
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

June 21, 2022

Title:

Comprehensive Plan Amendment - Tom Klister – Old Highway Rd & North Shore Ridge
Zoning Map Amendment – Tom Klister – Old Highway Rd / North Shore Ridge

Issue:

Should the Plan Commission recommend approval of a Comprehensive Planning Amendment from Commercial to Single Family Residential (sewered) and a Zoning Map Amendment (rezoning) from Business Park [BP] to Single Family Residential (Suburban) RS-1 for a 35-lot subdivision to the Village Board?

Background and Additional Information:

The applicant is proposing a new single-family subdivision located east of Firelane 10 and south Canadian National Railroad. The property is identified as Commercial in the Comprehensive Plan and is currently zoned Business Park [BP]. The applicant wishes to rezone the parcel to Single-Family Residential (Suburban) [RS-1] to match that of the zoning to the west along the lakeshore. Sewer service is available through the Neenah-Menasha sewer service area within the planning area boundary. Development is contingent upon completion of the contract of sale from Kimberly Clark Corporation.

A Comprehensive Plan Amendment and Zoning Map Amendment (Rezoning) are proposed in order to develop Single-Family lots. The proposed zoning will be Single Family Residential [RS-1].

Comprehensive Plan Amendment:

The applicant is proposing to amend the future land use map in the Comprehensive Plan to change the land use designation from Commercial to Single-Family Residential (sewered).

Zoning Map Amendment:

The applicant is proposing to rezone from Business Park [BP] to Single Family Residential Suburban [RS-1].

Findings of Fact:

- Staff finds the amendment to the future land use map in the Comprehensive Plan would complement the surrounding land uses.
- Staff finds that the rezoning request complies with the recommendations for single family development as part of the Comprehensive Plan of the Village of Harrison.

- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

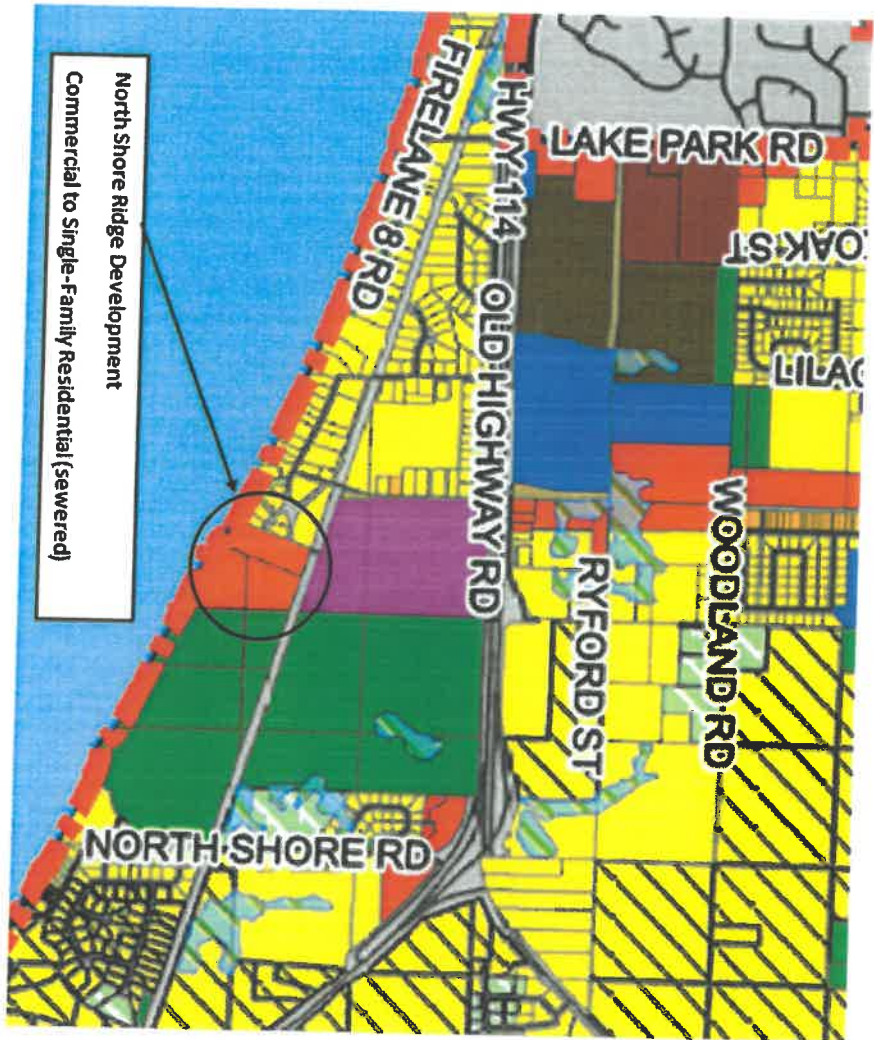
Staff recommends approval of Plan Commission Resolution PC2022-02, recommending the Village Board to amend the Future Land Use Map in the Comprehensive Plan.

Staff recommends approval of the Zoning Map Amendment from Business Park [BP] to Single Family Residential (Suburban) [RS-1].

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Plan Commission Resolution PC2022-02

Future Land Use Map



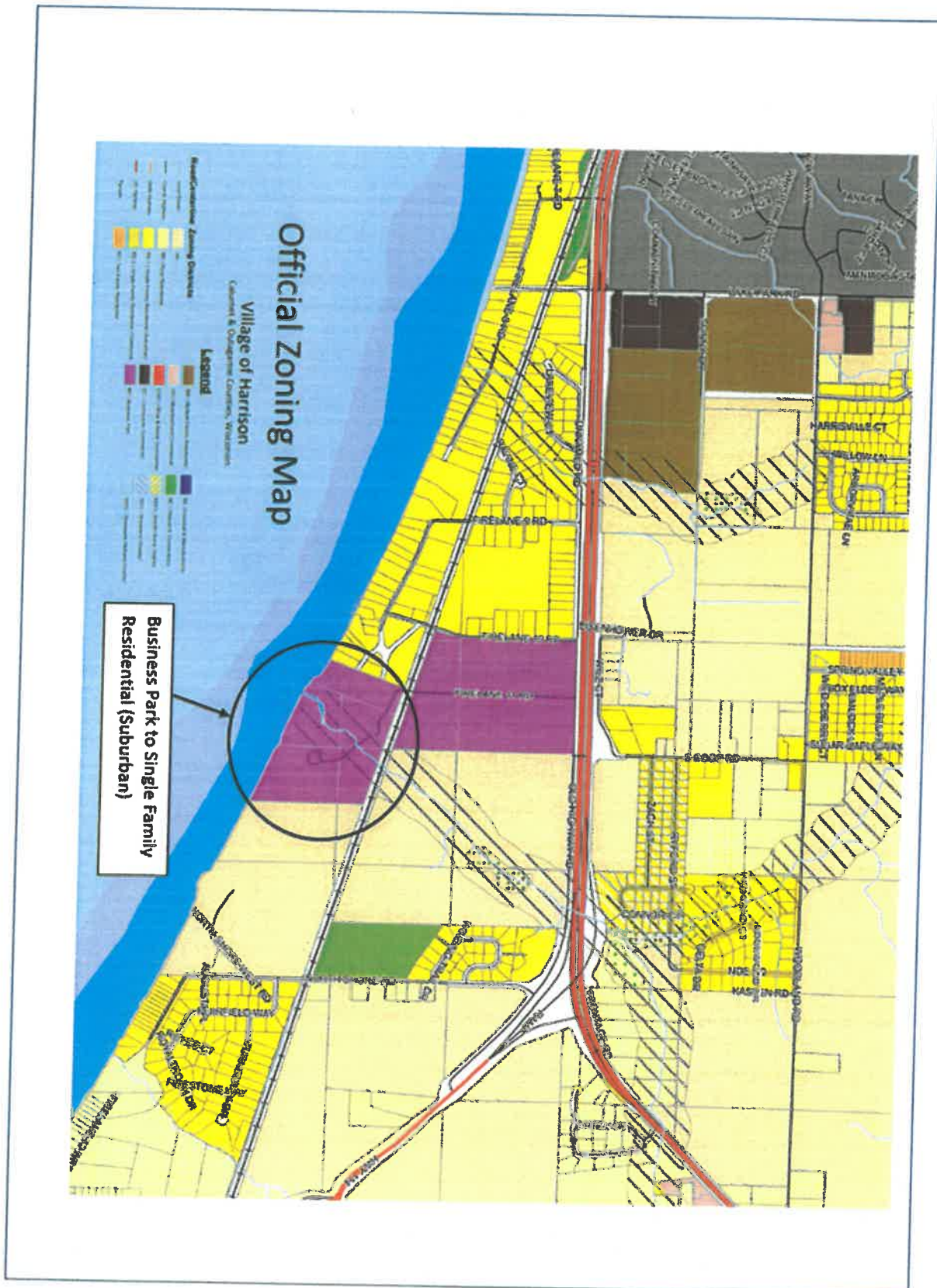
Future Land Use Village of Harrison

- Single-Family Residential (sewered)
- Single-Family Residential (transitional)
- Single-Family Residential (unsewered)
- Two-Family Residential
- Multi-Family Residential
- Mobile Home Park
- Formstead Homes
- Village Center
- Commercial
- Mixed Use
- Parks and Recreation
- Industrial
- Public/Institutional
- Ag. Vacant, Undeveloped
- Special Ag/Nurseries
- Woodlands
- Utilities/Quonies
- Village Boundary

Disclaimer:
 The Village of Harrison, Ohio, and its staff do not warrant the accuracy of the information provided on this map. The information is provided for informational purposes only. The Village of Harrison, Ohio, and its staff do not warrant the accuracy of the information provided on this map. The information is provided for informational purposes only. The Village of Harrison, Ohio, and its staff do not warrant the accuracy of the information provided on this map. The information is provided for informational purposes only.



Zoning Map



PLAN COMMISSION RESOLUTION 2022-02

**TO RECOMMEND TO THE VILLAGE BOARD AN AMENDMENT TO THE HARRISON
COMPREHENSIVE PLAN (North Shore Ridge)**

WHEREAS, the Harrison Plan Commission received an application from FORE Development + Investment, to amend the Comprehensive Plan Future Land Use Map from Commercial to Single Family Residential (sewered); and

WHEREAS, a map of the proposed amendment is attached to the Resolution as “Exhibit A”; and

WHEREAS, the amendments have resulted in a Plan that is compliant with the requirements of Section 66.1001(2) Wis. Stats; and

WHEREAS, the Plan Commission has held a least one public hearing on these amendments on June 21, 2022, in compliance with the requirements of Section 66.1001(4)(d) Wis. Stats.

NOW, THEREFORE BE IT RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the amendment from Commercial to Single Family Residential (sewered) for the property described as:

All that part of Block Three B (3B) including the road as platted on the North and South side of Block Three B (3B) of Shore Acres in Section Sixteen (16) and Twenty-one (21) of Township Twenty (20) North, Range Eighteen (18) East, in the Town of Harrison, Calumet County, Wisconsin, described as follows:

Beginning at the Northeast Corner of Lot Seven (7), Block One (1), running thence South and Westerly along the South line of North Shore Drive to a point Twenty (20) feet West of the Northeast Corner of Lot Eleven (11), Block One (1); thence Northeasterly parallel to the East Line of Lot Seven (7), Block One (1) to the North Line of North Shore Drive on the North side of Block Three B (3B); thence East and Southerly along the North line of North Shore Drive to the place of beginning.

And

All of Lots Five (5), Six (6) and Seven (7) of Block One (1) of the recorded Plat of Shore Acres as recorded in the office of the Register of Deeds for Calumet County, Wisconsin, in Vol. 4 of Plats on page 16, all situated in the Town of Garrison, Calumet County Wisconsin, together with all riparian rights appurtenant thereto and in connection therewith.

And

All of Lots Eight (8), Nine (9) and Ten (10) and a triangular piece of Lot Eleven (11), described as follows: Commencing at the North end of the line between Lots Ten (10) and Eleven (11) on the South line of North Shore Drive, thence Westerly along the South line of North Shore Drive Twenty (20) feet, thence in a Southerly direction to a point in the common line between Lots Ten (10) and Eleven (11), 232.7 feet from the point of beginning; thence Northerly along said common line to the place or beginning. All in Block One (1). Excepting therefrom all that part of Lots Ten (10) and Eleven (11), Block One (1), of Shore Acres in Sections Sixteen (16) and Twenty-one (21), Township Twenty (20) North of Range Eighteen (18) East, Town of Harrison, Calumet County, Wisconsin, that lies West of a line parallel to and Three Hundred Twenty-four (324) feet West measured at right angles from the East line of Blocks One (1) and Three (3) of Shore Acres.

Also, a parcel of land in the East end of Block Three (3) bounded on the East by the East line of Block Three (3); on the North by the C. M. & St. Paul Railway right-of-way; on the West by a line 324 feet from the East line of said Block Three (3) and parallel to it; on the South by the North line of North Shore Drive. All in Shore Acres Plat, Town of Harrison, Calumet County, Wisconsin.

PN 39656 & PN 41622

All that part of the Southeast one-quarter (SE1/4) of Section Sixteen (16) and the Northeast one-quarter (NE1/4) of fractional Section Twenty-one (21) Township Twenty (20) North of Range Eighteen (18) East in the Town of Harrison, Calumet County, State of Wisconsin, described as follows: Beginning at the intersection of the section line between Section 16 and 15 with the south line of the right-of-way of the C. M. & St. Paul Railway, said point being 488.05 feet due north from a stone placed in a section corner between section 15, 16, 21 and 22, running thence north 72 degrees 55 minutes west along the southerly line of the aforementioned right-of-way 400 ft.; thence south 19 degrees 51 minutes west to the government meander line of Lake Winnebago, thence in a southeasterly direction along said meander line to the intersection with the section lines between fractional section twenty-one (21) and section twenty-two (22) thence due North along the aforesaid section line and the section line between sections fifteen (15) and sixteen (16) to the place of beginning, together with all riparian rights appurtenant thereto and in connection therewith.

PN 45710

Outlot 2 of Certified Survey Map 3914 being part of Fractional Government Lot Four (4) in Section Twenty-two (22), Township Twenty (20) North of Range Eighteen (18) East, Town of Harrison, Calumet County, Wisconsin, together with riparian rights appurtenant thereto and in connection therewith.

PN 39512

Commencing at a point where Sections Fifteen (15), Sixteen (16), Twenty-one (21) and Twenty-two (22) all in Township Twenty (20) North of Range Eighteen (18) East join on e another, thence due East Six Hundred Thirty-three and three tenths (633.3) feet, thence North at right angles Two Hundred Ninety-five and fifty-five hundredths (295.55) feet to the South line of the right-of-way of the Chicago, Milwaukee & St. Paul Railway Company, thence Northwesterly along said right-of-way Six Hundred Sixty and five tenths (660.5) feet to a point where it intersects the North and South lines between Sections Fifteen (15) and Sixteen (16), thence due South to the place of beginning, all situated in Section Fifteen (15), Township Twenty (20) North of Range Eighteen (18) East, Town of Harrison, Calumet County, Wisconsin.

Approved this 21st day of June, 2022.

