



PLAN COMMISSION AGENDA

TOWN OF HARRISON & VILLAGE OF HARRISON
COUNTIES OF CALUMET & OUTAGAMIE, WI

W5298 HWY 114

MENASHA, WI 54952

www.harrison-wi.org (920) 989-1062

**Tuesday, December 20, 2016
6:00 PM**

- 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
 - November 27, 2016
- 6) Convene Meeting and Enter Public Hearing
 - a. Zoning Map Amendment – Meridian Investments, LLC – Friendship Road
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Exterior Building Materials – Milis Enterprise – County KK
 - b. Certified Survey Map – James Weber – W5595 Hwy 114
 - c. Certified Survey Map – Meridian Investments, LLC – Friendship Road
 - d. Zoning Map Amendment – Meridian Investments, LLC – Friendship Road
 - e. Certified Survey Map – Donald Mielke – Mielke Road
- 9) Items for Discussion
 - a. Comprehensive Plan Update
 - b. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively January 24, 2017 at 6:00pm
- 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 Town Board, Village Board, Zoning Board of Appeals, or Committee of the Whole may be in attendance. However, the only business to be conducted is for the Plan Commission.

Posted: December 13, 2016

PLAN COMMISSION
MEETING MINUTES – NOVEMBER 20 2016

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chair Darlene Bartlein at 5:31pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Lincoln, Kevin Hietpas, Jerry Bartlein, Dennis Reed, Darlene Bartlein, Jim Fochs (5:56pm).

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

- 3) Public Participation: None
- 4) Approve Minutes: Motion (J. Bartlein/Reed) to approve the minutes of Oct 18 2016. Motion carried 5-0.
- 5) Convene Meeting and Enter Public Hearing 5:35pm
 - a. Conditional Use Permit – Milis Enterprise – County KK east of Bies Road: Planner Mommaerts introduced the item stating that the applicant, Milis Enterprise, is requesting a Conditional Use Permit (CUP) in order to operate a contractor business on the property located on County KK, east of Bies Road (parcel ID 40348). The applicant is proposing to purchase approximately 13.5-acres in order to construct a shop for a construction business. The property is currently zoned General Agricultural [AG] and is identified as commercial in the Comprehensive Plan. The building is proposed to be 80' x 240' with 17' walls. It would contain an office and 6 overhead doors on the east side and 1 overhead door on the north side. Restrooms are not indicated on the plans. There are 5-11 employees, most of which are only at the building a short time. There is a part-time secretary. The applicant is proposing some outdoor storage for a pickup truck, trailer, snow removal equipment, and some excess materials. Staff has some concerns regarding the outside storage. Dylan Millis, 414 S. Birch St. Kimberly WI of Milis Enterprise spoke in favor of this permit, stating that they are a small concrete contractor looking to build a steel building for equipment storage as well as an office for their secretary. They are planning a 70x240 building. Commissioner Hietpas asked if the zoning would stay agriculture or if it would need to change to commercial. Planner Mommaerts stated that the zoning would not change because this type of business is allowed within the current zoning. Mr. Millis also stated that there are no plans to develop the rest of the property at this time and the secretary's current hours are 7am-5pm. Staff recommends approval of the Conditional Use Permit request with the following conditions:
 1. All equipment, materials, and other items related to the business shall be stored inside. No outside storage of business related items shall be allowed. Vehicles stored outside of the building shall be screened from view from the roadway and adjacent properties by a fence, plantings, or a combination thereof.

2. Zoning permits, which meet the requirements of the zoning ordinance, shall be obtained for all building construction.
3. An erosion control permit shall be obtained.
4. The Building Inspector shall be consulted regarding building permits, including state permits if needed.
5. The Calumet County Planning Department shall be consulted regarding sanitary permits.
6. All signage shall require a separate permit and shall meet the requirements of the zoning ordinance.
7. Screening of all parking and loading areas from adjacent properties shall be provided either through a solid fence (wood, vinyl or other similar aesthetic material) or plantings.
8. A dumpster enclosure shall be provided that meets, or exceeds, the requirements of the zoning ordinance.
9. Failure to comply with these conditions may cause for the Conditional Use Permit to be revoked.
- b. Zoning Map Amendment – Drake Homes, LLC – County N north of Jochmann Drive: Planner Mommaerts introduced the item stating that the applicant, Drake Homes, LLC, is proposing a zoning map amendment (rezoning) for the property located at N9493 County N (part of the Parker Farms 3 subdivision). The rezoning was a conditional approval of the Parker Farms 3 subdivision plat. The existing duplex on this property will be removed and the property will be redeveloped as part of the subdivision plat. The request from Two-Family Residential [RT] to Single-Family Residential (Suburban) [RS-1] is consistent with the Comprehensive Plan and the surrounding lands as part of the subdivision.

6) Close Public Hearing and Reconvene Regular Meeting 5:41pm

7) Items for Discussion and Possible Action

- a. Conditional Use Permit – Miliis Enterprise – County KK east of Bies Road: Planner Mommaerts stated that staff would like to add that in addition to the erosion control (item #3) there would also need to be a stormwater (drainage and stormwater run off) permit as well. This permit is a requirement for any new building. Mr. Millis asked a question regarding item #7, he asked if a dirt berm would be an acceptable form of screening to which Planner Mommaerts answered yes. Commissioner Hietpas spoke regarding the curb appeal of this building asking if the zoning becomes commercial in the future would the look of this building be grandfathered in. Planner Mommaerts stated that if the Commission is concerned about the materials being used, we could have the applicant come back with samples or details of the building materials for approval.

Motion (Hietpas/ D. Bartlein) to approve the conditional use permit with staff recommendations including adding the stormwater permit and with the applicant to bring back samples or information on the building material that is going to be used on the side facing the road. Motion carried 5-0.

b. Zoning Map Amendment – Drake Homes, LLC – County N north of Jochmann Drive:

Motion (Lincoln/Hietpas) to approve the zoning map amendment request from RT to RS1. Motion carried 5-0.

- c. Certified Survey Map – Donald Mielke – Mielke Road: This item was postponed at the request of the applicant. No action was taken. Item may appear on a future agenda.
- d. Final Plat of Kambura Acres II – Rusch Development Properties – S. Coop Road: Planner Mommaerts introduced the item stating that the developer, Rusch Development Properties, has submitted a final plat, called Kambura Acres II, for phase two of the subdivision. This subdivision is located along S. Coop Road, south of Ryford Street. Kambura Acres II is a twenty (20) lot subdivision that matches phase 1 to the north. The property is currently zoned Single-Family Residential (Traditional) [RS-2]. The final plat calls for a new road called Zach Street to intersect S. Coop Road. As a temporary measure, a cul-de-sac will be constructed on the end of Zach Street. As phase 3 is platted, the two temporary cul-de-sacs will be removed and the roads will be connected with a loop road.

Motion (Hietpas/J. Bartlein) to approve the final plat map for Kambura Acres 2 with staff recommendations. Motion carried 5-0.

- e. Certified Survey Map – Natasha Mader – N9524 Noe Road: The applicant, Natasha Mader, is proposing a 1-lot Certified Survey Map (CSM) for property located at N9524 & N9518 Noe Road. The properties are currently zoned Single-Family Residential (Suburban) [RS-1]. The purpose of the CSM is to combine two properties into one lot. Both properties are being used by the same owner, in fact there was a detached garage built on the property line. The CSM would combine both properties into one and eliminate the property line and bring the existing detached garage into compliance with the zoning ordinance.

Motion (J. Bartlein/Hietpas) to approve the certified survey map. Motion carried 5-0

- f. Amendments to Subdivision Ordinance: Planner Mommaerts stated that Staff is considering the following amendments to the subdivision ordinance and is seeking feedback on the amendments:

1. Provision to add a six foot utility easement along the street property line.
This easement will allow the Village or sanitary districts access to the water valves and sewer connections on the property. The easement will be within the front yard building setback area so it should not affect any buildings or structures on the property. This will be for newly created lots only.
2. Provision to add Street Trees. This would allow a developer an option to install street trees (trees planted in the terrace area), unless the Plan Commission recommends that this be a mandatory provision. As part of the requirements, standards for spacing, tree species, etc. would be created.
3. Parkland dedication. The Outdoor Recreation Plan has a standard of 10-acres of parkland per 1,000 residents. Currently, the Village has a shortage of parkland by approximately 50-acres. This deficit is expected to increase as the Village continues to grow. In order to reduce the continuing deficit, new development must contribute parkland. The Park Committee is

- recommending that all new subdivisions contain at least 1/2-acre of parkland per 50 lots. Staff has considered other standards or ratios, including a ratio based on the number of developing acres.
- 8) Items for Discussion
 - a. Report: Zoning Permits: Planner Mommaerts reported that new home permits are ahead of last year. We plan to be in the upper 70's/low 80's for new homes. Residential growth is coming, hopefully commercial growth will follow.
 - 9) Next Meeting Date: December 20 2016 at 6pm
 - 10) Adjourn: Motion (Reed/J. Bartlein) to adjourn the meeting at 6:09pm
 - a. Motion carried 6-0.

Prepared by: Carie Krause, Deputy Clerk – Treasurer

Dated: December 1, 2016

Memo

Date: December 12, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8a: Material Samples – Milis Enterprise

Overview:

One of the conditions of approval for the Conditional Use Permit (CUP) for Milis Enterprises on County KK was that the exterior building materials and colors were to be approved by the Plan Commission. The applicant submitted some color samples for the metal building, Ash Gray for the walls and Cobalt Blue for the roof and accents. Color samples will be available at the meeting. No other information regarding the type/contour of the panels or whether the panels are concealed fastener or not was provided.

