

PLAN COMMISSION AGENDA

Tuesday, August 24, 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
 - July 20, 2021
- 6) Convene Meeting and Enter Public Hearing
 - a. Zoning Map Amendment – Ken Mader – N8838 S Coop Road
 - b. Conditional Use Permit – Alphons Breit – W4341 Hwy 114
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Certified Survey Map – Spencer Homes & Construction – Hoelzel Way/County Road N
 - b. Certified Survey Map – Luniak Meadows – Schmidt Road/County Road N
 - c. Zoning Map Amendment – Ken Mader – N8838 S Coop Road
 - d. Certified Survey Map – Ken Mader – N8838 S Coop Road
 - e. Conditional Use Permit – Alphons Breit – W4341 Hwy 114
- 9) Items for Discussion
 - a. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively September 21 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: August 12, 2021

PLAN COMMISSION MEETING**VILLAGE OF HARRISON****From:**

Mark J. Mommaerts, AICP, Planner

Meeting Date:

August 24, 2021

Title:

Certified Survey Map - Spencer

Issue:

Should the Plan Commission recommend approval of a 3-lot Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant is proposing a 3-lot Certified Survey Map (CSM) for the property located on the northwest corner of Hoelzel Way and County Road N, Location ID 33400. The property is 0.62-acres and is 140-feet by 261-feet. The property is currently zoned Single-Family Residential (Suburban) [RS-1]. Sewer and water is available on Hoelzel Way. A permit was issued for a home on proposed Lot 2.

The applicant wishes to split the property into 3-lots in order to construct single-family homes. The lots are proposed to be 86.01-feet by 140.02-feet, 12,042-square feet in area. Lot 3 is slightly larger. The RS-1 zoning district requires a minimum of 80-feet of road frontage and 12,000-square feet of lot area. The proposed lots meet the RS-1 zoning district requirements.

Recommended Action:

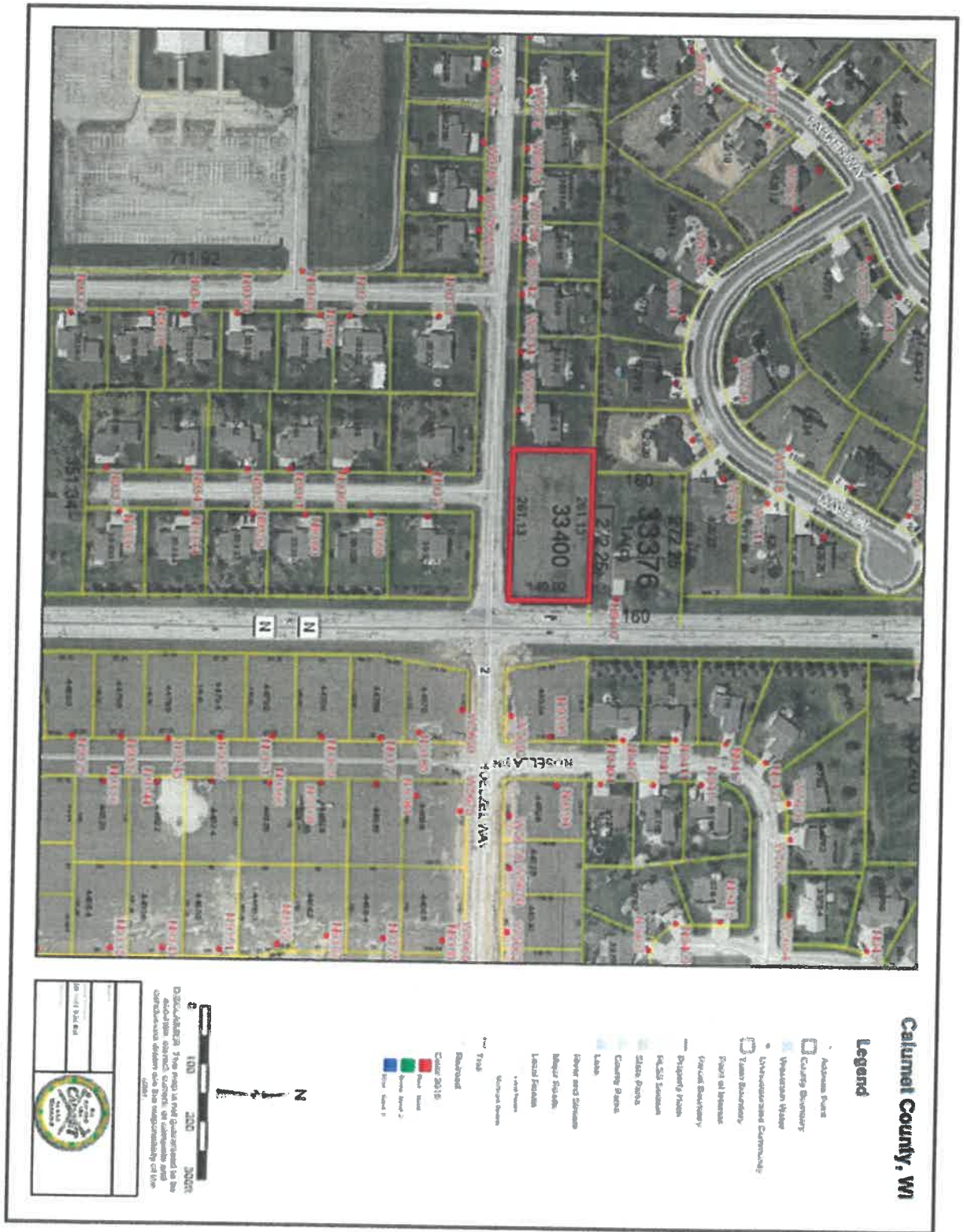
Staff recommends approval of the Certified Survey Map request with the following conditions:

