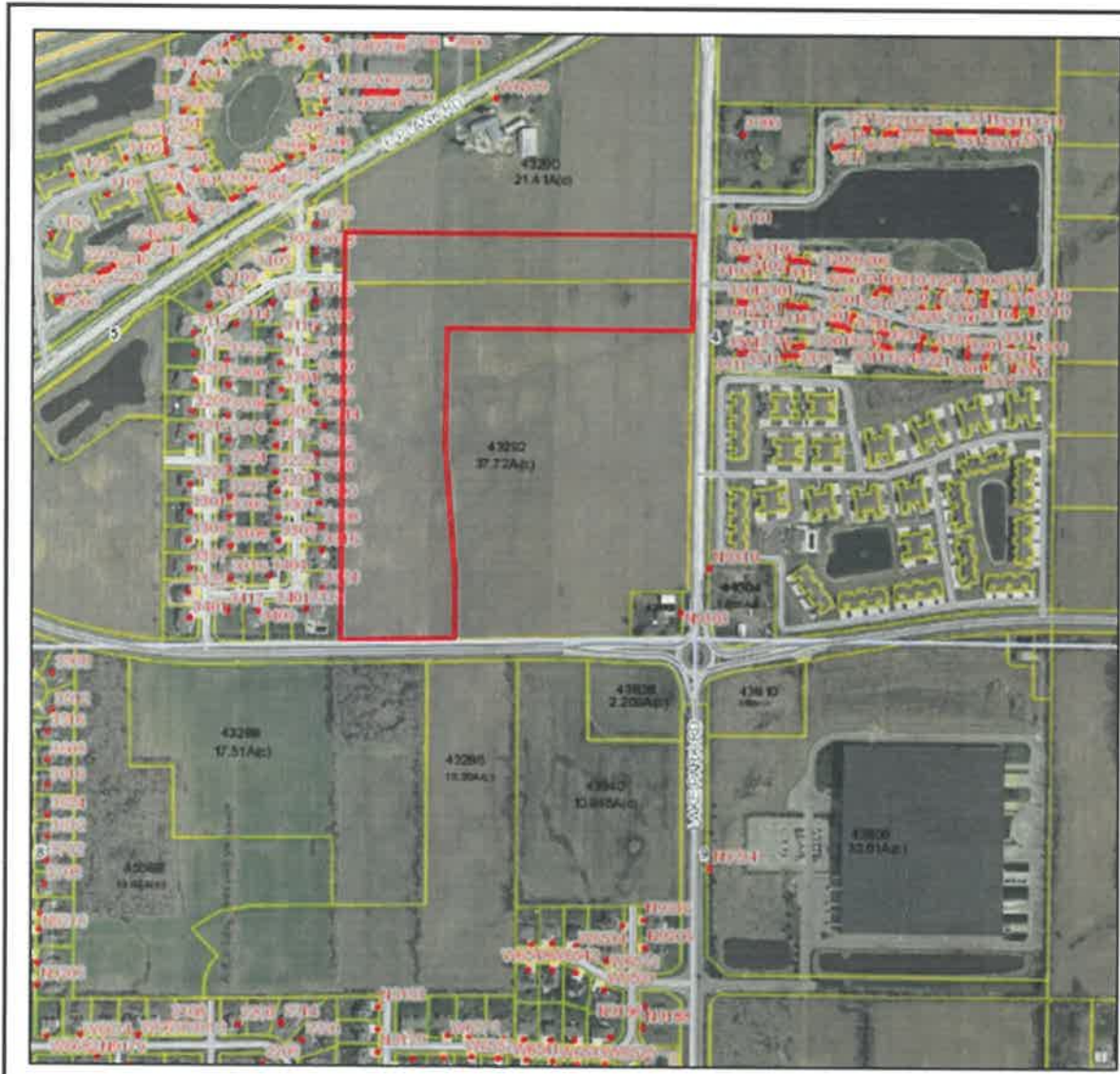


5. A note shall be added to the plat indicating access control to County AP/Midway Road and Lake Park Road.
6. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
7. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to approval of the Final Plat and prior to utility and street construction.
8. Grading/Drainage Plan shall identify elevations of ground at the foundation.
9. All road names shall be approved by the Appleton Post Office, the Village of Harrison, and Calumet County E911.
10. The final plat and final grading/drainage plans shall include benchmarks for all fire hydrants. Benchmarks shall refer to hydrant tag bolts.
11. Plans shall be sent to the appropriate utility entities for review (ie phone, cable, gas/electric, sewer/water).
12. All easements shall be labeled with correct ownership and shall provide all benefits needed to the easement holder, including but not limited to access, maintenance, or other authority. The Utility Easement shall name the City of Appleton, Village of Harrison, and Harrison Utilities as a grantee for water, sanitary, and storm sewer utility purposes. All water, sanitary, and storm sewer laterals are to be stubbed into all lots a minimum of 6-feet.
13. A street light shall be installed at the intersection of Steamboat Lane & Lake Park Road. Any proposed street lights shall be installed and upfront costs to be paid by the Developer.