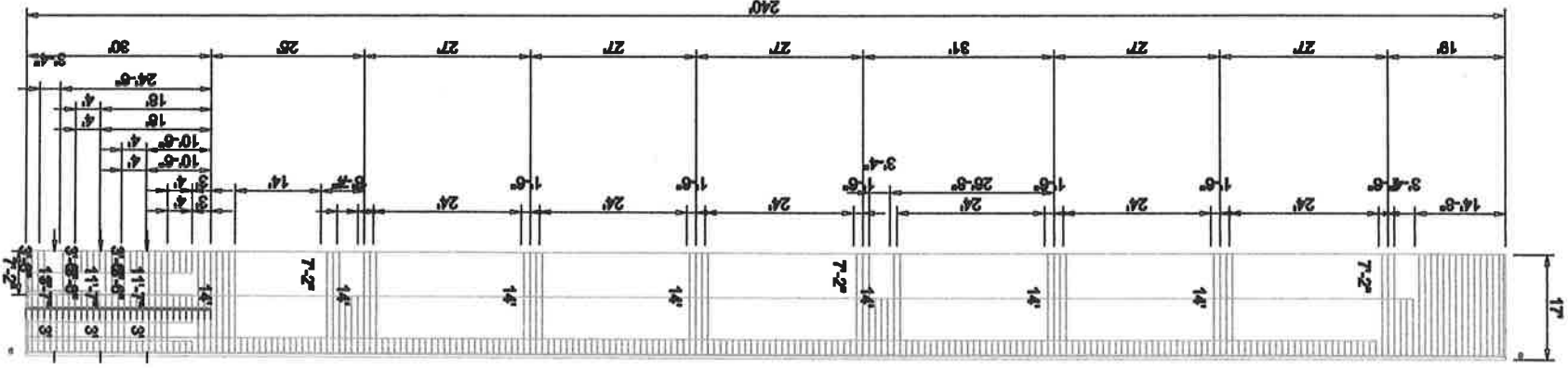
Attachments:

- Building Elevations

NOT FOR CONSTRUCTION

This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, some dimensions may be derived from scaled photos and may differ from actual dimensions. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

FRONT ARCHITECTURAL - (A) Building A - New 70' x 240' Building



This system allows users and system vendors to create and deliver their own content. The software is not the copyright of the manufacturer. The manufacturer is not responsible for any errors or omissions in the information or any other content that may appear in this document. It is recommended that you contact the manufacturer for more information regarding this system.

MBM

Model: MBM-240
 Item Part: 1100018

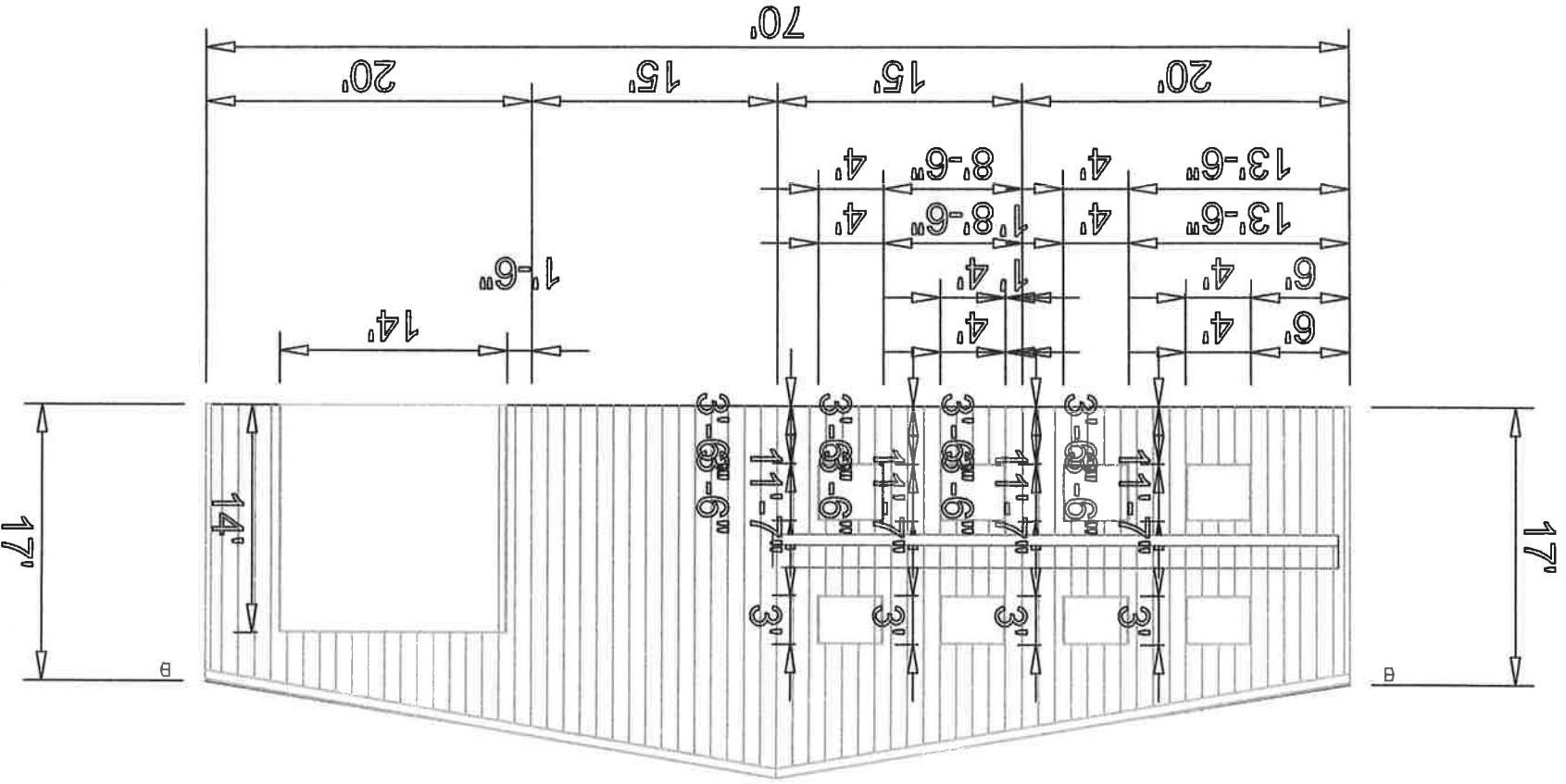
DATE: 2014
 VERSION: Opus 6.3.3

Scale: NOT TO SCALE

METALTE
 METALTE SERVICE
 14400 14th Avenue SW
 Everett, WA 98201
 Tel: 425.353.0000
 Fax: 425.353.0000

Customer: Various
 Project: Various
 Date: Various

NOT FOR CONSTRUCTION



This drawing is not for construction. This drawing is intended to depict general building information and is solely for informational purposes. For clarity of presentation, items that may be omitted from this drawing and that shall have precedence over this drawing and the purchase order, the purchase order shall prevail.

RIGHT ARCHITECTURAL - (A) Building A - New 70' x 240' Building

MBMA

The engineer whose seal appears hereon certifies that the design and construction of the building described herein, shall conform to the applicable building code and other applicable laws and regulations. The engineer shall be held liable for the design and construction of the building described herein.

Project Name: **MetLife Building**

Project No: **17-2-2017**

Version: **Option 8.3.3**

Date: **22-04-2018**

Scale: **NOT TO SCALE**

Client: **MetLife Building Company**

Contract: **General Contract**

Location: **MetLife Building, New York, NY**

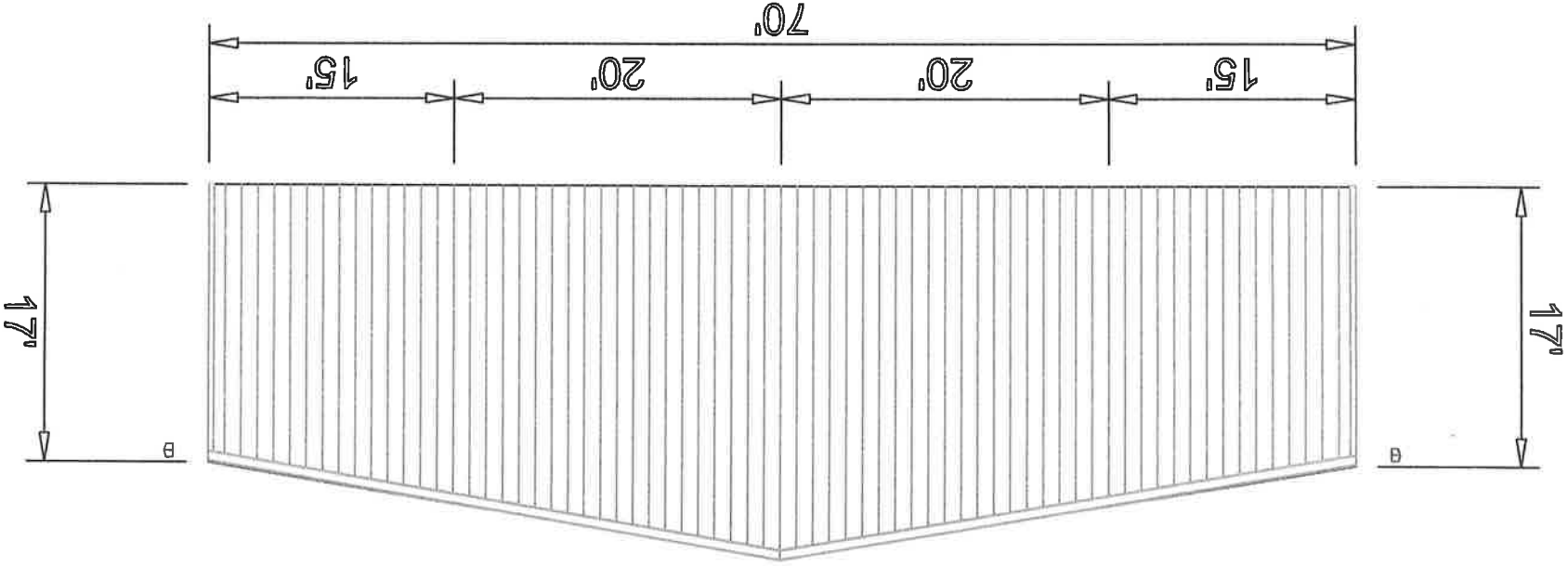
Contract No: **17-2-2017**

Contract Date: **22-04-2018**

Contract Status: Pending Approved Cancelled

Contract Count: For Construction Draw For Permit Application

NOT FOR CONSTRUCTION



LEFT ARCHITECTURAL - (A) Building A - New 70' x 240' Building

This drawing is not for construction. This drawing is intended to depict general building information and is solely for informational purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

The Engineer warrants and represents that the design and construction of the building shall conform to the applicable building codes and regulations in effect at the time of the design and construction of the building. The Engineer shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom.