Motion for adoption by: _____

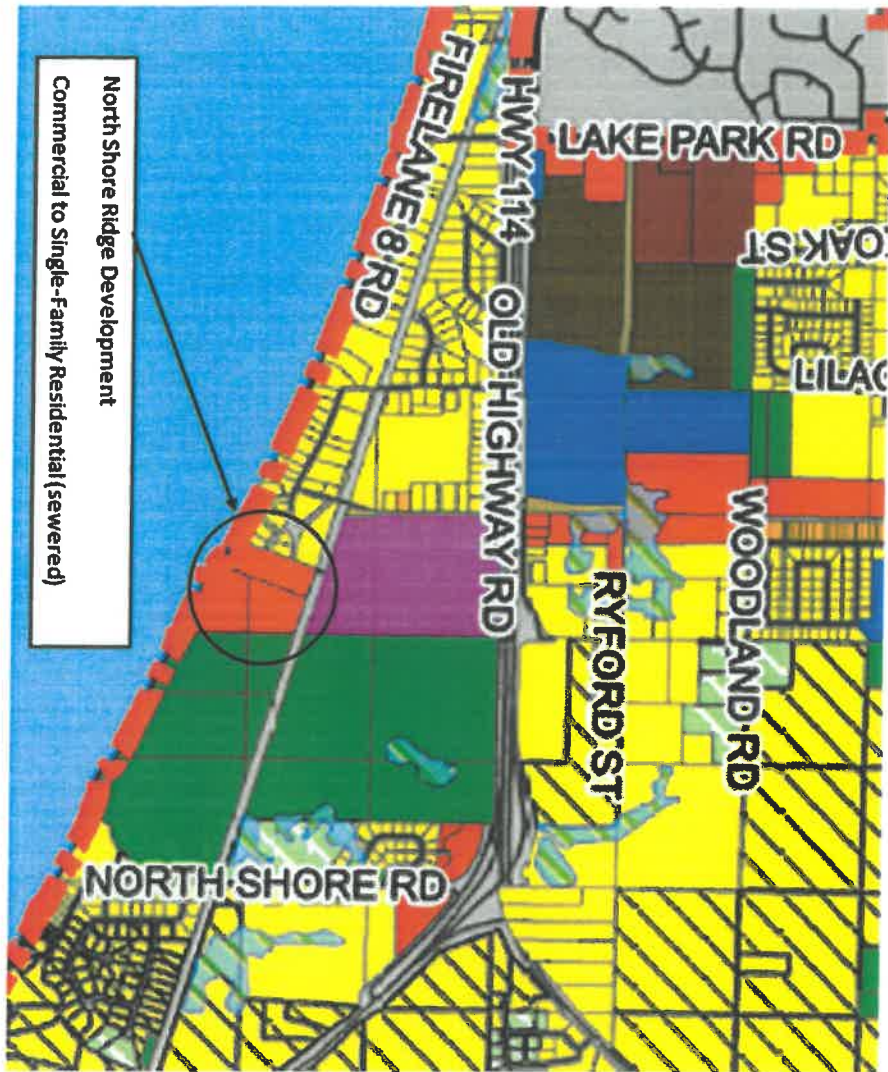
Seconded by: _____

Vote Aye: ____ Nay: ____

Allison Blackmer, Plan Commission Chair

Attest: Mark J. Mommaerts, AICP, Harrison Assistant Village Manager

Exhibit A



**Future Land Use
Village of Harrison**

- Single-Family Residential (sewered)
- Single-Family Residential (transitional)
- Single-Family Residential (unsewered)
- Two-Family Residential
- Multi-Family Residential
- Mobile Home Park
- Farmstead Homes
- Village Center
- Commercial
- Mixed Use
- Parks and Recreation
- Industrial
- Public/Institutional
- Ag. Vacant, Undeveloped
- Special Ag/Nurseries
- Woodlands
- Utilities/Quarries
- Village Boundary

Notes:

The information on this map is for informational purposes only and should not be used for any other purpose. The Village of Harrison is not responsible for any errors or omissions on this map. The Village of Harrison is not responsible for any damages or losses resulting from the use of this map. The Village of Harrison is not responsible for any actions taken by any person or entity based on the information on this map. The Village of Harrison is not responsible for any actions taken by any person or entity based on the information on this map.

HARRISON
 Village of Harrison
 11111 11th St
 Harrison, WI 54901
 Phone: 920.255.1111
 Fax: 920.255.1112
 www.harrisonwi.com

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

June 21, 2022

Title:

Comprehensive Plan Amendment - Green Meadows on Lake Park
Zoning Map Amendment (Rezoning) - Green Meadows on Lake Park

Issue:

Should the Plan Commission recommend approval of a Comprehensive Planning Amendment from Multi-Family Residential to Single Family Residential (sewered) and a Zoning Map Amendment (rezoning) from Multi-Family Residential [MF] to Single Family Residential [RS-2] for a 35-lot subdivision to the Village Board?

Background and Additional Information:

The applicant is proposing a new single-family subdivision located on the southwest corner of Lake Park Road and Midway Road. The property is identified as Multi-Family in the Comprehensive Plan and is currently zoned Multi-Family Residential [RM]. The developer wishes to rezone the parcel to Single-Family Residential (Traditional) [RS-2] lots to match that of the zoning to the west as part of the Lexington Homes subdivision approved a couple of years ago. Sewer service is available at Dylan Drive to the south.

A Comprehensive Plan Amendment and Zoning Map Amendment (Rezoning) are proposed in order to develop Single-Family lots. The proposed zoning will be Single Family Residential (Traditional) [RS-2].

Comprehensive Plan Amendment:

The applicant is proposing to amend the future land use map in the Comprehensive Plan to change the land use designation from Multi-Family Residential to Single-Family Residential (sewered).

Zoning Map Amendment:

The applicant is proposing to rezone from Multi-Family Residential [MF] to Single Family Residential (Traditional) [RS-2].

Findings of Fact:

- Staff finds the amendment to the future land use map in the Comprehensive Plan would complement the surrounding land uses.
- Staff finds that the rezoning request complies with single family development as part of the recommendations in the Comprehensive Plan of the Village of Harrison.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

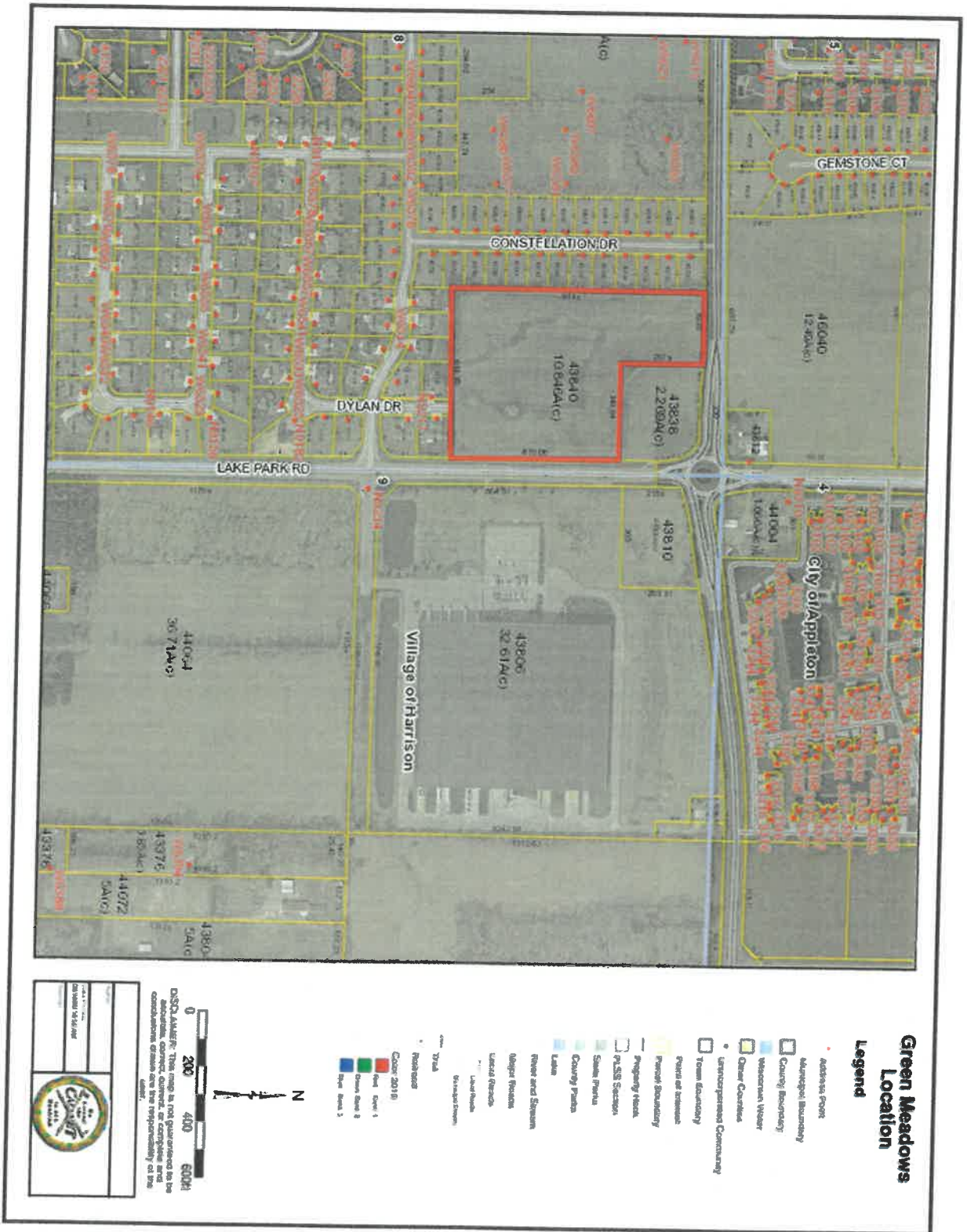
Staff recommends approval of Plan Commission Resolution PC2022-03, recommending the Village Board amend the comprehensive plan.

Staff recommends approval of the Zoning Map Amendment from Multi-Family Residential [MF] to Single Family Residential (Traditional) [RS-2] for both Lots 1 & 2 of CSM#2524.

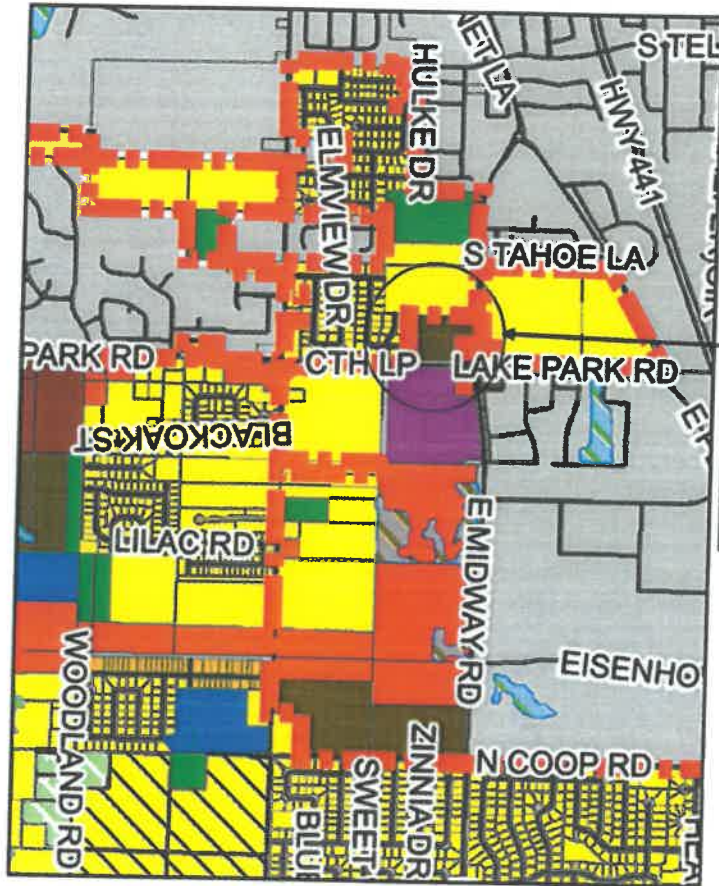
Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- CSM#2524
- Plan Commission Resolution PC2022-03

Aerial Map



Future Land Use Map



Green Meadows Development

Future Land Use

- Village of Harrison**
- Single-Family Residential (sewered)
 - Single-Family Residential (transitional)
 - Single-Family Residential (unsewered)
 - Two-Family Residential
 - Multi-Family Residential
 - Mobile Home Park
 - Farmstead Homes
 - Village Center
 - Commercial
 - Mixed Use
 - Parks and Recreation
 - Industrial
 - Public/Institutional
 - Ag. Vacant, Undeveloped
 - Special Ag/Nurseries
 - Woodlands
 - Utilities/Quarries
 - Village Boundary

NOTES:

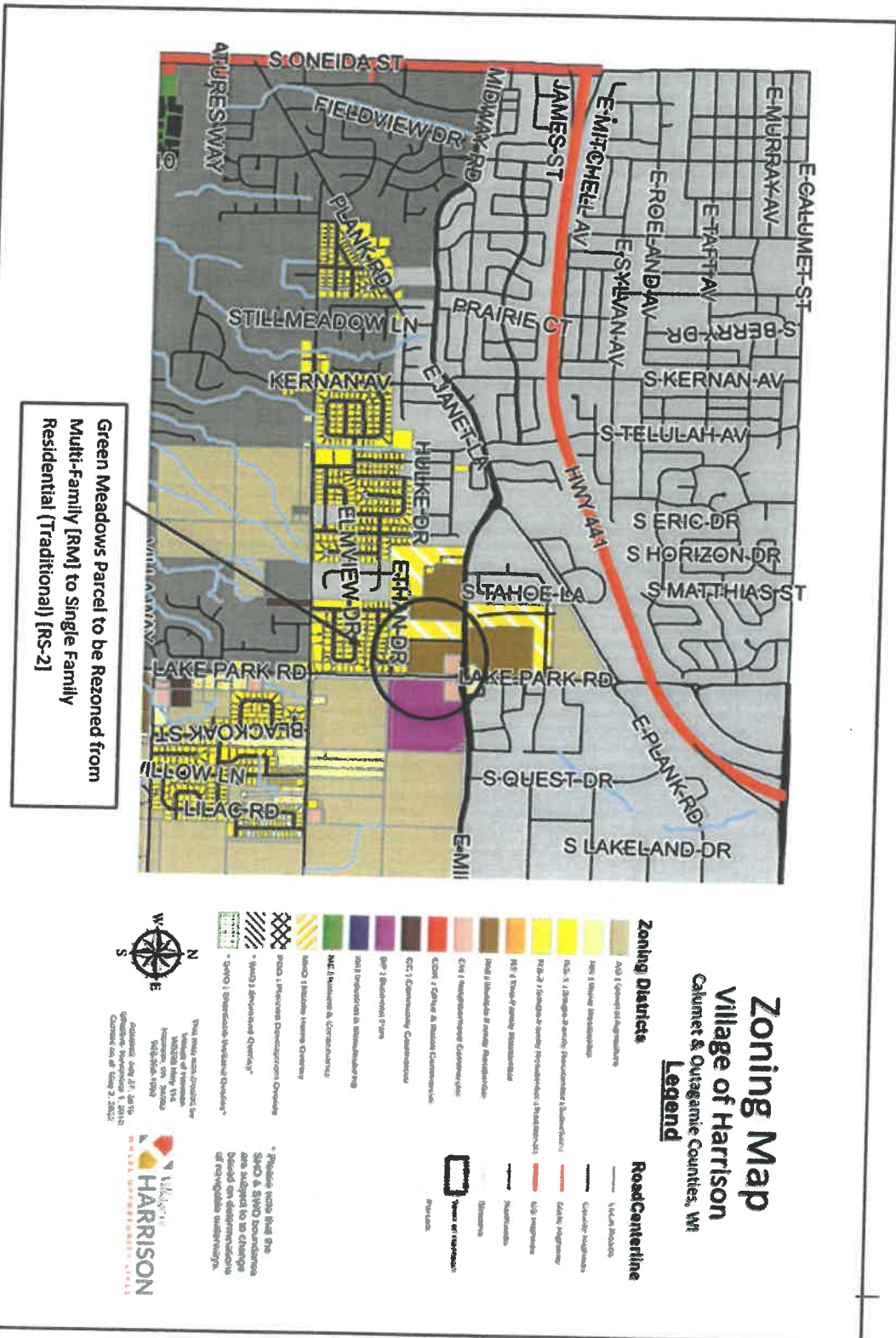
1. The future land use designations shown on this map are intended to guide future development and are not a guarantee of any specific future action. The Village of Harrison reserves the right to amend this map at any time without notice.

