

## PLAN COMMISSION AGENDA

Tuesday, April 20, 2021  
5:30PM

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)  
*Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.*
- 5) Approve Minutes
  - March 23, 2021
- 6) Convene Meeting and Enter Public Hearing
  - a. Zoning Map Amendment – Atlas Development – N8972 County N
  - b. Zoning Map Amendment – Patrick Beach – N9215 N. Harwood Road
  - c. Zoning Text Amendments – Harrison Plan Commission
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
  - a. Certified Survey Map – Atlas Development – N8972 County N
  - b. Zoning Map Amendment – Atlas Development – N8972 County N
  - c. Zoning Map Amendment – Patrick Beach – N9215 N. Harwood Road
  - d. Zoning Text Amendments – Harrison Plan Commission
- 9) Items for Discussion
  - a. Report: Zoning Permits
- 10) Set Next Meeting Date
  - Tentatively May 18, 2021 at 5:30pm
- 11) Adjourn

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting. As such, a quorum of the Village Board, Zoning Board of Appeals, or Committees may be in attendance. However, the only business to be conducted is for the Plan Commission.

Posted: April 8, 2021

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

April 20, 2021

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**Title:**

Certified Survey Map – Atlas Development

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**Issue:**

Should the Plan Commission recommend approval of a Certified Survey Map for future development of the property to the Village Board?

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**Background and Additional Information:**

The applicant is proposing a 3-lot Certified Survey Map (CSM) at N8972 County N, location ID 39160. The property is on the north side of Hwy 10 and east side of County road N. The purpose of the CSM is to prepare the property for future development. Proposed Lot 2 has a zoning map amendment request for review. Proposed Lot 1 & 3 will be developed in the future, most likely when public sewer and water is available. The property is currently zoned General Agricultural [AG]. The CSM will create a new road, called “Atlas Court”, which is intended to cul-de-sac in the middle of the property. Roadway extensions to the north and south, between lots 1/2 and lots 2/3 may be warranted to provide additional access to portions of proposed Lot 3 and adjacent properties. The intent of this area is to develop as an industrial/business park, care should be taken to design/divide the property to provide future street access and sewer & water access.

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**Findings of Fact:**

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

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**Recommended Action:**

Staff recommends action on the Certified Survey Map be delayed until the May 18<sup>th</sup> Plan Commission meeting so that the applicant can provide a feasible area development plan indicating how the property can be developed with the adjacent properties for roadway access and sewer & water service.

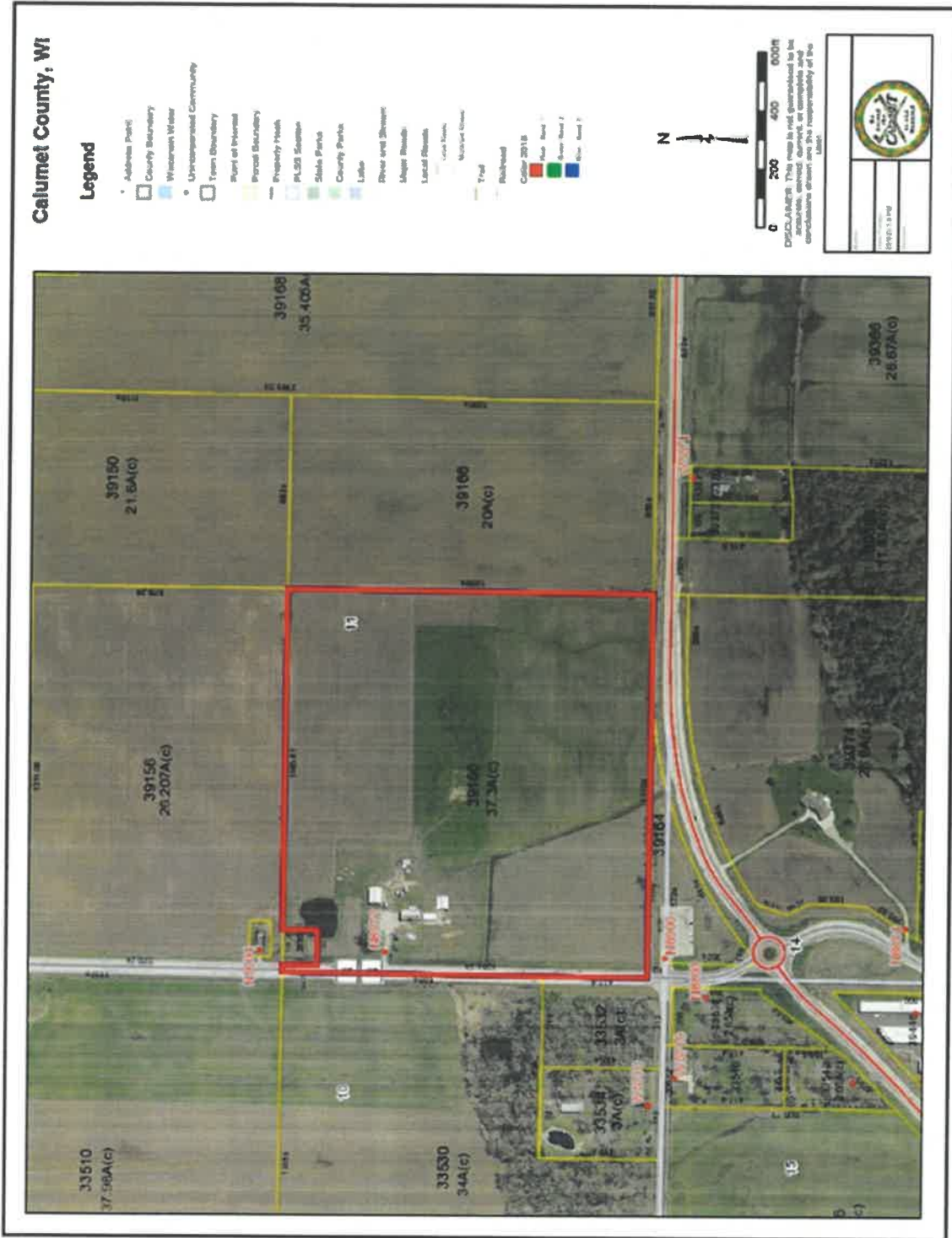
Plan Commission has 45-days from April 8<sup>th</sup> to make a recommendation to the Village Board, unless the time is extended by agreement in writing between the Village and the applicant.