Version: 22-04
Estimate # 433
Date: 11/30/16
Title: 170016

NOT TO SCALE

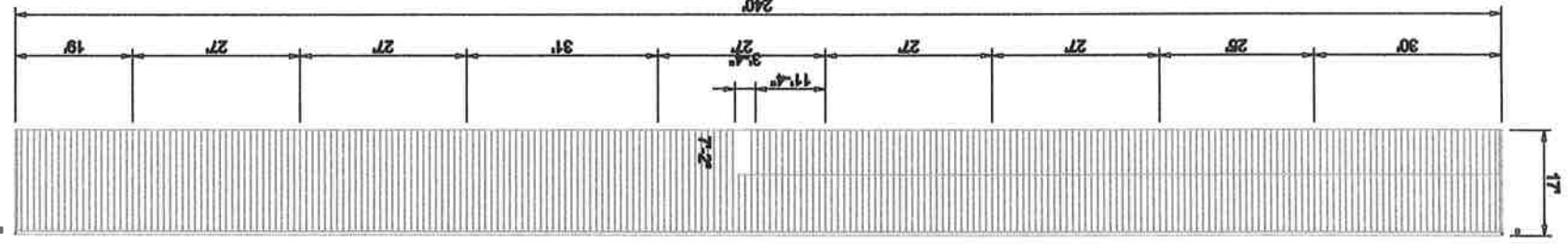
METALITE
METALITE STEEL CURTAIN WALL SYSTEM
CONTACT OUR SALES
COUNTY

Project: [Blank]
Location: [Blank]
Contractor: [Blank]
Architect: [Blank]

Ordering System: For Estimate
Ordering System: For Estimate
Ordering System: For Estimate
Ordering System: For Estimate

Head Office: [Blank]
Address: [Blank]
Phone: [Blank]
Fax: [Blank]

NOT FOR CONSTRUCTION



This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

BACK ARCHITECTURAL - (A) Building A - New 70' x 240' Building

The engineer whose seal appears hereon is an engineer for the manufacture of or in the design of the machinery or the machinery and equipment by the manufacturer only. The manufacturer or engineer is not the owner or purchaser of record for this project.



MBM
Major Framework - 70' x 240'

ESTIMATOR: DATE: 22/04/16
1 (10/04/16)

VERSION: 0.001
NOT TO SCALE

METALTEC
STEEL FABRICATION COMPANY

Contractor: []
 For Distribution
 For Assembly
 For Distribution
 For Assembly

CONTACT: Dan Miller
 CONTACT: []
 CONTACT: []

Madison, WI
 Madison, WI

Memo

Date: December 12, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8b: CSM – Weber

Overview:

The applicant is proposing a 2-lot certified survey map (CSM) for the property located at W5595 Hwy 114. The property is currently divided into 2 parcels and is zoned General Agricultural [AG]. The CSM will adjust the lot line between the two parcels in order to have all the buildings on one parcel. Lot 1 is proposed to be 7-acres and will contain the buildings. Lot 2 is proposed to be 15.43-acres and will only have farmland. There is an ingress/egress easement on Lot 1 for Lot 2 to utilize as access from Hwy 114.

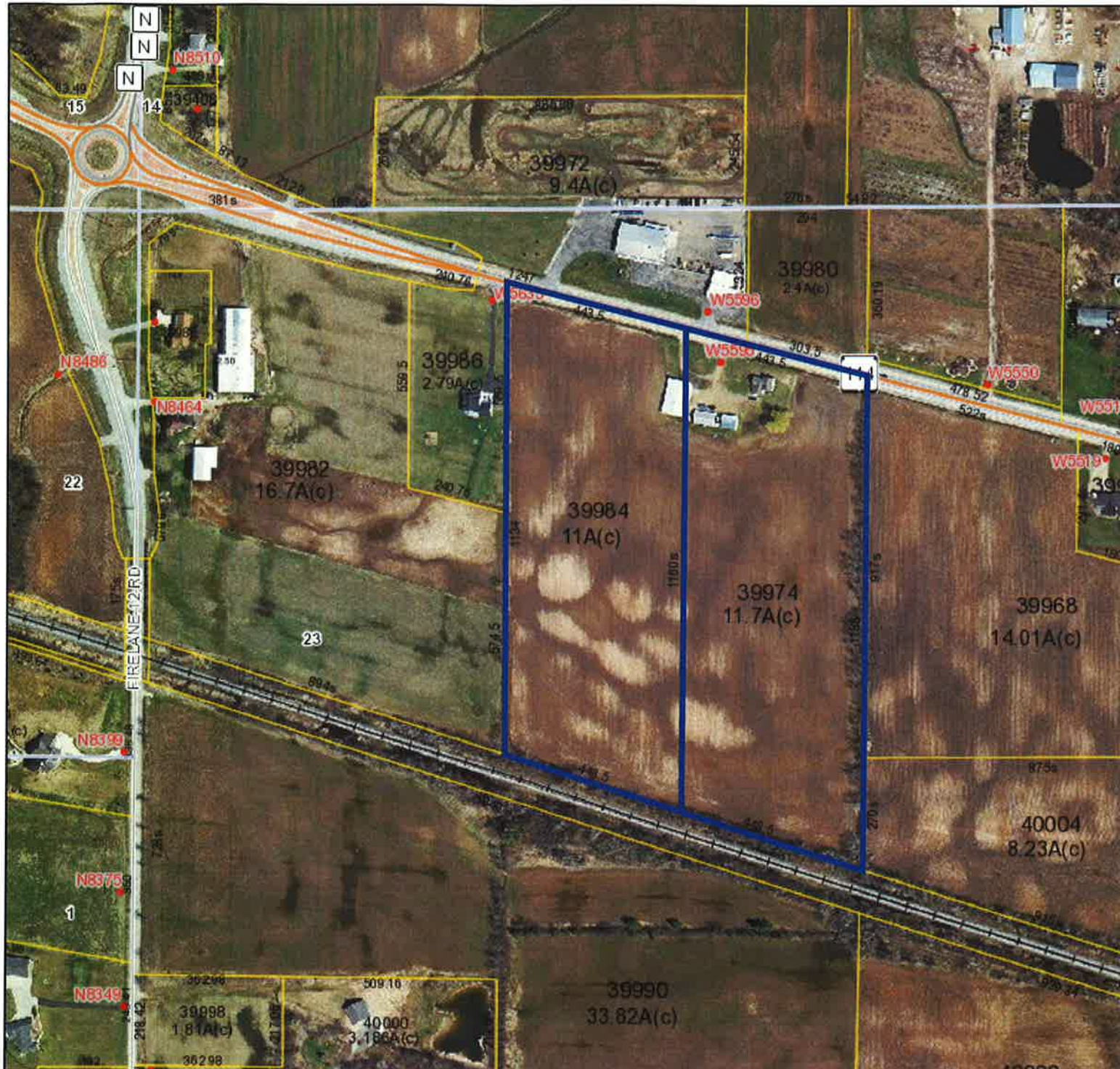
Attachments:

- Aerial map
- Certified Survey Map

Staff Recommendation:

Staff recommends approval of the Certified Survey Map request as submitted. It should be clarified if the ingress/egress easement will be recorded as a separate document or whether additional language will be added to the CSM specifying the easement rights?