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**Attachments:**

- Aerial Map
- Final Plat



**Calumet County, WI**

**Legend**

- Address Point
- County Boundary
- Waterway Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Road
- Local Road
- Land Pave
- Municipal Street
- Trail
- Roadway
- Color 2018
  - 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.

Date Created: 05/11/21 10:42:20	By: [Name]

# JEWEL BOX ESTATES

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 5, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Troy E. Hewitt, Professional Land Surveyor, hereby certify that by the order and under the direction of the owners listed herein, I have surveyed, divided and mapped a parcel of land being part of the Southeast 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4, all located in Section 5, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin more fully described as follows:

Commencing at the South 1/4 Corner of said Section 5; thence N89°57'34"E, 1319.37 feet on the south line of said Southeast 1/4 to the southwest corner of said Southeast 1/4 of the Southeast 1/4; thence N00°27'59"E, 10.00 feet on the east line of said Southeast 1/4 of the Southeast 1/4 to the north right of way of Midway Road (aka CTH 'AP'), the POINT OF BEGINNING; thence continuing N00°27'59"E, 1815.51 feet on the east line of Aspen Ridge, Volume C, Page 179; thence S59°32'01"E, 170.01 feet; thence S89°05'53"E, 975.28 feet; thence S00°49'58"W, 133.24 feet to the west right of way of Lake Park Road (aka CTH 'LP'); thence S00°49'58"W, 1308.19 feet on said west right of way to the north line of lands described in Volume 98 of Records, Page 553; thence S88°57'36"W, 191.87 feet on said north line to the northeast corner of said lands; thence S00°44'05"W, 165.70 feet on the west line of said lands to said north right of way; thence S88°57'36"W, 1077.92 feet on said north line to the Point of Beginning.

Said parcel contains 1,872,887 Square Feet (42.995 Acres) of land more or less. Subject to assessments and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in the surveying, dividing and mapping of the same.

Troy E. Hewitt PLS #2831 Date  
ROBERT E. LEE & ASSOCIATES, INC.

## OWNER'S CERTIFICATE OF DEDICATION

Lexington Homes Inc. a corporation duly organized and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Lexington Homes Inc. does further 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  
CALUMET COUNTY PLANNING AND ZONING  
DEPARTMENT OF ADMINISTRATION

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

STATE OF WISCONSIN) COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_ Notary Public,  
\_\_\_\_\_ Wisconsin

My commission expires \_\_\_\_\_

SCALE: 1" = 100'  
0' 50' 100' 200'



## LEGEND

Found County PLS Measurement

Set 2.375" Outside Dia. x 30" Iron Pipe min. wt. 3.66 lb./lin. ft.

Found 1/2" Iron Rod

Dedicated to the Public

All other lot corners marked with a 1.125" outside dia x 18" iron pipe weighing 1.38 lbs/lin. ft.

## NOTES

No improvements are allowed within the area reserved for public utility and drainage easements. Improvements include, but are not limited to, building structures, driveways, parking areas, sheds, landscaping or fences. Any improvement shall be allowed only by special exception of the Village of Harrison Zoning Administrator.

## DRAINAGE AND STORM WATER MANAGEMENT NOTES

- There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331446, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent laws be established in conformity with the lot drainage plan elevations within one year after initial occupancy of any house. Failure to maintain grades in accordance with drainage plans shall entitle the Village or representatives thereof to direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be borne on the tax roll as a special charge against the property and collected with other taxes levied thereon.
- Building permits and occupancy permits may be withheld for non-compliance with the plat or Village Ordinances relating to drainage and storm water management.
- In the event that the surface drainage facilities required by the plat which are applicable to the lot for which a building permit has been applied, have not been complied with, the building inspector may withhold building permits required by the building code.
- In the event that, after construction there is a failure to establish surface grades in accordance with the subdivision surface water plan, the building inspector may withhold the occupancy permit required by the building code.
- Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison.
- When the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivider shall incorporate protective easements in the deeds for the aforementioned lots that: "The respective lot owners shall be responsible for maintaining a clear grate on any storm drainage inlets on their lot."
- Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Harrison retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat.
- A drainage plan has been filed with the Village of Harrison which states the required levels of maintenance for all the identified storm water management systems/facilities.
- No obstruction may be constructed, planted or maintained within any drainage easement so that such obstruction impedes the natural flow of water and/or diminishes the natural aesthetic quality of the drainageway.

## VILLAGE BOARD APPROVAL CERTIFICATE

Approved by the Village of Harrison this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Kevin Hietpas, Village President Date

Jennifer Weyensberg, Village Clerk Date

## VILLAGE OF HARRISON TREASURER'S CERTIFICATE

I hereby certify that the records in our office show no unrecorded taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the date listed below.

Jennifer Weyensberg Date  
Village Treasurer

## CALUMET COUNTY TREASURER'S CERTIFICATE

As duly elected Calumet County Treasurer, I hereby certify that the records in our office show no unrecorded taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the date listed below.

