

## PLAN COMMISSION AGENDA

Tuesday, March 26, 2019  
6:00 PM

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)  
*Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.*
- 5) Approve Minutes
  - February 26, 2019
- 6) Items for Discussion and Possible Action
  - a. Preliminary Plat – Hidden Pines Subdivision – Harrisville Lane
  - b. Final Plat – Kambura Acres III Subdivision – Ryford Street & Zach Street
- 7) Items for Discussion
  - a. Report: Zoning Permits
- 8) Set Next Meeting Date
  - Tentatively April 29, 2019 at 6:00pm
- 9) Adjourn

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

Posted: March 19, 2019

## PLAN COMMISSION

### MEETING MINUTES – February 26, 2019

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:00pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Pat Hennessey, Dennis Reed, Jim Fochs, Jim Lincoln, Buddy Lisowe, Jim Salm, and Kevin Hietpas.

Staff Present: Mark Mommaerts, Planner

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Hennessey) to approve the minutes of December 11, 2018. Motion carried 7-0.
- 6) Convene Meeting and Enter Public Hearing at 6:02pm.
  - a. Zoning Map Amendment – Hidden Pines Subdivision – Harrisville Lane: The developer of the Hidden Pines subdivision and the current property owner, is requesting a zoning map amendment (rezoning) to rezone their property from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the Hidden Pines subdivision. The proposed rezoning complies with the Comprehensive Plan and the future land use map designation of single-family residential (sewered). No one spoke in favor of the Zoning Map Amendment. No one spoke in opposition to the Zoning Map Amendment.
  - b. Zoning Map Amendment – Amy Avenue Commercial Development – Amy Avenue: The developer of the Amy Avenue Commercial Development is requesting a zoning map amendment (rezoning) to rezone their property from Office & Retail Commercial [COR] to Business Park [BP]. The proposed rezoning complies with the Comprehensive Plan and the future land use map designation of commercial. The purpose of the rezoning is to allow for light manufacturing and trade/contractor storage offices. No one spoke in favor of the Zoning Map Amendment. No one spoke in opposition to the Zoning Map Amendment.
  - c. Conditional Use Permit – Amy Avenue Commercial Development – Amy Avenue: The applicant is seeking a Conditional Use Permit (CUP) in order to construct 8 commercial buildings (to be constructed in various phases) for retail, trade and contractors, and light industrial uses along Amy Avenue between Prosperity Drive and Highline Road. The property is currently zoned Office & Retail Commercial (COR), however, the applicant is requesting a zoning map

amendment from COR to Business Park (BP) zoning district. Initially, Building #5 will be constructed. Building #1 & #5 are proposed to be 60' x 180', Building #2-4 & #6-8 are proposed to be 60' x 120'. The total number of units will vary based on business needs, but approximately 36- to 42-units are proposed. The applicant is proposing shared parking areas for the buildings. All business materials will be stored inside and the garage/recycling dumpster will be stored in an enclosed area. Each building will have a sanitary sewer & water line shared between the units with each unit having a restroom facility and office area. One freestanding sign is proposed, all other business signs will be wall-mounted. The applicant is seeking a CUP in order to allow trade and contractor businesses and light manufacturing uses to operate within a unit. The applicant is requesting a zoning map amendment from COR to BP (Business Park zoning district) to allow for these uses as a conditional use.

**Findings of Fact Zoning.** The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of the zoning ordinance. Staff finds that the proposal conforms to the BP zoning district being requested by the applicant via the zoning map amendment process. **Plans.** The proposed use conforms to the Harrison Comprehensive Plan and any other officially adopted town plan. Staff finds that the proposed development of retail and trade and contractor offices comply with the commercial designation of the Comprehensive Plan's future land use map. **Traffic.** Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Staff finds that all road access is from Amy Avenue and the number of driveways is minimized. **Landscaping and screening.** Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual impacts that are associated with the proposed use as established in Article VI, Access, Parking, and Loading and Article IX, Landscaping and Screening Standards of the zoning ordinance. Staff finds that the plans illustrate a landscape buffer and appropriate green space. **Neighborhood compatibility.** The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust. Staff finds that the proposed development complies with the commercial designation of the Comprehensive Plan's future land use map. The proposed development is similar in nature to the development on the south side of Amy Avenue. **Services.** Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. Staff finds that sanitary sewer & water facilities, stormwater management facilities, and roadway access are provided.

