

## PLAN COMMISSION AGENDA

Tuesday, June 25, 2019  
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
  - May 28, 2019
- 6) Items for Discussion and Possible Action
  - a. Certified Survey Map – Dercks DeWitt LLC – Dusty Drive
  - b. Certified Survey Map – Village of Harrison – W5904 Frontage Road
  - c. Revised Preliminary Plat – Hidden Pines – Harrisville Lane
  - d. Final Plat – Hidden Pines – Harrisville Lane
- 7) Items for Discussion
  - a. Concept Plan – Mixed Use Development – Amy Avenue
  - b. Report: Zoning Permits
- 8) Set Next Meeting Date
  - Tentatively July 30, 2019 at 6:00pm
- 9) 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: June 18, 2019

PLAN COMMISSION  
MEETING MINUTES – May 28, 2019

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Hietpas at 6pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Lincoln, Buddy Lisowe, Kevin Hietpas, Darlene Bartlein, Pat Hennessey, and Dennis Reed. Jim Fochs was excused.

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

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Lisowe/Hennessey) to approve the minutes of April 30 2019. Motion carried 6-0.

6) Items for Discussion and Possible Action

- a) Certified Survey Map – Dale Hernke – N6498 Lakeshore Drive: Planner  
Mommaerts introduced the item stating that the applicant is proposing a 3-lot Certified Survey Map (CSM) for the property at N6498 Lakeshore Drive. The applicant currently owns 3 parcels, Tax ID 38714, 38708, & 38706. The purpose of the CSM is to create a new lot on Harrison Road and to adjust the lot lines around the existing home on Lakeshore Drive.  
Lot 1 will be a new single-family home site and will be 20,000-square feet. Lot 2 will contain the existing house and garages and will be approximately 3.7-acres in size. Lot 3 is the remaining land area, approximately 9.3-acres in size.  
Motion (Lincoln/Bartlein) to approve the Certified Survey Map for Dale Hernke N6498 Lakeshore Drive.  
Motion carried 6-0.
- b) Certified Survey Map – Zero Lot Line – Harry Porath – N9673 & N9675 Hopfensperger Rd.: Planner Mommaerts introduced the item stating that the applicant is proposing a 2-lot Certified Survey Map (CSM) for the property at N9673 & N9675 Hopfensperger Road. The purpose of the CSM is to create a zero lot line unit. The property is zoned Two-Family Residential (RT) which is appropriate for zero lot line developments. Setback and lot area requirements have been met. Staff recommends approval of the Certified Survey Map with the condition that all provisions of Section 117-135 of the zoning ordinance shall be met, including but not limited to easements, common wall construction, and covenants.

Motion (Lisowe/Lincoln) to approve the Certified Survey Map for Harry Porath N9673 & N9675 Hopfensperger Rd with the conditions stated in the Staff recommendations.

Motion carried 6-0.

7) Items for Discussion

a) Report: Zoning Permits: Planner Mommaerts stated that there were 5 Single Family permits for April bringing the year to date to 15 which is slightly behind last year. Value wise we are ahead due to Commercial facilities.

8) Next Meeting Date: Tentatively June 25 2019 at 6:00pm.

9) Adjourn: Motion (Bartlein/Hennessey) to adjourn the meeting at 6:07pm  
Motion carried 6-0.

Prepared by: Carie Krause, Deputy Clerk - Treasurer

Dated: May 29, 2019

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

June 25, 2019

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**Title:**

Certified Survey Map – Dercks DeWitt LLC

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**Issue:**

Should the Plan Commission recommend approval of the Certified Survey Map?

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**Background and Additional Information:**

The developer of the Kimberly Heights subdivision is proposing a 2-lot Certified Survey Map (CSM). The CSM will combine portions of 3 lots into 2 lots. The lots include Lot 83 & Lot 84 of Kimberly Heights 2 and Lot 20 of Memory Meadows. Lot 83 will be split in half with the northern portion being attached to Lot 20 of Memory Meadows as Lot 1 of this CSM and the southern portion being attached to Lot 84 of Kimberly Heights 2 as Lot 2 of this CSM. The purpose of the CSM is to eliminate Lot 83 which is mostly covered in wetlands.

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**Recommended Action:**

Staff recommends approval of the Certified Survey Map as submitted.

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**Attachments:**

- Certified Survey Map

# Calumet County, WI

## Legend

- Address Point
- ▭ County Boundary
- ▭ Wisconsin Water
- ▭ Other Counties
- Unincorporated Community
- ▭ Town Boundary
- ▭ Point of Interest
- ▭ Parcel Boundary
- ▭ Property Hook
- ▭ PLS Section
- ▭ State Parks
- ▭ County Parks
- ▭ Lake
- ▭ River and Stream
- ▭ Major Roads
- ▭ Local Roads
- ▭ Local Roads
- ▭ Municipal Streets
- ▭ Trail
- ▭ Railroad

### Color 2018

- ▭ Rec. Band\_1
- ▭ Green Band\_2
- ▭ Blue. Band\_3



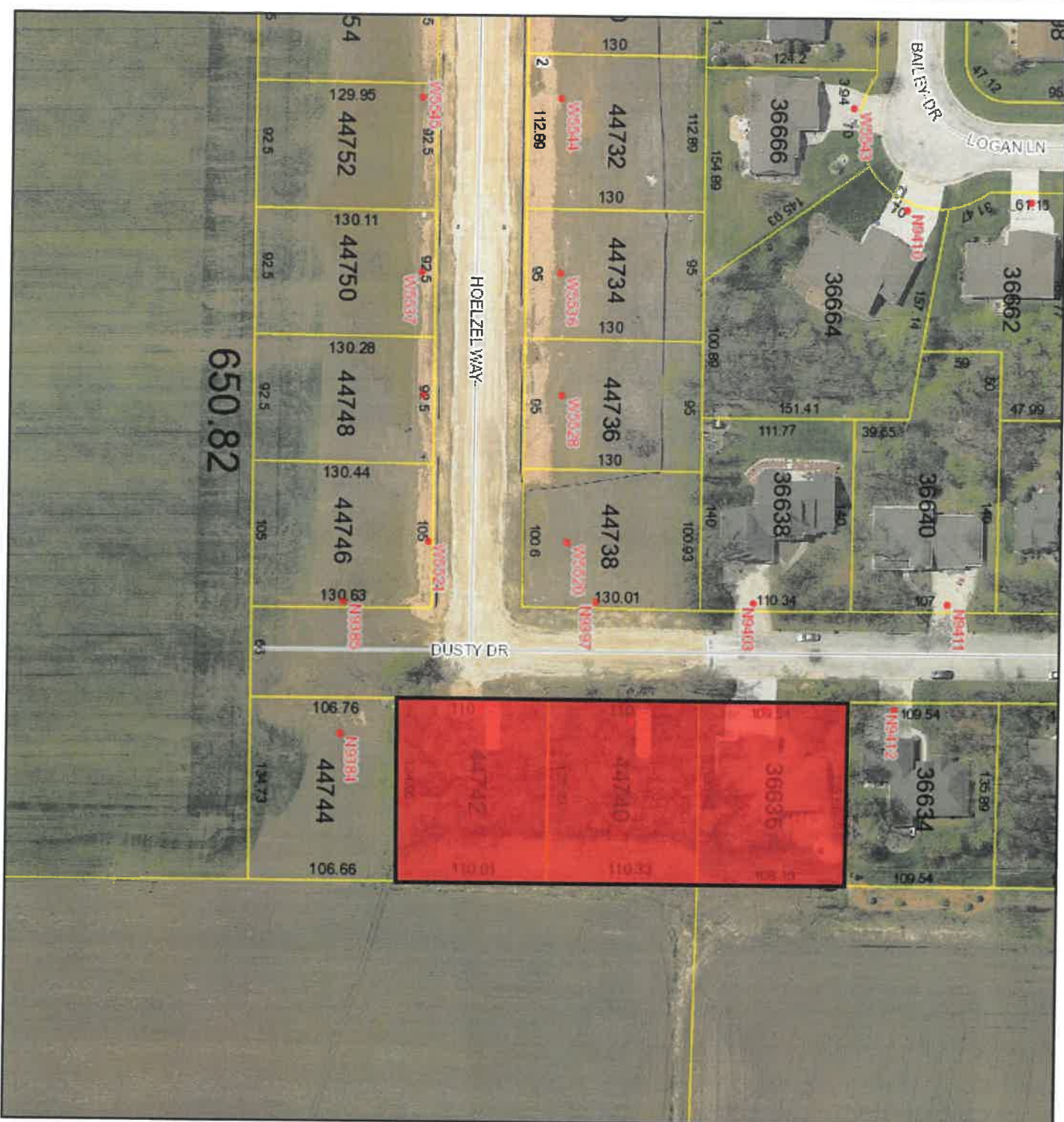
**DISCLAIMER:** This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:

Date Printed:

06/13/19 3:30 PM

Source:

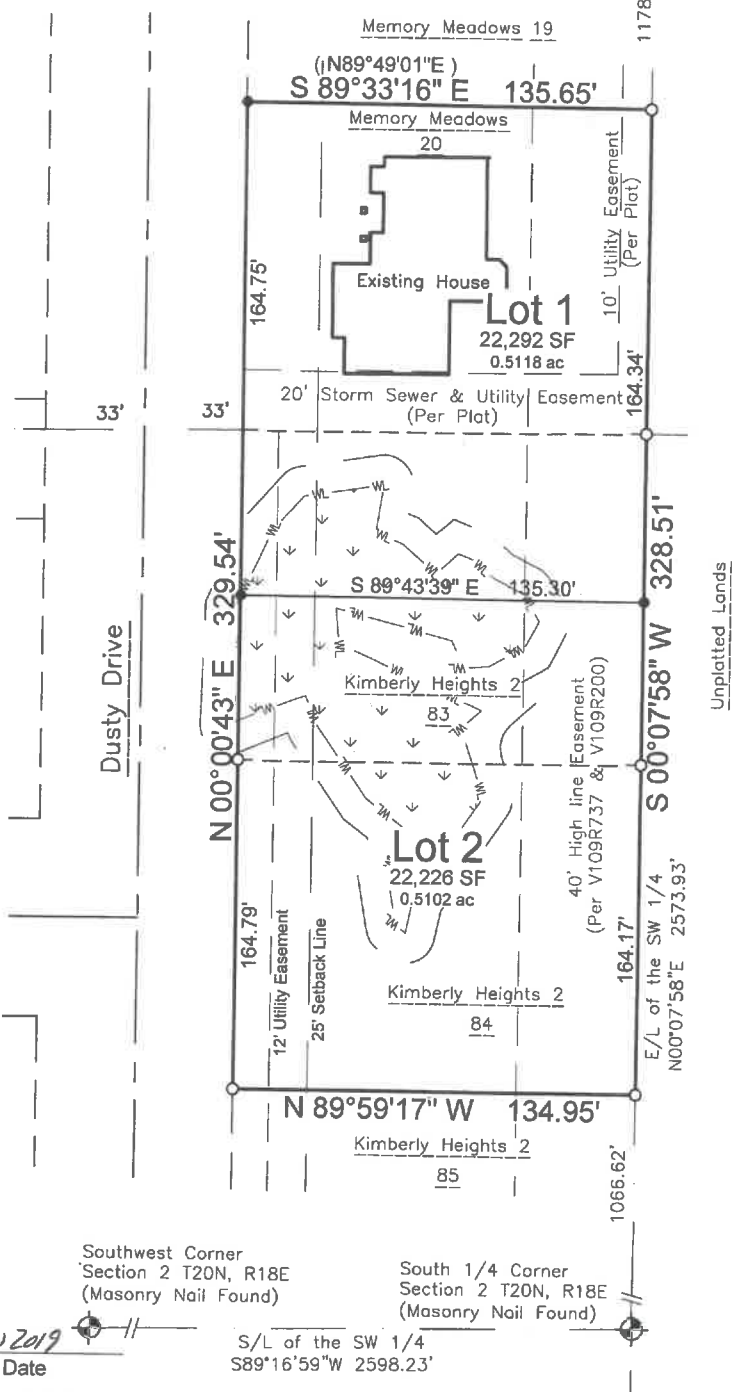
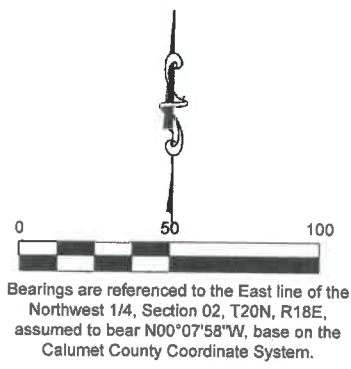


**RECEIVED**  
**JUN 04 2019**  
**HARRISON PLANNING**

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

All of Lot 20, Memory Meadows located in the Northeast 1/4 of the Southwest 1/4; and all of Lot 83 and Lot 84, Kimberly Heights 2, located in the Southeast 1/4 of the Southwest 1/4, all being part of Fractional Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Center of Section  
 Section 2 T20N, R18E  
 1-1/4 Rebar Found



WISCONSIN  
 JAMES R SEHLOFF  
 S-2692  
 APPLETON  
 WI  
 Surveyor

James R. Sehloff PLS 2692  
 Date 4 Jun 2019

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
 1164 Province Terrace, Menasha, WI 54952  
 Ph: 920-991-1866 Fax: 920-441-0804  
 www.davel.pro

Survey for:  
 Company ???  
 Street Address ???  
 City ???, WI Zip??

File: 4773CSM3.dwg  
 Date: 05/31/2019  
 Drafted By: jim  
 Sheet: 1 of 4



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

All of Lot 20, Memory Meadows located in the Northeast 1/4 of the Southwest 1/4; and all of Lot 83 and Lot 84, Kimberly Heights 2, located in the Southeast 1/4 of the Southwest 1/4, all being part of of Fractional Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Owners' Certificate

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

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Harrison

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Mark A. Thiel, Owner

State of Wisconsin            )  
  )SS  
\_\_\_\_\_ County)

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

\_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Notary Public, Wisconsin



*[Signature]*  
James R. Sehloff Professional Land Surveyor No. S-2692 Date 4 Jun 2019



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

All of Lot 20, Memory Meadows located in the Northeast 1/4 of the Southwest 1/4; and all of Lot 83 and Lot 84, Kimberly Heights 2, located in the Southeast 1/4 of the Southwest 1/4, all being part of of Fractional Section 02, 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, Dercks DeWitt, LLC & Mark A. Thiel, the property owners, is hereby approved by the Village Board of the Village of Harrison.

\_\_\_\_\_  
Chairman Date

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

\_\_\_\_\_  
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:  
Dercks DeWitt, LLC  
Mark A. Thiel

Recording Information:  
Doc 530395  
Doc. \_\_\_\_\_

Parcel Number(s):  
44740 & 44742  
36636

  
\_\_\_\_\_  
James R. Sehloff Professional Land Surveyor No. S-2692 Date 4 June 2019  
May 11, 2019 - 01:28 PM J:\Projects\4773der\dwg\Civil 3D\4773CSM3.dwg Printed by: jim

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

June 25, 2019

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**Title:**

Certified Survey Map – Village of Harrison

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**Issue:**

Should the Plan Commission recommend approval of the Certified Survey Map?

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**Background and Additional Information:**

The Village is in discussions with the property owners regarding the possible purchase of a portion of the property at W5904 Frontage Road, Tax ID 33584. The Village is proposing to purchase the northern portion of the property in order to extend sewer and water utilities to the north as part of the Lift Station #6 service area. The proposed Certified Survey Map (CSM) splits the property into 3-lots. The Village proposes to purchase Lot 1 & 2 and the Ryford St area. The existing owners will retain Lot 3. There is a stream that separates Lots 2 & 3. Sewer and water utilities would be extended through the Ryford St right-of-way.

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**Recommended Action:**

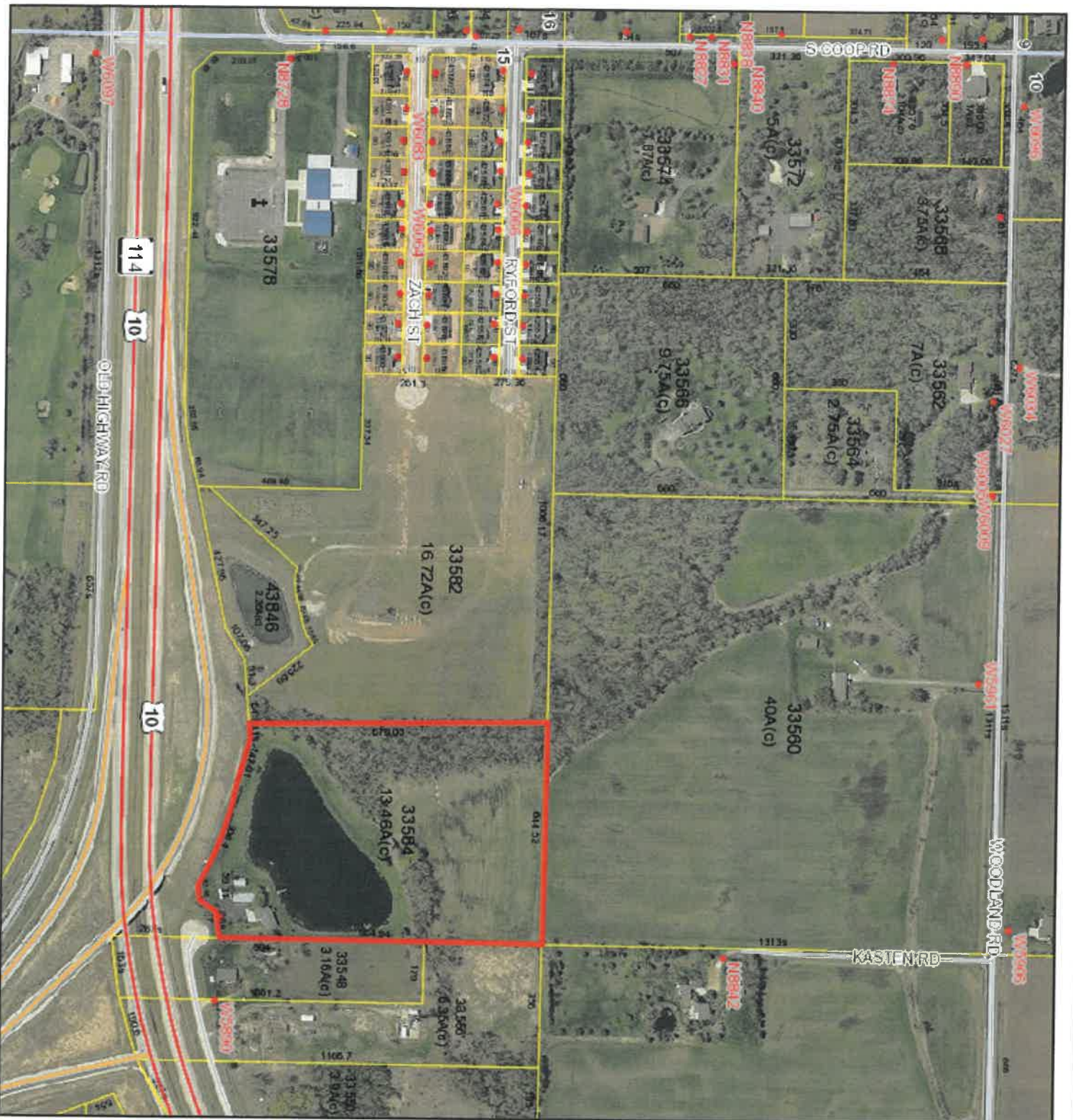
Staff recommends approval of the Certified Survey Map as submitted.

