



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, July 18, 2017
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
 - June 20, 2017
- 6) Convene Meeting and Enter Public Hearing
 - a. Comprehensive Plan Amendment – BelGioioso Cheese, Inc. – Hwy 55
 - b. Zoning Map Amendment – BelGioioso Cheese, Inc. – Hwy 55
 - c. Zoning Map Amendment – Dercks DeWitt, LLC – Kimberly Heights
 - d. Zoning Map Amendment – FNS, LLP – County KK & Friendship Road
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Resolution PC2017-03 – Comprehensive Plan Amendment – BelGioioso Cheese, Inc. – Hwy 55
 - b. Zoning Map Amendment – BelGioioso Cheese, Inc. – Hwy 55
 - c. Zoning Map Amendment – Dercks DeWitt, LLC – Kimberly Heights
 - d. Zoning Map Amendment – FNS, LLP – County KK & Friendship Road
 - e. Certified Survey Map – FNS, LLP – Hwy 55
 - f. Request for waiver from exterior materials design standards – Mel Baeten – Amy Avenue
- 9) Items for Discussion
 - a. Concept Plan – Cobble Creek II
 - b. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively August 22, 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.

PLAN COMMISSION
MEETING MINUTES – June 20, 2017

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:00pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Lincoln, Dennis Reed, Jim Fochs, Kevin Hietpas, Jim Salm. Jerry Bartlein was excused. One seat is vacant.

Staff Present: Planner Mark Mommaerts, AICP;

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Reed) to approve the minutes of May 23, 2017. Motion carried 5-0.
- 6) Items for Discussion and Possible Action
 - a. Request for waiver from exterior materials design standards – Meridian Investments, LLC – Friendship Drive: Planner Mommaerts introduced the item stating the applicant is proposing to build a new office and storage building for their business on Friendship Drive. They are proposing to use metal siding/paneling around the building except the lower would be masonry veneer along the front and portions of the sides. The zoning ordinance requires a certain percentage of stone/brick materials along the front facing a street and the lower 1/3 of all other sides. Metal siding or wall panels are prohibited except as accent materials or as approved by the Plan Commission. Zoning Ordinance - Section 117-87. – Office and Retail Commercial District (COR). (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 be granted by the plan commission. (3) Materials. At least 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 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. The purpose of these requirements is to set a certain standard and value for buildings in Harrison. Old Chicago restaurant, across the street, utilizes an architectural cement board siding in conjunction with stone/brick. Mike Klarner, Fox Structures, representing the applicant, stated that 52% of the front has masonry or glass and that they explored using more materials to meet the code on the front and that the building did not look as nice. There was general discussion among the Plan

Commission and most seemed to like option #2 with the additional color change wainscoting along the back of the building and the masonry wainscoting along the front portion of the building. Motion (Hietpas/Fochs) to accept Option #2 as presented identified in the staff memo. Motion carried 5-0.

7) Items for Discussion

- a. Report: Zoning permits: Planner Mommaerts reported that May had 4 single family permits and the year to date total is 25, which is slightly less than this point in 2016. The estimated value of new construction is over \$6,000,000.

8) Next Meeting Date: July 18, 2017 at 6:00pm

9) Adjourn: Motion (Fochs/Lincoln) to adjourn the meeting at 6:24pm
Motion carried 5-0.

Prepared by: Mark Mommaerts, AICP, Planner

Dated: June 21, 2017



PLAN COMMISSION MEETING

VILLAGE/TOWN OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Date:

July 18, 2017

Title:

Comprehensive Plan Amendment – BelGioioso Cheese, Inc.

Issue:

Should the Plan Commission approve Resolution PC2017-03, amending the Comprehensive Plan Future Land Use Map?

Background and Additional Information:

The applicant, BelGioioso Cheese, Inc., is looking to purchase approximately 8.06-acres of property adjacent to their current whey production facility at N8495 Hwy 55. The purpose is to expand the facility in the future. Ultimately, the applicant wishes to rezone the subject property to industrial and manufacturing, which is the same as the land where the facility is located. However, any rezoning must be in compliance with the Comprehensive Plan, which is the reason for the request.

The applicant, with permission from the current property owner, is requesting an amendment to the Comprehensive Plan Future Land Use Map in order to change the Ag, Vacant, Undeveloped designation to an Industrial designation.

This property is adjacent to property that was amended and rezoned in May 2017 by BelGioioso Cheese, Inc.

Findings of Fact:

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

Recommended Action:

Staff recommends approval Resolution PC2017-03, Amendment to Comprehensive Plan Future Land Use Map amendment from Ag, Vacant, Undeveloped to Industrial.

Attachments:

- Aerial Map
- Future Land Use Map
- Resolution PC2017-03

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.

Author	
Sales Period	07/11/17 10:22 AM
Source	



PLAN COMMISSION RESOLUTION 2017-03

**TO RECOMMEND TO THE VILLAGE BOARD AN AMENDMENT TO THE
HARRISON COMPREHENSIVE PLAN**

WHEREAS, the Harrison Plan Commission received an application from BelGioioso Cheese, Inc. to amend the Comprehensive Plan Future Land Use Map for the following area from Ag, Vacant, Undeveloped to Industrial:

Lot 1 of CSM #3189, being part of the NE1/4 of the NE1/4 of Sec. 24, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin; and

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

WHEREAS, Harrison has invited comments and suggestions from surrounding communities, East Central Wisconsin Regional Plan Commission, and Darboy and Waverly Sanitary Districts; and

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

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

NOW, THEREFORE BE IT RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the amendment from Ag, Vacant, Undeveloped to Industrial for the property described as Lot 1 of CSM #3189, being part of the NE1/4 of the NE1/4 of Sec. 24, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

to the Harrison Comprehensive Plan as illustrated in Exhibit A.

