

PLAN COMMISSION AGENDA

Tuesday, June 22, 2021
5:30PM

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)
Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
- 5) Approve Minutes
 - May 18, 2021
- 6) Convene Meeting and Enter Public Hearing
 - a. Zoning Text Amendments – Pigeon Road Storage
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Zoning Text Amendments – Pigeon Road Storage
 - b. Conditional Use Permit Modification – Pigeon Road Storage – Pigeon Road
 - c. Certified Survey Map – Schrader – N8366 Hwy 55
- 9) Items for Discussion
 - a. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively July 20, 2021 at 5:30pm
- 11) Adjourn

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

Posted: June 15, 2021

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 22, 2021

Title:

Zoning Text Amendments

Issue:

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

Background and Additional Information:

The developer of the Pigeon Road Storage development is proposing zoning text amendments in the General Agricultural [AG] zoning district in order to better accommodate the development, specifically the lot coverage ratio and impervious surface coverage ratio. The current ordinance specifies a 10% maximum for lot coverage for non-farm developments and a 30% maximum for impervious surface coverage for non-farm developments. The applicant is seeking a change to the lot coverage from 10% to 20% and impervious surface coverage from 30% to 45%. Based on the approved Conditional Use Permit site plan, the proposed changes are what is needed to accommodate the development.

The intent of the 10% lot coverage and 30% impervious surface coverage in the AG district was to help regulate the size of homes within the AG zoning district. However, the 2020 zoning code update removed most home development from the AG zoning district and create a RR zoning district. Thus, the remaining development in the AG zoning district will be farms and select business development. Any zoning text change will apply to all lands within the AG zoning district and not just this development.

Current Zoning Ordinance:

Section 117-80 – General Agricultural [AG]

- (i) *Lot coverage. The maximum lot coverage of all buildings and structures on the lot of a nonoperating farm shall be ten percent of the lot area, excluding decks, swimming pools, patios and driveways. An operating farm shall not have a lot coverage requirement.*
- (j) *Impervious surface coverage. The maximum impervious surface coverage of all buildings and structures on the lot of a nonoperating farm shall be 30 percent of the lot area, including decks, swimming pools, patios and driveways. An operating farm shall not have an impervious surface coverage requirement.*

Recommended Action:

Staff recommends the Plan Commission approve text amendments to the zoning ordinance as follows:

Section 117-80 – General Agricultural [AG]

- (i) Lot coverage. The maximum lot coverage of all buildings and structures on the lot of a nonoperating farm shall be ~~ten~~ twenty (20%) percent of the lot area, excluding decks, swimming pools, patios and driveways. An operating farm shall not have a lot coverage requirement.
- (j) Impervious surface coverage. The maximum impervious surface coverage of all buildings and structures on the lot of a nonoperating farm shall be ~~30~~ fifty (50%) percent of the lot area, including decks, swimming pools, patios and driveways. An operating farm shall not have an impervious surface coverage requirement.

Attachments:

- None

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 22, 2021

Title:

Conditional Use Permit Modification – Pigeon Road Storage

Issue:

Should the Plan Commission approve a minor change to the Conditional Use Permit?

Background and Additional Information:

In October 2020, the applicant was granted a Conditional Use Permit in order to operate a mini-warehousing and outdoor storage development on lands located on Pigeon Road just south of the railroad tracks, Parcel #40150. The development was approved with a list of 12 conditions, listed below. The applicant is seeking a change to the Conditional Use Permit, specifically to removed Condition #8 regarding the berm and plantings. The applicant is stating that the existing trees and treeline satisfy the intent of Condition #8. The intent of the berms and plantings is to create a buffer/screen to obstruct or soften the view of the development from the surrounding properties and from the road.