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**Attachments:**

- Aerial Map
- CSM

# Aerial Map



CSM

### Certified Survey Map No. \_\_\_\_\_

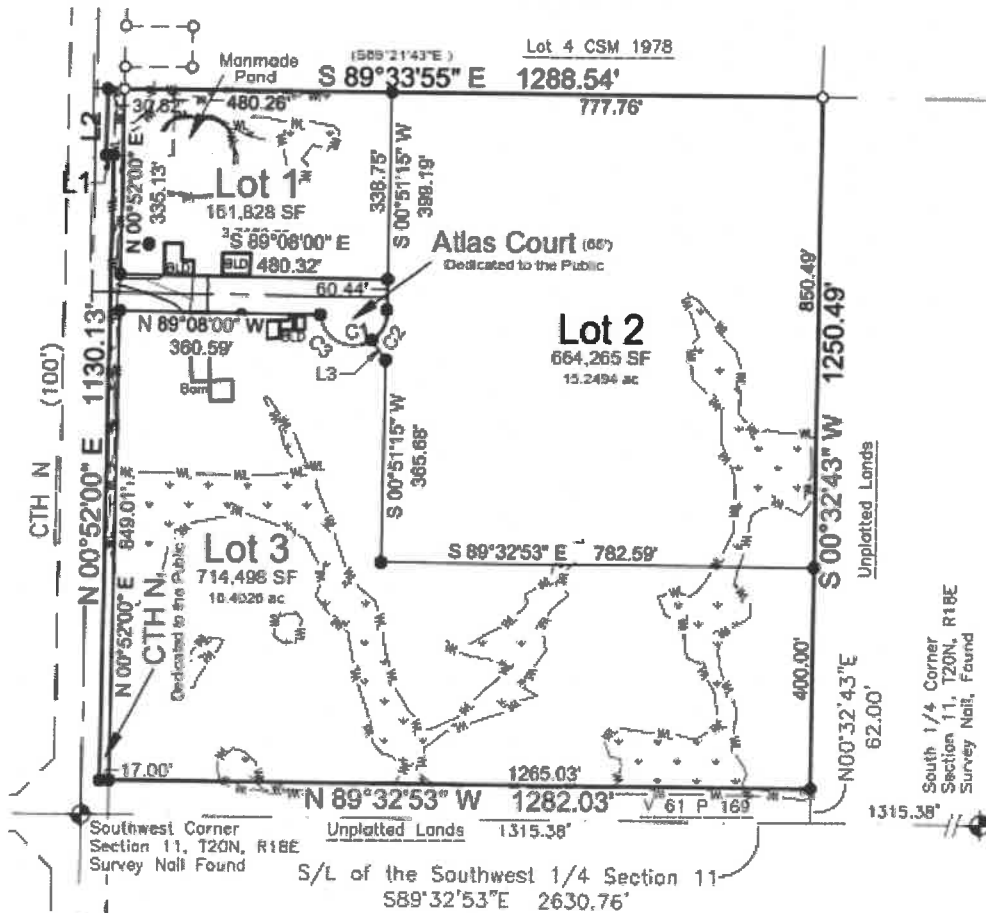
Part of the Southwest 1/4 of the Southwest 1/4 of  
Section 11, Township 20 North, Range 18 East,  
Village of Harrison, Calumet County, Wisconsin.

**Notes**

- 1. Existing Buildings will be removed within 1 year of recording of this map.
- 2. Wetland shown per a wetland delineation prepared by Travis Stuck, Assured Delineator.
- 3. Wetland setback will be per Village Code.

### LEGEND

- x 1" Steel Rebar
- 1.50 lbs/LF SET
- Rebar Found
- Government Corner
- Recorded As



Bearings are referenced to the South line of the  
Southwest 1/4, Section 11, T20N, R18E,  
assumed to bear S89°32'53"E, base on the  
Calumet County Coordinates System.

