

**PLAN COMMISSION
AGENDA**

**Tuesday, June 30, 2020
6:00 PM**

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)
- 5) Approve Minutes
 - May 26, 2020
- 6) Convene Meeting and Enter Public Hearing
 - a. Tax Incremental Financing District #3 (TID #3)
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Certified Survey Map – Atlas Developments & Construction – Lot 15 Creekside Estates
 - b. Certified Survey Map – Hannemann – N6465 & N6473 Harrison Road
 - c. Certified Survey Map – Hopfensperger – N8057 Stommel Road
 - d. Certified Survey Map – Wallace – W4814 Schmidt Road
 - e. Zero Lot Line Certified Survey Map – Uecker – N8957 & N8959 Spring Valley Road
 - f. Zero Lot Line Certified Survey Map – Uecker – N9088 & N9090 Spring Valley Road
 - g. PC Resolution 2020-02 – Recommendation Designating Tax Incremental Financing District #3 Boundary and Adopting Project Plan
- 9) Items for Discussion
 - a. Zoning Text Amendment
 - b. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively July 28, 2020 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 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 23, 2020

PLAN COMMISSION
MEETING MINUTES – May 26, 2020

- 1) The meeting was called to order in the Harrison Municipal Building by Chairman Hietpas at 6pm. The Pledge of Allegiance was recited.
- 2) Roll Call: Members present: Jim Lincoln, Kevin Hietpas, Darlene Bartlein, Pat Hennessey and Dennis Reed, Kent Gross
Vacant: 1 seat
Staff Present: Mark Mommaerts, Planner
- 3) Public Participation: None
- 4) Motion (Lincoln/Reed) to approve the minutes of May 12 2020.
Motion carried 6-0.
- 5) Items for Discussion and Possible Action
 - a. Certified Survey Map – Scholl – Hwy 55: Planner Mommaerts introduced the item stating that the applicant is proposing a 2-lot Certified Survey Map (CSM) for a parcel at N6515 Hwy 55, Tax ID 38622. The purpose of the CSM is to split the property to create a parcel on each side of Hwy 55, currently the property encompasses both sides. Lot 1 is proposed to be approximately 26.1-acres and includes all lands west of Hwy 55, including the existing house and outbuilding. Lot 2 is proposed to be approximately 9.38-acres and includes all lands east of Hwy 55, mostly consisting of woodland. The portion of Hwy 55 ROW running through the property will be dedicated to the public. Motion (Gross/Bartlein) to approve CSM.
Motion carried 6-0.
 - b. Final Plat – Kambura Acres IV – Connor Circle: Planner Mommaerts introduced the item stating that the developer, Rusch Development Properties, has submitted a final plat, called Kambura Acres IV, for phase four of the subdivision. This subdivision is located along S. Coop Road, and includes the extensions of Ryford Street and Connor Circle. Kambura Acres IV is a twenty-three (23) lot subdivision. The property is currently zoned Single-Family Residential (Traditional) [RS-2]. The final plat calls for a new road called Conor Circle to create a loop between Ryford Street and Zach Street. The Final Plat for Kambura Acres IV substantially conforms to the Preliminary Plat. Staff recommends approval of the Final Plat with the following conditions:
 1. All staff review comments shall be incorporated as conditions of approval.
 2. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to issuance of building permits and zoning permits.

3. All lots shall have a storm sewer lateral provided for sump pump discharge.
4. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to issuance of building permits and zoning permits.
5. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to issuance of building permits and zoning permits.
6. The Village Board shall accept the roadway in a graveled state prior to issuance of building permits and zoning permits.
7. All other improvements, including but not limited to, curb & gutter, asphalt 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.
Motion (Lincoln/Hennessey) to approve final plat for Kambura Acres IV with conditions listed.
Motion carried 6-0.
- c. Final Plat – Southtowne Place – Manitowoc Road: Planner Mommaerts introduced the item stating that the developer, Lamer Realty, Inc., has submitted a preliminary plat for Southtowne Place, a 31-lot single-family detached and single-family attached, subdivision. The subdivision is located at W6359 Manitowoc Road, between Lake Park Road and Woodland School. The property is currently zoned Single-Family Residential (Suburban) [RS-1] and Two-Family Residential [RT], which was approved previously. Lots 1, 10-21 will be single-family detached, typical subdivision lots. Lots 2-9 and 22-31 will be single-family attached, zero lot line duplex construction. Stormwater management will be accomplished through a combination of using the Lakeview Regional stormwater pond (off-site) and enlargement of the Hidden Pines stormwater pond on Outlot 1 of this subdivision.
Staff recommends approval of the Final Plat with the following conditions:
 1. All staff review comments shall be incorporated as conditions of approval.
 2. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to issuance of building permits and zoning permits.
 3. All lots shall have a storm sewer lateral provided for sump pump discharge.
 4. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to issuance of building permits and zoning permits.
 5. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to issuance of building permits and zoning permits.

6. The Village Board shall accept the roadway in a graveled state prior to issuance of building permits and zoning permits.
 7. All other improvements, including but not limited to, curb & gutter, asphalt 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.
- Motion (Hennessey/Bartlein) to approve final plat for Southtowne Place with conditions listed.

Motion carried 6-0.

- d. Design Standards Waiver – Lexington Homes – Lake Park Road: Planner Mommaerts introduced the item stating that the Developer of Asterion Apartments development on Lake Park Road is requesting a waiver from the design standards found in the Multiple-Family Residential (RM) zoning district. The applicant is proposing to deviate from the required amount of materials facing a public street. The reason for the request is that the site will be surrounded by berms and plantings and the buildings will have reduced visual impact from the street. The applicant is proposing to use premium shake siding on the upper portions of the buildings.

The request also is for garage door placement on one of the buildings. Most buildings are stacked with a driveway between them and garage doors facing the interior of the site. There is one building that is not stacked so the garage doors face a public street. This building is approx. 150-feet from the roadway. There will be berms and plantings to minimize the visual impact.

The request also is for wall and window composition. Some of the buildings do not meet the 50-foot wall composition break, but there are several deviations to break up the blank wall appearance, which is the intent of the ordinance. The intent of the ordinance is to have windows on sides facing a roadway is to break up flat, blank walls. The applicant provided an alternate side elevation of buildings that have sides facing a public street.

The proposed design is consistent with other exterior building waivers granted in the past and is similar to building construction of the North Shore Apartments on the south side of Sonny Drive. Condition that the berms along the roadways be 5-feet in height and trees/plants be at least 4-5 feet at planting.

Motion (Lincoln/Gross) to approve design standards waiver for buildings as submitted with alternate side elevations as submitted with the condition that the berm be at least 5-feet in height and the landscape plants on the berm be at least 4-feet in height at the time of planting.

Motion carried 6-0.

6) Items for Discussion

a. Zoning Text Amendment: Planner Mommaerts introduced the item stating, since the Village incorporated from the Town of Harrison, the zoning ordinance has not been updated with references to Wis. Stats. for Villages. The ordinance also has provisions that reference the Calumet County zoning ordinance which no longer applies to the Village. Many of the amendments are updates to these changes. However, there are some other amendments that staff is proposing.

The major changes include the following:

1. Page 15 – only allowing flag lots in AG & RR zoning districts.
2. Page 21 – allow for accessory buildings to be used as accessory dwellings?
3. Page 22/23 – Filling and Grading requirements.
4. Page 24 – Methods of Construction.
5. Page 37 – AG Zoning District - dwellings in AG district only as part of an operating farm, removing additional non-agricultural uses. The purpose is to create a rural residential zoning district and to limit AG zoning district to more agricultural uses and some commercial uses.
6. Page 43 – Creation of Rural Residential District [RR] – the purpose is to allow for rural residential dwellings on non-public sewer and water. Creation of this district will allow the Village to better control where new housing is built near the developed portions of the Village while allowing spot housing in areas not immediately adjacent to subdivisions. This district has larger accessory building sizes as demanded by the rural property owners.
7. Page 48 – allowing accessory buildings on lots across the street from homes on Lake Winnebago.
8. Page 109 – providing provisions for stairways/walkways for access to shoreline areas.
9. Page 118 – *Still a work in progress* – provide provisions for development of the Village Center site to ensure development meets the visions of the Village.
10. Page 130- Accessory dwelling units – as they are becoming more popular among residential home owners, does the Village wish to remove requirement that it be only for family member in order to home owner to rent out the unit for income?
11. Page 178 – remove political campaign signs as they are governed by the state (confirm with Village Clerk).
12. Page 183 – Discussion amongst the Plan Commission regarding sign size allowed. There was a request from a business owner along County KK to increase size from 100-square feet to 200-square feet.

13. Page 211 – add language from Wis. Stats. that conditions as part of a Conditional Use Permit must be reasonable, practicable and measurable. Also include language that the CUP applicant must sign off on the CUP conditions so that they are aware of the requirements.

General discussion on Zoning Text Amendments. Staff to provide additional information on Accessory Dwelling Units to the Commission for further discussion at the next meeting.

b. Report: Zoning Permits

7) Next Meeting Date: Tentatively June 30, 2020 at 6:00pm

8) Adjourn: Motion (Bartlein/Hennessey) to adjourn at 6:53pm.
Motion carried 6-0.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: June 1, 2020

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 30, 2020

Title:

Certified Survey Map – Atlas Development & Construction

Issue:

Should the Plan Commission recommend approval of a 2-lot Certified Survey Map break apart Lot 15 of the Creekside Estates subdivision?

Background and Additional Information:

The applicant is proposing to split Lot 15 of the Creekside Estates subdivision into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create an additional building site for a new home. The property is currently zoned Single-Family Residential [Suburban] (RS-1). Each proposed lot will be over 1-acre in area. There are some wetland areas on each proposed lot, but there will be sufficient land to get a driveway around the wetlands.

Recommended Action:

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

Attachments:

- Aerial Map
- CSM

Calumet County, WI

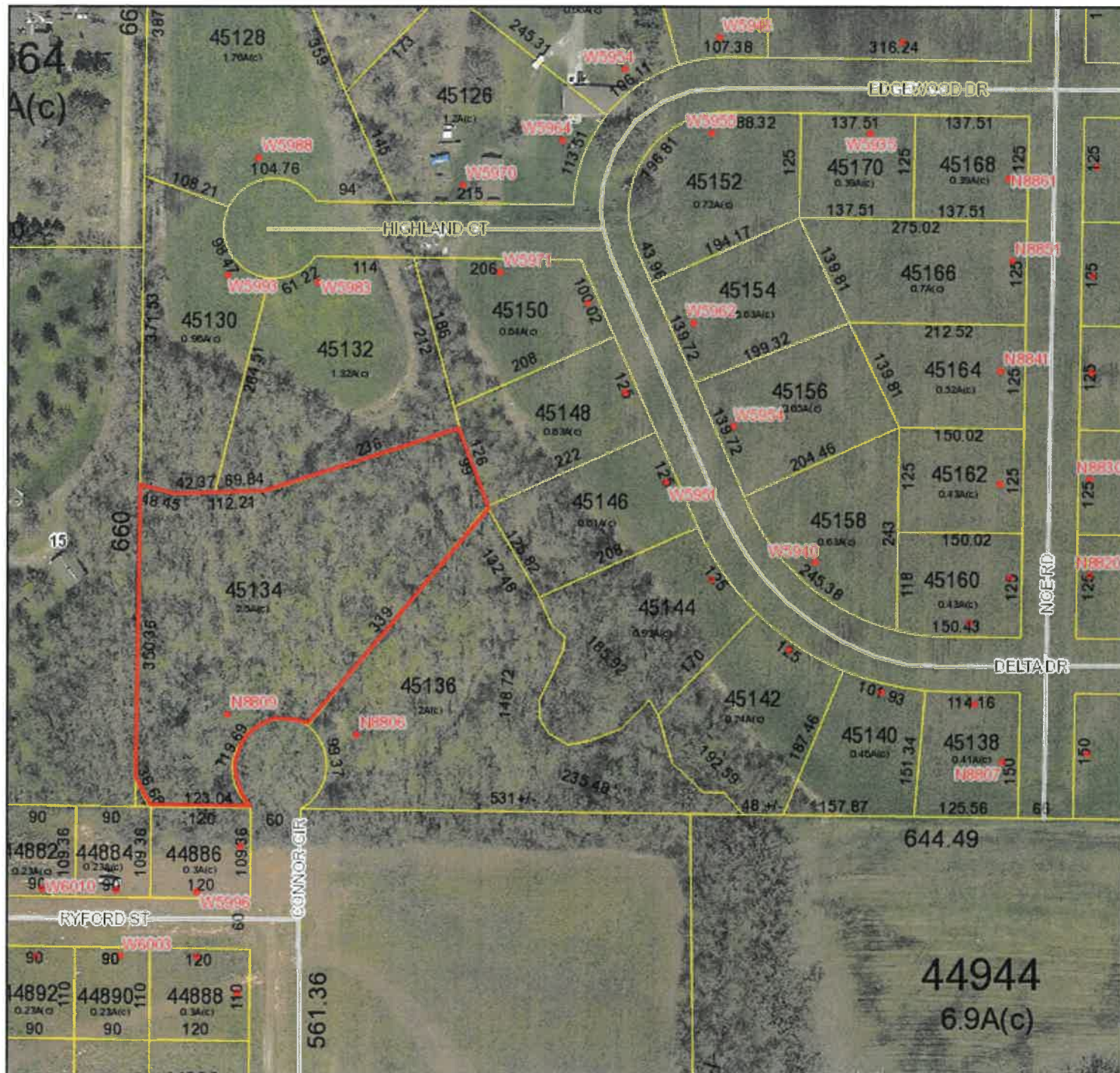
Legend

- 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



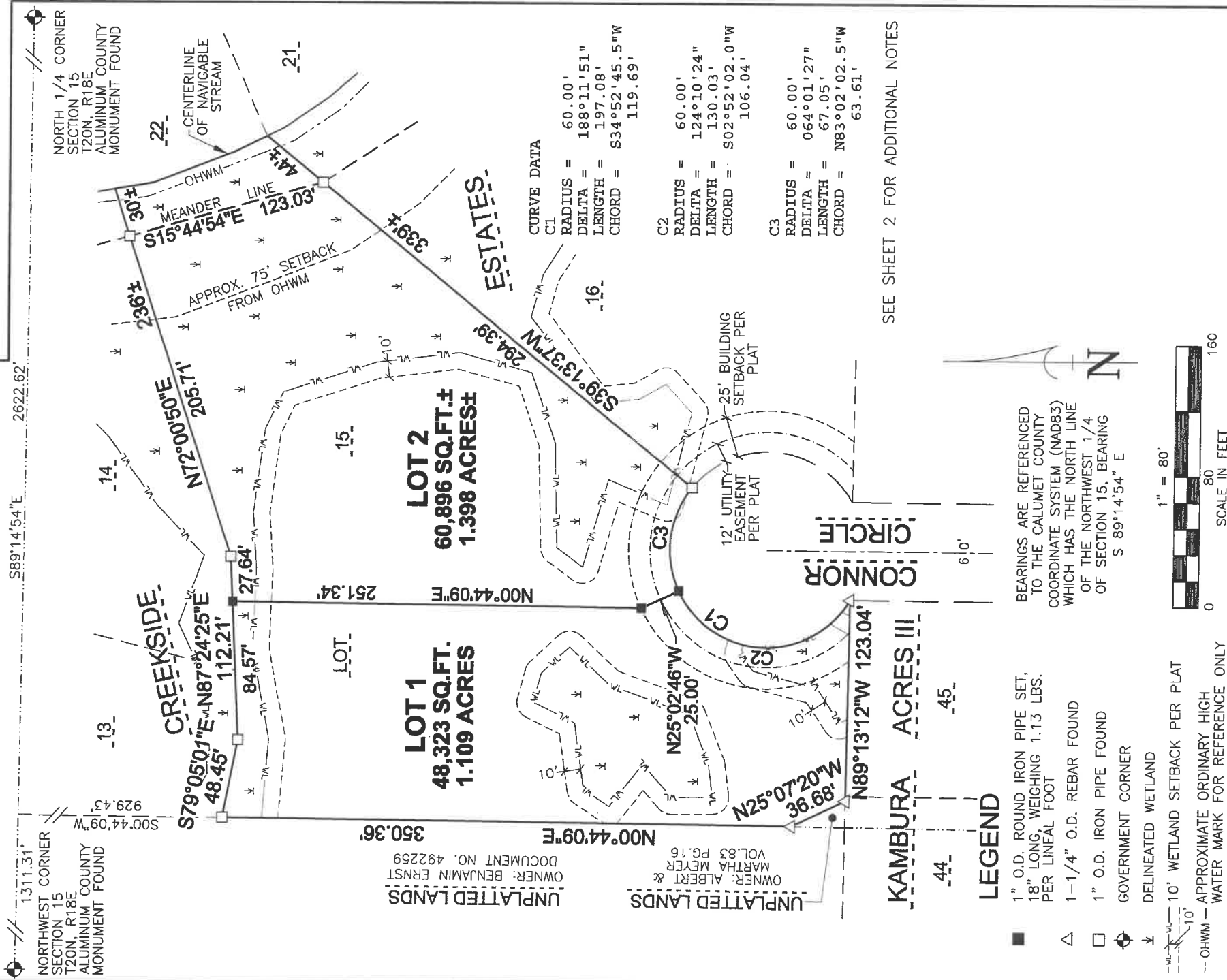
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 06/18/20 9:54 AM	
Sources:	



CERTIFIED SURVEY MAP NO.

