

## PLAN COMMISSION AGENDA

Tuesday, March 23, 2021  
5:30PM

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)  
*Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.*
- 5) Approve Minutes
  - February 18, 2021
- 6) Convene Meeting and Enter Public Hearing
  - a. Conditional Use Permit – Atlas Development – County N
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
  - a. Conditional Use Permit – Atlas Development – County N
  - b. Affidavit of Correction – Lamers Realty – Lot 15 Southtowne Place
  - c. Stormwater Pond Deed Acceptance – Creekside Estates, Cedar Ridge Estates 2<sup>nd</sup> Addition, Oakwood Estates
- 9) Items for Discussion
  - a. Concept Plan for Lake Park Estates – Kaster/Mahn – Lake Park Road
  - b. Zoning Text Amendments – Design Standards
  - c. Report: Zoning Permits
- 10) Set Next Meeting Date
  - Tentatively April 20, 2021 at 5:30pm
- 11) Adjourn

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

Posted: March 16, 2021



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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

March 23, 2021

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**Title:**

Conditional Use Permit – County N Storage

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**Issue:**

Should the Plan Commission recommend approval of a Conditional Use Permit for a proposed mini warehousing development?

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**Background and Additional Information:**

The applicant is requesting a Conditional Use Permit (CUP) in order to operate a mini-warehousing storage facility at N8972 County N, location ID 39160. The property is on the north side of Hwy 10 and east side of County road N. This specific location is currently zoned General Agricultural [AG] with a future plan to zone Industrial and Manufacturing [IM]. The future land use map in the Comprehensive Plan identifies this area as future Industrial. A rezoning to the Industrial & Manufacturing [IM] zoning district is consistent with the Comprehensive Plan. Mini warehousing is a conditional use in the IM zoning district.

The applicant is proposing the mini-warehousing on future Lot 2. The applicant is proposing to reserve all of Lots 1&3 for future development of commercial/retail space. This item was discussed at a previous Plan Commission meeting in October 2020. At that time, the concept was presented to the Plan Commission. There was some differing opinions about the location of the project and the use of the land. Based on the discussion, the developer decided to move forward with the project.

The applicant believes there will be several community benefits from these storage units. The Village is seeing exponential growth with several new subdivisions and new apartment approaching 1000-units all coming available over the next few years. There is a growing need for additional storage for current households and the added home growth over the next few years will only increase this. Current covenants within many of these subdivisions are in place to protect aesthetics of the neighborhoods, but with the growth in our community there are no available options left within the Village for storage.

The proposed mini-warehousing development will include the following:

1. A perimeter landscaping berm to include evergreens along the south and west side of proposed Lot 2.
2. Security lighting and video surveillance.
3. Two-tone all metal exteriors.
4. 24 hour self-storage availability with key code gate access.

5. Outside storage will not be permitted.
6. Sizes range from 10'x20', 10'x40, 11'x24', 11'x28', 11'x52' all with 9' wide and 8' tall overhead garage doors. We will also offer 14'x30' and 14'x60' with 12' wide and 14' tall doors to accommodate RV's and travel trailers.
7. Phase 1 will consist of the north half of Lot 2. Future buildings will be located on the south half of Lot 2 and based on the need to accommodate growth.

Staff feels that mini-warehousing is not the highest and best use of the property. This property, along with a larger area from County N to State Park Road from Hwy 10 to Manitowoc Road, is identified as future industrial in the Comprehensive Plan Future Land Use Map. The intent of this area was to develop a business or industrial park. Without a major effort to assemble the land and develop an industrial park, a piecemeal approach will make it difficult to plan for future services (e.g. sewer/water, roads, stormwater, etc.). The desire to preserve the area for a planned industrial park is countered by the Comprehensive Plan identifying this area as future industrial with a rezoning application to industrial for this development planned. A rezone to Industrial & Manufacturing [IM] is consistent with the Comprehensive Plan future land use map and mini-warehousing is a conditional use in the IM zoning district.

*Basis for Approval: (from the Zoning Ordinance Section 117-319) Each item must be met in order to grant approval.*

1. *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 this chapter. Where there is an existing nonconforming structure, the design standards of the underlying zoning district may be waived by the plan commission and village board. If a Zoning Map Amendment is approved to Industrial & Manufacturing [IM], mini-warehousing storage facilities are a conditional use in the IM zoning district.*
2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan. The proposed use of the property as an industrial use conforms to the Comprehensive Plan.*
3. *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. The main entrance is to be a new road off of County Road N. It is anticipated that there will be minimal traffic entering/exiting the development on a daily basis.*
4. *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. Landscaping may be required to meet buffering requirements. Landscape buffer berms around the property may be warranted.*
5. *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. The surrounding land uses are for industrial or business development according to the Comprehensive Plan.*
6. *Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. Sanitary sewer and water can be provided to the site in the future, although the mini-warehousing does not need these facilities. Stormwater management*

will be needed to service the development. A new road access permit will be needed from the Calumet County Highway Department.

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**Findings of Fact:**

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

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**Recommended Action:**

Staff recommends any approval be conditioned with the following:

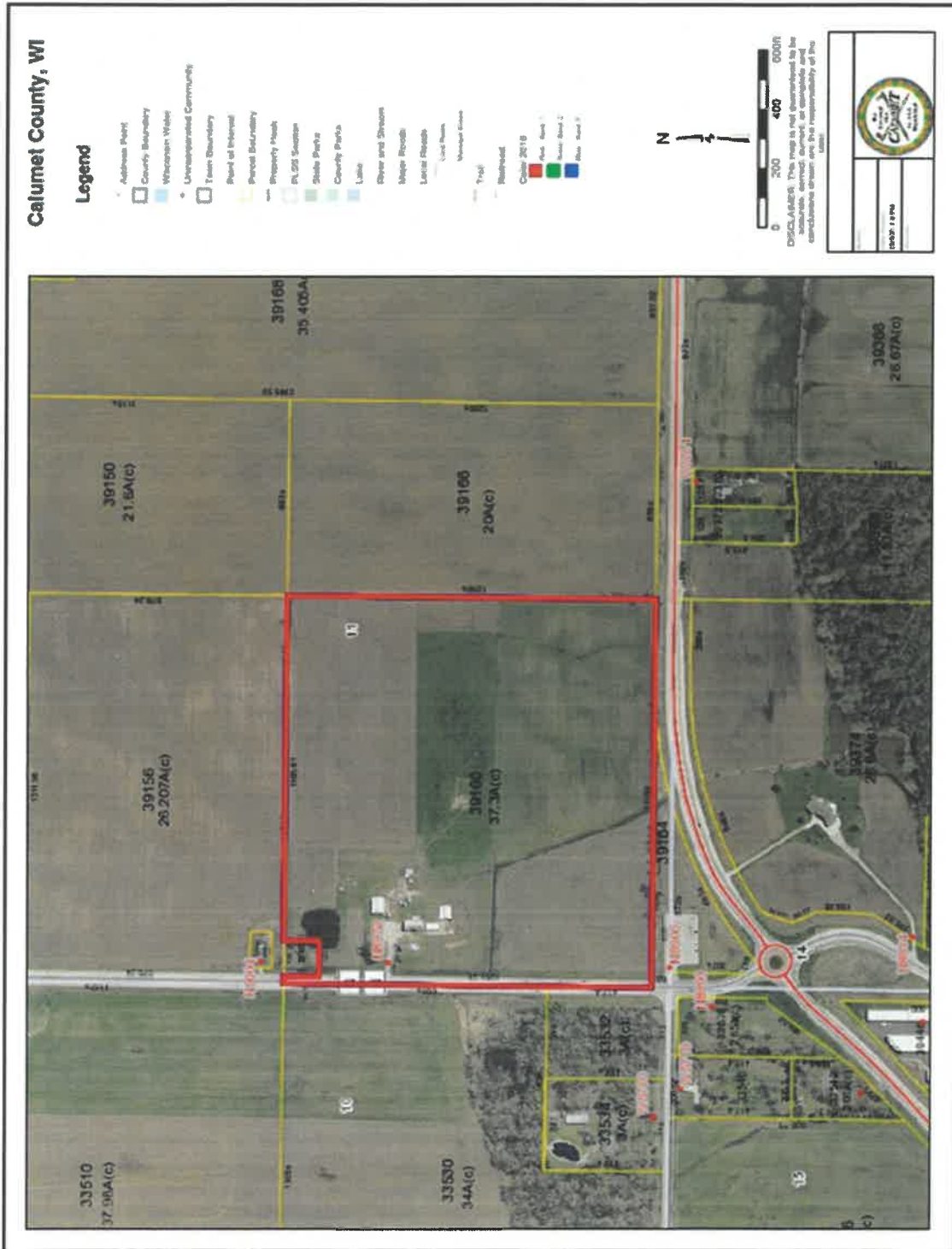
1. The proposed Lot 2 property is to be rezoned to the Industrial and Manufacturing [IM] zoning district.
2. Berms and landscape areas be provided along all sides of the development of proposed Lot 2 (mini-warehousing development). The berm should be 5-feet in height with trees, evergreens, and other plantings that are 5-feet in height at the time of planting (not including root ball). Care should be taken to design the berm and plantings to provide approximately 75% opacity within 5-years.
3. Security lighting and video surveillance shall be provided. Any lighting shall be direct cutoff fixtures.
4. The entrance shall be gated with a visually pleasing material, wood or vinyl material. The Plan Commission may approve an alternate material.
5. A new road shall be permitted by the Calumet County Highway Department for access to the development. A street light shall be installed at the developers expense at the intersection of County Road N and the new road. Such street light shall be approved by the Village.
6. No outside storage of any vehicles, equipment, materials, or items shall be permitted.
7. The stormwater management plan approval shall be in accordance with the Harrison rules.
8. All exterior building materials shall adhere to the Village Zoning requirements.
9. All provisions of the zoning ordinance and all other Village ordinances shall be met.
10. Any comments or revisions from Village staff during the site plan review process shall be incorporated as conditions of approval.
11. All necessary permits shall be obtained prior to construction.
12. Proposed Lot 1 & Lot 3 shall be held for future business/commercial development other than mini warehousing.
13. All WDNR permits shall be granted, a copy of which submitted to the Village, for wetland impacts.
14. The developer shall consult with the Darboy Sanitary District to determine a layout for future sanitary and water access to Lot 1 and Lot 3. Such plan shall be submitted to the Village prior to any building or zoning permit being issued.
15. The developer shall acknowledge the conditions of approval and agree to abide by all conditions. Failure to abide by conditions may be cause for revocation of Conditional Use Permit.