- d. No one spoke in favor of the Conditional Use Permit. No one spoke in opposition to the Conditional Use Permit.
- e. Zoning Map Amendment – Creekside Estates Subdivision – Woodland Road: The developer of the Creekside Estates subdivision and the current property owner, is requesting a zoning map amendment (rezoning) to rezone their property from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] for the Creekside Estates subdivision. The proposed rezoning complies with the Comprehensive Plan and the future land use map designation of single-family residential (sewered). No one spoke in favor of the Zoning Map Amendment. No one spoke in opposition to the Zoning Map Amendment.

7) Close Public Hearing and Reconvene Regular Meeting at 6:09pm.

8) Items for Discussion and Possible Action

- a. Certified Survey Map – Don Mielke – Mielke Road (Tax ID 43796): The property owner owns two agricultural parcels (Tax ID 43796 & 43768) and plans to subdivide the property fronting Mielke Road into single-family lots. There is a future road proposed to access the remaining agricultural lands behind the lots. Lots can be created by Certified Survey Map (CSM), but are limited to four lots every five years. The proposed CSM for Tax ID 43796 will be the fourth lot created within the past five years. Any additional lot splits may require a subdivision plat. The property owner is proposing a 1-lot Certified Survey Map (CSM) for the property located along Mielke Road. The property is zoned General Agricultural (AG). The purpose of the CSM is to create a single-family home site. The AG zoning district currently allows single-family homes as a permitted use. The property owner is working with the Calumet County Planning & Zoning Dept. regarding the private sanitary systems. Access will come from Mielke Road via culvert and private driveway to each lot. Staff has asked for a grading/drainage plan be developed for all the lots created and being proposed along Mielke Road. This will help ensure that the area develops in an orderly fashion and that future drainage issues are avoided. Motion (Lisowe/Lincoln) to approve CSM (Tax ID 43796). Motion carried 7-0.
- b. Certified Survey Map – Don Mielke – Mielke Road (Tax ID 43768): The property owner owns two agricultural parcels (Tax ID 43796 & 43768) and plans to subdivide the property fronting Mielke Road into single-family lots. There is a future road proposed to access the remaining agricultural lands behind the lots. Lots can be created by Certified Survey Map (CSM), but are limited to four lots every five years. The proposed CSM for Tax ID 43768 will be the second and third lot created within the past five years. The property owner is proposing a 2-lot Certified Survey Map (CSM) for the property located along Mielke Road. The

property is zoned General Agricultural (AG). The purpose of the CSM is to create two single-family home sites. The AG zoning district currently allows single-family homes as a permitted use. The property owner is working with the Calumet County Planning & Zoning Dept. regarding the private sanitary systems. Access will come from Mielke Road via culvert and private driveway to each lot. Staff has asked for a grading/drainage plan be developed for all the lots created and being proposed along Mielke Road. This will help ensure that the area develops in an orderly fashion and that future drainage issues are avoided. Motion (Hennessey/ Lisowe) to approve CSM (Tax ID 43768). Motion carried 7-0.

- c. Relocated Building Permit – Steven VerBust – Zirbel Drive: The applicant is proposing to move a house from W5961 Woodland Road to a lot on State Park Road. There was a change in the final location due to the lot on Zirbel no longer being available. Harrison ordinances require a relocated building permit be approved by the Village Board prior to a move. As part of the process, the Plan Commission must provide the Board a recommendation as to whether the relocated house is compatible with other development in the area to be placed. The process also requires a report from the Building Inspector concerning structural soundness and any improvements that must be made if the building is relocated, and a report from the Public Works Dept concerning the road conditions of the roads along the moving route. The moving route is along Woodland Road to County N to Manitowoc Road to State Park Road. It is anticipated that the move will occur the first or second week of March. After the move, the applicant will have to submit a CSM to create the lot, obtain permits for the house, construct the foundation and place the house on the foundation. Prior to permit issuance, a \$50,000 performance bond and proof of \$1,000,000 public liability insurance must be submitted. Steve VerBust spoke about why he is moving the house. Don Mielke spoke about how other homes in the area were moved in by the same house mover. Motion (Lisowe/Lincoln) to approve the moving house permit with the application and ordinance conditions. Motion carried 7-0.
- d. Preliminary Plat – Hidden Pines Subdivision – Harrisville Lane: Item was postponed to the March meeting.
- e. Zoning Map Amendment – Hidden Pines Subdivision – Harrisville Lane: Motion (Lisowe/Fochs) to approve the Zoning Map Amendment. Motion carried 7-0.
- f. Preliminary Plat – Creekside Estates Subdivision – Woodland Road: The developer is proposing a 40-lot subdivision called Creekside Estates. The subdivision is located on the south side of Woodland Road along Kasten Road and east of S. Coop Road. The subdivision will have lot sizes between 13,000 and