ALL OF LOT 15 OF CREEKSIDE ESTATES, RECORDED AS DOCUMENT NO. 542274, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



Martenson & Eisele, Inc.
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Surveying
 Engineering
 Architecture

SURVEY FOR:
 ATLAS DEVELOPMENTS & CONSTRUCTION, LLC
 N8641 WINDING TRAIL DRIVE
 MENASHA, WI 54952

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 15 OF CREEKSIDE ESTATES, RECORDED AS DOCUMENT NO. 542274, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

NOTE:

LOTS 1 AND 2 ARE SUBJECT TO ALL EASEMENTS, SETBACKS, NOTES AND RESTRICTIONS AS SHOWN OR STATED ON CREEKSIDE ESTATES.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF THE NAVIGABLE STREAM, IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF ATLAS DEVELOPMENTS & CONSTRUCTION, LLC, ALL OF 15 OF CREEKSIDE ESTATES, RECORDED AS DOCUMENT NO. 542274, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN. CONTAINING 109,219 SQUARE FEET MORE OR LESS [2.507 ACRES±]. INCLUDING ALL LANDS LYING BETWEEN MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF THE NAVIGABLE STREAM. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE VILLAGE OF HARRISON AND CALUMET COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 29TH DAY OF MAY, 2020.

GARY A. ZHRINGER,
PROFESSIONAL WI LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNER OF RECORD: ATLAS DEVELOPMENTS & CONSTRUCTION, LLC RECORDING INFORMATION: DOCUMENT NO. 536962 PARCEL ID: 131-45134

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 30, 2020

Title:

Certified Survey Map – Hannemann

Issue:

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

Background and Additional Information:

The applicant is proposing to combine 2-lots into 1-lot by Certified Survey Map (CSM). The purpose of the CSM is to combine the properties for a single building site for a new home. The property is currently zoned Single-Family Residential [Suburban] (RS-1). The proposed lot will combine Tax IDs 41060 & 41174. The proposed lot will be 26,375-square feet in area. There are currently homes/cottages on each lot. The applicant intends to remove the existing homes/cottages and rebuild a new home.

Recommended Action:

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

Attachments:

- Aerial Map
 - CSM
-

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 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.

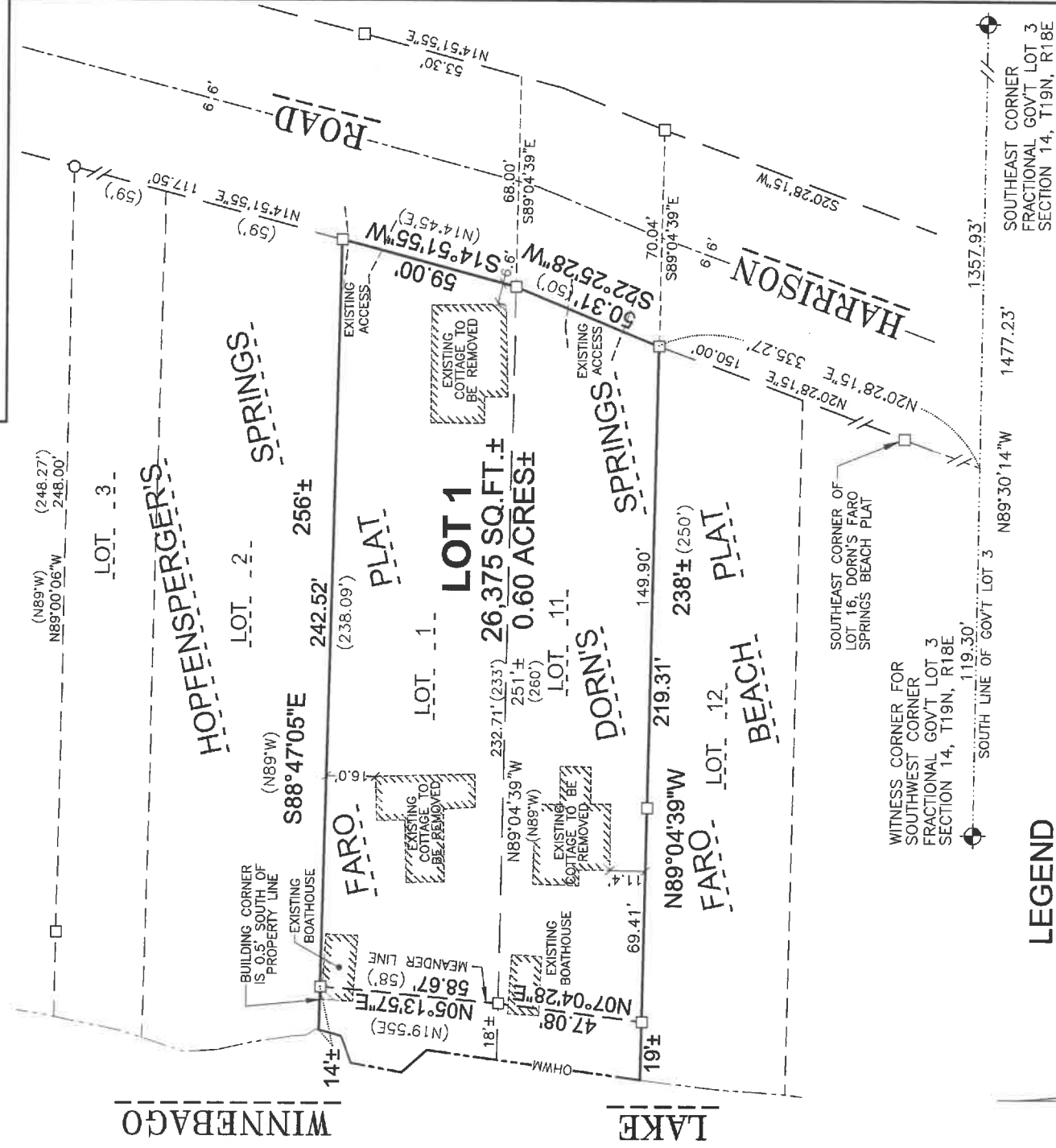
Author:	
Date Printed: 06/18/20 10:15 AM	
Resources:	



CERTIFIED SURVEY MAP NO. _____

LOT 1, HOPFENSPERGER'S FARO SPRINGS PLAT AND LOT 11, DORN'S FARO SPRINGS BEACH PLAT;

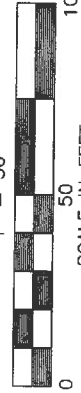
ALL LOCATED IN FRACTIONAL GOVERNMENT LOT 3, SECTION 14, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



LEGEND

- 3/4" O.D. REBAR FOUND
- 1" O.D. IRON PIPE FOUND
- ⊙ GOVERNMENT CORNER
- OHWM— APPROXIMATE ORDINARY HIGH WATER MARK FOR REFERENCE ONLY
- () RECORDED AS

BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM (NAD83) WHICH HAS THE SOUTH LINE OF GOVERNMENT LOT 3 OF SECTION 14, BEARING N89°30'14"W



Martenson & Eisele, Inc.

1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381



SURVEY FOR:
JEANNIE HANNEMANN
107 IDLEWILD STREET
KAUKAUNA, WI 54130

PROJECT NO. 1-1092-002
FILE 1-1092-002csm.dwg SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

NOTE:
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF THE NAVIGABLE STREAM, IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

CERTIFIED SURVEY MAP NO. _____

LOT 1, HOPFENSPIRGER'S FARO SPRINGS PLAT AND LOT 11, DORN'S FARO SPRINGS BEACH PLAT; ALL LOCATED IN FRACTIONAL GOVERNMENT LOT 3, SECTION 14, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, GARY A. ZAHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, MAPPED AND COMBINED AT THE DIRECTION OF JEANNIE M. HANNEMANN, LOT 1, HOPFENSPIRGER'S FARO SPRINGS PLAT AND LOT 11, DORN'S FARO SPRINGS BEACH PLAT; ALL LOCATED IN FRACTIONAL GOVERNMENT LOT 3, SECTION 14, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FRACTIONAL GOVERNMENT LOT 3 OF SAID SECTION; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1357.93 FEET; THENCE NORTH 20 DEGREES 28 MINUTES 15 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HARRISON ROAD AND IT'S SOUTHERLY EXTENSION, A DISTANCE OF 335.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 04 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 11, DORN'S FARO SPRINGS BEACH PLAT, A DISTANCE OF 219.31 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 89 DEGREES 04 MINUTES 39 SECONDS EAST, 19 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO; THENCE NORTH 07 DEGREES 04 MINUTES 28 SECONDS EAST, ALONG A MEANDER LINE, A DISTANCE OF 47.08 FEET; THENCE NORTH 05 DEGREES 13 MINUTES 57 SECONDS EAST, ALONG A MEANDER LINE, A DISTANCE OF 58.67 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 88 DEGREES 47 MINUTES 05 SECONDS EAST, 14 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO; THENCE SOUTH 88 DEGREES 47 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF LOT 1, HOPFENSPIRGER'S FARO SPRINGS PLAT, A DISTANCE OF 242.52 FEET; THENCE SOUTH 14 DEGREES 51 MINUTES 55 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HARRISON ROAD, A DISTANCE OF 59.00 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 28 SECONDS WEST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HARRISON ROAD, A DISTANCE OF 50.31 FEET TO THE POINT OF BEGINNING. CONTAINING 26,375 SQUARE FEET MORE OR LESS [0.60 ACRES±]. INCLUDING ALL LANDS LYING BETWEEN MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE VILLAGE OF HARRISON AND CALUMET COUNTY SUBDIVISION ORDINANCE IN SURVEYING, COMBINING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF.

GIVEN UNDER MY HAND THIS 20TH DAY OF MAY, 2020.

GARY A. ZAHRINGER,
PROFESSIONAL WI LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNER OF RECORD:

JEANNIE M. HANNEMANN IRREVOCABLE TRUST
JEANNIE M. HANNEMANN IRREVOCABLE TRUST

RECORDING INFORMATION:

DOCUMENT NO.542255
DOCUMENT NO.543162

PARCEL ID:

131-41174
131-41060

CERTIFIED SURVEY MAP NO. _____

LOT 1, HOPFENSBERGER'S FARO SPRINGS PLAT AND LOT 11, DORN'S FARO SPRINGS BEACH PLAT; ALL LOCATED IN FRACTIONAL GOVERNMENT LOT 3, SECTION 14, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

CERTIFICATE OF THE VILLAGE OF HARRISON:

BE IT RESOLVED THAT THIS CERTIFIED SURVEY MAP, IN THE VILLAGE OF HARRISON HAS BEEN APPROVED AND ACCEPTED AS SURVEYED, MAPPED AND COMBINED BY THE OWNERS SHOWN HEREON,

THIS _____ DAY OF _____, 2020.

VILLAGE PRESIDENT _____

VILLAGE CLERK _____

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

VILLAGE TREASURER _____

DATE _____

JEANNIE M. HANNEMANN IRREVOCABLE TRUST OWNER'S CERTIFICATE:

AS OWNER, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, MAPPED AND COMBINED AS SHOWN AND REPRESENTED ON THIS MAP.

I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP 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 _____, 2020.

JEANNIE M. HANNEMANN, TRUSTEE _____

STATE OF WISCONSIN)

) SS

_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020,
THE ABOVE OWNER TO ME KNOWN TO BE THE PERSON, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN _____

MY COMMISSION (IS PERMANENT)

(EXPIRES: _____)

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 30, 2020

Title:

Certified Survey Map – Hopfensperger

Issue:

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

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create an additional building site for a new home. The property is currently zoned General Agricultural (AG). Each proposed lot will be approximately 2-acres in area and have over 200-feet of road frontage. The right-of-way (ROW) for Stommel Road should be dedicated to the public for roadway purposes.

Recommended Action:

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

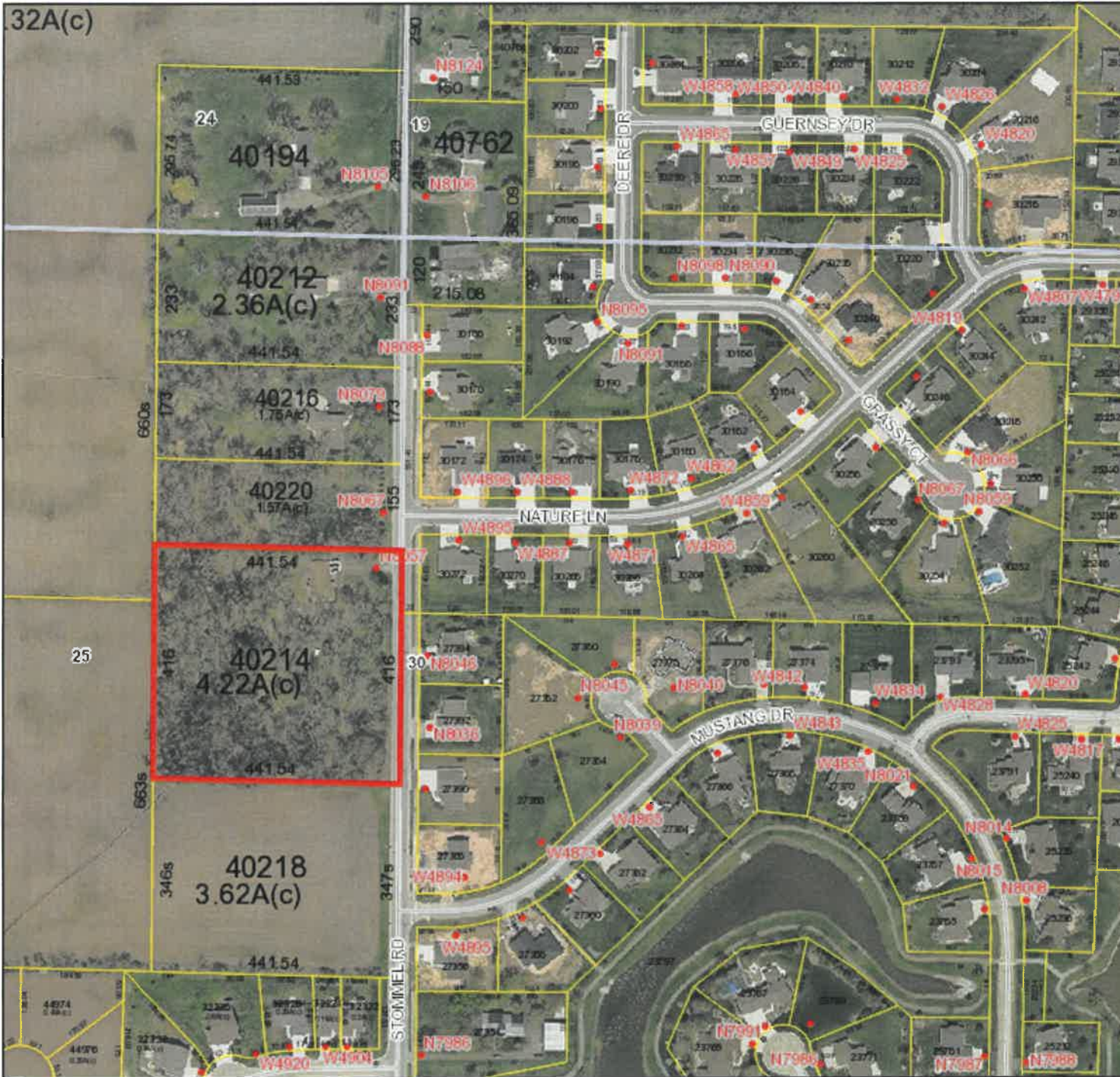
1. The right-of-way (ROW) for Stommel Road shall be dedicated to the public for roadway purposes.

