
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

May 12, 2020

Title:

CSM - Butler

Issue:

Should the Plan Commission recommend approval of the CSM to the Village Board?

Background and Additional Information:

The applicant is proposing a 1-lot Certified Survey Map (CSM) for a parcel at W4216 Horn Road, Tax ID 38728. The property is approximately 15.183-acres. The property will have a 91.25-foot access out to Horn Road. The zoning and land division ordinances require a minimum of 33-feet for a flag lot. The remnant land does not need to be surveyed in accordance with the land division ordinance. Lot 1 will contain the existing house, shed, and woods.

Recommended Action:

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

1. A turnaround be dedicated at the terminus of Horn Road

Attachments:

- CSM
- Aerial Map

Calumet County, WI

Legend

- Address Point
- ▭ County Boundary
- ▭ Wisconsin Water
- Unincorporated Community
- ▭ Town Boundary
- Point of Interest
- ▭ Parcel Boundary
- Property Hook
- ▭ PLSS Section
- ▭ State Parks
- ▭ County Parks
- ▭ Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2018
- ▭ Red: Band_1
- ▭ Green: Band_2
- ▭ Blue: Band_3



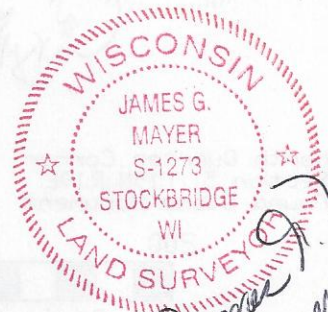
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed:	
Sources:	

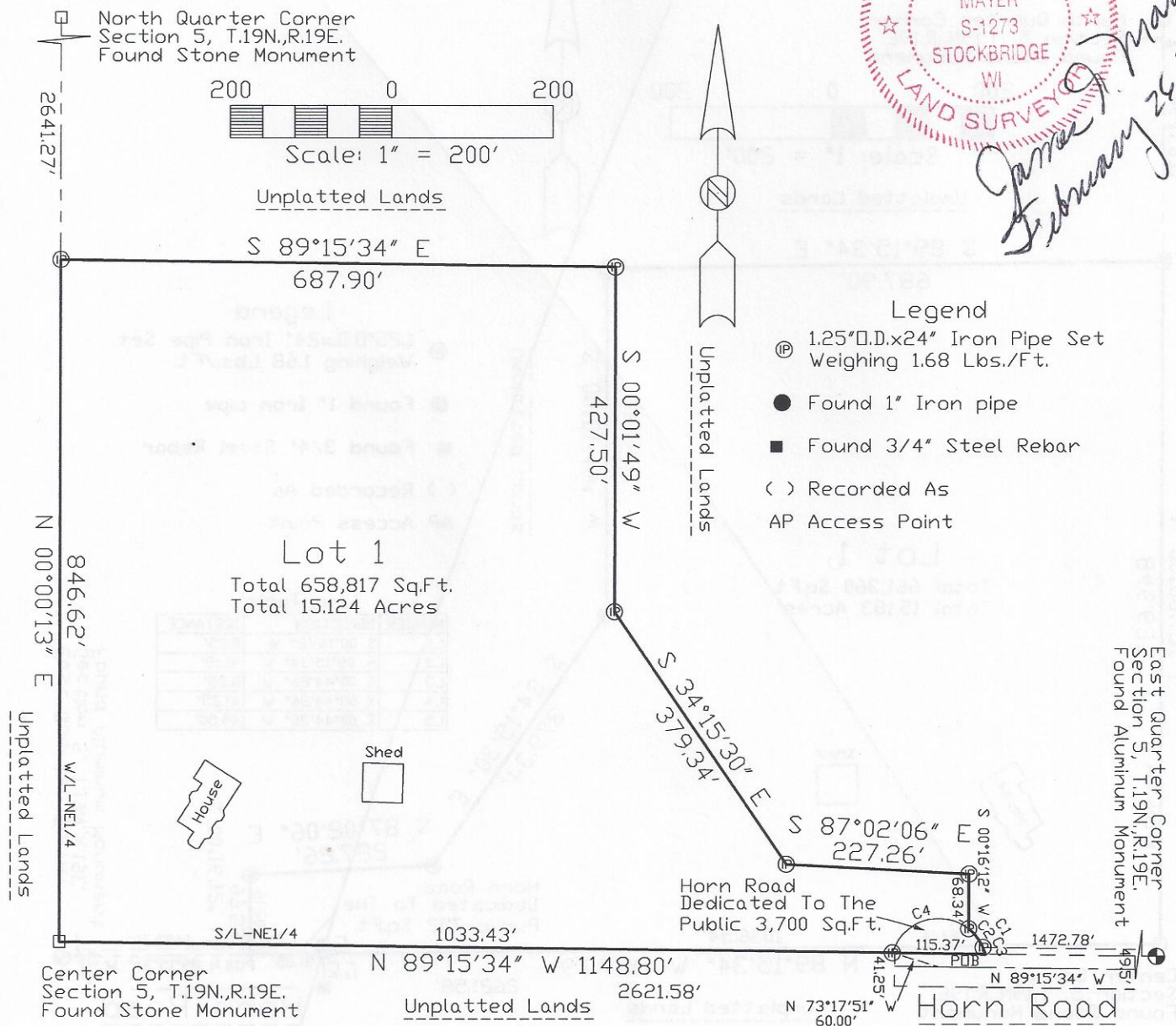
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	36°39'57"	S 33°33'16" E	60.00	38.40	37.74
C2	28°15'57"	S 37°45'15" E	60.00	29.60	29.30
C3	08°24'00"	S 19°25'17" E	60.00	8.80	8.79
C4	111°24'37"	N 72°24'28" E	60.00	116.67	99.14



*James G. Mayer
February 25, 2026*



SURVEYED FOR
MAYER LAND SURVEYING
N 5698 LAKE SHORE DRIVE
HILBERT, WI. 920-439-1761

JULE B. BUTLER
2555 E. CALUMET STREET
APPLETON, WI

C:\Projcets\BulterBrandon20\csm.dwg
BEARINGS REFERENCED TO COUNTY
DATUM THE SOUTH LINE OF THE NORTHEAST
QUARTER BEAR NORTH 89°15'34" WEST.
THIS INSTRUMENT DRAFTED BY J.G. MAYER"
NOTEBOOK NO. PAGE .

SURVEYOR'S CERTIFICATE

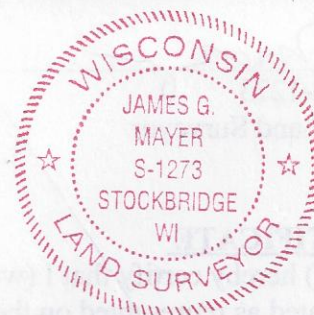
I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of a Jule B. Butler, part of the Southwest Quarter of the Northeast Quarter of Section 5, Township 19 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin containing 662,517 square feet or 15.209 acres of land and described as follows.

Commencing at the East Quarter Corner of Section 5, thence North 89°15'34" West a distance of 1,472.78 feet along the south line of the northeast quarter to the point of beginning; thence continuing North 89°15'34" West a distance of 1,148.80 feet along the south line to the Center Corner of said Section 5; thence North 00°00'13" East a distance of 846.62 feet along the west line of the northeast quarter; thence South 89°15'34" East a distance of 687.90 feet; thence South 00°01'49" West a distance of 427.50 feet; thence South 34°15'30" East a distance of 379.34 feet; thence South 87°02'06" East a distance of 227.26 feet; thence South 00°16'12" West a distance of 68.34 feet to a point of curvature; thence 38.40 feet along the arc of a 60.00 foot radius curve to the right, with a chord bearing of South 33°33'16" East a distance of 37.74 feet and a central angle of 36°39'57" to the point of beginning. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof. That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Harrison in surveying, dividing and mapping such lands.

Dated this 26th day of February 2020.

James G. Mayer
James G. Mayer, S-1273
Wis. Professional Land Surveyor



OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: Village of Harrison.

Dated this _____ day of _____, 2020 CRRK Revocable Trust

Jule B. Butler, Trustee

Stephanie M. Butler, Trustee

State of Wisconsin)
Outagamie County)ss

Personally came before me on the _____ day of _____, 2020, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

Notary Public, Outagamie County, Wisconsin

VILLAGE BOARD CERTIFICATE

Resolved that the above certified survey map in the Village of Harrison was approved by the Village Board on this _____ day of _____, 2020.

Village President

Village Clerk

VILLAGE TREASURER'S CERTIFICATE

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

Village Treasurer Date

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in my office show unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2020 affecting the lands included in this Certified Survey Map.

County Treasurer Date

Notes:

This CSM is part of tax parcel no. 38728. This CSM is contained wholly within the property described in the following recorded instrument: Document. No. 516904. The property owners of record are Jule B. and Stephanie M. Butler, 2555 East Calumet Street, Appleton, WI 54915.

James G. Mayer
February 24, 2020

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

May 12, 2020

Title:

CSM - Mueller

Issue:

Should the Plan Commission recommend approval of the CSM to the Village Board?

Background and Additional Information:

The applicant is proposing a 1-lot Certified Survey Map (CSM) for a parcel at N7049 Hwy 55, part of Tax ID 38816. The property is approximately 8.781-acres. The property is at the intersection of Hwy 55 & High Cliff Road. The proposed lot will be split from a larger parcel of approximately 100-acres. The proposed Lot 1 includes all lands west of Hwy 55. The remnant land does not need to be surveyed in accordance with the land division ordinance. Lot 1 will contain an existing house and woodland.

Hwy 55 ROW will be dedicated to the public. The surveyor has indicated that the High Cliff Road ROW has been deeded previously via separate deed. Calumet County mapping records do not indicate a prior division.

Recommended Action:

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

1. Clarification and verification that High Cliff Road was deeded to the public for roadway purposes.

Attachments:

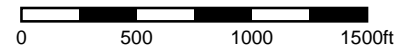
- CSM
- Aerial Map

Calumet County, WI



Legend

- Address Point
- ▭ County Boundary
- ▭ Wisconsin Water
- Unincorporated Community
- ▭ Town Boundary
- Point of Interest
- ▭ Parcel Boundary
- Property Hook
- ▭ PLSS Section
- ▭ State Parks
- ▭ County Parks
- ▭ Lake
- River and Stream
- ▭ Major Roads
- ▭ Local Roads
- ▭ 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: 04/30/20 10:11 AM	
Sources:	

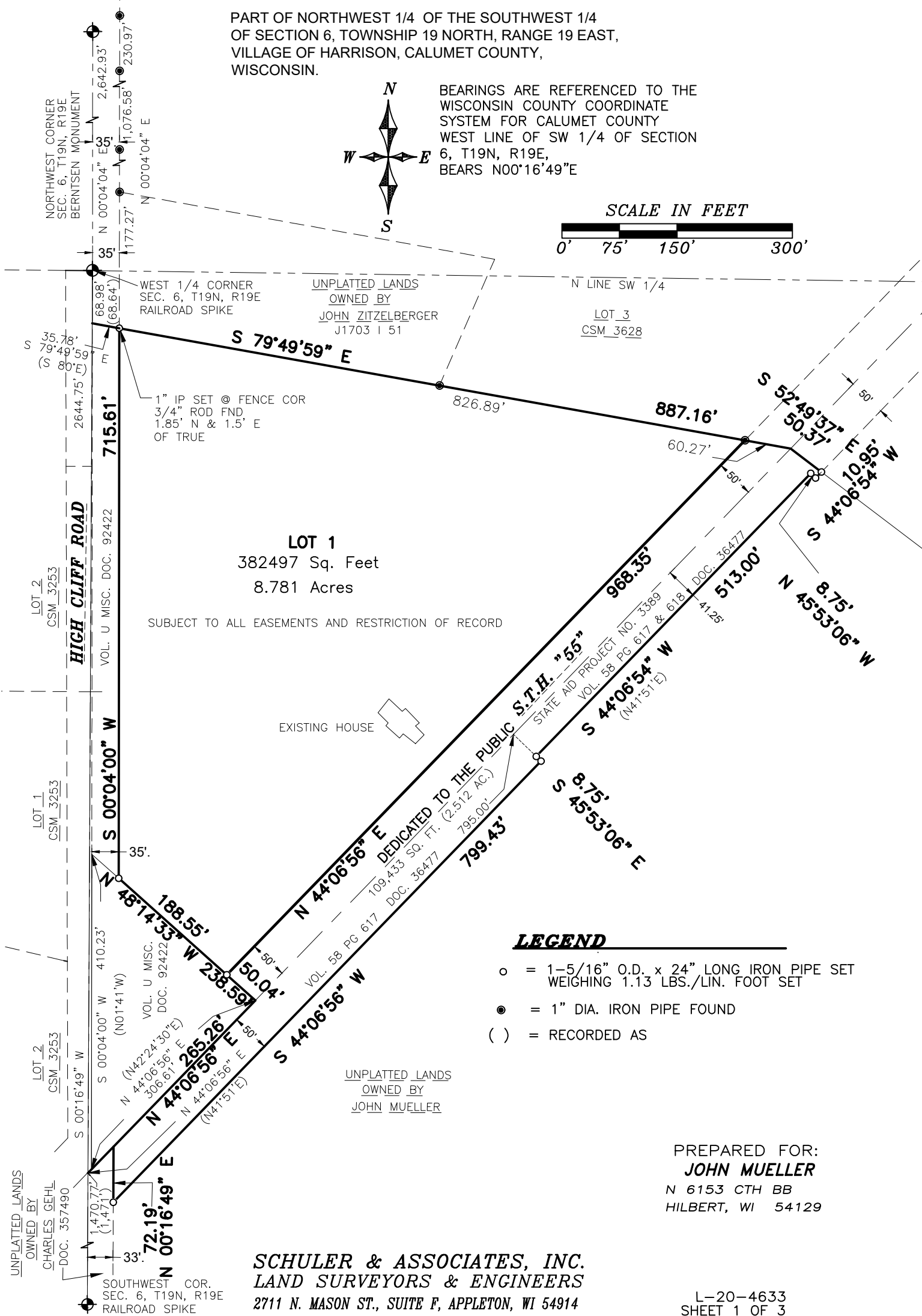
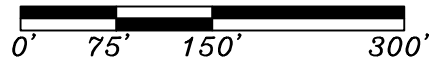
CERTIFIED SURVEY MAP NO. _____

PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN.



BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM FOR CALUMET COUNTY
WEST LINE OF SW 1/4 OF SECTION
6, T19N, R19E,
BEARS N00°16'49"E

SCALE IN FEET



LOT 1
382497 Sq. Feet
8.781 Acres
SUBJECT TO ALL EASEMENTS AND RESTRICTION OF RECORD

EXISTING HOUSE

LEGEND

- = 1-5/16" O.D. x 24" LONG IRON PIPE SET WEIGHING 1.13 LBS./LIN. FOOT SET
- = 1" DIA. IRON PIPE FOUND
- () = RECORDED AS

UNPLATTED LANDS
OWNED BY
JOHN MUELLER

PREPARED FOR:
JOHN MUELLER
N 6153 CTH BB
HILBERT, WI 54129

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON ST., SUITE F, APPLETON, WI 54914

L-20-4633
SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. FRANK, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED, AND MAPPED UNDER THE DIRECTION OF THE OWNER OF SAID LAND,

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE SOUTH 00 DEGREE 16 MINUTES 49 SECONDS WEST 68.98 FEET (RECORDED AS SOUTH 68.64 FEET), ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 79 DEGREES 49 MINUTES 59 SECONDS EAST 35.78 FEET (RECORDED AS SOUTH 80 DEGREES EAST, ALONG THE SOUTHLY LINE OF LANDS DESCRIBED IN JACKET 1703 IMAGE 51, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 79 DEGREES 49 MINUTES 59 SECONDS EAST (RECORDED AS SOUTH 80 DEGREES EAST) ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN JACKET 1703 IMAGE 51 AND ALONG THE SOUTHERLY LINE OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 3628 AS RECORDED IN DOCUMENT NUMBER 520414, A DISTANCE OF 887.16 FEET TO THE CENTERLINE OF S.T.H. "55"; THENCE SOUTH 52 DEGREES 49 MINUTES 37 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN JACKET 1703 IMAGE 51, A DISTANCE OF 50.37 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 54 SECONDS WEST, ALONG THE SOUTHEASTERLY RIGHT- OF- WAY LINE OF S.T.H. "55" AS DESCRIBED IN VOLUME 58 PAGE 617 AS DOCUMENT NUMBER 36476, A DISTANCE OF 10.95 FEET; THENCE NORTH 45 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG SAID RIGHT-OF- WAY LINE 8.75 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 54 SECONDS WEST, ALONG THE SOUTHEASTERLY RIGHT- OF- WAY LINE OF S.T.H. "55" AS DESCRIBED IN VOLUME 58 PAGES 617 AND 618 AS DOCUMENT NUMBER 36477, A DISTANCE OF 513.00 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES 06 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 8.75 FEET; THENCE SOUTH 44 DEGREES 06 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEASTERLY RIGHT- OF- WAY LINE OF S.T.H. "55" AS DESCRIBED IN VOLUME 58 PAGE 617 AS DOCUMENT NUMBER 36477, A DISTANCE OF 799.43 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 49 SECONDS EAST (RECORDED AS NORTH) , ALONG THE EAST LINE OF PARCEL 3 AS DESCRIBED IN DOCUMENT NUMBER 357490, A DISTANCE OF 72.19 FEET TO THE CENTERLINE OF S.T.H. "55"; THENCE NORTH 44 DEGREES 06 MINUTES 56 SECONDS EAST, ALONG THE CENTERLINE OF S.T.H. "55", SAID LINE ALSO BEING THE SOUTHERLY LINE OF LANDS DESCRIBED IN VOLUME U OF MISCELLANEOUS ON PAGE 306 AS DOCUMENT NUMBER 92420, A DISTANCE OF 265.26 FEET; THENCE NORTH 48 DEGREES 14 MINUTES 33 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN VOLUME U OF MISCELLANEOUS ON PAGE 306 AS DOCUMENT NO. 92420, A DISTANCE OF 238.59 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF LANDS DESCRIBED IN VOLUME U OF MISCELLANEOUS ON PAGE 306 AS DOCUMENT NUMBER 92420, A DISTANCE OF 715.61 FEET TO THE POINT OF BEGINNING CONTAINING 491,930 SQUARE FEET (11.293 ACRES) OF LAND, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

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

DATED THIS _____ DAY OF _____, 2020

MICHAEL J. FRANK, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2123

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

CERTIFICATE OF THE VILLAGE OF HARRISON:

RESOLUTION OF THE VILLAGE OF HARRISON:

RESOLVED, THAT THE ABOVE CERTIFIED SURVEY MAP IN THE VILLAGE OF HARRISON WAS APPROVED BY THE VILLAGE

BOARD ON THIS _____ DAY OF _____, 2020

VILLAGE PRESIDENT DATE

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

VILLAGE CLERK DATE

THIS CERTIFIED SURVEY MAP IS PART OF TAX PARCEL ID NUMBER 38810, THE PROPERTY OWNER OF RECORD JOHN N MUELLER.

TREASURER'S CERTIFICATE:

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

COUNTY TREASURER DATE

TOWN TREASURER DATE

OWNER'S CERTIFICATE:

AS OWNER, I DO HEREBY CERTIFY THAT WE CAUSED THE LANDS ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HARRISON, CALUMET COUNTY.

JOHN N. MUELLER

STATE OF WISCONSIN)
 ss.
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED, JOHN N MUELLER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, _____ CO., WISCONSIN

MY COMMISSION EXPIRES

PLAN COMMISSION MEETING**VILLAGE OF HARRISON****From:**

Mark J. Mommaerts, AICP, Planner

Meeting Date:

May 12, 2020

Title:

Comprehensive Plan Amendment – Lexington Homes

Zoning Map Amendment – Lexington Homes

Conditional Use Permit – Lexington Homes

Issue:

Should the Plan Commission recommend approval of a Comprehensive Plan Amendment from mixed-use to multiple-family residential, a Zoning Map Amendment from AG to MF, and Conditional Use Permit to the Village Board?

Background and Additional Information:

The applicant is proposing a multi-family residential development on property located along Lake Park Road, Tax IDs 33636, 33638, & 33640. The development consists of eleven (11) 10-unit buildings and twelve (12) 14-unit buildings, all two-bedroom units with attached garages, outside parking areas, and office. Total development will be 278-units. Phase 1 will consist of 6 10-unit buildings (60-units total), 5 14-unit buildings (70-units total), office, boulevard entrance off Sonny Drive, associated driveways and parking areas, and a pond. Phase 2 will consist of 5 10-unit buildings (50-units total), 7 14-unit buildings (98-units total), a driveway off Blackoak Street, and associated driveways and parking areas. The applicant is requesting a Comprehensive Plan Amendment, Zoning Map Amendment, and a Conditional Use Permit.

Comprehensive Plan Amendment:

The applicant is proposing to amend the future land use map in the Comprehensive Plan to allow for multiple-family residential. Currently, the future land use map identifies this area as mixed-use (a combination of commercial, residential, and/or light industrial). When the Village updated the Comprehensive Plan several years ago, this site received much discussion as to whether it should be commercial or multi-family residential. At the time, it was decided to go with a ‘flexible’ mixed-use designation until a development project was proposed, either commercial or multi-family. There are commercial uses on the south, north, and west sides of the property and residential uses on the north and south sides. Multi-family residential can be a buffer between the commercial and residential uses.

Zoning Map Amendment:

The applicant is proposing to rezone from General Agricultural [AG] to Multiple-Family Residential [RM] the area for the development.

Conditional Use Permit:

The zoning ordinance requires a Conditional Use Permit for any multiple-family developer greater than 3-buildings or greater than 24-units. The applicant is proposing a 23-building development with 278-units total. Landscaping and buffering should be provided along the single-family residential uses to the north.

Basis for Approval: *(from the Zoning Ordinance Section 117-319)*

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 town board. If the Comprehensive Plan and Zoning Map amendments are approved, then the proposed multi-family development is an allowable use in the MF zoning district.*
2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan. If the Comprehensive Plan and Zoning Map amendments are approved, then the proposed multi-family development 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 anticipated to connect with Sonny Drive with a secondary entrance from Blackoak Street. Both Sonny Drive and Blackoak Street lead directly to collector streets, Lake Park Road and Woodland Road respectively. Woodland Road has connections to County Road N and Lake Park Road. Lake Park Road has access to Hwy 10/114.*
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 multi-family residential proposed will be a buffer between the commercial development and the single-family homes. An existing multi-family development is adjacent to the south. Landscape screening and buffering should be utilized to further reduce potential light nuisance.*
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. Stormwater management is proposed through a regional stormwater pond.*

Findings of Fact:

- Staff finds that the Rezoning request complies with the Future Land Use Map as part of the Comprehensive Plan if the Comprehensive Plan Amendment is approved.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

Staff recommends approval of Plan Commission Resolution PC2020-01, recommending the Village Board amend the comprehensive plan.

Staff recommends approval of the Zoning Map Amendment from General Agricultural [AG] to Multiple-Family Residential [RM].

Staff recommends approval the Conditional Use Permit with the following conditions:

1. The applicant works with Harrison Utilities and Village of Harrison on sanitary sewer and water main connections.
2. A 17-foot strip of land along Woodland Road be dedicated for roadway and trail purposes.
3. Berms and landscape areas be provided along the north side of the development. The berm should be approximately 5-feet in height with evergreen and other plantings. Care should be taken to design the berm and plantings to shield vehicle headlights shining into adjacent properties.
4. The Development Agreement shall include a provision for stormwater management treatment in the Village's regional stormwater pond.
5. All exterior building materials shall adhere to the Village Zoning requirements unless a special exception is granted by the Plan Commission.
6. All exterior parking area lighting shall be direct cut-off fixtures to reduce/eliminate any glare.
7. All provisions of the zoning ordinance and all other Village ordinances shall be met.
8. Any comments or revisions from Village staff during the site plan review process shall be incorporated as conditions of approval.
9. All necessary permits shall be obtained prior to construction.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Project Narrative
- Plan Set
- Plan Commission Resolution PC2020-01

Future Land Use Map

Harrison Future Land Use Map 2004-2023

Legend

Future Land Use

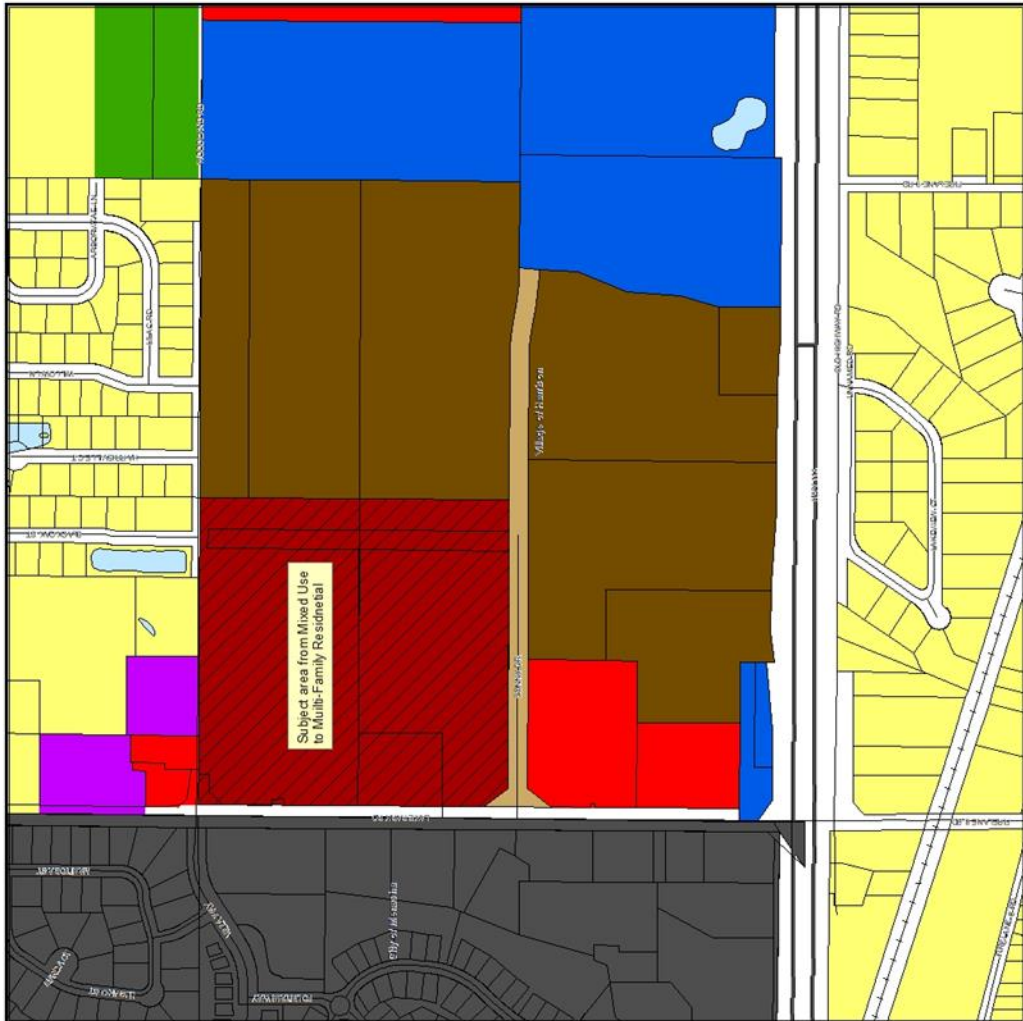
- Single Family Residential (sewered)
- Single Family Residential (sewered)
- Single-Family Residential (sewered)
- Single-Family Residential (transitional)
- Single-Family Residential (unsewered)
- Two-Family Residential
- Multi-Family Residential
- Mobile Home Park
- Farmstead Homes
- Village Center
- Commercial
- Mixed Use
- Parks and Recreation
- Industrial
- Public/Institutional
- Ag. Vacant, Undeveloped
- Special Ag/Hurseries
- Woodlands
- Utilities/Quarries
- Wetlands

Road Centerline

- Local
- Federal
- State
- County
- Private

Subject Area

- Parcels
- County Boundary
- Railroads



Disclaimer:
 The map was prepared and printed from the Harrison Future Land Use Map. Additional areas are delineated from the Harrison Future Land Use Map.
 The City of Harrison is not responsible for any errors or omissions on this map. The City of Harrison does not warrant the accuracy of the information on this map. It is the responsibility of the user to verify the information on this map. The City of Harrison is not liable for any damages, including consequential and special damages, that may result from the use of this map. The City of Harrison is not liable for any damages, including consequential and special damages, that may result from the use of this map. The City of Harrison is not liable for any damages, including consequential and special damages, that may result from the use of this map.