Approved this 18th day of July, 2017

Motion for adoption by: _____

Seconded by: _____

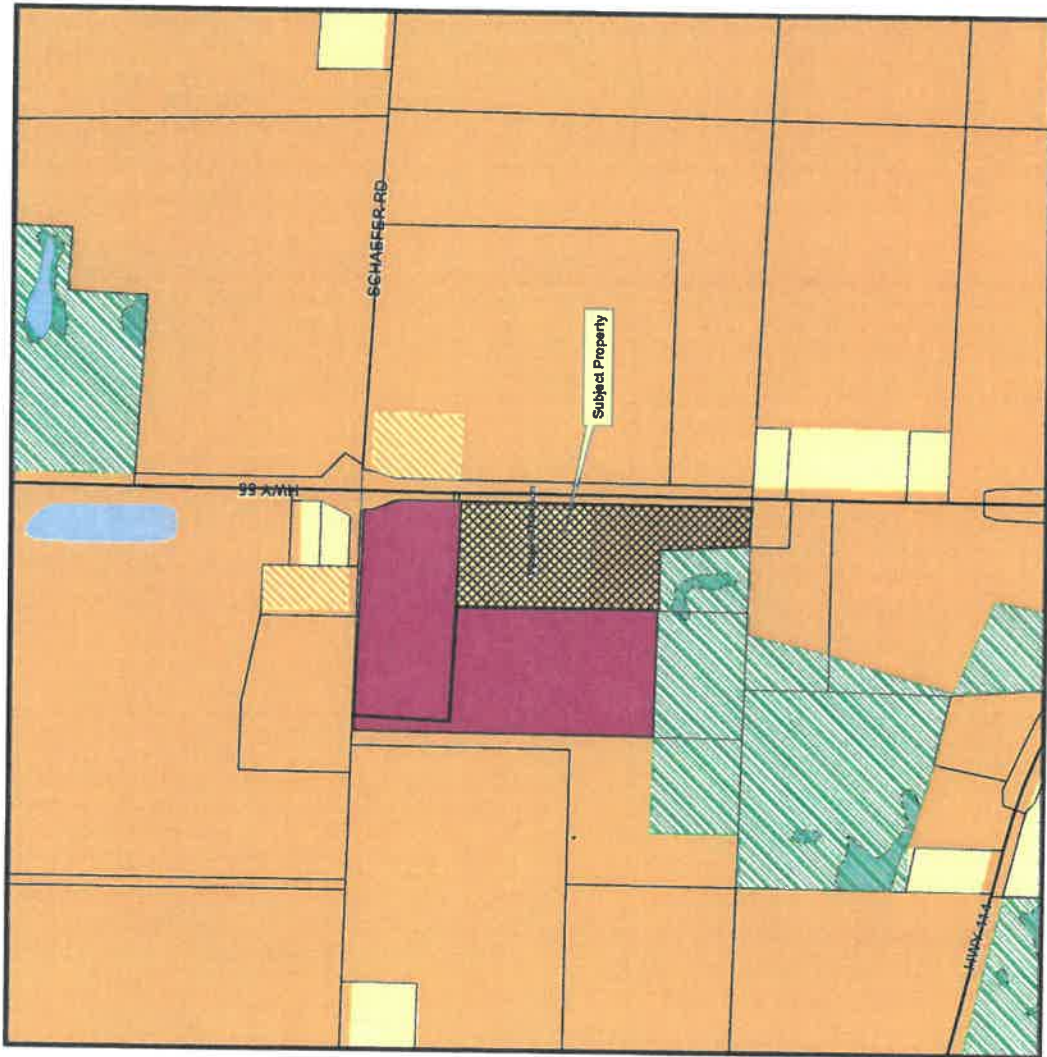
Vote Aye: ____ Nay: ____

James Salm, Plan Commission Chair

Attest: Mark J. Mommaerts, AICP, Harrison Planner

Exhibit A

Harrison Future Land Use Map 2004-2023



Legend

Existing Land Use

- Single Family Residential (sewered)
- Single Family Residential (unsewered)
- Mixed Single-Family & Two-Family Residential
- Two Family Residential
- Multi-Family Residential
- Mobile Home Park
- Commercial
- Industrial
- Public/Institutional
- Utilities/Quarries
- Parks and Recreation
- Water
- Woodlands
- Wetlands
- Special Ag/Nurseis
- Agricultural, Vacant, and Undeveloped
- Farmstead Homes

Roads

- County Boundary
- Railroads

Road Centerline

- Local
- Federal
- State
- County
- Private

0 0.0625 0.125 0.25 Miles

HARRISON

Planning Commission
1000 West 10th
Harrison, MO 64701
Phone: 660-337-1234
Fax: 660-337-1235
www.harrisonmo.gov

Map Date: May 1, 2013



PLAN COMMISSION MEETING

VILLAGE/TOWN OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Date:

July 18, 2017

Title:

Zoning Map Amendment – BelGioioso Cheese, Inc.

Issue:

Should the Plan Commission approve the Zoning Map Amendment?

Background and Additional Information:

The applicant, BelGioioso Cheese, Inc., is looking to purchase approximately 8.06-acres of property adjacent to their current whey production facility at N8495 Hwy 55. The purpose is to expand the facility in the future.

The applicant, with permission from the current property owner, is requesting an amendment to the Zoning Map in order to rezone from General Agricultural [AG] to Industrial & Manufacturing [IM].

Findings of Fact:

- Staff finds that the Rezoning request complies with the Future Land Use Map, if the Plan Commission adopts Resolution PC2017-03 and Village Board adopts the amendment ordinance.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

Staff recommends approval of the zoning text amendment from General Agricultural [AG] to Industrial & Manufacturing [IM] if the Comprehensive Plan Amendment is approved.

Attachments:

- Aerial Map
- Zoning Map

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



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Zoning Map

Village of Harrison Town of Harrison

Calumet County Wisconsin

Subject Property
 Village of Harrison
 Town of Harrison
 Railroads
 Streams

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
- CH | Neighborhood Commercial
- COR | Office & Retail Commercial
- CC | Community Commercial
- BP | Business Park
- IM | Industrial & Manufacturing
- IC | 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
- Parcels

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

The map was created by:
 Village of Harrison
 W5228 Hwy 114
 Menasha, WI 54952
 920.983.1062
 Adopted: July 27, 2010
 Effective: November 1, 2010
 Current as of: March 29, 2017



Disclaimer:
 This map was created using data created for Calumet County. The map is not a legal record and is not intended to be used as such. The Town of Harrison does not guarantee the accuracy, completeness, or consistency of the material contained herein and is not responsible for any misuse or reliance on the information contained herein. The user of this map is advised that the user shall be responsible for any misuse or reliance on the information contained herein. The user shall be responsible for any misuse or reliance on the information contained herein. The user shall be responsible for any misuse or reliance on the information contained herein. Original release of this information is the responsibility of Calumet County. Original release of this information is the responsibility of Calumet County.





PLAN COMMISSION MEETING

VILLAGE/TOWN OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Date:

July 18, 2017

Title:

Zoning Map Amendment – Kimberly Heights

Issue:

Should the Plan Commission approve the Zoning Map Amendment?

Background and Additional Information:

The applicant, Dercks DeWitt LLC, is developing a new residential subdivision at the northeast corner of County N and Schmidt Road. As a condition of the preliminary plat approval, the property is to be rezoned from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1]. The Future Land Use Map as part of the Comprehensive Plan identifies this area as Single-Family Residential (Sewered). Public sewer and water will be available to the subdivision.

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.

Recommended Action:

Staff recommends approval of the zoning text amendment from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1].

Attachments:

- Aerial Map
- Zoning Map

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



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Author	
Date Printed	07/11/17 11:43 AM
Sources	



Zoning Map

Village of Harrison Town of Harrison

Calumet County Wisconsin

Zoning Districts

- Subject Property
- AG | General Agriculture
- RS-1 | Single-Family Residential (Suburban)
- RS-2 | Single-Family Residential (Traditional)
- RT | Two-Family Residential
- RM | Multiple-Family Residential
- CH | Neighborhood Commercial
- COR | Office & Retail Commercial
- CC | Community Commercial
- BP | Business Park
- IM | Industrial & Manufacturing
- IC | Natural & Conservancy
- MHO | Mobile Home Overlay
- PDO | Planned Development Overlay
- SHO | Shoreland Overlay
- SWO | Shoreland-Wetland Overlay