Attachments:

- Aerial Map
 - CSM
-

Calumet County, WI

32A(c)



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

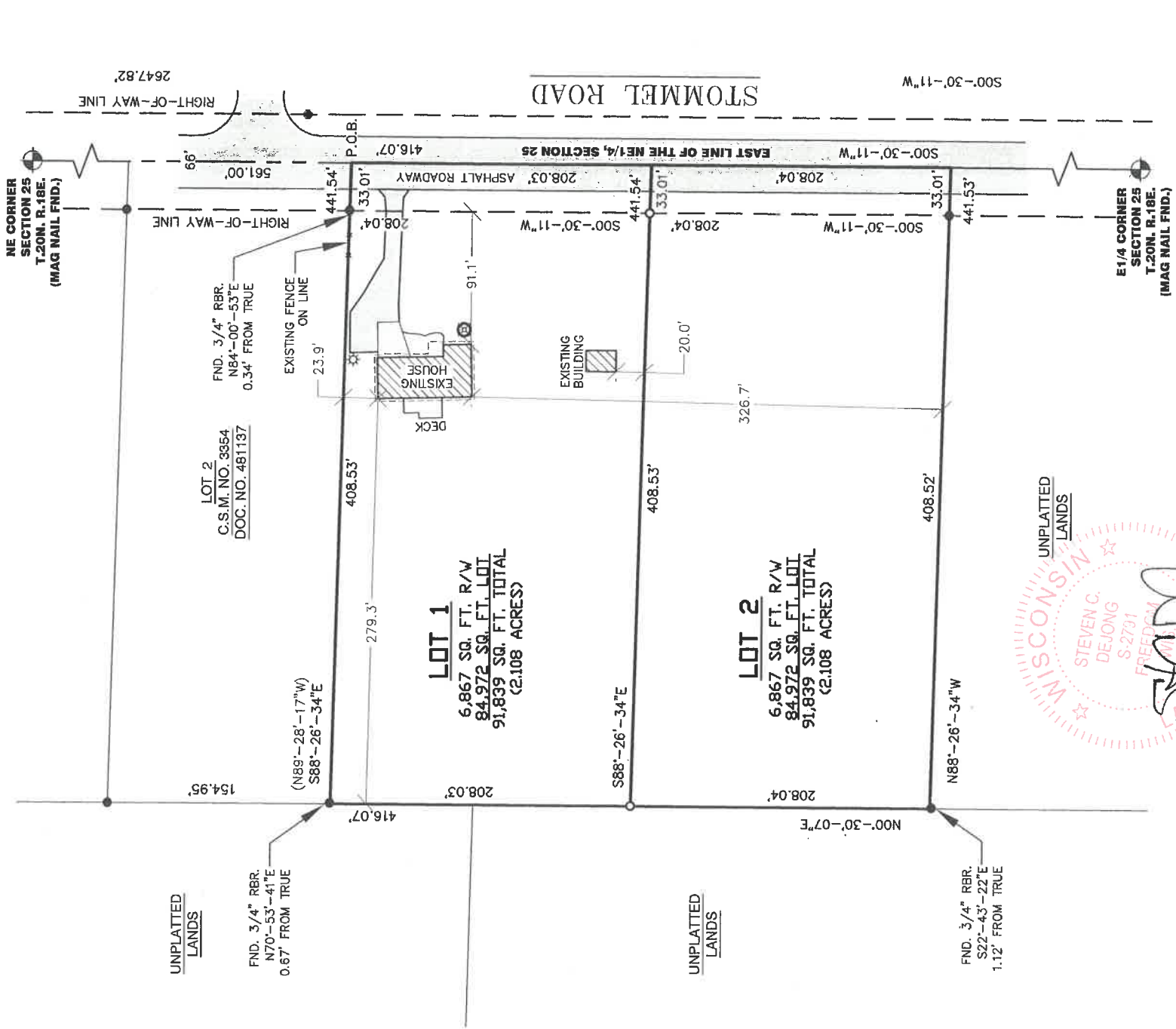


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

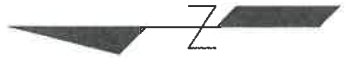
Author:	
Date Printed: 06/18/20 10:59 AM	
Sources:	

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE1/4 OF THE NE1/4, SECTION 25, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM OF SECTION 25, T.20N., R.18E., WHICH BEARS 500'-30'-11"W



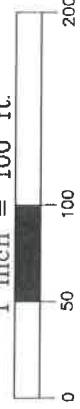
SURVEY NOTES:

- OWNER OF RECORD: RALPH & SUZANNE HOPFENSPERGER
- PARCEL ID NO.: 131-40214
- DEED: DOCUMENT NO. 390843
- SITE ADDRESS: N8057 STOMMEL RD. SHERWOOD, WI 54169

-LEGEND-

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- = 1" IRON PIPE FOUND
- () = RECORDED INFORMATION
- ⊕ = COUNTY MONUMENT FOUND

GRAPHIC SCALE
1 inch = 100 ft.



MERIDIAN SURVEYING, LLC
 19637 Friendship Drive
 Kaukauna, WI 54130
 Office: 920-993-0881
 Fax: 920-273-6037

DRAWN BY: J.B.	FIELD WORK DATE: 4-17-20
CHECKED BY: C.A.K.	FIELD BOOK: M-57, PG.21
JOB NO.: 11952	SHEET 1 of 4

SURVEYED FOR:
 RALPH HOPFENSPERGER
 N9277 HWY 55
 KAUKAUNA, WI 54130

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO.

A PART OF THE NE1/4 OF THE NE1/4, SECTION 25, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 2 of 4)

SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Ralph Hopfensperger, a part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Five (25), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 183,678 square feet (4.217 acres) of land and being described by:

Commencing at the Northeast Corner of said Section 25; thence S00°-30'-11"W 561.00 feet along the east line of the NE1/4 of said Section 25 to the point of beginning; thence continue S00°-30'-11"W 416.07 feet along the east line of the NE1/4 of said Section 25; thence N88°-26'-34"W 441.53 feet; thence N00°-30'-07"E 416.07 feet to the southwest corner of Lot 2 of Certified Survey Map No. 3354 as recorded as Document No. 481137; thence S88°-26'-34"E 441.54 feet along the south line of said Lot 2 to the point of beginning; being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, monumenting, dedicating and mapping the same.

Dated this 24th day of APRIL, 2020.


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



STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

A PART OF THE NE1/4 OF THE NE1/4, SECTION 25, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 25, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the Village of Harrison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this _____ day of _____, 2020 on any lands included in this Certified Survey Map.

Village of Harrison – Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this minor subdivision as of this _____ day of _____, 2020.

County Treasurer: Calumet County

Date



STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO.

A PART OF THE NE1/4 OF THE NE1/4, SECTION 25, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 4 of 4)

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided, monumented, dedicated & mapped as represented on this map. I also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

Ralph M. Hopfensperger _____ Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2020.

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

Notary Public _____ County, Wisconsin.

My Commission Expires _____

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided, monumented, dedicated & mapped as represented on this map. I also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

Suzanne Hopfensperger _____ Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2020.

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

Notary Public _____ County, Wisconsin.

My Commission Expires _____



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 30, 2020

Title:

Certified Survey Map – Wallace

Issue:

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

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create an additional building site for a new home. The property is currently zoned General Agricultural (AG). Lot 1 is proposed to be approximately 3-acres and approximately 156-feet in width. Lot 2 is proposed to be approximately 5.8-acres and 287-feet in width and will contain the existing house and garage. The right-of-way (ROW) for Schmidt Road should be dedicated to the public for roadway purposes.

Recommended Action:

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

1. The right-of-way (ROW) for Schmidt Road shall be dedicated to the public for roadway purposes.

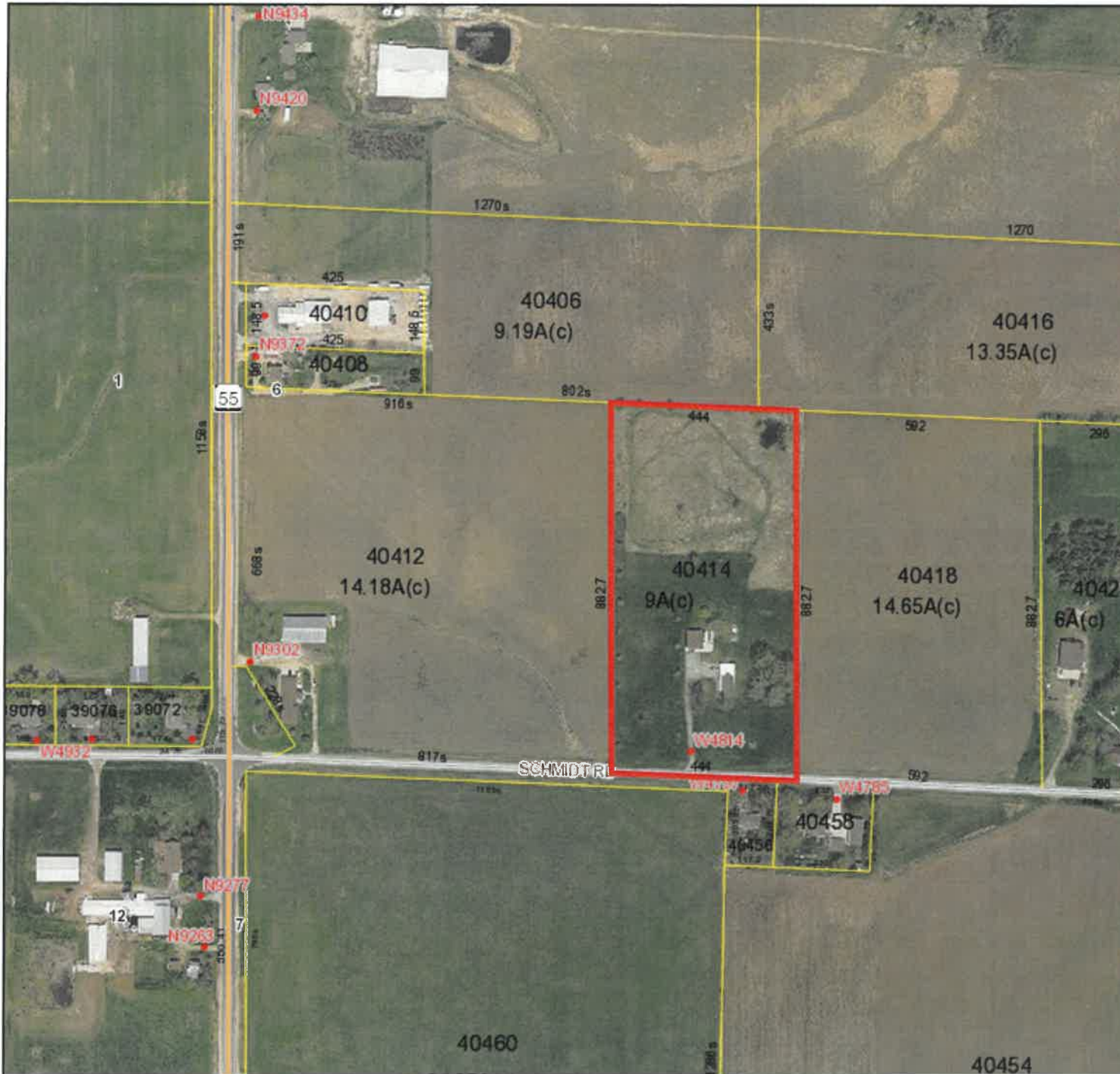
Attachments:

- Aerial Map
 - CSM
-

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 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:	
Sources:	

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO.

A PART OF THE SE1/4 OF THE FRACTIONAL SW1/4 AND THE SW1/4 OF THE FRACTIONAL SW1/4,
SECTION 6, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

(Sheet 2 of 4)

SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Melissa Wallace, a part of the Southeast Quarter (SE1/4) of the Fractional Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Fractional Southwest Quarter (SW1/4), Section Six (6), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 391,416 square feet (8.986 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 6; thence S87°-39'-00"E 915.92 feet along the south line of the fractional SW1/4 of said Section 6 to the point of beginning; thence N00°-33'-53"W 882.70 feet; thence S87°-39'-00"E 444.00 feet; thence S00°-33'-53"E 882.70 feet to a point on the south line of the fractional SW1/4 of said Section 6; thence N87°-39'-00"W 444.00 feet along said south line of the fractional SW1/4 of Section 6 to the point of beginning.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, monumenting, dedicating and mapping the same.

Dated this 10TH day of JUNE, 2020.



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



Survey Notes:

- Owner of Record: Daniel A. Wallace
- Parcel Number: 131-40414
- Deed of Record: Document No. 189232
- Site Address: W4814 Schmidt Road, Kaukauna, WI 54130

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

A PART OF THE SE1/4 OF THE FRACTIONAL SW1/4 AND THE SW1/4 OF THE FRACTIONAL SW1/4,
SECTION 6, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 6, Township 20 North, Range 18 East, Village of Harrison,
Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the Village of Harrison, do hereby certify that
in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this
_____ day of _____, 2020 on any lands included in this Certified Survey Map.

Village of Harrison – Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included
in this minor subdivision as of this _____ day of _____, 2020.

County Treasurer: Calumet County

Date



STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

A PART OF THE SE1/4 OF THE FRACTIONAL SW1/4 AND THE SW1/4 OF THE FRACTIONAL SW1/4,
SECTION 6, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 4 of 4)

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided, monumented, dedicated & mapped as represented on this map. I also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

Daniel A. Wallace _____ Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2020.

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

Notary Public _____ County, Wisconsin.

My Commission Expires _____



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 30, 2020

Title:

Certified Survey Map – Uecker – N8957 & N8959 Spring Valley Road

Issue:

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

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create a zero lot line unit. The property is located at N8957 & N8959 Spring Valley Road. The property is zoned Two-Family Residential (RT) which is appropriate for zero lot line developments. Setback and lot area requirements have been met.

Recommended Action:

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

1. A note on the face of the Certified Survey Map shall read, “When attached single-family dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe, use, and maintenance shall be guarded against by private/restrictive covenants and deed restrictions, and no approving authority shall be held responsible for the enforcement of same.”
2. Private/restrictive covenants shall be recorded at the Calumet County Register of Deeds in accordance with the zero lot line provisions in the zoning ordinance. A copy of such recorded document shall be provided to the Village Planner.
3. The Harrison Building Inspector shall inspect and approve the common wall in accordance with all applicable building codes prior to the Village signing the Certified Survey Map.

Attachments:

- Aerial Map
- Restrictive Covenants
- CSM

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 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: 06/18/20 11:38 AM	
Sources:	



RESTRICTIVE COVENANTS
Title of Document

Document Number

Name and Return Address
Andrew & Lauren Decker
3028 S. Tahoe Lane
Appleton, WI 54915

37980
Parcel Identification Number (PIN)

ZERO LOT LINE PROPERTY OWNERS' AGREEMENT AND RESTRICTIVE COVENANTS

1. Purpose: The purpose of this Agreement is to submit the land and improvements described herein to Zero-Lot-Line Property.
2. Description of Land: All of lot seventy-four (74), Woodland Trails II, located in the NE1/4 of the SE1/4, Section 9, T.20N., R.18E., Village of Harrison, Calumet County, Wisconsin
3. Description of Building: This construction consists of one building containing two units. The building is of wood-frame construction. A Plat of Survey of the land showing the location of the building is attached to the Agreement as Exhibit "A".
4. Description of Units: Lot #1 of CSM _____ = N9090 Spring Valley Rd, Lot #2 of CSM _____ = N9088 Spring Valley Rd
5. Common Elements: It is anticipated that the only common element between the improvements established on Lot 1 and Lot 2 shall be a common wall. Wherever improvements abut on the common property line between the adjoining units, there shall be a one-hour fire wall running from the lowest floor level, including the foundation, if it is the common wall, to the underside of the roof sheathing. Such common foundation wall, if any, shall be waterproof masonry. Said wall is to be used by the unit owners in common; each unit to bear equally to the other in the cost of keeping the common wall in good order and repair, provided however, that damage to one side of the common wall not affecting the other side should be repaired by the owner of the unit on whose side the damage occurred. Each party grants the other an easement to and on the common elements for purposes of repair, maintenance, and use.
 - Purpose of Units: Each of the units is intended to be used and is restricted to residential purposes. Commercial activity is permitted in the units only to the extent that commercial activity is permitted in residences as stated in the local zoning ordinances. The owner of a unit shall also be allowed to rent their particular unit, as long as the tenant shall abide by the applicable terms and conditions of the use of said unit, as provided in this Zero-Lot-Line Property Owners Agreement.
6. Alterations: No alteration of any kind to the exterior portions of the units or changes of a permanent or semi-permanent nature to the lot areas is to be made without the mutual agreement of both unit owners.
7. Aesthetics: The parties hereto agree that the aesthetics of the units on Lot 1 and Lot 2 are important to the value of the building. Therefore, without the expressed written consent of each party, the other shall not change the exterior color of the building.
8. Maintenance: The parties acknowledge that while only one building is to be constructed on the Property, each party will have a separate dwelling, owned solely by that party, hereinafter to be referred to as that party's unit. Each unit owner shall be responsible for repair, maintenance, and/or replacement of their individual units. Said units shall be repaired at the cost of each individual unit owner and they shall keep their units in good repair, subject only to normal wear and tear.