The approval was conditioned on the following:

1. Developer sign a letter stating that they are aware of the conditions of approval and agree to abide by all conditions prior to any other permit, approval, or certificate being granted by the Village.
2. Consult with the WI Dept. Natural Resources on permitting for crossing the stream.
3. A wetland delineation shall be completed to verify wetland locations.
4. Site Plan Review approval shall be obtained in accordance with the Harrison Zoning Ordinance.
5. Stormwater Management & Erosion Control Plan approval shall be obtained in accordance with the Harrison Municipal Code of Ordinances.
6. All driveways, driving area, and parking areas shall be paved. No gravel areas are permitted.
7. The applicant works with Calumet County Planning & Zoning Department on private sanitary systems and well, if needed.
8. Berms and landscape areas be provided along the east side of the development and areas adjacent to the single-family development. The berm should be approximately 5-feet in height with evergreen and other plantings that are 4-5-feet in height at the time of planting. Care should be taken to design the berm and plantings to shield vehicle headlights shining into adjacent properties.
9. All exterior parking area lighting shall be direct cut-off fixtures to reduce/eliminate any glare.

10. All provisions of the zoning ordinance and all other Village ordinances shall be met.
11. Any comments or revisions from Village staff during the site plan review process shall be incorporated as conditions of approval.
12. All necessary permits shall be obtained prior to construction.

Since this is considered a minor change to the Conditional Use Permit, the Plan Commission has authority to review and approve such change. The Plan Commission may recommend the Village Board be required to approve such change.

Recommended Action:

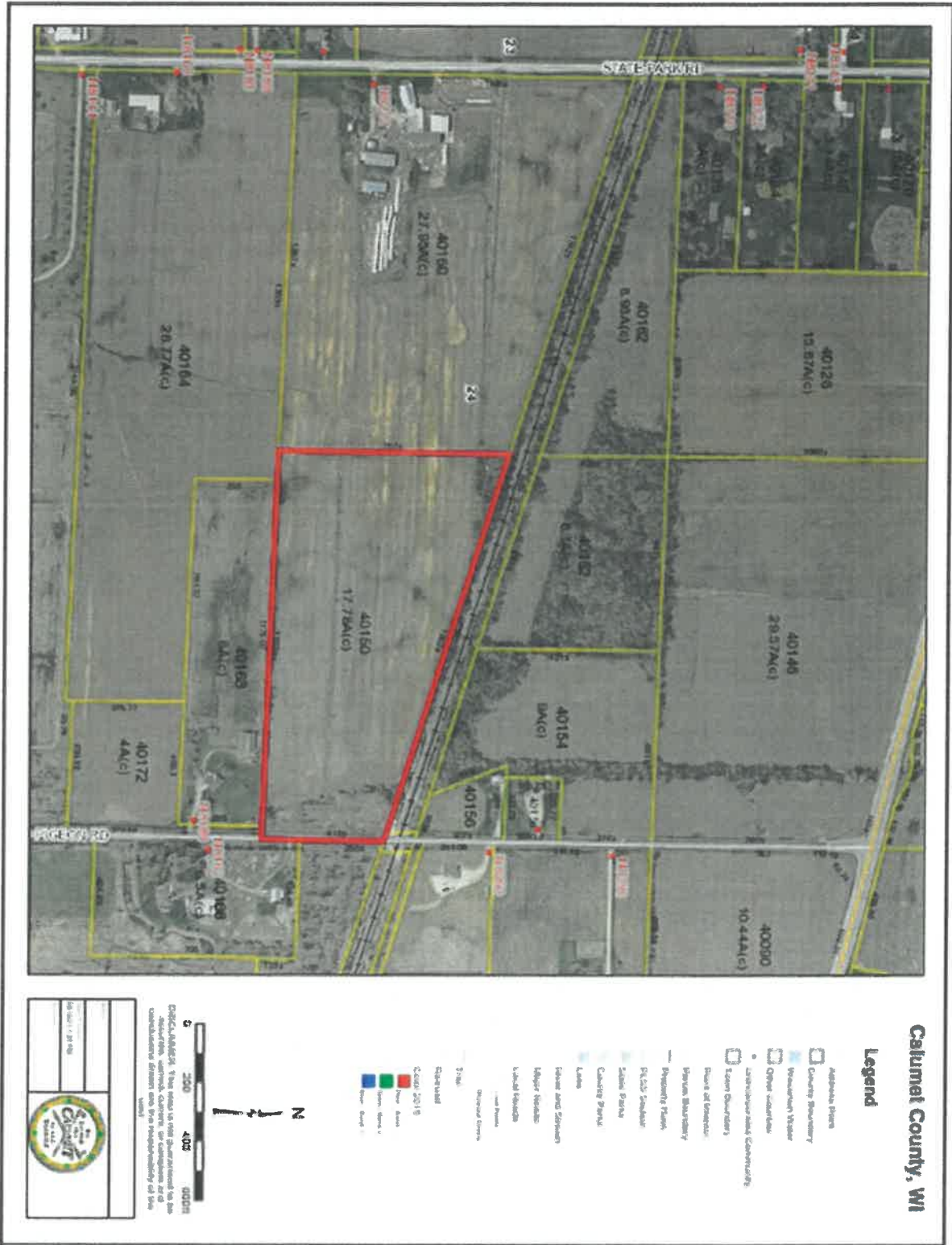
Based on the documents provided, staff feels that the existing trees along Pigeon Road and the existing treeline along the south property line satisfy Condition #8. Staff recommends modification of the Conditional Use Permit to reword Condition #8 to the following:

8. If the existing vegetation along Pigeon Road and southern property line remain undisturbed, except for driveway opening, then additional berms and landscaping are not required. If the existing vegetation along Pigeon Road and southern property line are disturbed, in that more than 50% are removed or die within 3 years of construction, then berms and landscape areas be provided along the east side of the development and areas adjacent to the single-family development. The berm should be approximately 5-feet in height with evergreen and other plantings that are 4-5-feet in height at the time of planting. Care should be taken to design the berm and plantings to shield vehicle headlights shining into adjacent properties.

Attachments:

- Aerial Map
- Letter from Developer
- Pictures & Site Plan

Aerial Map



Letter from Developer

May 28, 2021

To whom it may concern,

Pigeon Road Storage would like to request a change in the Conditional Use Permit issued on October 28, 2020. We would like to change item #8 concerning berms and landscape areas. We would like this item removed because of the existing vegetation on the property.

The southern and eastern lot lines are completely lined with dozens of mature (20-30 year old) ash, cherry, maple, cottonwood, hickory, and elm trees. Beneath these trees is underbrush that provides an impenetrable sight barrier to headlights. These plants completely replace the need for berms.

We have discussed this issue with the neighbor to the south (Lee McDermott) of the development. He has no interest in removing the trees that currently exist. In addition, Lee enjoys the views of wildlife and plant life that he currently enjoys. He loves the natural protection the hedgerows provide.

Please see the following photos.