34,000 square feet. A street connection to Woodland Road is proposed and well as future connections to the east and south. In the southwest corner a cul-de-sac from a future roadway off of Ryford Street is planned. Two cul-de-sacs are proposed due to the environmental conditions of existing wetlands and navigable streams. Several stormwater management ponds are proposed based on the topography of the site. Sewer and water must be extended from the Kambura Acres subdivision and Lift Station #6. Sewer and water is proposed to extend along future Ryford Street and connect to this subdivision at Tower Drive. The Plan Commission should explore areas that may be suitable for parkland, or determine if a fee-in-lieu of parkland dedication is appropriate. Woodland Road is an access restricted roadway, the Plan Commission may wish to limit the number of access openings by requiring shared driveways at the ROW line. Staff recommends conditional approval of the Preliminary Plat for Creekside Estates with the following conditions:

1. A temporary turnaround shall be constructed on the southern stub of Edgewood Lane. The northern stub shall connect to Kasten Road.
2. Tower Drive shall be renamed to Noe Road.
3. Woodland Road to be dedicated with 40-feet of road right-of-way.
4. All lots shall have a storm sewer lateral provided for sump pump discharge.
5. Final utility, street plans, and stormwater management/erosion control plans shall be reviewed and approved by the Village Engineer and Village staff in writing prior to approval of the Final Plat and prior to utility and street construction.
6. A Development Agreement shall be executed prior to approval of the final plat.
7. Parkland dedication or a fee-in-lieu of parkland shall be negotiated as part of the Development Agreement.
8. An assessment waiver shall be signed prior to the approval of the final plat, if there will be any assessments by Village. A note, listing the improvements to be assessed, shall be added to the final plat indicating that the Village of Harrison will assess all lots equally.
9. A street light shall be installed at the intersection of Tower Drive and Woodland Road. Any proposed street lights shall be installed and upfront costs to be paid by the Developer. The Village will assume long-term maintenance.
10. All streets to be concrete with 5-foot wide concrete sidewalks on both sides. Street construction to be in accordance with the Harrison Specifications Manual. The exception may be the cul-de-sac in the southwest corner, this street shall match that of the future street to the south.

11. High-back, integral concrete curb shall be utilized rather than the mountable curb.
  12. Access to Outlot 1 and Outlot 2 shall be provided with the ability to avoid the wetlands.
  13. Wetland concerns on Lots 3,5,6, 10 & 23 should be addressed to ensure the lots are buildable. Wetland fill permits granted for these lots shall be provided to the Village and recorded.
  14. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
  15. All utilities, including but not limited to, sewer & water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
  16. The Village Board shall accept the roadway prior to issuance of building permits and zoning permits.
  17. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
  18. All other improvements, including but not limited to, curb & gutter, concrete paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.
  19. All comments from the Village engineer shall be included in the Plan Commission discussion and decision.
  20. Location of all sidewalk curb ramps shall be approved by Harrison staff.
  21. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
  22. Multiple benchmark locations shall be established for use during building construction and shall be identified on the final grading/drainage plan.
  23. All environmental corridors shall be clearly identified and setback lines to be indicated.
  24. Grading/Drainage Plan shall identify elevations of ground at the foundation.
  25. Other comments from the Public Works Dept. and Village Engineer shall be included in the conditions of approval. These will be provided to the developer upon plan review completion.
- Motion (Fochs/Hietpas) to approve the Preliminary Plat of Creekside Estates with staff recommendations. Motion carried 7-0.
- g. Zoning Map Amendment – Creekside Estates Subdivision – Woodland Road:  
 Motion (Lisowe/Lincoln) to approve the Zoning Map Amendment for Creekside Estates. Motion carried 7-0.