Road Centerline

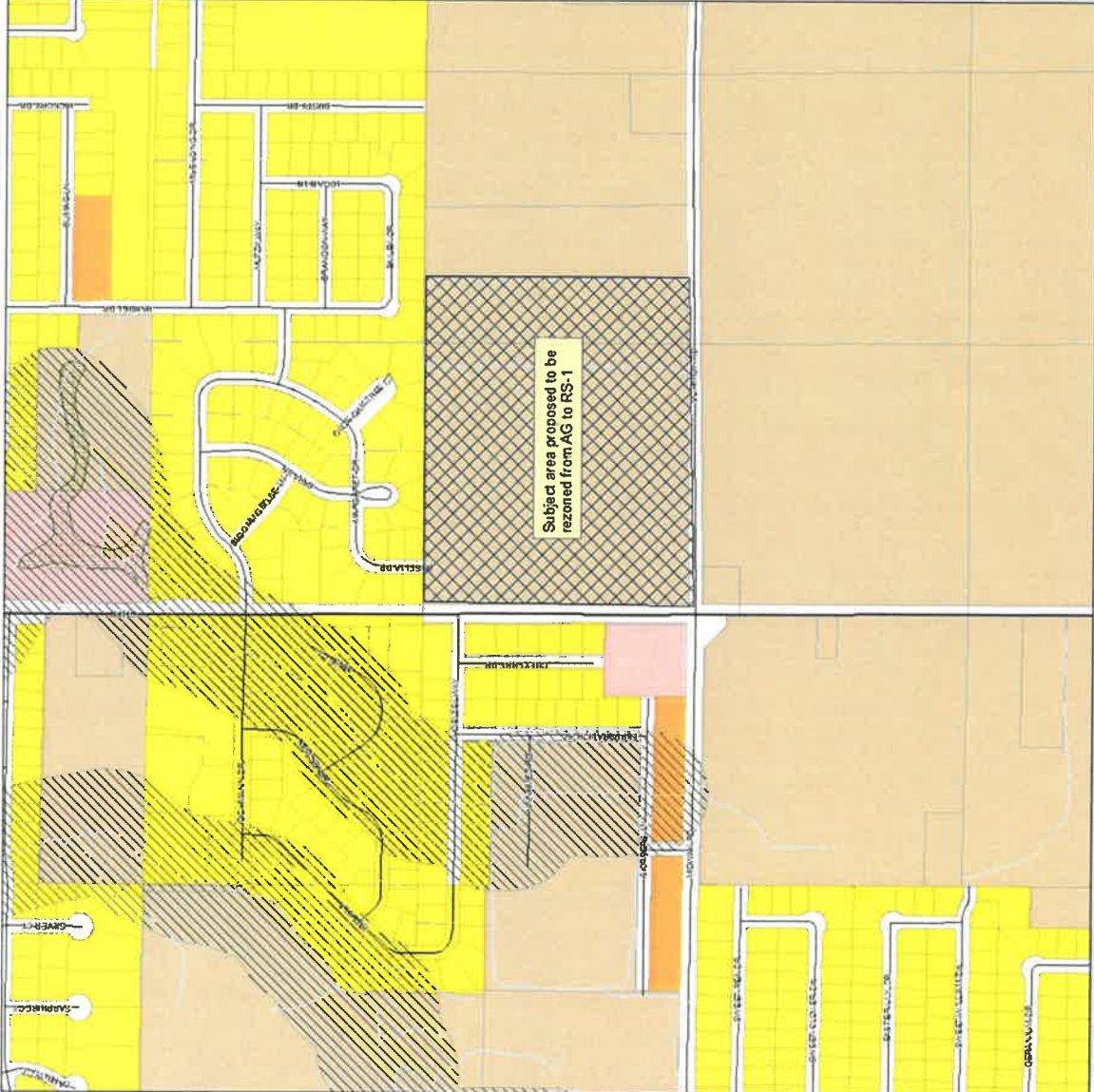
- Local Roads
- County Highway
- State Highway
- US Highway
- Parcels

Other Features

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

* 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
 W525 Hwy 114
 Menasha, WI 54952
 920.385.1062
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 Current as of: March 29, 2017



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PLAN COMMISSION MEETING

VILLAGE/TOWN OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Date:

July 18, 2017

Title:

Zoning Map Amendment – FNS, LLP

Issue:

Should the Plan Commission approve the Zoning Map Amendment?

Background and Additional Information:

The applicant, FNS, LLP, is preparing the property for future development. Tentatively, there are 2-3 commercial buildings being proposed for this property. This area is identified on the Future Land Use Map as part of the Comprehensive Plan as Commercial. The applicant is proposing to rezone the property from General Agricultural [AG] to Office and Retail Commercial [COR]. Public sewer and water will be available to this area.

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.

Recommended Action:

Staff recommends approval of the zoning text amendment from General Agricultural [AG] to Office and Retail Commercial [COR].

Attachments:

- Aerial Map
- Zoning Map

Calumet County, WI

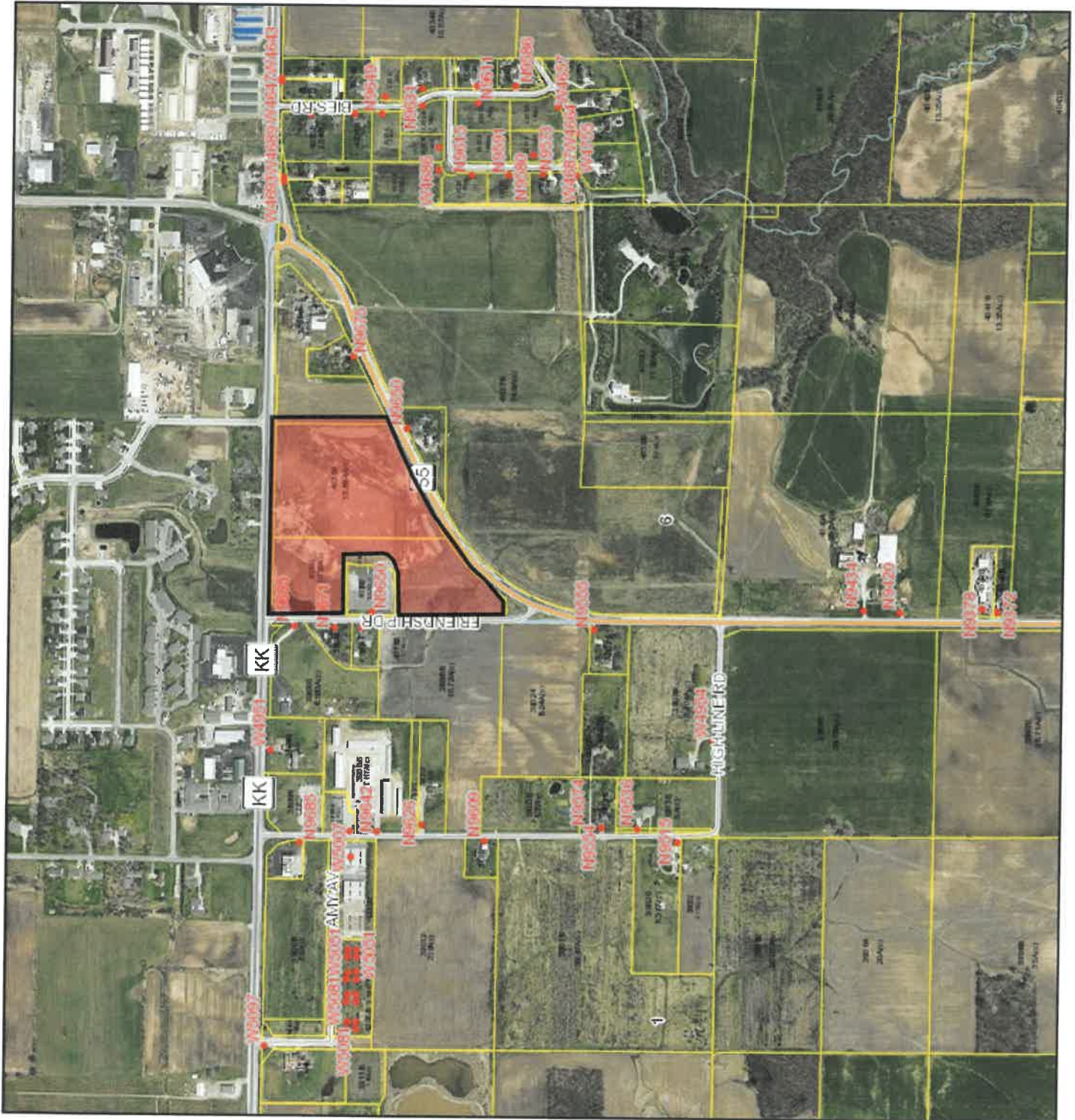
Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
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- Point of Interest
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 - Blue: Band_3