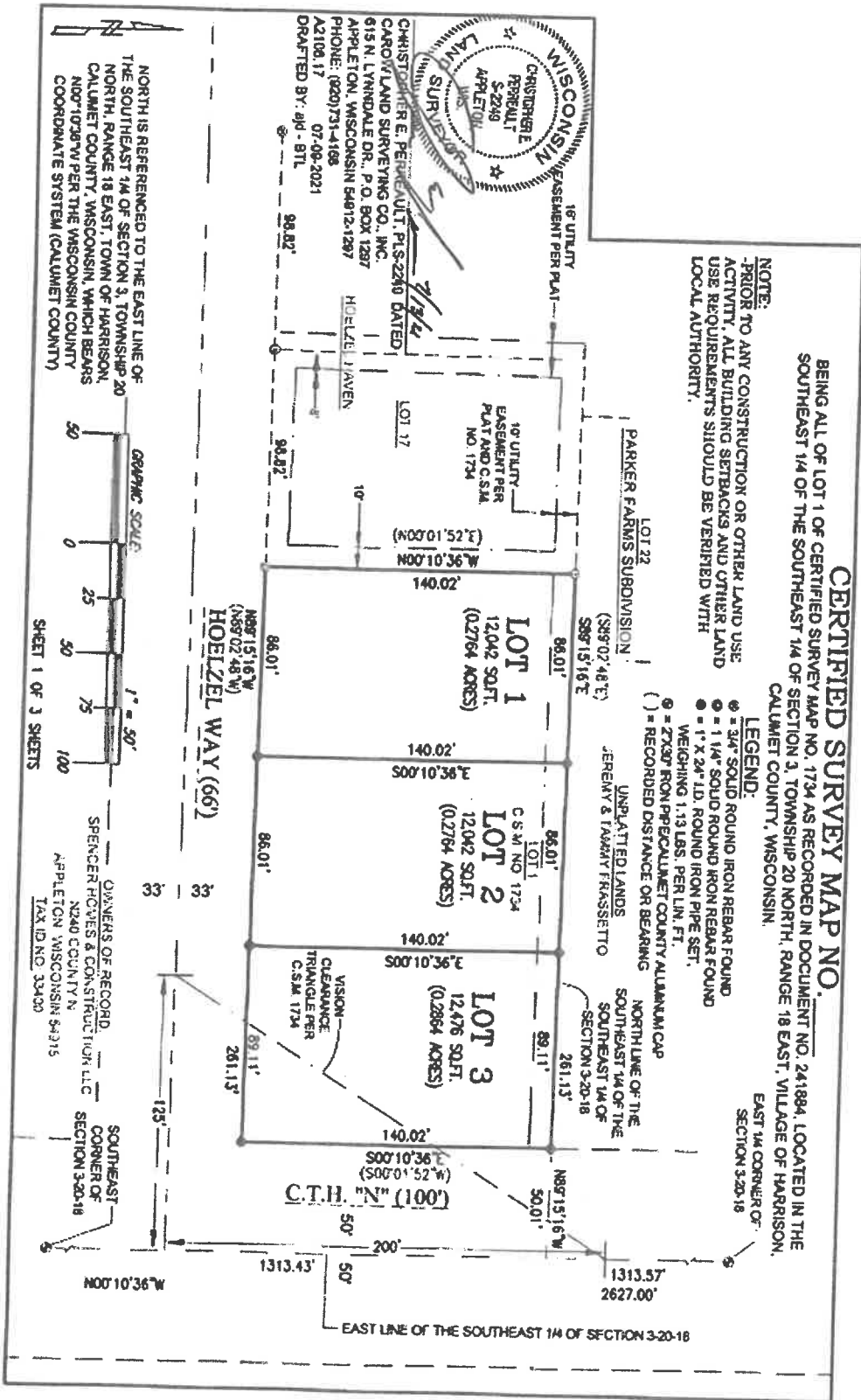
1. A drainage plan for the 3-lots be submitted that conforms to the adjacent properties. Such drainage plan to be reviewed and accepted by the Village engineer.

Attachments:

- Aerial Map
- CSM

Aerial Map





CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1734 AS RECORDED IN DOCUMENT NO. 241884, LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1734 AS RECORDED IN DOCUMENT NO. 241884, LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF KEVIN SPENCER, 3990 EARTHROCK RD., APPLETON, WI 54913.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF HARRISON.



[Signature] 7/13/21
CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2106.17 (RFR) 6-25-2021

COUNTY TREASURER 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 _____, 20____.

COUNTY TREASURER DATED

VILLAGE TREASURER 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 _____, 20____.

VILLAGE TREASURER DATED

VILLAGE OF HARRISON APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF HARRISON ON THIS _____ DAY OF _____, 20____.

VILLAGE CHAIRPERSON VILLAGE CLERK

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1734 AS RECORDED IN DOCUMENT NO. 241884, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S. 236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF HARRISON

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS _____ DAY OF _____, 20____.
BY: SPENCER HOMES & CONSTRUCTION LLC

KEVIN SPENCER, MEMBER

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

CO., WISCONSIN
MY COMMISSION EXPIRES _____



(Signature) 4/13/24
CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2106.17 (RFR) 6-25-2021

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

August 24, 2021

Title:

Certified Survey Map – Luniak Meadows

Issue:

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

Background and Additional Information:

The applicant is proposing a 2-lot Certified Survey Map (CSM) for the property located near the southeast corner of Schmidt Road and County Road N, Location IDs 39138 & 39136. The property is approximately 79-acres and is currently being farmed. The property is currently zoned General Agricultural [AG]. There is an existing home along County Road N.

The applicant wishes to split the property into 2-lots in order to prepare the property for future development of a subdivision. The CSM will dedicate 40-feet of right-of-way for Schmidt Road and variable right-of-way for County Road N. It is expected that future subdivision development will start on proposed Lot 2.

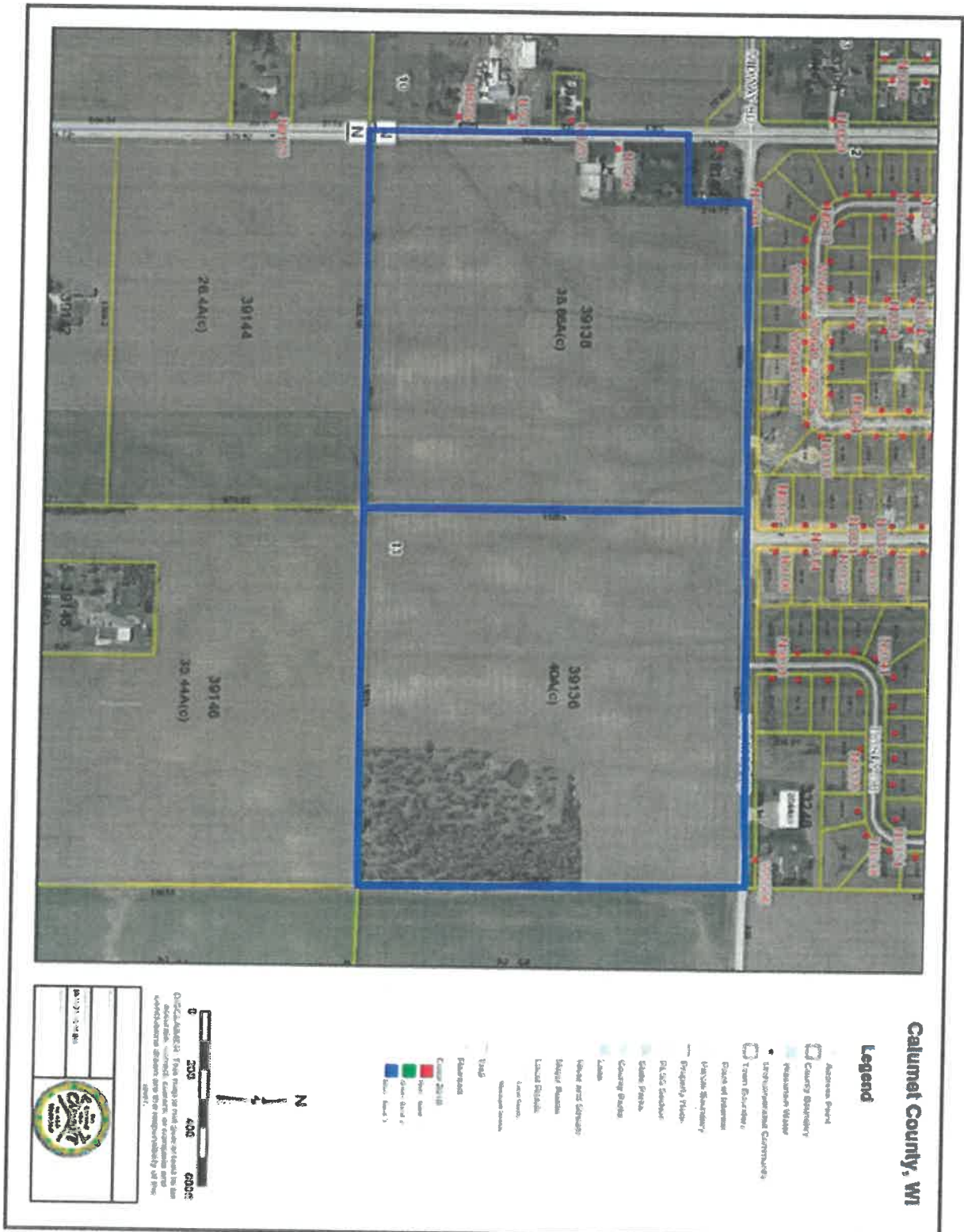
Recommended Action:

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

Attachments:

- Aerial Map
- CSM

Aerial Map



Certified Survey Map No. _____

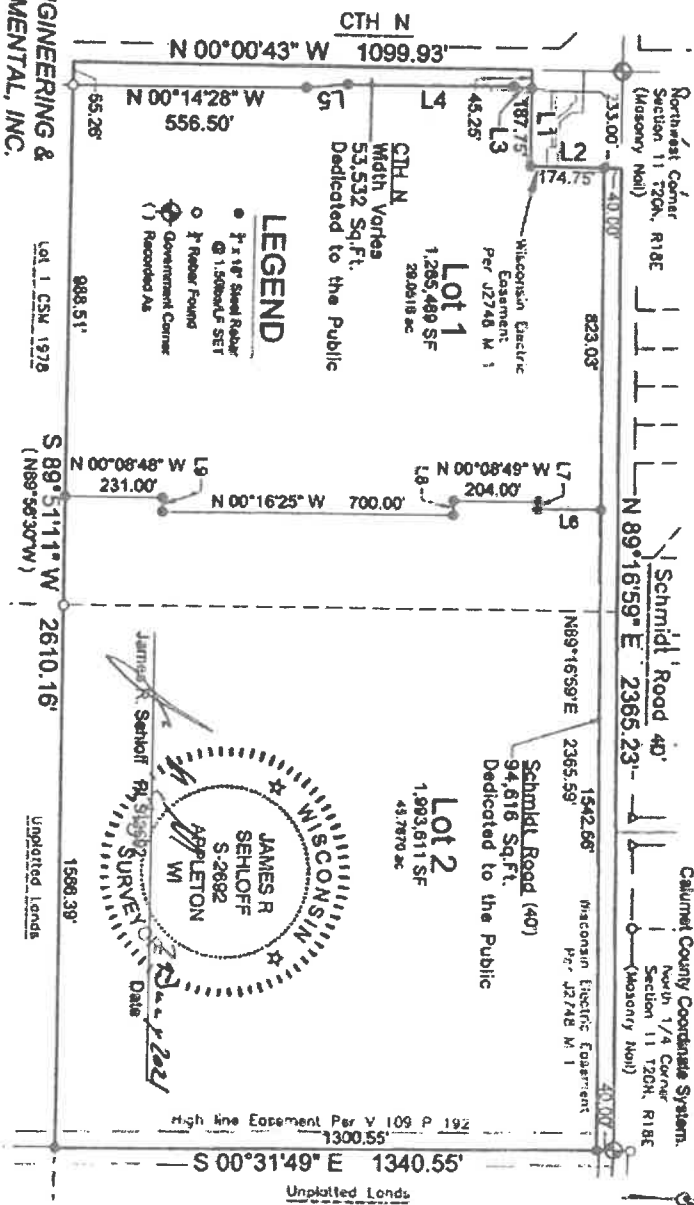
Part of the Northwest 1/4 of the Northwest 1/4 and all of Northwest 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

Bearings are referenced to the North line of the Northwest 1/4, Section 11, T20N, R18E, assumed to bear N89°16'59"W, based on the Calumet County Coordinate System.



Survey for:
Dertke-Dewitt, LLC
W857 County Road ZZ
Kaukauna, WI 54130

Line	Bearing	Length
L1	N 48°16'56" E	233.00'
L2	N 07°00'48" W	214.75'
L3	N 65°28'10" E	44.11'
L4	N 00°14'28" W	400.00'
L5	N 00°57'07" W	100.50'
L6	N 00°43'01" W	150.00'
L7	N 89°16'59" E	10.78'
L8	S 89°51'11" W	36.31'
L9	N 89°51'12" E	34.80'



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Plover Terrace, Menasha, WI 54952
Ph. 920-991-1888 Fax 920-441-0804
www.davel.com
7/20/2021 6:30 AM C:\Projects\161464\env\Job 20\161464.dwg Printed by: jrm

File: 6614CSM.dwg
Date: 07/20/2021
Drawn By: jrm
Sheet: 1 of 3

Certified Survey Map No. _____

Part of the Northwest 1/4 of the Northwest 1/4 and all of Northeast 1/4 of the Northwest 1/4 of Section 11,
Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

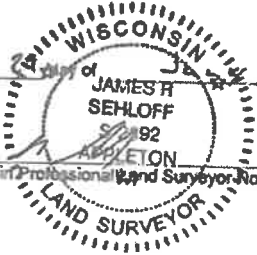
Surveyor's Certificate

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 Delias M. Luniak Survivor's Trust Dated May 11, 2016, 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 the Northwest 1/4 of the Northwest 1/4 and all of Northeast 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 3,407,248 Square Feet (78.2197 Acres) of land, described as follows:

Beginning at the North 1/4 corner of Section 11; thence, along the East line of the Northwest 1/4 said Section 11, S00°31'49"E, 1340.55 feet to the East/West 1/4 line of said Northwest 1/4; thence, along said East/West 1/4, S89°51'11"W, 2810.18 feet to the West line of said Northwest 1/4; thence along the said West line, N00°00'43"W, 1088.93 feet; thence N89°16'58"E, 233.00 feet, thence N00°00'46"W, 214.75 feet to the said North line of the Northwest 1/4; thence, along said North line, N89°16'58"E, 2365.23 feet to the point of beginning, subject to all easement and restrictions of record.

Given under my hand this _____ day of _____, 2021.

James R. Sehloff, Wisconsin Professional Land Surveyor No. 5-2692



Owner's Certificate

As the representatives of the Delias M. Luniak Survivor's Trust Dated May 11, 2016, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, mapped, and dedicated all as shown and represented on this map.

Dated this _____ day of _____, 20_____

Delias M. Luniak, Trustee

State of Wisconsin)
) ss
_____ County)

Personally came before me this _____ day of _____, 20_____

the above named, Trustee of said Living Trust, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority

Notary Public, Wisconsin My commission expires: _____

Certified Survey Map No. _____

Part of the Northwest 1/4 of the Northwest 1/4 and all of Northeast 1/4 of the Northwest 1/4 of Section 11,
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, Dallas M. Luniak Survivor's Trust Dated May 11, 2016, the property owner, is hereby approved by the Village Board of the Village of Harrison.

Kevin M. Hietpas, 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).
Dallas M. Luniak Survivor's Trust	Doc No. 526368	39138
Dated May 11, 2016		39138

James R. Sehloff Professional Surveyor No. S-2692 Date _____

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

August 24, 2021

Title:

Zoning Map Amendment - Mader

Issue:

Should the Plan Commission recommend approval of a Zoning Map Amendment to rezone property from AG to RS-1 to the Village Board?

Background and Additional Information:

The applicant is proposing to rezone property from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1]. The property is located at N8838 S Coop Road, Location ID 33574. The property currently has a single-family home and accessory buildings. The applicant is also proposing to split the property in order to construct another single-family home on the property. The property is identified as future Single-Family Residential (Sewered) in the Comprehensive Plan. Sewer and water is available on S Coop Road.

Findings of Fact:

- Staff finds that the Rezoning request complies with the Future Land Use Map 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.