- h. Zoning Map Amendment – Amy Avenue Commercial Development – Amy Avenue: Motion (Hennessey/Fochs) to approve the Zoning Map Amendment. Motion carried 7-0.
- i. Conditional Use Permit – Amy Avenue Commercial Development – Amy Avenue: Staff recommends approval of the Conditional Use Permit request with the following conditions:
  - 1. A detailed site plan review, pursuant to Section 13.0 of the zoning ordinance, shall be completed prior to issuance of a zoning permit.
  - 2. Building materials and design shall be as approved by the Plan Commission at the October 2018 meeting. Deviations from the approved elevations shall require review and approval by the Plan Commission.
  - 3. No outside storage, including but not limited to materials, equipment, or products, shall be allowed for any business within the development.
  - 4. All mechanical equipment (ground or roof-mounted) shall be screened from view from a public road.
  - 5. Access to the development shall be from Amy Avenue.
  - 6. The hours of operation for any business within the development shall be limited to 7:00am to 6:00pm Monday through Friday and 7:00am and 3:00pm on Saturdays. The Plan Commission may approve alternate hours upon request from the business.
  - 7. Only those uses permitted in the applicable zoning district and trade or contractor uses shall be allowed within the development.
  - 8. A Zoning Certificate of Occupancy shall be required for initial occupancy of a unit or a change of occupancy for each unit to ensure compliance with the zoning ordinance.
  - 9. Light manufacturing uses may be allowed after a map amendment (rezoning) to an appropriate zoning district has been approved.
  - 10. All exterior lighting shall be direct cut-off fixtures
  - 11. One freestanding sign, that meets the requirements of the zoning ordinance, shall be allowed. All other business signage shall be wall-mounted and shall meet the requirements of the zoning ordinance.
  - 12. All applicable local, County, and State rules, regulations, and ordinances shall be met.Motion (Lincoln/Lisowe) to approve the Conditional Use Permit with the staff recommendations and adding #13 that all dumpster shall be located within a dumpster enclosure. Motion carried 7-0.

9) Items for Discussion

- a. Report: Zoning Permits: There were 4 SF permits for January 2019 with an estimated value of approximately \$1.25 million.



10) Next Meeting Date: Tentatively March 26, 2019 at 6:00pm.

11) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:45pm  
Motion carried 7-0.

Prepared by: Mark Mommaerts, Village Planner

Dated: March 1, 2019

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

March 26, 2019

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**Title:**

Preliminary Plat – Hidden Pines

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**Issue:**

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

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**Background and Additional Information:**

The developer is proposing a 10-lot subdivision called Hidden Pines. The subdivision is located south of Manitowoc Road along Harrisville Lane. The subdivision will have lot sizes between 13,000 and 34,000 square feet. A street connection to Harrisville Lane is proposed. Stormwater management is proposed on Lot 10 as dry detention pond, sediment removal will be obtained via the Lakeview Regional Pond. The subdivision will be serviced by public sewer and water. All streets will have a 5-foot sidewalk on both sides.

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**Recommended Action:**

Staff recommends conditional approval of the Preliminary Plat for Hidden Pines with the following conditions:

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

12. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
13. All other improvements, including but not limited to, curb & gutter, concrete paving, sidewalks, shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.
14. All comments from the Village engineer shall be included in the Plan Commission discussion and decision.
15. Location of all sidewalk curb ramps shall be approved by Harrison staff.
16. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
17. Multiple benchmark locations shall be established for use during building construction.
18. All environmental corridors shall be clearly identified and setback lines to be indicated.
19. Grading/Drainage Plan shall identify elevations of ground at the foundation.
20. High-back, integral concrete curb shall be utilized rather than the mountable curb.
21. A 12-foot Utility Easement for the Village of Harrison shall be added to the front of all lots.
22. All water, sanitary, and storm laterals shall be stubbed into the lot a minimum of 6-feet.
23. A 30-foot Storm Sewer Easement shall be provided along the east side of the subdivision. The easement is to be centered along the property line or can be entirely within the subdivision boundary.

