

**VILLAGE OF HARRISON  
PLAN COMMISSION MEETING MINUTES  
NOVEMBER 17, 2020**

1. The meeting was called to order in the Harrison Municipal Building by Chairman Hietpas at 5:30pm.
2. The Pledge of Allegiance was recited.
3. Roll Call: Members present: Dennis Reed, Jim Lincoln, Kevin Hietpas, Mark Van Hefty (arrived late) and Kent Gross. Excused: Darlene Bartlein. Absent: Pat Hennessey.

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

4. Public Participation: None.
5. Motion (Lincoln/Gross) to approve the minutes of October 27, 2020.  
Motion carried 4-0.
6. Enter Public Hearing at 5:32pm
  - a. Zoning Map Amendment (Rezoning) – Toonen Companies, Inc. – Manitowoc Road – Planner Mommaerts introduced the item stating that the applicant is proposing to rezone approximately 40-acres of land located along Manitowoc Road east of County Road N, Location IDs 39146 & 39148, from General Agricultural [AG] to Multiple-Family Residential [RM]. The purpose of the rezoning is to develop a multi-family development in the future. The Comprehensive Plan and Future Land Use Map identifies this property as ‘Village Center’. The Comprehensive Plan and Village Center Plan identify multiple family residential as appropriate uses within the Village Center. The proposed rezoning is consistent with the Comprehensive Plan and Village Center Plan. Residents Megan & Phil Stumpf spoke in favor.
  - b. Zoning Map Amendment (Rezoning) – Deno – Peters Road & N. Harwood Road – Planner Mommaerts introduced the item stating that the applicant is proposing to rezone a pair of properties located along Peters Road and N. Harwood Road, Location IDs 40616, 44780 & 40576, from General Agricultural [AG] to Rural Residential [RR]. The purpose of the rezoning is to create lots for single-family home sites. The Comprehensive Plan and Future Land Use Map identifies these properties as ‘Vacant, Undeveloped, Agricultural’. The Comprehensive Plan identifies limited single-family residential as appropriate uses within the Vacant, Undeveloped, Agricultural uses. Limited single-family residential development is considered single home sites versus a subdivision development. The proposed rezoning is consistent with the Comprehensive Plan. No public comments.

- c. Zoning Map Amendment (Rezoning) – Mielke – Mielke Road – Planner Mommaerts introduced the item stating that the applicant is proposing to rezone property located along Mielke Road, Location IDs 43796, from General Agricultural [AG] to Rural Residential [RR]. The purpose of the rezoning is to create lots for single-family home sites. The Comprehensive Plan and Future Land Use Map identifies these properties as ‘Single Family Residential (Unsewered)’. The proposed rezoning is consistent with the Comprehensive Plan. Many of the surrounding properties in this area are zoned Rural Residential. No public comments.
  
- d. Zoning Map Amendment (Rezoning) - Biggar (Ataraxia) – Manitowoc Road – Planner Mommaerts introduced the item stating that the applicant is proposing to rezone property located along Manitowoc Road east of Woodland School, Location IDs 33502, from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] and Planned Development Overlay [PDO]. The purpose of the rezoning is to develop a conservation subdivision in the future. The Comprehensive Plan and Future Land Use Map identifies these properties as ‘Single Family Residential (Transitional)’. The Transitional designation is to limit the amount of development not on public sewer & water. This area will have access to public sewer & water and the developer will be responsible to extending the sewer & water to the property. The PDO will be utilized as an overlay to accommodate the unique development standards of the proposed subdivision. A PDO development declaration and agreement will be developed for review and approval in the future. The proposed rezoning is consistent with the Comprehensive Plan. Applicants Jim Fletcher and Curtis Biggar presented their innovative housing project involving creative homes without basements, 20 acres of natural habitat, bicycle lanes and kayak canals with minimal cost to local government because of private infrastructure and HOA governance. Resident S. Hayes spoke on behalf of herself and neighbors regarding clarity on PDO, water concerns and traffic concerns. Resident Eric Ostermann questioned how the utilities would come in and commented that it sounds exciting but there are a lot of questions, he would like more detail. Planner Mommaerts explained PDO and answered questions regarding utilities, water, and traffic.

