

PLAN COMMISSION  
MEETING MINUTES – April 24, 2018

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:00pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Lincoln, Jim Fochs, Buddy Lisowe, Jim Salm, and Kevin Hietpas. Pat Hennessey and Dennis Reed were excused.

Staff Present: Planner Mark Mommaerts, AICP; Deputy Clerk-Treasurer Carie Krause

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Lisowe) to approve the minutes of March 27, 2018. Motion carried 5-0.
- 6) Items for Discussion and Possible Action
  - a. Certified Survey Map – Martha & James Hardin – W7027 Firelane 3: Planner Mommaerts presented the item stating that the applicant owns two properties on Firelane 3, each of which includes lands on both sides of Firelane 3. The applicant wishes to combine the lands on each side of Firelane 3 in order to create two separate lots, one lot on each side of the road. The purpose of the CSM is to create a wider lot on the lake in order to build a new home in the middle of the property. Bob Reider of Carow Land Surveying was present on behalf of the homeowners who are currently out of the country.  
Motion (Fochs/Lisowe) to approve the certified survey map with a note on the CSM explaining that the lots must be sold together.  
Motion carried 5-0.
- 7) Items for Discussion
  - a. Concept Plan – Zahn Hajdini – Hwy 114, between Pigeon Road & Stommel Road: Planner Mommaerts introduced the item stating that the applicant is interested in purchasing and developing a property on Hwy 114 between Pigeon Road and Stommel Road. The property is 7.78-acres and is currently zoned General Agricultural [AG]. The property is wooded and there are several areas of wetlands identified (a wetland delineation report should be completed to determine extent of all wetlands on the property). The property abuts Hwy 114 so access to the

property will require approval from the WI Dept. of Transportation (WisDOT). There is currently no public sewer and water available to this property. The Plan Commission is asked to provide comments and feedback on a proposed land division and its feasibility.

Staff has concerns with the following issues:

1. Wetlands – a wetland delineation should be completed to determine the amount/type of wetlands present on the property.
2. Sewer & Water – since no public sewer and water is available, perc tests should be completed and submitted to Calumet County to ensure private on-site waste water treatment systems can be placed on each of the proposed lots.
3. Access – a new road access must be approved by WisDot. The road layout, either cul-de-sac or dead-end to adjacent property, must be approved by the Village.
4. Stormwater Management – a suitable location for stormwater management must be included in the proposed land division.
5. Lot Size – the AG zoning district requires a minimum lot size of 1-acres and minimum lot frontage along a street of 150-feet.

Commissioner Hietpas commented on the need to hook up to public sewer and water if and when it would become available. Commissioner Fochs asked if there was any research into the amount of buildable property, buildable land within this property, to which Planner Mommaerts stated the current owner did do some perc tests.

Commissioner Lincoln commented that it looks as though lots 1 & 3 will be right on the wetland. Commissioner Lisowe commented that the Village typically does not want cul-de-sacs. Commissioner Fochs voiced concern over the probability of the State granting a permit for a culvert on Hwy 114. Commissioner Lisowe stated that he would like to see a better drawing, not a hand drawn one, to figure out feasibility. Commissioner Fochs stated that it all hinges on the wetland delineation.

- b. Concept Plan – Kent Gross – southern portion of W6387 Manitowoc Rd: Planner Mommaerts introduced the item stating that the applicant is interested in purchasing and developing a property at W6387 Manitowoc Road. The property is 10-acres and is currently zoned General Agricultural [AG]. The applicant is interested in developing the southern 6.75-acres. The northern 3.25-acres would remain with the current owner. The property is partially wooded and there is a driangeway through the property, possible wetlands may exist. Public sewer and water would be available to this property from the south. Access to the subject property is

from the south via a new road constructed by the Village in 2017. The applicant developed a concept plan for this property along with a potential road layout for the adjacent properties for future road connections. The applicant also submitted a letter outlining the basics of the subdivision, some provisions do not meet Village requirements. The Plan Commission is asked to provide comments and feedback on a proposed land division and its feasibility.

Staff has concerns with the following issues:

1. Wetlands – a wetland delineation should be completed to determine the amount/type of wetlands present on the property.
2. Sewer & Water –public sewer and water is available, extension of sewer and water must be to the edge of the development limits in order for adjacent properties to have access.
3. Access – road layout must be approved by the Village. The length of a dead-end street cannot exceed 1,000-feet. A temporary turn around must be constructed if longer than 1,000-feet.
4. Stormwater Management – a suitable location for stormwater management must be included in the proposed land division. Possibility of a buy-in to the Lakeview Regional Pond exists. In this scenario, a dry pond would be required to meet peak flow requirements. The Village engineer estimates that the dry pond would have to be approximately ½-acre in size. The optimal location is in the southwest corner of the property, adjacent to the land the Village owns for a future park. Potential to dedicate the dry pond as parkland may exist.
5. Rezoning – the property must be rezoned to RS-1 zoning district.
6. Lot Size – the RS-1 zoning district requires a minimum lot size of 12,000 square feet and minimum lot frontage along a street of 80-feet.
7. Street Pavements – the Village policy for new subdivisions is concrete street pavement. Pavement to occur within 2-3 years of subdivision development.
8. Street Lights – street lights may be required at intersections or curves.
9. Sidewalks – the Village requires sidewalks for new subdivisions.

Kent Gross spoke regarding his plan to purchase and develop the 10 acre parcel. After submitting everything to Planner Mommaerts, Mr. Gross had a wetland indication (not delineation) done. After evaluating this information Mr. Gross concluded that the current plan may not be feasible

so he is looking at possibly purchasing just the southern 4 acres to either keep as a single lot or possibly split up. Mr. Gross asked for feedback regarding the property, driveway access and options for the dead end road. Commissioner Hietpas stated that it may be possible to mitigate the wetland where the road is going to go. Planner Mommaerts stated that there would need to be a final delineation and discussion with the DNR and that the owner of the property would be responsible for the cost of the road because when you develop and divide, you are the one that needs to pay for the improvements to it. Commissioner Hietpas asked Planner Mommaerts if he had any recommendations to which Planner Mommaerts responded that he would like to see a final delineation.

- c. Report: Zoning Permits: Planner Mommaerts stated that it was a slow month as is typical for March; there were a couple of single family permits prior to the road limits going on.
- 8) Next Meeting Date: May 29, 2018 at 6:00pm.
  - 9) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:44pm  
Motion carried 5-0.

Prepared by: Carie Krause Deputy Clerk - Treasurer  
Dated: April 25, 2018