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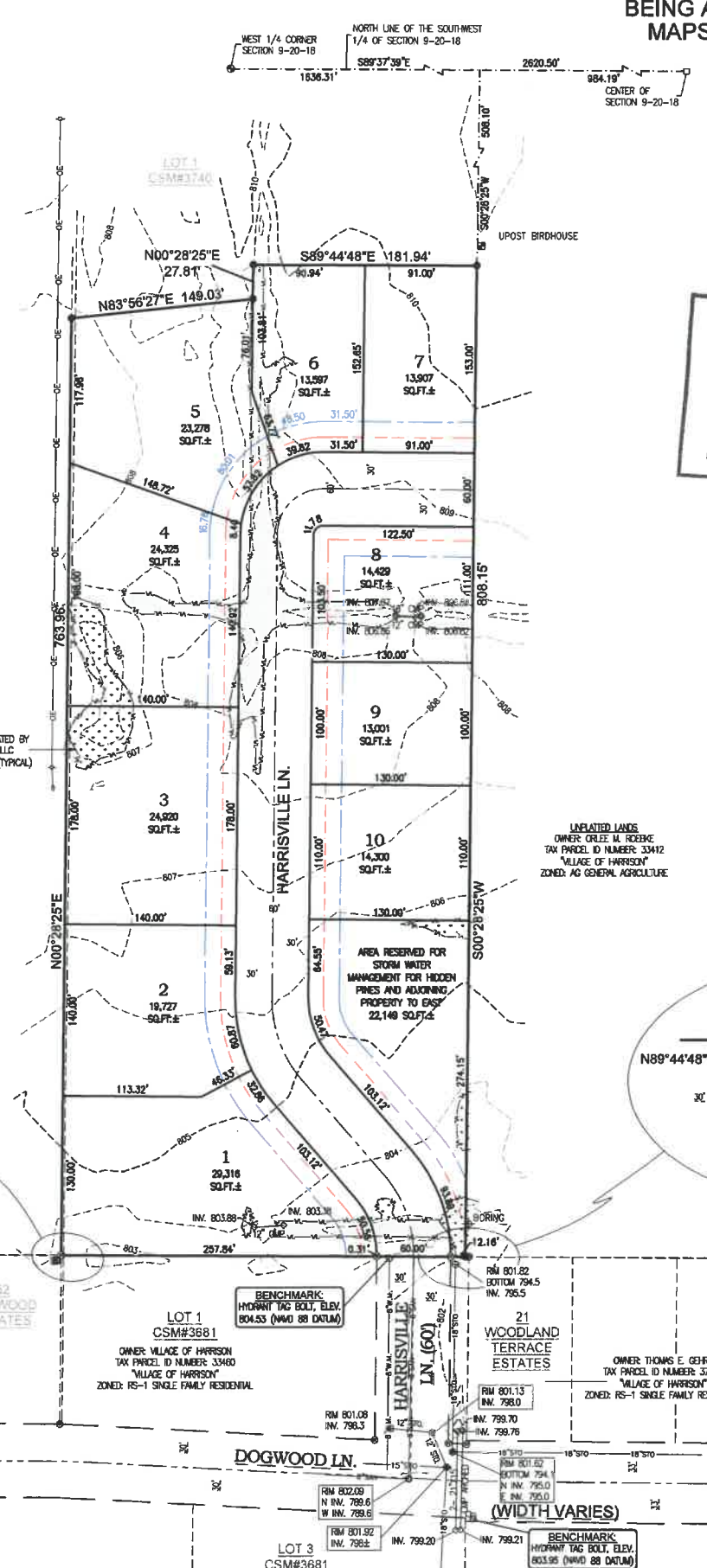
**Attachments:**