Mike Schlak Date  
Calumet County Treasurer

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, communications, water, sanitary and storm sewer service is hereby granted by

LEXINGTON HOMES, INC., Grantor, to  
WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as  
We Energies, Grantee,

AT&T, Grantor,

TIME WARNER CABLE, Grantor

VILLAGE OF HARRISON, Grantor

HARRISON UTILITIES, Grantee

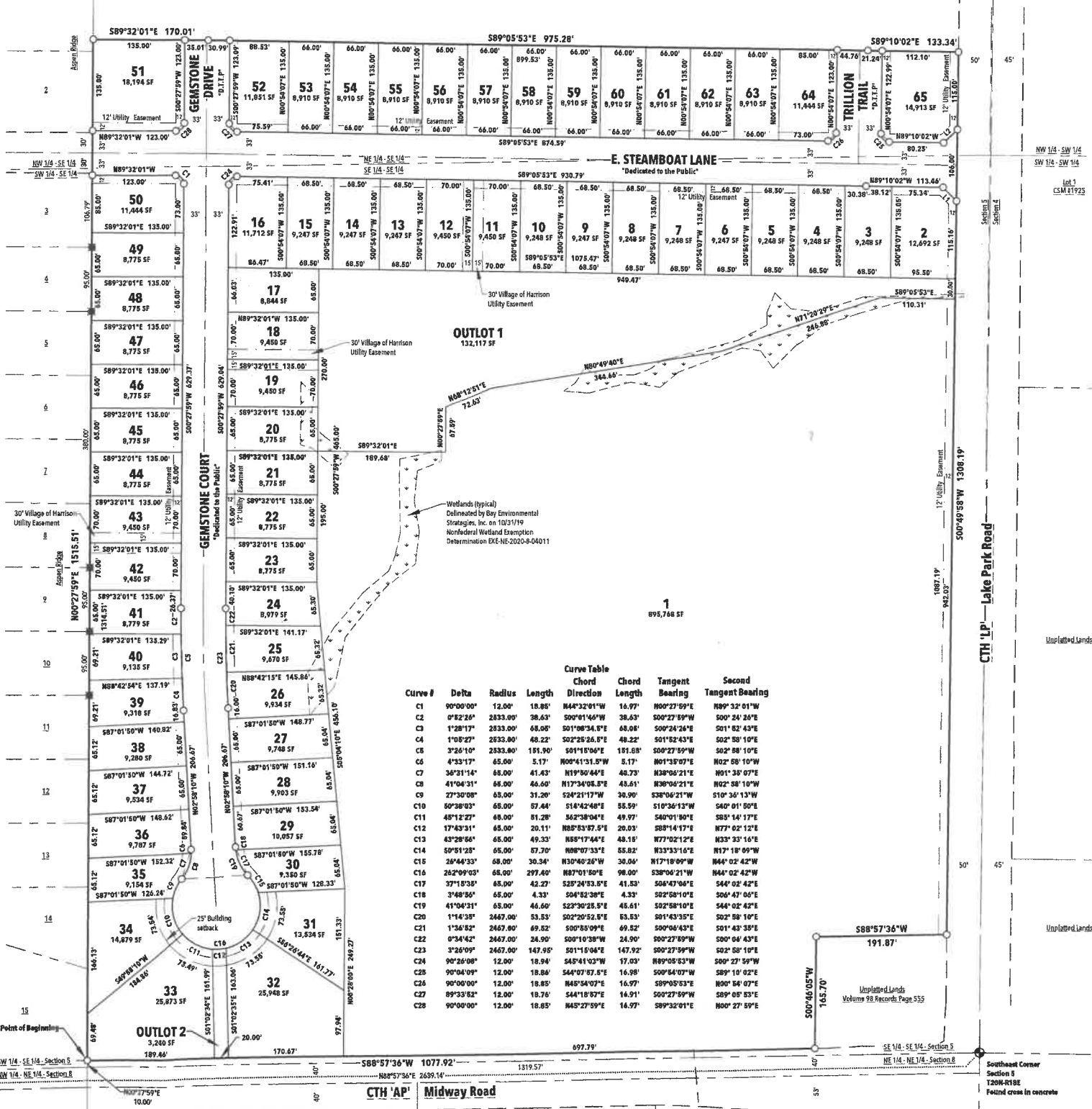
Their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, water, sanitary and storm sewer, telephone and cable TV facilities for such purposes as the same in now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantee agrees to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, water facilities, sanitary and storm sewer facilities or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of Grantee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

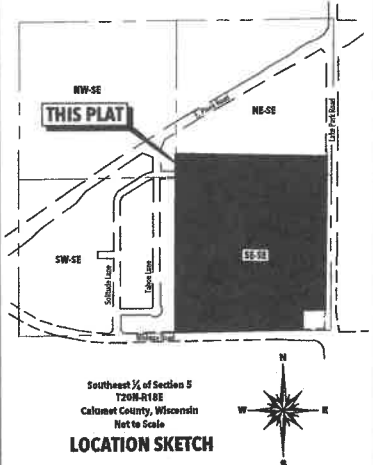
## PLATTED AREA DEDICATED TO THE PUBLIC:

183,894 Square Feet

4.218 Acres



Line #	Length	Direction
L1	28.28'	S44°10'02"E
L2	28.28'	S45°49'58"W



**Robert E. Lee & Associates, Inc.**  
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