James R. Schloff PLS 2692 Date

**Certified Survey Map No. \_\_\_\_\_**

Part of the Southwest 1/4 of the Southwest 1/4 of Section 11 , Township 20 North, Range 18 East,  
Village of Harrison, Calumet County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, 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 Atlas Developments & Construction, LLC., 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 located in part Part of the Southwest 1/4 of the Southwest 1/4 of Section 11 , Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,600,127 Square Feet (36.7339 Acres) of land described as follows:

Commencing at the Southwest corner of Section 11; thence along the South line of the Southwest 1/4 of said Section 11, S89°32'53"E, 1315.38 feet; thence N00°32'43"E, 62.00 to the point of beginning; thence N89°32'53"W, 1282.03 feet; thence N00°52'00"E, 1130.13 feet; thence N89°33'55"W, 13.04 feet; thence N00°38'14"E, 120.00 feet to the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 11; thence along said North line, S89°33'55"E, 1288.54 feet to the East line of said Southwest 1/4 of the Southwest 1/4; thence along said East line, S00°32'43"W, 1250.49 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate

Atlas Developments & Construction, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described 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

In the presence of: Atlas Developments & Construction, LLC

\_\_\_\_\_  
Managing Member Date

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

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.



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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

April 20, 2021

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**Title:**

Zoning Map Amendment – Atlas Development

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**Issue:**

Should the Plan Commission recommend approval of a zoning map amendment from AG to IM to the Village Board?

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**Background and Additional Information:**

The applicant is requesting a Zoning Map Amendment (Rezoning) in order to rezone property at N8972 County N, location ID 39160, from General Agricultural [AG] to Industrial & Manufacturing [IM]. The property is on the north side of Hwy 10 and east side of County Road N. The future land use map in the Comprehensive Plan identifies this area as future Industrial. A rezoning to the Industrial & Manufacturing [IM] zoning district is consistent with the Comprehensive Plan.

This property, along with a larger area from County N to State Park Road from Hwy 10 to Manitowoc Road, is identified as future industrial in the Comprehensive Plan Future Land Use Map. The intent of this area was to develop a business or industrial park. Without a major effort to assemble the land and develop an industrial park, a piecemeal approach will make it difficult to plan for future services (e.g. sewer/water, roads, stormwater, etc.). The desire to preserve the area for a planned industrial park is countered by the Comprehensive Plan identifying this area as future industrial with a rezoning application to industrial pending. A rezone to Industrial & Manufacturing [IM] is consistent with the Comprehensive Plan future land use map.

From the zoning ordinance, “The intent of this district [IM] is to accommodate areas of heavy and concentrated fabrication, manufacturing, and industrial uses that are suitable based upon adjacent land uses, access to transportation, and the availability of public sanitary sewer and water facilities. It is the intent of this district to provide an environment for industries that is unencumbered by residential and retail commercial development within the district. This district further intends to be located in areas where conflicts with other land uses can be minimized to promote orderly transitions and buffers between uses so as to not endanger neighborhoods. This district is also intended to have convenient access to existing and future thoroughfares and/or railway lines.” Currently, public sewer and water are not provided to the property, however, the property is intended to be serviced by public sewer and water in the future. Some uses within the IM zoning district do not need sewer and water facilities.

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**Findings of Fact:**

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

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**Recommended Action:**

Staff recommends approval of the Zoning Map Amendment from AG to IM for the property described in the public hearing notice, provided the Certified Survey Map is approved creating the lot to avoid more than one zoning district on a parcel as provided in the Zoning Ordinance. The basis for approval is that the proposed IM zoning is consistent with the Future Land Use Map in the Comprehensive Plan.