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Author:	
Date Printed:	07/11/17 11:44 AM
Source:	



Zoning Map

Village of Harrison
 Calumet & Outagamie Counties
 Wisconsin

Legend

- Subject Property
 - Village of Harrison
 - Town of Harrison
 - Railroads
 - Streams
- ### 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
 - CR | Neighborhood Commercial
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 - IM | Industrial & Manufacturing
 - HC | Natural & Conservancy
 - MHO | Mobile Home Overlay
 - PDD | Planned Development Overlay
 - SHO | Shoreland Overlay
 - SWO | Shoreland-Wetland Overlay
- ### 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
 W2258 Hwy 114
 Menasha, WI 54952
 920.589.1062

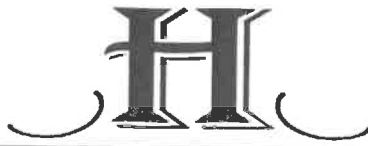
Adopted: July 27, 2010
 Effective: November 1, 2010
 Current as of: March 29, 2017



0 0.125 0.25 0.5 miles

Subject area proposed to be rezoned from AG to COR

Disclaimer:
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VILLAGE OF HARRISON

HARRISON

TOWN OF HARRISON

PLAN COMMISSION MEETING

VILLAGE/TOWN OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Date:

July 18, 2017

Title:

Zoning Map Amendment – FNS, LLP

Issue:

Should the Plan Commission approve the Certified Survey Map?

Background and Additional Information:

The applicant, FNS, LLP, is proposing a Certified Survey Map (CSM) to split a portion of their property into 2-lots in order to sell the property for construction of ballfields. The property is located along Hwy 55 south of County KK.

Lot 1 is proposed to be 20-acres and would include 4-baseball fields, parking, concession/restroom buildings, and stormwater ponds. Lot 2 is proposed to be 2-acres and would be for a future indoor training facility. Outlot 1 would be sold to an adjacent property owner. The CSM would also dedicate roadway for access to the properties.

Recommended Action:

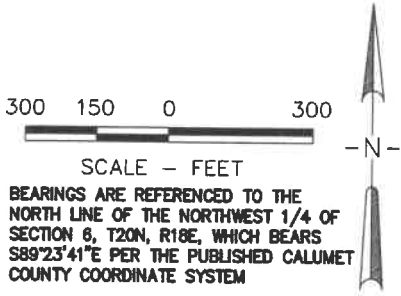
Staff recommends approval of the Certified Survey Map.

Attachments:

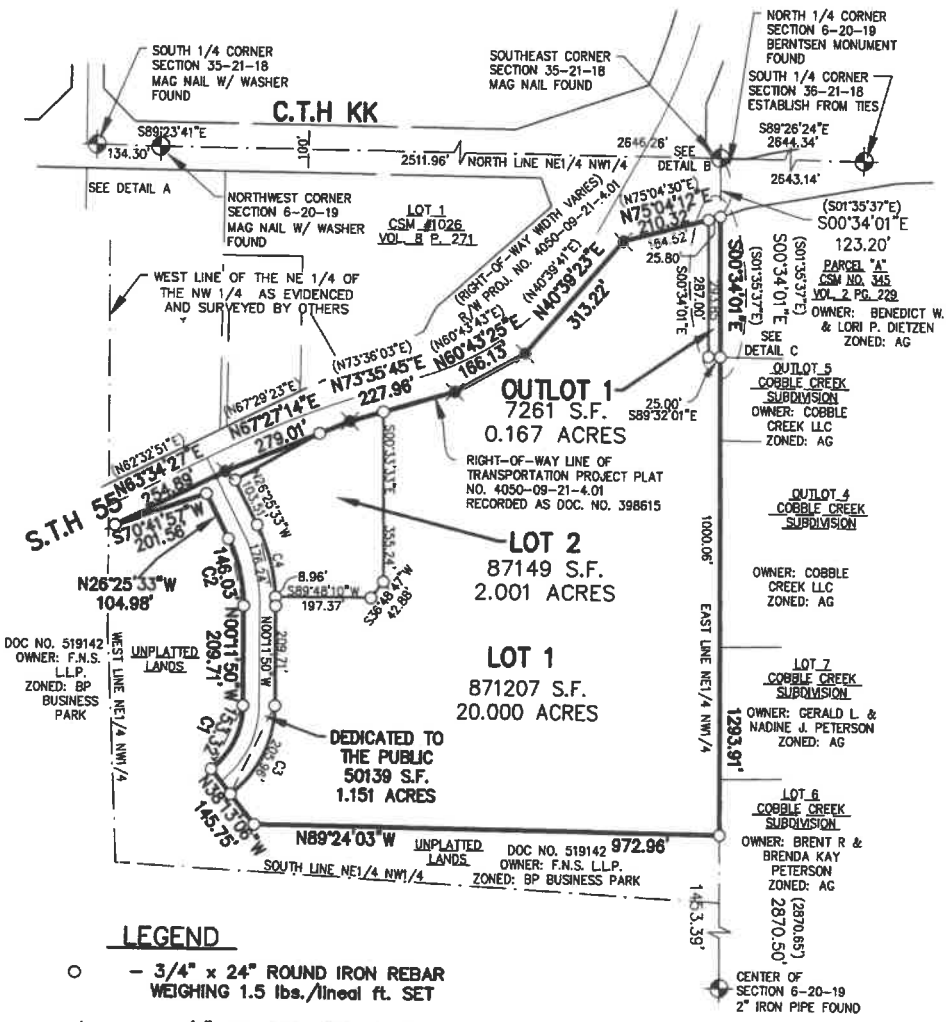
- Certified Survey Map
- Draft site plan for ballfields

RECEIVED
JUN 29 2017
HARRISON PLANNING

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 4
 PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
 SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE
 OF HARRISON, CALUMET COUNTY, WISCONSIN.



NOTE:
 SEE SHEET 2 FOR
 CURVE DATA



LEGEND

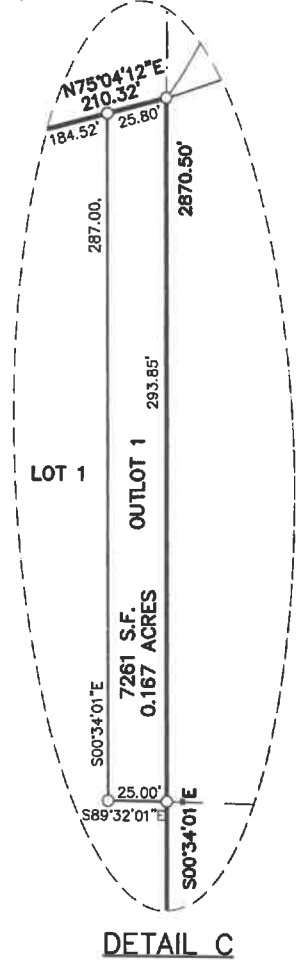
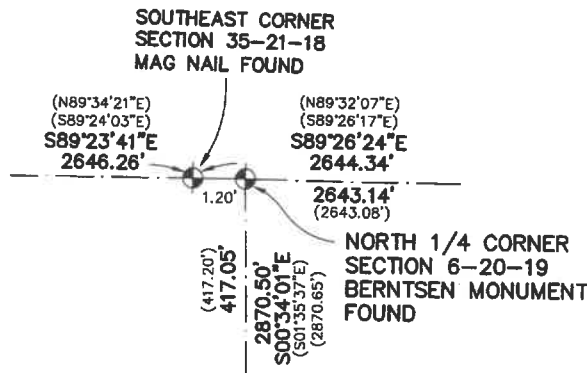
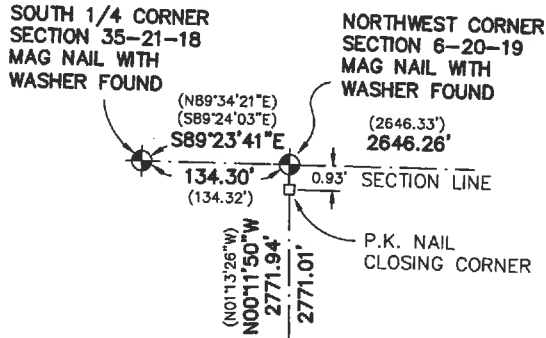
- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ⚡ - 1 1/4" O.D. IRON PIPE W/ CAP
- ⊙ - CERTIFIED LAND CORNER CALUMET/OUTAGAMIE COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