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**Attachments:**

- Aerial Map
- Letter from Atlas Development
- Site Plan

# Aerial Map



Narrative



Village of Harrison Planning Commission

**RECEIVED**

**MAR 03 2021**

**HARRISON PLANNING**

**Board Members,**

The following is a proposal for storage units to be built at N8972 County Rd N. The property is just North of Hwy 10 and on the East side of County road N. This specific location is currently zoned agricultural with a future plan to zone industrial. Along with this we are proposing to reserve all of Lots 1&3 for future development of commercial/retail space.

We believe there will be several community benefits from these storage units. The Village is seeing exponential growth with several new subdivisions and new apartment approaching 1,000 units all coming available over the next few years. There is a growing need for additional storage for current households and the added home growth over the next year will only increase this. Current covenants within many of these subdivisions are in place to protect aesthetics of the neighborhoods, but with the growth in our community there are no available options left within the Village for storage.

Our plan to build these will include the following:

1. Perimeter landscaping berm to include evergreens along the south and west side of Lot 2 location
2. Security lighting and video surveillance
3. Two-tone all metal exterior
4. 24 hour self storage availability with key code gate access
5. Outside storage will not be permitted
6. Sizes range from 10'x20', 10'x40', 11'x24', 11'x28', 11'x52' all with 9' wide and 8' tall overhead garage doors. We will also offer 14'x30' and 14'x60' with 12' wide and 14' tall doors to accommodate RV's and travel trailers
7. Phase 1 will consist of the North half of Lot 2. Future buildings will be located on the South half of Lot 2 and based on the need to accommodate residence





ATLAS  
DEVELOPMENT

Atlas Development  
N8641 Winding Trail Drive  
920-212-0106  
Atlasdevelops@gmail.com

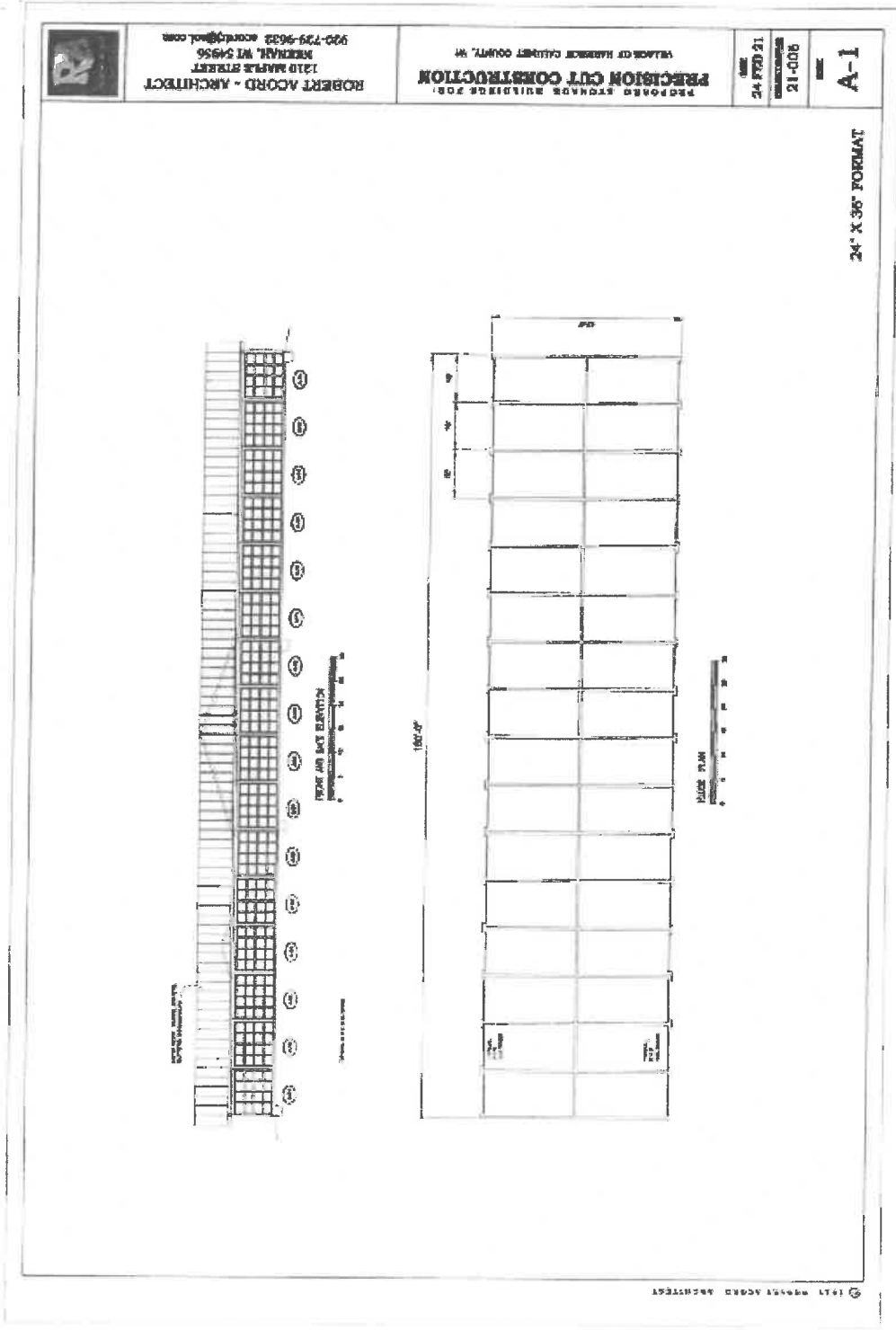
We are open to discussion around any of the building specifics. We look forward for the opportunity to partner on this community development project.