Calumet County, WI



Legend

- Address Point
- County Boundary
- Wisconsin Water
- Other Counties
- Unincorporated Community
- ▭ Town Boundary
- Point of Interest
- ▭ Parcel Boundary
- Property Hook
- ▭ PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2014
- Red:Band_1
- Green:Band_2
- Blue:Band_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author	
Date Printed	
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Comments	

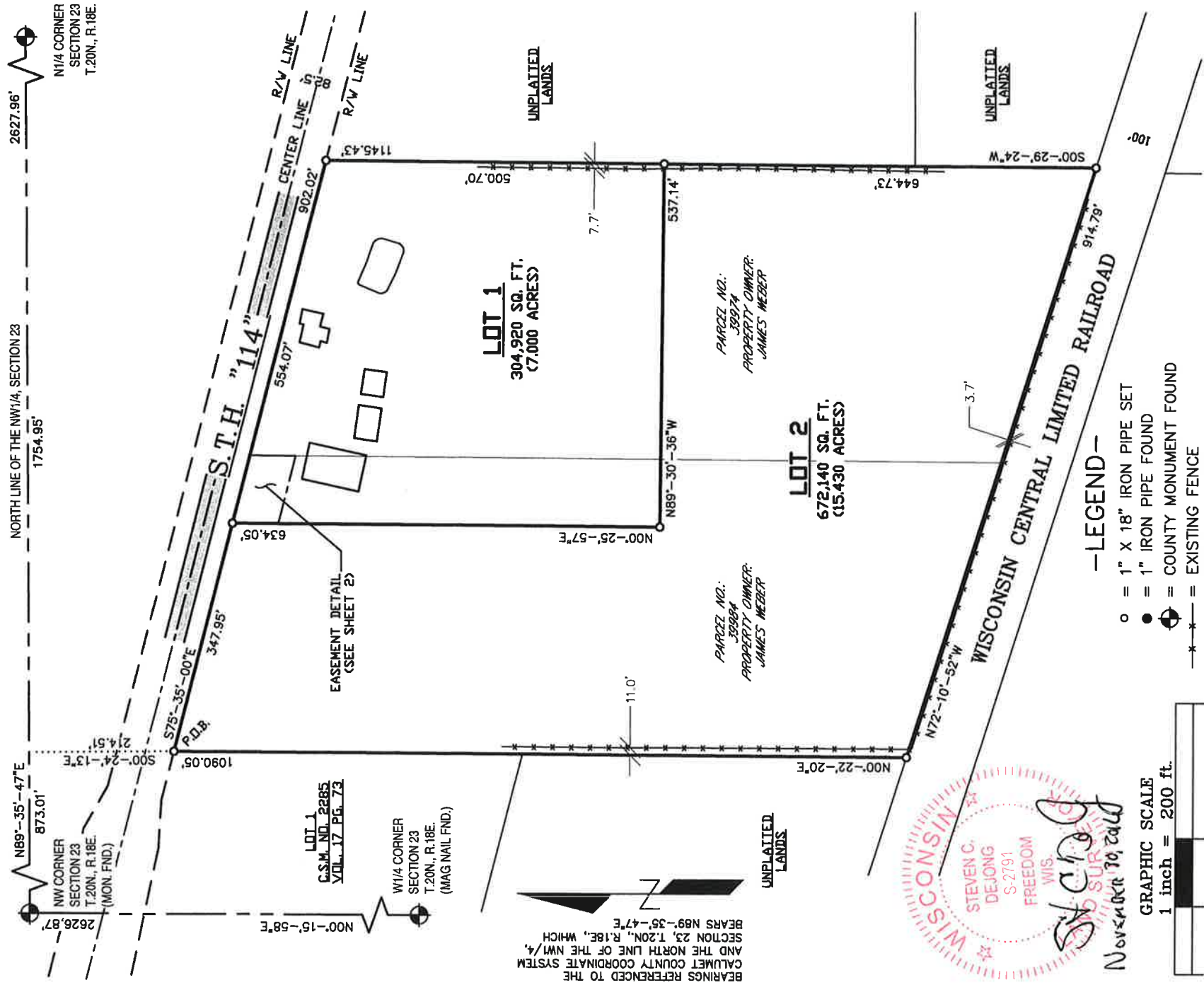
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NOV 30 2016

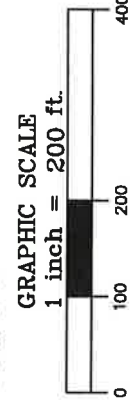
HARRISON PLANNING

CERTIFIED SURVEY MAP NO. _____

A PART OF THE NW1/4, SECTION 23 T.20N., R.18E.,
TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN



- LEGEND—**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - ⊕ = COUNTY MONUMENT FOUND
 - *— = EXISTING FENCE
 - P.O.B. = POINT OF BEGINNING



WISCONSIN
STEVEN C. DEJONG
S-2791
FREEDOM
WIS.
NOVEMBER 30, 2016

MERIDIAN SURVEYING, LLC

N8774 Frelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

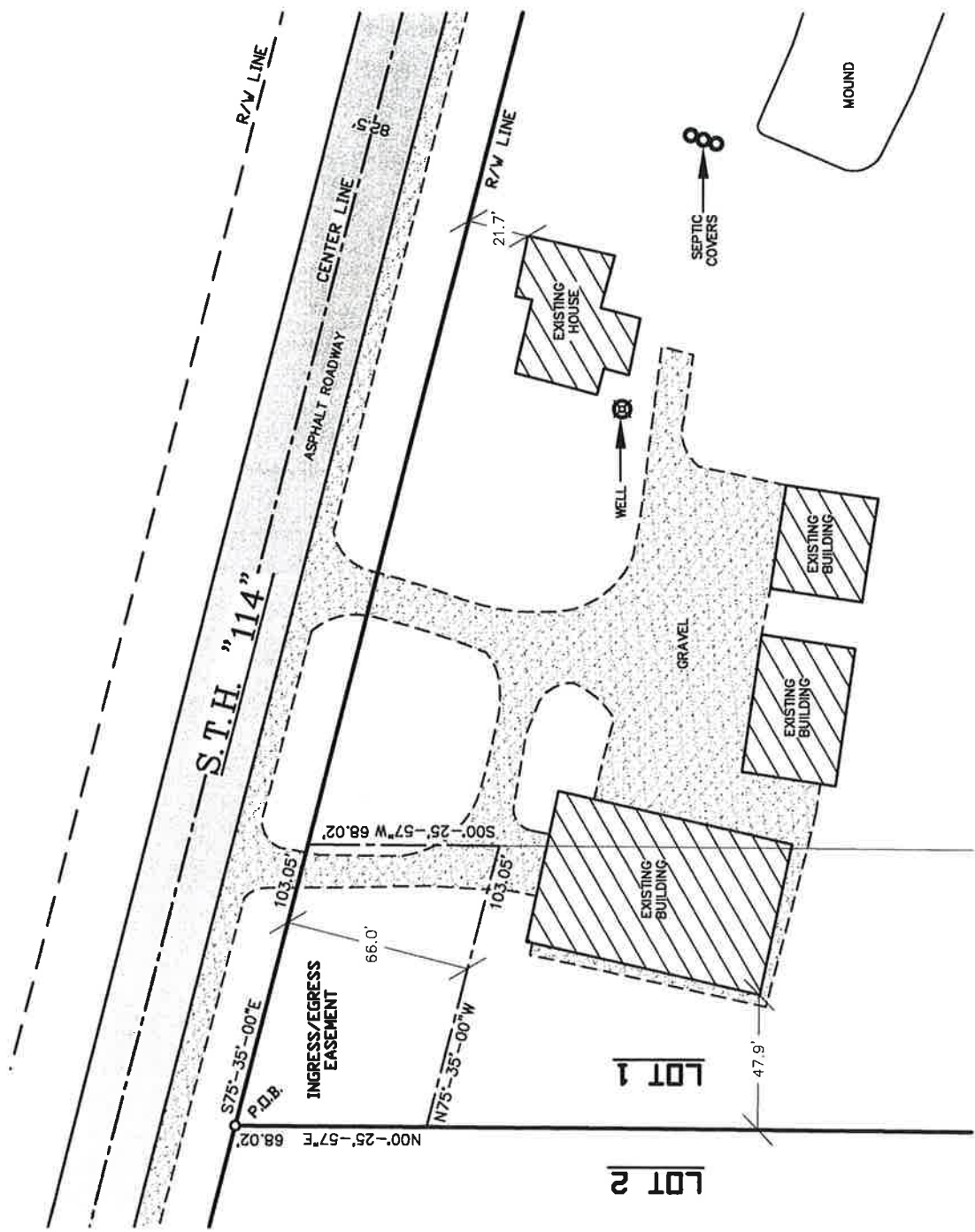
DRAWN BY: J.B.	FIELD WORK DATE: 11-3-16
CHECKED BY: S.C.D.	FIELD BOOK: M-39, PG.15
JOB NO.: 9169	SHEET 1 OF 4

SURVEYED FOR:
JAMES WEBER
W5595 HWY "114"
MENASHA, WI 54952

BEARINGS REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NW 1/4, SECTION 23, T.20N., R.18E., WHICH BEARS N89°-35'-47"E

CERTIFIED SURVEY MAP NO. _____

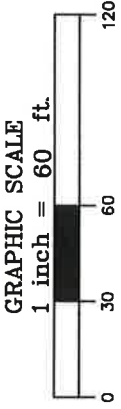
A PART OF THE NW1/4, SECTION 23 T.20N., R.18E.,
TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE
CALUMET COUNTY COORDINATE SYSTEM
AND THE NORTH LINE OF THE NW1/4,
SECTION 23, T.20N., R.18E., WHICH
BEARS $N89^{\circ}-35'-47''E$

—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊕ = COUNTY MONUMENT FOUND
- *— = EXISTING FENCE
- P.O.B. = POINT OF BEGINNING



MERIDIAN SURVEYING, LLC
 N8774 Firelane 1
 Menasha, WI 54952
 Office: 920-993-0861
 Fax: 920-273-6037

DRAWN BY: J.B.
 CHECKED BY: S.C.D.
 JOB NO.: 9169

FIELD WORK DATE: 11-3-16
 FIELD BOOK: M-39, PG.15
 SHEET 2 of 4

SURVEYED FOR:
 JAMES WEBER
 W5595 HWY "114"
 MENASHA, WI 54952

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

A PART OF THE NW1/4, SECTION 23, T.20N., R.18E., VILLAGE OF HARRISON,
CALUMET COUNTY, WISCONSIN
(Sheet 3 of 4)

SURVEYOR'S CERTIFICATE


I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided and mapped under the direction of James Weber, a part of the Northwest Quarter (NW1/4) of Section Twenty-Three (23), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 977,060 square feet (22.430 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 23; thence N89°-35'-47"E 873.01 feet along the north line of the NW1/4 of said Section 23; thence S00°-24'-13"E 214.51 feet to a point on the north line of State Highway "114" and the point of beginning; thence S75°-35'-00"E 902.02 feet along said north line of State Highway "114"; thence S00°-29'-24"W 1145.43 feet; thence N72°-10'-52"W 914.79 feet; thence N00°-22'-20"E 1090.05 feet to the point of beginning; being subject to any 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 and mapping the same.