DRAFTED BY: MARTY ARING

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

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 NORTH,
RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

mabing, w: \PROJECTS\60030\91600872\08\CADD\Civil3D\Survey Documents\CSM\FNS LLP CSM.dwg, sheet 2, Plot Date: 6/30/2017 8:18 AM, xrefs:



CURVE DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	169.00'	51°58'44"	153.32'	148.11'	N 25°47'32" E
C2	319.00'	26°13'43"	146.03'	144.76'	N13°18'41" W
C3	235.00'	51°58'44"	213.19'	205.96'	N 25°47'32" E
C4	385.00'	26°13'44"	176.24'	174.71'	N 13°18'41" W
LOT 1	385.00'	2°47'48"	18.79'	18.79'	N 01°35'43" W
LOT 2	385.00'	23°25'56"	157.45'	156.36'	N 14°42'35" W

NOTES:

- THIS CERTIFIED SURVEY MAP IS ALL OF TAX ID No. 403782
- THE PROPERTY OWNERS OF RECORD IS: F.N.S. LLP.
- THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN PROPERTY DESCRIBED IN:

DOCUMENT NO. 519142

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

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, 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 a part of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,015,756 square feet (23.319 acres) of land being more fully described as follows:

Commencing at the North 1/4 corner of said Section 6; Thence S00°34'01"E, 123.20 feet (recorded as S01°35'37"E), along the East line of said Northwest 1/4 to the Point of Beginning; Thence continue S00°34'01"E, 1293.91 feet along the East line of said Northwest 1/4; Thence N89°24'03"W, 972.96 feet; Thence N38°13'06"W, 145.75 feet to the start of a 169.00 foot radius curve to the left; Thence 153.32 feet along the arc of said curve with a chord distance of 148.11 feet which bears N25°47'32"E; Thence N00°11'50"W, 209.71 feet to the start of a 319.00 foot radius curve to the left; Thence 146.03 feet along the arc of said curve with a chord distance of 144.76 feet which bears N13°18'41"W; Thence N26°25'33"W, 104.98 feet; Thence S70°41'57"W, 201.56 feet to the South right-of-way line of S.T.H. 55 as shown on Transportation Project Plat No. 4050-09-21-4.01 recorded as Doc. No. 398615; Thence the following 6 calls along said Transportation Project Plat; Thence N63°34'27"E, 254.89 feet; Thence N67°27'14"E, 279.01 feet; Thence N73°35'45"E, 227.96 feet; Thence N60°43'25"E, 166.13 feet; Thence N40°39'23"E, 313.22 feet; Thence N75°04'12"E, 210.32 feet to the Point of Beginning.

That I have prepared this survey under the direction of the Owners of said lands.

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 Section 115-13 in surveying, dividing and mapping the same.

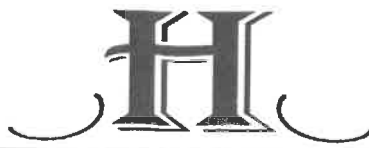
Given under my hand and seal this _____ day of _____, 20____.

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

FOR: -F.N.S. L.L.P.
-C/O TRENT T. NOVUTNY
-6438 DESIGN DR UNIT A
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PLAN COMMISSION MEETING

VILLAGE/TOWN OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Date:

July 18, 2017

Title:

Exterior Building Material Waiver – Mel Baeten

Issue:

Should the Plan Commission waive some or all of the design standards for exterior building materials for Mel Baeten’s proposed commercial building on Amy Avenue?

Background and Additional Information:

The applicant is proposing to build a 6-unit office and storage building to lease/sell on Amy Avenue. They are proposing to use a combination of split face block veneer and EFIS on the east/west sides and on the Amy Avenue (south side). They are proposing metal siding/paneling on the rear (north side) with 6 overhead doors and service doors. The zoning ordinance requires a certain percentage of stone/brick materials along the front facing a street and the lower 1/3 of all other sides. Metal siding or wall panels are prohibited except as accent materials or as approved by the Plan Commission.

Zoning Ordinance - Section 117-87. – Office and Retail Commercial District (COR).

(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 be granted by the plan commission.

(3) Materials. At least 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 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.

The purpose of these requirements is to set a certain standard and value for buildings in Harrison. Buildings across the street on Amy Avenue are full masonry buildings.