2. The future land use designations shown on this map are intended to guide future development and are not a guarantee of any specific future action. The Village of Harrison reserves the right to amend this map at any time without notice.

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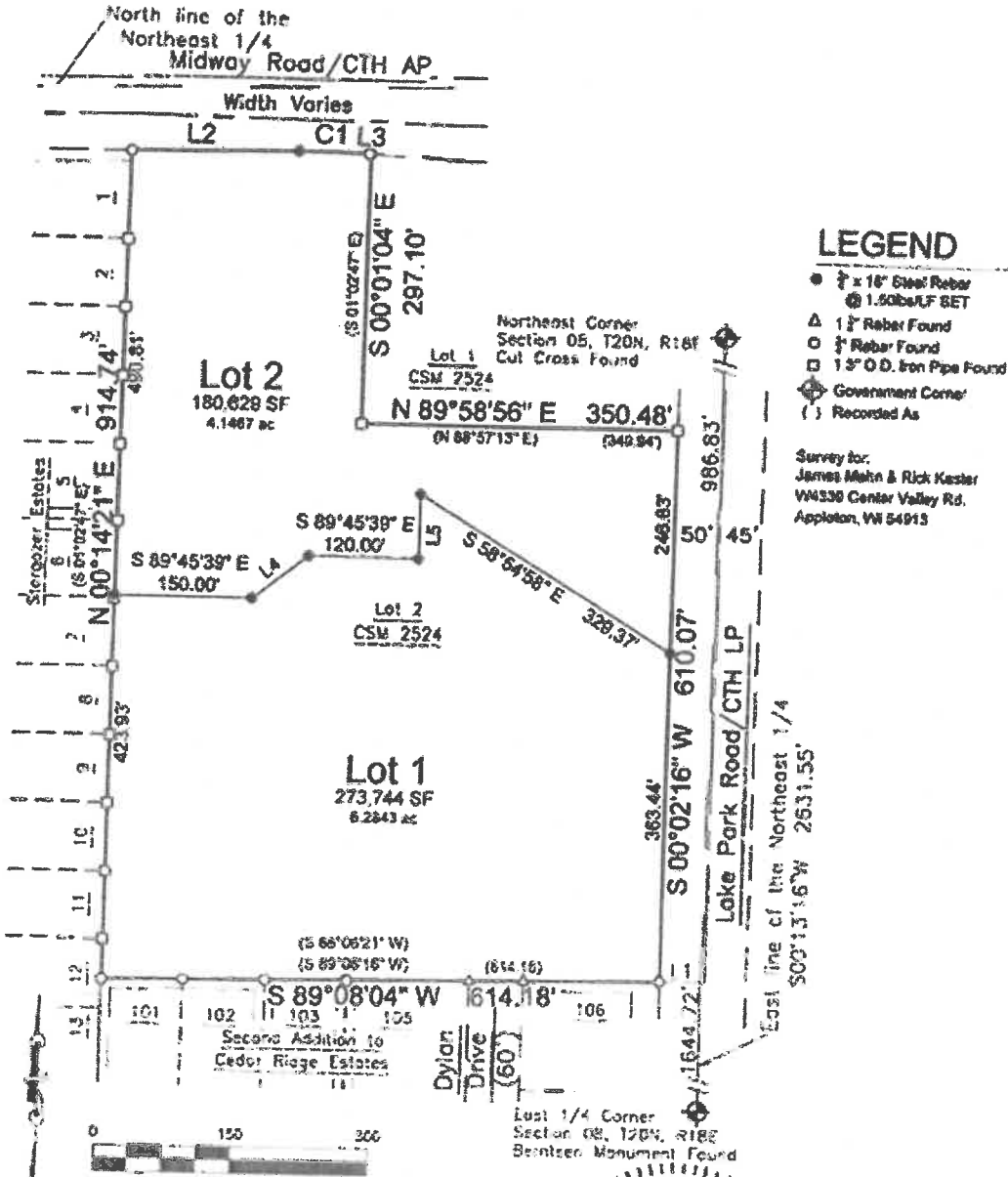
Zoning Map



CSM#2524

Certified Survey Map No. _____

Part of Lot 2, Certified Survey Map 2524, located in the Northeast 1/4 of the Northeast 1/4, Section 08, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

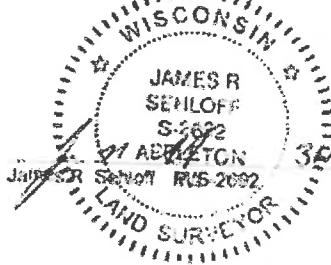


Bearings are referenced to the East line of the Northeast 1/4, Section 08, T20N, R18E assumed to bear S00°13'16"W, base on the Calumet County Coordinate System.



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1101 Franklin Avenue, Menasha, WI 54952
Ph: 920-937-1966 Fax: 920-441-4818
www.davel-inc.com



3 MAY 20 2022
Date

File: 1085CSM.dwg
Date: 05/03/2022
Drawn By: Jm
Sheet: 1 of 4

Certified Survey Map No. _____

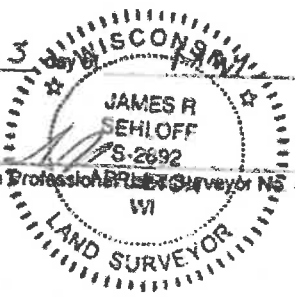
Part of Lot 2, Certified Survey Map 2524, located in the the Northeast 1/4
of the Northeast 1/4, Section 08, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin

Surveyor's Certificate

I, James R. Schloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of Richard S. Kaster & James B. Mahn, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lot 2, Certified Survey Map 2524, recorded as Document No. 344340, located in the the Northeast 1/4 of the Northeast 1/4, Section 08, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 454,372 Square Feet (10.4309 Acres) of land, described as follows:

Commencing at the Northeast corner of Section 08; thence, along the East line of the Northeast 1/4 said Section 08, S00°13'16"W, 886.83 feet; thence S89°08'04"W, 45.68 feet to the Westerly right of way line of Lake Park Road/CTH LP said point being the point of beginning; thence, along North line of Second Addition to Cedar Ridge Estates, S89°08'04"W, 614.18 feet to the East line of Stargazer Estates; thence, along said East line, N00°14'21"E, 914.74 feet to the Southerly right of way line of Midway Road/CTH AP, thence, along said Southerly right of way line, N88°57'12"E, 182.56 feet, thence, continuing along said Southerly right of way line, 76.19 feet along the arc of a curve to the right with a radius of 958.50 feet and a chord of 76.17 feet which bears S88°46'10"E; thence, continuing along said Southerly right of way line, thence, continuing along said Southerly right of way line, S88°29'32"E, 1.45 feet to the West line of Lot 1 of Certified Survey Map 2524; thence along said West line of Lot 1, N00°01'04"E, 297.10 feet to the Southwest corner of said Lot 1, thence, along the South line of said Lot 1, N89°58'56"E, 350.48 feet to said Westerly right of way line; thence along said Westerly right of way line S00°02'16"W, 610.07 feet to the point of beginning, subject to all easement and restrictions of record

Given under my hand this



3 day of 2022

James R. Schloff, Wisconsin Professional Land Surveyor No. S-2692

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	958.50	S 88°46'10" E	76.17	76.19	4°33'16"	N 88°57'12" E	S 88°29'32" E

LINE TABLE		
Line	Bearing	Length
L1	N 89°08'04" E	45.68
L2	N 88°57'12" E	182.56
L3	S 88°29'32" E	1.45
L4	N 00°01'04" E	297.10
L5	N 89°58'56" E	350.48

Certified Survey Map No. _____

Part of Lot 2, Certified Survey Map 2524, located in the the Northeast 1/4
of the Northeast 1/4, Section 08, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do further certify 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 _____, 20_____

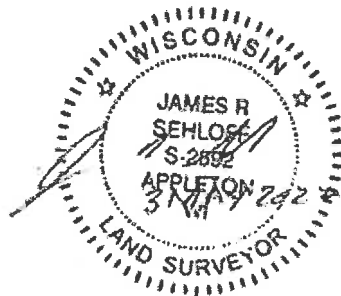
Richard S. Kester, Owner

James B Mahn, Owner

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ day of _____, 20_____ the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin



Certified Survey Map No. _____

Part of Lot 2, Certified Survey Map 2524, located in the the Northeast 1/4
of the Northeast 1/4, Section 06, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin.

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Harrison, Calumet County, Richard S. Kester & James B Mahn, the property owner, is hereby approved by the Village Board of the Village of Harrison.

Allison Blackmer, Village President Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Harrison

Vicki Tessen, Village Clerk Date

Treasurers' Certificate

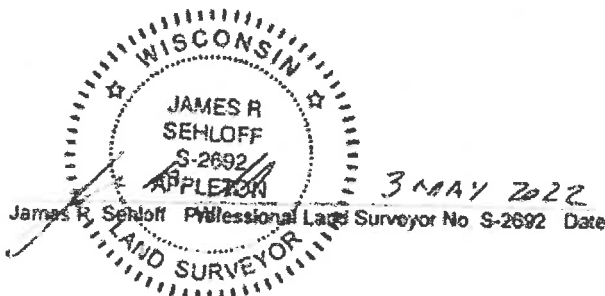
We, being the duly elected, qualified and acting Treasurers' of the Village of Harrison and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map

Village Treasurer Date

County Treasurer Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments

the property owners of record:	Recording Information:	Parcel Number(s):
Richard S. Kester & James B Mahn	Doc No. 345931	43840



PLAN COMMISSION RESOLUTION 2022-03

TO RECOMMEND TO THE VILLAGE BOARD AN AMENDMENT TO THE HARRISON COMPREHENSIVE PLAN (Green Meadows)

WHEREAS, the Harrison Plan Commission received an application from Green Meadows, LLC to amend the Comprehensive Plan Future Land Use Map from Multi-Family Residential to Single Family Residential (sewered); and

WHEREAS, a map of the proposed amendment is attached to the Resolution as "Exhibit A"; and

WHEREAS, the amendments have resulted in a Plan that is compliant with the requirements of Section 66.1001(2) Wis. Stats; and

WHEREAS, the Plan Commission has held a least one public hearing on these amendments on June 21, 2022, in compliance with the requirements of Section 66.1001(4)(d) Wis. Stats.

NOW, THEREFORE BE IT RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the amendment from Multi-Family Residential to Single Family Residential (sewered) for the property described as:

Part of Lot 2, Certified Survey Map 2524, located in the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 20 North, Range 18 East Village of Harrison, Calumet County, Wisconsin, containing 273,744 Square Feet (6.2843 Acres) of land described as follows:

Commencing at the Northeast corner of Section 08; thence, along the East line of the Northeast 1/4 said Section 08, S00°13'16"W, 986.83 feet; thence S89°08'04"W, 45.88 feet to the Westerly right of way line of Lake Park Road/CTH LP said point being the point of beginning; thence, along North line of Second Addition to Cedar Ridge Estates, S89°08'04"W, 614.18 feet to the East line of Stargazer Estates; thence, along said East line, N00°14'21"E, 914.74 feet to the Southerly right of way line of Midway Road/CTH AP; thence, along said Southerly right of way line, N88°57'12"E, 182.56 feet; thence, continuing along said Southerly right of way line 76.19 feet along the arc of a curve to the right with a radius of 958.50 feet and a chord of 76.17 feet which bears S88°46'10"E; thence, continuing along said Southerly right of way line; thence, continuing along said Southerly right of way line, S86°29'32"E, 1.45 feet to the West line of Lot 1 of Certified Survey Map 2524; thence along said West line of Lot 1, N00°01'04"E, 297.10 feet to the Southwest corner of said Lot 1, thence, along the South line of said Lot 1, N89°58'56"E, 350.48 feet to said Westerly right of way line; thence along said Westerly right of way line S00°02'16"W, 610.07 feet to the point of beginning, subject to all easement and restrictions of record.

Approved this 21st day of June, 2022.

Motion for adoption by: _____

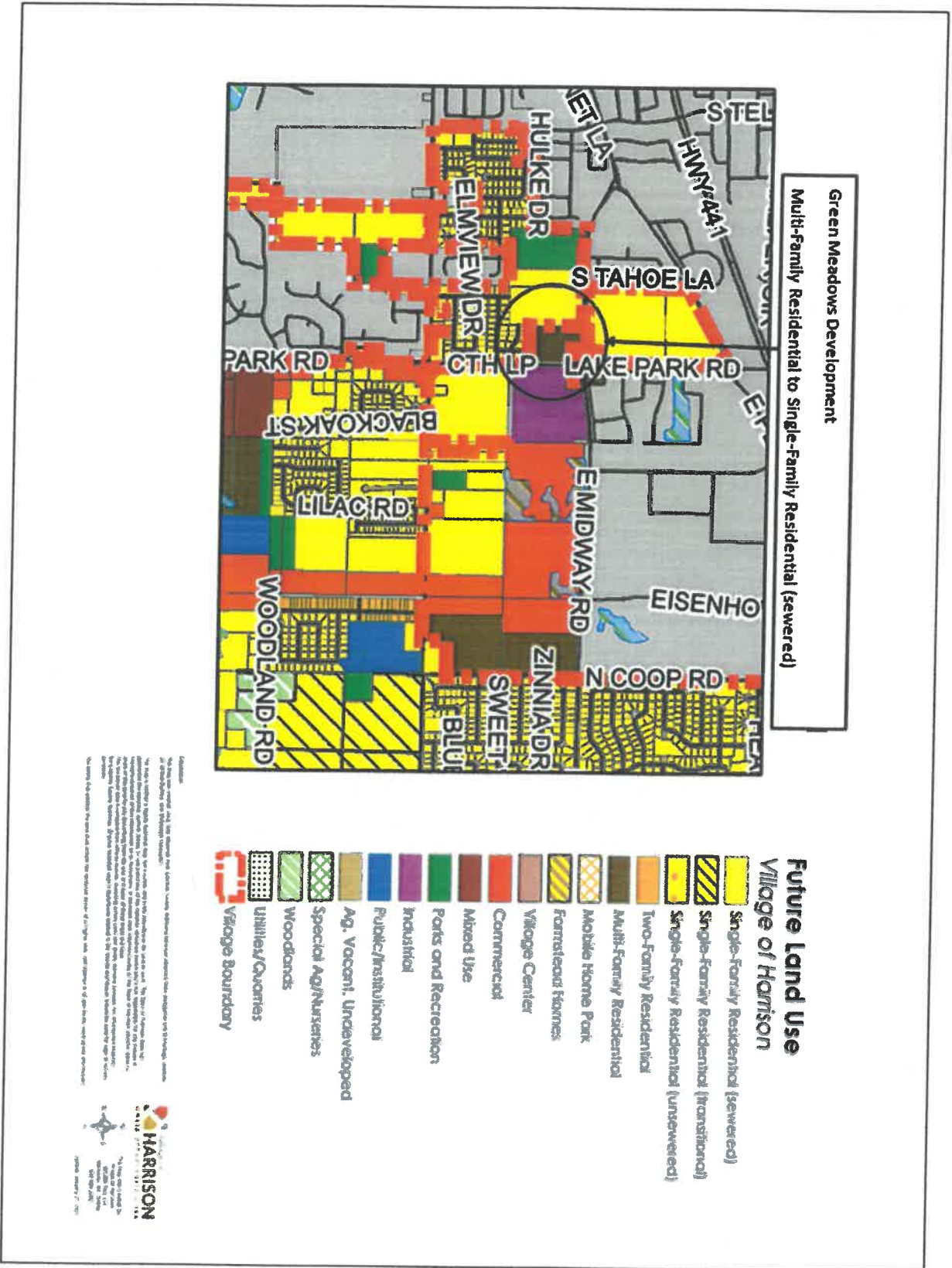
Seconded by: _____

Vote Aye: _____ Nay: _____

Allison Blackmer, Plan Commission Chair

Attest: Mark J. Mommaerts, AICP, Harrison Assistant Village Manager

Exhibit A



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

June 21, 2022

Title:

Preliminary Plat – Green Meadows on Lake Park

Issue:

Should the Plan Commission recommend approval of the Preliminary Plat of the Green Meadows subdivision to the Village Board?