Sincerely,

Jerry Frazee and Jeff Rooyakkers



Plans





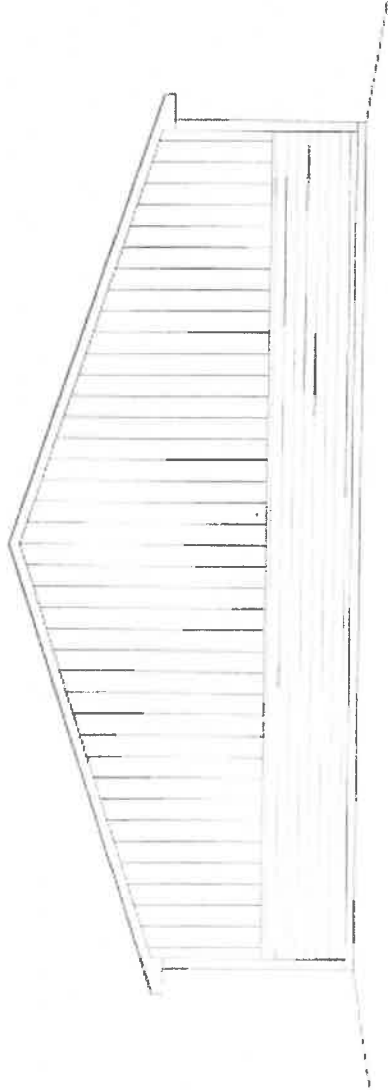
ROBERT ACOIRD - ARCHITECT  
1310 MARPLE STREET  
MERRIMAN, WI 54956  
920.739.9633 [robert@raa.com](mailto:robert@raa.com)

PROPOSED STORAGE BUILDING FOR  
PRECISION CUT CONSTRUCTION  
VILLAGE OF HARBOR CALLED COUNTY, WI

DATE  
24 FEB 21  
DRAWING NO.  
21-006

SCALE  
A-3

24" X 36" FORMAT



END ELEVATION



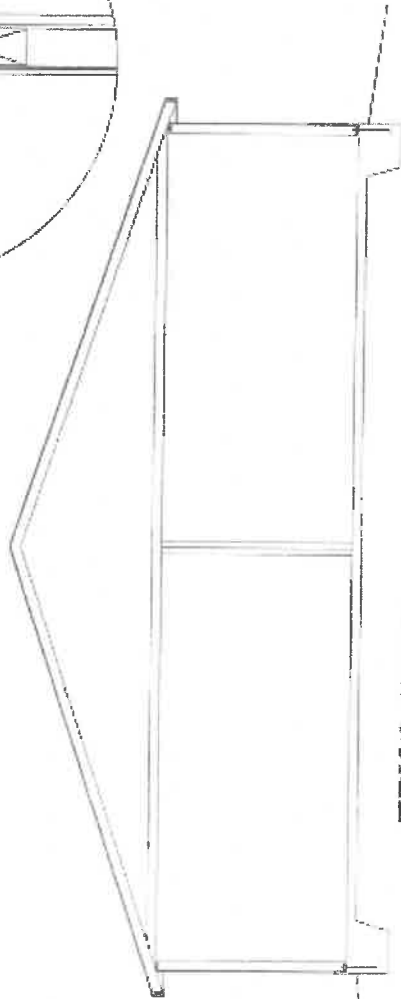
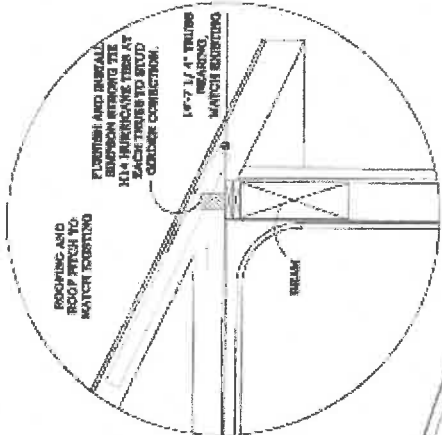


ROBERT AORD - ARCHITECT  
 1210 MARPLE STREET  
 MENAUN, WI 54956  
 920-739-9333 aordr@aol.com

