

**VILLAGE OF HARRISON  
PLAN COMMISSION MEETING MINUTES  
AUGUST 25, 2020**

1. The meeting was called to order in the Harrison Municipal Building by Chairman Hietpas at 6pm. The Pledge of Allegiance was recited.
2. Roll Call: Members present: Kevin Hietpas, Darlene Bartlein, Pat Hennessey, Dennis Reed, Kent Gross, Mark Van Hefty and Jim Lincoln.

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

3. Public Participation: None
4. Motion (Bartlein/Reid) to approve the minutes of July 28, 2020  
Motion carried 7-0.
5. Enter Public Hearing for a) Zoning Text Amendment – Zoning Ordinance Update and b) Tax Incremental Financing District #4 (TID #4). at 6:02pm. Planner Mommaerts introduced the item stating that the Village of Harrison intends to create Tax Incremental Financing District #4 (TID #4) for the properties west of Lake Park Road bisected by Midway Road/County Road AP. State Statutes Section 66.1105 requires that the Plan Commission hold public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed creation of a TID and the proposed boundaries. Also under statutes, the Plan Commission must designate boundaries of the TID and make a recommendation of the boundaries to the Village Board. The final step needed from the Plan Commission relates to the Project Plan, which must be approved and sent on to the Village Board. Residents Matt Barnes (Austin Dr.), Ann Deeg (Ethan Dr.), Mark Strassburg (Ethan Dr.), Doug & Melissa Kohler (Tahoe Ln), Randy Reed (Tahoe Ln.) and Karla Burroughs (Ethan Dr.) raised concerns about traffic/population increase and possible property value decrease that could come with the proposed development.
6. Close Public Hearing at 6:43pm.
7. Items for Discussion and Possible Action
  - a. Certified Survey Map – Lamers Realty – N8912 Harrisville Ct. – Planner Mommaerts introduced the item stating that the applicant is proposing a 2-lot Certified Survey Map (CSM) for the property that is currently a stormwater pond serving the Harrisville Place subdivision. When Harrisville Place was being platted and developed, the Village was in the process of constructing the Lake View Regional Stormwater Pond, located behind Harrison Utilities. The Lake View Pond was designed to treat stormwater from the Harrisville Place property. At the time, a storm sewer pipe up to Woodland Road was not planned for the initial construction of the regional pond. In order to construct Harrisville Place, a temporary pond was constructed.

Harrison and the developer agreed that after storm sewer becomes available in Woodland Road, the developer could connect the subdivision to the storm sewer pipe, eliminate the stormwater pond for the subdivision, and further divide the property into 2 lots. The storm sewer pipe in Woodland Road was installed this fall and the subdivision was connected to the Lake View Pond.

This CSM was approved in October 2018 but was not recorded. The time period for recording the CSM has expired so the CSM must be approved again.

Motion (Lincoln/Bartlein) to approve the CSM.

Motion carried 7-0.

- b. Certified Survey Map – Frank Theil – Harrison Road – Planner Mommaerts introduced the item stating that the applicant is proposing to combine 2-lots into 1-lot by Certified Survey Map (CSM). The purpose of the CSM is to combine the properties in order to remove a lot line for building a new home. The property is currently zoned General Agricultural (AG). The proposed lot will combine Tax IDs 38646 & 44832. The proposed lot will be 39.959- acres in area. The properties are currently undeveloped.  
Motion (Lincoln/Bartlein) to approve the CSM.  
Motion carried 7-0.
  
- c. Design Standards Waiver – Rucon Construction – Highline Road – At this time, Planner Mommaerts requested to postpone action on this item.
  
- d. Zoning Text Amendment – Zoning Ordinance Update – Planner Mommaerts introduced the item stating that since the Village incorporated from the Town of Harrison, the zoning ordinance has not been updated with references to Wis. Stats. for Villages. The ordinance also has provisions that reference the Calumet County zoning ordinance which no longer applies to the Village. Many of the amendments are updates to these changes. However, there are some other amendments that staff is proposing. The major changes include the following:
  - 1. Page 15 – only allowing flag lots in AG & RR zoning districts.
  - 2. Page 23 – Filling and Grading requirements.
  - 3. Page 24 – Methods of Construction.
  - 4. Page 37 – AG Zoning District - dwellings in AG district only as part of an operating farm, removing additional non-agricultural uses. The purpose is to create a rural residential zoning district and to limit AG zoning district to more agricultural uses and some commercial uses.
  - 5. Page 43 – Creation of Rural Residential District [RR] – the purpose is to allow for rural residential dwellings on non-public sewer and water. Creation of this district will allow the Village to better control where new housing is built near the developed portions of the Village while allowing spot housing in areas not immediately adjacent to subdivisions. This district has larger accessory building sizes as demanded by the rural property owners.
  - 6. Page 48 – allowing accessory buildings on lots across the street from homes on Winnebago.
  - 7. Page 109 – providing provisions for stairways/walkways for access to shoreline areas.
  - 8. Page 118 – provide provisions for development of the Village Center site to ensure development meets the visions of the Village.

9. Page 201 – add language from Wis. Stats. that conditions as part of a Conditional Use Permit must be reasonable, practicable and measurable. Also include language that the CUP applicant must sign off on the CUP conditions so that they are aware of the requirements. Motion (Hennessey/VanHefty) to approve the Zoning Text Amendments.  
Motion carried 7-0.
- e. PC Resolution 2020-03 – Recommendation Designating Tax Incremental Financing District #4 Boundary and Adopting Project Plan – Planner Mommaerts shared details during the Public Hearing portion of the meeting and had nothing more to add.  
Motion (Bartlein/Hietpas) to approve Plan Commission Resolution 2020-03 approving the TID #4 Boundary and Project Plan.  
Motion Carried 5-2 with Commissioners Reed and Gross voting against.
8. Items for Discussion
- a. Report: Zoning Permits: Planner Mommaerts stated that the month of July had 10 single family permits with a total of 50 for the year. Current YTD value is over 36 million compared to 15.5 million last year.
9. Next Meeting Date: Tentatively September 29, 2020 at 6:00pm
10. Adjourn: Motion (Reed/Hennessey) to adjourn at 6:53pm  
Motion carried 7-0.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: August 26, 2020