Background and Additional Information:

The applicant is proposing a 34-lot and 1-outlot plat for a new subdivision called Green Meadows. The subdivision is located on the southwest corner of Lake Park Road and Midway Road. The property is currently zoned Multi-Family Residential [RM]. The subdivision is proposed to have roadway access to Lake Park Road (CTH LP) and Dylan Drive from the south. All roadways are proposed to be dedicated to the public at a width of 66-feet for the right-of-way. Lots are generally 11,000 square feet in area, the corner lots are generally 15,000 square feet. The largest of the proposed lots, along Lake Park Road near the roundabout is approximately 20,000 square feet. Sewer and water will be extended through the subdivision. Stormwater management will be accommodated in a stormwater pond located on Outlot 1.

Recommended Action:

Staff approves the Preliminary Plat with the following conditions:

1. Approval of a Comprehensive Plan amendment to Single Family Residential.
2. Approval of Rezoning from Multi-Family (RM) to Single Family (Traditional) RS-2.
3. Wetland permits must be obtained from the Wisconsin Department of Natural Resources (WDNR)
4. Sidewalks with curb and gutter must be constructed.
5. Right of way of 66' is preferred.
6. Street Plans must be approved by the Village Public Works.
7. Utility Plans must be approved by the Village Utilities.
8. Should consist of 30' storm water easements.
9. The project shall comply with all other local, state, and federal requirements.

Attachments:

- Aerial Map
- Preliminary Plat
- SPRC Review Letter

SPRC Review Letter



May 27, 2022

Richard Kaster
Green Meadows Development, LLC
4300 N. Pine Tree Road
Hobart, WI 54155

(via email: rickaster@yahoo.com)

RE: Green Meadows Subdivision -- CSM and Preliminary Plat

Dear Mr. Kaster:

On May 13, 2022, the Site Plan Review Committee (SPRC) reviewed your CSM and Preliminary Plat for the Green Meadows Subdivision. The below list includes comments and conditions from the initial review.

The SPRC comments are as follows:

1. A Comprehensive Plan amendment to Single Family Residential.
2. A Rezone from Multi-Family (RM) to Single Family (Traditional) RS-2.
3. Wetland permits must be obtained from the Wisconsin Department of Natural Resources (WDNR).
4. Sidewalks with curb and gutter must be constructed.
5. Right of way of 66' is preferred.
6. Street Plans must be approved by the Village Public Works.
7. Utility Plans must be approved by the Village Utilities.
8. Should consist of 30' storm water easements.
9. The project shall comply with all other local, state, and federal requirements.

If you have any questions, please feel free to contact me at tnau@harrison-wi.org or (920) 989-1062.

Sincerely,

A handwritten signature in black ink, appearing to read "Trish Nau".

Trish Nau,
Assistant Planner

cc Jim Sehloff (via email Jim@davel.pro)

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

June 21, 2022

Title:

Conditional Use Permit Modification – Highway 10 and County Highway N Storage Unit Condos

Issue:

Should the Plan Commission approve a minor change to the Conditional Use Permit?

Background and Additional Information:

In May 2021, the applicant was granted a Conditional Use Permit to operate a mini- outdoor storage development on lands located on the northeast corner of Highway 10 and County Highway N, Parcel #45834. The development was approved with 14 conditions, listed below. The applicant is seeking a change to the Conditional Use Permit, specifically Conditions #3 & #7 regarding design standards, Section 117-90(o). Condition #3 states wood or vinyl material for a gated fence. The applicant is requesting the Plan Commission approve a black metal chain link system with keypad that would better fit the use of the parcel. The applicant is also stating that the height of the berm and distance from County Road N satisfy the intent of Condition #7 without the use of masonry materials on the buildings. The intent of the berms and plantings is to create a buffer/screen to obstruct or soften the view of the development from the surrounding properties and from the road which would be satisfied with the 5-foot berms.

The approval of use was conditioned on the following:

1. Berms and landscape areas be provided along all sides of the development of proposed Lot 2 (mini-warehousing development). The berm should be 5-feet in height with trees, evergreens, and other plantings that are 5-feet in height at the time of planting (not including root ball). Care should be taken to design the berm and plantings to provide approximately 75% opacity within 5-years.
2. Security lighting and video surveillance shall be provided. Any lighting shall be direct cutoff fixtures.
3. The entrance shall be gated with a visually pleasing material, either wood or vinyl material. The Plan Commission may approve an alternate material.
4. A new road shall be permitted by the Calumet County Highway Department for access to the development. A streetlight shall be installed at the developer's expense at the intersection of County Road N and the new road, Atlas Court. Such streetlight shall be approved by the Village.
5. No outside storage of any vehicles, equipment, materials, or items shall be permitted.
6. The stormwater management plan approval shall be in accordance with the Harrison rules.

7. All exterior building materials shall adhere to the Village Zoning requirements.
8. All provisions of the zoning ordinance and all other Village ordinances shall be met.
9. Any comments or revisions from Village staff during the site plan review process shall be incorporated as conditions of approval.
10. All necessary permits shall be obtained prior to construction.
11. Proposed Lot 1 & Lot 3 shall be held for future business/commercial development other than mini warehousing.
12. All WDNR permits shall be granted, a copy of which submitted to the Village, for wetland impacts.
13. 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.
14. A sanitary sewer & waterman easement shall be listed on the Certified Survey Map for recording.

Since this is considered a minor change to the Conditional Use Permit, the Plan Commission has authority to review and approve such change. The Plan Commission may recommend the Village Board be required to approve such change.

Recommended Actions:

Based on the documents provided, staff feels that a black metal fence with keypad would be aesthetically pleasing and more functional to satisfy Condition #3. Staff recommends approval of the alternate material.

Staff recommends a special exemption of the Conditional Use Permit Condition #7 to forego the masonry type materials listed in Section 117-90(o) (shown below) of the Zoning Ordinance per the 5-foot berm requirements stated in Condition #1 concealing the buildings from the view of the road.

117-90 Industrial And Manufacturing District (IM)

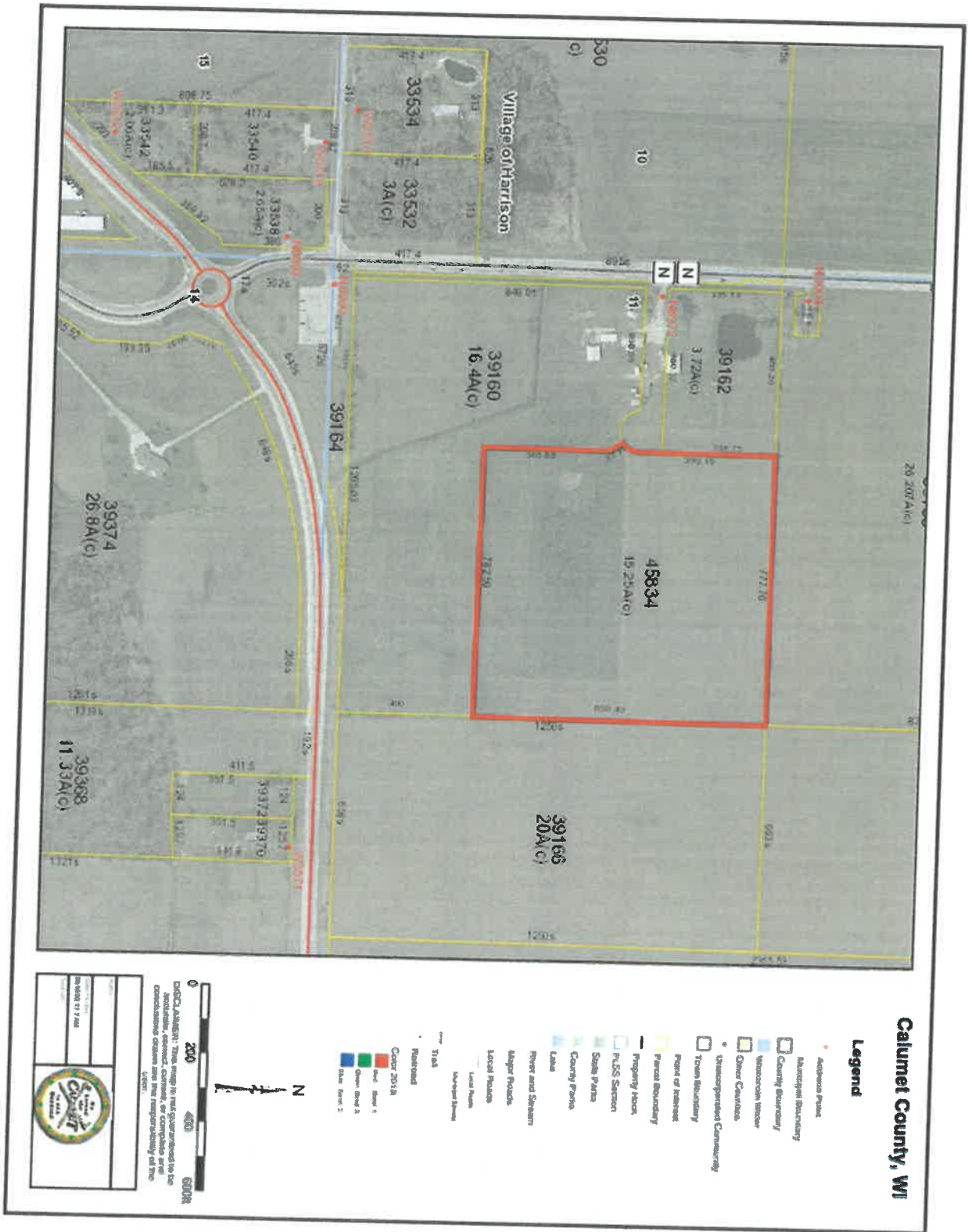
Section 117-90(o) Design standards. Requirements for new buildings and structures, or additions, built after the effective date of this chapter. Special exceptions to this section may be granted by the plan commission.

1. *Building orientation. All principal buildings shall have a well-defined front facade and entrance.*
2. *Materials. The lower one-third (1/3) of all exterior walls facing a public or private street shall be glass, brick, block, fieldstone, or other architectural masonry material.*
3. *Exterior lighting. All exterior lighting shall be in accordance with the following:*
 0. *All wall-mounted exterior lighting shall be direct cut-off fixtures.*
 1. *All areas containing exterior lighting (except public street lighting) shall limit light trespass onto adjacent property. Compliance shall be achieved by utilizing fixture shielding, directional control, location, and/or height.*
 2. *Accent light may be used to highlight architectural and landscape design elements.*
 3. *Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.*
 4. *Freestanding light fixtures shall have a maximum height of 25 feet.*
 5. *Wood light poles shall be prohibited.*

Attachments:

- Aerial Map
- Letter from Developer
- Pictures & Site Plan
- Email Correspondence
- Conditional Use Agreement, May 2021

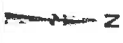
Aerial Map



Calumet County, WI

Legend

- Arbitrary Point
- ▭ Historical Boundary
- ▭ County Boundary
- ▭ Wisconsin Inland
- ▭ Other Counties
- Unincorporated Community
- ▭ Town Boundary
- ▭ Point of Interest
- ▭ Precinct Boundary
- ▭ Precinct House
- ▭ PUS Station
- ▭ State Parks
- ▭ County Parks
- ▭ Lakes
- ▭ River and Stream
- ▭ Major Roads
- ▭ Local Roads
- ▭ Local Rail
- ▭ Interstate
- ▭ Roadway
- ▭ Color 2018
- ▭ Area 1
- ▭ Area 2
- ▭ Area 3



0 200 400 600 Feet

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and is provided "as is" without warranty of any kind.

Letter from Developer

Atlas Developments & Construction
N8641 Winding Trail DR
Menasha, WI 54952

May 12th, 2022

Village of Harrison WI Plan Commission Board Members:

This letter is a request for a Special Exception from Section 117-90 (o) Design Standards of the zoning ordinance.

We do not recall the exact date of the Village Board meeting in regards to getting approval for our storage unit site at N8972 County Rd N (as there were many of them), but at one of the meetings it was discussed whether or not we would need to have masonry type material on the buildings that run parallel with County Rd N as per the design standards. At this meeting it was agreed that there would be a 5' tall berm built all the way around this site with evergreen plantings on top and that it was pointless to have masonry type materials on the buildings. This material would never be seen because the design standard minimum height is 3' and the berm is 5'. Another point that was discussed was the distance off of County Rd N that these buildings will be and that is approximately 500'. We are asking the Plan Commission Board to make an exemption to the design standards for masonry type materials on the 3 buildings or to do away with the berm that is on the west side of the site.

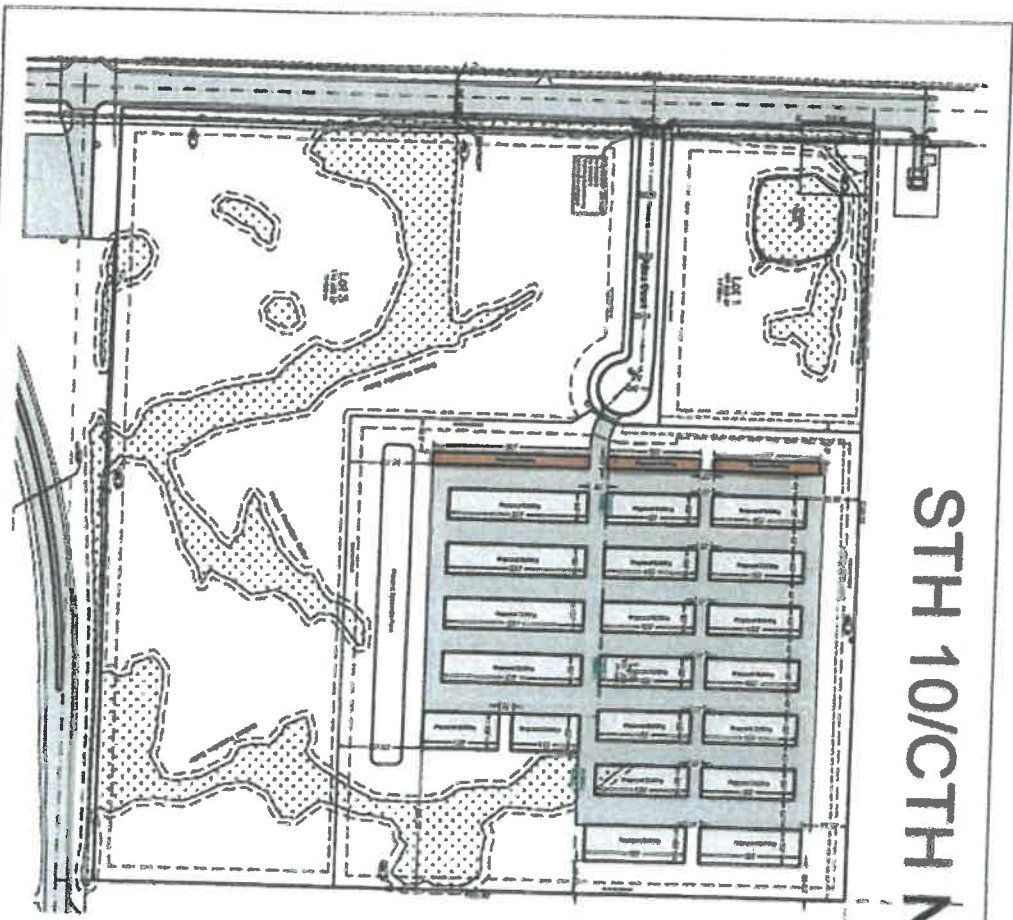
Sincerely,



Atlas Developments & Construction

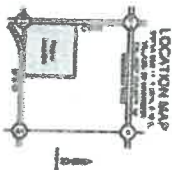
STH 10/CTH N Mini Storage Condos

Village of Harrison, Calumet County, WI
For: Atlas Development



LEGEND

[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Driveway
[Symbol]	Proposed Access Road
[Symbol]	Proposed Utility Lines
[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Setback
[Symbol]	Proposed Boundary



THIS PLAN AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT. NO PART OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT ASSUME NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN. THE ENGINEER AND ARCHITECT ARE NOT PROVIDING ANY GUARANTEE OF ACCURACY OR COMPLETENESS FOR THIS PLAN OR THE INFORMATION CONTAINED HEREIN. THE ENGINEER AND ARCHITECT ARE NOT PROVIDING ANY GUARANTEE OF ACCURACY OR COMPLETENESS FOR THIS PLAN OR THE INFORMATION CONTAINED HEREIN.