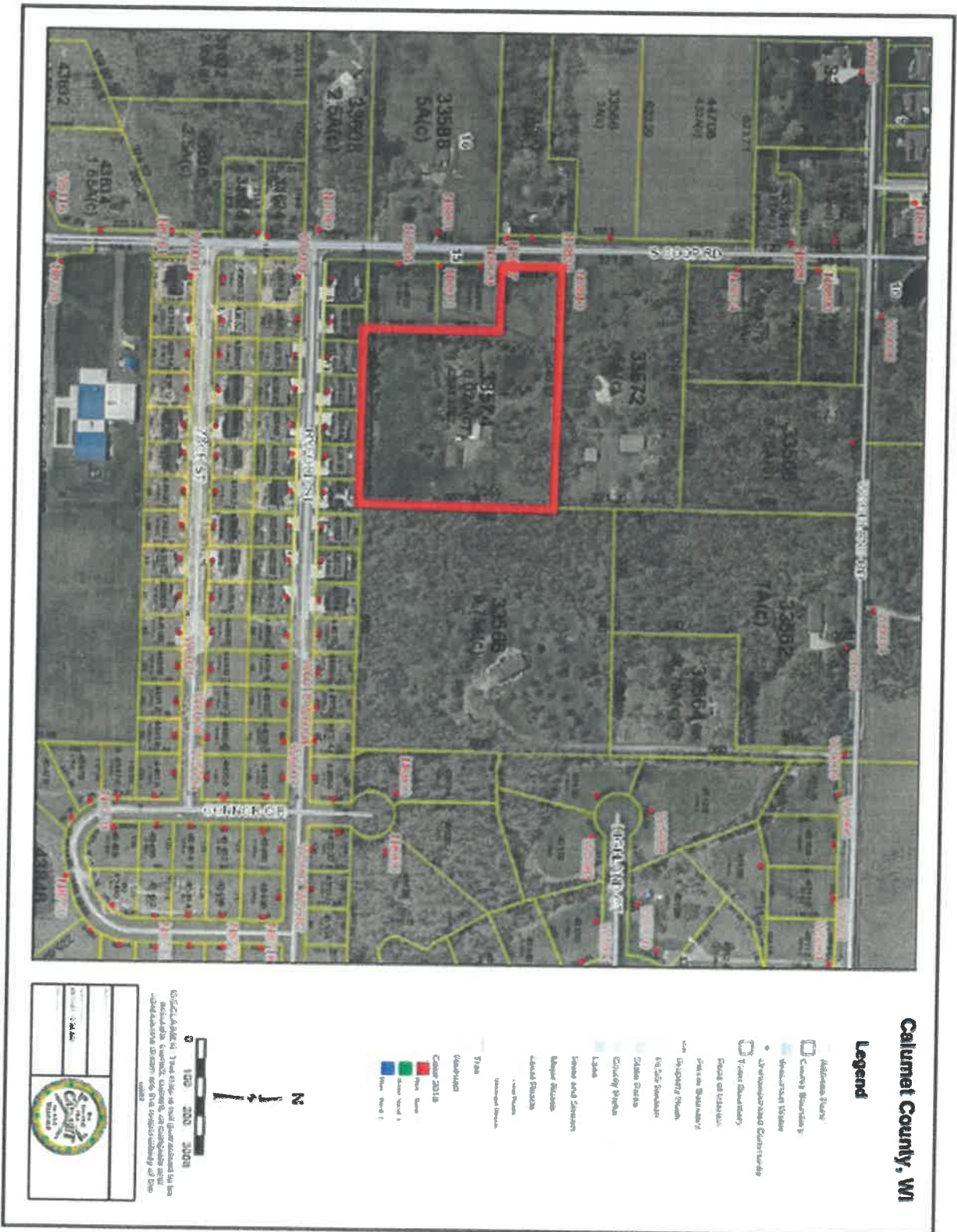
Recommended Action:

Staff recommends approval of the Zoning Map Amendment request to rezone the property described in the public hearing notice from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1].

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
 - PDO | Planned Development Overlay
 - SHO | Shoreland Overlay*
 - SWO | Shoreland-Wetland Overlay*
- Road/Centerline**
- Local Roads
 - County Highway
 - State Highway
 - US Highway
 - Railroads
 - Stream
 - Town of Harrison
 - Parcels
 - Subject Property
- Other Symbols:**
- Water
 - Wetland

*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
Map Services
820 9th St
PO Box 1022
Adopted: July 27, 2010
Effective: September 1, 2010
Current as of: April 27, 2021

This map was created using data obtained from Calumet County.

This map is neither a legally recorded plat nor a warranty deed or instrument. The Town of Harrison does not warrant the accuracy of the information or the boundaries shown on this map. The Town of Harrison is not responsible for any errors or omissions on this map. The Town of Harrison is not responsible for any errors or omissions on this map. The Town of Harrison is not responsible for any errors or omissions on this map. The Town of Harrison is not responsible for any errors or omissions on this map.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

August 24, 2021

Title:

Certified Survey Map - Mader

Issue:

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

Background and Additional Information:

The applicant is proposing a 2-lot Certified Survey Map (CSM) for property located at N8838 S Coop Road, Location ID 33574. The property currently has a single-family home and accessory buildings. The applicant is proposing to split the property in order to construct another single-family home on the property. The property is identified as future Single-Family Residential (Sewered) in the Comprehensive Plan.

A new driveway is proposed for Lot 1. Lot 2 will utilize the existing driveway (which is shared with the property to the north via Shared Driveway Agreement). Sewer and water is available on S Coop Road.

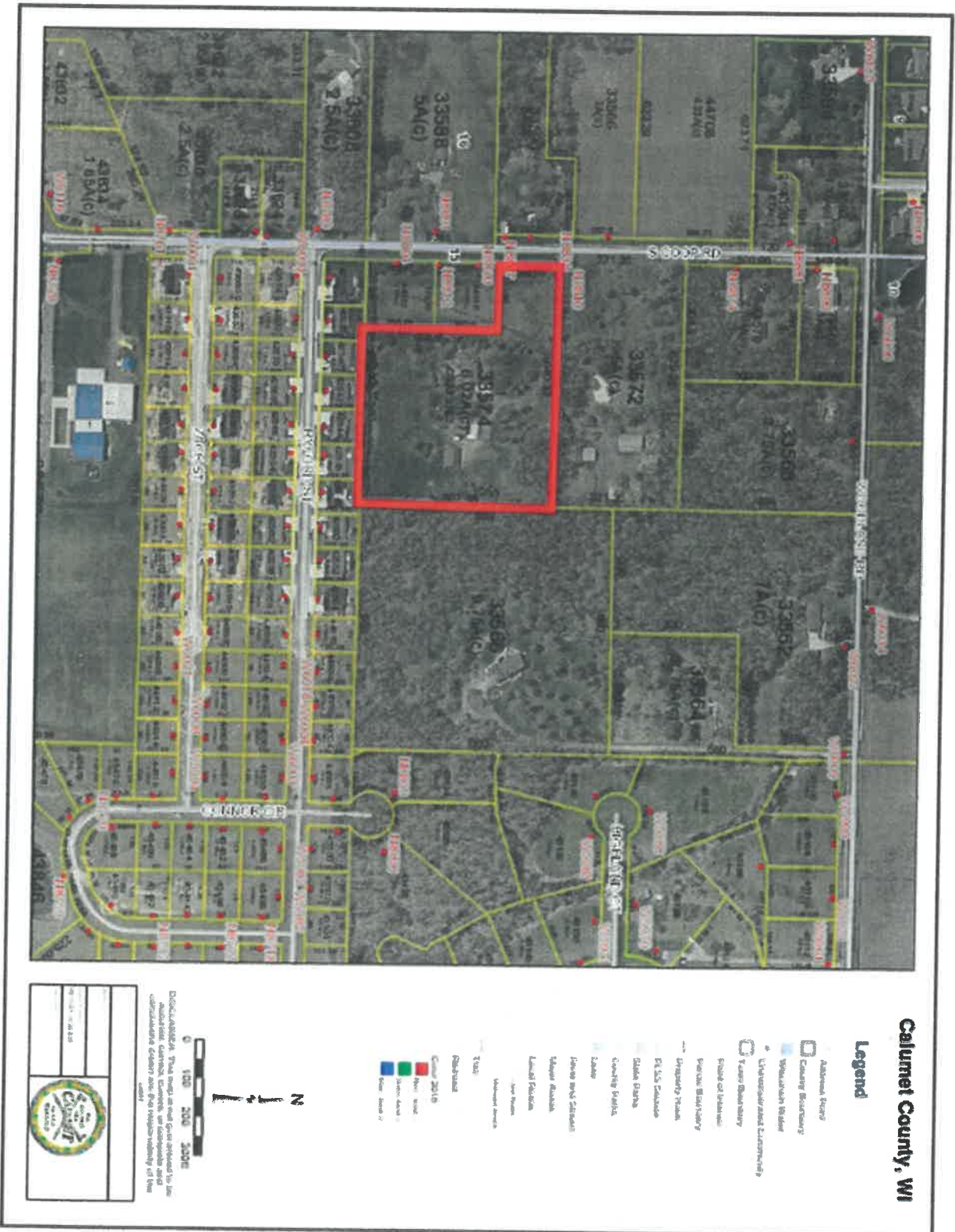
Recommended Action:

Staff recommends approval of the Certified Survey Map as submitted on August 10th, 2021.

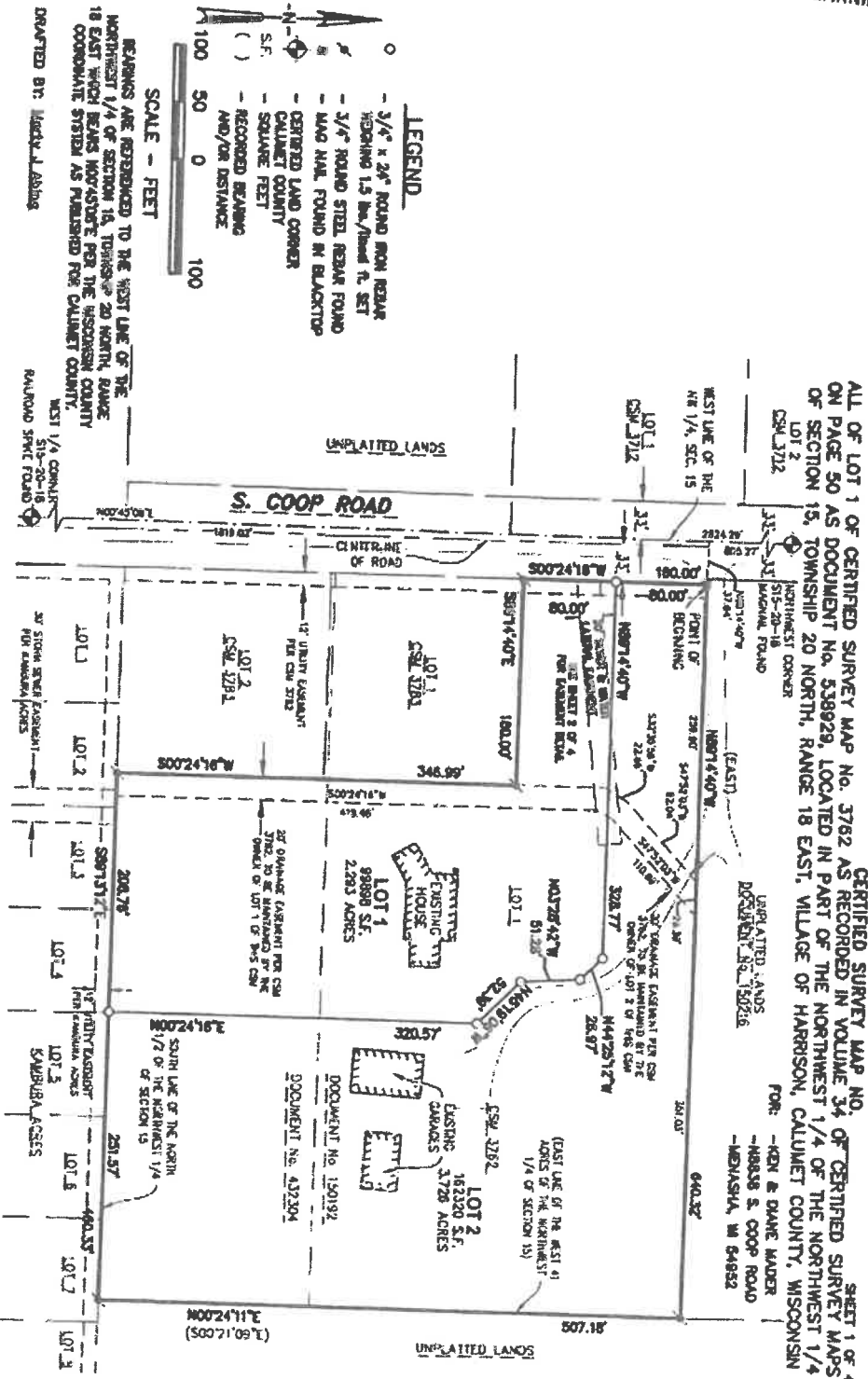
Attachments:

- Aerial Map
- CSM

Aerial Map



RECEIVED
AUG 10 2021
HARRISON PLANNING



ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3762 AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS ON PAGE 50 AS DOCUMENT NO. 538929, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

LEGEND

- - 3/4" x 24" ROUND IRON BEAM
- - RECORDING 1.5 IN. / ROUND IRON SET
- - 3/4" ROUND STEEL BEAM FOUND
- - MAG NAIL FOUND IN BLACKTOP
- - CERTIFIED LAND CORNER
- - CALUMET COUNTY
- - SQUARE FEET
- () - RECORDED BEARING AND/OR DISTANCE

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST WHICH BEARS N00°45'00"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR CALUMET COUNTY.

DRAWN BY: Mackey, J. L. & S. J.

CERTIFIED SURVEY MAP NO. 3762 AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS ON PAGE 50 AS DOCUMENT NO. 538929, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

FOR: KEN & DIANE MADER
-8838 S. COOP ROAD
-MENAISHA, WI 54852

CSM

CERTIFIED SURVEY MAP NO. _____ SHEET 2 OF 4
 ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 3782 AS RECORDED IN VOLUME 34 OF
 CERTIFIED SURVEY MAPS ON PAGE 50 AS DOCUMENT No. 538929, LOCATED IN PART OF THE
 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18
 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map 3782 as Recorded in Volume 34 of Certified Survey Maps on Page 50 as Document No. 538929, located in the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 262,218 square feet (6.020 acres) of land.