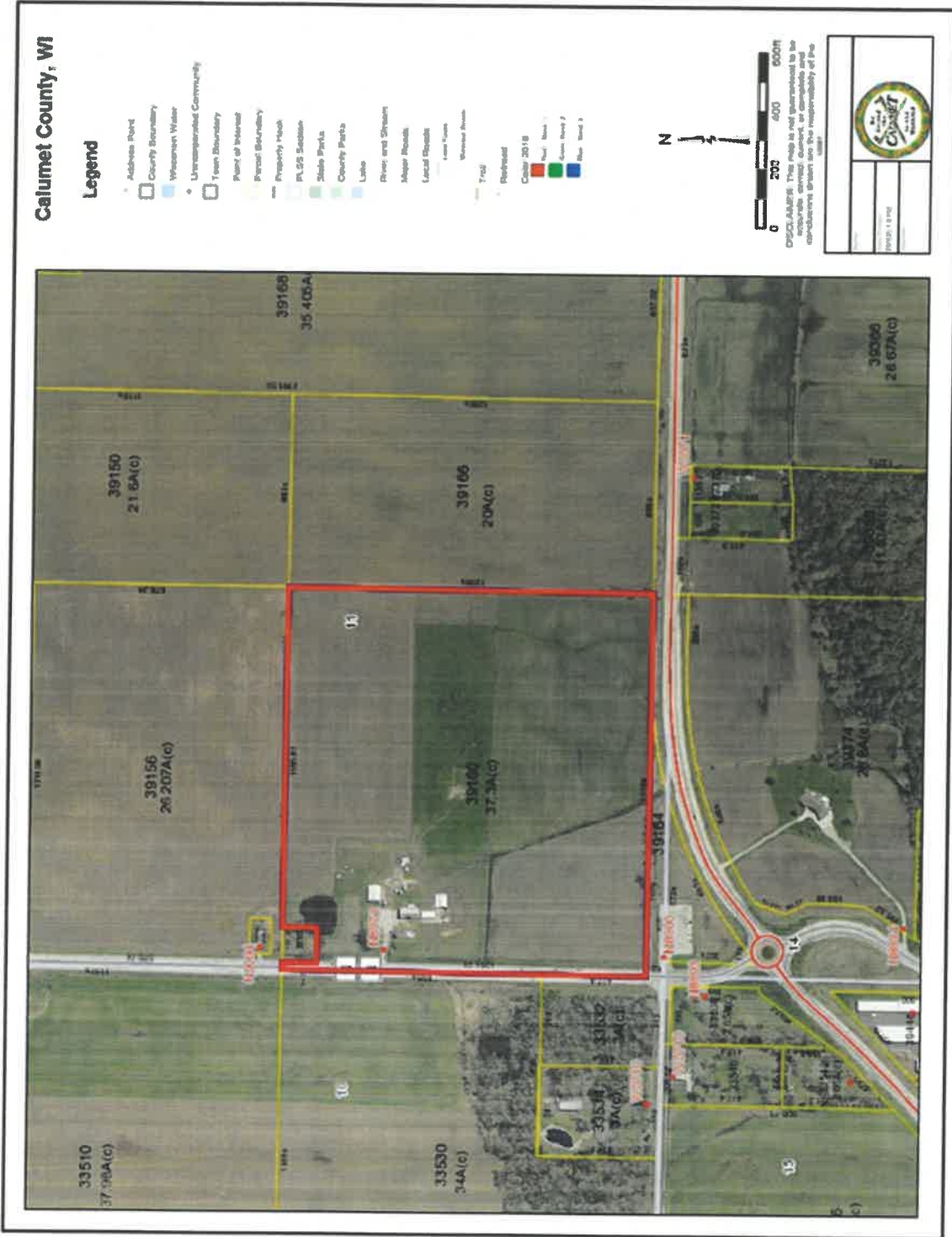
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**Attachments:**

- Aerial Map
- Zoning Map



# Aerial Map



# Zoning Map

## Zoning Map Village of Harrison Calumet & Outagamie Counties, WI

### Legend

<b>Zoning Districts</b>	<b>RoadCenterline</b>
AG   General Agriculture	Local Roads
RR   Rural Residential	County Highway
RS-1   Single-Family Residential (Suburban)	State Highway
RS-2   Single-Family Residential (Traditional)	US Highway
RT   Two-Family Residential	RailRoads
RM   Multiple-Family Residential	Streams
CN   Neighborhood Commercial	Parcels
COR   Office & Retail Commercial	Parcels selection
CC   Community Commercial	
BP   Business Park	
IM   Industrial & Manufacturing	
NC   Natural & Conservancy	
MHO   Mobile Home Overlay	
PDO   Planned Development Overlay	
* SHO   Shoreland Overlay*	
* SWO   Shoreland-Wetland Overlay*	

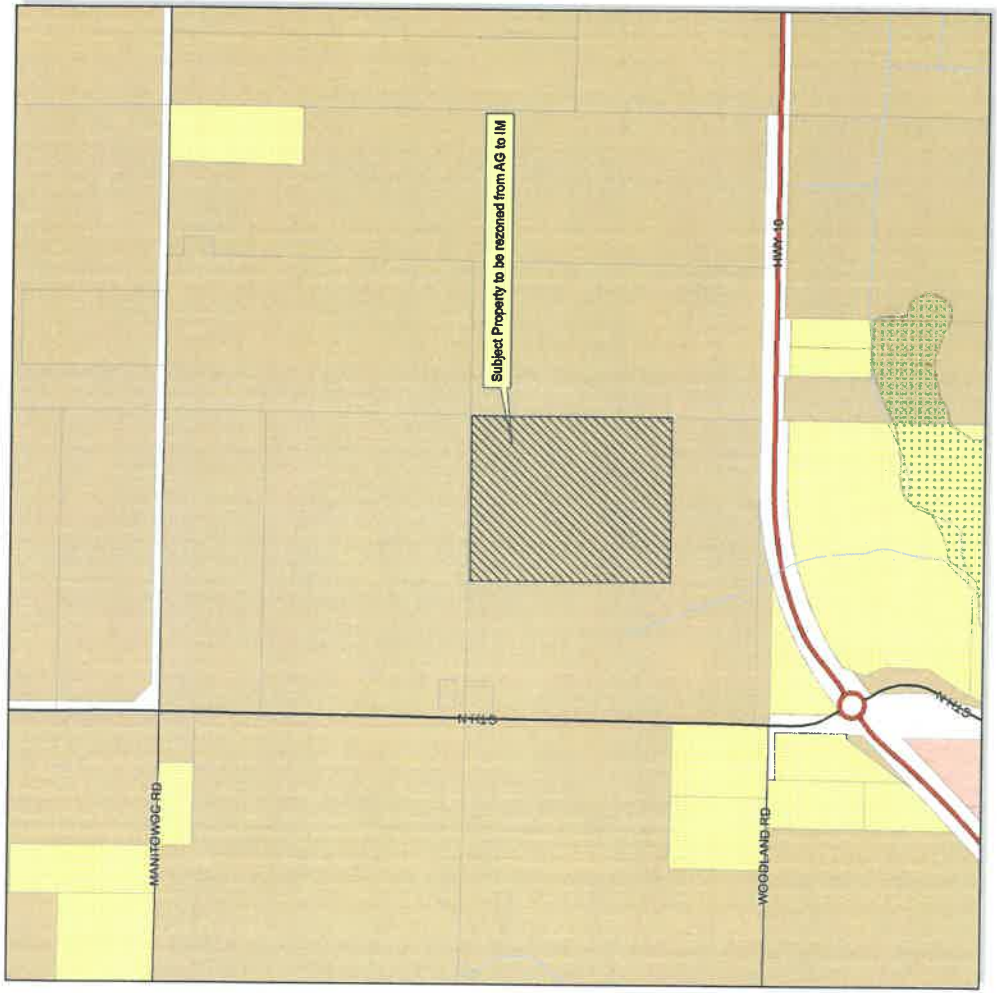
\* Please note that the SHO & SWO boundaries are subject to change based on determinations of navigable waterways.