PRECISION CUT CONSTRUCTION  
 20050 WISCONSIN AVENUE  
 WISCONSIN COUNTY, WI

DATE  
 24 FEB 21  
 PROJECT  
 21-006

A-2



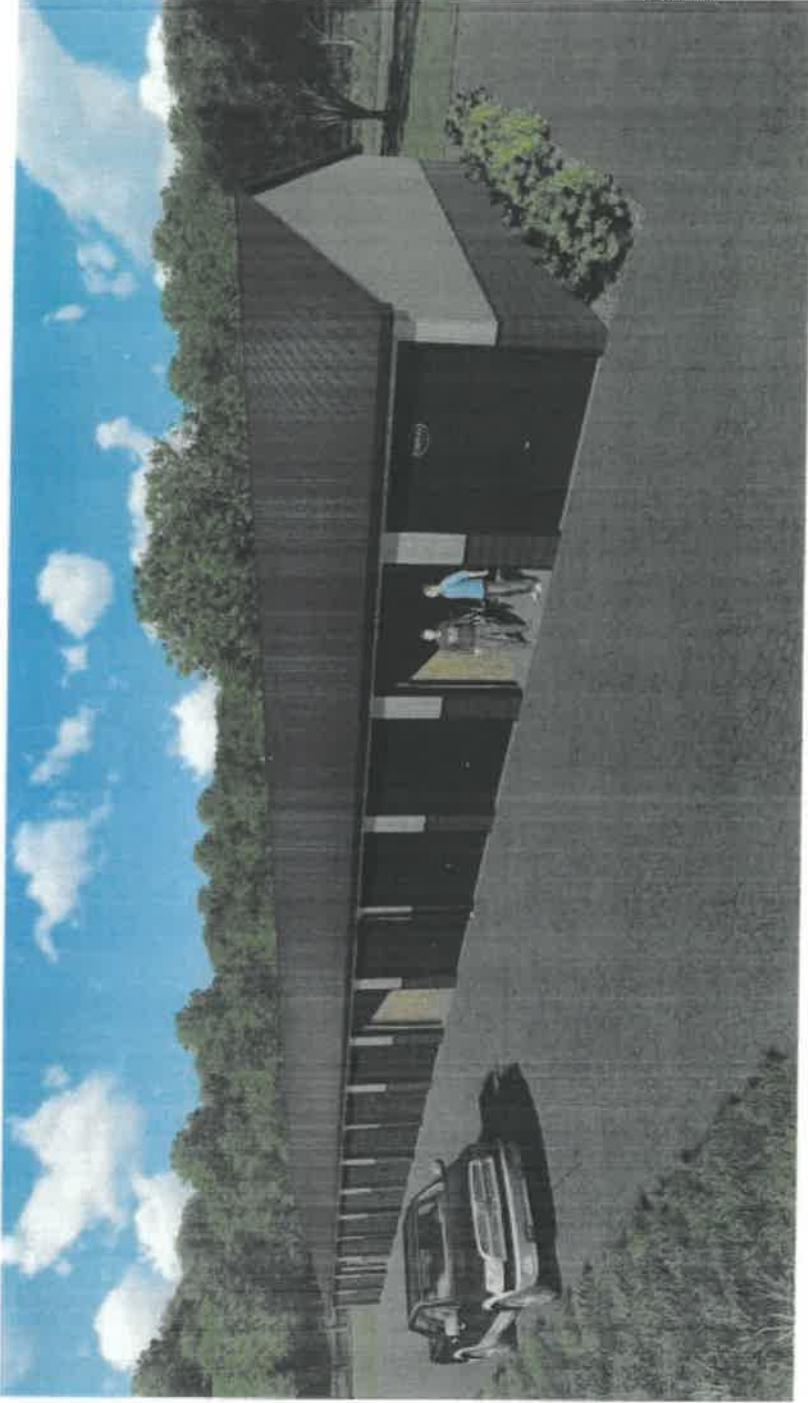
TYPICAL SECTION



24" X 36" FORMAT

3/2/2021

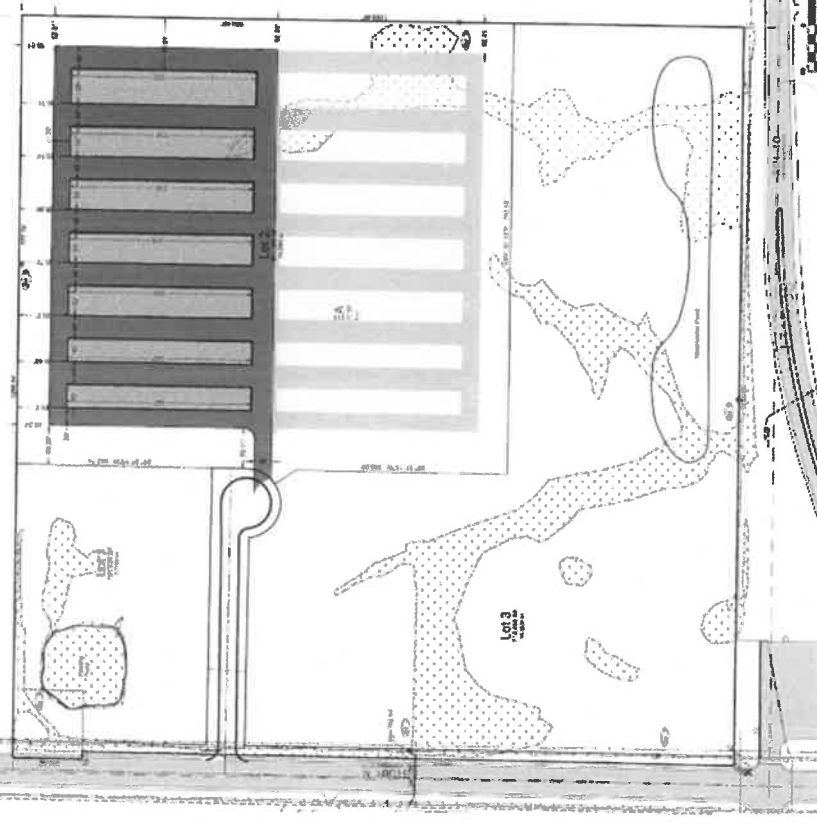
5.jpg



[https://mail.google.com/mail/u/0/#inbox/FMfcgnvLpdj\\_wZvNvFsl\\_GWYSbcqLwL\\_Sb3r7rDector~1&messagePartId=0\\_1](https://mail.google.com/mail/u/0/#inbox/FMfcgnvLpdj_wZvNvFsl_GWYSbcqLwL_Sb3r7rDector~1&messagePartId=0_1)

# STH 10/CTH N Mini Storage

Village of Harrison, Calumet County, WI  
For: Atlas Development



**LEGEND**

[Symbol]	Proposed Building
[Symbol]	Proposed Parking
[Symbol]	Proposed Driveway
[Symbol]	Proposed Access Road
[Symbol]	Proposed Utility
[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Right-of-Way Extension
[Symbol]	Proposed Right-of-Way Widening
[Symbol]	Proposed Right-of-Way Reduction
[Symbol]	Proposed Right-of-Way Boundary
[Symbol]	Proposed Right-of-Way Boundary Extension
[Symbol]	Proposed Right-of-Way Boundary Widening
[Symbol]	Proposed Right-of-Way Boundary Reduction
[Symbol]	Proposed Right-of-Way Boundary Boundary
[Symbol]	Proposed Right-of-Way Boundary Boundary Extension
[Symbol]	Proposed Right-of-Way Boundary Boundary Widening
[Symbol]	Proposed Right-of-Way Boundary Boundary Reduction
[Symbol]	Proposed Right-of-Way Boundary Boundary Boundary
[Symbol]	Proposed Right-of-Way Boundary Boundary Boundary Extension
[Symbol]	Proposed Right-of-Way Boundary Boundary Boundary Widening
[Symbol]	Proposed Right-of-Way Boundary Boundary Boundary Reduction

**LOCATION MAP**  
SHOWING PROJECT LOCATION  
WITHIN CALUMET COUNTY, WI  
HARRISON VILLAGE



**PRELIMINARY  
SITE PLAN**  
DAVE ENGINEERING &  
ENVIRONMENTAL, INC.  
1111 Wisconsin Street, Suite 200  
Waukegan, IL 60087  
Phone: 847.949.1111  
Fax: 847.949.1112  
www.dave-engineering.com

**RECEIVED**  
MAR 03 2021  
HARRISON PLANNING

Project Number: 0308  
March 2, 2021



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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

March 23, 2021

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**Title:**

Affidavit of Correction

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**Issue:**

Should the Plan Commission recommend approval of an Affidavit of Correction for temporary cul de sac release purposes to the Village Board?

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**Background and Additional Information:**

As part of the Southtowne Place subdivision plat, there is a temporary cul de sac easement on Lot 14 & Lot 15 until such time as Kimberly Trail extends to the east. The temporary cul de sac construction was offset to the north on Lot 14 in order to minimize the affect to multiple lots. However, the temporary easement is still in effect on Lot 15. The owner is requesting to eliminate a portion of the temporary cul de sac easement on Lot 15, that portion that is outside of the building setback area. The purpose is to allow home construction up to the building setback line consistent with other properties on the street. The easement area to be eliminated is relatively small and will not affect the temporary turnaround already constructed.

An Affidavit of Correction is proposed in order to eliminate a portion of the temporary easement. Since the temporary easement was part of the subdivision plat, any changes must be approved by the Village.

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**Recommended Action:**

Staff recommends approval of the Affidavit of Correction as submitted.

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**Attachments:**

- Affidavit of Correction



State of Wisconsin )  
                                  )SS  
County of Calumet)

**AFFIDAVIT OF CORRECTION**

Return to:  
Carow Land Surveying Co., Inc.  
P.O. Box 1297  
Appleton, WI 54912-1297  
A1908.20-21

I, Robert F. Reider, Professional Land Surveyor No. 1251, of the State of Wisconsin, do hereby depose and say:

That I had surveyed, divided and mapped SouthTowne Place as recorded in Cabinet D of Plats in File Number 131 as Document No. 549828.

That on Sheet 1 of 2 Sheets of said plat on Lot 15, I show a Temporary Cul-de-sac along the North side of said Lot 15, when in fact the Temporary Cul-de-sac on Lot 15 should have been as shown on the attached Exhibit "A" and a small portion of the temporary Cul-de-sac released by the Village of Harrison.

That this affidavit is made pursuant to S.236.295 of the Wisconsin statutes.

That this affidavit is given for the purpose of correcting said plat and for no other purpose.

Dated this 4th day of March, 2021.

Robert F. Reider  
Robert F. Reider

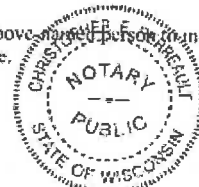


State of Wisconsin )  
                                  )SS  
County of Outagamie)

Personally, came before me this 4th day of March, 2021. The above named person to me known to be the person who executed the foregoing and acknowledged the same.