9. Destruction and Reconstruction: In the event of the total destruction of the building on the property, it shall be determined by agreement of both unit owners whether to rebuild, restore, or sell the property. If damage is only to the unit on one lot, and such damage does not affect the other unit, the damaged unit shall be repaired by the owner of that damaged unit.
10. Acceptance of Property Agreement: The acceptance of a deed or conveyance or entering into occupancy as an owner or tenant of any unit shall constitute acceptance of the provisions of this Owners Zero-Lot-Line Agreement and the rules and regulations adopted pursuant thereto as such documents are amended from time to time. The provisions contained in such instruments as amended from time to time shall be covenants running with the land and shall bind any person having an interest or estate in such unit as though such provisions were recited in full in each deed or lease.
11. Control: Control over this building, containing two (2) units shall be by the respective owners of the individual units and any and all decisions which affect both units shall be made by mutual consent of the unit owners of both units.
12. Insurance: Each of the owners of Lot 1 and Lot 2 shall obtain, separately, adequate insurance for his or her unit. Said insurance to be sufficient and adequate to cover both property (Building and Contents) and personal liability insurance. Each owner of Lot 1 and Lot 2 shall provide to the owner of the adjoining unit a certificate of insurance. Said certificate shall be provided annually to the adjoining unit upon the anniversary date of the initial land/or original insurance binder.
13. Binding Effect: All easements and rights described herein are appurtenant to and running with the land. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, their respective heirs, successors and assigns, and all mortgagors, purchasers and their heirs, executors, administrators, successors and assigns. Acceptance of a deed by a prospective owner of Lot One (1) or Lot Two (2) shall constitute an acceptance of all terms of this Agreement.
14. Amendment: This Agreement and administrative rules, if any, may be amended by the mutual consent of the owners of all units. This agreement may be amended only by a writing signed by the fee simple owners of both Lot 1 and Lot 2 and recorded with the Register of Deeds for Calumet County, Wisconsin. This document constitutes the entire agreement of the lot owners and shall be construed in accordance with laws of the State of Wisconsin.
15. Conveances: The individual unit owners may sell or rent the unit or units which they own.
16. Right of First Refusal: The owner of any sold unit shall have the right of First Refusal regarding the purchase of the adjoining unit. The owner of any sold unit shall have the right of First Refusal regarding the purchase of the adjoining unit. In the event the adjoining unit has a bona fide offer to purchase by a third party, said adjoining unit owner shall provide a copy of said bona fide offer to purchase to the owner of the other unit and the owner of the other unit shall have two (2) days after receipt of the same to elect in writing to match the terms and conditions of said bona fide offer to purchase. In the event the owner of the remaining unit does not elect to exercise his/her/their right of first refusal within said two-day period, said first right of refusal shall become null and void and the adjoining unit owner shall be free to sell said unit to the third party, pursuant to the terms and conditions of said bona fide offer to purchase. In the event a unit owner elects to exercise his/her/their right of first refusal, said unit owner

purchasing the property shall do so pursuant to the terms and conditions of said bona fide offer to purchase.

17. Mediation: In the event of a dispute or controversy arising out of this agreement, the parties hereto agree that all disputes first be submitted to mediation. Parties may select a mediator by mutual assent. If an agreement cannot be reached, either party can force mediation. If said mediation fails, parties will then submit to arbitration pursuant to the provisions of the Wisconsin Arbitration Act.

18. Approving Authorities: The Village of Harrison and all approving authorities shall not be held responsible for enforcement of said same covenants, and that said covenants shall inure to all heirs and assigns.

19. Service of Process: Service of process on the recorded unit owner of either unit of the property affected by this Agreement shall be by personal service, either being hand-delivered or by a professional process server.

20. A note shall be placed on the face of all Certified Survey Maps and Plats creating ZERO-LOT-LINE LOTS which states:

- Private restrictive covenants shall be recorded at the Calumet County Register of Deeds, providing Declarations and/or By-laws similar to those typically recorded on a Declaration of Condominium. Said covenants shall provide for mediation of any and all disputes between owners of each unit and any third party with regard to construction, use, catastrophe, and maintenance of the real property.

Dated this _____ day of _____, 2020.

Andrew R. Uecker

Lauren E. Uecker

STATE OF WISCONSIN)
) ss
) _____ COUNTY)

Personally came before me this ____ day of _____, 2020, the above-named Andrew R. Uecker and Lauren E. Uecker and acknowledged that he executed the foregoing instrument.

(Print Name)

Notary Public, State of Wisconsin

My Commission Expires _____

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO.

ALL OF LOT NINETY (90), WOODLAND TRAILS II, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION
9, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 2 of 4)

SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Andrew Uecker, all of Lot 90 of Woodland Trails II as recorded as Document No. 404663, being located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Nine (9), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 22,000 square feet (0.505 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 9; thence N89°-39'-10"W 1264.29 feet along the south line of the SE1/4 of said Section 9; thence N00°-27'-07"E 709.55 feet to the southwest corner of said Lot 90 and the point of beginning; thence continue N00°-27'-07"E 110.00 feet along the west line of said Lot 90 to the northwest corner thereof; thence S89°-39'-09"E 200.00 feet along the north line of said Lot 90 to the northeast corner thereof; said point being on the west line of Spring Valley Road; thence S00°-27'-07"W 110.00 feet along said west line of Spring Valley Road to the southeast corner of said Lot 90; thence N89°-39'-09"W 200.00 feet along the south line of said Lot 90 to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, monumenting, dedicating and mapping the same.

Dated this 10th day of JUNE, 2020.


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



Survey Notes:

- Parcel No.: 131-37980
- Deed: Document No. 527658
- Property Owner(s): Andrew R. & Lauren E. Uecker Living Trust
- Property Address: N8957 Spring Valley Road, Menasha, WI 54952

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT NINETY (90), WOODLAND TRAILS II, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION
9, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 9, Township 20 North, Range 18 East, Village of Harrison,
Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the Village of Harrison, do hereby certify that
in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this
____ day of _____, 2020 on any lands included in this Certified Survey Map.

Village of Harrison – Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included
in this minor subdivision as of this _____ day of _____, 2020.

County Treasurer: Calumet County

Date



STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT NINETY (90), WOODLAND TRAILS II, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION
9, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 4 of 4)

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided, monumented, dedicated & mapped as represented on this map. I also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

Andrew R. Uecker (Trustee)
Andrew R. & Lauren E. Uecker Living Trust

Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2020.

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

Notary Public _____ County, Wisconsin.

My Commission Expires _____



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 30, 2020

Title:

Certified Survey Map – Uecker – N9088 & N9090 Spring Valley Road

Issue:

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

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create a zero lot line unit. The property is located at N9088 & N9090 Spring Valley Road. The property is zoned Two-Family Residential (RT) which is appropriate for zero lot line developments. Setback and lot area requirements have been met.

Recommended Action:

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

1. A note on the face of the Certified Survey Map shall read, “When attached single-family dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe, use, and maintenance shall be guarded against by private/restrictive covenants and deed restrictions, and no approving authority shall be held responsible for the enforcement of same.”
2. Private/restrictive covenants shall be recorded at the Calumet County Register of Deeds in accordance with the zero lot line provisions in the zoning ordinance. A copy of such recorded document shall be provided to the Village Planner.
3. The Harrison Building Inspector shall inspect and approve the common wall in accordance with all applicable building codes prior to the Village signing the Certified Survey Map.

Attachments:

- Aerial Map
- Restrictive Covenants
- CSM

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 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: 06/18/20 11:41 AM	
Sources:	



RESTRICTIVE COVENANTS
Title of Document

Document Number

Name and Return Address
Andrew & Lauren Decker
3028 S. Tahoe Lane
Appleton, WI 54915

37944
Parcel Identification Number (PIN)

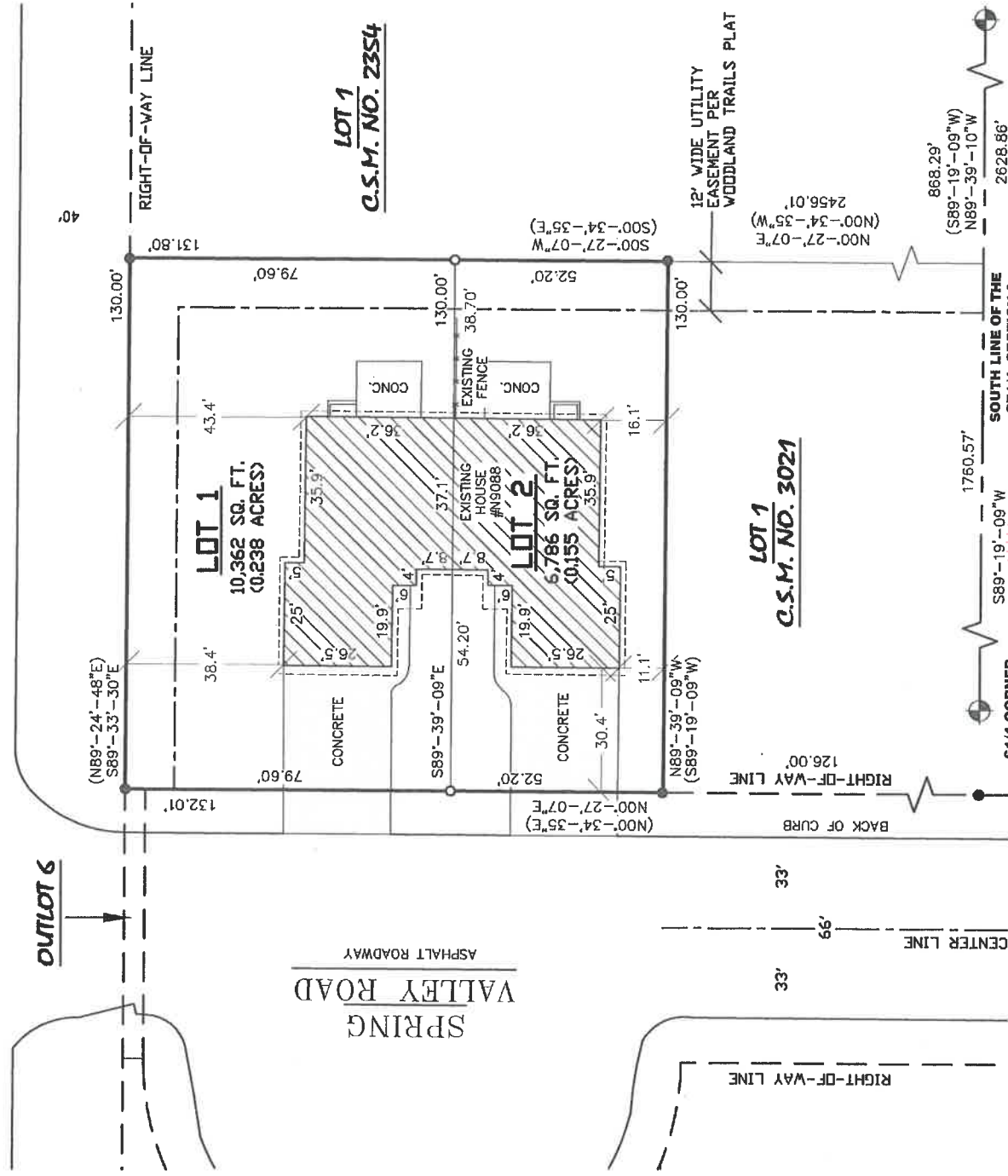
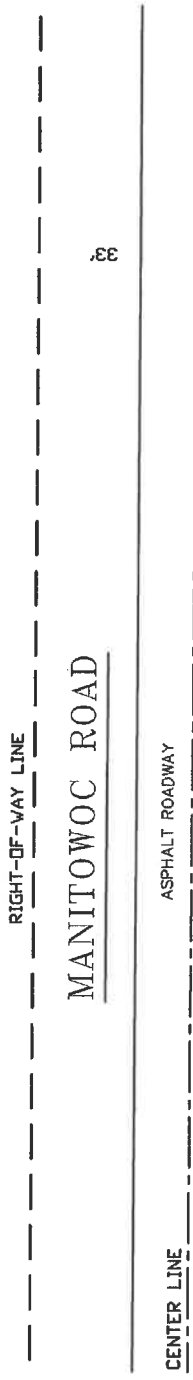
ZERO LOT LINE PROPERTY OWNERS' AGREEMENT AND RESTRICTIVE COVENANTS

1. Purpose: The purpose of this Agreement is to submit the land and improvements described herein to Zero-Lot-Line Property.
2. Description of Land: All of lot seventy-four (74), Woodland Trails II, Located in the NE1/4 of the SE1/4, Section 9, T.20N., R.18E., Village of Harrison, Calumet County, Wisconsin
3. Description of Building: This construction consists of one building containing two units. The building is of wood-frame construction. A Plat of Survey of the land showing the location of the building is attached to the Agreement as Exhibit "A".
4. Description of Units: Lot #1 of CSM _____ = N9090 Spring Valley Rd, Lot #2 of CSM _____ = N9088 Spring Valley Rd
5. Common Elements: It is anticipated that the only common element between the improvements established on Lot 1 and Lot 2 shall be a common wall. Wherever improvements abut on the common property line between the adjoining units, there shall be a one-hour fire wall running from the lowest floor level, including the foundation, if it is the common wall, to the underside of the roof sheathing. Such common foundation wall, if any, shall be waterproof masonry. Said wall is to be used by the unit owners in common; each unit to bear equally to the other in the cost of keeping the common wall in good order and repair, provided however, that damage to one side of the common wall not affecting the other side should be repaired by the owner of the unit on whose side the damage occurred. Each party grants the other an easement to and on the common elements for purposes of repair, maintenance, and use.
 - Purpose of Units: Each of the units is intended to be used and is restricted to residential purposes. Commercial activity is permitted in the units only to the extent that commercial activity is permitted in residences as stated in the local zoning ordinances. The owner of a unit shall also be allowed to rent their particular unit, as long as the tenant shall abide by the applicable terms and conditions of the use of said unit, as provided in this Zero-Lot-Line Property Owners Agreement.
6. Alterations: No alteration of any kind to the exterior portions of the units or changes of a permanent or semi-permanent nature to the lot areas is to be made without the mutual agreement of both unit owners.
7. Aesthetics: The parties hereto agree that the aesthetics of the units on Lot 1 and Lot 2 are important to the value of the building. Therefore, without the expressed written consent of each party, the other shall not change the exterior color of the building.
8. Maintenance: The parties acknowledge that while only one building is to be constructed on the Property, each party will have a separate dwelling, owned solely by that party, hereinafter to be referred to as that party's unit. Each unit owner shall be responsible for repair, maintenance, and/or replacement of their individual units. Said units shall be repaired at the cost of each individual unit owner and they shall keep their units in good repair, subject only to normal wear and tear.