This map was created by:  
Village of Harrison  
16539 Hwy 114  
Harrison, WI 54902  
828-989-1082

Adopted: July 27, 2010  
Effective: September 20, 2010  
Current as of: February 23, 2021



**Disclaimer:**  
The map was created using data obtained from Calumet County. The map is neither a legally recorded map nor a survey and is not intended to be used as such. The Town of Harrison does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any omissions or errors. The user of this map is responsible for obtaining any necessary permits and for obtaining any necessary information from the local government or other appropriate authority. The user of this map is responsible for obtaining any necessary information from the local government or other appropriate authority. The user of this map is responsible for obtaining any necessary information from the local government or other appropriate authority. The user of this map is responsible for obtaining any necessary information from the local government or other appropriate authority.



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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

April 20, 2021

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**Title:**

Zoning Map Amendment – Beach

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**Issue:**

Should the Plan Commission recommend approval of a Zoning Map Amendment from RR to AG to the Village Board?

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**Background and Additional Information:**

The applicant is requesting a zoning map amendment (rezoning) to change the zoning of the property from Rural Residential [RR] to General Agricultural [AG]. In 2020, as part of the Zoning Ordinance update, the Village created the RR zoning district which was intended for the rural developed properties. The applicant's property was included in the RR zoning designation based on the size.

The reason for the rezoning request is that the applicant did not request a zoning change to RR, the applicant does not intend to utilize the property as a residential property. Staff feels that the rezoning from AG to RR was an error based on the applicant's request. Rezoning the property back to AG is consistent with the Comprehensive Plan.

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**Findings of Fact:**

- Staff finds that the Rezoning request complies with the Future Land Use Map as part of the Comprehensive Plan.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

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**Recommended Action:**

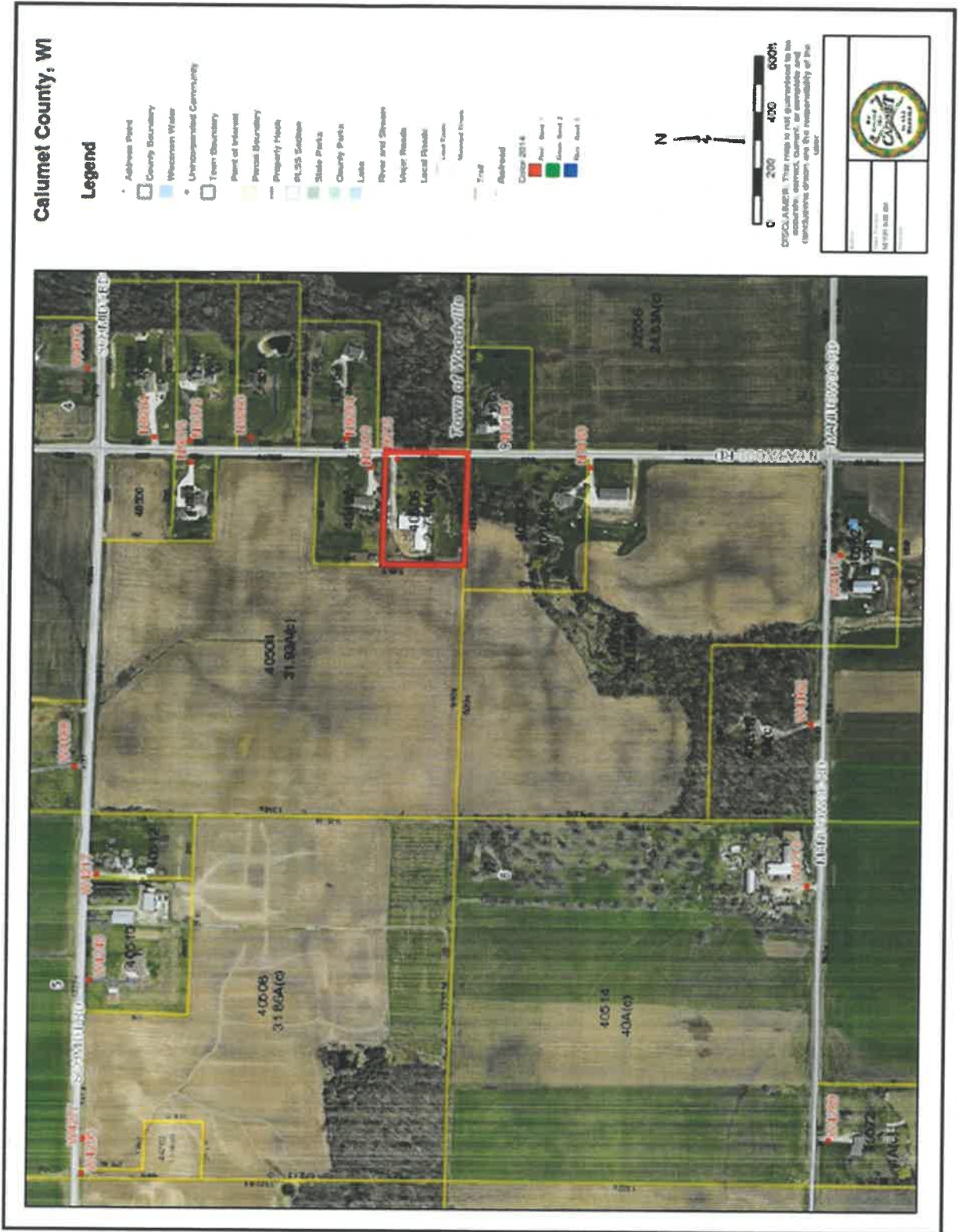
Staff recommends approval of the Zoning Map Amendment from Rural Residential [RR] to General Agricultural [AG] due to the mapping error as part of the 2020 Zoning ordinance update.