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**Attachments:**

- Aerial Map
- Certified Survey 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
- Municipal Streets
- Trail
- Railroad

Color 2018  
 Red: Band 1  
 Green: Band 2  
 Blue: Band 3

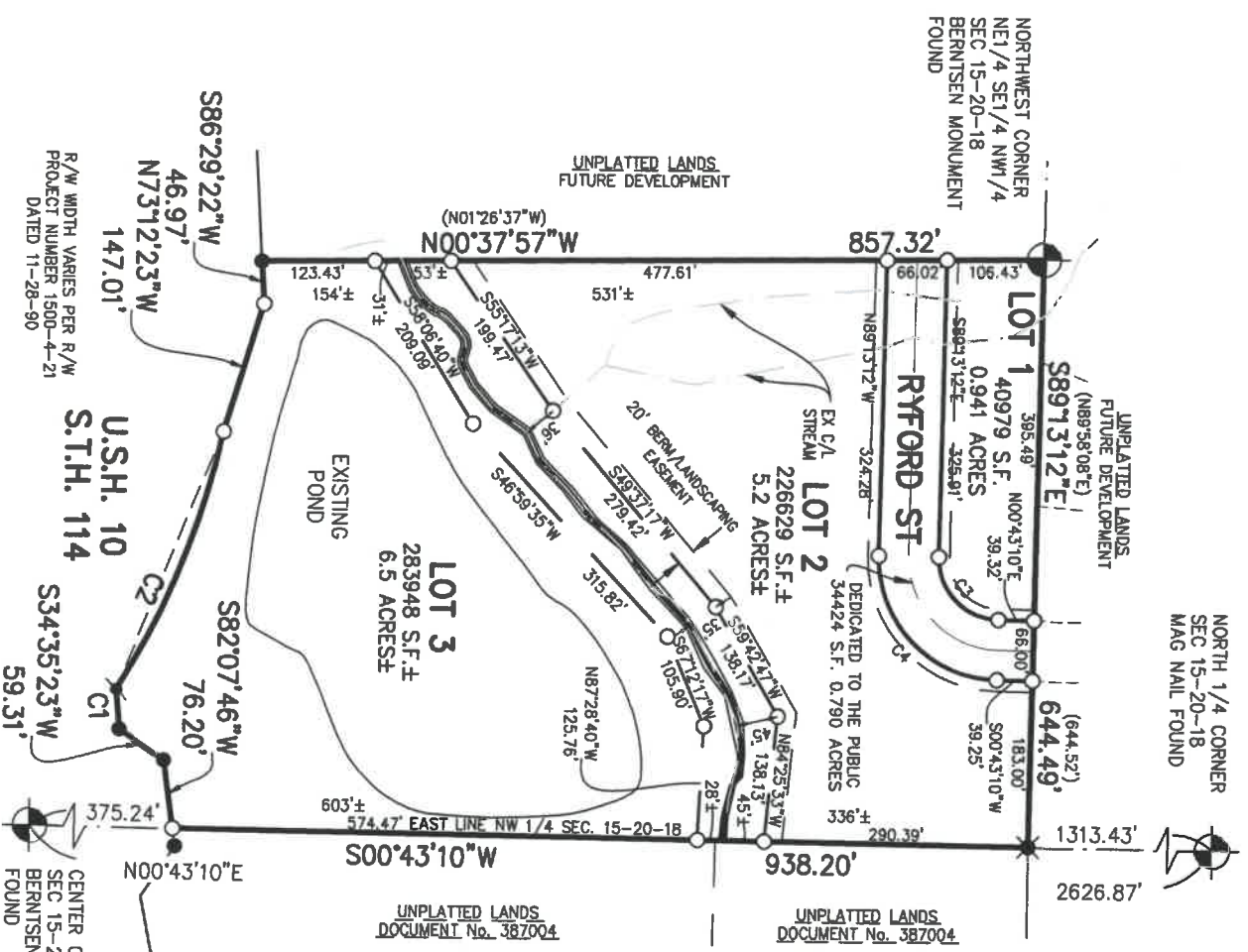


**DISCLAIMER:** This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

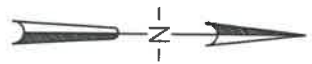
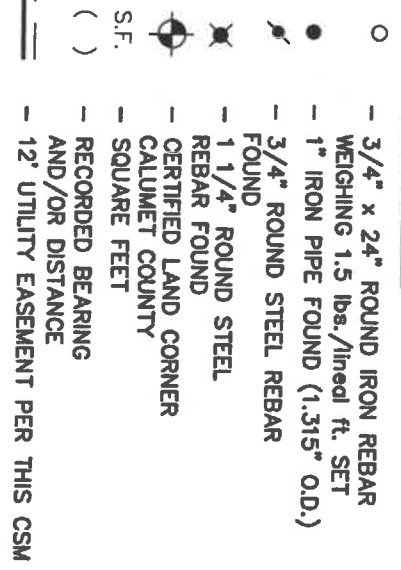
Author:	
Date Printed:	06/18/18 11:57 AM
	

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH,**  
**RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN**

SHEET 1 OF 4



UNPLATTED LANDS VOL 127 PG. 6



SCALE - FEET

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST WHICH BEARS S00°43'10"W PER THE PUBLISHED CALUMET COUNTY COORDINATE SYSTEM.

- FOR: -VILLAGE OF HARRISON  
 -C/O MARK MOMMAERTS  
 -WS298 STATE ROAD 114  
 -HARRISON, WI 54952

SEE SHEET 2 OF 4 FOR CURVE DATA

DRAFTED BY: Marty J. Abing



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

R/W WIDTH VARIES PER R/W PROJECT NUMBER 1500-4-21 DATED 11-28-90

CENTER OF SEC 15-20-18 BERTITSEN MONUMENT FOUND

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

June 25, 2019

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**Title:**

Revised Preliminary Plat – Hidden Pines

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**Issue:**

Should the Plan Commission recommend approval of the Revised Preliminary Plat for Hidden Pines?

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**Background and Additional Information:**

The developer is proposing a revised preliminary plat for the Hidden Pines subdivision. The revised plat will have 11-lots, not 10-lots, and will have a smaller stormwater pond to cover stormwater needs for just the subdivision rather than a larger pond to cover adjacent areas. These revisions are based on discussions with the Village Board during the development agreement process. No changes to the roadway layout are being proposed.

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**Recommended Action:**

Staff recommends conditional approval of the 11-lot revised Preliminary Plat for Hidden Pines with the following conditions:

1. A temporary turnaround shall be constructed until the east/west road is extended.
2. All lots shall have a storm sewer lateral provided for sump pump discharge.
3. Final utility, street plans, and stormwater management/erosion control plans shall be reviewed and approved by the Village Engineer and Village staff in writing prior to approval of the Final Plat and prior to utility and street construction.
4. A Development Agreement shall be executed prior to approval of the final plat.
5. A fee-in-lieu of parkland shall be negotiated as part of the Development Agreement.
6. An assessment waiver shall be signed prior to the approval of the final plat, if there will be any assessments by Village.
7. Any proposed street lights shall be installed and upfront costs to be paid by the Developer. The Village will assume long-term maintenance.
8. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
9. All utilities, including but not limited to, sewer & water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
10. The Village Board shall accept the roadway prior to issuance of building permits and zoning permits.
11. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
12. All other improvements, including but not limited to, curb & gutter, concrete paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits,

unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.