- Location Map
- Preliminary Plat

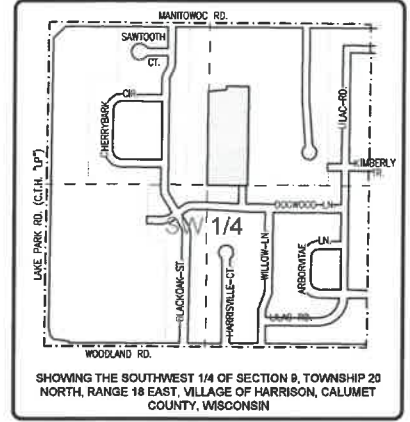


# PRELIMINARY PLAT "HIDDEN PINES SUBDIVISION"

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



**RECEIVED**  
**MAR 18 2019**  
**HARRISON PLANNING**



**OWNERS & SUBDIVIDER:**  
LOUMAR PROPERTIES, LLC  
6349 DOGWOOD LANE  
MENASHA, WISCONSIN 54952

**PRESENT ZONING:**  
AG GENERAL AGRICULTURE

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

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

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

**LEGEND:**

- = COUNTRY MONUMENT
- = 3/4" X 18" SOLID ROUND #6 IRON REBAR SET, WEIGHING 1,502 LBS. PER LIN. FT.
- ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
- = P.K. NAIL FOUND
- = SANITARY MANHOLE
- ⊙ = STORM MANHOLE
- ⊙ = CATCH BASIN
- = CULVERT
- = WATER VALVE
- = FIRE HYDRANT
- = POWER POLE
- = DOWN GUY
- = GAS VALVE
- = ELECTRICAL PEDESTAL
- = TELEPHONE PEDESTAL
- = CABLE PEDESTAL
- = SIGN
- = SOIL BORING LOCATION
- ( ) = RECORDED AS BEARING/DISTANCE
- OE = OVERHEAD ELECTRICAL
- OEC = OVERHEAD ELECTRICAL & COMMUNICATIONS
- UC = UNDERGROUND COMMUNICATIONS

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

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

**GRAPHIC SCALE:** 1" = 60'

60 30 0 30 60 90 120 150 180

**FRONT YARD SETBACK TO BE 20' UNLESS NOTED OTHERWISE**

**DENOTES 12' UTILITY EASEMENT UNLESS NOTED OTHERWISE**

**811**  
**Know what's below.**  
**Call before you dig.**

**NOTES:**

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

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

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

*Robert F. Reider* 3-18-2019  
ROBERT F. REIDER, PLS-1251 DATED

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

*Robert F. Reider* 3-18-2019  
ROBERT F. REIDER, PLS-1251 DATED



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



DESIGNED: MCR  
DRAWN: MCR  
CHECKED: RFR

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

SCALE: 1" = 60'  
DATE: 3-18-2019  
PROJECT NO.: C1808.10PP

SHEET NO.

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

March 26, 2019

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**Title:**

Final Plat – Kambura Acres III

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**Issue:**

Should the Plan Commission recommend approval of the Final Plat for Kambura Acres III?

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**Background and Additional Information:**

The developer, Rusch Development Properties, has submitted a final plat, called Kambura Acres III, for phase three of the subdivision. This subdivision is located along S. Coop Road, and includes the extensions of Ryford Street and Zach Street. Kambura Acres III is a twenty (20) 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 III substantially conforms to the Preliminary Plat.

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**Recommended Action:**

Staff recommends approval of the Final Plat of Kambura Acres III with the following conditions:

1. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of Zach Street prior to issuance of building permits and zoning permits.
2. All lots shall have a storm sewer lateral provided for sump pump discharge.
3. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to issuance of building permits and zoning permits.
4. 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.
5. The Village Board shall accept the roadway in a graveled state prior to issuance of building permits and zoning permits.
6. 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.

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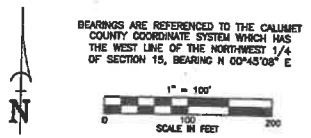
**Attachments:**