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**Attachments:**

- Aerial Map
- Zoning Map

# Aerial Map



# Zoning Map

## Zoning Map Village of Harrison Calumet & Outagamie Counties, WI

### Legend

- Zoning Districts**
- AG | General Agriculture
  - RR | Rural Residential
  - RS-1 | Single-Family Residential (Suburban)
  - RS-2 | Single-Family Residential (Traditional)
  - RT | Two-Family Residential
  - RM | Multiple-Family Residential
  - CN | Neighborhood Commercial
  - COR | Office & Retail Commercial
  - CC | Community Commercial
  - BP | Business Park
  - IM | Industrial & Manufacturing
  - NC | Natural & Conservancy
  - MHO | Mobile Home Overlay
  - PDC | Planned Development Overlay
  - SHO | Shortland Overlay\*
  - SWO | Shortland-Wetland Overlay\*
- RoadCenterline**
- Local Roads
  - County Highway
  - State Highway
  - US Highway
  - RailRoads
  - Streams
  - Parcels
  - Parcels selection

\* Please note that the SHO & SWO boundaries are subject to change based on determinations of navigable waterways.

This map was created by:  
Village of Harrison  
Address: 10000  
Harrison, WI 54902  
920-999-1002



Adopted: July 27, 2010  
Effective: February 23, 2010  
Current as of: February 23, 2021



Disclaimer:

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Calumet County shall remain the exclusive owner of all rights, title, and interest in all specifically copyrighted information.



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**PLAN COMMISSION MEETING**

**From:**

Mark J. Mommaerts, AICP, Planner

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**VILLAGE OF HARRISON**

**Meeting Date:**

April 20, 2021

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**Title:**

Zoning Text Amendments

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**Issue:**

Should the Plan Commission recommend zoning text amendments to the Village Board?

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**Background and Additional Information:**

At the last meeting, the Plan Commission reviewed zoning text amendments regarding the design standards in the zoning ordinance and other miscellaneous changes. At the last meeting, the Plan Commission seemed to agree with the proposed changes, except for the CC zoning district in that the Plan Commission wished to keep the 50% building materials requirement. A formal review and action must occur prior to the Village Board adopting any changes.

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**Recommended Action:**

Staff recommends the Plan Commission approve text amendments to the zoning ordinance as submitted.

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**Attachments:**

- Zoning Text Amendments

RM – Multiple Family Residential

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

- (1) *Materials.* At least fifty (50%) percent of all exterior walls facing a public street shall be faced with brick, block, fieldstone, architectural cement board siding or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system.
- (2) *Garage door placement.* The garage wall(s) containing a garage door opening facing a public street shall not comprise more than 50 percent of the façade of the principal structure width containing the primary entrance, measured along the ground level.
- (3) *Roof.* The total height of the roof(s) from the lowest portion of the roof(s) to the ridge line shall be no greater than the height of the façade(s) of the building, measured vertically from the ground level of the façade(s) to the lowest portion of the roof(s), unless dormers are present.
- (4) ~~*Off-street parking requirements.* Ground level, surface parking shall be located at or behind the front façade of the principal building. Any surface parking located at the side of the building shall be screened through the use of approved integrated architectural walls and/or landscape treatments.~~
- (5) *Building composition.*
  - a. *Site.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public or private street if possible. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street to help create a street wall.
  - b. *Walls.* No flat walls exceeding 100 feet in length shall be permitted for any structure; wall offsets, architectural details and wall facing shall be used to meet this requirement.
  - c. *Windows.* There shall be a minimum of one window, per story, per side of the principal building. Accessory garages or parking buildings shall have windows, or other architectural features, to break long expanses of the building façade when facing a public street.