October 11, 2008

Zoning Map

Zoning Map Village of Harrison Calumet & Outagamie Counties Wisconsin

Legend

Zoning Districts

- AG | General-Agriculture
- RS-1 | Single-Family Residential (Suburban)
- RS-2 | Single-Family Residential (Traditional)
- RT | Two-Family Residential
- RM | Multiple-Family Residential
- CN | Neighborhood Commercial
- COR | Office & Retail Commercial
- CC | Community Commercial
- BP | Business Park
- IM | Industrial & Manufacturing
- NC | Natural & Conservancy
- MHO | Mobile Home Overlay
- PDO | Planned Development Overlay
- *SHO | Shoreland Overlay*
- *SWO | Shoreland-Wetland Overlay*

RoadCenterline

- Local Roads
- County Highway
- State Highway
- US Highway
- Parcels

Other Symbols:

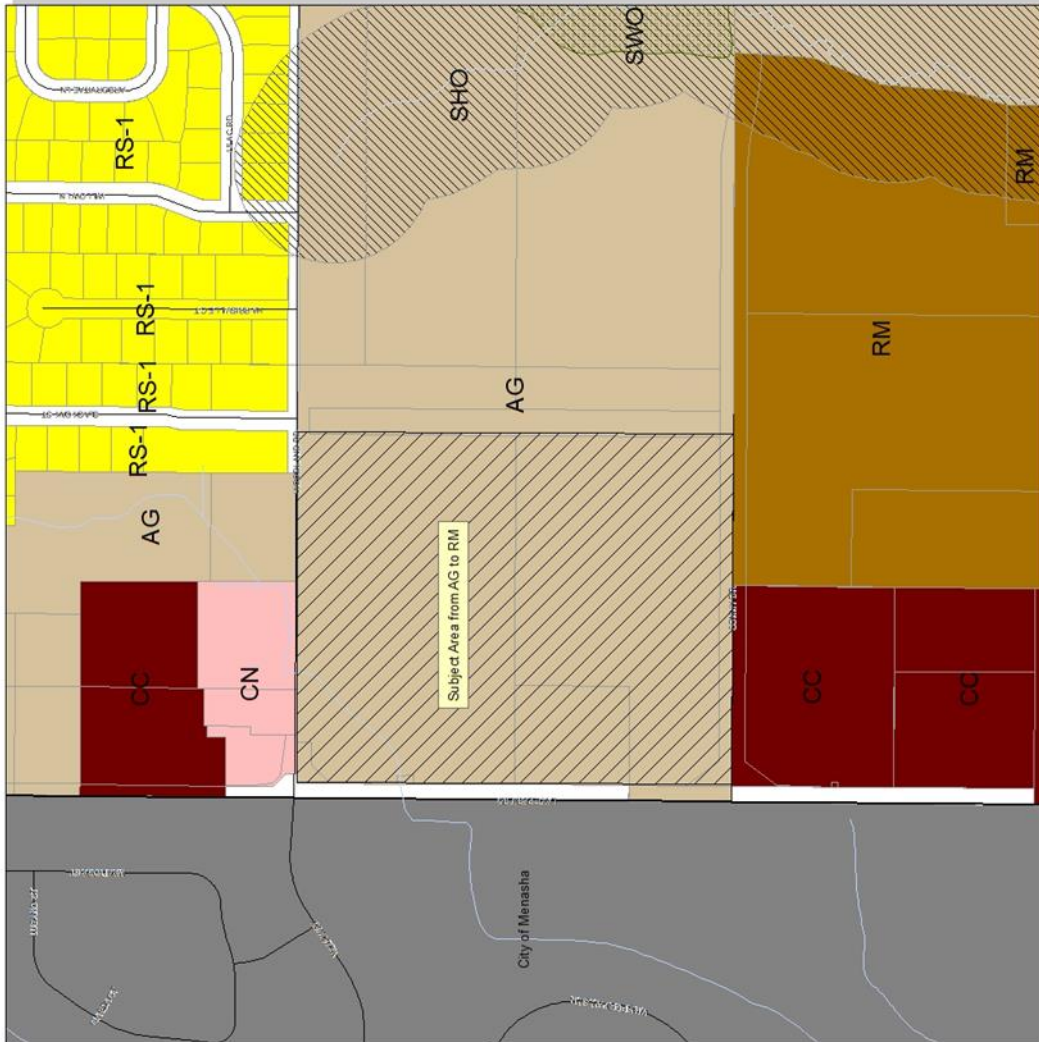
- Town of Harrison
- Railroads
- Streams

*Please note that the SHO & SWO boundaries are subject to change based on determinations of navigable waterways.

This map was created by:
Village of Harrison
14200 N. 114th
Harrison, WI 54952
920-895-1052

Adopted: July 27, 2010
Effective: November 1, 2010
Current as of: October 31, 2019

Village of HARRISON
WHERE OPPORTUNITY LIVES



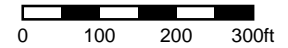
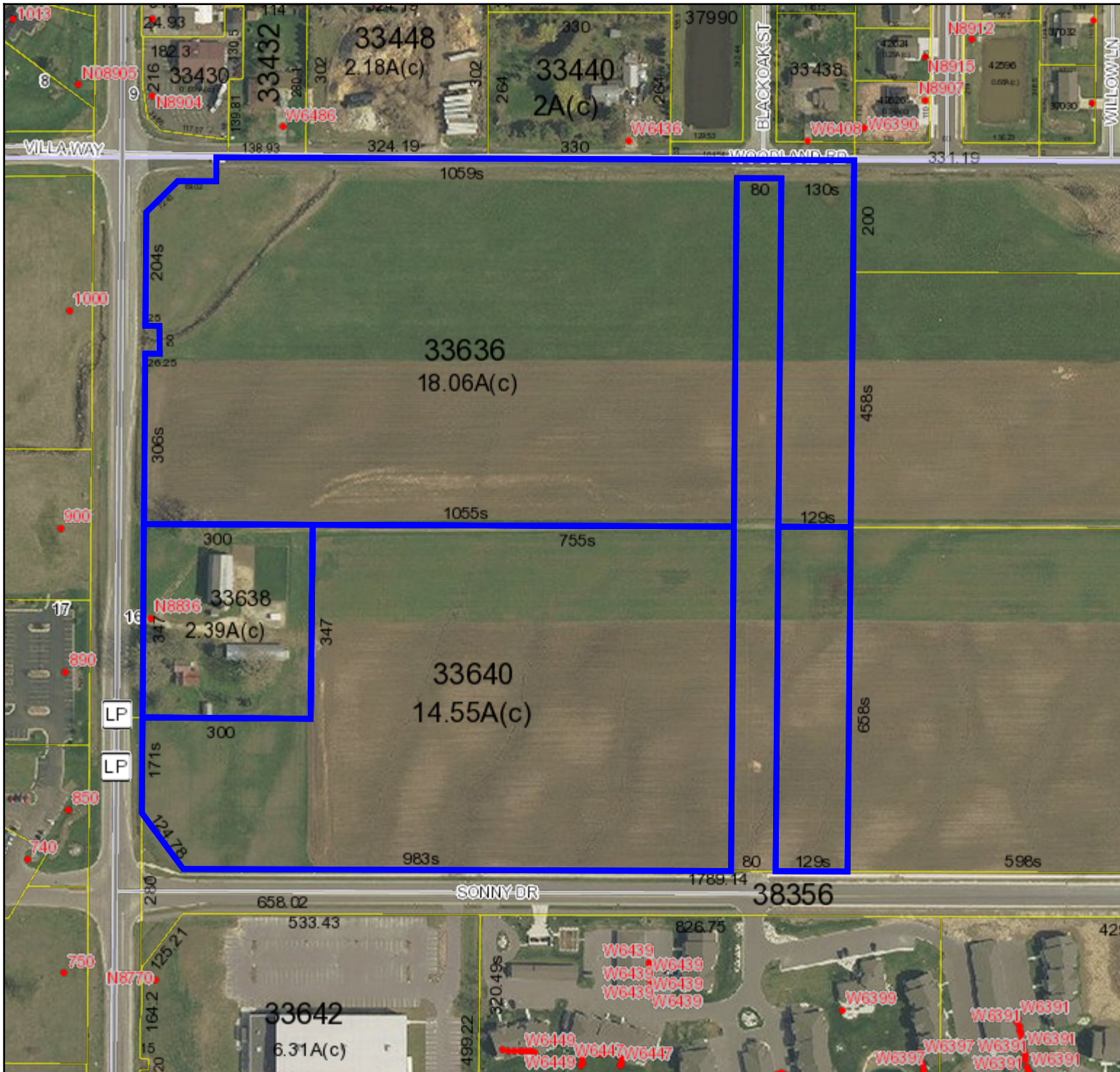
Disclaimer:
This map was created using data obtained from Calumet County. The Village of Harrison does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misrepresentation of this information or its derivatives. In no event shall Calumet County or the Town of Harrison become liable to Calumet County business. Original recorded source documents located in the county courthouse should be used for legal or survey purposes.

Calumet County shall remain the exclusive owner of all rights, title, and interest in all specifically copyrighted information.

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



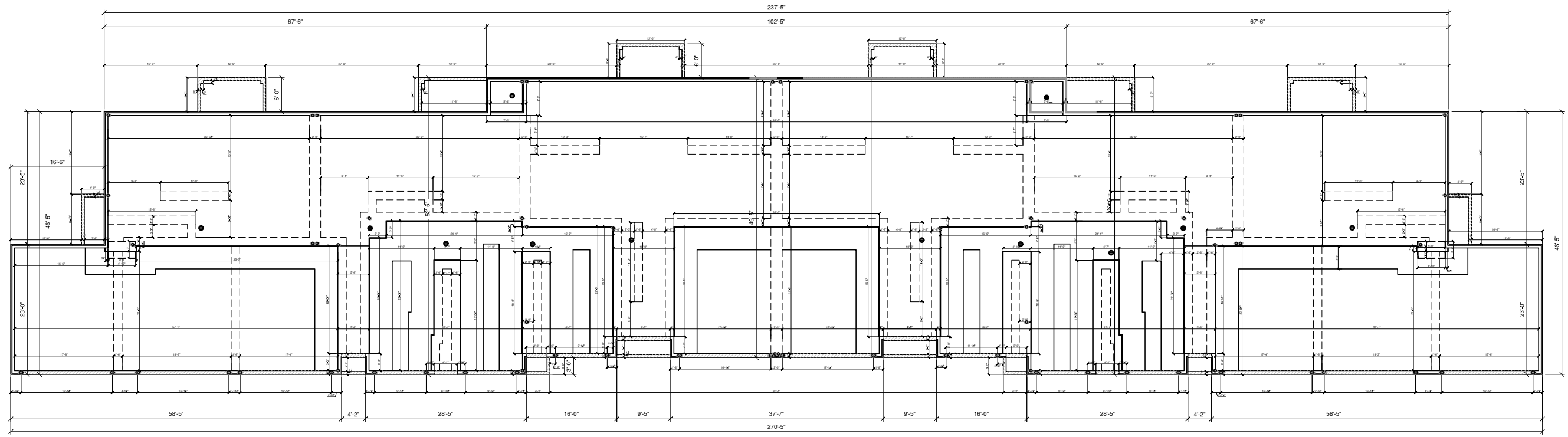
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 04/30/20 10:43 AM	
Sources:	

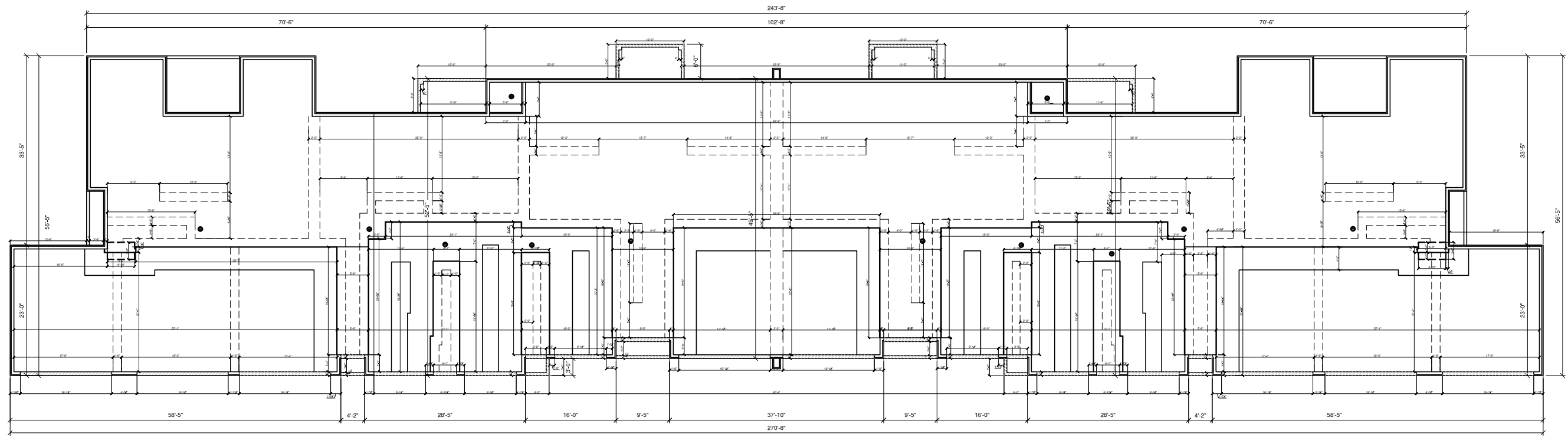
Lexington Homes – Multi-Family Development
Conditional Use Permit

Narrative:

Lexington Homes is in the process of developing approximately 30 acres of existing farmland into a multi-family development. The multi-family development will consist of 23 buildings consisting of both 10-11 units and 12-14 units providing a total of 278 units for housing. In addition, an office is planned to be on site with access to the development off of Sonny Drive. The office is anticipated to store any necessary materials or equipment. Resident vehicles will either be stored in their respective attached garage or within the parking area as shown on the conceptual layout.



BUILDING 14-2 FLOOR PLAN



BUILDING 14-3 FLOOR PLAN

File: E:\1000\4329\4329110\14\14\Building Floor Plans-Permitting.dwg
Plot Date: Feb 18, 2020 - 10:16 pm
LW02R 11X17

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JSL
CHECKED
DESIGNED

BUILDING FLOOR PLAN
LEXINGTON HOMES
VILLAGE OF HARRISON
CALUMET COUNTY, WISCONSIN

BUILDING FLOOR PLANS
FOR CONDITIONAL USE PERMITTING

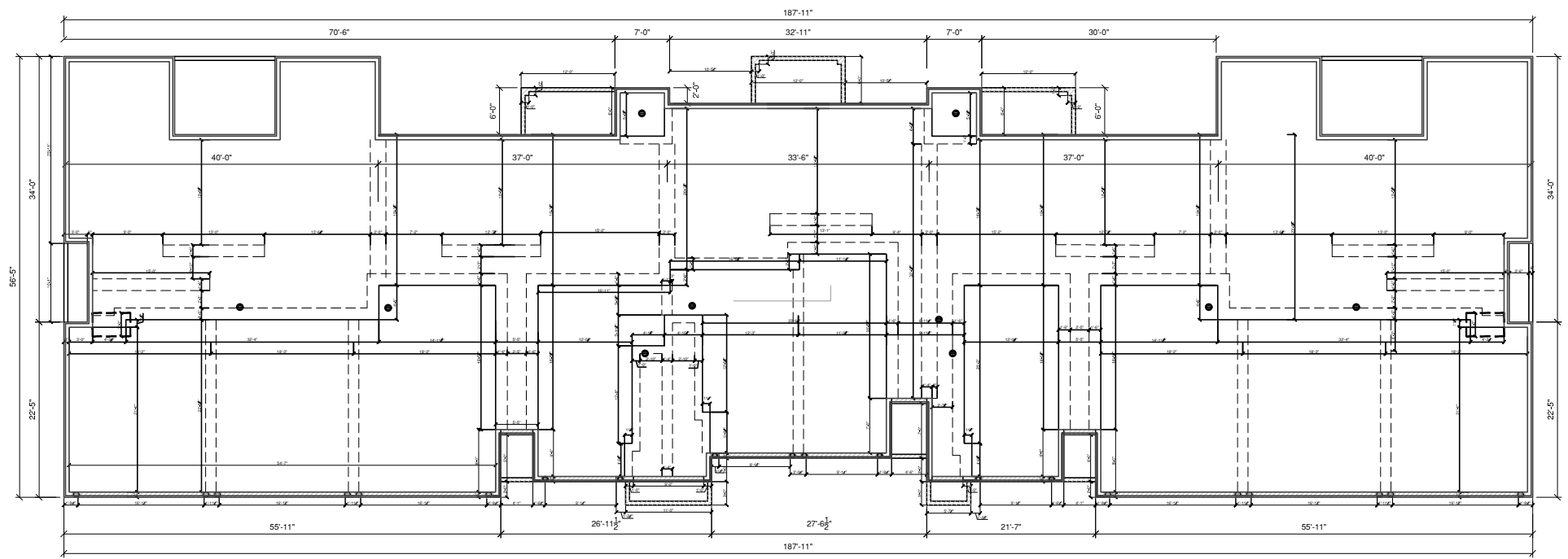
DATE
02/20/20
FILE
BUILDING FLOOR PLANS-PERMITTING
JOB NO.
4329116



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO.
1

File: R:\4300\4329\4329110\10\Building Floor Plans-Permitting.dwg
 Plot Date: Feb 18, 2020 - 10:18 pm
 User: 11111 (2)