Notary Public Christine E. Orreault

My commission expires: 12/10/23



**Village of Harrison Approval:**

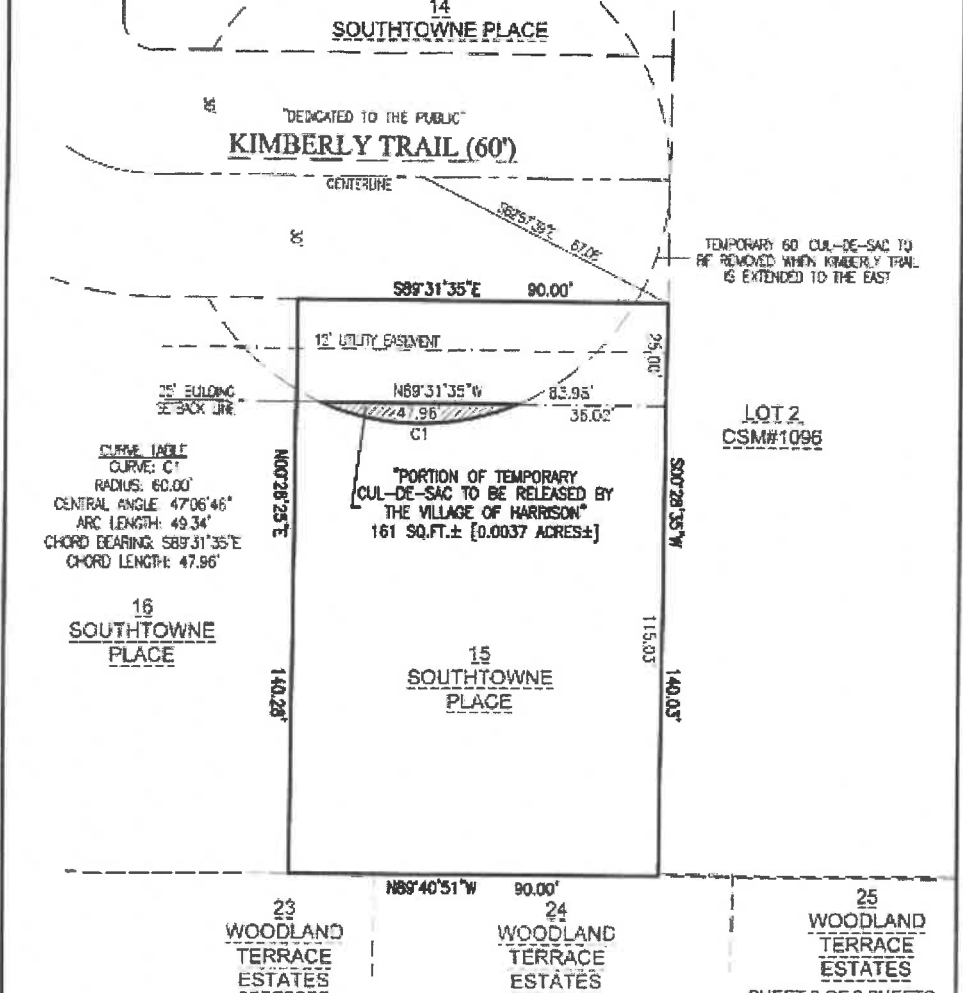
The Release of a portion of the Temporary Cul-de-sac as shown on the attached Exhibit "A" is approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Kevin M. Hietpas, Village President

\_\_\_\_\_  
Jennifer Weyenberg, Village Clerk

This instrument drafted by Robert F. Reider

**AFFIDAVIT EXHIBIT "A"**  
**LOT 15, "SOUTHTOWNE PLACE", VILLAGE OF HARRISON,**  
**CALUMET COUNTY, WISCONSIN.**



**CURVE LABEL**  
 CURVE: C1  
 RADIUS: 60.00'  
 CENTRAL ANGLE: 47°06'46"  
 ARC LENGTH: 49.34'  
 CHORD BEARING: S89°31'35"E  
 CHORD LENGTH: 47.96'

**"PORTION OF TEMPORARY  
 CUL-DE-SAC TO BE RELEASED BY  
 THE VILLAGE OF HARRISON"**  
 161 SQ.FT.± [0.0037 ACRES±]

TEMPORARY 60' CUL-DE-SAC TO  
 BE REMOVED WHEN KIMBERLY TRAIL  
 IS EXTENDED TO THE EAST

LOT 2,  
 CSM#1096

23  
 WOODLAND  
 TERRACE  
 ESTATES

24  
 WOODLAND  
 TERRACE  
 ESTATES

25  
 WOODLAND  
 TERRACE  
 ESTATES

SHEET 2 OF 2 SHEETS



**CAROW LAND SURVEYING CO., INC.**

615 N. LYNDALE DRIVE, P.O. BOX 1297  
 APPLETON, WISCONSIN 54912-1297  
 PHONE: (920)731-4188 FAX: (920)731-5673

SCALE  
 1" = 30'  
 DRAWN BY  
 RDD  
 PROJECT #0  
 A1908.20-21



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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

March 23, 2021

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**Title:**

Accepting Stormwater Pond Deed Transfer

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**Issue:**

Should the Plan Commission recommend the Village Board accept the deed transfer of lands associated with the stormwater pond for the Creekside Estates, Cedar Ridge Estates 2<sup>nd</sup> Addition, and Oakwood Estates subdivisions?

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**Background and Additional Information:**

It is the Village's policy to accept stormwater management ponds for maintenance purposes to ensure they operate properly. Typically, a developer will plat a subdivision, construct the stormwater pond, then deed the pond to the Village, including the pond infrastructure and the land. In a recent review of the Village controlled ponds, it was found that the deeds for the pond property have not been transferred for the Cedar Ridge Estates 2<sup>nd</sup> Addition and Oakwood Estates subdivisions which were platted over 15-years ago. Staff reached out to each developer and each developer wishes to deed the pond properties to the Village. In addition, the developer of the Creekside Estates subdivision is requesting the Village take ownership of the stormwater pond. The developers will be responsible for all transfer documents.

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**Recommended Action:**

Staff recommends approval of the transfer for pond property deeds for the Creekside Estates, Cedar Ridge Estates 2<sup>nd</sup> Addition, and Oakwood Estates subdivisions and that the owner prepare all necessary transfer documents and fees.

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**Attachments:**

- None



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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Planner

**Meeting Date:**

March 23, 2021

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**Title:**

Lake Park Estates

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**Issue:**

What preliminary comments does the Plan Commission have on a proposed development?

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**Background and Additional Information:**

The applicant is proposing a concept plan for a development called Lake Park Estates on property located along Lake Park Road south of Midway Road/County AP, location ID 43840. The property is currently zoned Multiple Family Residential [RM] and is identified as multi-family in the Comprehensive Plan future land use map. The proposal is for a subdivision type development on the southern portion of the property. Access is proposed from the existing Dylan Drive from the south.

The applicant is seeking input from the Plan Commission on the proposal before additional design work is started. There are wetlands on the property as indicated on the concept plan. If a subdivision is proposed, a comprehensive plan amendment and rezoning to a single-family designation is appropriate. A stormwater pond is proposed as part of the concept plan.

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**Recommended Action:**

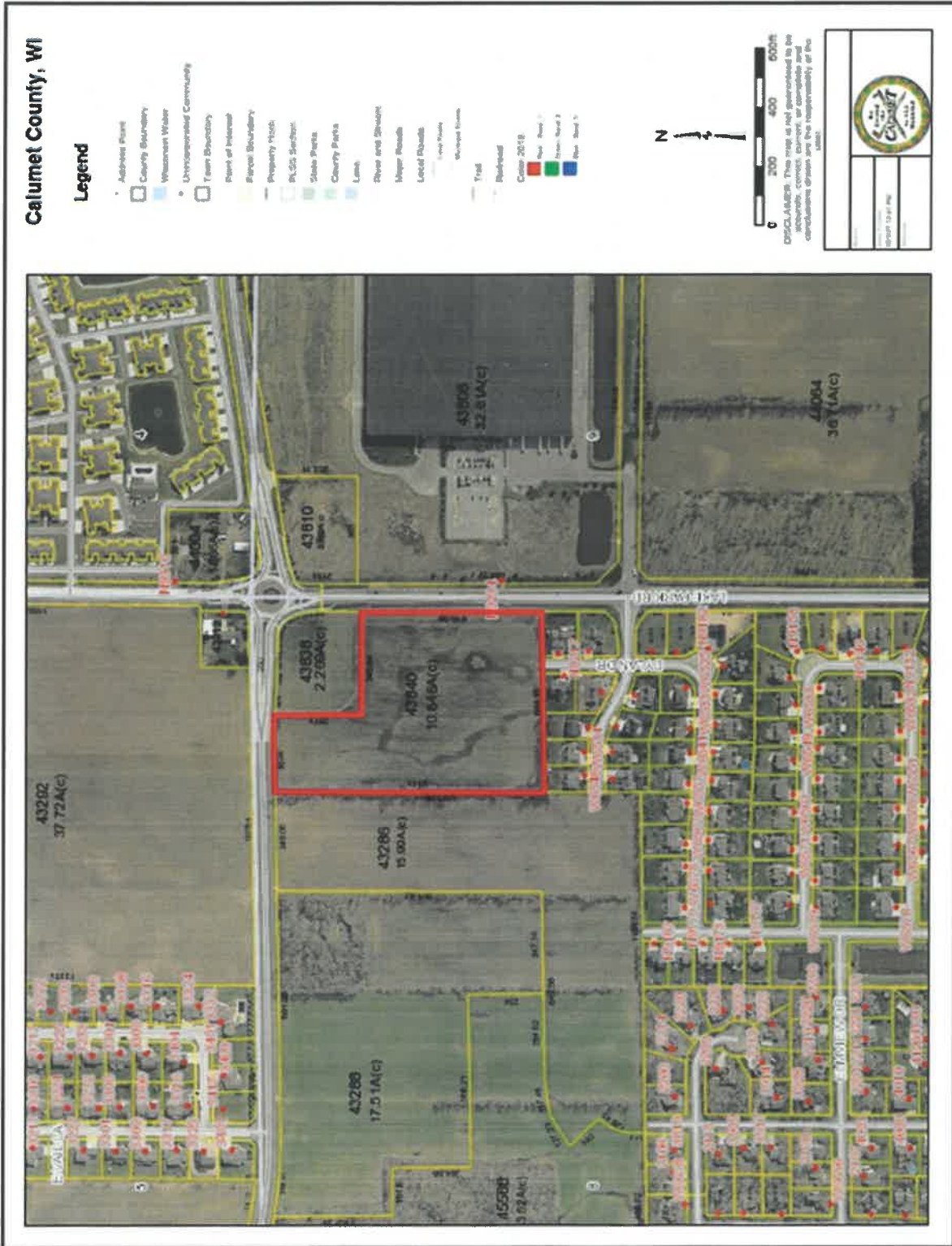
No action needed. Preliminary comments to the developer are appreciated.