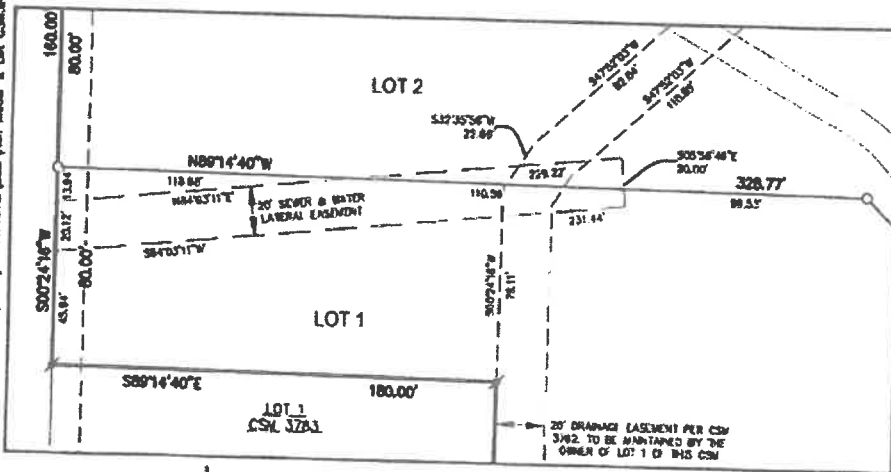
That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the Village of Harrison Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20____

David M. Schmalz, Professional WI land Surveyor S-1284

makimg.#:\PROJECTS\100971\00210061\3\CADD\4\430\Survey Documents\CSM\Van Meter 2 Lot CSM.dwg, sheet 2, Plot Date: 8/5/2023 3:00 PM



McMAHON
 ENGINEERS & ARCHITECTS
 McMAHON ASSOCIATES, INC.
 1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1029 NEENAH, WI 54957-1029
 PH 820.751.4200 FX 820.751.4204 MCMGRP.COM

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 4

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 3762 AS RECORDED IN VOLUME 34 OF
CERTIFIED SURVEY MAPS ON PAGE 50 AS DOCUMENT No. 538929, LOCATED IN PART OF THE
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18
EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

CERTIFICATE OF VILLAGE BOARD

We hereby certify that the Village of Harrison Board of Trustees has approved this Certified Survey
Map at their regular meeting on _____ with/without conditions as stated in the
minutes. I hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND
EFFECTIVE ON THIS _____ day of _____ 2019.

Village President	Date
Kevin M. Hietpas	

Village Clerk	Date
Vicki Tessen	

me:\apps\1818\1818771\181810081\181810081\Survey Documents\CSM\Van Moder 2 Lot CSM.dwg sheet 3 of 4 Date: 8/8/2023 3:00 PM

CERTIFICATE OF TREASURER

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with
the records in my office there are no un-paid taxes or un-paid special assessments on any of the
lands included in this Certified Survey Map as of _____

_____		_____	
Village Treasurer	Date	County Treasurer	Date
Vicki Tessen		Michael V. Schloak	

NOTES

This CSM is all of Tax Identification No. 33574.

The property owner of record is Kenneth A. and Diane K. Moder
Living Trust and Kenneth A. Moder and Diane K. Moder.

This property is contained wholly with in lands described in
Document No. 432304 and Document No. 150192.

McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH WI 54956
Mailing P.O. BOX 1025 NEENAH, WI 54967-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 4

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 3762 AS RECORDED IN VOLUME 34 OF
CERTIFIED SURVEY MAPS ON PAGE 50 AS DOCUMENT No. 538929, LOCATED IN PART OF THE
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18
EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Kenneth A. and Diane K. Mader Living Trust As Owner(s), I/We hereby certify that I/we caused the land
described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this
Certified Survey Map. I/We also certify that this Certified Survey Map is required by s. 236.10 or 236.12 of the
Wisconsin Statutes to be submitted to the following for approval.

Village Harrison

Dated this _____ day of _____, 20____

Kenneth A. Mader Trustee

Diane K. Mader Trustee

State of Wisconsin))
_____ County)

Personally appeared before me on the _____ day of _____, 20____ the above named
person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the
same.

Notary Public

_____ County, _____

My commission expires _____

OWNER'S CERTIFICATE

Kenneth A. and Diane K. Mader As Owner(s), I/We hereby certify that I/we caused the land described on this
Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.
I/We also certify that this Certified Survey Map is required by s. 236.10 or 236.12 of the Wisconsin Statutes to
be submitted to the following for approval.

Village Harrison

Dated this _____ day of _____, 20____

Kenneth A. Mader

Diane K. Mader

State of Wisconsin))
_____ County)

Personally appeared before me on the _____ day of _____, 20____ the above named
person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the
same.

Notary Public

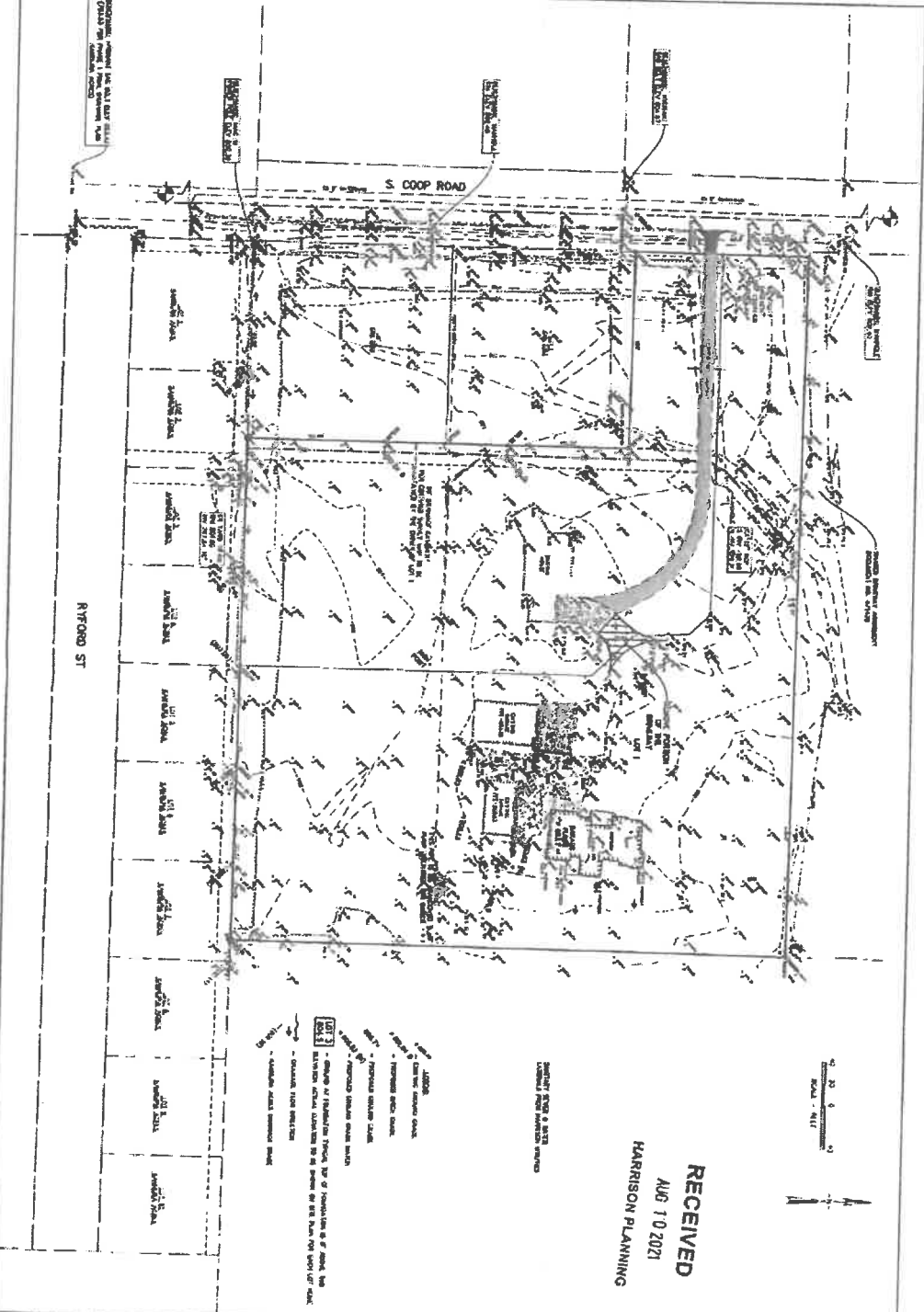
_____ County, _____

My commission expires _____

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE, NEENAH, WI 54956
Mailing P.O. BOX 1025, NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

mshhs: M:\PROJECTS\092771\0927100813\CAD05\CAD05\Survey Documents\CSD\Ken Mader 2 Lot CS2.dwg, sheet 4, Plot Date: 8/15/2021 3:00 PM