CN – Neighborhood Commercial

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

(1) ~~*Front door placement.* All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.~~

(2) *Building orientation.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street.

(3) *Materials.* ~~One hundred~~ Seventy-five (75%) percent of all exterior walls facing a public or private street and at least the lower one-third (1/3) of all other exterior shall be glass, brick, block, fieldstone or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system. ~~Metal siding or wall panels shall be prohibited, except as an accent material or as approved by the Plan Commission.~~

(4) *Walls.* No flat walls exceeding 50 feet in length shall be permitted for any structure; wall offsets, recesses or projections, change in height, change in materials or other architectural details shall be used to meet this requirement.

(5) ~~*Roofs.* No flat roof plane exceeding 50 feet in length shall be permitted for any structure; pitched roof, parapet wall of varying heights, dormers, overhangs, arches, gables, or other architectural details shall be used to meet this requirement.~~

(6) *Exterior lighting.* All exterior lighting shall be in accordance with the following:

- a. All wall-mounted exterior lighting shall be direct cut-off fixtures.
- b. 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.
- c. Accent light may be used to highlight architectural and landscape design elements.
- d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
- e. Freestanding light fixtures shall have a maximum height of 25 feet.
- f. Wood light poles shall be prohibited.

(7) *Dumpster/refuse enclosures.*

- a. *Materials.* Dumpster/refuse enclosures sides facing a public street or adjacent property shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.



- b. *Location.* Dumpster/refuse enclosures are not permitted in the front yard.
- (8) *Mechanical equipment.* All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.

COR – Office & Retail Commercial

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

- (1) ~~*Front door placement.* All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.~~
- (2) *Building orientation.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street.
- (3) *Materials.* At least ~~seventy-five (75%)~~ fifty (50%) percent of all exterior walls facing a public or private street and at least the lower one-third (1/3) of all other exterior walls shall be glass, brick, block, fieldstone, siding or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system. ~~Metal siding or wall panels shall be prohibited, except as an accent material or as approved by the Plan Commission.~~
- (4) *Walls.* No flat walls exceeding 100 feet in length shall be permitted for any structure; wall offsets, recesses or projections, change in height, change in materials or other architectural details shall be used to meet this requirement.
- (5) ~~*Roofs.* No flat roof plane exceeding 200 feet in length shall be permitted for any structure; pitched roof, parapet wall of varying heights, dormers, overhangs, arches, gables, or other architectural details shall be used to meet this requirement.~~
- (6) *Exterior lighting.* All exterior lighting shall be in accordance with the following:
  - a. All wall-mounted exterior lighting shall be direct cut-off fixtures.
  - b. 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.
  - c. Accent light may be used to highlight architectural and landscape design elements.
  - d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
  - e. Freestanding light fixtures shall have a maximum height of 25 feet.
  - f. Wood light poles shall be prohibited.
- (7) *Dumpster/refuse enclosures.*
  - a. *Materials.* Dumpster/refuse enclosures sides facing a public street or adjacent property shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.

- b. *Location.* Dumpster/refuse enclosures are not permitted in the front yard.
- (8) *Mechanical equipment.* All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.

CC – Community Commercial

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

- (1) ~~*Front door placement.* All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.~~
- (2) *Building orientation.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street.
- (3) *Materials.* Fifty 50% percent of all exterior walls facing a public or private street and at least the lower 1/3 of all other exterior walls shall be glass, brick, block, fieldstone, architectural cement board siding or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system.
- (4) *Walls.* No flat walls exceeding 150 feet in length shall be permitted for any structure; wall offsets, recesses or projections, change in height, change in materials or other architectural details shall be used to meet this requirement.
- (5) ~~*Roofs.* No flat roof plane exceeding 300 feet in length shall be permitted for any structure; pitched roof, parapet wall of varying heights, dormers, overhangs, arches, gables, or other architectural details shall be used to meet this requirement.~~
- (6) *Exterior lighting.* All exterior lighting shall be in accordance with the following:
  - a. All wall-mounted exterior lighting shall be direct cut-off fixtures.
  - b. 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.
  - c. Accent light may be used to highlight architectural and landscape design elements.
  - d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
  - e. Freestanding light fixtures shall have a maximum height of 25 feet.
  - f. Wood light poles shall be prohibited.
- (7) *Dumpster/refuse enclosures.*
  - a. *Materials.* Dumpster/refuse enclosures sides facing a public street or adjacent property shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.
  - b. *Location.* Dumpster/refuse enclosures are not permitted in the front yard.

- (8) *Mechanical equipment.* All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.

BP – Business Park

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

- (1) ~~*Front door placement.* All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.~~
- (2) *Building orientation.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street.
- (3) *Materials.* At least fifty (50%) percent of all exterior walls facing a public or private street and at least the lower one-third (1/3) of all exterior walls facing a public or private street or abutting a residential zoning district shall be glass, brick, block, fieldstone, or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system. ~~Metal siding or wall panels shall be prohibited on walls facing a street or residential zoning district, except as an accent material or as approved by the Plan Commission.~~
- (4) *Walls.* No flat walls shall be permitted for any structure; wall offsets, recesses or projections, change in height, change in materials or other architectural details shall be used to meet this requirement.
- (5) ~~*Roofs.* No flat roof plane shall be permitted for any structure; pitched roof, parapet wall of varying heights, dormers, overhangs, arches, gables, or other architectural details shall be used to meet this requirement.~~
- (6) *Exterior lighting.* All exterior lighting shall be in accordance with the following:
  - a. All wall-mounted exterior lighting shall be direct cut-off fixtures.
  - b. 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.
  - c. Accent light may be used to highlight architectural and landscape design elements.
  - d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
  - e. Freestanding light fixtures shall have a maximum height of 25 feet.
  - f. Wood light poles shall be prohibited.
- (7) *Dumpster/refuse enclosures.*
  - (1) *Materials.* Dumpster/refuse enclosures sides facing a public street or adjacent property shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.