9. Destruction and Reconstruction: In the event of the total destruction of the building on the property, it shall be determined by agreement of both unit owners whether to rebuild, restore, or sell the property. If damage is only to the unit on one lot, and such damage does not affect the other unit, the damaged unit shall be repaired by the owner of that damaged unit.
10. Acceptance of Property Agreement: The acceptance of a deed or conveyance or entering into occupancy as an owner or tenant of any unit shall constitute acceptance of the provisions of this Owners Zero-Lot-Line Agreement and the rules and regulations adopted pursuant thereto as such documents are amended from time to time. The provisions contained in such instruments as amended from time to time shall be covenants running with the land and shall bind any person having an interest or estate in such unit as though such provisions were recited in full in each deed or lease.
11. Control: Control over this building, containing two (2) units shall be by the respective owners of the individual units and any and all decisions which affect both units shall be made by mutual consent of the unit owners of both units.
12. Insurance: Each of the owners of Lot 1 and Lot 2 shall obtain, separately, adequate insurance for his or her unit. Said insurance to be sufficient and adequate to cover both property (Building and Contents) and personal liability insurance. Each owner of Lot 1 and Lot 2 shall provide to the owner of the adjoining unit a certificate of insurance. Said certificate shall be provided annually to the adjoining unit upon the anniversary date of the initial and/or original insurance binder.
13. Binding Effect: All easements and rights described herein are appurtenant to and running with the land. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, their respective heirs, successors and assigns, and all mortgagors, purchasers and their heirs, executors, administrators, successors and assigns. Acceptance of a deed by a prospective owner of Lot One (1) or Lot Two (2) shall constitute an acceptance of all terms of this Agreement.
14. Amendment: This Agreement and administrative rules, if any, may be amended by the mutual consent of the owners of all units. This agreement may be amended only by a writing signed by the fee simple owners of both Lot 1 and Lot 2 and recorded with the Register of Deeds for Calumet County, Wisconsin. This document constitutes the entire agreement of the lot owners and shall be construed in accordance with laws of the State of Wisconsin.
15. Conveyances: The individual unit owners may sell or rent the unit or units which they own.
16. Right of First Refusal: The owner of any sold unit shall have the right of First Refusal regarding the purchase of the adjoining unit. The owner of any sold unit shall have the right of First Refusal regarding the purchase of the adjoining unit. In the event the adjoining unit has a bona fide offer to purchase by a third party, said adjoining unit owner shall provide a copy of said bona fide offer to purchase to the owner of the other unit and the owner of the other unit shall have two (2) days after receipt of the same to elect in writing to match the terms and conditions of said bona fide offer to purchase. In the event the owner of the remaining unit does not elect to exercise his/her/their right of first refusal within said two-day period, said first right of refusal shall become null and void and the adjoining unit owner shall be free to sell said unit to the third party, pursuant to the terms and conditions of said bona fide offer to purchase. In the event a unit owner elects to exercise his/her/their right of first refusal, said unit owner

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT SEVENTY-FOUR (74), WOODLAND TRAILS II, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 9, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SE1/4 OF SECTION 9, T.20N., R.18E., WHICH BEARS N89°-39'-10"W

- LEGEND-**
- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
 - = 1" IRON PIPE FOUND
 - ⊙ = COUNTY MONUMENT FOUND
 - () = RECORDED INFORMATION



GRAPHIC SCALE
1 inch = 40 ft.



MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: J.B.	FIELD WORK DATE: 5-29-20	SURVEYED FOR: RUCON CONSTRUCTION MANAGEMENT INC W4954 HIGHLINE RD. KAUKAUNA, WI 54130
	CHECKED BY: S.C.D.	FIELD BOOK: M-54, PG.68	SHEET 1 OF 4

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO.

ALL OF LOT SEVENTY-FOUR (74), WOODLAND TRAILS II, LOCATED IN THE NE1/4 OF THE SE1/4,
SECTION 9, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 2 of 4)

SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Andrew Uecker, all of Lot 74 of Woodland Trails II as recorded as Document No. 404663, being located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Nine (9), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 17,148 square feet (0.394 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 9; thence N89°-39'-10"W 868.29 feet along the south line of the SE1/4 of said Section 9; thence N00°-27'-07"E 2456.01 feet to the southeast corner of said Lot 74 and the point of beginning; thence N89°-39'-09"W 130.00 feet along the south line of said Lot 74 to the southwest corner thereof; said point being on the east line of Spring Valley Road; thence N00°-27'-07"E 132.01 feet along said east line of Spring Valley Road to the northwest corner of said Lot 74; said point being on the south line of Manitowoc Road; thence S89°-33'-30"E 130.00 feet along the south line of said Manitowoc Road to the northeast corner of said Lot 74; thence S00°-27'-07"W 131.00 feet along the east line of said Lot 74 to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, monumenting, dedicating and mapping the same.

Dated this 10th day of JUNE, 2020.

Steven C. De Jong

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



Survey Notes:

- Parcel No.: 131-37944
- Deed: Document No. 527658
- Property Owner(s): Andrew R. & Lauren E. Uecker Living Trust
- Property Address: N9088 Spring Valley Road, Menasha, WI 54952

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT SEVENTY-FOUR (74), WOODLAND TRAILS II, LOCATED IN THE NE1/4 OF THE SE1/4,
SECTION 9, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 9, Township 20 North, Range 18 East, Village of Harrison,
Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the Village of Harrison, do hereby certify that
in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this
_____ day of _____, 2020 on any lands included in this Certified Survey Map.

Village of Harrison – Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included
in this minor subdivision as of this _____ day of _____, 2020.

County Treasurer: Calumet County

Date



STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT SEVENTY-FOUR (74), WOODLAND TRAILS II, LOCATED IN THE NE1/4 OF THE SE1/4,
SECTION 9, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 4 of 4)

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided, monumented, dedicated & mapped as represented on this map. I also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

Andrew R. Uecker (Trustee) Date
Andrew R. & Lauren E. Uecker Living Trust

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2020.

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

Notary Public _____ County, Wisconsin.

My Commission Expires _____



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 30, 2020

Title:

Resolution PC 2020-02

Issue:

Should the Plan Commission approve and recommend the creation of Tax Incremental Financing District #3 (TID #3) to the Village Board?

Background and Additional Information:

The Village of Harrison intends to create Tax Incremental Financing District #3 (TID #3) for the properties between Midway Road on the north, N. Coop Road on the east, Manitowoc Road on the south, and future Eisenhower Drive on the west. State Statutes Section 66.1105 requires that the Plan Commission hold public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed creation of a TID and the proposed boundaries. Also under statutes, the Plan Commission must designate boundaries of the TID and make a recommendation of the boundaries to the Village Board. The final step needed from the Plan Commission relates to the Project Plan, which must be approved and sent on to the Village Board.

Recommended Action:

Staff recommends approval of Plan Commission Resolution 2020-02 approving the TID #3 Boundary and Project Plan.

Attachments:

- Resolution 2020-02
 - TID #3 Project Plan
 - TID #3 Boundary Description

**VILLAGE OF HARRISON PLAN COMMISSION
RESOLUTION 2020-02**

**A RESOLUTION RECOMMENDING THE DESIGNATION OF THE BOUNDARIES OF
TAX INCREMENT DISTRICT NO. 3 AND ADOPTING A PROJECT PLAN THEREFORE,
VILLAGE OF HARRISON, WISCONSIN**

WHEREAS, the Village of Harrison Plan Commission is authorized to carry out the functions of a plan commission under the Wisconsin State Statutes as it relates to §66.1105, Wis. Stats.; and

WHEREAS, the Plan Commission held a public hearing on June 30, 2020 to consider the creation of Tax Incremental District No. 3, Village of Harrison (TID #3), the proposed boundaries thereof and a proposed project plan therefor, following publication of a Class 2 notice as required by §66.1105(4)(a) and (e), Wis. Stats.; and

WHEREAS, notice was provided to the overlaying taxing jurisdictions of the proposed creation of TID #3 and of the public hearing before publication of the hearing notice as required by §66.1105(4)(a) and (e), Wis. Stats.; and

WHEREAS, the Plan Commission has considered the comments and recommendations made at the public hearing and has determined to recommend the creation of TID #3 to the Village of Harrison Board of Trustees and a project plan for TID #3.

NOW, THEREFORE, BE IT RESOLVED, that the proposed boundaries of Tax Incremental District No. 3, Village of Harrison, as set forth in Exhibit A, attached hereto and incorporated herein, are approved by the Plan Commission and are hereby recommended to the Village Board as the boundaries for TID #3; and

BE IT FURTHER RESOLVED, that the proposed project plan, in the form attached hereto as Exhibit B, is hereby adopted and recommended to the Village Board for approval as the project plan for TID #3; and

BE IT FURTHER RESOLVED, that the Plan Commission further recommends that the Village Board adopt an appropriate resolution to create TID #3 as a mix-use tax incremental district.

ADOPTED this 30th day of June, 2020

Motion for adoption moved by _____.

Motion for adoption seconded by _____.

Voting Aye: _____Nay: _____

Attest:

Kevin Hietpas
Plan Commission Chair

Mark J. Mommaerts, AICP
Planner, Village of Harrison

Exhibit A – TID #3 Boundary Description

All lands within the Village limits bounded by County AP/Midway Road on the north, N. Coop Road on the east, Manitowoc Road on the south, and officially mapped Eisenhower Drive on the west.

Village of Harrison TID No. 3

Boundary Map

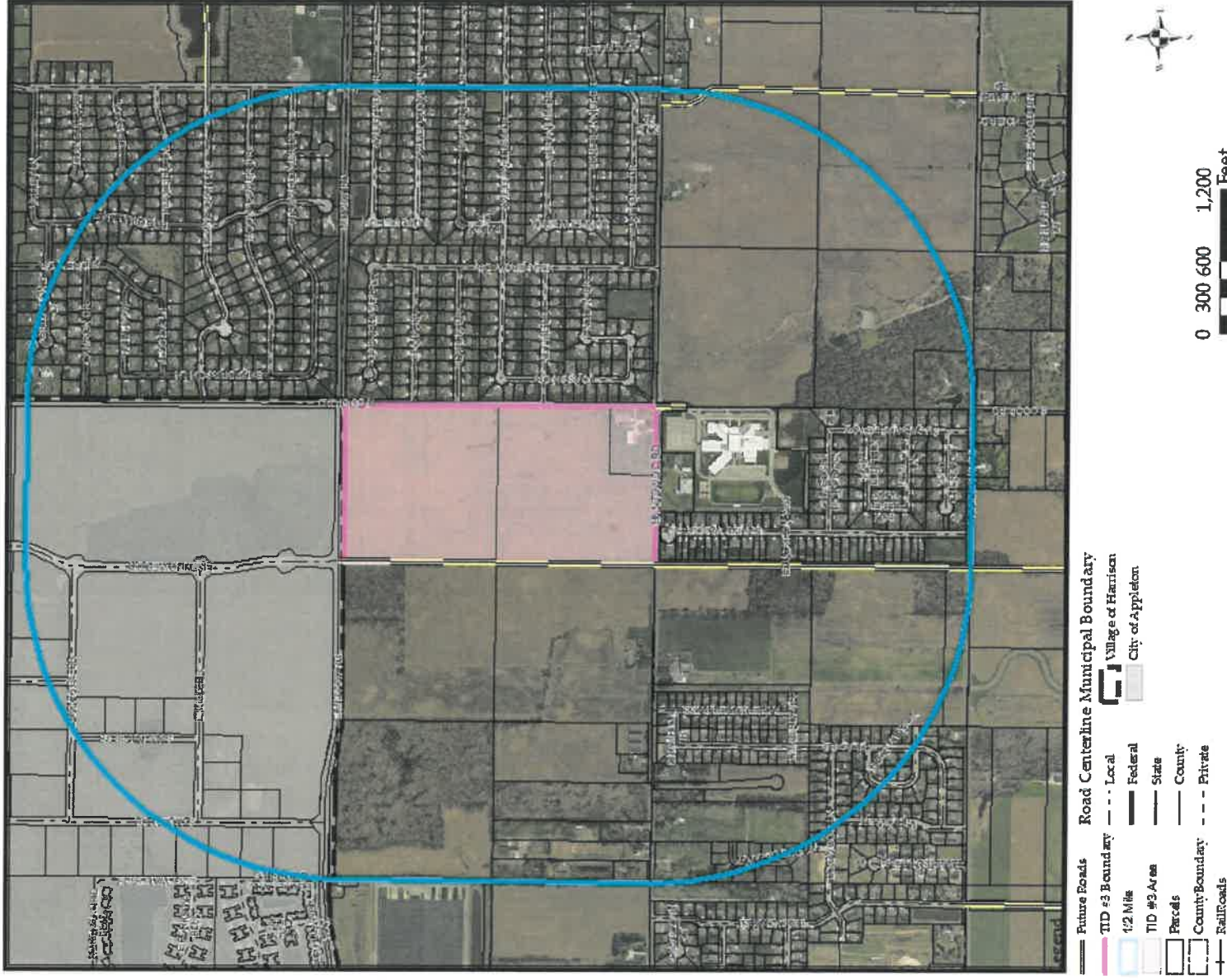


Exhibit B – Project Plan



**TAX INCREMENTAL DISTRICT NO. 3
PROJECT PLAN**

DRAFT JUNE 30, 2020

Tax Incremental District No. 3 Project Plan

Village of Harrison Officials

Village Board

Kevin Hietpas
Darlene Bartlein
Scott Handschke
Tyler Moore
Lou Miller
Pete Stier
Mark Van Hefty

Village President
Village Trustee
Village Trustee
Village Trustee
Village Trustee
Village Trustee
Village Trustee

Plan Commission

Kevin Hietpas
Darlene Bartlein
Kent Gross
Pat Hennessey
Jim Lincoln
Dennis Reed
Mark Van Hefty

Chair
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Village Staff

Travis Parish
Jennifer Weyenberg
Laura Jungwirth
Mark Mommaerts

Manager
Clerk/Treasurer
Public Works Director
Planner

Joint Review Board

Kevin Hietpas
Dan DeBonis
Becky Hansen
Amy Van Straten
Jim Lincoln

Village of Harrison
Calumet County
Kimberly Area School District
Fox Valley Technical College
Public Member

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SECTION 1. EXECUTIVE SUMMARY

Tax Incremental District Number 3 (TID #3) is located in the northwestern portion of the Village, bounded by Midway Road/County Road AP to the north, N. Coop Road on the east, Manitowoc Road on the south, and future Eisenhower Drive on the west. TID #3 includes approximately 75-acres of land. There is one property owner and no existing homes or businesses within the TID #3 boundary. The boundary of TID #3 is illustrated on Map 1 and described as bordering Midway Road/County AP on the north side, N. Coop Road on the east side, Manitowoc Road on the south side, and future/officially mapped Eisenhower Drive on the west side.

TID #3 is being created to advance the Village's vision to achieve well-planned, high quality growth, economic diversification, and development at a prominent location in the Village. TID #3 will:

- Fund necessary infrastructure improvement to allow and served planned development. Desired infrastructure includes transportation, utility, and communication networks necessary for the successful development of a mixed use area, which is not feasible without such support.
- Attract, through financial incentives, business and other development that will provide desired value, employment opportunities, and aesthetic qualities.
- Help advance recreation goals of connecting the Village trail system to the regional network, and will provide alternate transportation access to businesses and development within TID #3.
- Work to grow the economic base of the Village while providing necessary services and opportunities to the community.

Summary of Findings

As required by Wisconsin Statutes 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

- 1) **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village.** In making this determination, the following information has been considered:
 - The lands proposed for development have remained vacant for many years, despite active marketing by the property owners. The potential for development has been hindered by lack of public sewer and water infrastructure, roadway access, stormwater management infrastructure, and environmental/wetland concerns. Given that the sites have not developed as expected under normal market conditions within the past decade, it is the judgement of the Village that the use of Tax

Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and incentives to encourage development within the area consistent with the desires of the Village.

- The developer(s) have represented to the Village that the development will not proceed until street access, sewer & water, stormwater management, and other infrastructure are present.
- 2) **The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the following information has been considered:
- As demonstrated in the Economic Feasibility Section of this Project Plan, the Tax increments projected to be collected are more than sufficient to pay for the proposed project costs.
 - The development expected to occur within the District would create additional business sites and jobs.
 - The development expected to occur within the District may also include residential units, providing additional housing opportunities for workers.
- 3) **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2020. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation, or appreciation of property values occurring after January 1, 2020 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District. Since the development expected to occur is unlikely to take place or take place in the same manner without the use of TIF and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements, the Village reasonable concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would in fact be no foregone tax increments to be paid in the event the District is not created. As required by Wisconsin Statutes 66.1104(4)(i)4., a calculation of the share of projected tax increments

estimated to be paid by the owners of property in the overlying taxing jurisdiction has been made and can be found in Table 6 of the Project Plan.

- 4) Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes 66.1105(2)(cm). Lands proposed for newly platted residential development comprise no more than 35% by area of the real property within the District. Any project costs related to newly platted residential development are eligible expenditures if based on the finding that the development has a residential housing density of at least 3-units per acre as defined in Wisconsin Statute 66.1105(2)(f)3.a.
- 5) The District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
- 6) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
- 7) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
- 8) The equalized value of taxable property of the District does not exceed 12% of the total equalized value of taxable property within the Village.
- 9) The Project Plan for the District in the Village is feasible.