BUILDING 10-3 FLOOR PLAN

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN
 JSJ
 CHECKED
 DESIGNED

BUILDING FLOOR PLAN
 LEXINGTON HOMES
 VILLAGE OF HARRISON
 CALUMET COUNTY, WISCONSIN

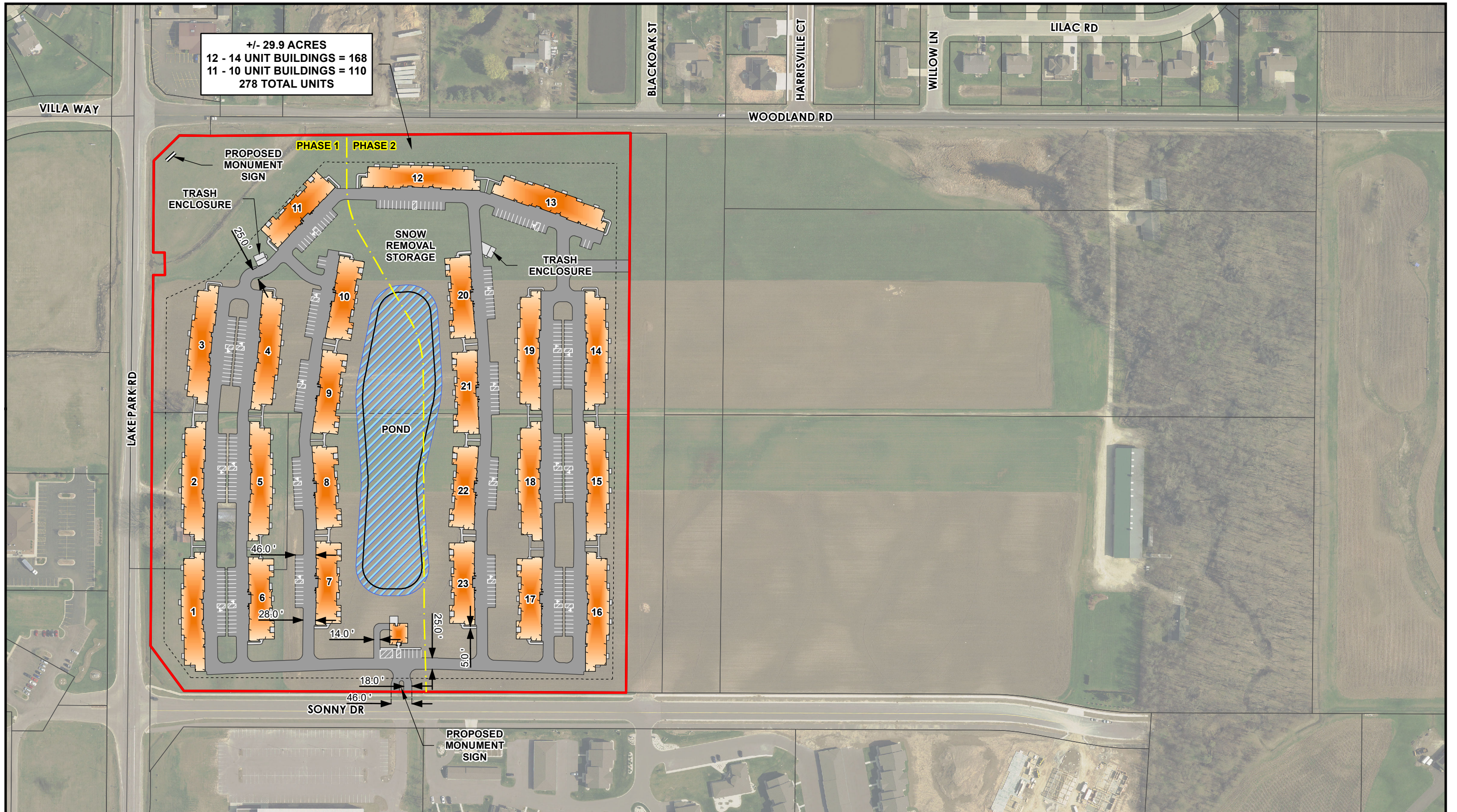
BUILDING FLOOR PLAN
 FOR CONDITIONAL USE PERMITTING

DATE
 02/20/20
 FILE
 BUILDING FLOOR PLANS-PERMITTING
 JOB NO.
 4329116



Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releeinc.com

SHEET NO.
2

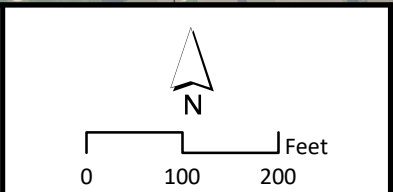


+/- 29.9 ACRES
12 - 14 UNIT BUILDINGS = 168
11 - 10 UNIT BUILDINGS = 110
278 TOTAL UNITS

Conceptual Site Layout 1
 Village of Harrison
 Calumet County, WI

DATE: 2/18/2020
 JOB: 4329116
 DRAWN: PFO

- Legend**
- Phase Division Line
 - Project Area (+/- 29.9 Acres)
 - PR Lots
 - PR Building
 - PR Asphalt
 - PR Concrete
 - PR Pond
 - Existing Parcels

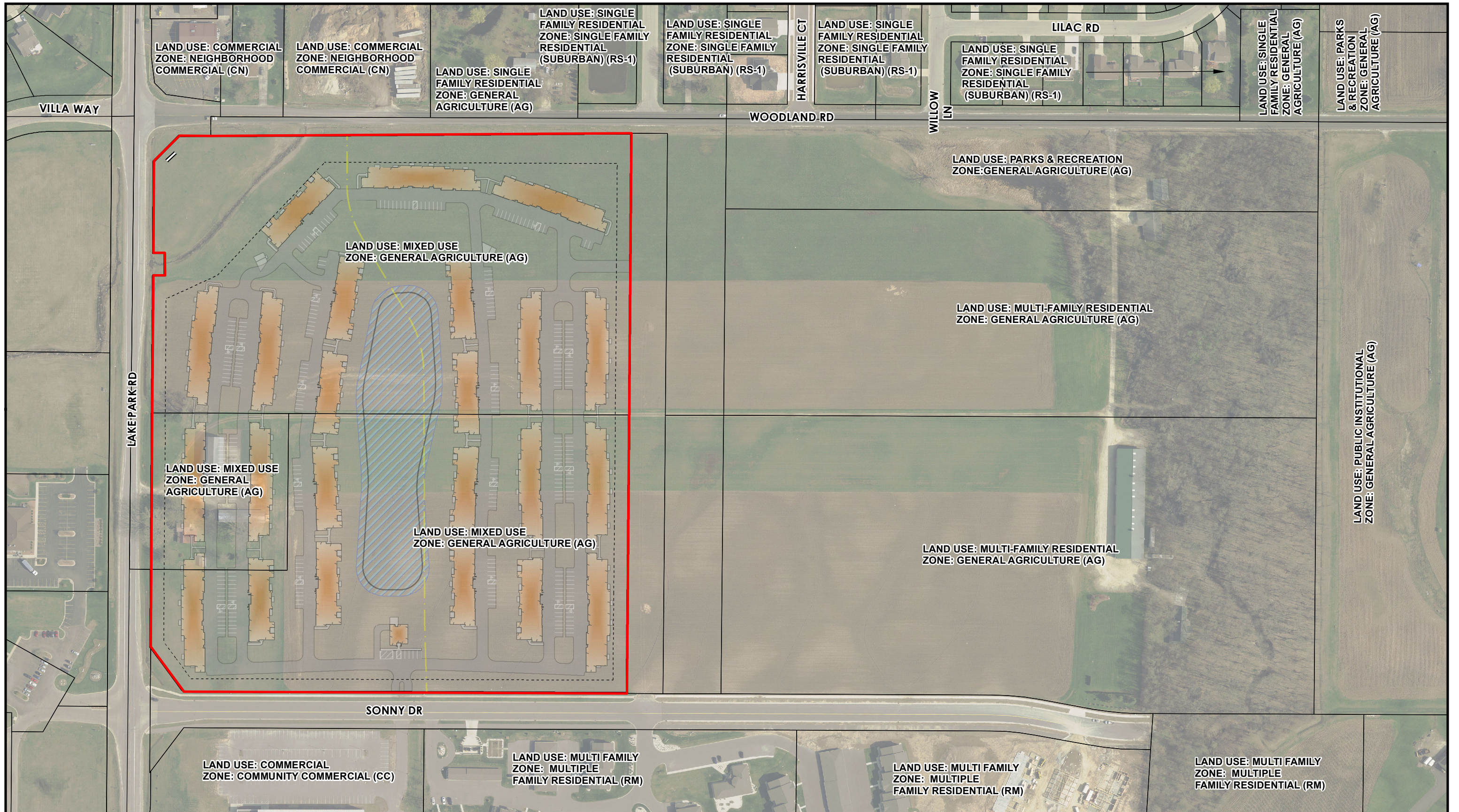


Source: Robert E. Lee & Associates, Inc.
 ESRI, Calumet County

Disclaimer: Robert E. Lee & Associates, Inc. makes every effort to ensure this map is free of errors but does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use. Robert E. Lee & Associates, Inc., provides this map without any warranty of any kind whatsoever, either expressed or implied.

Robert E. Lee & Associates, Inc.
 Engineering, Surveying and Environmental Services

1250 Centennial Centre Boulevard, Hobart, WI 54155
 Phone: (920) 662-9641 FAX: (920) 662-9141
 www.releeinc.com

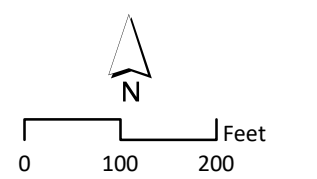


Land Use and Zoning
Village of Harrison
Calumet County, WI

DATE: 2/18/2020
JOB: 4329116
DRAWN: PFO

Legend

- Project Area (+/- 29.9 Acres)
- Existing Parcels
- Phase Division Line
- PR Lots
- PR Building
- PR Asphalt
- PR Concrete
- PR Pond



Source: Robert E. Lee & Associates, Inc.
ESRI, Calumet County

Disclaimer: Robert E. Lee & Associates, Inc. makes every effort to ensure this map is free of errors but does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use. Robert E. Lee & Associates, Inc., provides this map without any warranty of any kind whatsoever, either expressed or implied.



Robert E. Lee & Associates, Inc.
Engineering, Surveying and Environmental Services

1250 Centennial Centre Boulevard, Hobart, WI 54155
Phone: (920) 662-9641 FAX: (920) 662-9141
www.releeinc.com

PLAN COMMISSION RESOLUTION 2020-01

**TO RECOMMEND TO THE VILLAGE BOARD AN AMENDMENT TO THE
HARRISON COMPREHENSIVE PLAN (LEXINGTON HOMES)**

WHEREAS, the Harrison Plan Commission received an application from Lexington Homes to amend the Comprehensive Plan Future Land Use Map from Mixed-Use to Multi-Family Residential; and

WHEREAS, the proposed amendment is attached to the Resolution as “Exhibit A”; and

WHEREAS, Harrison has invited comments and suggestions from surrounding communities, East Central Wisconsin Regional Plan Commission, and Darbois and Waverly Sanitary Districts; and

WHEREAS, the amendments have resulted in a Plan that is compliant with the requirements of Section 66.1001(2) Wis. Stats; and

WHEREAS, the Plan Commission has held a least one public hearing on these amendments on May 12, 2020, in compliance with the requirements of Section 66.1001(4)(d) Wis. Stats.

NOW, THEREFORE BE IT RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the amendment from Mixed-Use to Multi-Family Residential for the property described as:

Loc. ID 33640

The South Half of the Northwest Quarter of the Northwest Quarter (S ½ of NW ¼ of NW ¼) Section Sixteen (16), Township Twenty (20) North, Range Eighteen (18) East, Town (now Village) of Harrison, Calumet County, Wisconsin. LESS AND EXPECTING Lot 1 of Certified Survey Map No. 1988 as recorded in the office of the Register of Deeds for Calumet County on May 19, 1997 in Volume 14 of Survey Maps, Page 153, as Document No. 266766, being a part of the NW ¼ of the NW ¼ Section 16, Township Twenty North, Range 18 East, Town (now Village) of Harrison, Calumet County, Wisconsin. ALSO LESS AND EXCEPTING Lands conveyed to Calumet County as described in Jacket 1461, Image 6, as Document No. 205674. ALSO LESS AND EXCEPTING lands conveyed to Village of Harrison as described in Document No. 493759. ALSO LESS AND EXCEPTING A part of the Northwest ¼ of the Northwest ¼ , Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, being more fully described as follows: Commencing at the North ¼ corner of said Section 16; Thence N89°44'02” W, 1444.33 feet along the North line of the Northwest ¼ of said Section 16; Thence S00°28'28”W, 33.00 feet to the South right-of-way- line of Woodland Road and the Point of B; Beginning; Thence continue S00°28'28”W, 1243.04 feet to the North right-of-way line of Sonny Drive; Thence N89°46'59”W, 80.00 feet along said North right-of-way; Thence N00°28'28”E, 1243.11 feet to the South right-of-way line of Woodland Road; Thence S89°44'02”E, 80.00 feet along said South right-of-way line to the Point of Beginning. ALSO LESS AND EXCEPTING premises conveyed to Calumet County by Warranty Deed recorded in the office of the

Register of Deeds for Calumet County, Wisconsin on August 9, 2018, as Document No. 533023

Loc. ID 33638

Lot 1 of Certified Survey Map No. 1988 as recorded in the office of the Register of Deeds for Calumet County on May 19, 1997 in Volume 14 of Survey Maps, Page 153, as Document No. 266766, being a part of the NW ¼ of the NW ¼ Section 16, Township Twenty North, Range 18 East, Town (now Village) of Harrison, Calumet County, Wisconsin.

Loc. ID33636

Parcel 2

The North Half of the Northwest Quarter of the Northwest Quarter Section Sixteen (16), Township Twenty (20) North, Range Eighteen (18) East, Town (now Village) of Harrison, Calumet County, Wisconsin. LESS AND EXCEPTING lands conveyed to Calumet county as described in Jacket 1461, Image 10, as Document No. 205678. ALSO LESS AND EXCEPTING A part of the Northwest ¼ of the Northwest ¼, Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, being more fully described as follows; Commencing at the North ¼ corner of said Section 16; thence N89°44'02"W, 1444.33 feet along the North line of the Northwest ¼ of said Section 16; Thence S00°28'28"W, 33.00 feet to the South right-of-way line of Woodland Road and the Point of Beginning; Thence continue S00°28'28"W, 1243.04 feet to the North right-of-way of Sonny Drive; Thence N89°46'59"W, 80.00 feet along said North right-of-way line; Thence N00°28'28"E, 1243.11 feet to the South right-of-way line of Woodland Road; Thence S89°44'02"E, 80.00 feet along said South right-of-way line to the Point of Beginning. ALSO LESS EXPECTING premises conveyed to Calumet County, by Warranty Deed recorded in the Office of the Register of Deeds for Calumet County, Wisconsin on August 9, 2018, as Document No. 533023.

Approved this 12th day of May, 2020.