7. Close Public Hearing at 6:04pm

8. Items for Discussion and Possible Action

- a. Design Standards Waiver – Lexington Homes (Mirragio) – Midway Road – Planner Mommaerts introduced the item stating that this item was postponed from the October meeting as the Plan Commission wanted the Developer to bring in material samples. Staff notified the Developer who brought in samples to the meeting. From the October memo: The Developer of Mirrago Apartments development on Midway Road is requesting a waiver from the design standards found in the Multiple-Family Residential (RM) zoning district. The applicant is proposing to deviate from the required amount of materials facing a public street. The reason for the request is that the site will be surrounded by berms and plantings and the buildings will have reduced visual impact

from the street. The applicant is proposing to use premium shake siding on the upper portions of the buildings.

The request also is for wall and window composition. Some of the buildings do not meet the 50-foot wall composition break, but there are several deviations to break up the blank wall appearance, which is the intent of the ordinance. The intent of the ordinance to have windows on sides facing a roadway is to break up flat, blank walls. The applicant provided an alternate side elevation of buildings that have sides facing a public street for Buildings 11 & 12.

Motion (Lincoln/Van Hefty) to approve the special exception to the design standards for the Lexington Homes (Mirragio) property including staff recommendations (Condition that the berms along the roadways be 5-feet in height and trees/plants be at least 4-5 feet at planting. Staff also recommends the alternate elevations with windows on the sides be approved.)

Motion carried 5-0.

- b. Zoning Map Amendment (Rezoning) – Toonen Companies – Manitowoc Road – Commissioner Van Hefty shared his concern, and that of several thousand constituents, that the Village has already approved 1200 multifamily units. Chair Hietpas believes this does comply with the comprehensive plan. Commissioner Lincoln would like to see some fact finding on housing needs in the area. Commissioner Van Hefty stated that the Village Board is resistant to any future multifamily and his biggest concern is bringing in low income housing and the problems that will come with it.

Motion (Gross/Van Hefty) to postpone the item for more information.

Motion carried 4-1. Reed opposed.

- c. Zoning Map Amendment (Rezoning) – Deno – Peters Road & N Harwood Road – Motion (Lincoln/Gross) to approve the zoning map amendment for Deno – Peters Rd & Harwood Rd.

Motion carried 5-0.

- d. Certified Survey Map – Deno – N Harwood Road – Planner Mommaerts introduced the item stating that the applicant is proposing a 1-lot Certified Survey Map (CSM) for property located along N. Harwood Road, Location IDs 40576. The purpose of the CSM is to create a lot for a single-family home site. The proposed lot is 3.387-acres in area with 250-feet of road frontage. The CSM will dedicate a portion of N. Harwood Road to the public for roadway purposes. This lot is under consideration for a rezoning from General Agricultural [AG] to Rural Residential [RR].

Motion (Gross/Lincoln) to approve the CSM for Deno – N Harwood Road.

Motion carried 5-0.

- e. Certified Survey Map – Deno – Peters Road – Planner Mommaerts introduced the item stating that the applicant is proposing a 1-lot Certified Survey Map (CSM) for property located at N8650 Peters Road, Location IDs 40616. The purpose of the CSM is to separate the existing home and buildings from the remaining agricultural lands. The

proposed lot is 1.725-acres in area with 363-feet of road frontage. The CSM will dedicate a portion of Peters Road to the public for roadway purposes. This lot is under consideration for a rezoning from General Agricultural [AG] to Rural Residential [RR]. Motion (Van Hefty/Lincoln) to approve the CSM for Deno – Peters Road. Motion carried 5-0.

f. Zoning Map Amendment (Rezoning) – Mielke – Mielke Road

Motion (Van Hefty/Gross) to approve the zoning map amendment for Mielke – Mielke Road.

Motion carried 5-0.

g. Certified Survey Map – Mielke – Mielke Road – Planner Mommaerts introduced the item stating that the applicant is proposing a 1-lot Certified Survey Map (CSM) for property located along Mielke Road, Location IDs 43796. The purpose of the CSM is to create a lot for a single-family home site. The proposed lot is 1.205-acres in area with 150-feet of road frontage. This lot is under consideration for a rezoning from General Agricultural [AG] to Rural Residential [RR].