- (2) *Location.* Dumpster/refuse enclosures are not permitted in the front yard.
- (8) *Mechanical equipment.* All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.

## IM – Industrial & Manufacturing

- (o) *Design standards.* Requirements for new buildings and structures, or additions, built after the effective date of this chapter. Special exceptions to this section shall may be granted by the plan commission.
- (1) ~~*Front door placement.* All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.~~
- (2) *Building orientation.* All principal buildings shall have a well-defined front façade and entrance ~~with the primary entrance facing a public street.~~
- (3) *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.
- (4) *Exterior lighting.* All exterior lighting shall be in accordance with the following:
- a. All wall-mounted exterior lighting shall be direct cut-off fixtures.
  - b. 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.
  - c. Accent light may be used to highlight architectural and landscape design elements.
  - d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
  - e. Freestanding light fixtures shall have a maximum height of 25 feet.
  - f. Wood light poles shall be prohibited.
- (5) *Dumpster/refuse enclosures.*
- a. *Materials.* Dumpster/refuse enclosures sides facing a public street or adjacent property shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.
  - b. *Location.* Dumpster/refuse enclosures are not permitted in the front yard.
- (6) *Mechanical equipment.* All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened from view from a public street. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible from a public street.



IM – Industrial & Manufacturing

(g) *Lot area.*

(1) Lots shall be a minimum of ~~one-acre~~ 20,000 square feet in area.

(h) *Lot width.*

(1) Minimum. Lots shall be a minimum of ~~150~~ 100 feet in width.

**Article X NONCONFORMING USES & STRUCTURES**

**Sec. 117-277. - Nonconforming structures and buildings.**

(c) *Reconstruction.*

(1) ~~Reconstruction of a nonconforming building or structure which is damaged to the extent of more than 50 percent of the fair market value, as determined by the Village assessor, may be reconstructed subject to the following:~~

a. ~~The reconstruction of a nonconforming building or structure shall conform to the required yard setbacks of the district in which it is located.~~

b. ~~The reconstruction of a nonconforming building or structure shall conform with the other requirements of the zoning district in which it is located and this chapter, including, but not limited to, maximum lot coverage, off street parking, loading, and landscaping standards.~~

(2) ~~Reconstruction of a nonconforming building or structure which is damaged to the extent of less than 50 percent of the fair market value, as determined by the Village assessor, may be repaired, reconstructed or restored at the same size and location that it had immediately before the damage or destruction occurred, if the damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation, provided that the nonconforming building or structure does not encroach into any established nonconforming yard setbacks or required yard setbacks. The size of a structure may be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.~~

**Village of Harrison  
March-21 Zoning Permit Report**

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
<b>Residential</b>								
Single Family	7	17	\$ 3,380,000	\$ 7,628,000	2	14	\$ 400,000	\$ 4,045,000
Two Family (units)	1	1	\$ 600,000	\$ 600,000	0	0	\$ 0	\$ 0
Multi Family (units)	1	1	\$ 14,000,000	\$ 14,000,000	0	0	\$ 0	\$ 0
Additions	1	4	\$ 45,000	\$ 157,115	0	1	\$ 0	\$ 20,000
Acc. Structures	2	3	\$ 18,135	\$ 21,135	0	1	\$ 0	\$ 30,000
Miscellaneous	9	16	\$ 76,498	\$ 138,948	2	6	\$ 68,200	\$ 107,834
<b>Total Residential</b>	<b>21</b>	<b>42</b>	<b>\$ 18,119,633</b>	<b>\$ 22,545,198</b>	<b>4</b>	<b>22</b>	<b>\$ 468,200</b>	<b>\$ 4,202,834</b>
<b>Com./Ind.</b>								
New	0	1	\$ 0	\$ 550,000	0	1	\$ 0	\$ 350,000
Additions	1	1	\$ 1,825,000	\$ 1,825,000	1	1	\$ 16,000	\$ 16,000
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	2	2	\$ 20,000	\$ 20,000	0	1	\$ 0	\$ 7,600
<b>Total Com./Ind.</b>	<b>3</b>	<b>4</b>	<b>\$ 1,845,000</b>	<b>\$ 2,395,000</b>	<b>1</b>	<b>3</b>	<b>\$ 16,000</b>	<b>\$ 373,600</b>
<b>Combined Total</b>	<b>24</b>	<b>46</b>	<b>\$ 19,964,633</b>	<b>\$ 24,940,198</b>	<b>5</b>	<b>25</b>	<b>\$ 484,200</b>	<b>\$ 4,576,434</b>

Number of Vacant Lots Remaining 126