- Location Map
- Preliminary Plat



# KAMBURA ACRES III

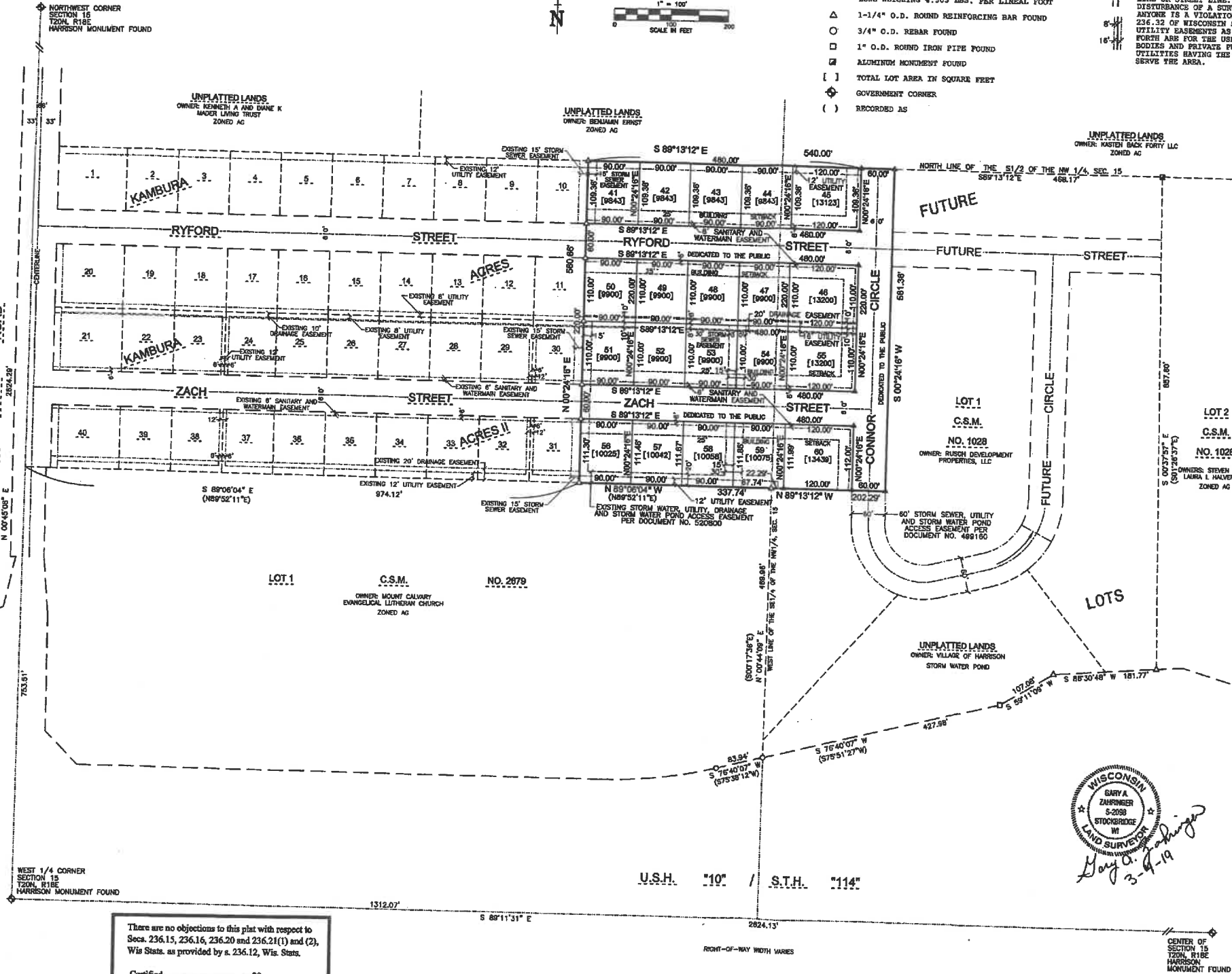
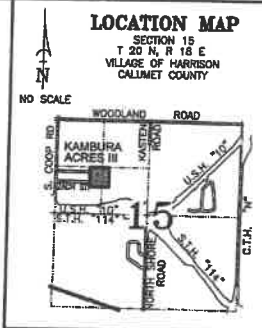
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1028, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM WHICH HAS THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 15, BEARING N 00°45'08" E

- LEGEND**
- 1" O.D. ROUND IRON PIPE SET, 18" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS
  - ▲ 1-1/4" O.D. ROUND REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
  - △ 1-1/4" O.D. ROUND REINFORCING BAR FOUND
  - 3/4" O.D. REBAR FOUND
  - 1" O.D. ROUND IRON PIPE FOUND
  - ◻ ALUMINUM MONUMENT FOUND
  - ⊕ TOTAL LOT AREA IN SQUARE FEET
  - ⊞ GOVERNMENT CORNER
  - ( ) RECORDED AS

UTILITY EASEMENTS - NO ROLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



**NOTES**

FRONT YARD BUILDING SETBACKS ARE 25 FEET THROUGHOUT THE PLAT OF KAMBURA ACRES III.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDRETH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.

THE OWNER/SUBDIVIDER HAS NO NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEM (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDY ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE VILLAGE OF HARRISON OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTANDS THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEM FOUND ON THE LAND, TRANSFERRED TO THE VILLAGE OF HARRISON DURING THE CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREES TO HOLD THE VILLAGE HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.

LOT LINE GRADES ESTABLISHED BY THE DRAINAGE PLAN FOR KAMBURA ACRES III ARE MANDATORY. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO COMPLY WITH THESE ESTABLISHED ELEVATIONS.