Thank you for your consideration,

Erik Gabbey, Pigeon Road Storage

RECEIVED
MAY 28 2021
HARRISON PLANNING

Pictures of Existing Vegetation



Figure 1 View of Southern Neighbor's House Facing South



Figure 2 View of Southern Neighbor's Horse Barn Facing South



Figure 3 View From Pigeon Road Facing West

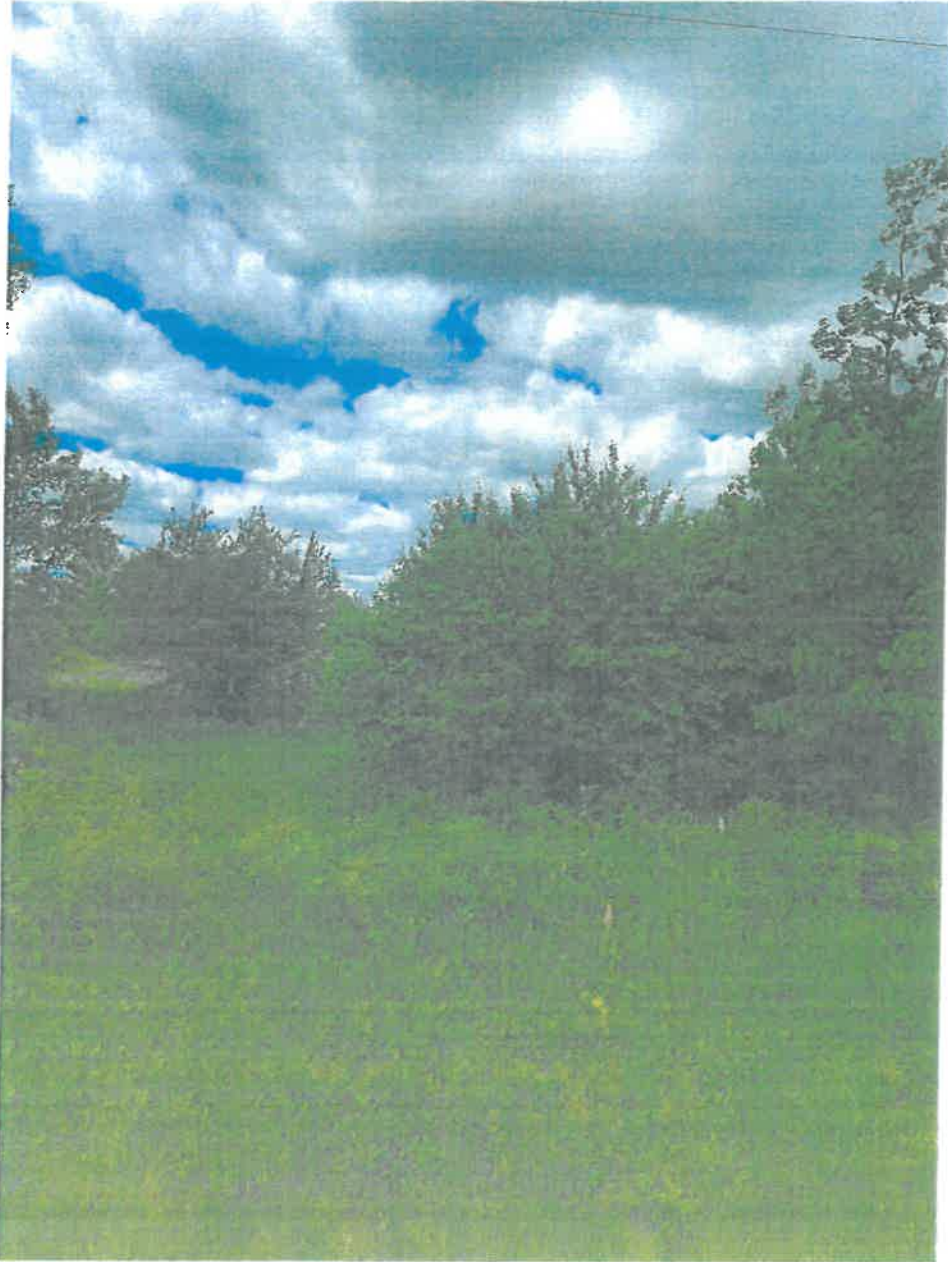


Figure 4 View from Pigeon Road Facing West



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 22, 2021

Title:

Certified Survey Map - Schrader

Issue:

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

Background and Additional Information:

The applicant is proposing a 2-lot Certified Survey Map (CSM). The purpose of the CSM is to adjust the lot line between 2 parcels to add more property to parcel #0724. Parcel 40724 is currently zoned Rural Residential [RR]. Parcel 44720 is currently zoned General Agricultural [AG]. Lot 2 will have access from the adjacent properties to the east and northeast under the same ownership. The right-of-way (ROW) for Hwy 55 is proposed to be dedicated to the public for roadway purposes. No new access points are proposed and WisDOT has no issues with the proposed CSM.