SECTION 2. TYPE & GENERAL DESCRIPTION OF DISTRICT

The District is being created by the Village under the authority provided by Wisconsin Statute 66.1105. The District is created as a “Mixed Use District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of commercial, industrial, and residential uses as defined within the meaning of Wisconsin Statutes 66.1105(2)(cm) (See Table 1 for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise approximately 6% of the area of the District, which is less than the 35% permitted. To the extent that project costs will be incurred by the Village for newly platted residential development, the residential development will have a density of at least 3-units per acre as required by Wisconsin Statutes 66.1105(2)(f)3.a.

Maps 1-3 depict the boundaries, and proposed uses, within the District. The Village intends that TIF will be used to assure that a combination of private commercial, industrial, and residential development occurs within the District consistent with the Village’s development

objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Village. The project costs include in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

SECTION 3. PROPOSED DISTRICT BOUNDARY

Generally, the boundary of TID #3 includes the area along Midway Road/County AP on the north side, N. Coop Road on the east side, Manitowoc Road on the south side, and future/officially mapped Eisenhower Drive on the west side. Map 1 illustrates the boundaries of TID #3.

TID #3 does not include any area identified as a wetland on a map under §23.32, except for an area identified on such a map that has been converted in compliance with state law so that it is no longer a wetland and except an area that is identified as a wetland on a map under §23.32 and that is within the boundaries of a tax incremental district or is part of a tax incremental district parcel, the area shall be considered part of the tax incremental district for determining the applicability of exemptions from or compliance with water quality standards that are applicable to wetlands. The Developer(s) have, or will be conducting, a wetland delineation of the property.

SECTION 4. EXISTING USES AND CONDITIONS

All of TID #3 is undeveloped and is currently cropland. There are no existing homes within the District. The District does not include any businesses. Map 2 illustrates the existing conditions of TID #3.

SECTION 5. PRELIMINARY PARCEL LIST AND ANALYSIS

There are three (3) parcels within TID #3. Much of the District is either zoned or designated or is suitable for future commercial, industrial, or multiple-family development. Approximately 94% of the District is suitable for commercial or retail uses, approximately 0% is suitable for industrial and manufacturing uses, and approximately 6% is suitable for newly platted residential uses. Map 3 illustrates the future land use designation of property within TID #3. Table 1 illustrates the amount of property with the District that is suitable for mixed-use development.

SECTION 6. EQUALIZED VALUE TEST

Project Plan TID No. 3 Creation

If adopted as planned, TID #3 has a 2019 assessed base value of \$185,400 and a 2019 equalized value of \$187,587, based on the Village's 2019 equalization ratio of approximately 99%.

State law permits the Village to create new TIDs as long as the equalized value of the new TIDs, plus the value increment in all other existing TIDs, does not exceed 12% of its total equalized value. According to the Wisconsin Department of Revenue, the Village's total 2019 municipal equalized value for real estate was \$1,213,180,500, with 12% being \$ 145,581,660. The 2019 TID value increment was \$45,500,000 (3.75%), combined with the estimated \$187,587 equalized value of TID #3, totals \$ 45,687,587 or 3.77%, which meets the 12% statutory requirement.

SECTION 7. STATEMENT OF KIND, NUMBER, AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS

The following is a list of public works and other TIF-eligible projects that the Village expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other project are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way, and Easement Acquisition

1. **Acquisition of Rights-of-Way.** The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management, continuation of development, parkland, and/or other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.
2. **Acquisition of Easements.** The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management and other public infrastructure. Costs incurred by the Village to identify, negotiate, and acquire easement rights are eligible Project Costs.
3. **Relocation Costs.** If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to, preparation of a relocation plan, allocation of staff time, legal fees, publication of notices, obtaining appraisals, and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation

1. **Environmental Audits and Remediation.** There have been no known environmental studies completed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any costs incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.
2. **Site Grading.** Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control storm water runoff. The Village may need to remove and dispose of excess material, or bring in fill

material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

1. **Sanitary Sewer System Improvements.** There are areas of the District that are inadequately served by sanitary sewer facilities. To allow development to occur, the Village may need to construct, alter, rebuild, or expand sanitary sewer infrastructure within the District. Eligible Project Cost include, but are not limited to, construction, alteration, rebuilding, or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift station; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of cost based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild, or expand sanitary sewer infrastructure located outside of the District. That portion of the cost of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
2. **Water System Improvements.** There are areas of the District that are inadequately served by water distribution facilities. To allow development to occur, the Village may need to construct, alter, rebuild, or expand water system infrastructure within the District. Eligible Project Cost include, but are not limited to, construction, alteration, rebuilding, or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of cost based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild, or expand water system infrastructure located outside of the District. That portion of the cost of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
3. **Stormwater Management System Improvements.** Development within the District will cause storm water runoff and pollution. To manage this storm water runoff, the Village may need to construct, alter, rebuild, or expand storm water management infrastructure within the District. Eligible Project Cost include, but are not limited to, construction, alteration, rebuilding, or expansion of: storm water collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration, and detention Best Management Practices (BMP's). To the extent storm water management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will

make an allocation of cost based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild, or expand storm water management system infrastructure located outside of the District. That portion of the cost of storm water management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

4. **Electric, Natural Gas, & Communication Services.** In order to create sites suitable for development and/or redevelopment, the Village may incur costs to provide, relocate, or upgrade electric services, natural gas mains and services, and voice and data communications services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets

1. **Street Improvements.** There are inadequate street improvements serving areas of the District. To allow development to occur, the Village may need to construct and/or reconstruct streets, highways, access drive, and parking areas. Eligible Project Costs included, but are not limited to; excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of multi-use trails; installation of crosswalks; installation of culverts, box culverts, and bridges; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; and installation of fences, berms, and landscaping.
2. **Streetscaping and Landscaping.** In order to attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way, and other public spaces. These amenities included, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas, and public areas; installation of planters, benches, clocks tree rings, trash receptacles, and similar items; and installation of brick or other decorative walks, terraces, and street crossing. These and any other similar amenities installed by the village are eligible Project Costs.

Miscellaneous

1. **Cash Grants (Development Incentives).** The Village may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.
2. **Projects Outside the Tax Increment District.** Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half (1/2) mile of the boundary of the District provided that: 1) the projects are located within the Village's corporate boundaries, and 2) the projects are approved by the joint

Review Board. The cost of projects completed outside the District pursuant to this section are eligible Project Costs, and my include any project cost that would otherwise be eligible if undertaken within the District. The project cost expenditures outside the District that the Village intends to make are found on the Table 2.

3. **Professional Service and Organizational Costs.** The costs of professional services rendered, and other costs incurred, in relation to the creation, administration, and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.
4. **Administrative Costs.** The Village may charge to the District as eligible Project Costs reasonable allocation of administrative cost, included, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spend by Village employees in connection with the implementation of the Plan.
5. **Financing Costs.** Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtain financing for projects undertaken under this Plan are eligible Project Costs.
6. **Contribution to Community Development Authority (CDA).** As provided for in Wisconsin Statute Section 66.1105(2)(f)1.h and 66.1333(13), the Village may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in order to further any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

With all projects, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinance and plans, judgments or claims for damages, and other expenses are included as Project Costs.

In the event any of the public work project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statute Section 66.1105, in the written opinion of the Village Attorney or a court of record so rules in a final order, then such project or projects shall be deleted therefrom and the remainder of the projects herein shall be deemed the entirety of the projects for purposes of the Project Plan.

The Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project Costs will be diminished by an income, special assessment, or other revenues, including user fees or charges. To the extent the costs benefit the Village outside the District, a proportionate share of

the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration's of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies, and user fee adjustments.

❖ SECTION 8. PROPOSED IMPROVEMENTS AND USES

TID #3 is envisioned as a mix of commercial/business and light industrial uses and residential development serving the needs of the local community and the region. Full build out of TID #3 will create employment opportunities, increase property values, diversify Harrison's economy, and contribute of the long-term economic health of Harrison and the surrounding Fox Cities region.

In order to support the proposed uses in the area, TID #3 will install infrastructure improvements including, new roads to access and service properties within the area; sewer & water utilities; recreational trails to provide alternate transportation and recreation opportunities; financial incentives to obtain the desired aesthetic quality of the area; and voluntary demolition and acquisition opportunities of existing properties to further develop the area in a planned manner. Map 4 illustrates the proposed project improvements within TID #3. Table 2 lists the proposed projects and projects costs.

❖ SECTION 9. DETAILED LIST OF PROJECT COSTS

All costs are based on 2020 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2020 and the time of construction. The Village also reserves the right to increase certain project costs to the extent another is reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan. The detail description in Table 2 is a shortened version of eligible project costs identified in Section 7.

This Plan is not meant to be a budget nor an appropriation of fund for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best available information. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

SECTION 10. ECONOMIC FEASIBILITY STUDY AND DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The Village expects to complete the project in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section and table identifying: 1) the development expected to occur, 2) a projection of tax increment to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that he projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

Implementation of this Plan may require that the Village issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligation the Village may choose to utilize.

- **General Obligation (G.O.) Bonds or Notes.** The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. debt that a community may have outstanding at any point in time to an amount not greater than five-percent (5%) of its total equalized value (including increment values). For the Village, this amounts to \$56,179,195, of which over \$50,000,000 is currently unused and could be made available to finance Project Costs.
- **Bonds Issued to Developers (“Pay as You Go” Financing).** The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligation are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligation issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village’s statutory borrowing capacity.

- **Tax Increment Revenue Bonds.** The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village, or as a form of lease revue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.
- **Utility Revenue Bonds.** If the Village were to create a Utility, the Village could issue revenue bonds to be repaid from revenues of the utility. Statutory requirements would need to be reviewed under this method.
- **Special Assessment “B” Bonds.** The Village has the ability to levy special assessments against benefited properties to pay part of the cost for street, curb and gutter, sewer and water, storm sewers, and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village can issue Special Assessment “B” Bonds pledging revenue from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Village’s statutory borrowing capacity. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Economic Feasibility

The preliminary economic feasibility analysis supports the feasibility of TID #3. This is based on a comparison of proposed expenditures summarized in Table 5 with projected land and building development in the TID, and the tax increment it is expected to generate. Specifically, the developed increment, as outlined in Table 4, is project to be sufficient to cover the projected TID expenditures (principal and interest) listed in Table 5. Therefore, the TID debt/bonding is projected to be retired within the 20-year required timeframe. The economic feasibility is also based on current legislation and development assumptions, as found in Table 5.

The Village will be cautious to spend at or below the levels projected in Table 5. The Village may also perform an annual analysis of the fiscal conditions of TID #3, and how well the development projections are being reached. Decisions to continue spending may be based on the state of the District from time to time, and time to correspond to the extent practical with actual commitments to add increment to the district.

The tools selected for financing the projects should be decided in advance of project commencement. As of the date of this plan, it was anticipated that borrowing for projects would take place between 2025-2026. It is estimated that the borrowing interest rate will be approximately 4%, depending on the length of borrowing and debt type, and the effective mill rate will be \$15.70 per \$1,000 of value for all years. The borrowings will likely be taxable General Obligation Notes and Bonds.

The financial projections included in the Project Plan were based on the following assumptions:

- The property tax mill rate was projected to remain similar to the estimated 2019 rate (\$15.70/\$1,000).
 - All projected expenses and revenues were in 2020 dollars.
 - The borrowing rate for debt was projected at 4%. Actual future borrowing rates may vary based on market conditions, and borrowing may be timed to best achieve favorable rates.
 - Interest income was not factored into the revenue analysis.
 - Though described in this Project Plan, funds obtainable through potential grants that the Village may apply for or receive were also not factored into the revenue analysis.
 - Projected private development values were based on actual values from a sample of expected comparable projects throughout Harrison and the surrounding area.
 - No appreciation growth of developed properties during life of the TID was assumed.
- Most of these assumptions are conservative, and therefore further support the projected financial viability of the TID.

Plan Implementation

Project identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined in Table 2. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated that developer agreements between the Village and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligation are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

SECTION 11. ANNEXED PROPERTY

A majority of the property within TID #3 was attached (or annexed) into the Village of Harrison in August 2013. In accordance with Wisconsin Statute 66.1105(4)(gm)(1), the Village of Harrison and the Town of Harrison entered into a cooperative plan boundary agreement under Wisconsin Statute 66.0301 whereby the Village is not prohibited from exercising its TIF powers for the three year period following the boundary line change.

SECTION 12. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Wisconsin Statutes Section 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13. PROPOSED CHANGES IN ZONING ORDINANCES

Changes to the Zoning Map, in the form of rezonings, will be necessary to reflect the future land use designation of the area as identified in the Harrison Comprehensive Plan. The Village does not anticipate that the District will require any text changes to the zoning ordinance.

SECTION 14. PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND VILLAGE ORDINANCES

It is expected that this Plan will complement the Harrison Comprehensive Plan and Village ordinances. Changes to the Master Plan/Comprehensive Plan may include designating additional areas of land from Single-Family Residential to Multiple-Family Residential or Commercial. Other changes to the Master Plan/Comprehensive Plan, map, building codes, or other Village ordinances are not anticipated to implement this Plan. There may be unforeseen changes to the Future Land Use Map, or other components of the Comprehensive Plan, which affect lands within TID #3 beyond those listed herein.

SECTION 15. RELOCATION

It is anticipated that there will be no displaced persons from project activities as currently contemplated. It is possible that future business needs and development activities in the area may require acquisition of existing residences. If relocation occurs, the Village will conform to the State of Wisconsin Relocation Laws. It is anticipated that property acquisition will occur with negotiations of the property owner and not be eminent domain. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the

implementation period, the Village will flow applicable state statutes as required in Wisconsin Statute Chapter 32.

SECTION 16. ORDERLY DEVELOPMENT OF THE VILLAGE

The District contributes to the orderly development of the Village by providing the opportunity for continued growth in tax base, job opportunities, and overall economic activity. The Plan identifies projects that will assist the development of the Village that is consistent with the Harrison Comprehensive Plan.

SECTION 17. LIST OF ESTIMATED NON-PROJECT COSTS

Non-Project Costs are public works project that only partly benefit the District or are not eligible to be paid with tax increments, or cost not eligible to be paid with TIF funds. Examples include:

- A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total project cost allocable to properties outside of the District would be a non-project cost.
- Project undertaken within the District as part of the implementation of this Project Plan, the cost of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

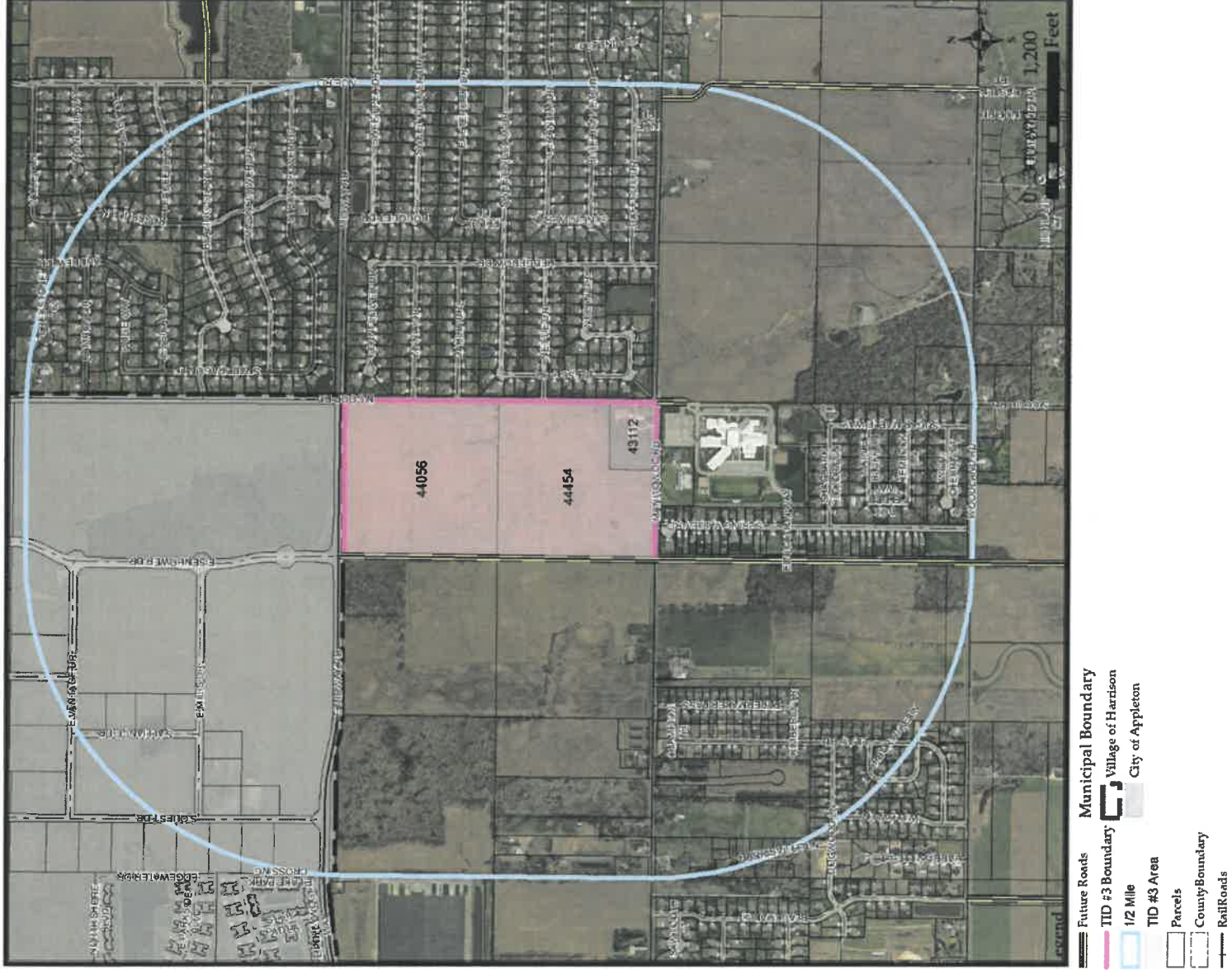
The District includes several projects that are not located within the TID #3 boundary but are essential for the planned development of the area, including road access, utilities, and stormwater management facilities. These projects benefit property within the District, but also benefit property outside the District. Table 2 list the proposed projects and estimated non-projects costs will be the same as the project costs.