EXHIBITS

1	Site Plan
2	Location Map
3	Site Plan
4	Site Plan
5	Site Plan
6	Site Plan
7	Site Plan
8	Site Plan
9	Site Plan
10	Site Plan
11	Site Plan
12	Site Plan
13	Site Plan
14	Site Plan
15	Site Plan
16	Site Plan
17	Site Plan
18	Site Plan
19	Site Plan
20	Site Plan
21	Site Plan
22	Site Plan
23	Site Plan
24	Site Plan

SITE PLAN
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1000 W. Wisconsin Ave., Suite 200
 Milwaukee, WI 53233
 Project Number: 0000
 Date: 11/20/20

Pictures of Example Fencing



Email Correspondence

Trish Nau

From: Jerry Frazee <jerry@precisioncutconstruction.com>
Sent: Thursday, May 12, 2022 8:55 PM
To: Trish Nau; Mark Mommaerts
Subject: N&10 Storage unit site
Attachments: Atlas exception letter.pdf; Atlas storage site plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Trish,

We would like to submit a written request for a special exception from Section 117-90(o) design standards for our storage unit site.

I have attached the written request, along with a site plan with the 3 buildings highlighted in which we are requesting this exception.

Can you please put this item on the agenda so it can be discussed at the next meeting?

Thanks
Jerry

Trish Nau

From: Mark Mommaerts
Sent: Thursday, May 12, 2022 11:03 AM
To: Jerry Frazee
Cc: Trish Nau
Subject: RE: Re:

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jerry,

Please submit a written narrative for a request for a Special Exception from Section 117-90 (o) Design Standards of the zoning ordinance. Please include reasons for the request and any pertinent information. Please work with Trish Nau, new Assistant Planner, and getting on the agenda for the Plan Commission.

Thank you,

Mark J. Mommaerts, AICP
Assistant Village Manager



Village of Harrison
W5298 State Road 114
Harrison, WI 54952
920-989-1062
www.harrison-wi.org

From: Jerry Frazee <jerry@precisioncutconstruction.com>
Sent: Thursday, May 12, 2022 10:57 AM
To: Mark Mommaerts <MMommaerts@harrison-wi.org>
Subject: Re:

Ok

How do we go about getting this set up with the plan commission?

On Thu, May 12, 2022 at 10:08 AM Mark Mommaerts <MMommaerts@harrison-wi.org> wrote:

I understand your thought. Condition #8 of the CUP states that all provisions of the zoning ordinance must be met, which includes the exterior building materials. I don't recall the discussion about the materials specifically.

I do know that when the Village amended the zoning ordinance in 2020 they wanted to get away from providing special exceptions to the exterior materials.

At this point, you will have to request a special exception from the Plan Commission as it was not specifically listed in the approved conditions.

Thanks,

Mark

From: Jerry Frazee <jerry@precisioncutconstruction.com>
Sent: Wednesday, May 11, 2022 8:50 PM
To: Mark Mommaerts <MMommaerts@harrison-wi.org>
Subject:

Mark

We have looked at the second letter of the site plan review and have a question on #2

When we were in front of the Village board getting approval last year we had a discussion about the berm vs putting stone on buildings. I am pretty sure it was decided at that time by the Board that it did not make sense to have us put a 5' tall berm and also stone 3' up the back of the buildings that run parallel with County Rd N. We obviously want to work with the Village here but are having a difficult time understanding this particular requirement .

Thanks

Jerry

Trish Nau

From: Mark Mommaerts
Sent: Monday, May 16, 2022 11:02 AM
To: Jerry Frazee
Cc: Trish Nau
Subject: RE: 10&N Storage

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jerry,

Since it is a change to the CUP, it will have to be reviewed and approved by the Plan Commission, probably just as a minor change to the CUP.

Will it have the barb wired on top as the pictures indicate? Hopefully not.

Trish – please add this to the June 21st PC agenda as a minor change to CUP.

Thanks,
Mark

From: Jerry Frazee <jerry@precisioncutconstruction.com>
Sent: Monday, May 16, 2022 10:51 AM
To: Mark Mommaerts <MMommaerts@harrison-wi.org>
Subject: Re: 10&N Storage

Mark

We believe the best fit here would be a black metal chain link system with keypad. We know it states "wood or vinyl" in the CUP but this material wouldn't be practical for this situation. We are going to want something a minimum of 24' wide. The gate will be at the west entrance just off of the cul de sac on Atlas court. We will probably want to set it just on the inside of the required berm, directly behind the storage buildings that are located on the most west part of the site. I have included a picture although it's not black, it's just galvanized. Hopefully this will work. Let me know otherwise

Thx
Jerry

On Fri, May 13, 2022 at 1:47 PM Mark Mommaerts <MMommaerts@harrison-wi.org> wrote:

Hi Jerry,

Do you have any information on the gated entry access? Type of materials, location, etc.

- I will be following up on comment #1 with DPW Monday.

- Comment #2 will be addressed by the Plan Commission in June. Not sure if we will be able to issue a zoning permit without the approved waiver. Without the zoning permit a building permit cannot be issued and no building activity can occur.
- Comment #3 needs additional information, see above.
- Comment #4 is complete.
- Comment #5 is the pre-con meeting. I believe this meeting is still trying to be scheduled.
- Comment #6 is the development agreement. This will be reviewed by the Village Board May 31st. Jerry- do you have any more comments?
- Comment #7-13 will be conditions of approvals and do not need to be addressed or will be addressed at a later date.

Thanks,

Mark

From: Mitchell Bauer <mitch@dave1.pro>
Sent: Thursday, May 12, 2022 1:54 PM
To: Mark Mommaerts <MMommaerts@harrison-wi.org>; Jerry Frazee <jerry@precisioncutconstruction.com>
Subject: RE: 10&N Storage

Hi Mark,

I've attached updated plans, adding the flume north of the driveway and rebar to the curb detail (#1). Also attached are the wetland permits and DNR erosion control permit (#4). The remaining items I think Jerry will need to address.

Could you clarify what is meant by needing a zoning permit (#11)?

Thanks,

Mitch

Conditional Use Agreement




County N Storage Units Agreement to Abide by Conditions

All conditions below approved by the Village Board of the Village of Harrison on May 25, 2021 as part of the Conditional Use Permit (CUP) are agreed to and shall be met:

1. Berms and landscape areas be provided along all sides of the development of proposed Lot 2 (mini-warehousing development). The berm should be 5-foot in height with trees, evergreens, and other plantings that are 5-foot in height at the time of planting (not including root ball). Care should be taken to design the berm and plantings to provide approximately 75% opacity within 5-years.
2. Security lighting and video surveillance shall be provided. Any lighting shall be direct cutoff fixtures.
3. The entrance shall be gated with a visually pleasing material, either wood or vinyl material. The Plan Commission may approve an alternate material.
4. A new road shall be permitted by the Calumet County Highway Department for access to the development. A streetlight shall be installed at the developers expense at the intersection of County Road N and the new road, Atlas Court. Such streetlight shall be approved by the Village.
5. No outside storage of any vehicles, equipment, materials, or items shall be permitted.
6. The stormwater management plan approval shall be in accordance with the Harrison rules.
7. All exterior building materials shall adhere to the Village Zoning requirements.
8. All provisions of the zoning ordinance and all other Village ordinances shall be met.
9. Any comments or revisions from Village staff during the site plan review process shall be incorporated as conditions of approval.
10. All necessary permits shall be obtained prior to construction.
11. Proposed Lot 1 & Lot 3 shall be held for future business/commercial development other than mini warehousing.
12. All WDNR permits shall be granted, a copy of which submitted to the Village, for wetland impacts.
13. 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.
14. A sanitary sewer & waterman easement shall be listed on the Certified Survey Map for recording.

I understand that if the stated conditions are not met, then the Conditional Use Permit (CUP) may be revoked by the Village.


 Signature
 Atlas Developments - Construction
 Company

Resident
 Title
 5/27/2021
 Date

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

June 21, 2022

Title:

Certified Survey Map (CSM) – Hopfensperger

Issue:

Should the Plan Commission recommend approval of the Certified Survey Map (CSM) for Tax ID Parcel 40462 to the Village Board?

Background and Additional Information:

The applicant is proposing a Certified Survey Map (CSM) for the property located along State Highway 55, Location ID 40462. The purpose of the CSM is to reconfigure the property to officially mark the property line between Ralph Hopfensperger and Dave Wittmann in a land exchange through the Certificate of Survey (COS) process.

Lot 1 is proposed to be 3.0-acres. An access easement for the driveway would be needed.

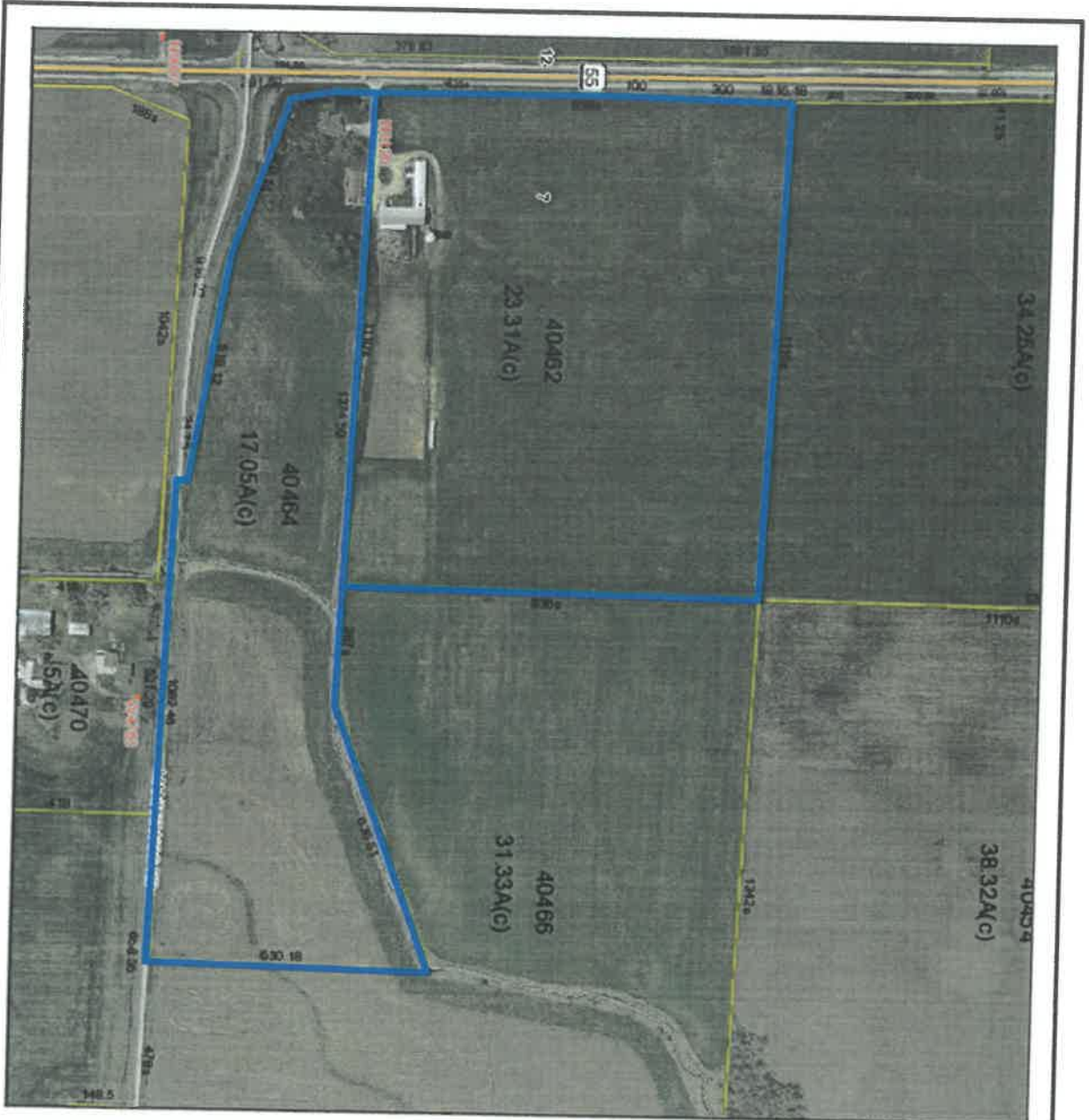
Recommended Action:

Staff recommends approval of the Certified Survey Map request as submitted.