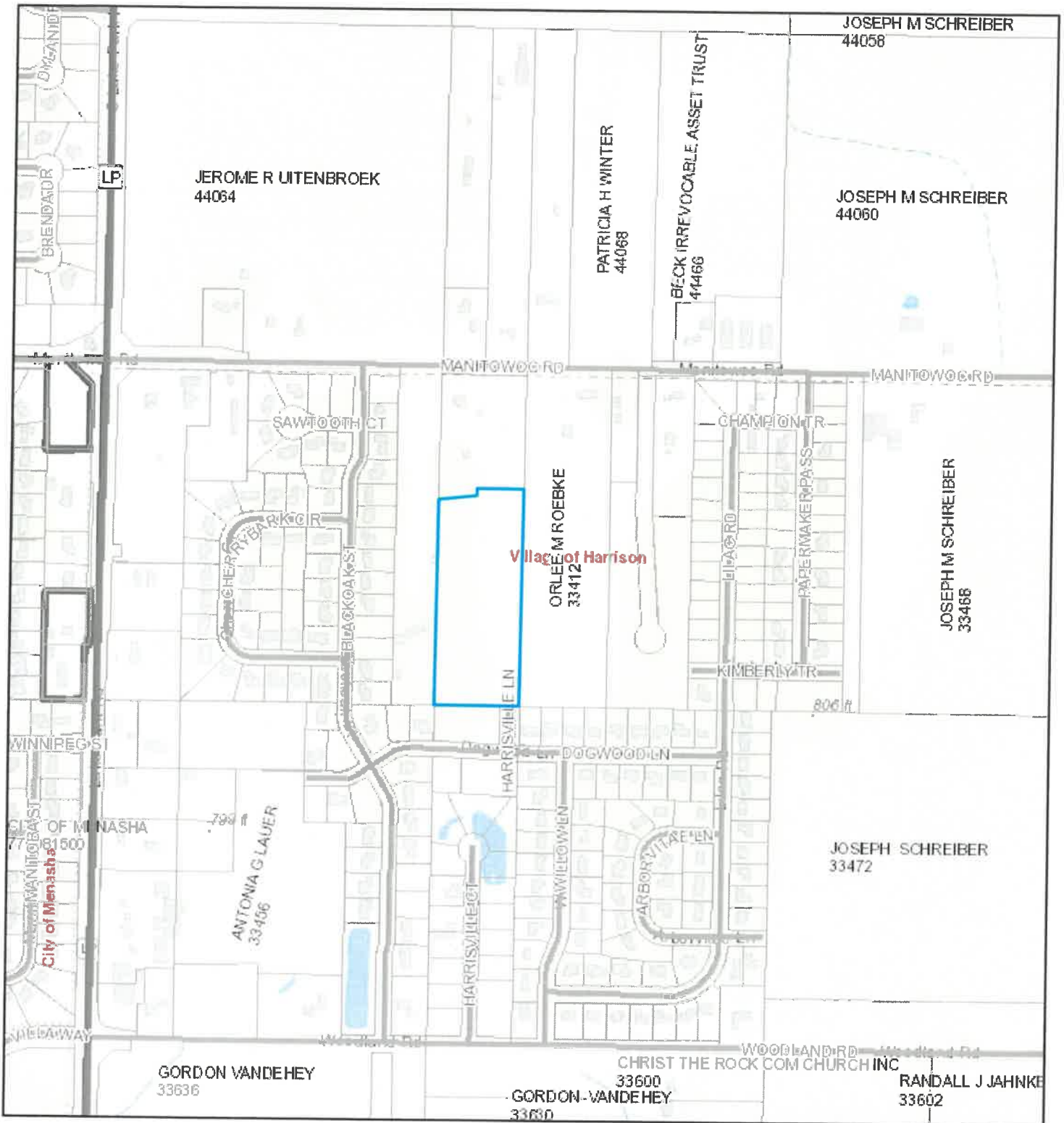
13. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
14. Multiple benchmark locations shall be established for use during building construction.
15. All environmental corridors shall be clearly identified and setback lines to be indicated.
16. High-back, integral concrete curb shall be utilized rather than the mountable curb.
17. A 12-foot Utility Easement for the Village of Harrison shall be added to the front of all lots.
18. All water, sanitary, and storm laterals shall be stubbed into the lot a minimum of 6-feet.
19. All Storm Sewer Easements shall be 30-feet in width, all other drainage easement may be 20-feet in width.

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**Attachments:**

- Location Map
- Preliminary Plat

# Calumet County Parcel



6/13/2019, 2:38:17 PM

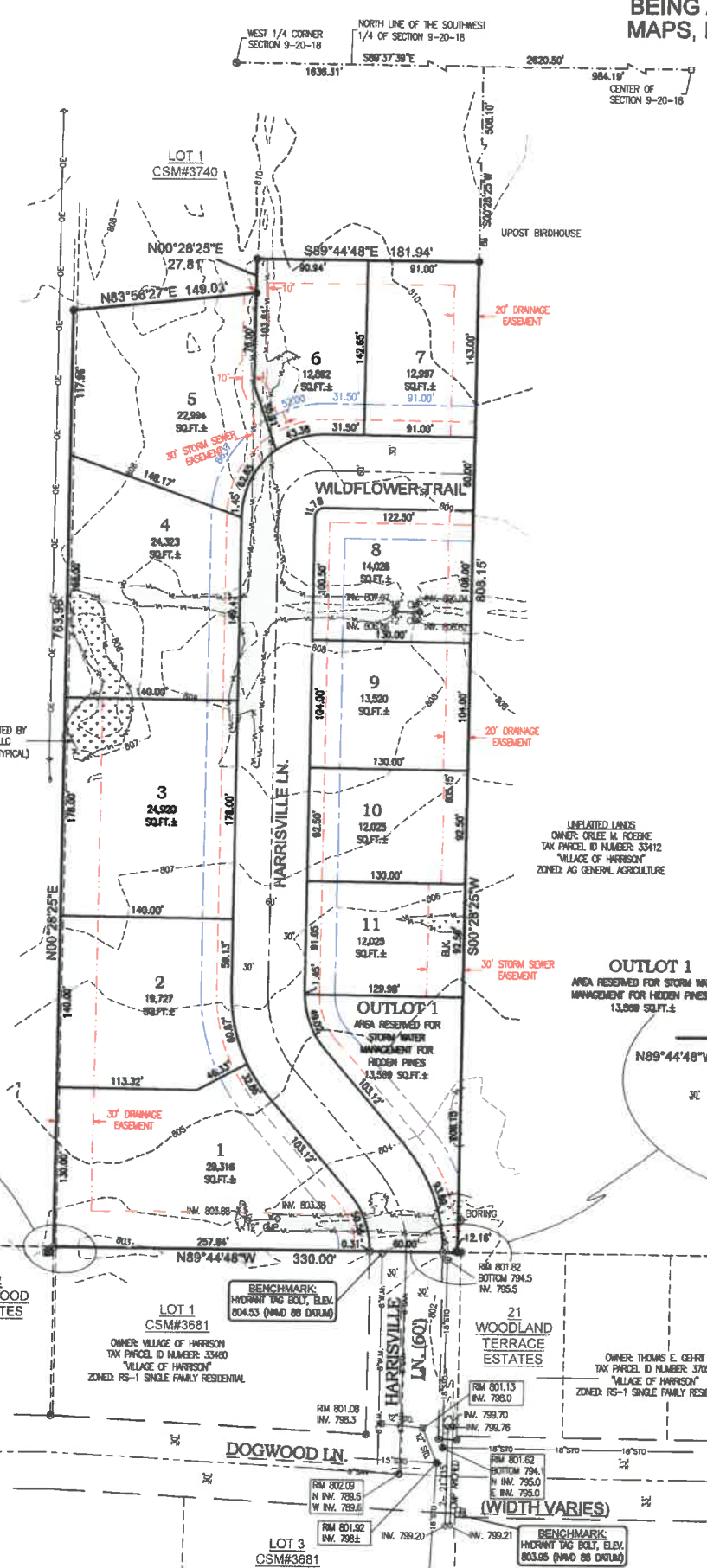
1:9,028

- |                            |                            |                            |
|----------------------------|----------------------------|----------------------------|
| Calumet Roads Cartographic | State Highways             | County Highways            |
| Federal Highways           | County Highways            | Local Roads                |
| State Highways             | Local Roads                | Calumet Roads Cartographic |
| County Highways            | Calumet Roads Cartographic | Federal Highways           |
| Calumet Roads Cartographic | Federal Highways           | State Highways             |
| Federal Highways           | State Highways             | County Highways            |

City of Appleton, County of Calumet, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Calumet County Land Information Office

# PRELIMINARY PLAT "HIDDEN PINES SUBDIVISION"

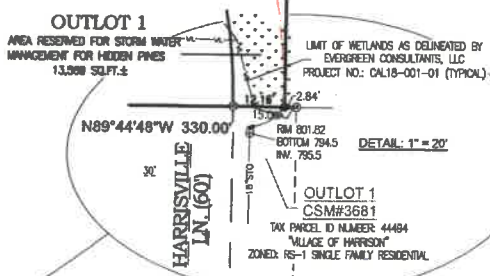
BEING ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3740 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 240, AS DOCUMENT NO. 535713, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



UNRELATED LANDS  
OWNER: DAVE E. MANOSKE  
TAX PARCEL ID NUMBER: 33420  
"VILLAGE OF HARRISON"  
ZONED: AG GENERAL AGRICULTURE

LIMIT OF WETLANDS AS DELINEATED BY  
EVERGREEN CONSULTANTS, LLC  
PROJECT NO.: CAL18-001-01 (TYPICAL)

UNRELATED LANDS  
OWNER: ORLEE M. ROEBKE  
TAX PARCEL ID NUMBER: 33412  
"VILLAGE OF HARRISON"  
ZONED: AG GENERAL AGRICULTURE



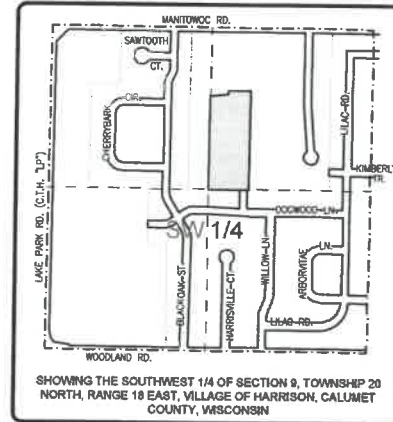
**OWNERS & SUBDIVIDER:**  
LOUMAR PROPERTIES, LLC  
W8349 DOGWOOD LANE  
MENASHA, WISCONSIN 54952

**PRESENT ZONING:**  
AG GENERAL AGRICULTURE

**PROPOSED ZONING:**  
RS-1 SINGLE FAMILY RESIDENTIAL (SUBURBAN)

**SURROUNDING ZONING:**  
AG GENERAL AGRICULTURE  
RS-1 SINGLE FAMILY RESIDENTIAL (SUBURBAN)

**REVIEWING AGENCIES:**  
DEPARTMENT OF ADMINISTRATION  
VILLAGE OF HARRISON  
CALUMET COUNTY  
EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION  
WISCONSIN ELECTRIC POWER COMPANY D/B/A WE ENERGIES,  
WISCONSIN GAS, LLC  
HARRISON UTILITIES  
AT&T  
SPECTRUM



**LEGEND:**

- ⊙ = 2" IRON PIPE WITH CALUMET CAP
- ⊙ = 3/4" X 1/8" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1,502 LBS. PER LIN. FT.
- ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊙ = P.K. NAIL FOUND
- ⊙ = SANITARY MANHOLE
- ⊙ = STORM MANHOLE
- ⊙ = CATCH BASIN
- ⊙ = CULVERT
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = POWER POLE
- ⊙ = DOWN GUY
- ⊙ = GAS VALVE
- ⊙ = ELECTRICAL PEDESTAL
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = CABLE PEDESTAL
- ⊙ = SIGN
- ⊙ = SOIL BORING LOCATION
- ( ) = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL & COMMUNICATIONS
- OEC = OVERHEAD ELECTRICAL & COMMUNICATIONS
- UC = UNDERGROUND COMMUNICATIONS

LIMIT OF WETLANDS AS DELINEATED BY EVERGREEN CONSULTANTS, LLC PROJECT NO.: CAL18-001-01 (TYPICAL)

ARTIFICIAL WETLAND EXCEPTION DETERMINATION PER THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2018-8-02471, AUGUST 7, 2018

GRAPHIC SCALE: 1" = 60'

60 30 0 30 60 90 120 150 180

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, WHICH BEARS S89°37'38"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (CALUMET COUNTY)



- 3/4" X 3/4" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1,502 LBS. PER LIN. FT.

- ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.

- ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

FRONT YARD SETBACK TO BE 25' UNLESS NOTED OTHERWISE

DENOTES 12' UTILITY EASEMENT UNLESS NOTED OTHERWISE

**NOTES:**

- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 2018301850 AND 2018301853 AND THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARK.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.
- ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT.

**LEGAL DESCRIPTION:**  
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3740 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALUMET COUNTY, WISCONSIN ON DECEMBER 7, 2018 IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 240, AS DOCUMENT NO. 535713; SAID MAP BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**SURVEYOR'S CERTIFICATE:**  
I, ROBERT F. REIDER, CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES AND THAT I HAVE FULLY COMPLIED WITH THE SUBDIVISION ORDINANCES OF THE VILLAGE OF HARRISON.

*Robert F. Reider*  
ROBERT F. REIDER, PL-8-1281 DATED 3-25-2019

**SOIL BORING CERTIFICATION:**  
I, ROBERT F. REIDER, CERTIFY THAT THE SOIL TEST LOCATIONS SHOWN ON THIS PRELIMINARY PLAT AREA ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Robert F. Reider*  
ROBERT F. REIDER, PL-8-1281 DATED 3-25-2019

**CAROW LAND SURVEYING CO., INC.**  
615 N. LYNNDALE DRIVE  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168 FAX: (920)731-5673

**LOUMAR PROPERTIES, LLC**  
ATTENTION: KENT GROSS  
6349 DOGWOOD LANE  
MENASHA, WISCONSIN 54952  
PROJECT: PRELIMINARY PLAT "HIDDEN PINES SUBDIVISION" VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

DATE	REVISIONS
3-28-2019	REVIEW CORNERS
4-01-2019	REVIEW CHANGES
4-25-2019	MAKED ROAD 10' NORTH ON EAST SIDE
5-03-2019	RECEIVED EAST LOTS
6-03-2019	EXAMINER, ETC.

DESIGNED: [ ] DRAWN: [ ] MCR: [ ] CHECKED: [ ] RFR: [ ]

1-800-368-1019  
3-25-2019  
PROJECT NO. C-1808.10FP  
SHEET NO.





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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

June 25, 2019

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**Title:**

Final Plat – Hidden Pines

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**Issue:**

Should the Plan Commission recommend approval of the Final Plat for Hidden Pines?

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**Background and Additional Information:**

The developer submitted a final plat for the Hidden Pines subdivision. The plat will have 11-lots, will have a stormwater pond to cover stormwater needs for the subdivision. The subdivision extends Harrisville Lane to the north. A development agreement has been approved by the Village Board.

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**Recommended Action:**

Staff recommends conditional approval of the 11-lot Final Plat for Hidden Pines with the following conditions:

1. Note #10 under Village Notes shall be removed.
2. Wetland disturbance permits granted by the appropriate entity(ies) shall be obtained for all wetlands within the areas dedicated to the public and a copy of such permit given to the Village.
3. A temporary turnaround shall be constructed until the east/west road is extended. (*indicated on plans*)
4. All lots shall have a storm sewer lateral provided for sump pump discharge. (*indicated on plans*)
5. Final utility, street plans, and stormwater management/erosion control plans shall be reviewed and approved by the Village Engineer and Village staff in writing prior to approval of the Final Plat and prior to utility and street construction. (*completed*)
6. A Development Agreement shall be executed prior to approval of the final plat.
7. A fee-in-lieu of parkland shall be negotiated as part of the Development Agreement. (*completed*)
8. An assessment waiver shall be signed prior to the approval of the final plat, if there will be any assessments by Village.
9. Any proposed street lights shall be installed and upfront costs to be paid by the Developer. The Village will assume long-term maintenance.
10. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
11. All utilities, including but not limited to, sewer & water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.

12. The Village Board shall accept the roadway prior to issuance of building permits and zoning permits.
13. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
14. All other improvements, including but not limited to, curb & gutter, concrete paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.
15. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff. *(completed)*
16. Benchmarks shall be set on all hydrant tag bolts.
17. All environmental corridors shall be clearly identified and setback lines to be indicated. *(completed)*
18. High-back, integral concrete curb shall be utilized rather than the mountable curb. *(indicated on plans)*
19. A 12-foot Utility Easement for the Village of Harrison shall be added to the front of all lots. *(indicated on plans)*
20. All water, sanitary, and storm laterals shall be stubbed into the lot a minimum of 6-feet. *(indicated on plans)*
21. All Storm Sewer Easements shall be 30-feet in width, all other drainage easement may be 20-feet in width. *(indicated on plans)*

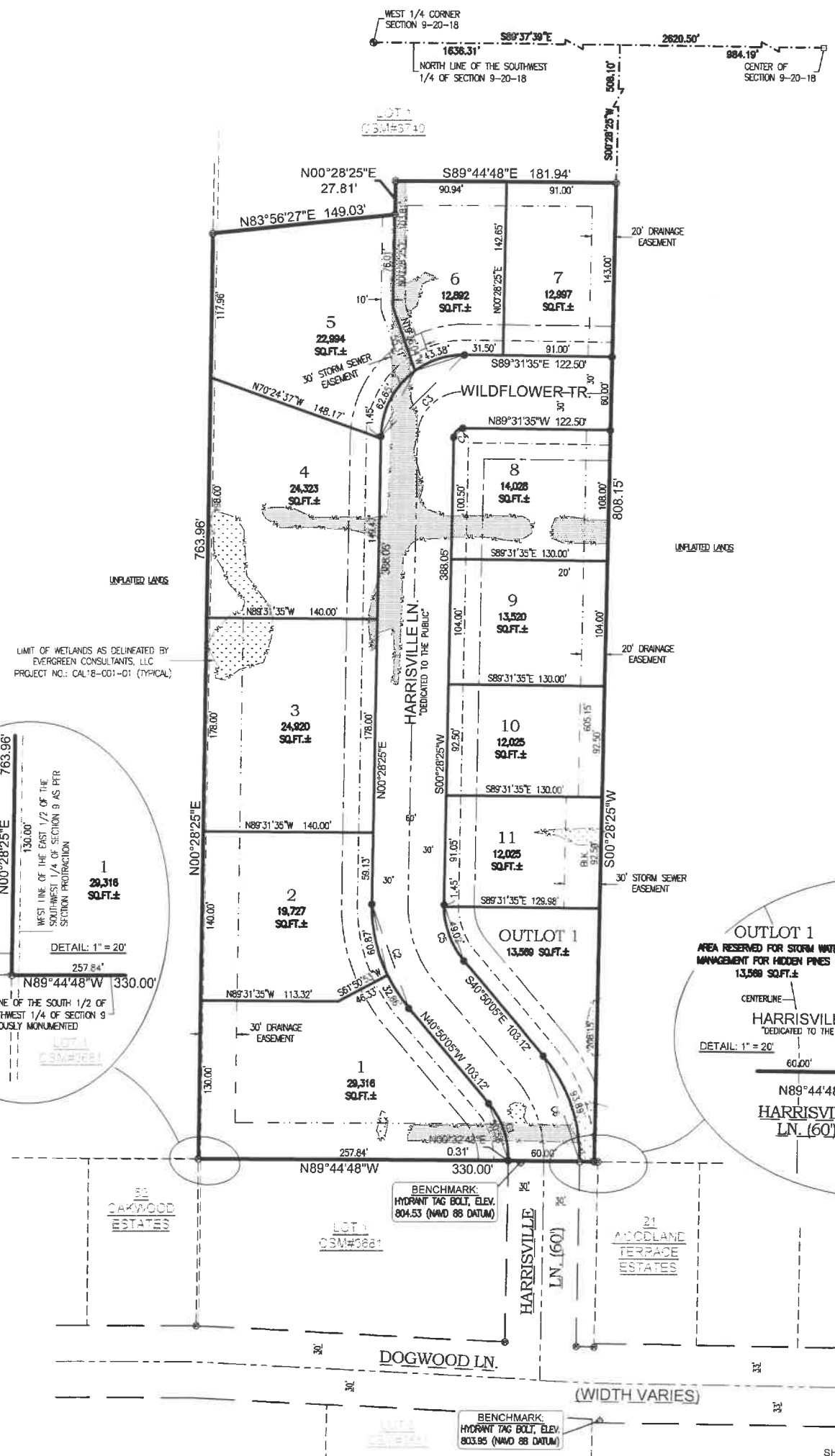
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**Attachments:**

- Final Plat

# "HIDDEN PINES SUBDIVISION"

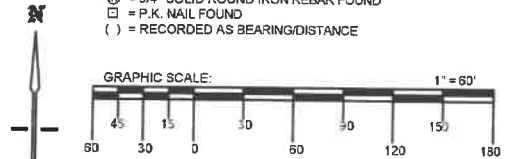
BEING ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3740 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 240, AS DOCUMENT NO. 535713, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



- LEGEND:**
- = 2" IRON PIPE WITH CALUMET COUNTY CAP
  - = 1-1/4" X 24" SOLID ROUND IRON REBAR SET, WEIGHING 4.30 LBS. PER LIN. FT.
  - ⊕ = 3/4" SOLID ROUND IRON REBAR FOUND
  - ⊞ = P.K. NAIL FOUND
  - ( ) = RECORDED AS BEARING/DISTANCE

LIMIT OF WETLANDS AS DELINEATED BY EVERGREEN CONSULTANTS, LLC PROJECT NO.: CAL18-001-01 (TYPICAL)

ARTIFICIAL WETLAND EXCEPTION DETERMINATION PER THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2018-8-02471, AUGUST 7, 2018



- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.

- ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.

- ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

--- DENOTES 25' BUILDING SETBACK LINE

--- DENOTES 12' UTILITY EASEMENT UNLESS NOTED OTHERWISE

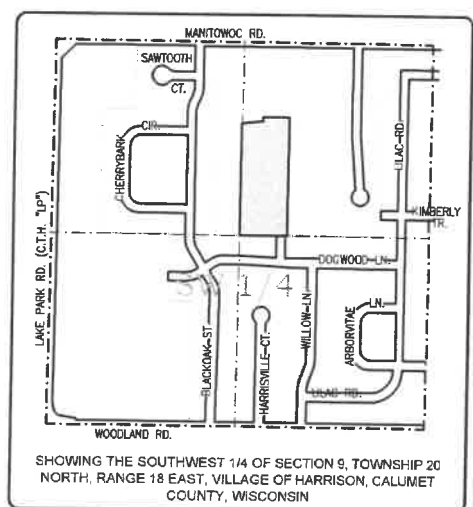
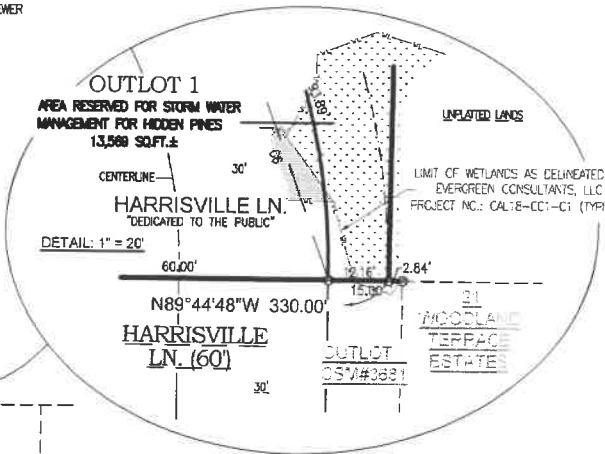
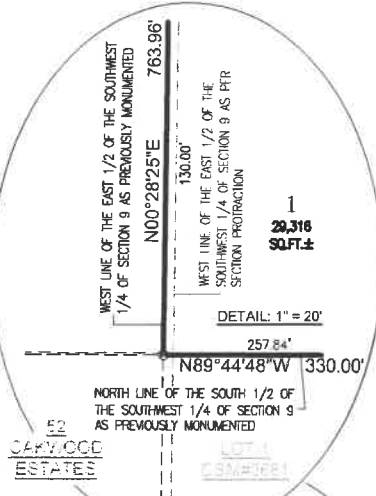
**VILLAGE NOTES:**

- 1) THERE ARE ORDINANCE REGULATIONS THAT HAVE BEEN PASSED BY THE VILLAGE OF HARRISON REQUIRING THE MAINTENANCE OF LOT DRAINAGE PLANS ON A PERMANENT BASIS. SAID REGULATIONS HAVE BEEN RECORDED AS DOCUMENT NUMBER 331468, CALUMET COUNTY REGISTER OF DEEDS AND SHALL APPLY TO ALL SUBDIVISIONS APPROVED AFTER THE 1ST DAY OF MAY, 2001. SAID RECORDING SHALL HAVE THE EFFECT OF DEED RESTRICTIONS REQUIRING THAT PERMANENT LAWNS BE ESTABLISHED IN CONFORMANCE WITH THE LOT DRAINAGE PLAN ELEVATIONS WITHIN ONE YEAR AFTER INITIAL OCCUPANCY OF ANY HOUSE. FAILURE TO MAINTAIN GRADES IN ACCORDANCE WITH STORM WATER OR DRAINAGE PLANS SHALL ENTITLE THE VILLAGE OR REPRESENTATIVE THEREOF TO DIRECT COMPLIANCE OR UPON FAILURE OF COMPLIANCE TO MAKE SAID LANDS COME INTO COMPLIANCE. THE COSTS AND EXPENSES SHALL BE ENTERED ON THE TAX ROLL AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED WITH OTHER TAXES LEVIED THEREON.
- 2) BUILDING PERMITS AND OCCUPANCY PERMITS MAY BE WITHHELD FOR NON-COMPLIANCE WITH THE PLAT OR VILLAGE ORDINANCES RELATING TO DRAINAGE AND STORM WATER MANAGEMENT. COMPLIANCE WITH THE SURFACE DRAINAGE FACILITIES REQUIRED BY THE PLAT WHICH ARE APPLICABLE TO THE LOT FOR WHICH A BUILDING PERMIT HAS BEEN APPLIED, HAVE NOT BEEN COMPLIED WITH, THE BUILDING INSPECTOR MAY WITHHOLD BUILDING PERMITS REQUIRED BY THE BUILDING CODE.
- 3) IN THE EVENT THAT, AFTER CONSTRUCTION THERE IS A FAILURE TO ESTABLISH SURFACE GRADES IN ACCORDANCE WITH THE SUBDIVISION SURFACE WATER PLAN, THE BUILDING INSPECTOR MAY WITHHOLD THE OCCUPANCY PERMIT REQUIRED BY THE BUILDING CODE.
- 4) MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE PLAT OR SERVING THE PLAT IS THE SOLE RESPONSIBILITY OF THE OWNERS/SUBDIVIDER UNTIL ACCEPTANCE BY OR DEDICATION TO THE VILLAGE OF HARRISON.
- 5) WHERE THE FINAL DRAINAGE PLAN REQUIRES A STORM INLET TO ADEQUATELY DRAIN THE REAR PORTION OF LOTS WITHIN BLOCKS OF THE PLAT, THE SUBDIVIDER SHALL INCORPORATE RESTRICTIVE COVENANTS IN THE DEEDS FOR THE AFOREMENTIONED LOTS THAT, "THE RESPECTIVE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAR GRATE ON ANY STORM DRAINAGE INLETS ON THEIR LOT."
- 6) UPON FAILURE OF THE OWNERS/SUBDIVIDER TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE VILLAGE OF HARRISON RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE PLAT, SYSTEMS/FACILITIES.
- 7) DRAINAGE EASEMENT NOTES:
  1. ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORMWATER COLLECTION, CONVEYANCE, TREATMENT, OR INFILTRATION. NO BUILDINGS, FENCES, OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORMWATER FLOWS IN ANY WAY.
  2. LANDSCAPING/PLANTINGS SHALL BE RESTRICTED TO GROUND COVER.
  3. IF DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE VILLAGE OF HARRISON MAY LEVY THE COST AND EXPENSES OF SUCH INSPECTIONS, MAINTENANCE, AND/OR REPAIR RELATED ACTIONS AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED AS SUCH IN ACCORDANCE WITH THE PROCEDURES UNDER WIS. STATS. 66.0627.
- 8) THE VILLAGE OF HARRISON WILL ASSESS ALL LOTS FOR STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, CURB & GUTTER, CONCRETE PAVEMENT, AND SIDEWALKS.
- 9) THERE SHALL BE NO LOWER EXPOSED OPENINGS ON LOTS CONTAINING A DRAINAGE EASEMENT. ANY EGRESS WINDOWS WILL REQUIRE A WINDOW WELL WITH A TOP ELEVATION CONSISTENT WITH THE TOP OF THE HOUSE

THIS INSTRUMENT DRAFTED BY:

RICHARD D. DENIS  
CAROW LAND SURVEYING CO., INC.