RECEIVED
 AUG 10 2021
 HARRISON PLANNING

NOTES:
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 2. SEE SHEET DWY-2 FOR CONTIGUOUS LOTS.
 3. PROPOSED DRIVEWAY WIDTHS:
 - 10' WIDE DRIVEWAY: MINIMUM 10' CLEARANCE ON EITHER SIDE.
 - 12' WIDE DRIVEWAY: MINIMUM 12' CLEARANCE ON EITHER SIDE.
 - 14' WIDE DRIVEWAY: MINIMUM 14' CLEARANCE ON EITHER SIDE.
 4. PROPOSED DRIVEWAY LOCATIONS ARE SUBJECT TO APPROVAL BY THE VILLAGE OF HARRISON PLANNING DEPARTMENT.
 5. ALL PROPOSED DRIVEWAY LOCATIONS SHALL BE SET BACK FROM THE ADJACENT LOT CENTERLINE AS SHOWN ON THIS PLAN AND SHOWN ON DWY-2.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

August 24, 2021

Title:

Conditional Use Permit - Breit

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit to the Village Board to allow a water closet (toilet) in an accessory building?

Background and Additional Information:

The applicant is requesting a Conditional Use Permit (CUP) in order to install a water closet (toilet facility) in an accessory building. The property is located at W4341 Hwy 114 and is currently zoned General Agricultural [AG]. There is a house currently on the property. The applicant is currently constructing an accessory building on the property. The Zoning Ordinance, Sec. 117-54 (7) also states, "Any detached accessory use, building and/or structure with a water closet (toilet facility) shall require a conditional use permit, pursuant to article XI, Conditional Use Permits."

The applicant proposes to use the accessory building as workshop and storage area. A water line to the building would allow for an area to wash and clean the equipment as well as have a bathroom so that they would not have to use the house bathroom.

The structure itself meets all the physical zoning requirements (e.g. setbacks, size, number of buildings) and a permit has been issued. The toilet facility requires additional approval from the Village. Staff has a few concerns about the accessory building being converted into another dwelling. If the applicant were to agree to not rent, lease, sell, or otherwise use the accessory building as dwelling unit, then staff would not have any issues.

Basis for Approval (Zoning Ordinance, Sec. 117-319)

No conditional use permit shall be recommended by the plan commission, or approved by the village board, unless it shall find all of the following criteria have been met. The applicant's failure to satisfy the criteria, or any other applicable requirement in this chapter, shall be deemed grounds to deny the conditional use permit.

- (1) *Zoning.* The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of this chapter. Where there is an existing nonconforming structure, the design standards of the underlying zoning district may be waived by the plan commission and village board. *Staff finds that the accessory building meets the physical zoning requirements of the AG zoning district*

and the intent of the district to use the building as an accessory to the primary use which is the house.

- (2) *Plans.* The proposed use conforms to the village comprehensive plan and any other officially adopted village plan. *Staff finds that the Comprehensive Plan identifies this area as residential, including associated accessory buildings.*
- (3) *Traffic.* Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *Staff finds that the proposed use will not increase traffic congestion in the area.*
- (4) *Landscaping and screening.* Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual impacts that are associated with the proposed use as established in article VI, Access, Parking, and Loading and article IX, Landscaping and Screening Standards. *Staff finds that existing natural features and the building's location provide an adequate buffer.*
- (5) *Neighborhood compatibility.* The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust. *Staff finds that accessory buildings are common place within the area.*
- (6) *Services.* Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. *Staff finds that if approved, a sanitary permit from Calumet County will be required.*

Findings of Fact:

- Staff finds that the Conditional Use Permit request will comply with the Harrison Zoning Ordinance with the below conditions.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

Staff recommends approval of the Conditional Use Permit request with the following conditions:

1. The accessory building shall not be rented, leased, sold, or otherwise used as a separate dwelling unit from the house on the property.
2. The accessory building shall only be used or occupied as long as the principal structure is used or occupied. If the house is vacant then the accessory building shall also be vacated.
3. The accessory building shall only be used by the owners of the property or their immediate family.
4. The owner shall obtain a sanitary permit from Calumet County prior to installation of the toilet facility.

Attachments:

- Aerial Map
- Site Plan
- Building Plan

Aerial Map



Calumet County, WI

Legend

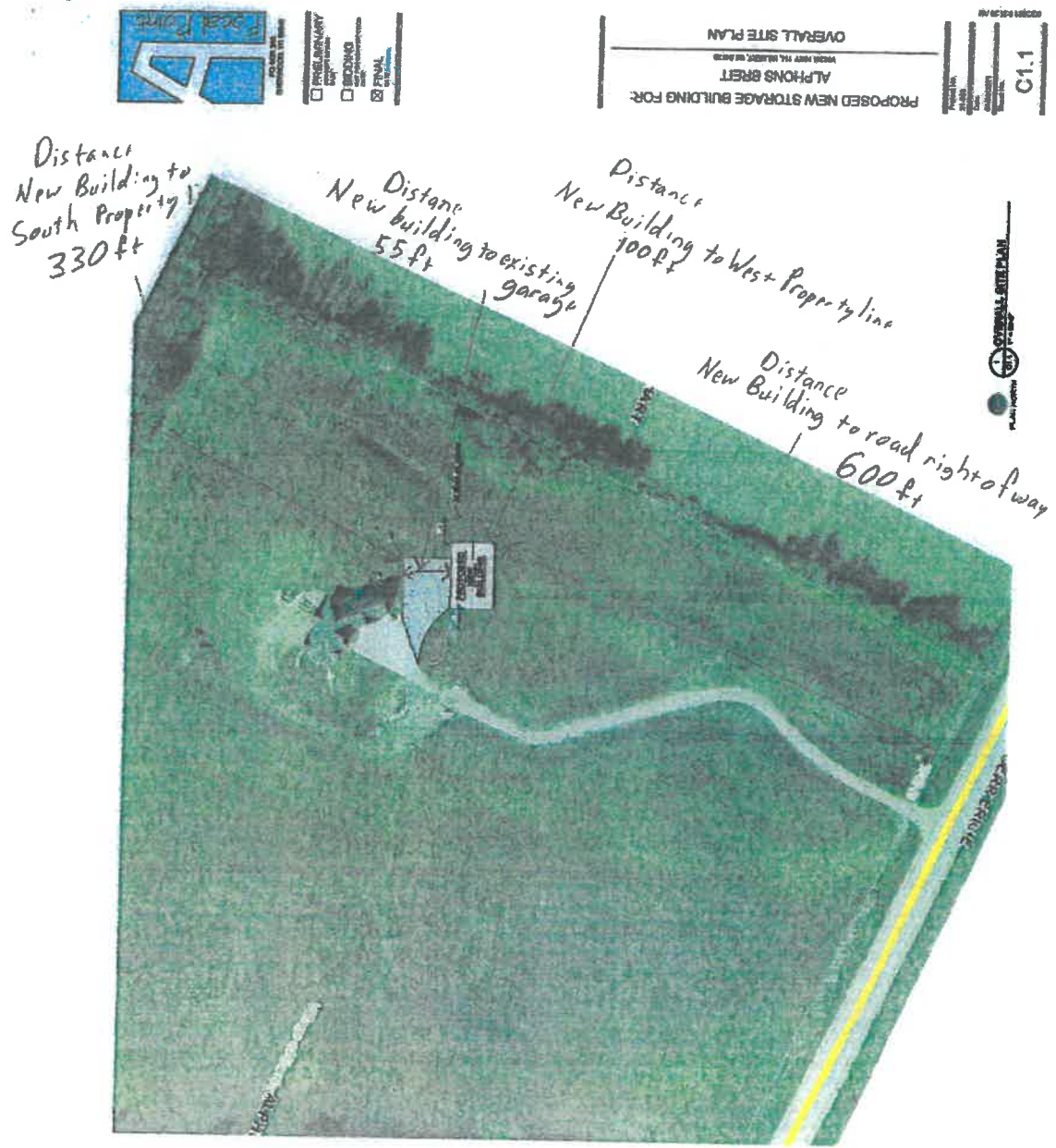
- Address Point
- County Boundary
- Wisconsin State
- Unincorporated Community
- Town Boundary
- Rural Setback
- Urban Boundary
- Property Area
- PLUG Structure
- Sales Price
- County Data
- Lake
- Road and Structure
- Major Road
- Local Road
- Rail Station
- Airport
- Airport Runway
- Railroad
- Date 2018
- Date 2016
- Date 2014
- Date 2012