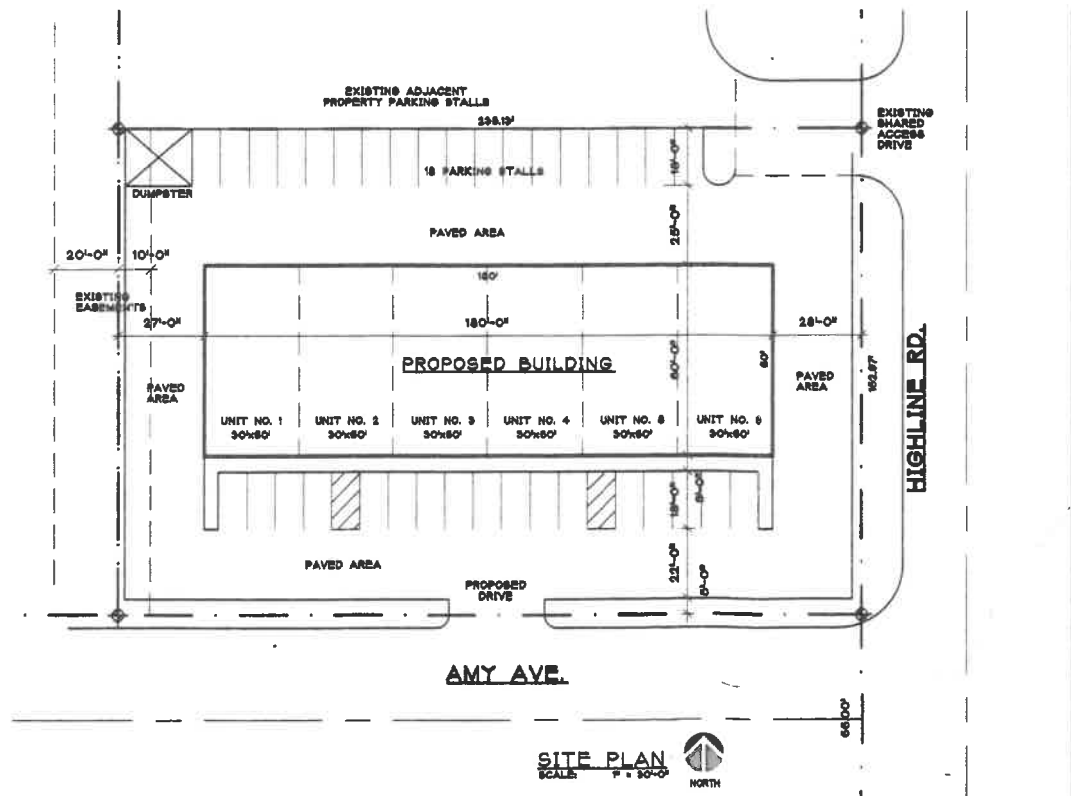
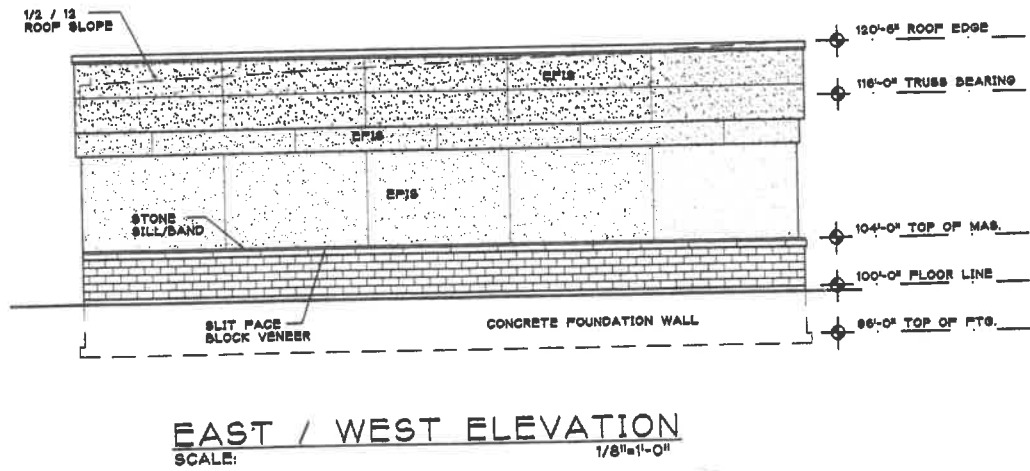
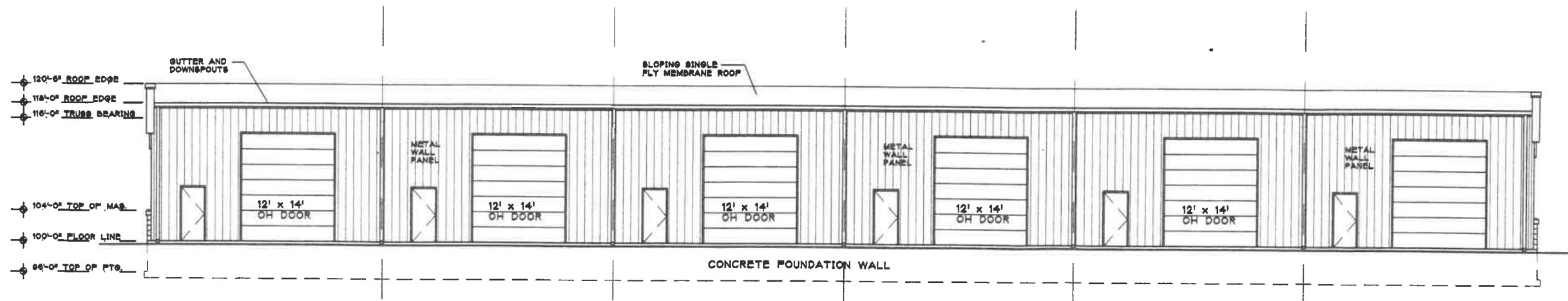
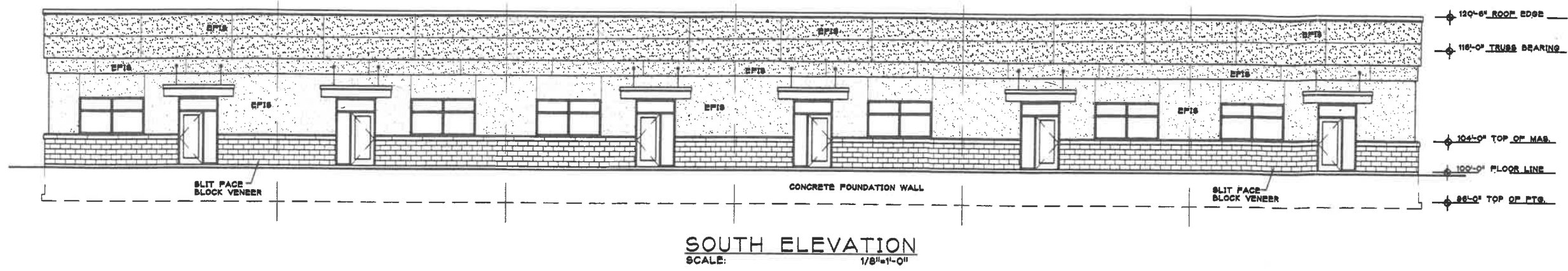
A landscape plan has not been submitted yet; a full site plan review will be completed when the applicant decides to move forward with the project. The purpose of this request is to estimate the cost of the building materials.

Recommended Action:

Staff recommends that the front (facing the street) follow the 75% requirement as identified in the ordinance. Metal paneling/siding may be appropriate on the north elevation if additional landscaping/screen were to be provided. Alternate materials to EFIS should be considered.

Attachments:

- Exterior Renderings





PLAN COMMISSION MEETING

VILLAGE/TOWN OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Date:

July 18, 2017

Title:

Concept Plan – Cobble Creek II

Issue:

Plan Commission is requested to provide comments on the conceptual plan for Cobble Creek II.

Background and Additional Information:

The applicant is proposing a 34-lot subdivision, called Cobble Creek II, for the property south of County KK and east of Bies Road. The proposed subdivision will be an extension of the Cobble Creek subdivision. Access is proposed through the Cobble Creek subdivision and through a new street intersecting County KK. Ultimately, the plan is to connect a roadway from County KK to Schmidt Road to the south.

The property is zoned General Agricultural [AG]. The AG zoning district requires a minimum of 150-feet of road frontage and a minimum of 1-acre lot sizes. The proposed lots are all over 1-acre. The developer is proposing that each lot would have a private on-site sanitary system and well. The area has a waterway running through it with steep slopes and wooded areas. It appears that a preliminary floodplain analysis has been completed, as indicated on concept plan. A bridge is proposed to cross the waterway.

The Plan Commission is asked to provide comments/feedback on the concept plan. Some issues to consider:

1. Does the proposed subdivision comply with the intent of AG zoning district or should property be rezoned to RS-1, a residential zoning district? If residential zoning, how best to provide sewer and water in the future?
 - o *Sec. 117-81. - General agricultural district (AG).*
(a) Intent. The intent of this district is to maintain, preserve, and enhance open land areas historically used for agricultural purposes. It is also intended to accommodate certain nonagricultural uses, the intensity of which will be limited due to a lack of public sanitary sewer and water facilities.
 - o *Sec. 117-82. - Single-family residential (suburban) district (RS-1).*
(a) Intent. The intent of this district is to provide for single-family, detached residential development, primarily with public sanitary sewer and water facilities, at a density not to exceed 3.6 dwelling units per acre. It is also intended for existing residential development along Lake Winnebago that is served by private waste disposal systems and wells.

The Comprehensive Plan identifies this area as Single-Family Residential (Transitional). This category strives to balance the need to develop rural areas before sewer and water

service is available. There are several recommendations/options for development within the Transitional Area.