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**Attachments:**

- Aerial Map
- Narrative
- Concept Plan

# Aerial Map





Narrative

**LAKE PARK ESTATES**

**PROPERTY LOCATION** SW CORNER LAKE PARK AND MIDWAY

**Owners**

**Richard Kaster**

Home builder , real estate broker , property and subdivision development

40 plus years

Contact 920-264-7441

**James Mahn**

Real estate broker, subdivision development

40 years

Contact 920-205-5324

Lake Park Estates development proposal

Current zoning is R4 multi family

Developer is looking to utilize the Villages TIF in its planning and development of the property .

Concept plan and ideas as per enclosed drawings

Subdivision concept could be lower density than the R4 allows

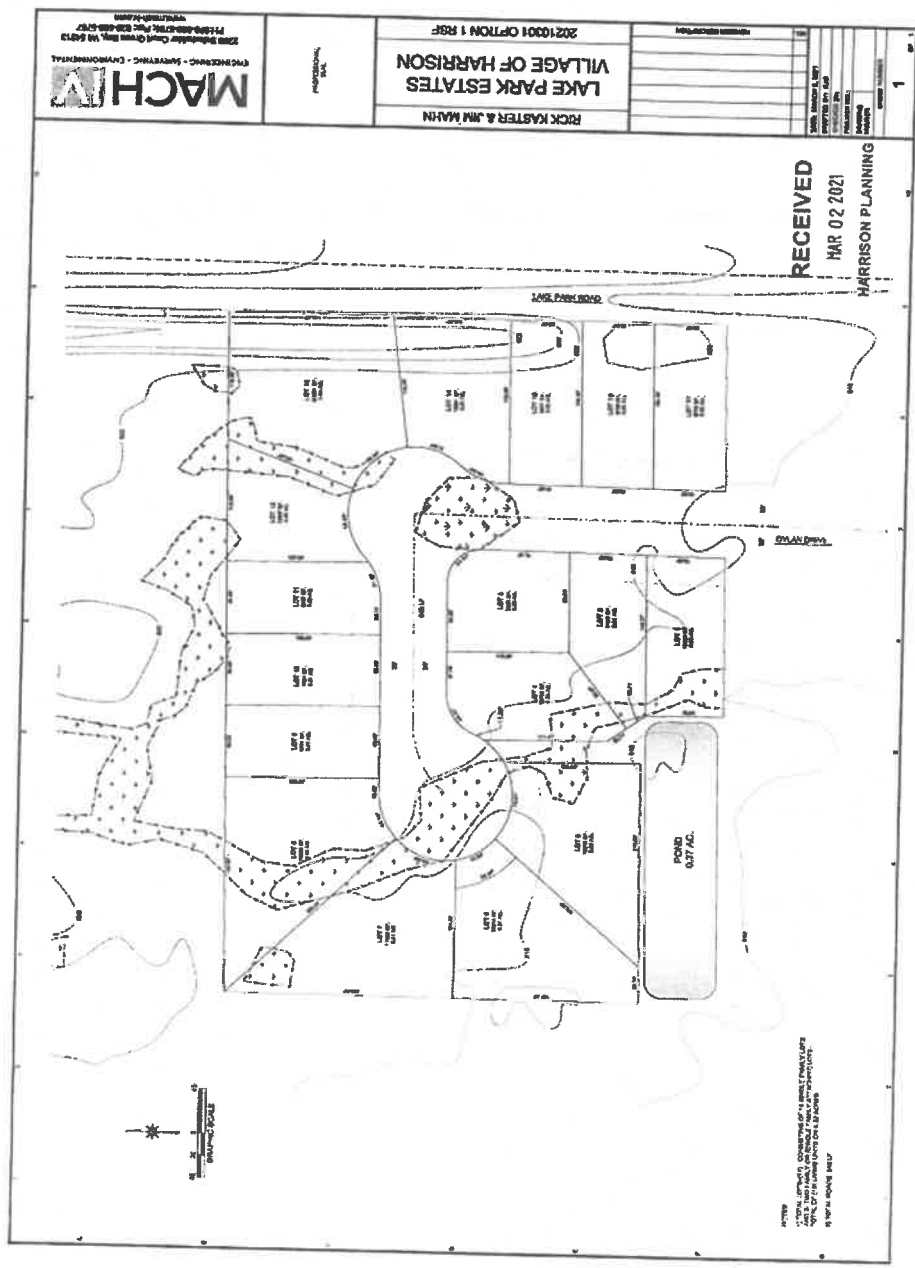
and would be done in two phases with the first phase to be the south portion that adjoins the current single family subdivision to the south .

**RECEIVED**

MAR 02 2021

HARRISON PLANNING

Concept Plan



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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON**

---

**From:**

Mark J. Mommaerts, AICP, Planner

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**Meeting Date:**

March 23, 2021

---

**Title:**

Zoning Text Amendments

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**Issue:**

Should the Plan Commission recommend changing the design standards of the zoning ordinance?

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**Background and Additional Information:**

At the last meeting, the Plan Commission asked that a discussion occur regarding the design standards in the zoning ordinance. Staff was able to put together potential changes to the design standards based on previously approved waivers. Staff wishes to have a discussion to develop design standards that are fair and attainable.

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**Recommended Action:**

No action needed. Direction to staff on how to proceed with potential text amendments.

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**Attachments:**

- Zoning Text Amendments

RM – Multiple Family Residential

(n) *Design standards.* Requirements for new buildings and structures, or additions, built after the effective date of this chapter. Special exceptions to this section shall may be granted by the plan commission.

- (1) *Materials.* At least fifty (50%) percent of all exterior walls facing a public street shall be faced with brick, block, fieldstone, architectural cement board siding or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system.
- (2) *Garage door placement.* The garage wall(s) containing a garage door opening facing a public street shall not comprise more than 50 percent of the façade of the principal structure width containing the primary entrance, measured along the ground level.
- (3) *Roof.* The total height of the roof(s) from the lowest portion of the roof(s) to the ridge line shall be no greater than the height of the façade(s) of the building, measured vertically from the ground level of the façade(s) to the lowest portion of the roof(s), unless dormers are present.
- (4) ~~*Off-street parking requirements.* Ground level, surface parking shall be located at or behind the front façade of the principal building. Any surface parking located at the side of the building shall be screened through the use of approved integrated architectural walls and/or landscape treatments.~~
- (5) *Building composition.*
  - a. *Site.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public or private street if possible. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street to help create a street wall.
  - b. *Walls.* No flat walls exceeding 100 feet in length shall be permitted for any structure; wall offsets, architectural details and wall facing shall be used to meet this requirement.
  - c. *Windows.* There shall be a minimum of one window, per story, per side of the principal building. Accessory garages or parking buildings shall have windows, or other architectural features, to break long expanses of the building façade when facing a public street.