Exhibit A. OPINION OF ATTORNEY FOR VILLAGE ADVISING THAT PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105

Map 1. BOUNDARY & PARCEL MAP

Village of Harrison TID No. 3

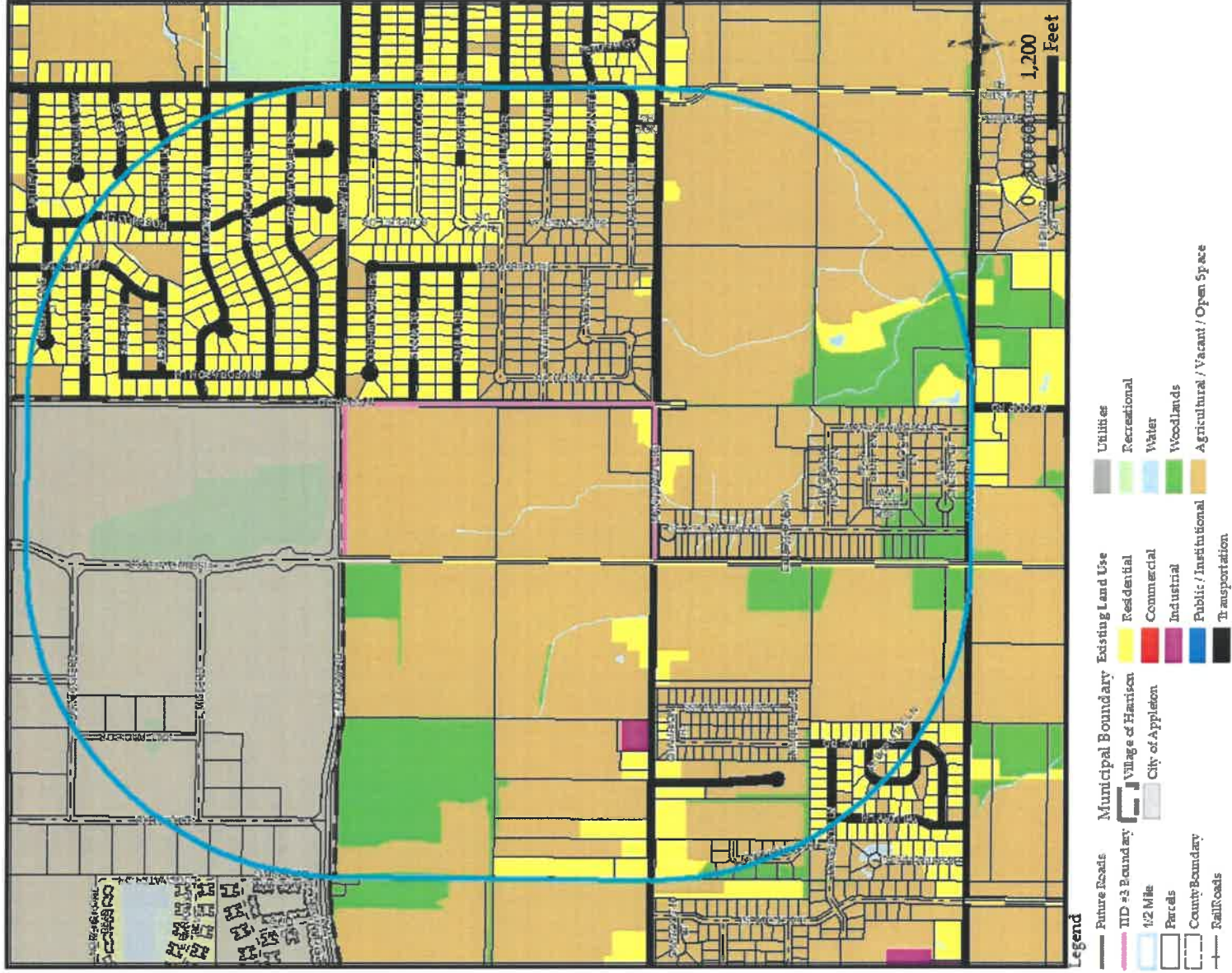
Boundary Map



Map 2. EXISTING CONDITIONS & LAND USES MAP

Village of Harrison TID No. 3

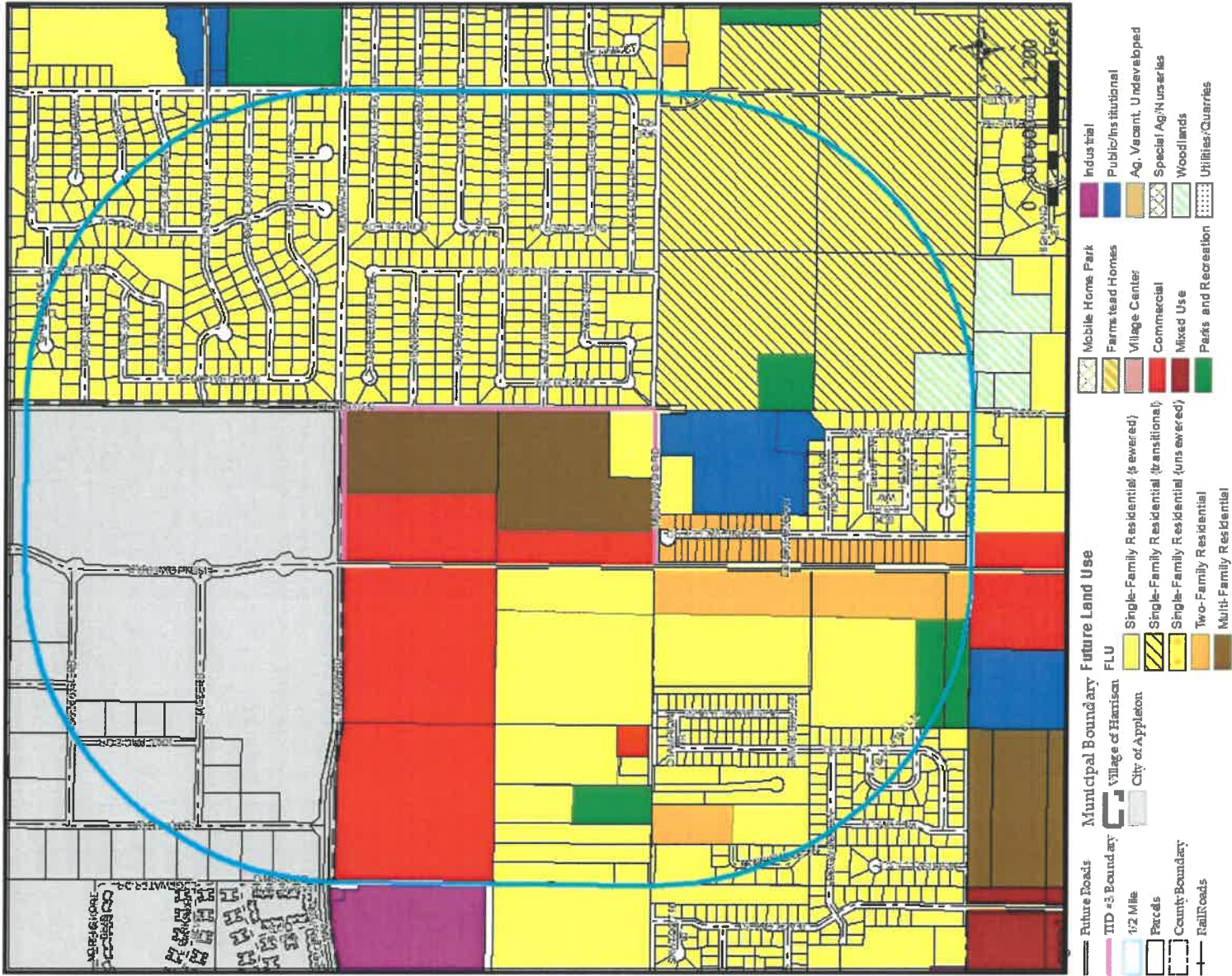
Existing Land Use Map



Map 3. FUTURE LAND USES MAP

Village of Harrison TID No. 3

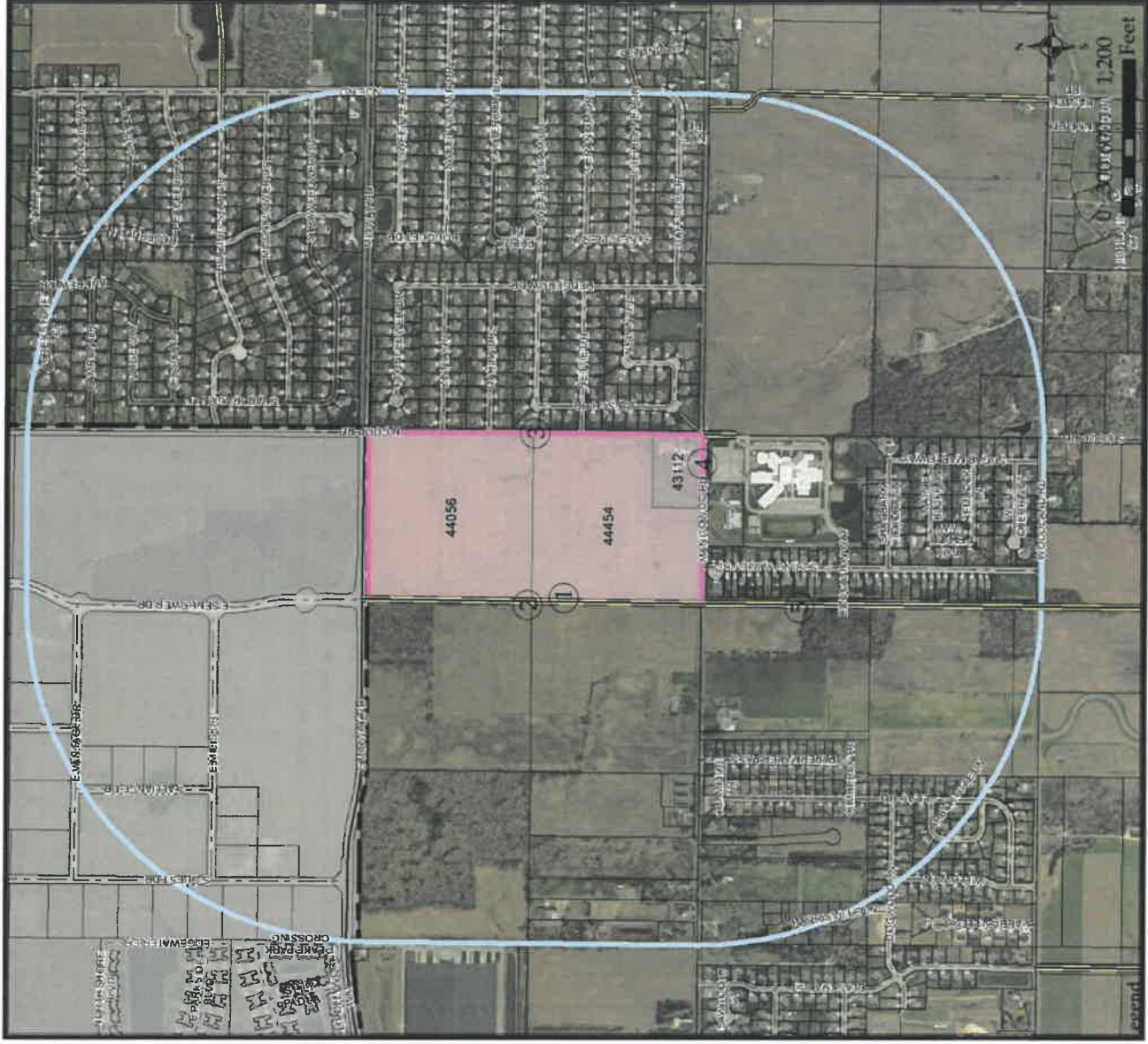
Future Land Use Map



Map 4. PROPOSED PROJECT IMPROVEMENT LOCATIONS MAP

Village of Harrison TID No. 3

Boundary Map



- | | |
|-----------------|---------------------|
| Future Roads | Municipal Boundary |
| TID #3 Boundary | Village of Harrison |
| 1/2 Mile | City of Appleton |
| TID #3 Area | Parcels |
| County Boundary | Rail/Roads |
-
- 1 - Eisenhower Drive
 - 2 - Eisenhower Drive ROW Acquisition
 - 3 - N. Coop Road Reconstruction
 - 4 - Manitowoc Road Reconstruction
 - 5 - Eisenhower Drive (1/2 mile buffer)

Table 1. PRELIMINARY PARCEL LIST

Preliminary Parcel List

Loc. ID	Owner	Physical Address	2019 Assessed Value - Improvements	2019 Assessed Value - Land	2019 Assessed Value - Total	2019 Assessed Value - Personal Property	Equalized Value	Acres	Acres Zoned or Suitable for Industrial Use	Acres Zoned or Suitable for Commercial/Business Use	Acres Zoned or Planned for Newly Platted Residential Uses	Total Acres Suitable for Mixed-Use Development
44056	Driscoll Properties, LLC	N Coop Road	\$ -	\$ 8,900	\$ 8,900	\$ -	\$ 9,005	38.79		38.79		38.79
44454	Driscoll Properties, LLC	N Coop Road	\$ -	\$ 9,800	\$ 9,800	\$ -	\$ 9,916	35.00		35.00		35.00
43112	Ruth Uitenbroek Trust	W6102 Manitowoc Road	\$ 141,000	\$ 25,700	\$ 166,700	\$ -	\$ 168,667	5.00		5.00		5.00
TOTALS			\$ 141,000	\$ 44,400	\$ 185,400	\$ -	\$ 187,587	78.79	0.00	78.79	0.00	78.79

Estimated Base Value	Total District Acreage	Total Industrial Acreage	Total Commercial Acreage	Total Newly Platted Residential Acreage	Total Mixed Use Acreage
2019		0%	100%	0%	100%

Table 2. PROJECT COSTS

Project Costs								
Map #	Project Outside TID Boundary	Project Name	Location	Description	Cost Estimate	Estimated Construction Expenditure Period	Estimated Project Cost	Estimated Non-Project Cost
1		Eisenhower Drive	Eisenhower Drive	Construct new road. Project may include, but not limited to, grading, gravel, curb & gutter, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project.	\$ 4,000,000	2023-2024	\$ 2,000,000	\$2,000,000
2		Eisenhower Drive ROW Acquisition	Eisenhower Drive	Acquire land to construct Eisenhower Drive.	\$ 130,000	2022	\$ 130,000	
3		N. Coop Road Reconstruction	N. Coop Road	Reconstruct N. Coop Road to an urban street cross section. Project may include, but not limited to, grading, gravel, curb & gutter, storm sewer, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project.	\$ 1,200,000	2030	\$ 600,000	\$ 600,000
4		Manitowoc Road Reconstruction	Manitowoc Road	Reconstruct Manitowoc Road to an urban street cross section. Project may include, but not limited to, grading, gravel, curb & gutter, storm sewer, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project.	\$ 600,000	2035	\$ 300,000	\$ 300,000
5	*	Eisenhower Drive	Eisenhower Drive	Construct new road connecting ends of Eisenhower Drive from Midway Road/County Road AP to US Hwy 10 & 114. Route of roadway to be determined based on environmental impacts of the area. Project may include, but not limited to, ROW acquisition, grading, gravel, curb & gutter, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project. Project is needed to provide traffic connections to/from proposed development and to create a regional transportation network to benefit commercial business within the District.	\$ 4,000,000	2023-2024	\$ 2,000,000	\$ 2,000,000
		Land Acquisition	TID-wide	Voluntary Land Acquisition of scattered parcels throughout the TID in order to combine with adjacent parcels to make the area more attractive to new development.	\$ -		\$ -	
		Demolition	TID-wide	Demolition of existing structures on properties acquired by the Village.	\$ -		\$ -	
		Development Incentives	TID-wide	Cash Grants to Development for any eligible project cost or aesthetics (particularly for building exterior materials, but could include any aesthetic improvement that will add tax value to the property).	\$ 765,756	Life of TID	\$ 765,756	
		General Administration, Planning, Legal, Engineering	TID-wide	General administration, planning, legal, engineering, etc.	\$ 220,000	Life of TID	\$ 220,000	
		Financing (Interest on Debt)	TID-wide	Financing		Life of TID		
Total Estimated Costs					\$10,915,756		\$ 6,015,756	\$4,900,000

Notes:

- * Project located outside, or partially outside, but within 1/2 mile of the proposed District Boundary and an eligible project cost per WI Stats. 66.1105(2)(f)1.n.
- ** Cost Estimate is for portion of total project cost assignable to TID #3.