Dated this 30th day of November, 2016.



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



INGRESS/EGRESS EASEMENT

Part of the Northwest Quarter (NW1/4) of Section Twenty-Three (23), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 6,802 square feet (0.156 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 23; thence N89°-35'-47"E 873.01 feet along the north line of the NW1/4 of said Section 23; thence S00°-24'-13"E 214.51 feet to a point on the north line of State Highway "114"; thence S75°-35'-00"E 347.95 feet along said north line of State Highway "114" to the point of beginning; thence continue S75°-35'-00"E 103.05 feet along said north line of State Highway "114"; thence S00°-25'-57"W 68.02 feet; thence N75°-35'-00"W 103.05 feet; thence N00°-25'-57"E 68.02 feet to the point of beginning; being subject to any all easements and restrictions of record.

Survey Notes:

- This survey is wholly contained within Document No. 407833
- This survey is wholly contained within Calumet County Parcel No.'s 131-0000-0000000-000-0-201823-00-220B (Tax ID 39984) & 131-0000-0000000-000-0-201823-00-210F (Tax ID 39974)
- Property Owner of Record: James M. Weber

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

A PART OF THE NW1/4, SECTION 23, T.20N., R.18E., VILLAGE OF HARRISON,
CALUMET COUNTY, WISCONSIN
(Sheet 4 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 _____, 2016 on any lands included in this Certified Survey Map.

Dated

Village of Harrison - Treasurer

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 _____, 2016.

Dated

County Treasurer: Calumet County

OWNER'S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed, combined & mapped as represented on this map.

James M. Weber

Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____, 2016.

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

Notary Public _____ County, Wisconsin.

My Commission Expires _____

Dated this 30th day of November, 2016.

Steven C. De Jong

Wisconsin Professional Land Surveyor
Steven C. De Jong, S-27911



Memo

Date: December 12, 2016
To: Plan Commission Members
From: Mark J. Mommaerts, AICP, Planner
Re: Agenda Item 8c: CSM – Meridian Investments

Overview:

The applicant is proposing a 2-lot certified survey map (CSM) for the property located along the west side of Friendship Road between County KK and Hwy 55. The property is currently zoned General Agricultural [AG] and is partial divided by an intermittent stream. Lot 1 is proposed to be 10.723-acres and Lot 2 is proposed to be 1.730-acres. The proposed lot line follows the intermittent stream that divides the property. The CSM identifies wetland boundaries and the ordinary high water mark (OHWM) of the stream. There is a buildable area remaining on the proposed Lot 2.

Attachments:

- Aerial map
- Certified Survey Map

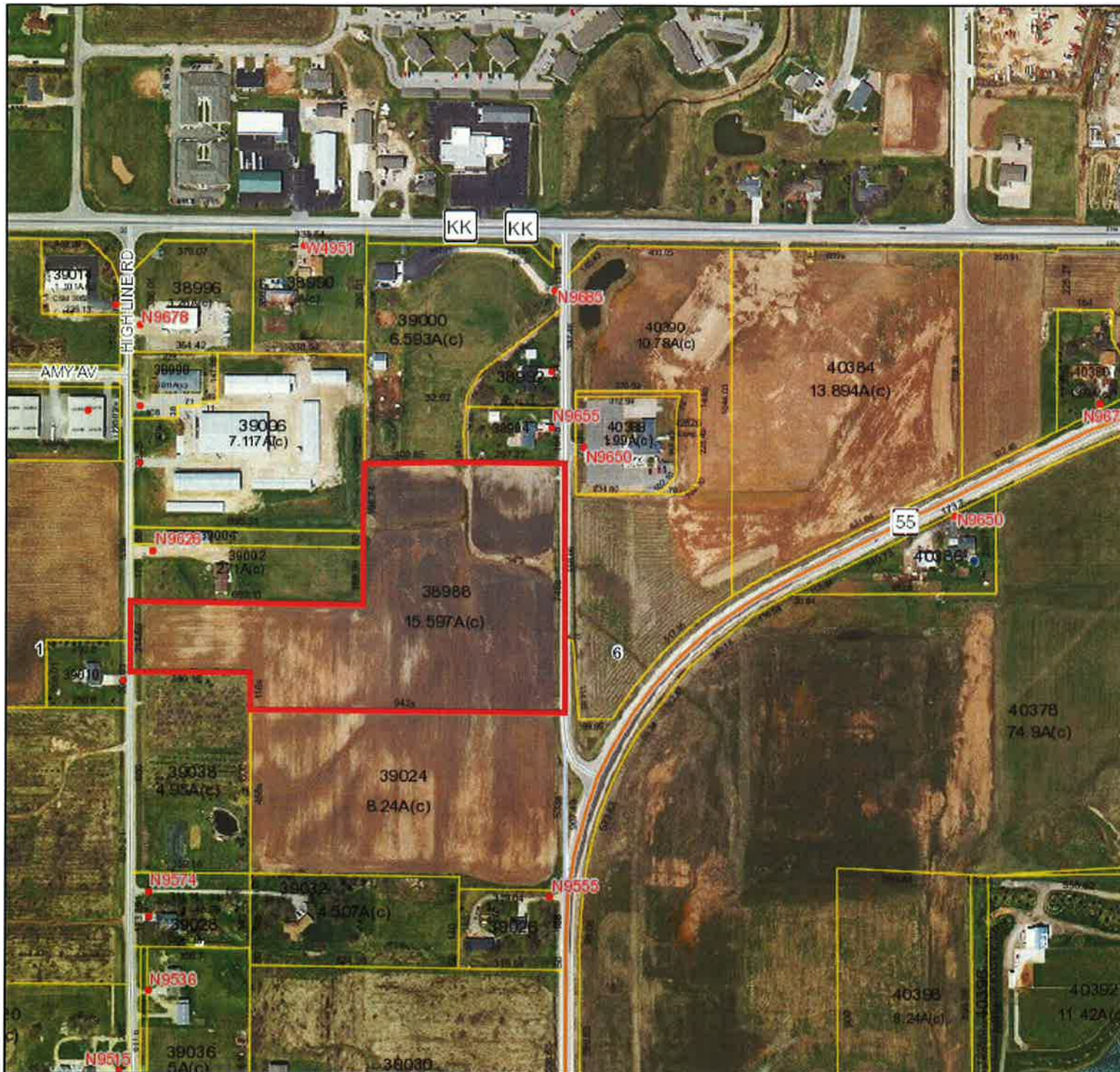
Staff Recommendation:

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

Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- ▭ Town Boundary
- Point of Interest
- ▭ Parcel Boundary
- Property Hook
- ▭ PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2014
- Red:Band_1
- Green:Band_2
- Blue:Band_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Austin	
Date Printed 12/12/16 1:58 PM	
Sources	

RECEIVED
 NOV 30 2016
 HARRISON PLANNING

CERTIFIED SURVEY MAP NO. _____

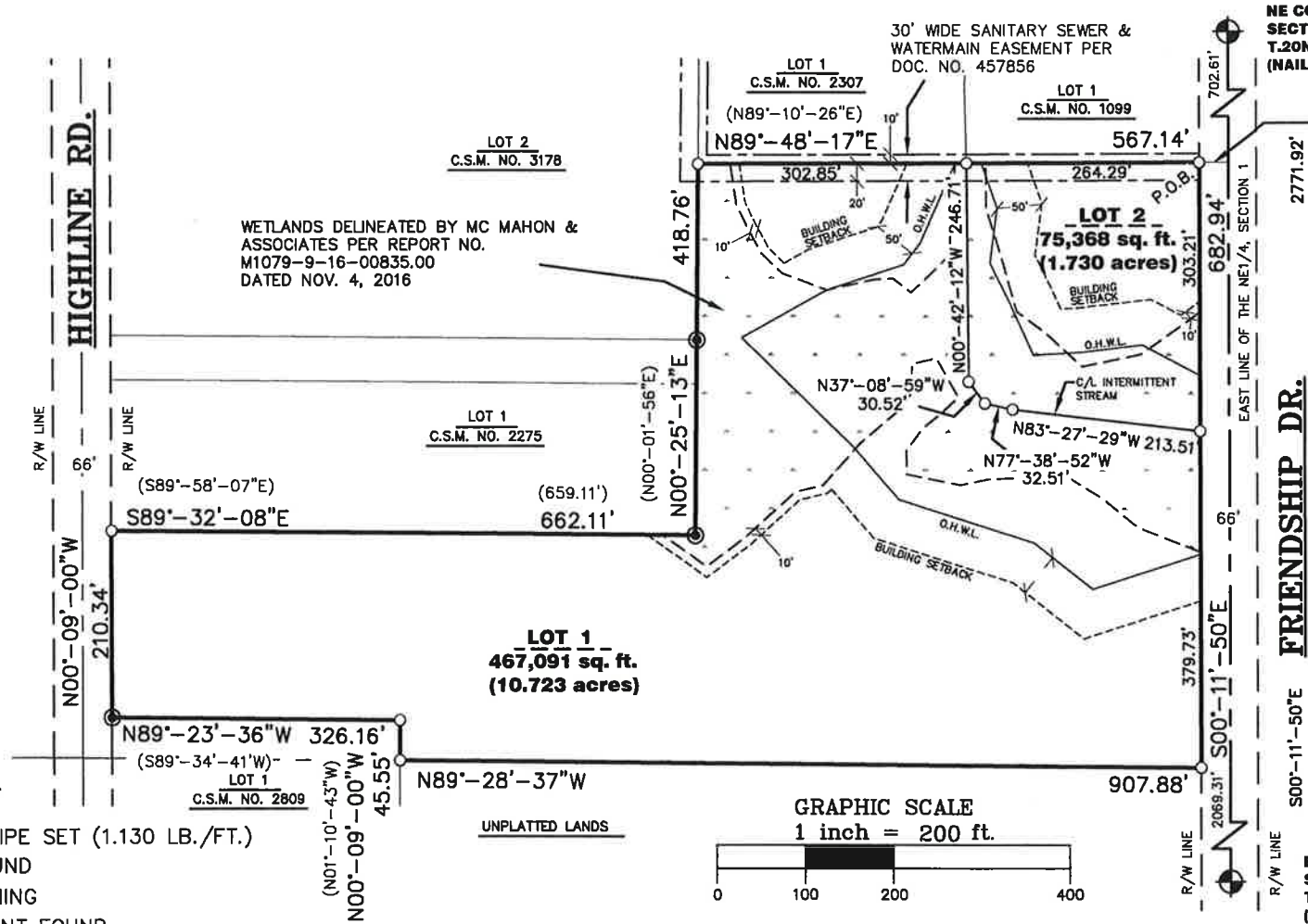
BEING A PART OF THE NE1/4 OF THE FRACTIONAL NE1/4,
 SECTION 1, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