Motion for adoption by: _____

Seconded by: _____

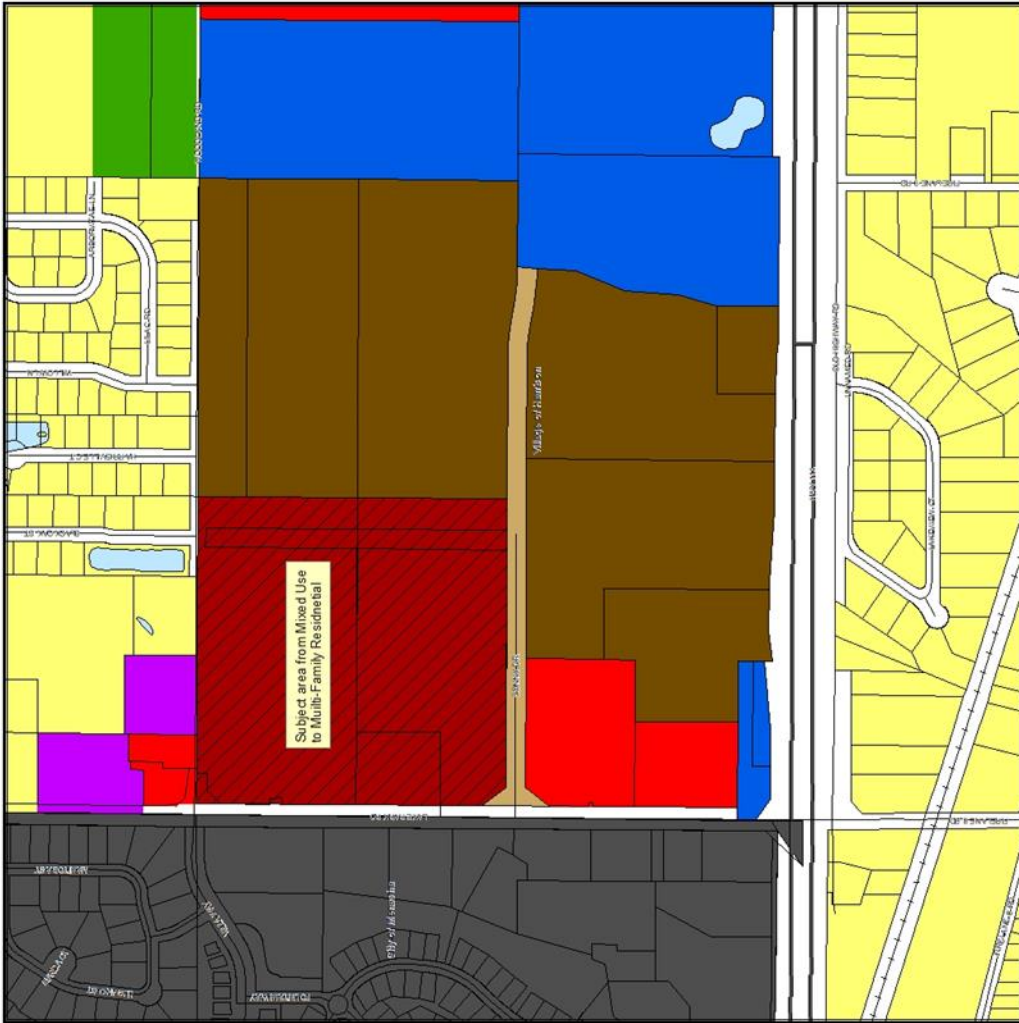
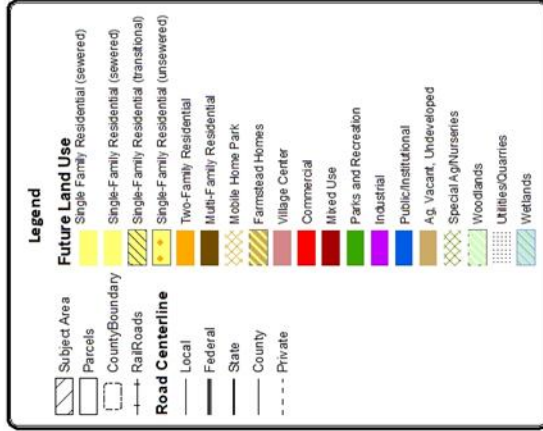
Vote Aye: ____ Nay: ____

Kevin Hietpas, Plan Commission Chair

Attest: Mark J. Mommaerts, AICP, Harrison Planner

Exhibit A

Harrison Future Land Use Map 2004-2023



This map was prepared for the Village of Harrison, Wisconsin, by the Wisconsin Department of Transportation, Bureau of Planning and Design. The map is intended for informational purposes only and does not constitute a contract or warranty of any kind. The map is subject to change without notice. The map is not to be used for any other purpose without the express written consent of the Wisconsin Department of Transportation, Bureau of Planning and Design.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

May 12, 2020

Title:

CSM – Lexington Homes

Issue:

Should the Plan Commission recommend approval of the CSM to the Village Board?

Background and Additional Information:

The applicant is proposing a 3-lot Certified Survey Map (CSM) for property along Lake Park Road, part of Tax IDs 33636, 33638, & 33640. The purpose of the CSM is to prepare the land for development by the applicant. The applicant is proposing to develop Lots 1 & 2. Lot 3 will remain with the current landowner and is a remnant parcel from the dedication of Blackoak Street to the Village several years ago.

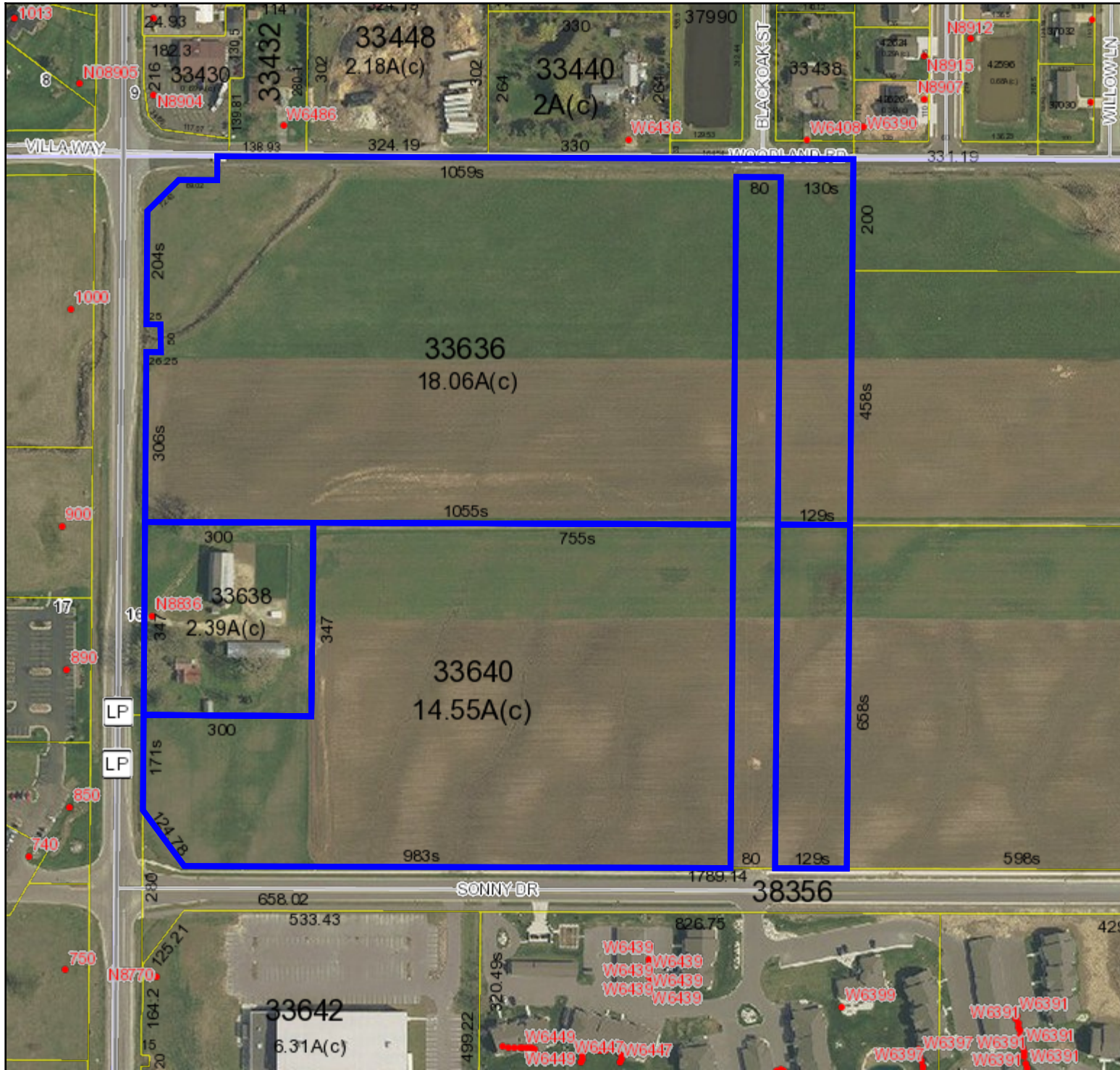
Recommended Action:

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

1. Woodland Road ROW to be dedicated as a 40-foot ROW.

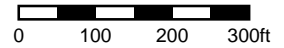
Attachments:

- CSM
- Aerial Map



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

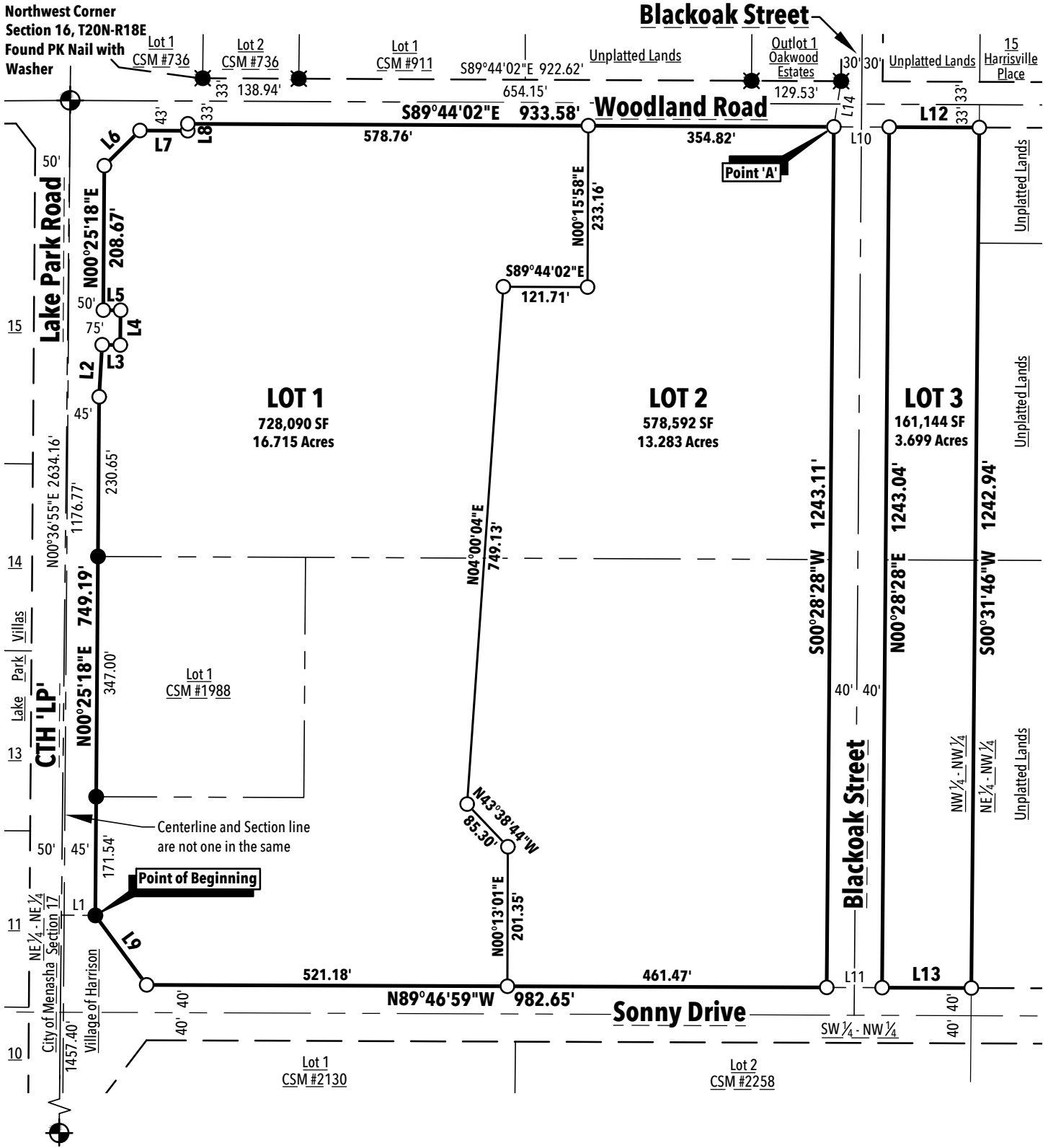


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed:	
Sources:	

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 14, CERTIFIED SURVEY MAPS, PAGE 153, MAP NUMBER 1988, DOCUMENT NUMBER 266766, AND PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

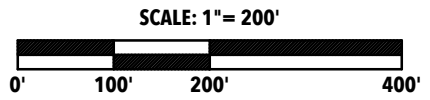


West ¼ Corner
Section 16, T20N-R18E
Found Railroad Spike

LEGEND

- Existing ¾" Iron Rod
- Existing 1" Iron Pipe
- Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- Recorded County Monument

Line #	Length	Direction
L1	48.96'	S89°23'05"E
L2	75.19'	N03°17'03"E
L3	26.25'	S89°34'42"E
L4	50.00'	N00°25'18"E
L5	25.00'	N89°34'42"W
L6	72.43'	N45°23'51"E
L7	69.02'	S89°43'52"E
L8	10.01'	N00°16'08"E
L9	124.75'	N36°31'19"W
L10	80.00'	S89°44'02"E
L11	80.00'	S89°46'59"E
L12	130.24'	S89°44'02"E
L13	129.05'	N89°46'59"W
L14	66.79'	N09°04'47"E



Bearings are referenced to the Calumet County Coordinate System. The west line of the Northwest ¼ of Section 16, T20N-R18E bears N00°36'55"E.