2. Consider a development sanitary sewer lift station and water main connecting to Darboy Sanitary District.
3. Consider creating an Outlot and dedication to Village of environmentally sensitive areas, including waterway, floodplains, and woodlands. This dedication could be considered as part of the parkland dedication provisions.
4. Sidewalks must be provided along all streets, however consideration of a trail along the main street from County KK to the south could be discussed.
5. Cul-de-sacs could be acceptable due to topography and other physical features of the site.
6. A planting buffer along the northern lots should be considered as a screen from the adjacent commercial development to the north.
7. Access approval from the appropriate County Highway Department should be discussed for the proposed roadway onto County KK.

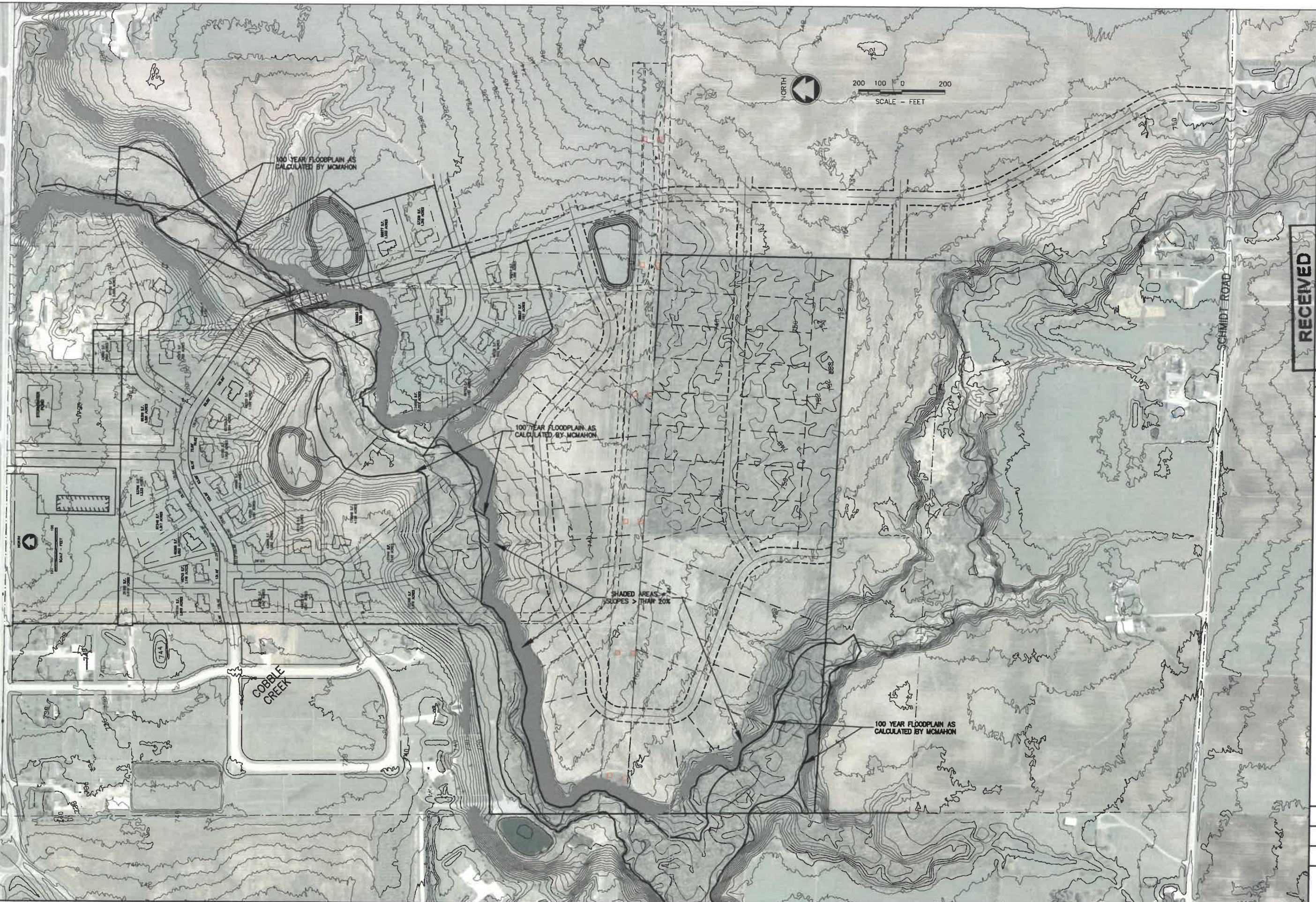
Recommended Action:

None, discussion item only. The Plan Commission is asked to provide feedback/comments on the conceptual plan for Cobble Creek II.

Attachments:

- Concept Plan
- Comprehensive Plan: Transitional Residential Area and Future Land Use Map

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DESIGNED LRR		DRAWN MJA	
PROJECT NO. 00030 9-14-00775			
DATE 06/2017			
SHEET NO. 1			
COBBLE CREEK II VILLAGE OF HARRISON, CALUMET COUNTY, WI PRELIMINARY PLAN			
NO.	DATE	REASON	RECEIVED
			JUL 11 2017
			HARRISON-PLANNING

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Table 14: Village of Harrison Zoning Maximum Density

Zoning Districts	Units per Acre
Single-family Residential (RS-1)	3.6
Single-family Residential (RS-2)	5.8
Two-family Residential (RT)	4
Multiple-Family Residential (RM)	6 to 15

The proposed Village Center is a great location for multi-family residences, duplexes, and apartments and townhouses that will act as a transition between industrial, commercial and mixed-use regions and single family residential areas. Multifamily development should be accomplished using the Planned Development overlay district. In this way, the Village will retain control over the location and site design of such uses.

Transitional residential area

The second residential land use category is known as the transitional residential area. This region encompasses the north central portion of the village. These areas are planned to receive public sewer and water service by 2030 according to the Sewer Service Area Plans. To balance the need to serve these areas efficiently in the future with the competing pressure for rural residential development before sewer service, the recommendations of this category are geared toward promoting a transition from non-sewered development to eventual hook-up to public sewer service.

Preferably, most of this region will remain undeveloped until public services can be provided, but because of the longer timeframe to extend such services and the pressure for rural residential development, it is recognized that restricting all non-sewered development might not prove feasible. Thus, the recommendation is that limited amounts of non-sewered development should be allowed, but subject to several conditions.

First, all major developments should be established using conservation by design subdivisions. This development technique will allow the development to be shifted to one or a few parts of the overall property, creating community-wide networks of open space. By

grouping the actual home sites, it will be easier to retrofit the development with public utilities since frontages and individual lot sizes will be smaller. Also, conservation by design methods might facilitate the use of cluster systems which in turn would facilitate future changeover to public sewer service.

The second recommended condition for allowing development in this region is that a lower residential density and a minimum amount of undeveloped open space should be established to allow for additional development at the time that sewer service is provided. The general idea of this recommendation is to limit the overall amount of non-sewered development that occurs before public sewer service and to allow for greater density to be achieved when service is provided. The open space that is required for conservation by design subdivisions should be divided into two categories. The first category is permanent open space integrated with the non-sewered development. The second category is additional open space that is set aside for future development when the public sewer is provided. In this way, there will always be open space associated with the initial non-sewered development, yet additional growth is permitted that can allow these regions to be more efficiently and economically served by public sewer.

The details of this approach need to be spelled out within the Village's zoning and subdivision ordinance, although one suggested scenario is to require a maximum density of roughly one lot per 5 acres owned with a maximum lot size of 60,000 square feet. This scenario would allow for some development potential to be realized before the actual provision of sewer service while allowing the created lots to be more efficiently retrofitted with public sewer service at a later date. The balance of the development would be open space. However, once sewer service becomes available, then a portion of the open space would be allowed to develop at the density for property served by public sewer.