Other Communities:

- Town of Grand Chute: 80% masonry on all exterior walls, no flat walls exceeding 25-feet
- Village of Greenville: all exterior wall visible from street, EFIS not allowed more than 25% building elevation, no long expanse of uniform/flat wall or roof
- Village of Little Chute: various masonry materials on exterior walls and roof, no flat walls or roof, specific materials required

CN – Neighborhood Commercial

(o) *Design standards.* Requirements for new buildings and structures, or additions, built after the effective date of this chapter. Special exceptions to this section shall may be granted by the plan commission.

- (1) ~~*Front door placement.* All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.~~
- (2) *Building orientation.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street. ~~The buildings shall be aligned so the dominant lines of their facades parallel the line of the street.~~
- (3) *Materials.* ~~One hundred~~ Seventy-five (75%) percent of all exterior walls facing a public or private street and at least the lower one-third (1/3) of all other exterior shall be glass, brick, block, fieldstone or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system. ~~Metal siding or wall panels shall be prohibited, except as an accent material or as approved by the Plan Commission.~~
- (4) *Walls.* No flat walls exceeding 50 feet in length shall be permitted for any structure; wall offsets, recesses or projections, change in height, change in materials or other architectural details shall be used to meet this requirement.
- (5) ~~*Roofs.* No flat roof plane exceeding 50 feet in length shall be permitted for any structure; pitched roof, parapet wall of varying heights, dormers, overhangs, arches, gables, or other architectural details shall be used to meet this requirement.~~
- (6) *Exterior lighting.* All exterior lighting shall be in accordance with the following:
  - a. All wall-mounted exterior lighting shall be direct cut-off fixtures.
  - b. All areas containing exterior lighting (except public street lighting) shall limit light trespass onto adjacent property. Compliance shall be achieved by utilizing fixture shielding, directional control, location, and/or height.
  - c. Accent light may be used to highlight architectural and landscape design elements.
  - d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
  - e. Freestanding light fixtures shall have a maximum height of 25 feet.
  - f. Wood light poles shall be prohibited.
- (7) *Dumpster/refuse enclosures.*
  - a. *Materials.* Dumpster/refuse enclosures sides facing a public street or adjacent property shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.

- b. *Location.* Dumpster/refuse enclosures are not permitted in the front yard.
- (8) *Mechanical equipment.* All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.

Other Communities:

- Town of Grand Chute: 80% masonry on all exterior walls, no flat walls exceeding 25-feet
- Village of Greenville: all exterior wall visible from street, EFIS not allowed more than 25% building elevation, no long expanse of uniform/flat wall or roof
- Village of Little Chute: various masonry materials on exterior walls and roof, no flat walls or roof, specific materials required

COR – Office & Retail Commercial

(o) *Design standards.* Requirements for new buildings and structures, or additions, built after the effective date of this chapter. Special exceptions to this section shall may be granted by the plan commission.

- (1) ~~*Front door placement.* All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.~~
- (2) *Building orientation.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street. ~~The buildings shall be aligned so the dominant lines of their facades parallel the line of the street.~~
- (3) *Materials.* At least ~~seventy five (75%)~~ fifty (50%) percent of all exterior walls facing a public or private street and at least the lower one-third (1/3) of all other exterior walls shall be glass, brick, block, fieldstone, siding or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system. ~~Metal siding or wall panels shall be prohibited, except as an accent material or as approved by the Plan Commission.~~
- (4) *Walls.* No flat walls exceeding 100 feet in length shall be permitted for any structure; wall offsets, recesses or projections, change in height, change in materials or other architectural details shall be used to meet this requirement.
- (5) ~~*Roofs.* No flat roof plane exceeding 200 feet in length shall be permitted for any structure; pitched roof, parapet wall of varying heights, dormers, overhangs, arches, gables, or other architectural details shall be used to meet this requirement.~~
- (6) *Exterior lighting.* All exterior lighting shall be in accordance with the following:
  - a. All wall-mounted exterior lighting shall be direct cut-off fixtures.
  - b. All areas containing exterior lighting (except public street lighting) shall limit light trespass onto adjacent property. Compliance shall be achieved by utilizing fixture shielding, directional control, location, and/or height.
  - c. Accent light may be used to highlight architectural and landscape design elements.
  - d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
  - e. Freestanding light fixtures shall have a maximum height of 25 feet.
  - f. Wood light poles shall be prohibited.
- (7) *Dumpster/refuse enclosures.*
  - a. *Materials.* Dumpster/refuse enclosures sides facing a public street or adjacent property shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.



- b. *Location.* Dumpster/refuse enclosures are not permitted in the front yard.
- (8) *Mechanical equipment.* All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.

Other Communities:

- Town of Grand Chute: 80% masonry on all exterior walls, no flat walls exceeding 25-feet
- Village of Greenville: all exterior wall visible from street, EFIS not allowed more than 25% building elevation, no long expanse of uniform/flat wall or roof
- Village of Little Chute: various masonry materials on exterior walls and roof, no flat walls or roof, specific materials required

CC – Community Commercial

(o) *Design standards.* Requirements for new buildings and structures, or additions, built after the effective date of this chapter. Special exceptions to this section shall may be granted by the plan commission.

- (1) ~~*Front door placement.* All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.~~
- (2) *Building orientation.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street.
- (3) *Materials.* Fifty 50% percent of all exterior walls facing a public or private street and at least the lower 1/3 of all other exterior walls shall be glass, brick, block, fieldstone, architectural cement board siding or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system.
- (4) *Walls.* No flat walls exceeding 150 feet in length shall be permitted for any structure; wall offsets, recesses or projections, change in height, change in materials or other architectural details shall be used to meet this requirement.
- (5) ~~*Roofs.* No flat roof plane exceeding 300 feet in length shall be permitted for any structure; pitched roof, parapet wall of varying heights, dormers, overhangs, arches, gables, or other architectural details shall be used to meet this requirement.~~
- (6) *Exterior lighting.* All exterior lighting shall be in accordance with the following:
  - a. All wall-mounted exterior lighting shall be direct cut-off fixtures.
  - b. All areas containing exterior lighting (except public street lighting) shall limit light trespass onto adjacent property. Compliance shall be achieved by utilizing fixture shielding, directional control, location, and/or height.
  - c. Accent light may be used to highlight architectural and landscape design elements.
  - d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
  - e. Freestanding light fixtures shall have a maximum height of 25 feet.
  - f. Wood light poles shall be prohibited.
- (7) *Dumpster/refuse enclosures.*
  - a. *Materials.* Dumpster/refuse enclosures sides facing a public street or adjacent property shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.
  - b. *Location.* Dumpster/refuse enclosures are not permitted in the front yard.

- (8) *Mechanical equipment.* All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.

Other Communities:

- Town of Grand Chute: 35% masonry on all exterior walls visible from Res Dist. and street, no blank/flat walls
- Village of Greenville: all exterior wall visible from street, EFIS not allowed more than 25% building elevation, no long expanse of uniform/flat wall or roof
- Village of Little Chute: various masonry materials on exterior walls and roof, no flat walls or roof, specific materials required

BP – Business Park

- (o) *Design standards.* Requirements for new buildings and structures, or additions, built after the effective date of this chapter. Special exceptions to this section shall may be granted by the plan commission.

- (1) ~~*Front door placement.* All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.~~
- (2) *Building orientation.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street.
- (3) *Materials.* At least fifty (50%) percent of all exterior walls facing a public or private street and at least the lower one-third (1/3) of all exterior walls facing a public or private street or abutting a residential zoning district shall be glass, brick, block, fieldstone, or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system. ~~Metal siding or wall panels shall be prohibited on walls facing a street or residential zoning district, except as an accent material or as approved by the Plan Commission.~~
- (4) *Walls.* No flat walls shall be permitted for any structure; wall offsets, recesses or projections, change in height, change in materials or other architectural details shall be used to meet this requirement.
- (5) ~~*Roofs.* No flat roof plane shall be permitted for any structure; pitched roof, parapet wall of varying heights, dormers, overhangs, arches, gables, or other architectural details shall be used to meet this requirement.~~
- (6) *Exterior lighting.* All exterior lighting shall be in accordance with the following:
  - a. All wall-mounted exterior lighting shall be direct cut-off fixtures.
  - b. All areas containing exterior lighting (except public street lighting) shall limit light trespass onto adjacent property. Compliance shall be achieved by utilizing fixture shielding, directional control, location, and/or height.
  - c. Accent light may be used to highlight architectural and landscape design elements.
  - d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
  - e. Freestanding light fixtures shall have a maximum height of 25 feet.
  - f. Wood light poles shall be prohibited.
- (7) *Dumpster/refuse enclosures.*
  - (1) *Materials.* Dumpster/refuse enclosures sides facing a public street or adjacent property shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.