ROBERT F. REIDER, RLS-1251 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDALE DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
C1808.10FF DATED: 6-3-2019



CURVE	LOT	CURVE TABLE				
		RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1		70.00	41°22'48"	50.56	N20°08'41"W	49.46
C2		130.00	41°18'30"	93.73	N20°10'50"W	91.71
	1	130.00	14°28'50"	32.86	N33°35'40"W	32.77
	2	130.00	26°49'40"	60.87	N12°56'25"W	60.32
C3		67.50	90°00'00"	106.03	N45°28'25"E	55.46
	5	67.50	53°10'52"	62.65	N27°03'51"E	60.43
	6	67.50	36°49'08"	43.38	N72°03'51"E	42.63
C4		7.50	90°00'00"	11.78	S45°28'25"W	10.61
C5		70.00	41°18'30"	50.47	S20°10'50"E	49.38
	11	70.00	01°11'02"	1.45	S00°07'06"E	1.45
	OUTLOT 1	70.00	48°07'28"	49.02	S20°46'21"E	48.03
C6		130.00	41°22'48"	93.89	S20°08'41"E	91.86

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

# "HIDDEN PINES SUBDIVISION"

BEING ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3740 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 240, AS DOCUMENT NO. 535713, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR NO. 1251, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "HIDDEN PINES SUBDIVISION", BEING ALL OF LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 3740 AS RECORDED IN VOLUME 33 OF CERTIFIED SURVEY MAPS, PAGE 240, AS DOCUMENT NO. 535713, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION AND PLAT BY THE DIRECTION OF LOUMAR PROPERTIES, LLC, OWNER OF SAID LAND, CONTAINING 251,360 SQUARE FEET (6.0000) ACRES OF LAND MORE OR LESS.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HARRISON AND CALUMET COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, ROBERT F. REIDER, PLS-1251

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

LOUMAR PROPERTIES, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

LOUMAR PROPERTIES, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION  
VILLAGE OF HARRISON  
CALUMET COUNTY

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY KENTGROSS, ITS PRESIDENT AND COUNTERSIGNED BY \_\_\_\_\_, ITS SECRETARY, AT \_\_\_\_\_ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IN THE PRESENCE OF

LOUMAR PROPERTIES, LLC

SIGNED \_\_\_\_\_  
PRESIDENT

COUNTERSIGNED: \_\_\_\_\_  
SECRETARY

STATE OF WISCONSIN) )SS  
CALUMET COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PRESIDENT, AND SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, WI  
MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN) )SS  
CALUMET COUNTY)

I, JENNIFER WEYENBERG, BEING THE DULY APPOINTED, QUALIFIED AND ACTING VILLAGE 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 SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ ON ANY OF THE LAND INCLUDED IN THE PLAT OF "HIDDEN PINES SUBDIVISION".

JENNIFER WEYENBERG, VILLAGE TREASURER DATED \_\_\_\_\_

## CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN) )SS  
CALUMET COUNTY)

I, MIKE SCHLAAK, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF CALUMET, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENT AS OF \_\_\_\_\_ AFFECTING THE LANDS INCLUDED IN THE PLAT OF "HIDDEN PINES SUBDIVISION".

MIKE SCHLAAK COUNTY TREASURER, DATED \_\_\_\_\_

## VILLAGE BOARD APPROVAL CERTIFICATE:

RESOLVED, THAT THE PLAT OF "HIDDEN PINES SUBDIVISION" IN THE VILLAGE OF HARRISON, IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF HARRISON.

APPROVED: \_\_\_\_\_  
KEVIN M. HIETPAS, VILLAGE PRESIDENT DATED \_\_\_\_\_

SIGNED: \_\_\_\_\_  
KEVIN M. HIETPAS, VILLAGE PRESIDENT DATED \_\_\_\_\_

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF HARRISON.

JENNIFER WEYENBERG, VILLAGE CLERK DATED \_\_\_\_\_

STATE OF WISCONSIN) )SS  
CALUMET COUNTY)

I, JENNIFER WEYENBERG, BEING THE DULY ELECTED, QUALIFIED AND ACTING CLERK OF THE VILLAGE OF HARRISON, DO HEREBY CERTIFY THAT THE VILLAGE BOARD OF THE VILLAGE OF HARRISON PASSED A RESOLUTION NUMBER ON \_\_\_\_\_, AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF "HIDDEN PINES SUBDIVISION", UPON SATISFACTION OF CERTAIN CONDITIONS, AND DO HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JENNIFER WEYENBERG, CLERK DATED \_\_\_\_\_

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_

\_\_\_\_\_ M., AND FILED IN CABINET \_\_\_\_\_ OF PLATS IN FILE NUMBER \_\_\_\_\_

\_\_\_\_\_ DOCUMENT NUMBER \_\_\_\_\_ REGISTER OF DEEDS,

CALUMET COUNTY,

## UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED TO  
**WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE,**  
**AT&T, GRANTEE, AND**  
**SPECTRUM, GRANTEE, AND**  
**HARRISON UTILITIES, AND OTHER UTILITY PROVIDERS, GRANTEE**

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THERON, OR ON ADJACENT LOTS, ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

## NOTES:

- NO UTILITY TRANSFORMER OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A PROPERTY CORNER MONUMENT. NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT LINE CORNER MONUMENT.
- ANY AGRICULTURAL DRAINTILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAINTILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAINTILE MUST BE BORN BY THE PARTY DAMAGING THE DRAINTILE.

There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

June 25, 2019

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**Title:**

Discussion Item – Mixed Use Development

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**Issue:**

Should the Plan Commission explore a planned development overlay or code amendments for mixed use development on Amy Avnue?

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**Background and Additional Information:**

The developer of the commercial development on Amy Avenue between Prosperity Drive and Highline Road is exploring the possibility of creating mixed-use buildings along County KK. The buildings would still have commercial/retail on the ground floor with apartments above.

The zoning ordinance allows for residential dwellings in conjunction with a commercial development as a conditional use in the Business Park [BP] zoning district. It is unclear if this was meant for a limited number of residential units, one or two as a caretaker type of unit, or if it was meant for larger apartment style units.

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**Recommended Action:**

Discussion Only.

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**Attachments:**

- Location Map
- Site Plan

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary

Point of Interest

- ✈ Airport
- ⚓ Boat Launch
- † Cemetery
- ✪ Church
- 🚒 Fire Station
- 🏌 Golf Course
- 🏘 City/Village/Town Hall
- 🏥 Hospital
- 🗑 Landfill
- 📖 Library
- 🏛 Museum
- 📧 Post Office
- 🌳 Park
- 👮 Law Enforcement
- 🅑 Public Parking
- 🎓 School - Private
- 🎓 School - Public

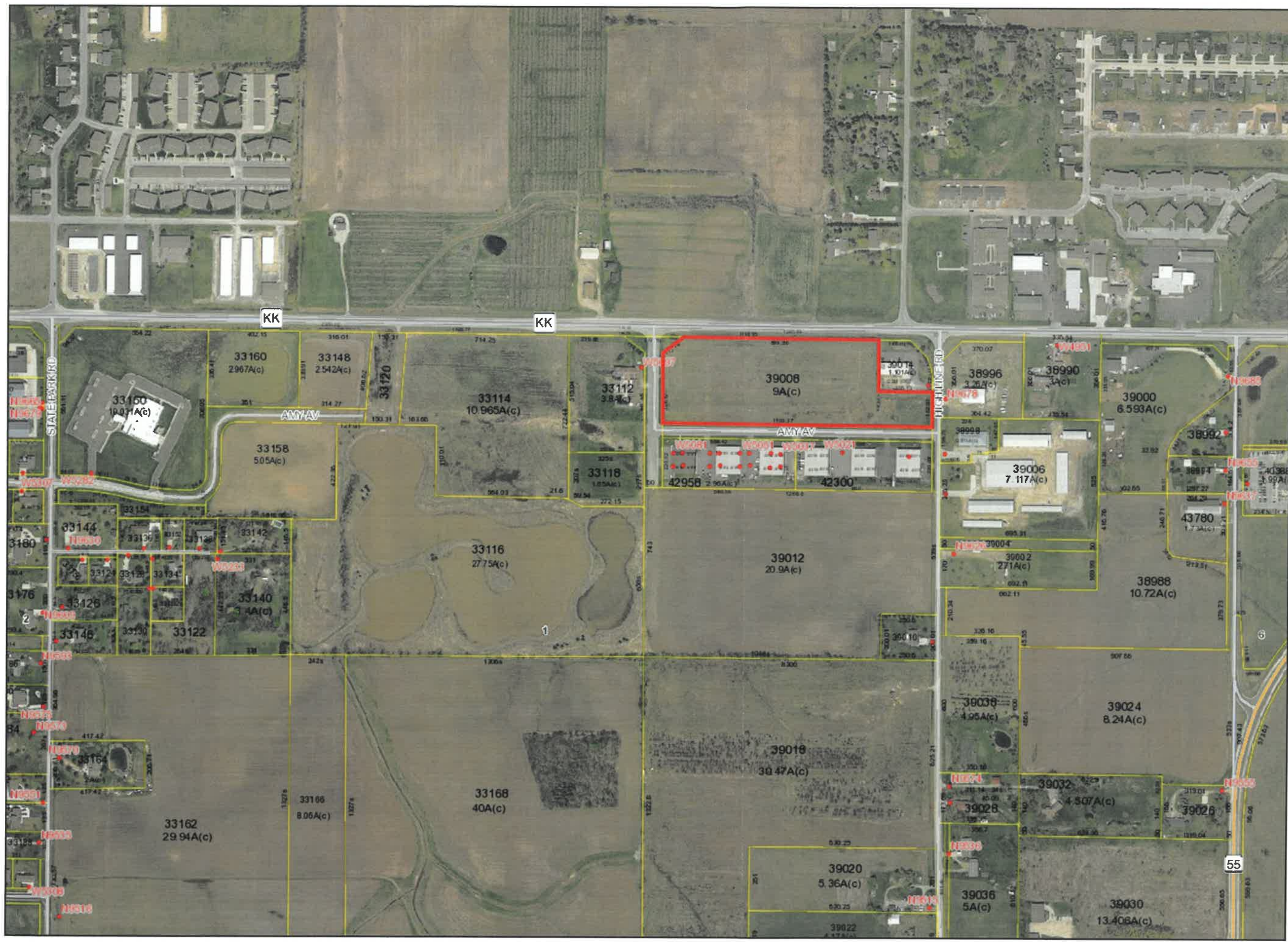
- ▭ Parcel Boundary
- Property Hook
- PLSS Section
- 🌳 State Parks
- 🌳 County Parks
- 🌊 Lake
- 🌊 River and Stream
- 🌊 Wetland Boundary
- 📍 Wetland Point
- Major Roads
  - Federal Highways
  - State Highways
  - County Highways
- Local Roads
  - Local Roads
  - Municipal Streets
- Trail
- Railroad