A third recommended condition for non-sewered development within the Transitional Residential

Area is to engineer developments with future sewer service in mind. Proper street grades, utility easements, the location of holding tanks and drain fields and other factors should all be examined at the time of development so that it is easier to accomplish hook-up to the public sewer in the future. The village might also consider requiring the installation of the infrastructure so that when sewer service arrives, all that is needed is to connect the pipes.

The Transitional Residential region is envisioned to receive public sewer service eventually. As the Sewered Residential region develops to a degree, then the Village should look to extend sewers to this region. A phasing plan should be developed to determine which specific parts of this region should be serviced first. Once sewer service is provided, development should proceed according to the guidelines for Sewered Residential.

Parts of the Transitional Residential region have been previously developed with on-site systems. Some of these systems are older and there have been some failing systems reported. To prevent pollution problems and to make system upgrades more cost effective for property owners, the Village should extend public sewer service to any areas with known or suspected failures. There are some sewage holding tanks and individual on-site septic systems within the Neenah/Menasha Planning Area and in the Heart of the Valley Planning Area. There are no large holding tanks present in the Neenah/Menasha Planning Area, and only one large holding tank in the Heart of the Valley Planning Area.

Unsewered residential

The third proposed residential area of the Village is the unsewered residential area. The areas are the Northeast portion of the village east of Hwy 55, and the Southeast portion of the village south of Hwy 10. This region is largely rural residential development and is not slated to receive public sewer service in the foreseeable future. Because public sewer service is not expected, rural residential development served by private on-site wastewater treatment systems should be permitted. This unsewered residential

development will allow for the Village to continue providing a mixture of residential types without seriously compromising areas planned for eventual sewer service. It is further recommended that utilizing conservation by design subdivisions is encouraged to promote the preservation of open space and natural areas as well as give greater design flexibility.

Secondly, it is recommended that the total amount of growth within this region is monitored and restricted, if necessary. Although some rural residential development without public services is expected and desirable, a greater share of the future residential development should be steered toward the region served by public sewer service. This approach will allow Harrison to extend needed services in a cost-effective manner, while simultaneously promoting orderly and efficient development that maintains the village's open spaces for a longer period.

In order to achieve the objectives of the land use plan, the Village should strive for a percentage of 75% sewered lots. Growth management techniques such as the sensible use of rezonings from agriculture, limits on the number of non-sewered lots created, establishing primary growth areas, and other restrictions should be employed in the non-sewered regions to achieve this aim.

Like the Transitional Residential region, there may be previously developed areas with failing on-site septic systems. If it proves cost effective, the Village should strive to extend public sewers to serve neighborhoods with known problems.

Commercial

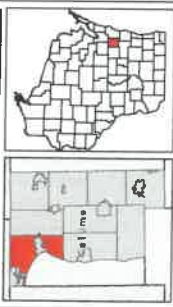
The Commercial areas are planned in the vicinity of County Road KK, Highway 55 near County Road KK, east of Lake Park Rd, and the Village Center. The commercial development along the southern strip of County Road KK and both sides of Highway 55 will allow existing and future business to take advantage of existing natural features and pockets of residential development to break up the commercial development. There are Commercial District design standards included in the zoning ordinance.

Proposed Subdivision

Future Land Use
Village of Harrison

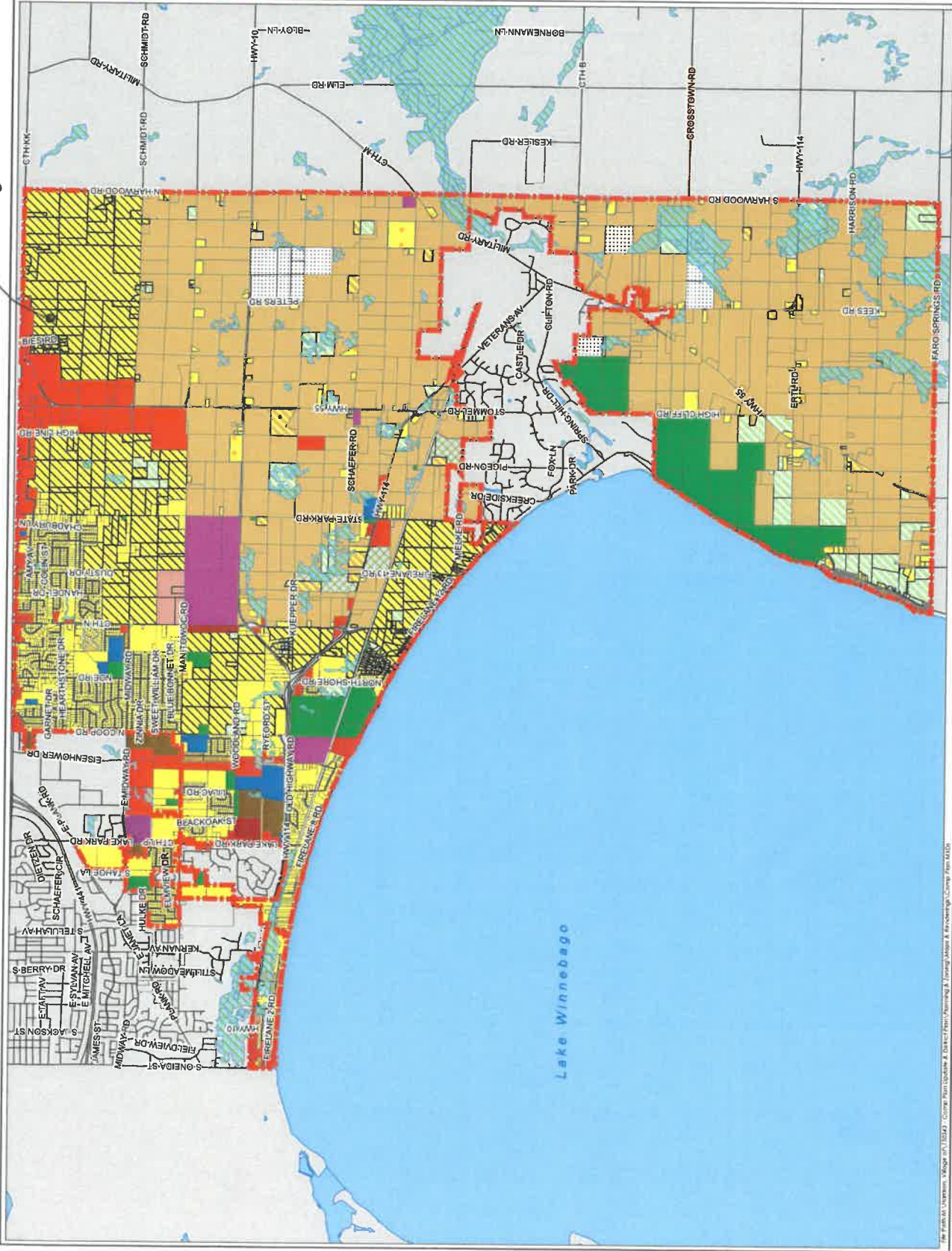
- Single-Family Residential (sewered)
- Single-Family Residential (transitional)
- Single-Family Residential (unsewered)
- Two-Family Residential
- Multi-Family Residential
- Mobile Home Park
- Farmstead Homes
- Village Center
- Commercial
- Mixed Use
- Parks and Recreation
- Industrial
- Public/Institutional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

Map 13



Date Created: 12/22/2016
 Date Amended: 02/17/17
 Date Sources: Data Source: Tomlin, Cultural County, & vierbicher
 0 0.35 0.7 1.4 Miles

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