(2) *Location.* Dumpster/refuse enclosures are not permitted in the front yard.

(8) *Mechanical equipment.* All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.

Other Communities:

- Town of Grand Chute: 35% masonry on all exterior walls visible from street and Res. Dist., no blank/flat walls
- Village of Greenville: all exterior wall visible from street, EFIS not allowed more than 25% building elevation, no long expanse of uniform/flat wall or roof
- Village of Little Chute: various masonry materials on exterior walls and roof, no flat walls or roof, specific materials required

IM – Industrial & Manufacturing

(o) *Design standards.* Requirements for new buildings and structures, or additions, built after the effective date of this chapter. Special exceptions to this section shall may be granted by the plan commission.

(1) ~~*Front door placement.* All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.~~

(2) *Building orientation.* All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street.

(3) *Materials.* The lower one-third (1/3) of all exterior walls facing a public or private street shall be glass, brick, block, fieldstone or other architectural masonry material.

(4) *Exterior lighting.* All exterior lighting shall be in accordance with the following:

- a. All wall-mounted exterior lighting shall be direct cut-off fixtures.
- b. All areas containing exterior lighting (except public street lighting) shall limit light trespass onto adjacent property. Compliance shall be achieved by utilizing fixture shielding, directional control, location, and/or height.
- c. Accent light may be used to highlight architectural and landscape design elements.
- d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
- e. Freestanding light fixtures shall have a maximum height of 25 feet.
- f. Wood light poles shall be prohibited.

(5) *Dumpster/refuse enclosures.*

- a. *Materials.* Dumpster/refuse enclosures sides facing a public street or adjacent property shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.
- b. *Location.* Dumpster/refuse enclosures are not permitted in the front yard.

(6) *Mechanical equipment.* All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened from view from a public street. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible from a public street.

Other Communities:

- Town of Grand Chute: none could be found
- Village of Greenville: lower 1/3 exterior wall visible from street, EFIS not allowed more than 25% building elevation, no long expanse of uniform/flat wall or roof
- Village of Little Chute: unknown

IM – Industrial & Manufacturing

- (g) *Lot area.*
  - (1) Lots shall be a minimum of ~~one acre~~ 20,000 square feet in area.
- (h) *Lot width.*
  - (1) Minimum. Lots shall be a minimum of ~~150~~ 100 feet in width.

**Article X NONCONFORMING USES & STRUCTURES**

**Sec. 117-276. - Purpose.**

The purpose of this article is to provide for the regulation of nonconforming structures and the gradual elimination of nonconforming uses by allowing short-term maintenance and improvement of nonconformities.

*(Ord. No. 10-147, § 10.0(1), 7-27-2010)*

**Sec. 117-277. - Nonconforming structures and buildings.**

- (a) *Alterations.* Alterations within the footprint of a nonconforming building or structure may be allowed provided that the alteration conforms with the requirements of the district in which it is located and all other provisions of this chapter, including but not limited to maximum lot coverage, off-street parking, loading, landscaping and maneuvering standards. Alterations are defined as:
  - (1) Changing or rearranging the supporting members of an existing building or structure, such as bearing walls, columns, beams, girders, or interior partitions.
  - (2) Changing location of doors, windows, means of ingress and egress.
  - (3) Adding asphalt or concrete over a gravel parking lot or parking space.
  - (4) Removing asphalt or concrete from a parking lot or parking space and exposing the gravel base course and the repaving of such area.
- (b) *Additions.* Additions made to nonconforming buildings or structures may be permissible in the front, side and rear yards subject to the following:
  - (1) The addition shall not encroach into the required side yard setbacks of the district in which it is located.
  - (2) The addition shall not further encroach into the established nonconforming front or rear yard setbacks of the existing nonconforming structure.
  - (3) The total square footage of all additions shall not exceed 50 percent of the ground floor area of the existing structure or building at the time of the effective date of this chapter.



- (4) The addition shall conform with all other requirements of the zoning district in which it is located and all other provisions of this chapter, including, but not limited to, maximum lot coverage, off-street parking, loading, and landscaping standards.
- (c) *Reconstruction.*
- (1) ~~Reconstruction of a nonconforming building or structure which is damaged to the extent of more than 50 percent of the fair market value, as determined by the Village assessor, may be reconstructed subject to the following:~~
- a. ~~The reconstruction of a nonconforming building or structure shall conform to the required yard setbacks of the district in which it is located.~~
- b. ~~The reconstruction of a nonconforming building or structure shall conform with the other requirements of the zoning district in which it is located and this chapter, including, but not limited to, maximum lot coverage, off-street parking, loading, and landscaping standards.~~
- (2) ~~Reconstruction of a nonconforming building or structure which is damaged to the extent of less than 50 percent of the fair market value, as determined by the Village assessor, may be repaired, reconstructed or restored at the same size and location that it had immediately before the damage or destruction occurred, if the damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation, provided that the nonconforming building or structure does not encroach into any established nonconforming yard setbacks or required yard setbacks. The size of a structure may be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.~~
- (d) *Relocation of building or structure.* No building or structure shall be moved in whole or in part to any other location on the same or any other lot unless every portion of such building or structure which is moved and, the use made thereof, is made to conform to all of the requirements of the zoning district in which it is located. The building or structure and site shall also comply with all other provisions of this chapter, including but not limited to maximum lot coverage, off-street parking, loading, and landscaping standards.
- (e) *Maintenance and repairs.* Ordinary maintenance and repairs made to a nonconforming building or structure may be allowed provided that ordinary

maintenance and repair conforms with the requirements of the zoning district in which it is located and all other provisions of this chapter, including, but not limited to, maximum lot coverage, off-street parking, loading, and landscaping standards. Ordinary maintenance and repairs are defined as follows:

- (1) Internal and external painting, decorating.
- (2) The repair or replacement of doors, windows, nonbearing walls, fixtures, heating components, wiring, plumbing, siding, roofing or other nonstructural components.
- (3) Resurfacing a parking lot or parking space, which means adding a layer of asphalt or concrete to an existing off-street parking lot or parking space.

*(Ord. No. 10-147, § 10.0(2), 7-27-2010; Ord. No. 11-152, 3-29-2011)*

Village of Harrison

February-21 Zoning Permit Report

	Current Year			Previous Year		
	Permits	YTD Permits	Estimated Value	YTD Permits	Estimated Value	YTD Estimate Value
<b>Residential</b>						
Single Family	8	10	\$ 3,608,000	12	\$ 2,240,000	\$ 3,645,000
Two Family (units)	0	( 0 )	\$ 0	0	\$ 0	\$ 0
Multi Family (units)	0	( 0 )	\$ 0	0	\$ 0	\$ 0
Additions	0	3	\$ 0	1	\$ 20,000	\$ 20,000
Acc. Structures	0	1	\$ 0	1	\$ 30,000	\$ 30,000
Miscellaneous	5	7	\$ 52,450	4	\$ 12,700	\$ 39,634
<b>Total Residential</b>	<b>13</b>	<b>21</b>	<b>\$ 3,660,450</b>	<b>18</b>	<b>\$ 2,302,700</b>	<b>\$ 3,734,634</b>
<b>Com./Ind.</b>						
New	0	1	\$ 0	1	\$ 350,000	\$ 350,000
Additions	0	0	\$ 0	0	\$ 0	\$ 0
Acc. Structures	0	0	\$ 0	0	\$ 0	\$ 0
Miscellaneous	0	0	\$ 0	1	\$ 0	\$ 7,600
<b>Total Com./Ind.</b>	<b>0</b>	<b>1</b>	<b>\$ 0</b>	<b>2</b>	<b>\$ 350,000</b>	<b>\$ 357,600</b>
<b>Combined Total</b>	<b>13</b>	<b>22</b>	<b>\$ 3,660,450</b>	<b>20</b>	<b>\$ 2,652,700</b>	<b>\$ 4,092,234</b>

Number of Vacant Lots Remaining  
133