Other Projects that could be completed if tax increments exceed expected amounts

Table 3. DEVELOPMENT ASSUMPTIONS

Development Assumptions									
Construction Year	Phase 1 - 50 units	Phase 2 - 52 units	Phase 3 - 90 units	Phase 4 - 60 units	Phase 5 - 64 units	Commercial Property	Annual Total	Construction Year	
2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2020	
2021	\$ 1,890,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,890,000	2021	
2022	\$ 1,260,000	\$ 1,417,500	\$ -	\$ -	\$ -	\$ -	\$ 2,677,500	2022	
2023	\$ -	\$ 2,677,500	\$ 3,937,500	\$ -	\$ -	\$ -	\$ 6,615,000	2023	
2024	\$ -	\$ -	\$ 3,150,000	\$ 3,307,500	\$ -	\$ -	\$ 6,457,500	2024	
2025	\$ -	\$ -	\$ -	\$ 1,417,500	\$ 3,150,000	\$ -	\$ 4,567,500	2025	
2026	\$ -	\$ -	\$ -	\$ -	\$ 1,890,000	\$ -	\$ 1,890,000	2026	
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	2027	
2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	2028	
2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2029	
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2030	
2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2031	
2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2032	
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2033	
2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2034	
2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2035	
2036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2036	
2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2037	
2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2038	
2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2039	
Totals	\$ 3,150,000	\$ 4,095,000	\$ 7,087,500	\$ 4,725,000	\$ 5,040,000	\$ 1,500,000	\$ 25,597,500		

Table 4. DEVELOPMENT & TAX INCREMENT PROJECTIONS

Development and Tax Increment Projections

Year	Value Added	Valuation Year	Inflation Increment	TID Value Increment	Tax Rate (per \$1,000)	Projected Tax Increment	Cumulative Tax Increment	Revenue Year
1	\$ -	2021	0%	\$ -	\$ 15.71	\$ -	\$ -	2022
2	\$ 1,890,000	2022	0%	\$ 1,890,000	\$ 15.71	\$ 29,686	\$ 29,686	2023
3	\$ 2,677,500	2023	0%	\$ 4,567,500	\$ 15.71	\$ 71,741	\$ 101,428	2024
4	\$ 6,615,000	2024	0%	\$ 11,182,500	\$ 15.71	\$ 175,643	\$ 277,070	2025
5	\$ 6,457,500	2025	0%	\$ 17,640,000	\$ 15.71	\$ 277,070	\$ 554,141	2026
6	\$ 4,567,500	2026	0%	\$ 22,207,500	\$ 15.71	\$ 348,812	\$ 902,953	2027
7	\$ 1,890,000	2027	0%	\$ 24,097,500	\$ 15.71	\$ 378,498	\$ 1,281,451	2028
8	\$ 1,000,000	2028	0%	\$ 25,097,500	\$ 15.71	\$ 394,205	\$ 1,675,656	2029
9	\$ 500,000	2029	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 2,077,714	2030
10	\$ -	2030	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 2,479,772	2031
11	\$ -	2031	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 2,881,831	2032
12	\$ -	2032	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 3,283,889	2033
13	\$ -	2033	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 3,685,948	2034
14	\$ -	2034	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 4,088,006	2035
15	\$ -	2035	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 4,490,064	2036
16	\$ -	2036	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 4,892,123	2037
17	\$ -	2037	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 5,294,181	2038
18	\$ -	2038	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 5,696,240	2039
19	\$ -	2039	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 6,098,298	2040
20	\$ -	2040	0%	\$ 25,597,500	\$ 15.71	\$ 402,058	\$ 6,500,356	2041
Total	\$ 25,597,500					\$ 6,500,356		

Table 5. EXPENDITURE ANALYSIS

Financing & Feasibility Plan

Year	Expenditures					Capital Borrowing		Total Expenditures	Projected Revenues		Total Cumulative Revenues	Balances			Year
	Development Incentives	Development Incentives Cumulative	Infrastructure	Land Acquisition	Planning & Admin.	Debt Service Principal	Debt Service Interest		Tax Increments	Total Revenues		Annual	Cumulative	Project Cost Principal Outstanding	
1 2020	\$ -	\$ -			\$ 10,000			\$ 10,000	\$ -	\$ -	\$ -	\$ (10,000)	\$ (10,000)	\$ (10,000)	2020
2 2021	\$ -	\$ -			\$ 10,000			\$ 10,000	\$ -	\$ -	\$ -	\$ (10,000)	\$ (20,000)	\$ (20,000)	2021
3 2022	\$ -	\$ -			\$ 10,000			\$ 10,000	\$ -	\$ -	\$ -	\$ (10,000)	\$ (30,000)	\$ (30,000)	2022
4 2023	\$ 23,749	\$ 23,749			\$ 10,000			\$ 33,749	\$ 29,686	\$ 29,686	\$ 29,686	\$ (4,063)	\$ (34,063)	\$ (34,063)	2023
5 2024	\$ 57,393	\$ 81,142			\$ 10,000			\$ 67,393	\$ 71,741	\$ 71,741	\$ 101,428	\$ 4,348	\$ (29,714)	\$ (29,714)	2024
6 2025	\$ 140,514	\$ 221,656	\$ 4,000,000		\$ 10,000			\$ 150,514	\$ 175,643	\$ 175,643	\$ 277,070	\$ 25,129	\$ (4,586)	\$ (4,586)	2025
7 2026	\$ 221,656	\$ 443,313			\$ 10,000	\$ 198,666	\$ 156,384	\$ 586,706	\$ 277,070	\$ 277,070	\$ 554,141	\$ (309,636)	\$ (314,222)	\$ (314,222)	2026
8 2027	\$ 279,049	\$ 722,362			\$ 10,000	\$ 206,760	\$ 148,290	\$ 644,099	\$ 348,812	\$ 348,812	\$ 902,953	\$ (295,288)	\$ (609,509)	\$ (609,509)	2027
9 2028	\$ 43,394	\$ 765,756			\$ 10,000	\$ 215,184	\$ 139,866	\$ 408,444	\$ 378,498	\$ 378,498	\$ 1,281,451	\$ (29,946)	\$ (639,455)	\$ (639,455)	2028
10 2029	\$ -				\$ 10,000	\$ 223,951	\$ 131,099	\$ 365,050	\$ 394,205	\$ 394,205	\$ 1,675,656	\$ 29,155	\$ (610,300)	\$ (610,300)	2029
11 2030	\$ -		\$ 600,000		\$ 10,000	\$ 233,075	\$ 121,975	\$ 365,050	\$ 402,058	\$ 402,058	\$ 2,077,714	\$ 37,008	\$ (573,292)	\$ (573,292)	2030
12 2031	\$ -				\$ 10,000	\$ 242,571	\$ 112,480	\$ 365,051	\$ 402,058	\$ 402,058	\$ 2,479,772	\$ 37,007	\$ (536,285)	\$ (536,285)	2031
13 2032	\$ -				\$ 10,000	\$ 252,453	\$ 102,597	\$ 365,050	\$ 402,058	\$ 402,058	\$ 2,881,831	\$ 37,008	\$ (499,276)	\$ (499,276)	2032
14 2033	\$ -				\$ 10,000	\$ 262,739	\$ 92,311	\$ 365,050	\$ 402,058	\$ 402,058	\$ 3,283,889	\$ 37,008	\$ (462,268)	\$ (462,268)	2033
15 2034	\$ -				\$ 10,000	\$ 273,443	\$ 81,607	\$ 365,050	\$ 402,058	\$ 402,058	\$ 3,685,948	\$ 37,008	\$ (425,259)	\$ (425,259)	2034
16 2035	\$ -		\$ 300,000		\$ 10,000	\$ 284,584	\$ 70,467	\$ 365,051	\$ 402,058	\$ 402,058	\$ 4,088,006	\$ 37,007	\$ (388,252)	\$ (388,252)	2035
17 2036	\$ -				\$ 10,000	\$ 296,178	\$ 58,872	\$ 365,050	\$ 402,058	\$ 402,058	\$ 4,490,064	\$ 37,008	\$ (351,244)	\$ (351,244)	2036
18 2037	\$ -				\$ 10,000	\$ 308,245	\$ 46,805	\$ 365,050	\$ 402,058	\$ 402,058	\$ 4,892,123	\$ 37,008	\$ (314,235)	\$ (314,235)	2037
19 2038	\$ -				\$ 10,000	\$ 320,803	\$ 34,247	\$ 365,050	\$ 402,058	\$ 402,058	\$ 5,294,181	\$ 37,008	\$ (277,227)	\$ (277,227)	2038
20 2039	\$ -				\$ 10,000	\$ 333,873	\$ 21,177	\$ 365,050	\$ 402,058	\$ 402,058	\$ 5,696,240	\$ 37,008	\$ (240,218)	\$ (240,218)	2039
21 2040					\$ 10,000	\$ 347,475	\$ 7,575	\$ 365,050	\$ 402,058	\$ 402,058	\$ 6,098,298	\$ 37,008	\$ (203,210)	\$ (203,210)	2040
22 2041					\$ -			\$ -	\$ 402,058	\$ 402,058	\$ 6,500,356	\$ 402,058	\$ 198,848	\$ 198,848	2041
Totals	\$ 765,756		\$ 4,900,000	\$ -	\$ 210,000	\$ 4,000,000	\$ 1,325,752	\$ 6,301,508	\$ 6,500,356	\$ 6,500,356		\$ 198,848			

Notes:

Projected TID Closure

Table 6. CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

Tax Increment Share by Taxing Jurisdiction					
Year	Village	County	School District	Technical College	Total
2020	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ 5,807	\$ 10,190	\$ 11,720	\$ 1,969	\$ 29,686
2022	\$ 14,033	\$ 24,627	\$ 28,323	\$ 4,759	\$ 71,741
2023	\$ 34,357	\$ 60,293	\$ 69,342	\$ 11,650	\$ 175,643
2024	\$ 54,197	\$ 95,111	\$ 109,385	\$ 18,378	\$ 277,070
2025	\$ 68,231	\$ 119,738	\$ 137,707	\$ 23,136	\$ 348,812
2026	\$ 74,037	\$ 129,928	\$ 149,427	\$ 25,105	\$ 378,498
2027	\$ 77,110	\$ 135,320	\$ 155,628	\$ 26,147	\$ 394,205
2028	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2029	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2030	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2031	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2032	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2033	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2034	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2035	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2036	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2037	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2038	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
2039	\$ 78,646	\$ 138,016	\$ 158,729	\$ 26,668	\$ 402,058
Totals	\$ 1,271,524	\$ 2,231,396	\$ 2,566,275	\$ 431,161	\$ 6,500,356
Percentage	20%	34%	39%	7%	100%

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

June 30, 2020

Title:

Zoning Text Amendments

Issue:

Staff wishes to have a brief discussion regarding the proposed Zoning Ordinance text amendments to ensure staff is on the right track?

Updated information provided in RED text.

Background and Additional Information:

Since the Village incorporated from the Town of Harrison, the zoning ordinance has not been updated with references to Wis. Stats. for Villages. The ordinance also has provisions that reference the Calumet County zoning ordinance which no longer applies to the Village. Many of the amendments are updates to these changes. However, there are some other amendments that staff is proposing. The major changes include the following:

1. Page 15 – only allowing flag lots in AG & RR zoning districts.
2. Page 21 – allow for accessory buildings to be used as accessory dwellings? **Additional information was sent out after the last meeting. Discussion on Accessory Dwelling Units to occur during the meeting.**
3. Page 22/23 – Filling and Grading requirements.
4. Page 24 – Methods of Construction.
5. Page 37 – AG Zoning District - dwellings in AG district only as part of an operating farm, removing additional non-agricultural uses. The purpose is to create a rural residential zoning district and to limit AG zoning district to more agricultural uses and some commercial uses.
6. Page 43 – Creation of Rural Residential District [RR] – the purpose is to allow for rural residential dwellings on non-public sewer and water. Creation of this district will allow the Village to better control where new housing is built near the developed portions of the Village while allowing spot housing in areas not immediately adjacent to subdivisions. This district has larger accessory building sizes as demanded by the rural property owners. **Updated RR Zoning Districts on the Zoning Map are under development.**
7. Page 48 – allowing accessory buildings on lots across the street from homes on Lake Winnebago.
8. Page 109 – providing provisions for stairways/walkways for access to shoreline areas.
9. Page 118 – **Still a work in progress** – provide provisions for development of the Village Center site to ensure development meets the visions of the Village.

10. Page 130- Accessory dwelling units – as they are becoming more popular among residential home owners, does the Village wish to remove requirement that it be only for family member in order to home owner to rent out the unit for income?
11. Page 178 – remove political campaign signs as they are governed by the state (confirm with Village Clerk). **Village Clerk suggested these provisions stay in the zoning ordinance so that the Village can address signage within residential areas if needed.**
12. Page 183 – Discussion amongst the Plan Commission regarding sign size allowed. There was a request from a business owner along County KK to increase size from 100-square feet to 200-square feet.
13. Page 211 – add language from Wis. Stats. that conditions as part of a Conditional Use Permit must be reasonable, practicable and measurable. Also include language that the CUP applicant must sign off on the CUP conditions so that they are aware of the requirements.
- 14.

Recommended Action:

Discussion only. When a final draft is complete, a public hearing must be held and the Village Board must adopt the amendments via ordinance.

Attachments:

- None – if you need a copy of the Draft Zoning Ordinance amendments from the previous meeting please contact Carrie or Mark

Village of Harrison
May-20 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	5	27	\$ 1,623,000	\$ 7,921,000	7	22	\$ 1,962,100	\$ 6,175,100
Two Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Multi Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Additions	2	4	\$ 86,500	\$ 208,500	2	6	\$ 121,077	\$ 236,077
Acc. Structures	4	10	\$ 91,500	\$ 137,500	5	9	\$ 29,800	\$ 48,250
Miscellaneous	12	28	\$ 87,246	\$ 243,658	9	20	\$ 97,980	\$ 173,980
Total Residential	23	69	\$ 1,888,246	\$ 8,510,658	23	57	\$ 2,210,957	\$ 6,633,407
Com./Ind.								
New	0	1	\$ 0	\$ 350,000	0	2	\$ 0	\$ 5,400,000
Additions	0	1	\$ 0	\$ 16,000	0	0	\$ 0	\$ 0
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	1	2	\$ 300,000	\$ 307,600	0	0	\$ 0	\$ 0
Total Com./Ind.	1	4	\$ 300,000	\$ 673,600	0	2	\$ 0	\$ 5,400,000
Combined Total	24	73	\$ 2,188,246	\$ 9,184,258	23	59	\$ 2,210,957	\$ 12,033,407

Number of Vacant
Lots Remaining

169