Motion (Van Hefty/Lincoln) to approve the CSM for Mielke – Mielke Road.

Motion carried 5-0.

h. Zoning Map Amendment (Rezoning) – Biggar (Ataraxia) – Manitowoc Road

Motion (Van Hefty/Gross) to approve the zoning map amendment for Biggar – Manitowoc Road.

Motion carried 5-0.

i. Certified Survey Map – Propson – Schaefer Road – Planner Mommaerts introduced the item stating that the applicant is proposing a 2-lot Certified Survey Map (CSM) for property located at W4928 Schaefer Road, Location IDs 39332. The purpose of the CSM is to separate the house from the building. Lot 1 is proposed to be 3.229-acres with 340-feet of road frontage. Lot 2, which contains the existing house, is proposed to be 1.142-acres with 185-feet of road frontage. This property is currently zoned Rural Residential [RR].

Motion (Lincoln/Van Hefty) to approve the CSM for Propson – Schaefer Road.

Motion carried 5-0.

9. Items for Discussion

a. Climate Controlled Storage & Multiple Family Residential Development – County KK –

Planner Mommaerts introduced the item stating that the landowners have an interested party in the property on KK (owned by Rick Sweere and Trent Novotny). The scope of his project would be a multi-family development on the pond and a commercial climate-controlled storage facility on the KK frontage. The landowners understand that “storage” is not highly desirable, but this is not a mini-warehouse. The buyer/developer is currently working with Grand Chute on another facility on Hwy. 15, and that is progressing nicely (see attached drawings). The building the developer is putting there, which would be

similar to the one proposed for Harrison, is a 100,000+ sqft, heated and cooled, sprinklered, pre-engineered metal building. The Grand Chute project will likely cost over \$5,000,000.00, and on this lot the developer would be adding 4+ acres of multifamily on the south side of Amy Avenue that could be additional millions in developed value. The landowners would like to see this go forward. They have owned this land for many years waiting for the right project, and they think this could be it.

The issue is whether an indoor storage facility is appropriate for this location. The property is currently zoned Office & Retail Commercial [COR] north of Amy Avenue and Multiple-Family Residential [RM] south of Amy Avenue. The COR zoning allows multi-tenant buildings as a conditional use permit. Mini-warehouse is only allowed in the Industrial & Manufacturing [IM] or General Agricultural [AG] zoning districts. The landowners feel that the zoning code doesn't accurately identify this type of building. They contend that mini-warehouses bring little tax base to the community, while this development would be a very taxable development. Though the storage may not use a lot of utilities, the multifamily portion of the development certainly would. The multifamily portion of the development would be located in the existing RM zoning district, no changes would be needed, only a conditional use permit. The landowners would like to know how this could move forward.

Does the Plan Commission wish to consider the commercial climate-controlled storage as a Conditional Use for the COR zoning as a multi-tenant building over 20,000 sq ft? Or, will the Plan Commission consider a request to rezone to IM where storage would be a permitted use?

The developer only wants to do the project if he can do both multifamily and commercial as they complement each other. The landowners state that the developer is doing a few of these facilities in the state now, and will simply find another municipality that will allow it if this does not work. The landowners state that the storage is his main business, but he has other multifamily developments that make this lot more attractive to him. Travis Novotny represented the land owners, Eric Wellhouse presented on the climate controlled portion of the project. Commissioners Gross, Lincoln and Van Hefty like the option of doing a text amendment to the zoning ordinance to specifically include indoor climate-controlled storage in the conditional use within the commercial zoning. Planner Mommaerts will move forward with the text amendment.

- b. Report: Zoning Permits – Planner Mommaerts stated that the current number of single-family permits for the year is 75 which is up 19 from last year. The total estimated value of all permits year to date is over \$60 million compared to \$23 million from last year.

10. Next Meeting Date: Tentatively December 22, 2020 at 5:30pm.

11. Adjourn: Motion (Lincoln/Gross) to adjourn at 7:06pm.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: November 18, 2020