BEARINGS REFERENCED TO THE
 CALUMET COUNTY COORDINATE
 SYSTEM (NAD83/2011) AND THE EAST
 LINE OF THE NE1/4, SECTION 1,
 ASSUMED TO BEAR S00°-11'-50"E



- LEGEND -

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- ⊙ = 3/4" REBAR FOUND
- P.O.B. = POINT OF BEGINNING
- ⊕ = COUNTY MONUMENT FOUND
- () = RECORDED INFORMATION
- O.H.W.L. = ORDINARY HIGH WATER LINE
- = WETLAND AREA



NE CORNER
SECTION 1
T.20N. R.18E.
(NAIL W/WASHER FOUND)

FRIENDSHIP DR.
 EAST LINE OF THE NE1/4, SECTION 1

EAST 1/4 CORNER
SECTION 1
T.20N. R.18E.
(PK NAIL FOUND)

WISCONSIN
 STEVEN C. DEJONG
 S-2791
 FREEDOM
 WIS.
 SURVEYOR

November 29, 2016

SURVEY NOTES:

- BUILDING SETBACK LINES AS SHOWN ON THIS SURVEY ARE MEASURED FROM THE ORDINARY HIGH WATER LINE OR THE EDGE OF WETLANDS, WHICHEVER IS MORE RESTRICTIVE
- THE ORDINARY HIGH WATER MARK WAS ESTABLISHED BY WATER STAINING ON THE WEST END OF THE CULVERT CROSSING UNDER FRIENDSHIP DRIVE
- PARCEL NO. 38988
- OWNER OF RECORD: HAEN ENTERPRISES, N1664 RIVER FOREST DR., KAUKAUNA, WI 54130
- DEED: DOC. NO. 463263

MERIDIAN SURVEYING, LLC	DRAWN BY: S.C.D.	FIELD WORK DATE: 10-28-16	SURVEYED FOR MERIDIAN INVESTMENTS, LLC N4019 VANDEN BOSCH RD FREEDOM, WI 54130
	CHECKED BY: C.A.K.	FIELD BOOK: M-37 PG. 60	
N8774 Firelane 1 Office: 920-993-0881 Menasha, WI 54952 Fax: 920-273-6037	JOB NO.: 9163	SHEET 1 of 4	

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO.

A PART OF THE NE1/4 OF THE FRACTIONAL NE1/4, SECTION 1, 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 and mapped under the direction of Craig Keach – Managing Partner of Meridian Investments, LLC, a part of the Northeast Quarter (NE1/4) of the Fractional Northeast Quarter (NE1/4) of Section One (1), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 542,459 square feet (12.453 acres) of land and being described by:

Commencing at the Northeast Corner of said Section 1; thence S00°-11'-50"E 702.61 feet along the east line of the NE1/4 of said Section 1; thence S89°-48'-10"W 33.00 feet to a point on the west line of Friendship Drive and the point of beginning; thence S00°-11'-50"E 682.94 feet along said east line of Friendship Drive; thence N89°-28'-37"W 907.88 feet to a point on the east line of Lot 1 of Certified Survey Map No. 2809; thence N00°-09'-00"W (recorded as N01°-10'-43"W) 45.55 feet along said east line of Lot 1 of Certified Survey Map No. 2809 to the northeast corner thereof; thence N89°-23'-36"W (recorded as S89°-34'-41"W) 326.16 feet along the north line of said Lot 1 of Certified Survey Map No. 2809 to a point on the east line of Highline Road; thence N00°-09'-00"W 210.34 feet along said east line of Highline Road to the southwest corner of Lot 1 of Certified Survey Map No. 2275; thence S89°-32'-08"E 662.11 feet (recorded as S89°-58'-07"E 659.11 feet) along the south line of said Lot 1 of Certified Survey Map No. 2275 to the southeast corner thereof; thence N00°-25'-13"E (recorded as N00°-01'-56"E) 418.76 feet along the east line of said Lot 1 of Certified Survey Map No. 2275 and the east line of Lot 2 of Certified Survey Map No. 3178 to the southwest corner of Lot 1 of Certified Survey Map No. 2307; thence N89°-48'-17"E (recorded as N89°-10'-26"E) 567.14 feet along the south line of said Lot 1 of Certified Survey Map No. 2307 and Lot 1 of Certified Survey Map No. 1099 to the point of beginning; being subject to any 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 and mapping the same.

Dated this 29TH day of NOVEMBER, 2016.



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



Survey Notes:

- This survey is wholly contained within Document No. 463263
- This survey is wholly contained within Calumet County Parcel No. 131-0000-0000000-0-201801-00-110A (Tax ID 38988)
- Property Owner of Record: Haen Enterprises

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO.

A PART OF THE NE1/4 OF THE FRACTIONAL NE1/4, SECTION 1, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 1, 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 _____, 2016 on any lands included in this Certified Survey Map.

Dated

Village of Harrison - Treasurer

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 _____, 2016.

Dated

County Treasurer: Calumet County

Dated this 29th day of November, 2016.

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



STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO.

A PART OF THE NE1/4 OF THE FRACTIONAL NE1/4, SECTION 1, T.20N., 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 & mapped
as represented on this map.

HAEN ENTERPRISES.

Representative _____ Date _____

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2016.
The above owner to me is known to be the person who executed the foregoing instrument and acknowledge the
same.

Notary Public _____ County, Wisconsin.

My Commission Expires _____

Dated this 29th day of November, 2016.

Steven C. De Jong

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



Memo

Date: December 12, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8d: Rezoning – Meridian Investments

Overview:

The applicant is proposing a zoning map amendment (rezoning) for a property located along the west side of Friendship Road between County KK and Hwy 55. The property is currently zoned General Agricultural [AG] and is partial divided by an intermittent stream. The area proposed for the rezoning is Lot 2 of the proposed certified survey map. The future land use map as part of the Comprehensive Plan identifies this area as future commercial. The applicant is proposing to construct a new building for their business on the site. The remaining portion of the property will remain zoned AG.

Attachments:

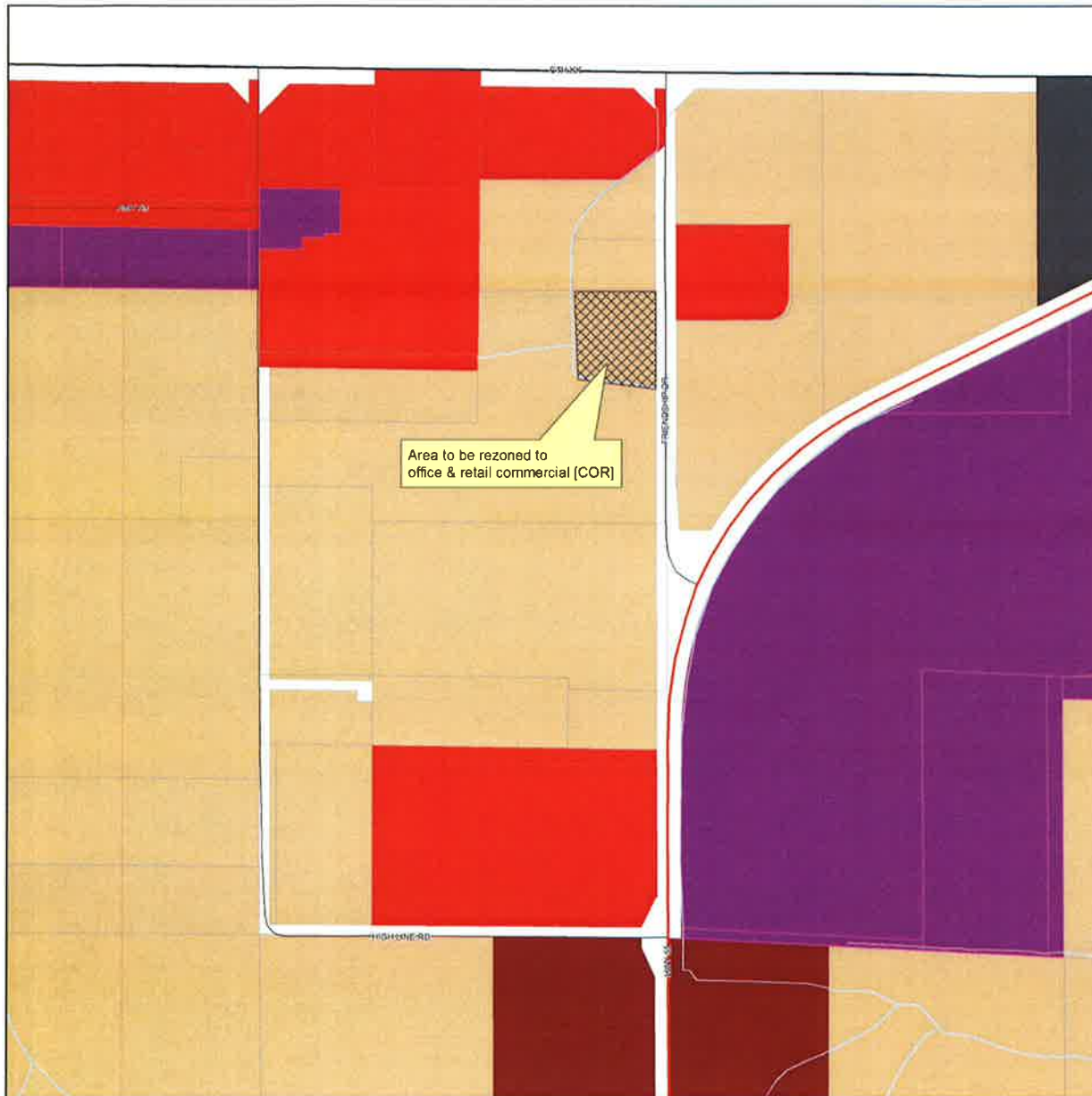
- Zoning Map
- Certified survey map

Findings of Fact:

- The zoning map amendment request is consistent with the Comprehensive Plan future land use map designation of commercial.

Staff Recommendation:

Staff recommends approval of the Zoning Map Amendment request from General Agricultural [AG] to Office & Retail Commercial [COR].



Zoning Map

Village of Harrison Town of Harrison
 Calumet & Outagamie Counties Calumet County
 Wisconsin Wisconsin



Legend

Zoning Districts

-  AG | General Agriculture
-  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*

-  Village of Harrison
-  Town of Harrison
-  Railroads
-  Streams

RoadCenterline

-  Local Roads
-  County Highway
-  State Highway
-  US Highway
-  Parcels

* 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
 W5298 Hwy 114
 Menasha, WI 54952
 920.989.1062

Adopted: July 27, 2010
 Effective: November 1, 2010
 Current as of: November 25, 2015



Disclaimer:

This map was created using data obtained from Calumet County.

This 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 misuse or misrepresentation of this information or its derivatives. In no event shall Calumet County or the Town of Harrison become liable to users of this data for any loss arising from the use or misuse of these maps and data. The tax parcel data is compiled from official records, including survey plats and deeds, but only contains the information required for Calumet County business. Original recorded source documents located in the county courthouse should be used for legal or survey purposes.

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

RECEIVED
 NOV 30 2016
 HARRISON PLANNING

CERTIFIED SURVEY MAP NO. _____

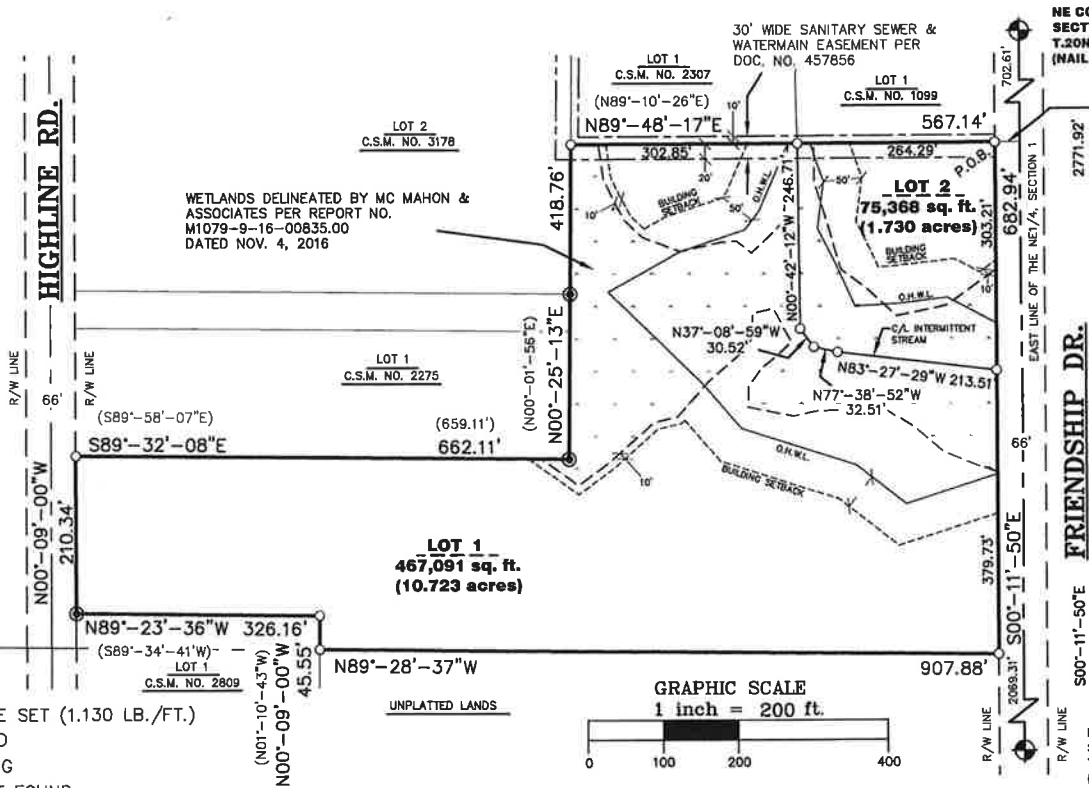
BEING A PART OF THE NE1/4 OF THE FRACTIONAL NE1/4,
 SECTION 1, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

BEARINGS REFERENCED TO THE
 CALUMET COUNTY COORDINATE
 SYSTEM (MADRS/2011) AND THE EAST
 LINE OF THE NE1/4, SECTION 1,
 ASSUMED TO BEAR S00°-11'-50"E



-LEGEND-

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- ⊙ = 3/4" REBAR FOUND
- P.O.B. = POINT OF BEGINNING
- ⊕ = COUNTY MONUMENT FOUND
- () = RECORDED INFORMATION
- O.H.W.L. = ORDINARY HIGH WATER LINE
- [] = WETLAND AREA



WISCONSIN
 STEVEN C. DEJONG
 S 2791
 FREEDOM
 WIS.
 NOVEMBER 29, 2016

- SURVEY NOTES:**
- BUILDING SETBACK LINES AS SHOWN ON THIS SURVEY ARE MEASURED FROM THE ORDINARY HIGH WATER LINE OR THE EDGE OF WETLANDS, WHICHEVER IS MORE RESTRICTIVE
 - THE ORDINARY HIGH WATER MARK WAS ESTABLISHED BY WATER STAINING ON THE WEST END OF THE CULVERT CROSSING UNDER FRIENDSHIP DRIVE
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MERIDIAN SURVEYING, LLC NB774 Firelane 1 Menasha, WI 54952 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: S.C.D. CHECKED BY: C.A.K. JOB NO.: 9163	FIELD WORK DATE: 10-28-16 FIELD BOOK: M-37 PG. 60 SHEET 1 OF 4	SURVEYED FOR MERIDIAN INVESTMENTS, LLC N4019 VANDEN BOSCH RD FREEDOM, WI 54130

Memo

Date: December 12, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 8e: Concept Plan – Mielke

Overview:

The applicant is proposing a land division to create several residential lots as buyers become interested. A conceptual layout was created to indicate where such lots would be created. The applicant would divide the property via two 4-lot certified survey maps as allowed under state statute and Harrison ordinances. The applicant is currently constructing a new home on the land that is proposed as Lot 7.