Attachments:

- Aerial Map
- CSM
- Certificates of Survey (COS)
 - Hopfensperger to Wittmann
 - Wittmann to Hopfensperger
- Email Correspondence from Steve De Jong, Meridian Surveying, LLC

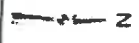
Aerial



Hopfensperger Aerial

Legend

- Address Point
 - County Boundary
 - Precinct Boundary
 - Precinct Water
 - Other Outlines
 - Unincorporated Community
 - Town Boundary
 - Point of Interest
 - Property Lines
 - RLSB Station
 - State Parks
 - County Parks
 - Lake
 - River and Stream
 - Major Road
 - Local Road
 - Interstate
 - State Road
 - Trail
 - Railroad
- Color 2018
- Blue Street
 - Green Street
 - Yellow Street
 - Red Street



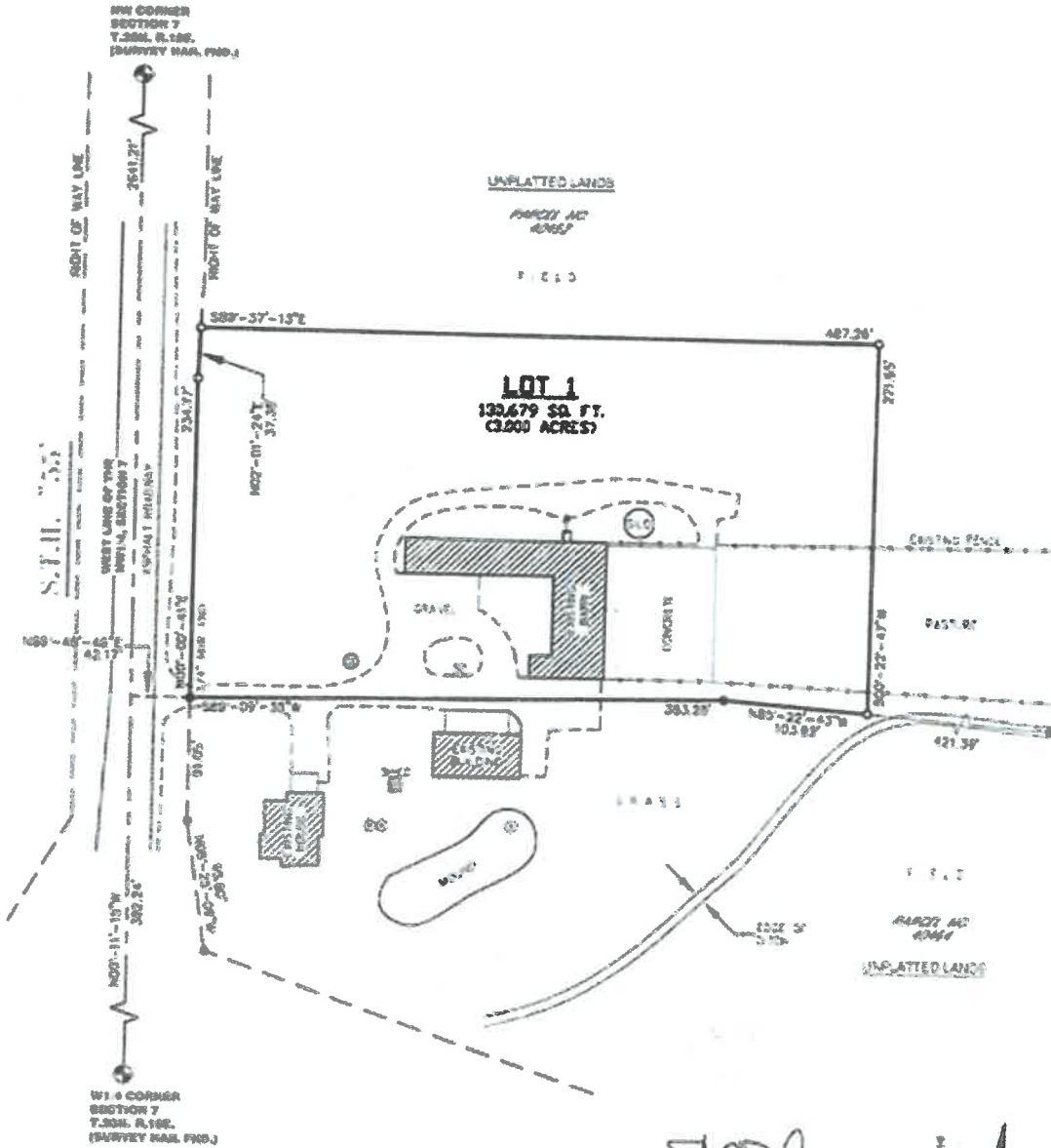
DWGCA AIRSIDE: This map is not guaranteed to be accurate. DWGCA does not assume any responsibility for construction errors or the responsibility of the user.

Title: Hopfensperger Aerial Author: GIS Date: 2018	Project: Hopfensperger Aerial Version: 1.0

CSM

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SW1/4 OF THE NW1/4 SECTION 7 T 20N R 10E VILLAGE OF HARRISON CALUMET COUNTY WISCONSIN



-LEGEND-

- = 1" x 12" IRON PIPE SET (150 LB. FT.)
- = 1" IRON PIPE FOUND
- ⊙ = COUNTY MONUMENT FOUND
- ⊕ = ELECTRIC TRANSFORMER
- ⊖ = SEPTIC COVER/VENT
- ⊗ = WELL HEAD

SCD
MAY 18, 2022

GRAPHIC SCALE
1 inch = 100 ft



BE ADVISED, MERIDIAN IS THE CALUMET COUNTY LICENSED SURVEYOR AND THE WELL LINE OF THE SECTION 7 T 20N R 10E PARCEL 40167 IS 11' 11"

MERIDIAN SURVEYING, LLC		DRAWN BY: <i>JE</i>		FIELD WORK DATE: 4-26-22		SURVEYED FOR:	
19637 Friendship Drive Kenosha, WI 53130		OFFICE: 920-993-0881 FAX: 920-973-8337		CHECKED BY: <i>SCD</i>		9219-10924/07/2021 10277 HWY 50 48, K4, PA, W 24' 32"	
JOB NO.: 13652		SHEET: 1 OF 4					

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO.
BEING A PART OF THE SW1/4 OF THE NW1/4, SECTION 7, T.20N., R.10E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 2 of 4)

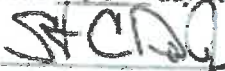
SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, L.L.C., certify that I have surveyed, divided, monumented and mapped under the direction of Ralph M. Hopfensperger, a part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Seven (7), Township Twenty (20) North, Range Nineteen (19) East, Village of Harrison, Calumet County, Wisconsin containing 130.679 square feet (3.000 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 7; thence N00°-11'-15"W 382.24 feet along the west line of the NW1/4 of said Section 7; thence N89°-48'-46"E 42.17 feet to a point on the east line of State Highway 55 and the point of beginning; thence N00°-00'-41"E 234.77 feet along said east line of State Highway 55; thence continuing along said east line of State Highway 55 N02°-01'-24"E 37.38 feet; thence S89°-37'-13"E 487.26 feet; thence S00°-22'-47"W 271.65 feet; thence N85°-22'-43"W 103.92 feet; thence S89°-09'-35"W 383.28 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, monumenting, and mapping the same.

Dated this 18th day of MAY, 2022.


Wisconsin Professional Land Surveyor
Steven C. De Jong, S-2791

Survey Notes:

- Surveyed lands are contained wholly within Parcel No. 40462
- Surveyed lands are contained wholly within Document No. 280690
- Owner(s) of Record: Ralph M. Hopfensperger & Suzanne Hopfensperger

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____
BEING A PART OF THE SW1/4 OF THE NW1/4, SECTION 7, T.20N., R.19E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 7, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting 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 assessments as of this _____ day of _____, 2022 on any lands included in this Certified Survey Map.

Village of Harrison - Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this minor subdivision as of this _____ day of _____, 2022.

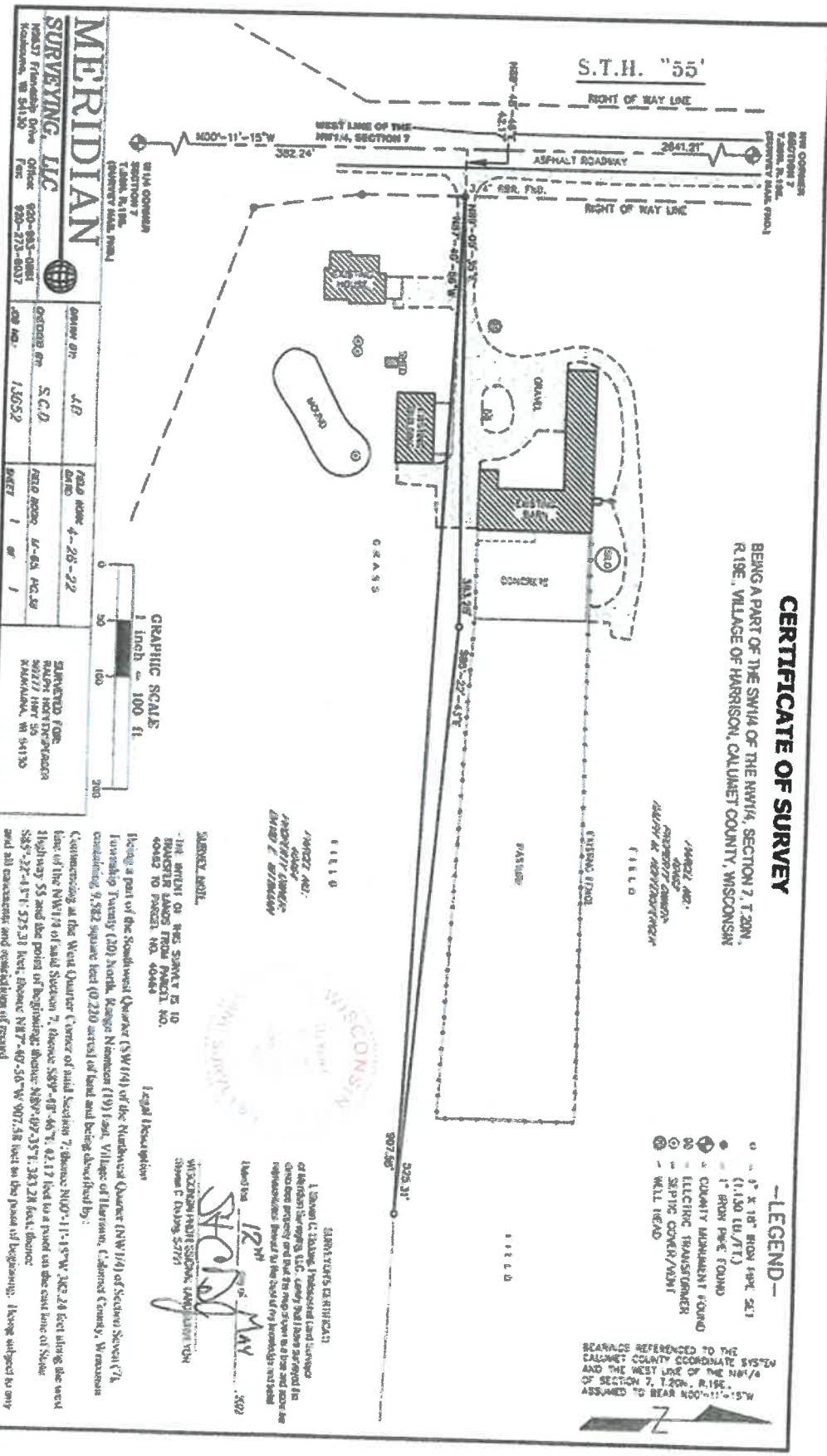
County Treasurer, Calumet County

Date

STC/DJ
MAY 18, 2022

CERTIFICATE OF SURVEY

BEING A PART OF THE SW1/4 OF THE NW1/4, SECTION 7, T.20N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



- LEGEND**
- 1" x 18" IRON PIPE SET
 - (1/2) IRON PIPE FOUND
 - ⊕ CONCRETE MONUMENT FOUND
 - ⊙ ELECTRIC TRANSMITTER
 - ⊖ SPLIT CORNER/VANT
 - WILL BE ADJ.

BEARINGS REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NW1/4 OF SECTION 7, T.20N., R.19E., ASSUMED TO BEAR N00°-11'-15\"/>

MERIDIAN SURVEYING LLC
 1114 COMMONS SECTION 7 T.20N., R.19E. CALUMET CO., WI 53130
 PHONE: 920-833-0881 FAX: 920-833-0837
 OFFICE: 600-833-0881
 MOBILE: 920-833-0881
 WEBSITE: WWW.MERIDIAN-SURVEYING.COM

OWNER OF	DATE	FIELD BOOK	DATE
S.C.D.	4-26-22	4-26-22	
ORDER BY	DATE	FIELD BOOK	DATE
13052	1-6-23	1-6-23	
BY	DATE	FIELD BOOK	DATE
1	1	1	

GRAPHIC SCALE
 1 inch = 100 ft

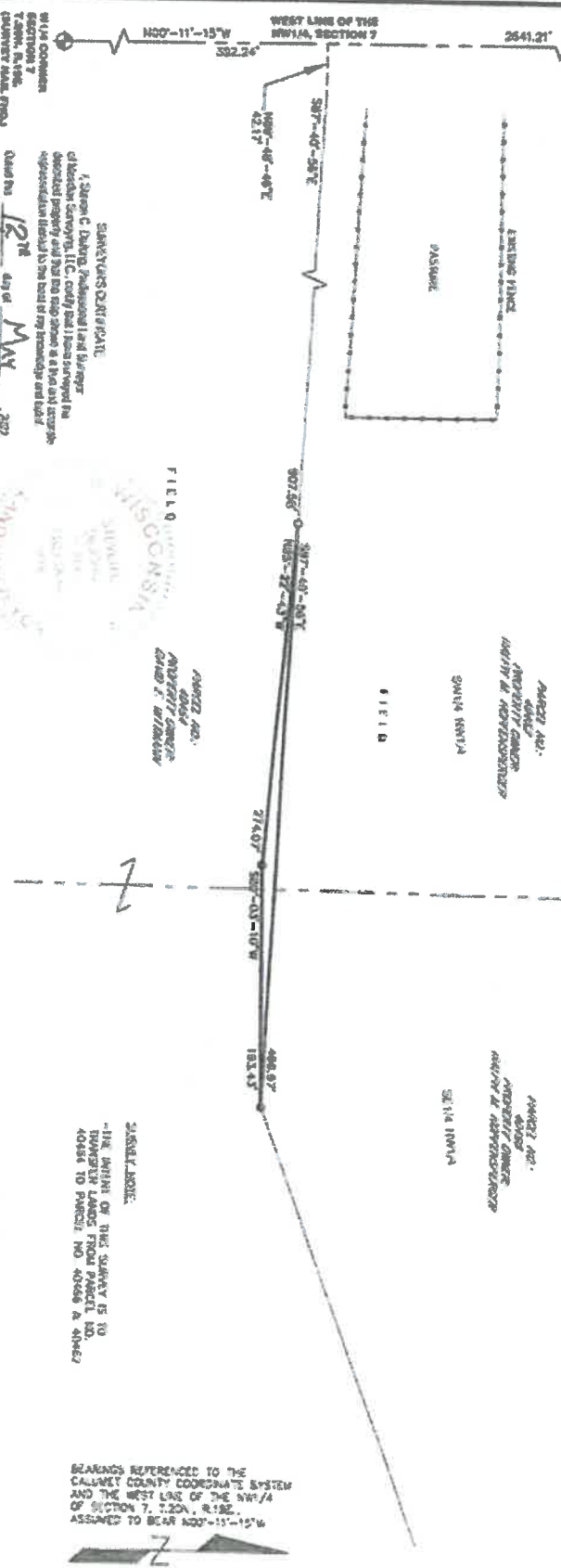
MARKED NOTE:
 THE POINT OF REG. SURVEY IS 10 FEET FROM THE CORNER OF THE SW1/4 OF SECTION 7, T.20N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.
 BEING A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 7, T.20N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, CONTAINING 9,582 SQUARE FEET (0.230 ACRES) OF LAND AND BEING DESCRIBED BY:
 A CONTINUATION OF THE WEST QUARTER CORNER OF SAID SECTION 7, BEING N80°-11'-15\"/>

1. Grant L. Talbot, Professional Land Surveyor of the State of Wisconsin, County that has surveyed the above property and that the map shown is true and correct and represents the same as the same of my knowledge and belief.
 Made this 12th day of May, 2022
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 STATE OF WISCONSIN
 GRANT L. TALBOT, S7771

CERTIFICATE OF SURVEY

BEING A PART OF THE SW1/4 OF THE NW1/4 AND THE SE1/4 OF THE NW1/4 SECTION 7, T.20N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

- LEGEND-**
- 1" x 1/8" ROW PIN SET
 - (1) 50 LB. AT 1.5'
 - (1) 100 LB. PIN FOUND
 - QUANTITY MONUMENTS FOUND



BEARINGS REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NW1/4 OF SECTION 7, T.20N., R.19E. ASSIGNED TO BEAR NG0°-11'-15\"/>

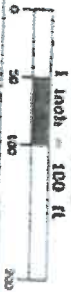
SURVEY MONUMENTS:
 -THE BEGINNING OF THIS SURVEY IS TO BE THE POINT OF BEGINNING OF THE SURVEY TO BE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM.

Legal Description

Being a part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Seven (7), Township Twenty (20) North, Range Nineteen (19) East, Village of Harrison, Calumet County, Wisconsin containing 2.572 square feet (0.059 acre) of land and being described by:

1. Commencing at the West Quarter Corner of said Section 7; thence N89°-11'-15\"/>

GRAPHIC SCALE:



SURVEYOR'S CERTIFICATE:
 I, Stephen C. Dehn, Professional Land Surveyor of the State of Wisconsin, LLC, certify that I have personally supervised the execution of this survey and that the bearings and distances are true to the best of my knowledge and belief.