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: www.releeinc.com
PHONE: (920) 662-9641
FAX: (920) 662-9141

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 14, CERTIFIED SURVEY MAPS, PAGE 153, MAP NUMBER 1988, DOCUMENT NUMBER 266766, AND PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the Lexington Homes, Inc., I have surveyed, mapped and divided all of Lot 1 of Volume 14, Certified Survey Maps, Page 153, Map Number 1988, Document Number 266766, and part of the Northwest ¼ of the Northwest ¼ of Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin more fully described below:

Commencing at the West ¼ Corner of said Section 16; thence N00°36'55"E, 1457.40 feet on the west line of said Northwest ¼; thence S89°23'05"E, 48.96 feet to the easterly right of way Lake Park Road (CTH 'LP'), the POINT OF BEGINNING; thence N00°25'18"E, 749.19 feet on said easterly right of way; thence N03°17'03"E, 75.19 feet on said easterly right of way; thence S89°34'42"E, 26.25 feet on said easterly right of way; thence N00°25'18"E, 50.00 feet on said easterly right of way; thence N89°34'42"W, 25.00 feet on said easterly right of way; thence N00°25'18"E, 208.67 feet on said easterly right of way; thence N45°23'51"E, 72.43 feet on said easterly right of way to the southerly right of way of Woodland Road; thence S89°43'52"E, 69.02 feet on said southerly right of way; thence N00°16'08"E, 10.01 feet on said southerly right of way; thence S89°44'02"E, 933.58 on said southerly right of way to the westerly right of way of Blackoak Street, also being Point 'A'; thence S00°28'28"W, 1243.11 feet on said westerly right of way to the northerly right of way of Sonny Drive; thence N89°46'59"W, 982.65 feet on said northerly right of way; thence N36°31'19"W, 124.75 feet on said northerly right of way to the easterly right of way of Lake Park Road (CTH 'LP'), the Point of Beginning.

and also

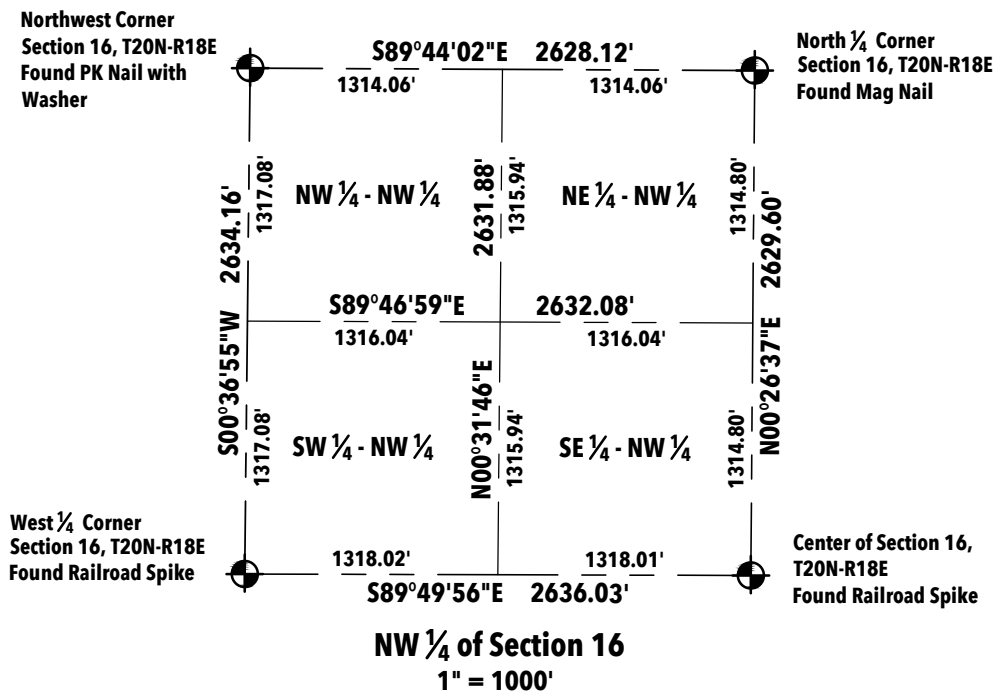
Commencing at aforementioned Point 'A'; thence S89°44'02"E, 80.00 feet to the easterly right of way of Blackoak Street, the POINT OF BEGINNING; thence continuing S89°44'02"E, 130.24 feet on the southerly right of way of Woodland Road to the east line of said Northwest ¼ of the Northwest ¼; thence S00°31'46"W, 1242.94 feet on said east line to the northerly right of way of Sonny Drive; thence N89°46'59"W, 129.05 feet on said northerly right of way to the easterly right of way of Blackoak Street; thence N00°28'28"E, 1243.04 feet on said easterly right of way to the Point of Beginning.

Said parcel contains 1,467,826 square feet or 33.697 acres of land more or less subject to easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2020.

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.



CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 14, CERTIFIED SURVEY MAPS, PAGE 153, MAP
NUMBER 1988, DOCUMENT NUMBER 266766, AND PART OF THE NORTHWEST ¼
OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, I do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, mapped and divided as represented on this map. I also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection:

VILLAGE OF HARRISON

Lexington Homes, Inc.

Date

Print Name and Title Above

STATE OF WISCONSIN)

COUNTY) SS

Personally came before me this _____ day of _____, 2020, the above named
to me known to be the same persons who executed the foregoing instrument and
acknowledged the same.

Notary Public, State of Wisconsin

(print name) _____

My commission expires: _____

VILLAGE BOARD APPROVAL CERTIFICATE

Approved by the Village of Harrison this _____ day of _____, 2020.

Jennifer Weyenberg, Village Clerk

TREASURER'S CERTIFICATE

As duly elected Calumet County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Mike Schlaak

Date

Calumet County Treasurer



Robert E. Lee & Associates, Inc.

ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES

1250 CENTENNIAL CENTRE BOULEVARD

HOBART, WI 54155

INTERNET: www.releeinc.com

PHONE: (920) 662-9641

FAX: (920) 662-9141

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

May 12, 2020

Title:

Final Plat for Kimberly Heights 4

Issue:

Should the Plan Commission recommend approval of the Final Plat for Kimberly Heights 4?

Background and Additional Information:

Overview:

The developers, Dercks DeWitt LLC, have submitted a final plat for Kimberly Heights 4, a 37-lot subdivision. This subdivision is located along Schmidt Road, east of County N. The property is currently zoned Single-Family Residential (Suburban) [RS-1] which is consistent with the rest of the subdivision. This is phase 4 of the Kimberly Heights subdivision.

Stormwater management is expected to be accomplished through a combination of using the Van's Road regional stormwater pond (off-site), other detention ponds within the subdivision may be required during the stormwater management plan review. A sewer and water easement between lots 144 & 145 and 147 & 148 is identified to extend utilities to the existing home and for a future home.

Recommended Action:

Staff recommends conditional approval of the Final Plat of Kimberly Heights with the following conditions:

1. Please provide a proposed Drainage and Grading Plan and a Utility Plan for verification of the appropriate sizing and location for all easements.
2. The existing property on Schmidt Road appears to drain into the proposed subdivision near Lots 145-148. Please ensure that the Drainage and Grading Plan accounts for drainage from neighboring properties. A private drainage easement will be required for any offsite drainage that is routed through the subdivision from private properties.
3. Please provide storm sewer sizing calculations to ensure that storm water can be conveyed to the regional detention facility for treatment.
4. The Final Plat shall include the statement, "No improvements are allowed within the areas reserved for public utility and drainage easements. Improvements include, but are not limited to, building structures, driveways, parking areas, sheds, landscaping or

fences. Any improvement shall be allowed only by special exception of the Village of Harrison Zoning Administrator.”

5. 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.
6. All lots shall have a storm sewer lateral provided for sump pump discharge.
7. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
8. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
9. The Village Board shall accept the roadway in a graveled state prior to issuance of building permits and zoning permits.
10. 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.
11. All review comments from the Village staff shall be included in the Plan Commission discussion and decision.
12. Typical Street Section to be in accordance with the Village of Harrison Standard Specifications Manual for Concrete Streets.
13. High-back, integral concrete curb shall be utilized rather than the mountable curb.
14. If applicable, wetland determinations and/or studies shall be provided to the Village.
15. Location of all sidewalk curb ramps shall be approved by Harrison staff.
16. Final utility and street plans shall be reviewed and approved by the Village prior to approval of the Final Plat and prior to utility and street construction.
17. Benchmarks shall be established on all hydrant tag bolts.
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. There is a dry detention area in the rear of Lots 123-125 and 134-136, but this area has been labeled as "drainage easement". Please update this area to be a "Drainage and Detention Area Easement."
21. The detention area easement limits differ between the approved Drainage and Grading Plan and the Final Plat. While the limits as shown on the Plat are preferred to those shown on the Drainage and Grading Plan with the jog (on Lots 125 and 135), any associated drawings shall be updated and submitted to the Village for our files to ensure that the Plat and the Approved Plans correlate.
22. Village Notes 5 "Maintenance of all drainageways 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." shall be edited to state that "...sole responsibility of the Owner/Subdivider until properties are sold. Continued maintenance of the drainageways will then be the sole responsibility of the new purchaser/owner." The Village will not accept responsibility of maintenance of any drainage or detention areas in the subdivision as this statement eludes to.
23. Village Notes 8 states, "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." This shall be revised to state that "Pursuant to the Village of Harrison Subdivision Improvements Policy, the developer and/or owner shall

comply with the approved Drainage and Grading Plan as submitted to the Village of Harrison."

24. Village Notes 9 (1) states, "All lands within areas labeled "Drainage Easement" are reserved for stormwater collection, conveyance, treatment, or infiltration. No buildings, fences, or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way." This statement shall be updated to include parking areas and landscaping in the list of items not allowed in the easement areas. The statement "Any improvement shall be allowed only by special exemption of the Village of Harrison Planner" shall be added. Additionally, the Plat language shall include that similar improvements as those listed above are also not allowed in any areas reserved for public utility.
25. Due to discussions being held at the Board level, Village Notes 10 may be subject to change depending upon the outcome of the final Developers Agreement.
26. Village Notes 12 states, "Lot 115 and Lot 151 are access restrict to Schreiber Lane..." This shall be revised to state, "Lot 115 and Lot 151 are access restricted from Schreiber Lane..."

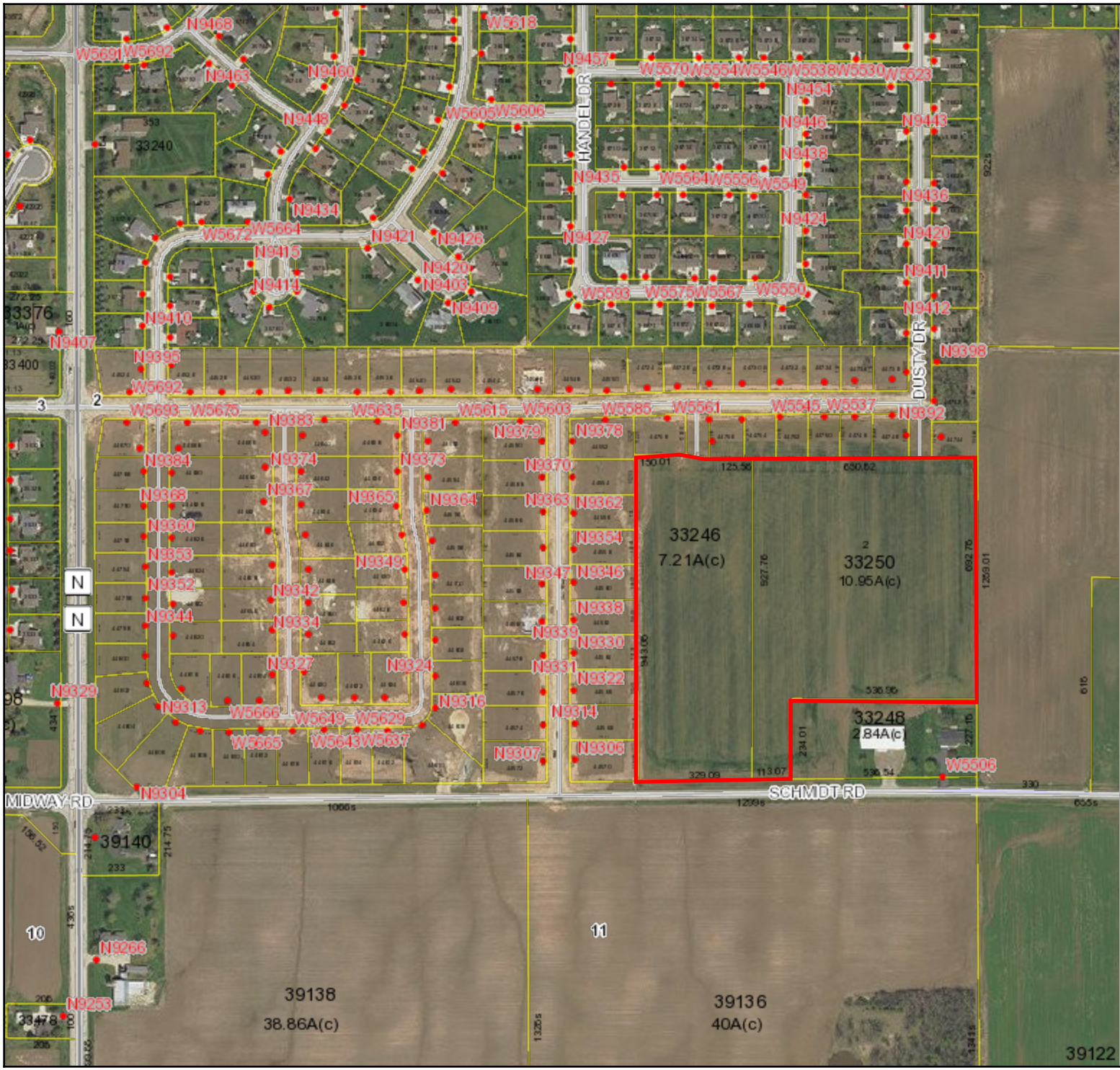
Attachments:

- Final Plat
- Aerial Map

Calumet County, WI

Legend

- Address Point
- ▭ County Boundary
- ▭ Wisconsin Water
- Unincorporated Community
- ▭ Town Boundary
- Point of Interest
- ▭ Parcel Boundary
- Property Hook
- ▭ PLSS Section
- ▭ State Parks
- ▭ County Parks
- ▭ Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2018
- Red: Band_1
- Green: Band_2
- Blue: Band_3



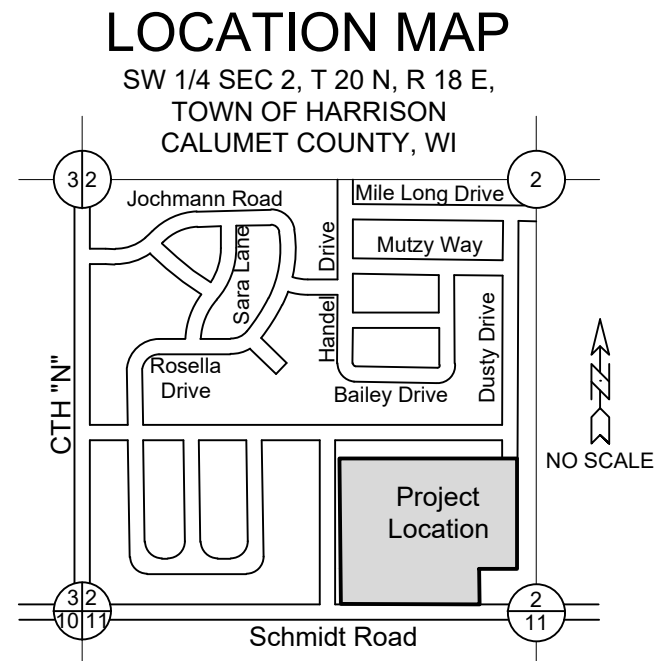
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 04/30/20 2:1 PM	
Sources:	

Kimberly Heights 4

Village of Harrison, Calumet County, WI

For: Dercks Dewitt, LLC



Site Information

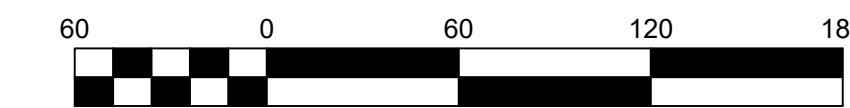
Total Project Area:	790,752 SF
Existing Impervious Area:	0 SF
Proposed Building Footprint: (37 Lots x 3,400 SF)	125,800 SF* (15.9%)
Proposed Sidewalk/Patio: (37 Lots x 450 SF)	16,650 SF* (02.1%)
Proposed Driveway: (37 Lots x 750 SF)	27,750 SF* (03.5%)
Proposed Road, Curb, & Sidewalk:	97,837 SF (12.4%)
Total Impervious Area	268,037 SF* (33.9%)
*Impervious areas are approximated based on an assumed area per lot	
Approximate Area of Disturbance:	357,000 SF