NO ROOF DRAINS ARE ALLOWED TO BE DISCHARGED THROUGH STORM WATER LATERALS.

THERE ARE ORDINANCE REGULATIONS THAT HAVE BEEN PASSED BY THE VILLAGE OF HARRISON REQUIRING THE MAINTENANCE OF LOT DRAINAGE PLANS ON A PERMANENT BASIS. SAID REGULATIONS HAVE BEEN RECORDED AS DOCUMENT NUMBER 331468, CALUMET COUNTY REGISTER OF DEEDS AND SHALL APPLY TO ALL SUBDIVISIONS APPROVED AFTER THE 1ST DAY OF MAY, 2001. SAID RECORDING SHALL HAVE THE EFFECT OF DEED RESTRICTIONS REQUIRING THAT PERMANENT LAWS BE ESTABLISHED IN CONFORMANCE WITH THE LOT DRAINAGE PLAN ELEVATIONS WITHIN ONE YEAR AFTER INITIAL OCCUPANCY OF ANY HOUSE. FAILURE TO MAINTAIN GRADES IN ACCORDANCE WITH STORM WATER OR DRAINAGE PLANS SHALL BE CONSIDERED AS A VIOLATION OF THE VILLAGE ORDINANCE TO COMPLY WITH STORM WATER OR DRAINAGE PLANS SHALL BE ENTERED ON THE TAX ROLL AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED WITH OTHER TAXES LEVIED THEREON.

BUILDING PERMITS AND OCCUPANCY PERMITS MAY BE WITHHELD FOR NON-COMPLIANCE WITH THE PLAT OR VILLAGE ORDINANCES RELATING TO DRAINAGE AND STORM WATER MANAGEMENT.

IN THE EVENT THAT, THE SURFACE DRAINAGE FACILITIES REQUIRED BY THE PLAT WHICH ARE APPLICABLE TO THE LOT FOR WHICH A BUILDING PERMIT HAS BEEN APPLIED, HAVE NOT BEEN COMPLETED WITHIN THE BUILDING PERMITTER'S WITHHELD BUILDING PERMITS REQUIRED BY THE BUILDING CODE.

IN THE EVENT THAT, AFTER CONSTRUCTION THERE IS A FAILURE TO ESTABLISH SURFACE GRADES IN ACCORDANCE WITH THE SUBDIVISION SURFACE WATER PLAN, THE BUILDING INSPECTOR MAY WITHHOLD THE OCCUPANCY PERMIT REQUIRED BY THE BUILDING CODE.

MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE PLAT OR SERVING THE PLAT IS THE SOLE RESPONSIBILITY OF THE OWNER/SUBDIVIDER UNTIL ACCEPTANCE BY OR DEDICATION TO THE VILLAGE OF HARRISON.

WHERE THERE IS A STORM INLET TO ADEQUATELY DRAIN THE REAR PORTION OF LOTS WITHIN BLOCKS OF THE PLAT, THE RESPECTIVE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAR GRATE ON ANY STORM DRAINAGE INLETS ON THEIR LOT.

UPON FAILURE OF THE OWNER/SUBDIVIDER TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE VILLAGE OF HARRISON RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE PLAT.

A DRAINAGE PLAN HAS BEEN FILED WITH THE VILLAGE OF HARRISON WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS/FACILITIES.

NO OBSTRUCTION MAY BE CONSTRUCTED, PLANTED OR MAINTAINED WITHIN ANY DRAINAGE EASEMENT SO THAT SUCH OBSTRUCTION IMPEDES THE NATURAL FLOW OF WATER AND/OR DIMINISHES THE NATURAL AESTHETIC QUALITY OF THE DRAINAGE WAY.

6" SANITARY AND WATERMAIN EASEMENT IS FOR THE PURPOSES OF THE WAVERLY SANITARY DISTRICT AND THE VILLAGE OF HARRISON TO MAINTAIN, REPAIR, AND/OR THE REPLACEMENT OF SANITARY OR WATER INFRASTRUCTURE AND ACCESS THERE TO.



*Gary A. Zimmerman*  
3-9-19

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

Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration

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Drawing No. 1-0288-005  
Sheet 1 of 2  
This instrument drawn by: Amy Bodar