MERIDIAN SURVEYING, LLC
 7200 Independence Drive, Office: 920-943-0041, Fax: 920-973-0037
 7200 Independence Drive, Home: 920-943-0041, Fax: 920-973-0037

OWNER: S.C.D.	DATE: 4-25-22	PROJECT: HARRISON VILLAGE
ORDER NO: 12652	DATE: 4-25-22	PROJECT: HARRISON VILLAGE
DATE: 4-25-22	DATE: 4-25-22	PROJECT: HARRISON VILLAGE

Email Correspondence

From: Steve De Jong <sdejong@meridian-wi.com>
Sent: Wednesday, May 18, 2022 3:44 PM
To: Mark Mommaerts <MMommaerts@harrison-wi.org>
Cc: Craig Keach <Ckeach@meridian-wi.com>
Subject: Hopfensperger CSM

Couple of things to note here Mark. Ralph Hopfensperger and Dave Wittmann are in the process of exchanging some lands (Certificate of Surveys attached). Evidently they never really knew where the line was until we marked it and the location wasn't to their liking. The CSM for the 3 acre parcel around the barn for a future home is also attached. Same deal, we will drop off hard copies and payment tomorrow.

Thanks,

Steven C. De Jong – PLS, CFedS

MERIDIAN
SURVEYING, LLC 

N9637 Friendship Dr., Kaukauna, WI 54130

Office: 920-993-0881

Cell: 920-427-6073

sdejong@meridian-wi.com

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

June 21, 2022

Title:

Certified Survey Map (CSM) – Macrander

Issue:

Should the Plan Commission recommend approval of a 4-lot Certified Survey Map (CSM) to the Village Board?

Background and Additional Information:

The applicant is proposing a 4-lot Certified Survey Map (CSM) for the property located at the corner of Firelanes 12 & 13, Tax ID 40040. The purpose of the CSM is to reconfigure the property to split the property into four lots separating the barn and out-buildings from the agricultural land for future development.

Lots 1 & 2 are proposed to be 1.218-acres. Lot 3 is proposed to be 5.643-acres and exists of the primary residence and accessory structure on the corner of Firelanes 12 & 13. Lot 4 is 3.176 acres. It is anticipated that in splitting the parcel into four lots land, that they could be sold for future development purposes.

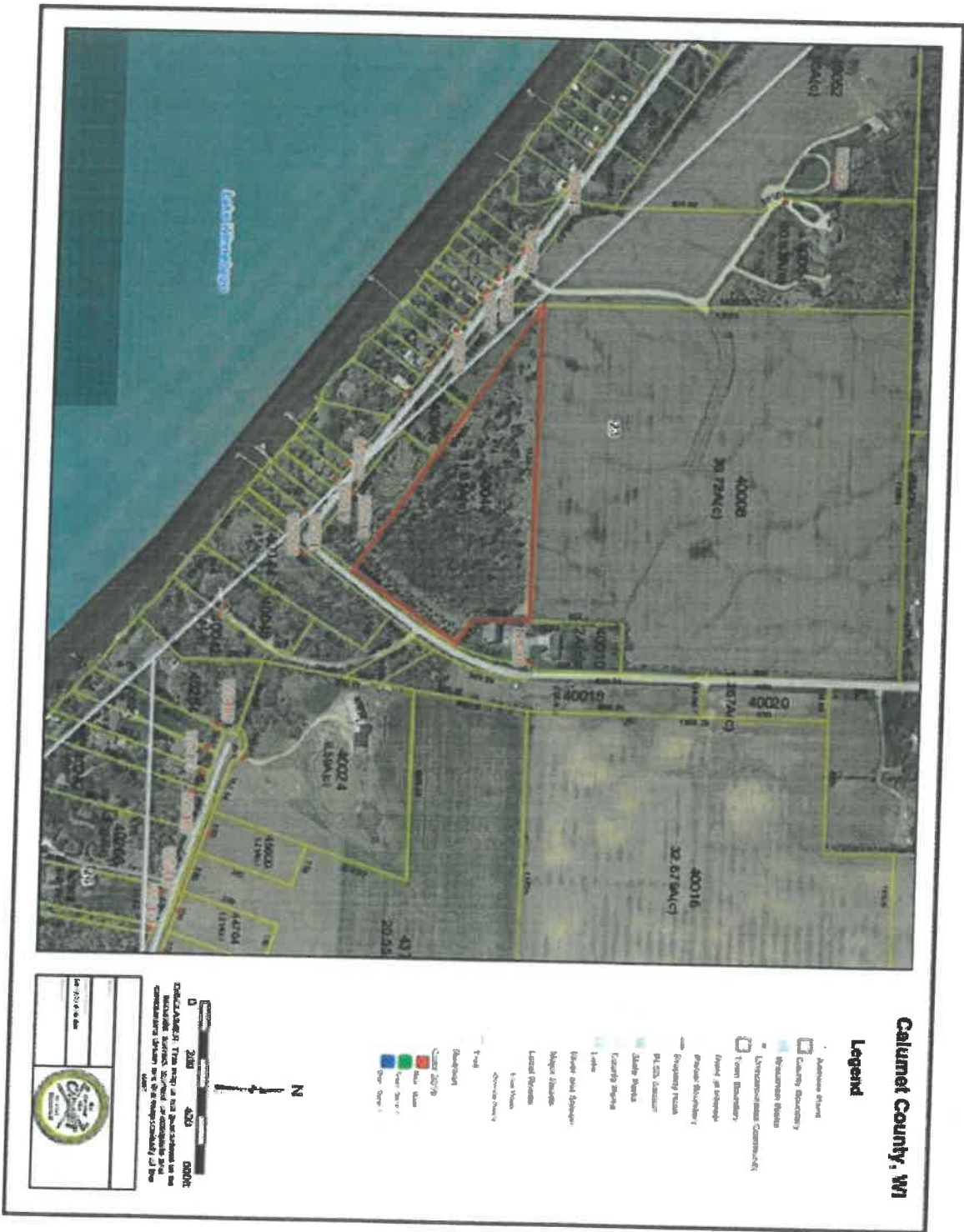
Recommended Action:

Staff recommends approval of the Certified Survey Map request as submitted.

Attachments:

- Aerial Map
- CSM
- Email from Steve De Jong, Meridian Surveying, LLC.

Aerial



CSM

THE CERTIFIED SURVEY MAP IS CONSIDERED VALID ONLY WHEN THE PUBLIC MAP IS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF CALUMET, ILLINOIS. DOCUMENT NO. 243254.

OWNER OF RECORD: SULLIVAN'S & THE MCGUIRE

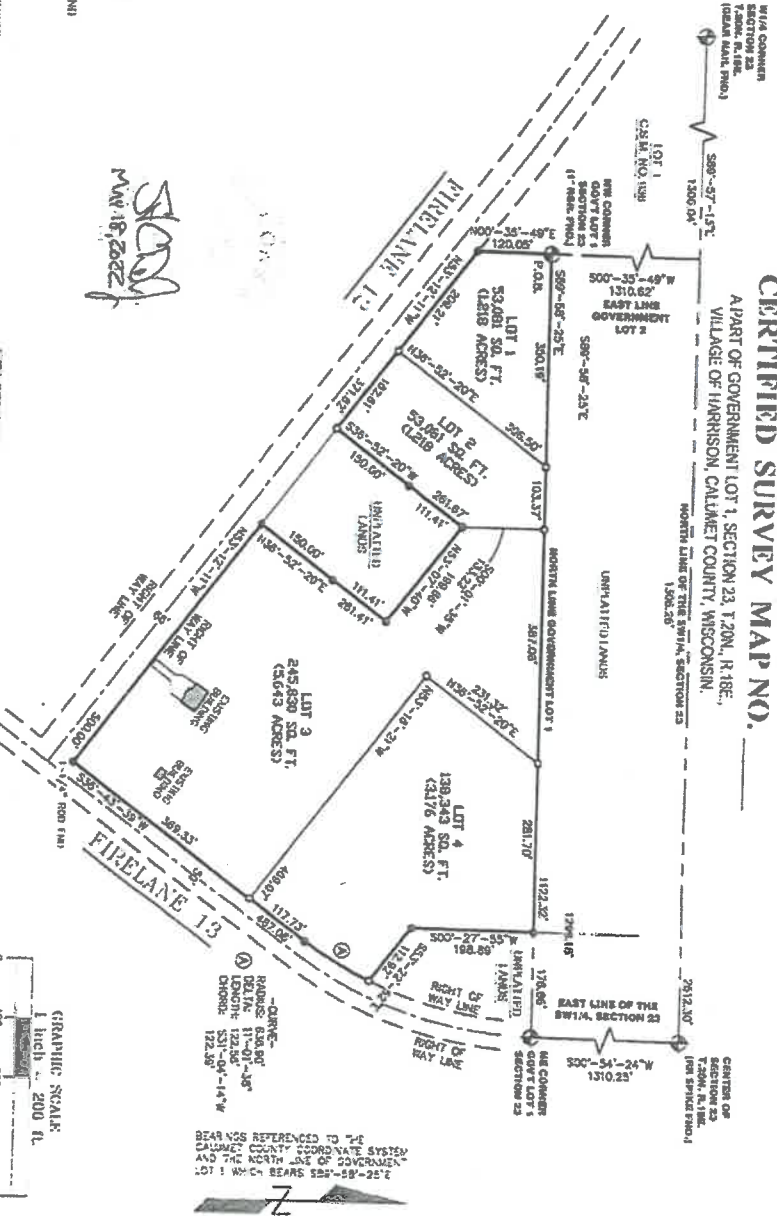
- LEGEND-**
- 1" x 16" IRON PIPE, S.I.
 - (1.50 I.B.P.)
 - 5/8" IRON PIPE, S.I.
 - COUNTY MONUMENT (CORN)
 - POINT OF BEGINNING

Survey
10/18/2022

MERIDIAN SURVEYING, LLC
18007 Friendship Drive
Kenosha, WI 53130
Office: 920-983-0811
Fax: 920-273-0037

DATE: 10/18/22	PROJECT: 10/18/22
CREATED BY: S.C.L.	CHECKED BY: S.C.L.
DATE: 10/18/22	PROJECT: 10/18/22
CREATED BY: S.C.L.	CHECKED BY: S.C.L.

GRAPHIC SCALE: 0 100 200 400 Feet



BEARING REFERENCED TO THE
COUNTY OF CALUMET, WISCONSIN
COUNTY RECORDS, DOCUMENT NO. 243254
LOT 1 WHICH BEARS BEARINGS AND DISTANCES

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____
A PART OF GOVERNMENT LOT 1, SECTION 23, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 2 of 4)

SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Stephanus Macrander, a part of Government Lot One (1), Section Twenty-Three (23), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 490.335 square feet (11.255 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 23; thence S89°-57'-13"E 1306.04 feet along the north line of the SW1/4 of said Section 23 to the northeast corner of Government Lot 2 of said Section 23; thence S00°-35'-49"W 1310.62 feet along the east line of said Government Lot 2 to the northwest corner of said Government Lot 1 and the point of beginning; thence S89°-58'-25"E 1122.32 feet along the north line of said Government Lot 1; thence S00°-27'-55"W 198.89 feet; thence S53°-22'-52"E 112.92 feet to a point on the west line of Firelane 13 and the beginning of a non-tangent curve to the right; thence southwesterly along said west line of Firelane 13 a distance of 122.58 feet along the arc of said curve to the right having a radius of 636.90 feet and a chord which bears S31°-04'-14"W 122.39 feet; thence continuing along said west line of Firelane 13 S36°-43'-39"W 487.06 feet to a point on the north line of Firelane 12; thence N53°-12'-11"W 500.00 feet along said north line of Firelane 12; thence N36°-52'-20"E 261.41 feet; thence N53°-07'-40"W 199.86 feet; thence S36°-52'-20"W 261.67 feet to a point on the north line of Firelane 12; thence N53°-12'-11"W 371.81 feet along said north line of Firelane 12 to a point on the west line of said Government Lot 1; thence N00°-35'-49"E 120.05 feet along said west line of Government Lot 1 to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, monumenting, and mapping the same.

Dated this 18th day of MAY, 2022.



Wisconsin Professional Land Surveyor
Steven C. De Jong, S-2791

STATE OF WISCONSIN
CALUMET COUNTY

CERTIFIED SURVEY MAP NO. _____
A PART OF GOVERNMENT LOT 1, SECTION 23, T.20N., R.18E.
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 23, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting 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 assessments as of this _____ day of _____, 2022 on any lands included in this Certified Survey Map.

Village of Harrison - Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this survey subdivision as of this _____ day of _____, 2022.

County Treasurer, Calumet County

Date

SKC
MAP 18, 2022

STATE OF WISCONSIN
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____
A PART OF GOVERNMENT LOT 1, SECTION 25, T20N, R.18E,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 4 of 4)

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided, monumented, & mapped as represented on this map. I also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

Stephanus Macrander _____ Date _____

NOTARY CERTIFICATE

Personally came before me this _____ day of _____, 2022.
The above owner's to me known to be the person's who executed the foregoing instrument and acknowledge the same.

Notary Public _____ County, Wisconsin

My Commission Expires _____

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided, monumented, & mapped as represented on this map. I also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

Lee Macrander _____ Date _____

NOTARY CERTIFICATE

Personally came before me this _____ day of _____, 2022.
The above owner's to me known to be the person's who executed the foregoing instrument and acknowledge the same.

Notary Public _____ County, Wisconsin

My Commission Expires _____


May 18, 2022

Email Correspondence

Trish Nau

From: Mark Mommaerts
Sent: Monday, May 23, 2022 12:55 PM
To: Trish Nau
Subject: FW: Macrander CSM Review
Attachments: Macrander_CSM_5-18-2022.pdf; Land Division Application - Macrander.pdf

Follow Up Flag: Follow up
Flag Status: Completed

For June PC meeting...

Thanks,
Mark

From: Steve De Jong <sdejong@meridian-wi.com>
Sent: Wednesday, May 18, 2022 2:56 PM
To: Mark Mommaerts <MMommaerts@harrison-wi.org>
Cc: Craig Keach <Ckeach@meridian-wi.com>
Subject: Macrander CSM Review

Mark,

Please find the attached CSM we prepared for Stephanus & Lee Macrander. I believe they have been in contact with you over the course of their project. We will drop off some hard copies and the review check tomorrow.

Thanks,

Steven C. De Jong – PLS, CFedS

MERIDIAN 
SURVEYING, LLC

N9637 Friendship Dr., Kaukauna, WI 54130

Office: 920-993-0881

Cell: 920-427-6073

sdejong@meridian-wi.com

PLAN COMMISSION MEETING

From:

Trish Nau, Assistant Planner

VILLAGE OF HARRISON

Meeting Date:

June 21, 2022

Title:

Certified Survey Map (CSM) – Propson

Issue:

Should the Plan Commission recommend approval of a 2-lot Certified Survey Map (CSM) to the Village Board?

Background and Additional Information:

The applicant is proposing a 2-lot Certified Survey Map (CSM) for the property located along Ertl Road, Tax ID 38826. The purpose of the CSM is to reconfigure the property to split the property into two lots separating the barn and out-buildings from the agricultural land for future development. The house was split from the barn and out-buildings previously.

Lot 1 is proposed to be 3.271-acres. Lot 2 is proposed to be 1.335-acres and exists of the primary residence and accessory structure along Ertl Road.. It is anticipated that in splitting off Lot 2 from the agricultural land, that it could be sold for future development purposes.

Recommended Action:

Staff recommends approval of the Certified Survey Map request as submitted.