LEGEND

	Underground Cable TV		Sanitary MH / Tank / Base
	Underground Fiber Optic		Clean Out / Curb Stop / Pull Box
	Overhead Electric Lines		Storm Manhole
	Utility Guy Wire		Inlet
	Sanitary Sewer		Catch Basin / Yard Drain
	Storm Sewer		Water MH / Well
	Underground Electric		Hydrant
	Underground Gas Line		Utility Valve
	Underground Telephone		Utility Pole
	Water Main		Light Pole / Signal
	Fence - Steel		Guy Wire
	Fence - Wood		Electric Pedestal
	Fence - Barbed Wire		Electric Transformer
	Wetlands		Air Conditioner
	Treeline		Telephone Pedestal
	Railroad Tracks		Telephone Manhole
	Culvert		Ex Spot Elevation
	Index Contour		Proposed Storm Sewer
	Intermediate Contour		Proposed Sanitary Sewer
	Proposed Storm Sewer		Proposed Curb Inlet
	Proposed Sanitary Sewer		Prop. Catch Basin / Yard Drain
	Proposed Water Main		Proposed Endwall
	Proposed Contour		Proposed Valve
	Proposed Swale		Proposed Curb Stop
	Proposed Culvert		Proposed Cleanout
			CATV Pedestal
			Gas Regulator
			Railroad Signal
			Sign
			Tower / Silo
			Post / Guard Post
			Satellite Dish
			Large Rock
			Flag Pole
			Deciduous Tree
			Coniferous Tree
			Bush / Hedge
			Stump
			Marsh
			Soil Boring
			Benchmark
			Asphalt Pavement
			Concrete Pavement
			Gravel
			Proposed Reducer
			Proposed Plug
			Proposed Water MH
			Proposed Tee
			Proposed Cross
			Proposed 90° Bend
			Proposed 45° Bend
			Proposed 22.5° Bend

SHEET INDEX:

Sheet	Page
Sewer & Water Cover Sheet	1.0
Topographic Survey	1.1
Drainage and Grading Plan	1.2
Erosion & Sediment Control Plan	1.3
Construction Details	2.1
Erosion & Sediment Control Details	2.2
Sewer & Water Details	2.3
Plan & Profile: Dusty Drive - Sta 3+50 to 10+00	3.1
Plan & Profile: Dusty Drive - Sta 10+00 to 19+00	3.2
Plan & Profile: Schreiber Lane - Sta 1+50 to 11+50	3.3



SEWER & WATER COVER SHEET

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

2/17/2020 10:04 AM J:\Projects\5646der.dwg\Civil 3D\5646engr.dwg Printed by: mtch

Kimberly Heights 4

All of Lot 2 Certified Survey Map 3685 and all of Lot 2 Certified Survey Map 3795, located in part of the Southeast 1/4 of the Southwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of Dercks Dewitt LLC, owner of said land, I have surveyed divided and mapped Kimberly Heights 4; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 2 Certified Survey Map 3685 and all of Lot 2 Certified Survey Map 3795, being part of the Southeast 1/4 of the Southwest 1/4, Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 790,753 Square Feet (18.1532 Acres) of land, subject to all easements and restrictions of record.

Given under my hand this ____ day of _____, 20 ____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate

Dercks Dewitt LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Dercks Dewitt LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Harrison Planning and Zoning Committee
Calumet County Resource Department
Department of Administration

IN WITNESS WHEREOF, the said Dercks Dewitt LLC, has caused these presents to

be signed by its authorized representatives, located at, _____, Wisconsin

this ____ day of _____, 20 ____.

In the Presence of: Dercks Dewitt LLC

Tom Dercks, President

State of Wisconsin)
_____) ss
_____) County)

Personally came before me this ____ day of _____, 20 ____,
the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: _____.
Notary Public, Wisconsin

Village Board Approval Certificate

Resolved, that the plat of Kimberly Heights 4 in the Village of Harrison, Calumet County, Dercks Dewitt LLC, is hereby approved by the Village Board of the Village of Harrison.

Chairman _____ Date _____

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

Clerk _____ Date _____

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Village of Harrison and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Village Treasurer _____ Date _____

County Treasurer _____ Date _____

Utility Easement Provisions

An easement for electric, natural gas, public utilities and communications service is hereby granted by

Dercks Dewitt LLC, grantor

to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as
We Energies, Grantee,
SBC, Grantee,
Darboy Sanitary District, Grantee
Village of Harrison, Grantee
and
Time Warner Cable, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Dercks Dewitt LLC

Dercks Dewitt LLC
Tom Dercks, Managing Member

_____ Date _____

Mortgagee's Certificate

Bank of Kaukauna, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Dercks DeWitt, LLC, owner.

IN WITNESS WHEREOF, the said Bank of Kaukauna has caused these presents to be signed by

_____, its President, and countersigned by

_____, its Secretary or Cashier, at _____, Wisconsin, and its corporate seal

to be hereunto affixed this ____ day of _____, 20 ____.

President _____ Date _____

Secretary or Cashier _____ Date _____

State of Wisconsin)

_____) ss
_____) County)

Personally came before me this ____ day of _____, 20 ____,
President,

and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My Commission Expires _____

Notary Public, Wisconsin

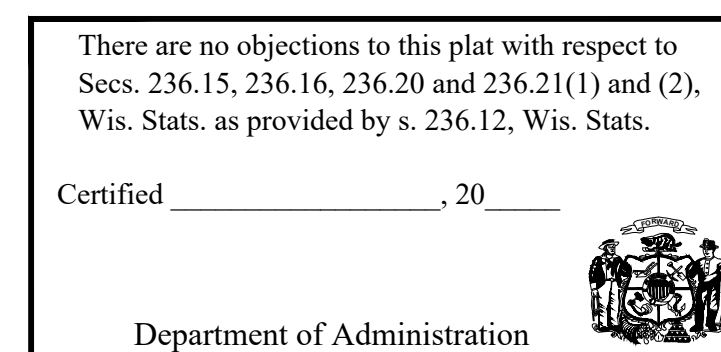
Village Notes:

- 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 entitle the Village or representative thereof to direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be entered on the tax roll as a special charge against the property and collected with other taxes levied thereon.
- 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 complied with, the building inspector may withhold 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 drainageways 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. After said acceptance please refer to Note 9 for responsibility of owner for maintenance, restrictions and related cost of all Drainage Easements.
- Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivider shall incorporate restrictive covenants in the deeds for the aforementioned lots that, "The respective lot owners shall be responsible for maintaining a clear grate on any storm drainage inlets on their lot."
- Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Harrison retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat.
- Pursuant to the Village of Harrison Subdivision Improvements Policy, the developer and/or owner shall comply with the approved Drainage and Grading Plan as submitted to the Village of Harrison.
- Drainage Easement Notes:

- All lands within areas labeled "Drainage Easement" are reserved for stormwater collection, conveyance, treatment, or infiltration. No buildings, fences, parking areas and landscaping or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way.
- Any improvement shall be allowed only by special exemption of the Village of Harrison Planner.
- Landscaping/plantings shall be restricted to ground cover.
- If Drainage Easements are not adequately maintained, the Village of Harrison may levy the cost and expenses of such inspections, maintenance, and/or repair related actions as a special charge against the property and collected as such in accordance with the procedures under Wis. Stats. 66.0627.
- The Village of Harrison will assess all lots for street improvements, including but not limited to, curb & gutter, concrete pavement, and sidewalks.
- There shall be no lower exposed openings on lots containing a drainage easement. Any egress windows will require a window well with a top elevation consistent with the top of the house foundation elevation.
- The right of way along Schreiber Lane adjacent to Lot 115 and Lot 151 is access restrict. No ingress or egress will be allowed between for said lot and Schreiber Lane until such time as the right of way is extended to East or a temporary cul de sac is constructed.

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record: Dercks Dewitt LLC	Recording Information: Doc No. 545061 Doc No. 545080	Parcel Number(s): 33246 33250
--	--	-------------------------------------



File: 5646Final.dwg
Date: 03/31/2020
Drafted By: jim
Sheet: 2 of 2



PLAN COMMISSION MEETING

From:

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON

Meeting Date:

May 12, 2020

Title:

Preliminary Plat for Southtowne Place

Issue:

Should the Plan Commission recommend approval of the Preliminary Plat for Southtowne Place?

Background and Additional Information:

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.

Recommended Action:

Staff recommends conditional approval of the Preliminary Plat of Southtowne Place with the following conditions:

1. Note #11 should be deleted. The Village will not access for improvements.
2. The drainage swale widens out towards the southern end of Lot 18, but the Plat shows only a 20' drainage easement to extend through the entirety of this lot. Easements shall include the entirety of the drainage swales (top of bank to top of bank). Please make appropriate changes to ensure the drainage swale is fully contained within an easement.
3. The easement boundary makes a jog between Lots 15 and 16, but the boundary of the artificial wetland ends midway through Lot 15. All wetlands determined not to be artificial and not being disturbed shall be contained within the "Drainage/Conservation Easement". Please make appropriate changes to the easement limits.
4. There is a proposed 12' utility easement along the southern property line of Lot 17 and an 8' utility easement along the western property line of Lot 16. Utilities will not be allowed

to be installed within or crossing a "Drainage/Conservation Easement". Please make appropriate changes.

Attachments:

- Preliminary Plat
- Aerial Map

Calumet County, WI

Legend

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

Color 2018

- Red: Band_1
- Green: Band_2
- Blue: Band_3

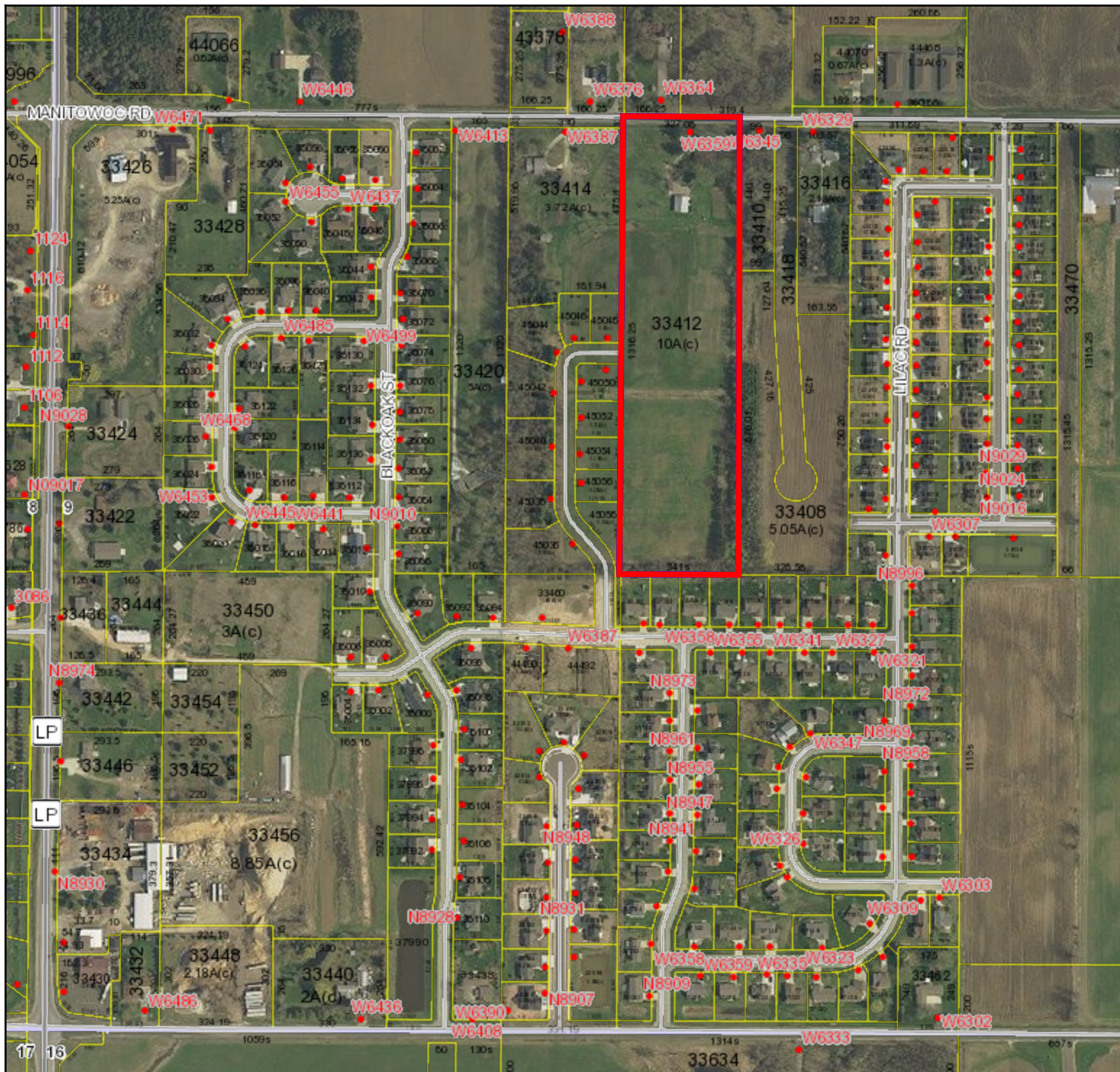


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:

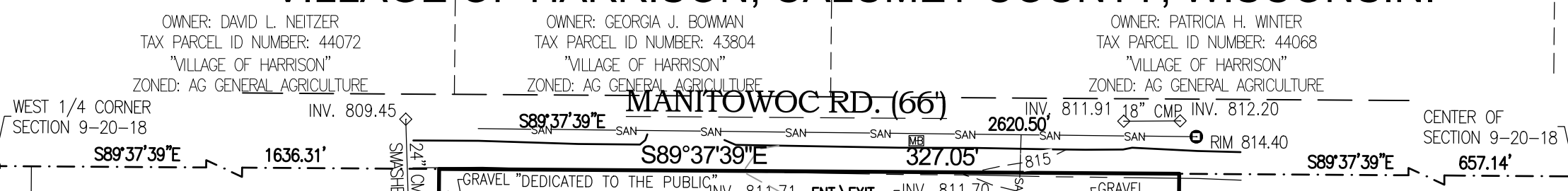
Date Printed:
04/30/20 1:59 PM

Sources:



PRELIMINARY PLAT "SOUTHTOWNE PLACE"

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.