- Color 2018
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

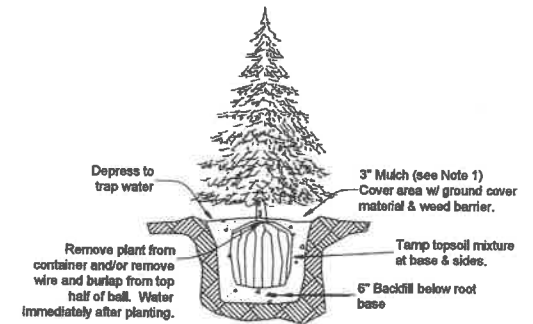
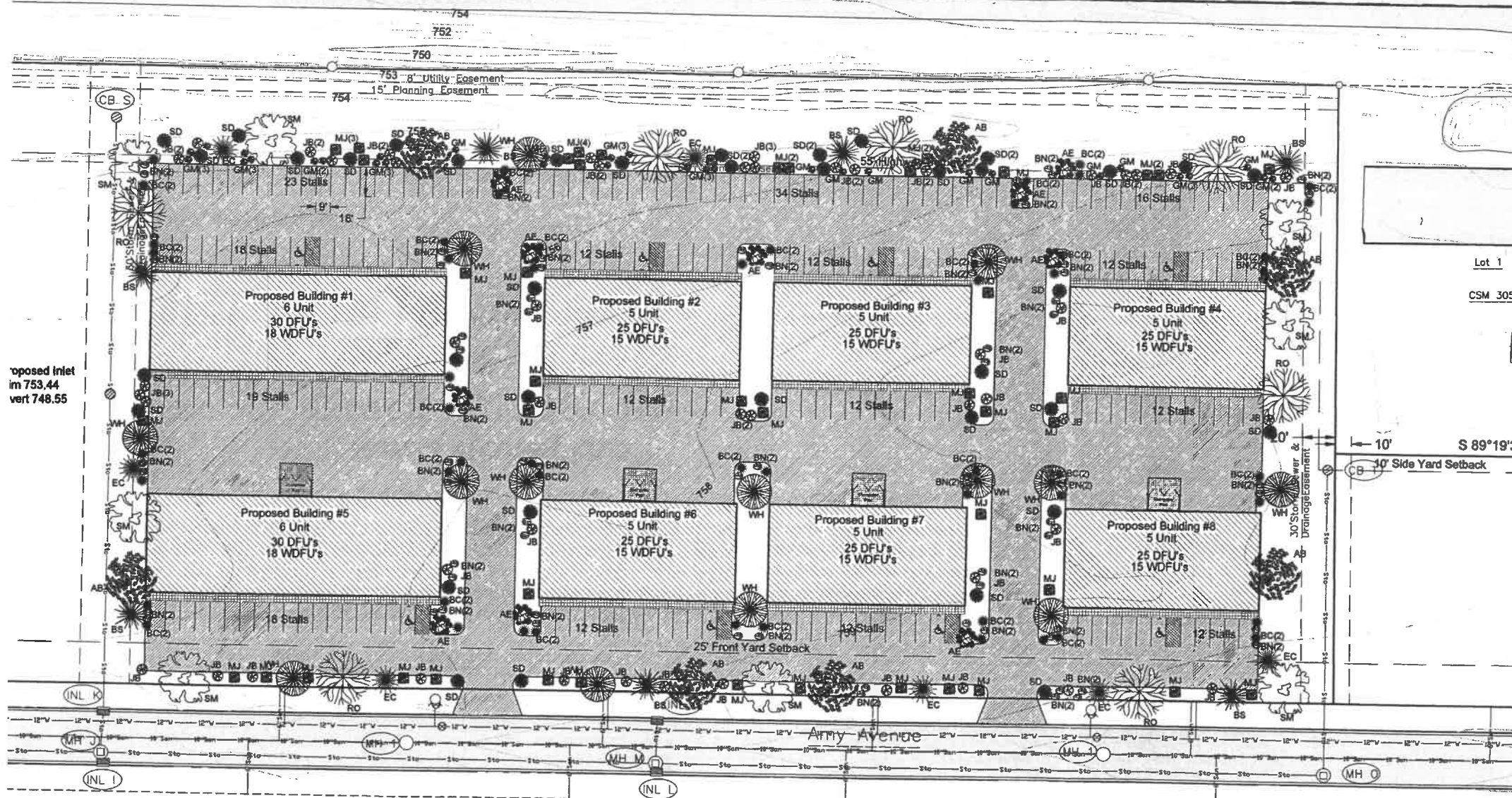


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

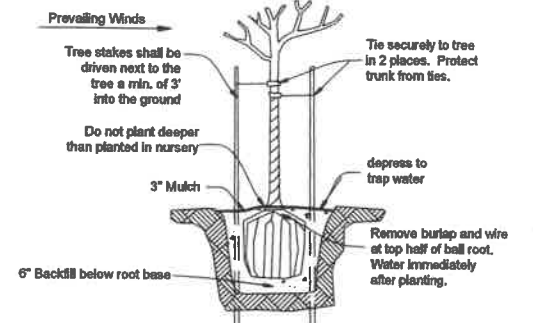
Author:	
Date Printed: 06/17/19 1:38 PM	
Source:	



C.T.H. "KK"



Shrub Planting Details



Tree Planting Details

Landscape Requirements

- Note:
- All Planting beds are to be mulched with hardwood mulch.
  - Exterior lighting shall consist of wall mounted fixtures on buildings only.

Canopy Trees (2" diameter measured 6" from ground, 50 pts)				
Code	Common Name	Genus/Species	Qty	Points
RO	Red Oak	Quercus rubrum	7	350
AB	American Basswood	Tilia americana	7	350
SM	Sugar Maple	Acer Saccharum	7	350
<b>Total</b>			<b>21</b>	<b>1050</b>

Evergreen Trees (6' high, 30 pts)				
Code	Common Name	Genus/Species	Qty	Points
BS	Colorado Blue Spruce	Picea pungens	6	180
EC	Eastern Red Cedar	Juniperus virginiana	7	210
<b>Total</b>			<b>13</b>	<b>390</b>

Ornamental Trees (5' high, 20 pts)				
Code	Common Name	Genus/Species	Qty	Points
WH	Winter King Hawthorne	Crataegus virdis	14	280
AE	American Elder	Sambucus canadensis	10	200
<b>Total</b>			<b>24</b>	<b>480</b>

Tall Shrubs (24" high, 12 pts)				
Code	Common Name	Genus/Species	Qty	Points
SD	Silky Dogwood	Cornus amomum	38	456
GM	Green Mountain Boxwood	Buxus sempervirens x sinica 'green mountain'	32	384
<b>Total</b>			<b>70</b>	<b>840</b>

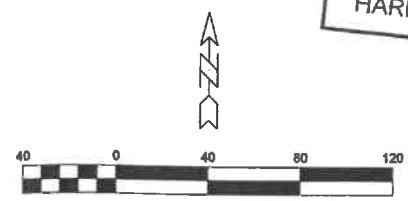
Medium Shrubs (12" high, 8 pts)				
Code	Common Name	Genus/Species	Qty	Points
JB	Japanese Barberry	Berberis thunbergii	50	400
MJ	Miniature Juniper	Juniperus communis	45	360
<b>Total</b>			<b>95</b>	<b>760</b>

Low Shrubs (15" high, 4 pts)				
Code	Common Name	Genus/Species	Qty	Points
BC	Blue Chip Juniper	Juniperus horizontalis 'blue chip'	54	216
BN	Bird's Nest Spruce	Picea abies 'Nidiformis'	76	304
<b>Total</b>			<b>130</b>	<b>520</b>

\*The planted material shall reach stated height specification within 5 years.

4000 points required based on info. suff.  
4040 pts total

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HARRISON PLANNING



LANDSCAPE PLAN

Amy Avenue Commercial Development  
Village of Harrison, Calumet County, WI  
For: Mel Baeten

**Village of Harrison  
May-19 Zoning Permit Report**

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
<b>Residential</b>								
Single Family	7	22	\$ 1,962,100	\$ 6,500,100	13	34	\$ 3,999,815	\$ 9,018,445
Two Family (units)	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Multi Family (units)	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Additions	2	6	\$ 121,077	\$ 236,077	4	5	\$ 108,000	\$ 268,000
Acc. Structures	5	9	\$ 29,800	\$ 48,250	6	13	\$ 73,000	\$ 255,800
Miscellaneous	9	20	\$ 97,980	\$ 173,980	8	16	\$ 104,400	\$ 176,727
<b>Total Residential</b>	<b>23</b>	<b>57</b>	<b>\$ 2,210,957</b>	<b>\$ 6,958,407</b>	<b>31</b>	<b>68</b>	<b>\$ 4,285,215</b>	<b>\$ 9,718,972</b>
<b>Com./Ind.</b>								
New	0	2	\$ 0	\$ 5,400,000	0	0	\$ 0	\$ 0
Additions	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	0	0	\$ 0	\$ 0	0	1	\$ 0	\$ 2,100
<b>Total Com./Ind.</b>	<b>0</b>	<b>2</b>	<b>\$ 0</b>	<b>\$ 5,400,000</b>	<b>0</b>	<b>1</b>	<b>\$ 0</b>	<b>\$ 2,100</b>
<b>Combined Total</b>	<b>23</b>	<b>59</b>	<b>\$ 2,210,957</b>	<b>\$ 12,358,407</b>	<b>31</b>	<b>69</b>	<b>\$ 4,285,215</b>	<b>\$ 9,721,072</b>

Number of Vacant Lots Remaining 174