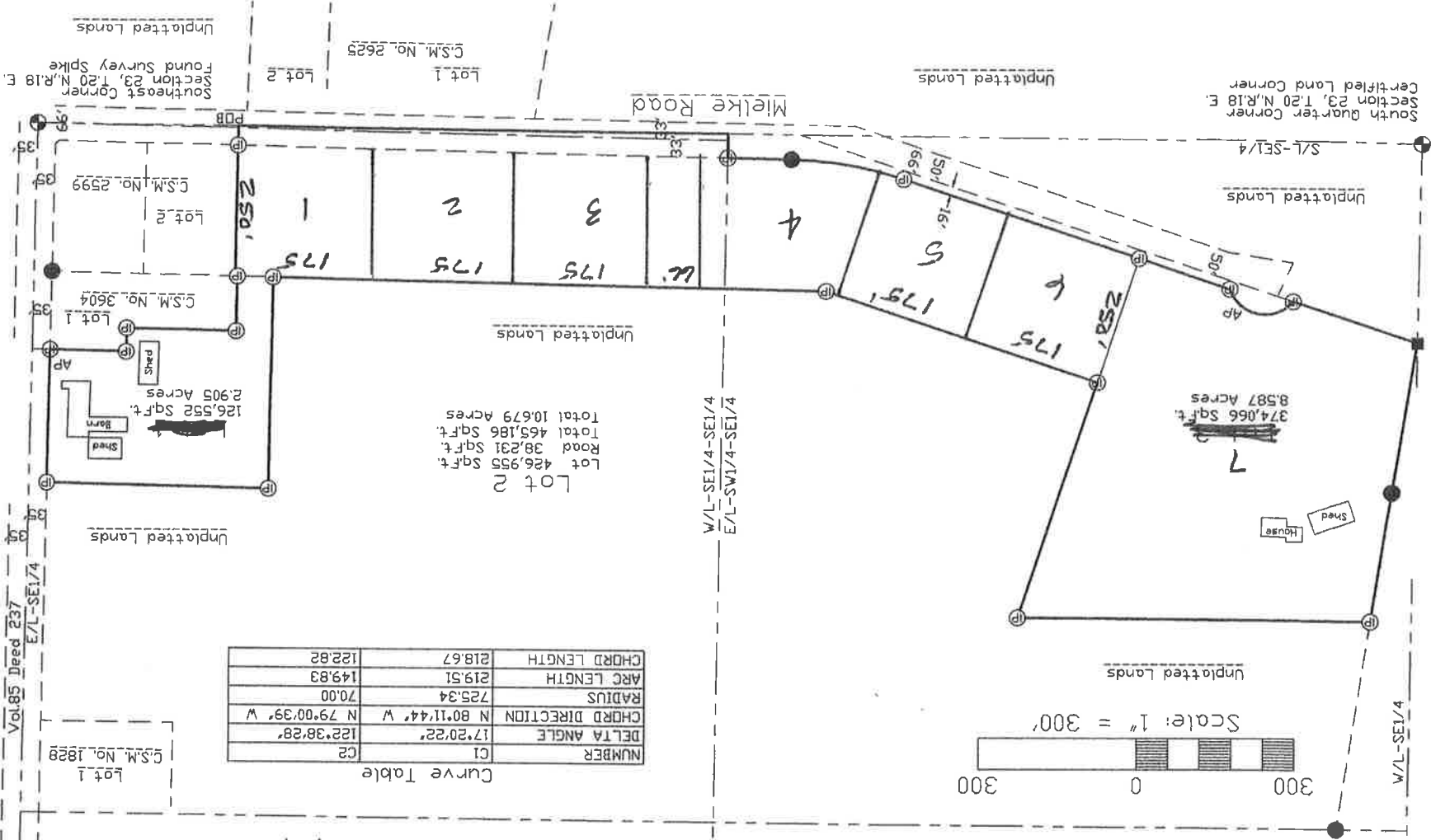
Staff has some concerns regarding the future layout of the adjacent lands and how the remaining property may be further divided. Percolation tests should also be completed in order to determine whether the layout as proposed can accommodate private sanitary systems on the lots.

The Plan Commission is asked to provide feedback on the proposed lot split.

Attachments:

- Conceptual lot layout
- Aerial Map

State Park Road



Lot 2
 426,955 Sq. Ft.
 Road 38,231 Sq. Ft.
 Total 465,186 Sq. Ft.
 10.679 Acres

Lot 7
 374,066 Sq. Ft.
 8,587 Acres

Lot 1
 2,905 Acres
 126,552 Sq. Ft.

Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	17°20'22"	N 80°11'44" W	725.34	219.51	218.67
C2	122°38'28"	N 79°00'39" W	70.00	149.83	122.82

Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 00°51'51" E	45.34'
L2	N 88°51'55" W	145.00'
L3	S 00°49'34" W	45.00'
L4	N 88°51'55" W	207.72'
L5	S 00°49'34" W	105.00'
L6	S 88°51'55" E	4.13'
L7	S 00°49'34" W	36.60'
L8	S 88°51'55" E	35.00'

- Legend
- ⊕ 1.25"OD x 24" Iron Pipe
 - ⊖ Set Weighing 168 Lbs./ft.
 - Found 1" Iron Pipe
 - Found 3/4" Steel Rebar
 - () Recorded As
 - AP Access point

East Quarter Corner
 Section 23, T.20 N., R.18 E.
 Found Survey Spike

Center Corner
 Section 23, T.20 N., R.18 E.
 Found Railroad Spike

Lot 1
 C.S.M. No. 1829

Vol. 85 Deed 237
 E/L-SE1/4

Unplatted Lands

Unplatted Lands

Unplatted Lands

Unplatted Lands

Unplatted Lands

Lot 2
 C.S.M. No. 2625
 Found Survey Spike
 Southeast Corner
 Section 23, T.20 N., R.18 E.

South Quarter Corner
 Section 23, T.20 N., R.18 E.
 Certified Land Corner

Unplatted Lands

Calumet County, WI


Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2014
- Red_Band_1
- Green_Band_2
- Blue_Band_3



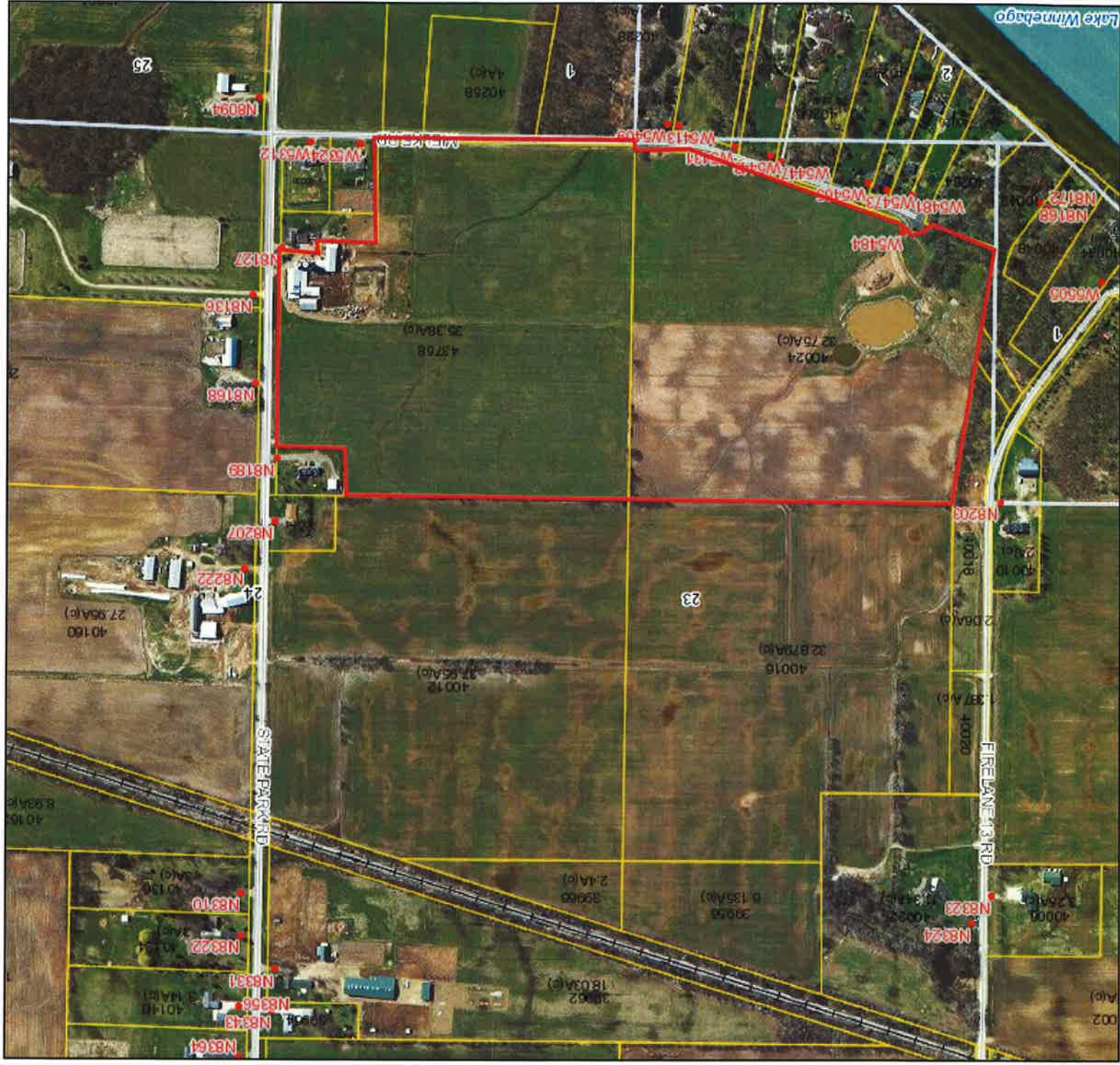
0 200 400 600ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



12/13/15 9:51 AM

17/13/15 9:51 AM



Memo

Date: December 12, 2016

To: Plan Commission Members

From: Mark J. Mommaerts, AICP, Planner

Re: Agenda Item 9a: Comprehensive Plan & Village Center Plan

Overview:

The consultant for the Comprehensive Plan update and Village Center master plan has developed a final draft for both documents. The Comprehensive Plan is just an update to the current document. The major changes can be found in the goals, objectives, and policies for each chapter. The other major change can be found in the land use section where a description of each land use category can be found. Please take some time to review the goals, objectives, and policies as well as the Land Use chapter and future land use map. If you have time, please feel free to review the entire document. The consultants are seeking feedback and comments on the draft document before the public hearing is held.

The Village Center master plan is a new document that will be a guiding document for the development of a new mixed-use commercial/residential area. The proposed development would include commercial, residential, and civic uses and would strive to be the “downtown” for the Village of Harrison. Please take time to review this document. As with the Comprehensive Plan, the consultants are seeking input prior to the public hearing.

Staff would like to have a general discussion on any comments/issues that you may have with either document.

Attachments:

- Comprehensive Plan
- Village Center Plan