DISCLAIMER: This map is not guaranteed by the Calumet County Board of Supervisors. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information is provided as is and without warranty of any kind. The user assumes all responsibility for the use of this information.

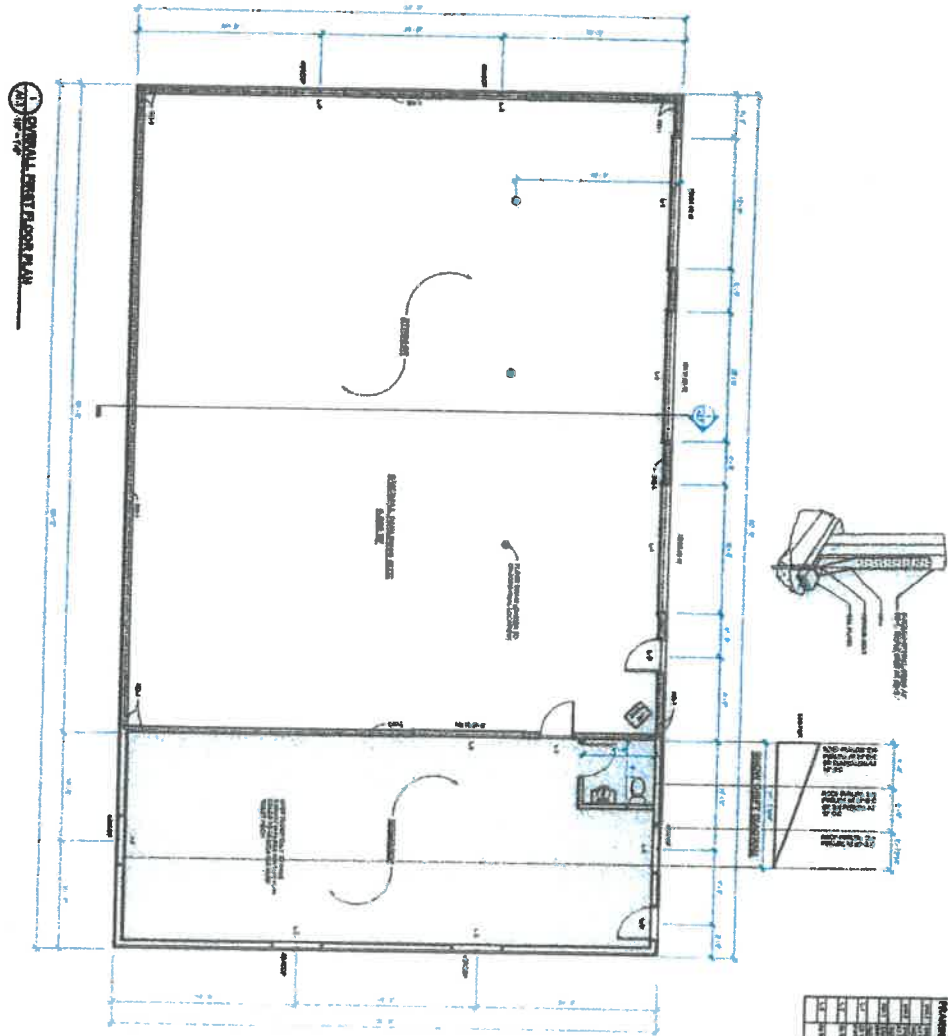
Calumet County, Wisconsin 114th Street Woodville, WI 53191 Phone: 920.833.1111 Fax: 920.833.1112 Email: info@calumetcountywi.gov	

Site Plan

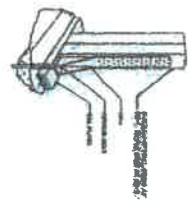


989-1062 - mark

Floor Plan



21 OVERALL FLOOR PLAN



ROOMING AND LAYOUT SCHEDULE

NO.	ROOM	AREA (SQ. FT.)	NO. OF STALLS	NO. OF LOCKERS	NO. OF BENCHES	NO. OF SINKS	NO. OF MIRRORS	NO. OF SEATINGS	NO. OF CHAIRS	NO. OF TABLES	NO. OF CUPBOARDS	NO. OF STOVE	NO. OF REFRIG.	NO. OF FREEZERS	NO. OF DISHWASHERS	NO. OF SINKS	NO. OF SEATINGS	NO. OF CHAIRS	NO. OF TABLES	NO. OF CUPBOARDS	NO. OF STOVE	NO. OF REFRIG.	NO. OF FREEZERS	NO. OF DISHWASHERS
1	STORAGE	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	STORAGE	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	BATH	100	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	BREAK	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



21
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PROPOSED NEW STORAGE BUILDING FOR:
ALPHONS BREIT
 1001 WEST 114, HILBERT, MN 55118
OVERALL FLOOR PLAN

- PRELIMINARY
- DESIGN
- CONSTRUCTION
- FINAL

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

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
Residential								
Single Family	3	74	\$ 1,315,000	\$ 32,053,450	10	50	\$ 4,902,280	\$ 16,834,280
Two Family (units)	0 (0)	1	\$ 0	\$ 600,000	0 (0)	0	\$ 0	\$ 0
Multi Family (units)	0 (0)	1	\$ 0	\$ 14,000,000	1 (120)	2	\$ 14,000,000	\$ 17,500,000
Additions	2	9	\$ 71,000	\$ 634,115	1	8	\$ 30,000	\$ 315,500
Acc. Structures	1	17	\$ 90,000	\$ 349,495	9	27	\$ 113,600	\$ 296,800
Miscellaneous	12	77	\$ 68,663	\$ 631,400	12	69	\$ 80,522	\$ 500,618
Total Residential	18	179	\$ 1,544,663	\$ 48,268,460	33	156	\$ 19,126,402	\$ 35,447,198
Com./Ind.								
New	0	1	\$ 0	\$ 550,000	0	1	\$ 0	\$ 350,000
Additions	0	1	\$ 0	\$ 1,825,000	0	1	\$ 0	\$ 16,000
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	0	5	\$ 0	\$ 83,500	1	4	\$ 850	\$ 358,450
Total Com./Ind.	0	7	\$ 0	\$ 2,458,500	1	6	\$ 850	\$ 724,450
Combined Total	18	186	\$ 1,544,663	\$ 50,726,960	34	162	\$ 19,127,252	\$ 36,171,648

Number of Vacant Lots Remaining 117