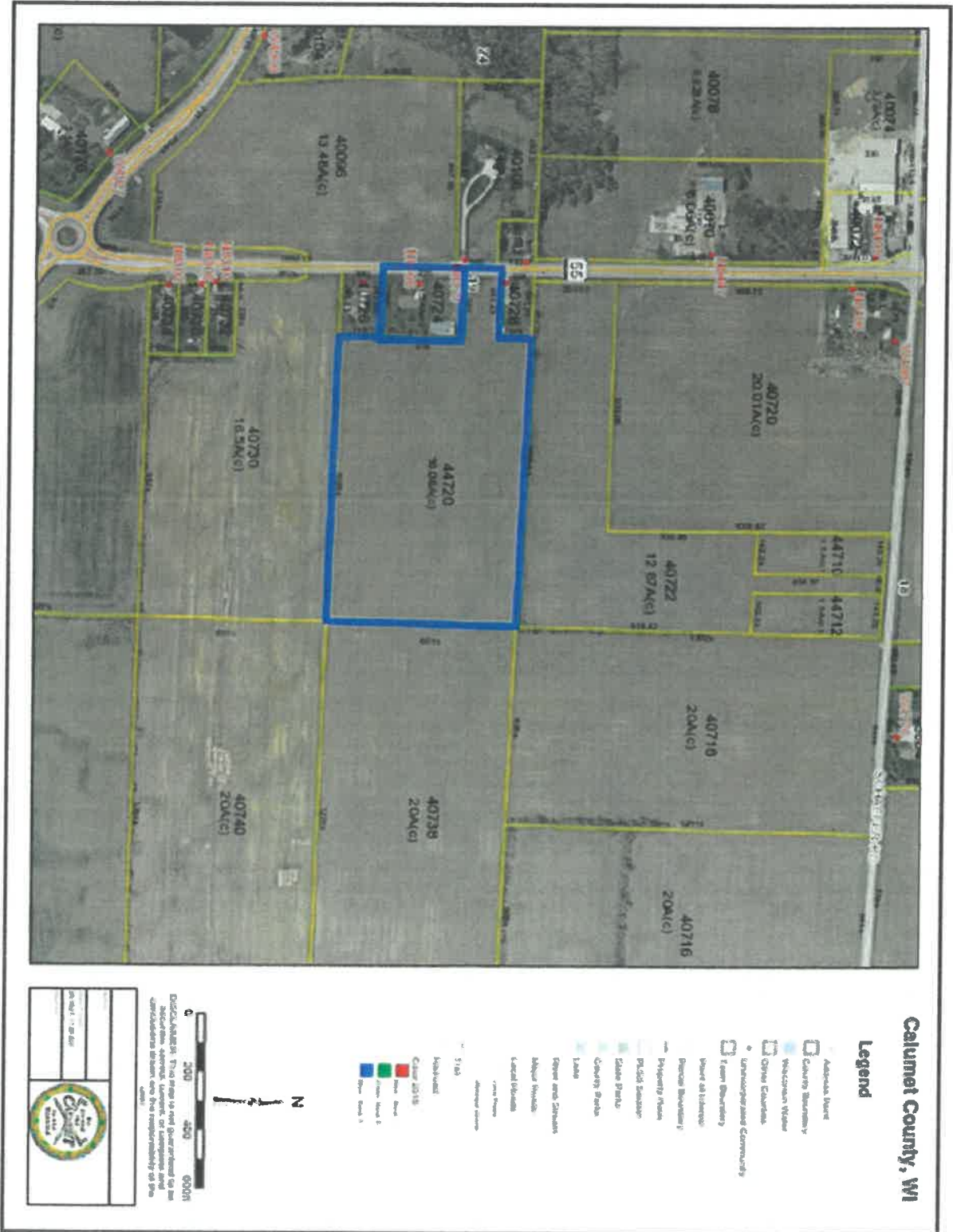
Recommended Action:

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

Attachments:

- Aerial Map
- CSM

Aerial Map



CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3719 AS RECORDED IN DOCUMENT NO. 532288, LOCATED IN AND BEING PART OF THE SOUTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3719 AS RECORDED IN DOCUMENT NO. 532288, LOCATED IN AND BEING PART OF THE SOUTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ¼ CORNER OF SECTION 19; THENCE N00°32'15"E, 1079.82 FEET ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 19 TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 3719 AND THE POINT OF BEGINNING; THENCE CONTINUING N00°32'15"E, 128.66 FEET ALONG SAID WEST LINE TO A NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 540463; THENCE S87°27'38"E, 241.40 FEET ALONG SAID NORTH LINE TO A WEST LINE OF SAID DESCRIBED LANDS; THENCE N00°32'15"E, 115.07 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 19; THENCE S87°27'38"E, 991.98 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 19; THENCE S01°16'19"W, 651.24 FEET ALONG SAID EAST LINE TO A SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 540463; THENCE N87°56'31"W, 983.37 FEET ALONG SAID SOUTH LINE TO A WEST LINE OF SAID DESCRIBED LANDS; THENCE N00°32'15"E, 140.05 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 3719; THENCE N87°56'32"W, 200.52 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF S.T.H. "55"; THENCE N00°30'20"E, 278.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 3719; THENCE N87°56'32"W, 40.67 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF BEN SCHRADER, N8366 S.T.H. "55", MENASHA, WISCONSIN 54952.

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

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



Christopher E. Perreault 4/4/2021
CHRISTOPHER E. PERREAULT, P.L.S.-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2103.29 (RFR) 6-2-2021

COUNTY TREASURER CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS MINOR SUBDIVISION AS OF THIS
DAY OF _____, 20__.

COUNTY TREASURER _____ DATED _____

VILLAGE TREASURER CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS MINOR SUBDIVISION AS OF THIS
DAY OF _____, 20__.

TOWN TREASURER _____ DATED _____

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3719 AS RECORDED IN DOCUMENT NO. 532288, LOCATED IN AND BEING PART OF THE SOUTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

VILLAGE OF HARRISON APPROVAL:

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

VILLAGE CHAIRPERSON

VILLAGE CLERK

OWNER'S CERTIFICATE:

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

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS _____ DAY OF _____, 20____

MYRON A. HAFELE

MARILYN A. HAFELE

STATE OF WISCONSIN)

) SS

COUNTY OF CALUMET)

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

NOTARY PUBLIC

CO., WISCONSIN

MY COMMISSION EXPIRES _____



Christopher E. Perreault 6/4/2021
CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
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WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS _____ DAY OF _____, 20_____.

BENJAMIN J. SCHRADER

JACLYN R. SCHRADER

STATE OF WISCONSIN)

) SS

COUNTY OF CALUMET)

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

NOTARY PUBLIC

CO., WISCONSIN

MY COMMISSION EXPIRES



Christopher E. Perreault 6/4/2021
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A2103.29 (RFR) 6-2-2021

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

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
Residential								
Single Family	17	46	\$ 9,482,000	\$ 21,047,000	5	27	\$ 1,623,000	\$ 7,921,000
Two Family (units)	0	1	\$ (0)	\$ 600,000	0	0	\$ 0	\$ 0
Multi Family (units)	0	1	\$ (0)	\$ 14,000,000	0	0	\$ 0	\$ 0
Additions	0	4	\$ 0	\$ 157,115	2	4	\$ 86,500	\$ 208,500
Acc. Structures	1	11	\$ 4,160	\$ 206,795	4	10	\$ 91,500	\$ 137,500
Miscellaneous	11	53	\$ 98,000	\$ 483,017	12	28	\$ 87,246	\$ 243,658
Total Residential	29	116	\$ 9,584,160	\$ 36,493,927	23	69	\$ 1,888,246	\$ 8,510,658
Com./Ind.								
New	0	1	\$ 0	\$ 550,000	0	1	\$ 0	\$ 350,000
Additions	0	1	\$ 0	\$ 1,825,000	0	1	\$ 0	\$ 16,000
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	0	4	\$ 0	\$ 63,500	1	2	\$ 300,000	\$ 307,600
Total Com./Ind.	0	6	\$ 0	\$ 2,438,500	1	4	\$ 300,000	\$ 673,600
Combined Total	29	122	\$ 9,584,160	\$ 38,932,427	24	73	\$ 2,188,246	\$ 9,184,258

Number of Vacant Lots Remaining 97