Attachments:

- Aerial Map
- CSM
- Email from Steve De Jong, Meridian Surveying, LLC.

Aerial



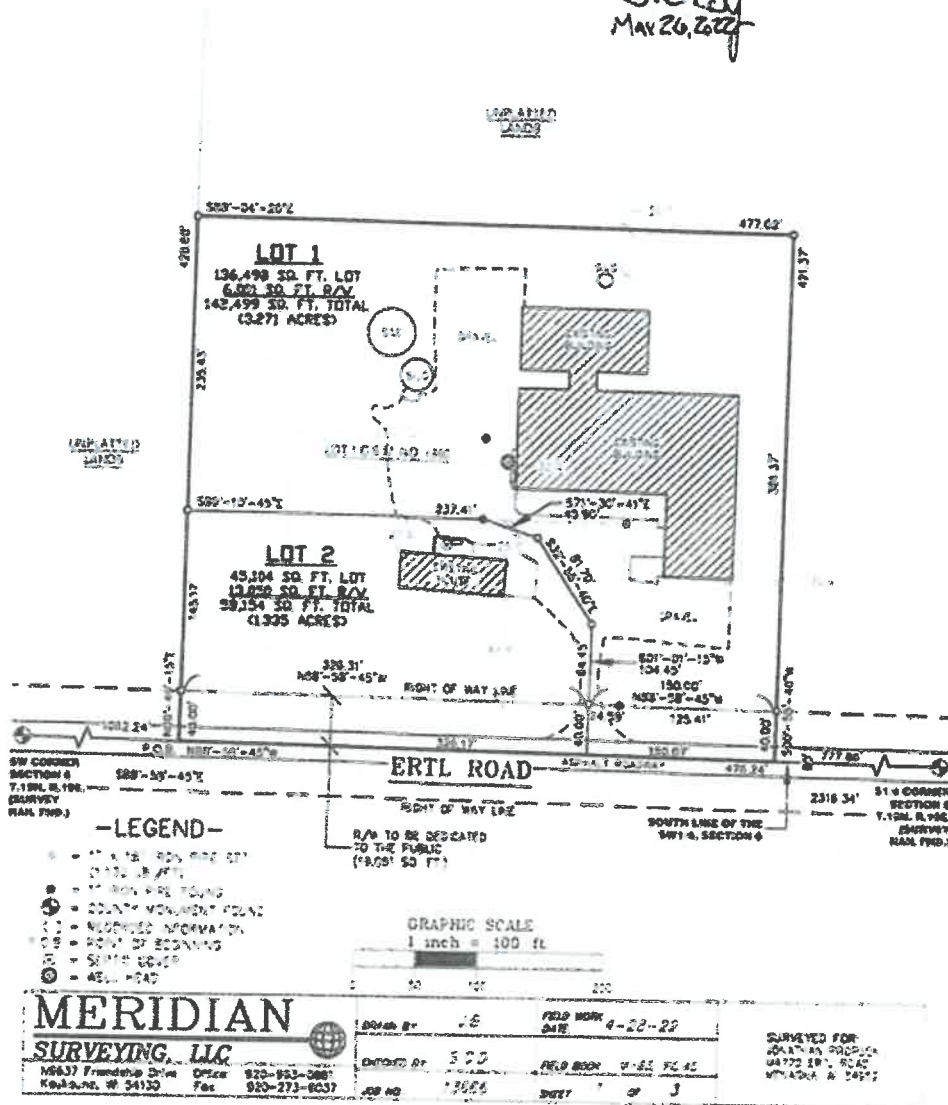
CSM

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 1992 AND A PART OF THE SE1/4 OF THE SW1/4 SECTION 8 T19N R19E VILLAGE OF HARRISON CALUMET COUNTY WISCONSIN

WARNING: CONSULT THE LOCAL COUNTY CLERK'S OFFICE AND THE COUNTY RECORDS FOR THE LOCATION OF SECTION 8, T19N, R19E, WHICH IS ARE 159-20-417

STUDY
May 26, 2022



STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 1982, AND A PART OF THE SE1/4 OF THE SW1/4,
SECTION 6, T.19N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 2 of 4)

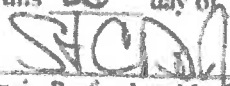
SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, dedicated, monumented and mapped under the direction of Jonathan Propson, all of Lot One (1) of Certified Survey Map No. 1982 as recorded as Document No. 266135, and also a part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Six (6), Township Nineteen (19) North, Range Nineteen (19) East, Village of Harrison, Calumet County, Wisconsin containing 200,653 square feet (4.606 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 6; thence S88°-58'-45"E 1062.24 feet along the south line of the SW1/4 of said Section 6 to the point of beginning; thence N00°-49'-15"E 420.60 feet; thence S89°-04'-20"E 477.02 feet; thence S00°-55'-40"W 421.37 feet to a point on the south line of the SW1/4 of said Section 6; thence N88°-58'-45"W 476.24 feet along said south line to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, dedicating, monumenting, and mapping the same.

Dated this 26th day of May, 2022.



Wisconsin Professional Land Surveyor
Steven C. De Jong, S-2793

Survey Notes:

- Surveyed lands are contained wholly within Parcel No. 38822 & 38826
- Surveyed lands are contained wholly within Document No. 567697
- Owner(s) of Record: Ellen M. Propson

STATE OF WISCONSIN
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 1982, AND A PART OF THE SE 1/4 OF THE SW 1/4,
SECTION 6, T.19N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 6, Township 19 North, Range 19 East, Village of Harrison,
Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting 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 assessments as of this
_____ day of _____, 2022 on any lands included in this Certified Survey Map.

Village of Harrison - Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included
in this minor subdivision as of this _____ day of _____, 2022.

County Treasurer, Calumet County

Date

SHC
MAY 26, 2022

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 1982, AND A PART OF THE SE1/4 OF THE SW1/4,
SECTION 6, T.19N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 4 of 4)

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided, monumented, dedicated & mapped as represented on this map. I also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

Ellen M. Propson

Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2022.

The above owner's to me known to be the person's who executed the foregoing instrument and acknowledge the same.

Notary Public _____ County, Wisconsin.

My Commission Expires _____

SHC
MAY 26, 2022

Email Correspondence

Trish Nau

From: Steve De Jong <sdejong@meridian-wi.com>
Sent: Thursday, May 26, 2022 11:24 AM
To: Mark Mommaerts; Trish Nau
Cc: Craig Keach
Subject: RE: Propson CSM
Attachments: Propson CSM - Application.pdf; Propson_CSM_5-26-2022.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Mark,

Here is the preliminary CSM for this property. Jonathan wanted to reconfigure the lot around the house as well. Let me know if you see any issues there. I'll drop hard copies and a check later today or tomorrow.

Thanks,

Steven C. De Jong – PLS, CFedS
MERIDIAN
SURVEYING, LLC 
N9637 Friendship Dr., Kaukauna, WI 54130
Office: 920-993-0881
Cell: 920-427-6073
sdejong@meridian-wi.com

From: Mark Mommaerts <MMommaerts@harrison-wi.org>
Sent: Tuesday, April 19, 2022 11:03 AM
To: Steve De Jong <sdejong@meridian-wi.com>; Trish Nau <Tnau@harrison-wi.org>
Cc: Craig Keach <Ckeach@meridian-wi.com>
Subject: RE: Propson CSM

Hi Steve,

I don't believe there will be an issue with this. I would recommend keeping the property size over 3-acres in order to maintain the ability to keep livestock on the property. Also, the zoning requires a minimum of 150-feet of road frontage.

Thanks,
Mark

From: Steve De Jong <sdejong@meridian-wi.com>
Sent: Tuesday, April 19, 2022 8:49 AM
To: Trish Nau <Tnau@harrison-wi.org>
Cc: Mark Mommaerts <MMommaerts@harrison-wi.org>; Craig Keach <Ckeach@meridian-wi.com>
Subject: Propson CSM

Trish Nau

From: Trish Nau
Sent: Thursday, May 26, 2022 11:35 AM
To: Steve De Jong
Cc: Mark Mommaerts; Craig Keach
Subject: Re: Propson CSM
Attachments: image001.jpg; image001.jpg; Propson CSM - Application.pdf; Propson_CSM_5-26-2022.pdf

Thanks Steve. I will get this submitted and out to the SRC for review and on the June 21 PC agenda.

Trish

Out of office so sent from my iPhone 12

On May 26, 2022, at 11:24 AM, Steve De Jong <sdejong@meridian-wi.com> wrote:

Hi Mark,

Here is the preliminary CSM for this property. Jonathan wanted to reconfigure the lot around the house as well. Let me know if you see any issues there. I'll drop hard copies and a check later today or tomorrow.

Thanks,

Steven C. De Jong – PLS, CFedS
N9637 Friendship Dr., Kaukauna, WI 54130
Office: 920-993-0881
Cell: 920-427-6073
sdejong@meridian-wi.com

From: Mark Mommaerts <MMommaerts@harrison-wi.org>
Sent: Tuesday, April 19, 2022 11:03 AM
To: Steve De Jong <sdejong@meridian-wi.com>; Trish Nau <Tnau@harrison-wi.org>
Cc: Craig Keach <Ckeach@meridian-wi.com>
Subject: RE: Propson CSM

Hi Steve,

I don't believe there will be an issue with this. I would recommend keeping the property size over 3-acres in order to maintain the ability to keep livestock on the property. Also, the zoning requires a minimum of 150-feet of road frontage.

Thanks,
Mark

Hi Trish,

We have been approached by Jonathan Propson with wishes to separate the existing farm buildings from the ag land. It looks like they already cut the house away via a CSM done some years ago. I have attached a map showing what they had in mind. It is my understanding that the buildings would remain in AG use. The created lot would be somewhere between 2.5 to 3 acres in size. Would this land division be feasible?

Thanks,

Steven C. De Jong – PLS, CFedS

MERIDIAN



SURVEYING, LLC

N9637 Friendship Dr., Kaukauna, WI 54130

Office: 920-993-0881

Cell: 920-427-6073

sdejong@meridian-wi.com

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

June 21, 2022

Title:

Comprehensive Plan Amendment – Village Center Plan

Issue:

The Village Board is asking the Plan Commission to recommend changes to the Comprehensive Plan, specifically the Village Center Plan.

Background and Additional Information:

At the February Village Board meeting, the Board made several motions related to the Comprehensive Plan and the Village Center Plan that is part of it. Below are the Village Board motions:

1. Motion: To refer the comprehensive plan back to the Plan Commission to update the plan and address eliminating the multifamily units. Motion Passed 7-0
2. Motion: To direct the Plan Commission to modify the Village Center conception plan by removing multifamily units. Motion Passed 7-0
3. Motion: To direct staff and the Plan Commission to work with the fire chief to determine a site plan for a future public safety building within the comprehensive plan. Passed 7-0

Staff has been working with the Attorney to write an offer to purchase for land for a potential public safety building. The easiest way to accomplish the direction from the Village Board is to remove the Village Center Plan from the Comprehensive Plan and to amend the future land use map to designate specific land uses within the Village Center area. As the area develops, certain elements of the concept plans in the Village Center Plan can still be utilized as desired.

Staff is proposing the following amendments to the Comprehensive Plan:

- Amending the Comprehensive Plan to remove Appendix C, Village Center Plan, from the Comprehensive Plan.
- Change the land use designation on the future land use map from Village Center to Commercial and Single-Family Residential (transitional).

Findings of Fact:

- Staff finds that the proper notices were given to amend the Comprehensive Plan.

Recommended Action:

Staff recommends approval of Plan Commission Resolution PC2022-04, recommending the Village Board amend the comprehensive plan.

Attachments:

- Resolution PC2022-04

PLAN COMMISSION RESOLUTION 2022-04

TO RECOMMEND TO THE VILLAGE BOARD AN AMENDMENT TO THE HARRISON COMPREHENSIVE PLAN (Village Center)

WHEREAS, the Harrison Plan Commission wishes to amend the Comprehensive Plan to remove Appendix C known as the Village Center Plan from the Comprehensive Plan and to amend the future land use map; and

Multi-Family Residential to Commercial and Single Family Residential (transitional) within the Village Center; and

WHEREAS, a map of the proposed amendment is attached to the Resolution as "Exhibit A"; and

WHEREAS, the amendments have resulted in a Plan that is compliant with the requirements of Section 66.1001(2) Wis. Stats; and

WHEREAS, the Plan Commission has held a least one public hearing on these amendments on June 21, 2022, in compliance with the requirements of Section 66.1001(4)(d) Wis. Stats.

NOW, THEREFORE BE IT RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the future land use map amendment from Village Center to Single Family Residential (transitional) for the property described as:

All of the SE1/4 of the NW1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

BE IT FURTHER RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the future land use map amendment from Village Center to Commercial for the property described as:

All of the SW1/4 of the NW1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

BE IT FURTHER RESOLVED, the Harrison Plan Commission recommends to the Village Board the removal for Appendix C known as the Village Center Plan from the Comprehensive Plan.

Approved this 21st day of June, 2022.

Motion for adoption by: _____

Seconded by: _____

Vote Aye: ____ Nay: ____

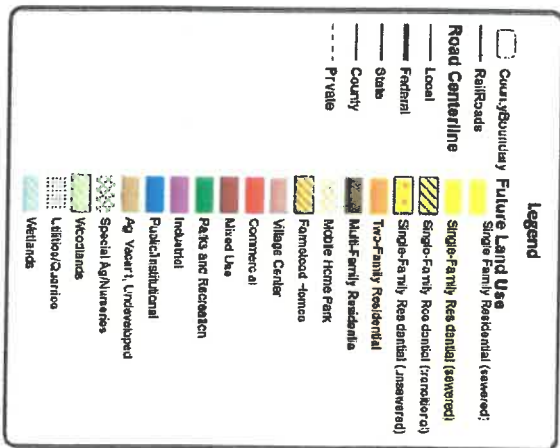
Allison Blackmer, Plan Commission Chair

Attest: Mark J. Mommaerts, AICP, Assistant Village Manager

Exhibit A



Harrison Future Land Use Map 2004-2023



Disclaimer:
 The user acknowledges that the information on this map is for informational purposes only and is not intended to be used as a legal document. The user understands that the information on this map is not a guarantee of any future action or inaction by the County of Harrison. The user understands that the information on this map is not a guarantee of any future action or inaction by the County of Harrison. The user understands that the information on this map is not a guarantee of any future action or inaction by the County of Harrison.



Village of Harrison
May-22 Zoning Permit Report

	Current Year			Previous Year		
	Permits	YTD Permits	Estimated Value	YTD Permits	Estimated Value	YTD Estimate Value
Residential						
Single Family	2	27	\$ 1,290,000	46	\$ 9,482,000	\$ 21,047,000
Two Family (units)	1	(0)	\$ 600,000	1	\$ 0	\$ 600,000
Multi Family (units)	0	(0)	\$ 0	1	\$ 0	\$ 14,000,000
Additions	1	5	\$ 100,000	4	\$ 0	\$ 157,115
Acc. Structures	6	9	\$ 45,600	11	\$ 4,160	\$ 206,795
Miscellaneous	17	35	\$ 228,700	53	\$ 98,000	\$ 483,017
Total Residential	27	77	\$ 2,264,300	116	\$ 9,584,160	\$ 36,493,927
Com./Ind.						
New	0	0	\$ 0	1	\$ 0	\$ 550,000
Additions	0	1	\$ 0	1	\$ 0	\$ 1,825,000
Acc. Structures	0	0	\$ 0	0	\$ 0	\$ 0
Miscellaneous	2	5	\$ 44,485	4	\$ 0	\$ 63,500
Total Com./Ind.	2	6	\$ 44,485	6	\$ 0	\$ 2,438,500
Combined Total	29	83	\$ 2,308,785	122	\$ 9,584,160	\$ 38,932,427
Number of Vacant Lots Remaining	146					