LEGEND:

- 2" IRON PIPE WITH CALUMET CAP
- 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
- CULVERT
- WATER SHUTOFF
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- DOWN GUY
- ELECTRICAL PEDESTAL
- COMMUNICATION PEDESTAL
- COMMUNICATION SERVICE
- AIR CONDITIONER
- GAS SERVICE
- MAILBOX
- 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.: CAL19-005-06 (TYPICAL)

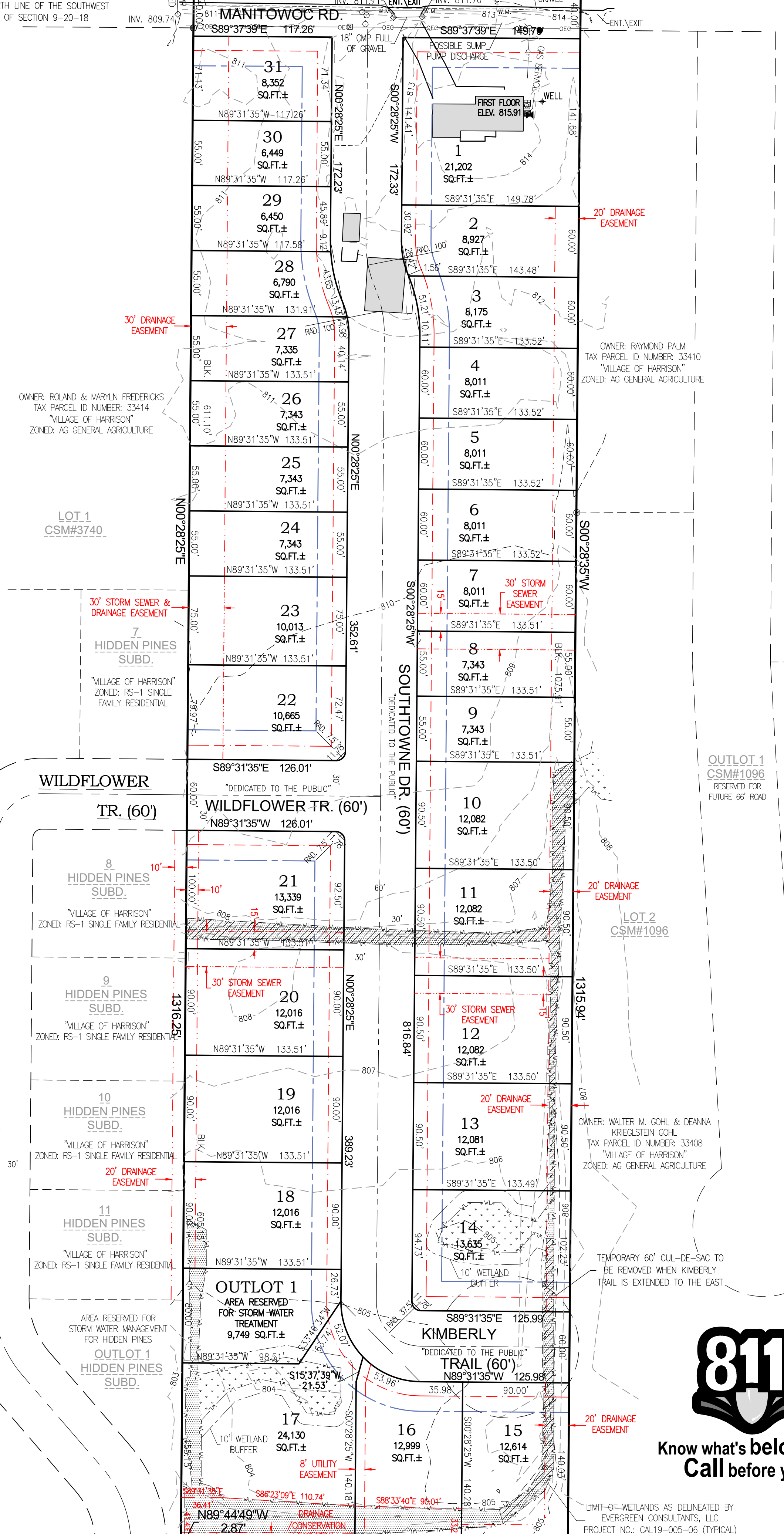
AREA "EXEMPT" FROM STATE WETLAND REGULATIONS PER WETLAND DETERMINATION PER BY THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2019-8-03045, SEPTEMBER 20, 2019

AREA "NOT" EXEMPT FROM STATE WETLAND REGULATIONS PER WETLAND DETERMINATION BY THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2019-8-03045, SEPTEMBER 20, 2019

ARTIFICIAL WETLAND EXCEPTION DETERMINATION PER STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2019-8-03045, SEPTEMBER 20, 2019 AND CONCURRED WITH BY U.S ARMY CORPS OF ENGINEERS, MVP2019-02139-RJH, DECEMBER 6, 2019

GRAPHIC SCALE: 1" = 60'

NORTH IS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, WHICH BEARS S89°37'39"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (CALUMET COUNTY)



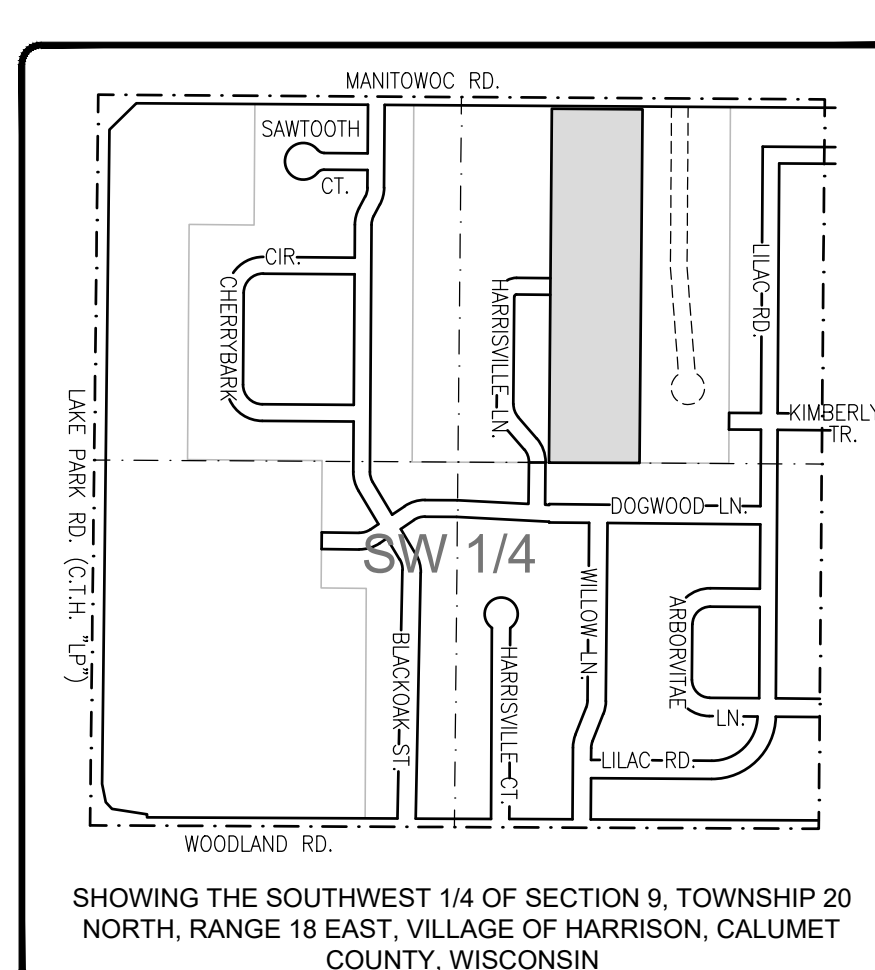
3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.

ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.

ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

FRONT YARD SETBACK TO BE 25' UNLESS NOTED OTHERWISE

DENOTES 12' UTILITY EASEMENT UNLESS NOTED OTHERWISE



OWNERS & SUBDIVIDER:
AL LAMERS
122 W. KIMBERLY AVENUE
KIMBERLY, WISCONSIN 54136

PRESENT ZONING:
RS-1 SINGLE-FAMILY RESIDENTIAL (SUBURBAN)
RT TWO-FAMILY RESIDENTIAL

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

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



PRELIMINARY PLAT NOTES:

- LOT 1 TO BE CONNECTED TO SEWER, WATER AND STORM SEWER LATERALS, IF NOT ALREADY CONNECTED.
 - LOTS 2-9 AND 22-31 SHALL BE FOR SINGLE-FAMILY ATTACHED BUILDINGS ONLY, NO SINGLE-FAMILY DETACHED UNITS WILL BE ALLOWED.
 - NO IMPROVEMENTS ARE ALLOWED WITHIN THE AREA RESERVED FOR PUBLIC UTILITY, DRAINAGE EASEMENTS, AND PROTECTED WETLANDS, IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, BUILDING STRUCTURES, DRIVEWAYS, PARKING AREAS, SHEDS, LANDSCAPING OR FENCES, ANY IMPROVEMENT SHALL BE ALLOWED BY SPECIAL EXEMPTION OF THE VILLAGE OF HARRISON PLANNER.
 - ANY GRADING ACTIVITIES WITHIN THE WETLANDS ON LOTS 14 AND 17 WILL REQUIRE A SEPARATE PERMIT AS THESE WETLANDS WERE DETERMINED TO BE "NOT" EXEMPT FROM THE WETLAND REGULATIONS.
 - CONTRACTOR SHALL OBTAIN A VILLAGE OF HARRISON RIGHT OF WAY PERMIT FOR ANY WORK WITHIN THE MANITOWOC ROAD RIGHT OF WAY.
 - BENCHMARKS TO BE ESTABLISHED DURING THE INSTALLATION OF UTILITIES.
 - A TEMPORARY TURNAROUND SHALL BE CONSTRUCTED ON LOT 14 UNTIL EASTWEST ROAD (KIMBERLY TRAIL) IS EXTENDED.
- VILLAGE NOTES:**
- PURSUANT TO THE VILLAGE OF HARRISON SUBDIVISION IMPROVEMENTS POLICY, THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE APPROVED DRAINAGE AND GRADING PLAN AS SUBMITTED TO THE VILLAGE OF HARRISON.
 - THERE ARE ORDINANCE REGULATIONS THAT HAVE BEEN PASSED BY THE VILLAGE OF HARRISON REQUIRING THE MAINTENANCE OF LOT DRAINAGE PLANS ON A PERMANENT BASIS, SAID REGULATIONS HAVE BEEN RECORDED AS DOCUMENT NUMBER 331468, CALUMET COUNTY REGISTER OF DEEDS AND SHALL APPLY TO ALL SUBDIVISIONS APPROVED AFTER THE 1ST DAY OF MAY, 2001. SAID RECORDING SHALL HAVE THE EFFECT OF DEED RESTRICTIONS REQUIRING THAT PERMANENT LAWNS BE ESTABLISHED IN CONFORMANCE WITH THE LOT DRAINAGE PLAN ELEVATIONS WITHIN ONE YEAR AFTER INITIAL OCCUPANCY OF ANY HOUSE. FAILURE TO MAINTAIN GRADES IN ACCORDANCE WITH STORM WATER OR DRAINAGE PLANS SHALL ENTITLE THE VILLAGE OR REPRESENTATIVE THEREOF TO DIRECT COMPLIANCE OR UPON FAILURE OF COMPLIANCE TO MAKE SAID LANDS COME INTO COMPLIANCE. THE COSTS AND EXPENSES SHALL BE ENTERED ON THE TAX ROLL AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED WITH OTHER TAXES LEVIED THEREON.
 - 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 COMPLIED WITH, THE BUILDING INSPECTOR MAY WITHHOLD 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 SURFACE GRADE WATER PLAN, THE BUILDING INSPECTOR MAY WITHHOLD THE OCCUPANCY PERMIT REQUIRED BY THE BUILDING CODE.
 - MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE PLAT OR SERVING THE PLAT IS THE SOLE RESPONSIBILITY OF THE OWNERS/SUBDIVIDER UNTIL ACCEPTANCE BY OR DEDICATION TO THE VILLAGE OF HARRISON.
 - THE FINAL DRAINAGE PLAN REQUIRES A STORM INLET TO ADEQUATELY DRAIN THE REAR PORTION OF LOTS WITHIN BLOCKS OF THE PLAT. THE SUBDIVIDER SHALL INCORPORATE RESTRICTIVE COVENANTS IN THE DEEDS FOR THE AFORESAID LOTS THAT "THE RESPECTIVE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAR GRATE ON ANY STORM DRAINAGE INLETS ON THEIR LOT."
 - UPON FAILURE OF THE OWNERS/SUBDIVIDER TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE VILLAGE OF HARRISON RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE PLAT.
 - 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.
 - DRAINAGE EASEMENT NOTES:
1. ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORMWATER COLLECTION, CONVEYANCE, TREATMENT, OR INFILTRATION, NO BUILDINGS, FENCES, OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORMWATER FLOWS IN ANY WAY.
2. LANDSCAPING/PLANTINGS SHALL BE RESTRICTED TO GROUND COVER.
3. IF DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE VILLAGE OF HARRISON MAY LEVY THE COST AND EXPENSES OF SUCH INSPECTIONS, MAINTENANCE, AND/OR REPAIR RELATED ACTIONS AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED AS SUCH IN ACCORDANCE WITH THE PROCEDURES UNDER WIS. STAT. § 86.02(2).
 - IN THE VILLAGE OF HARRISON WILL ASSESS ALL LOTS FOR STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, CURB & GUTTER, CONCRETE PAVEMENT, AND SIDEWALKS.
 - THERE SHALL BE NO LOWER EXPOSED OPENINGS ON LOTS CONTAINING A DRAINAGE EASEMENT. ANY EGRESS WINDOWS WILL REQUIRE A WINDOW WELL WITH A TOP ELEVATION CONSISTENT WITH THE TOP OF THE HOUSE FOUNDATION ELEVATION.

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. 20193401487 AND 20193401493 AND THIS SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARKED.
- 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:
A PARCEL OF LAND 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, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 9, THENCE S89°37'39"E, 1636.31 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9 TO THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3740 AND THE POINT OF BEGINNING, THENCE CONTINUING S89°37'39"E, 327.05 FEET ALONG SAID NORTH LINE; THENCE S00°28'35"W, 1315.94 FEET TO THE NORTH LINE OF WOODLAND TERRACE ESTATES; THENCE N89°40'51"W, 324.12 FEET ALONG SAID NORTH LINE TO THE NORTH LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3681; THENCE N89°44'49"W, 2.87 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF HIDDEN PINES; THENCE N00°28'25"E, 1316.25 FEET ALONG SAID EAST LINE AND THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3740 TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 430,388 SQUARE FEET (9.8803 ACRES) OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. RESERVING THAT PART PRESENTLY USED FOR ROAD PURPOSES.

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
ROBERT F. REIDER, PLS-1251 DATED 2-12-2020

SHEET NO. C1908.20PP	SCALE 1" = 60'	"SOUTHTOWNE PLACE" ATTENTION: AL LAMERS 122 W. KIMBERLY AVENUE KIMBERLY, WISCONSIN 54136 PROJECT: PRELIMINARY PLAT "SOUTHTOWNE PLACE", VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN	DESIGNED		CAROW LAND SURVEYING CO., INC. 615 N. LYNNDALE DRIVE APPLETON, WISCONSIN 54912-1297 PHONE: (920)731-4168 FAX: (920)731-5673	INT.	DATE	REVISIONS
	DATE 2-12-2020		DRAWN MCR			RDD	3-2-2020	VILLAGE REVIEW COMMENTS
	PROJECT NO. C1908.20PP		CHECKED RFR			RDD	3-9-2020	DRAINAGE/STORM EASEMENT
						RDD	3-13-2020	ADDITIONAL UTILITY EASEMENTS
				RDD	3-23-2020	REVIEW COMMENTS		
				RDD	4-08-2020	REVIEW COMMENTS/EASEMENTS		

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

May 12, 2020

Title:

Zoning Text Amendment

Issue:

Should the Plan Commission consider amending the zoning ordinance to amend the provisions for accessory buildings?

Background and Additional Information:

A property owner along Harrison Road is proposing to amend the zoning ordinance provisions for accessory buildings within the Single-Family Residential (Suburban) [RS-1] zoning district. The property owner feels the 900-square foot limitation on size and 18-foot height restriction do not meet the needs of current vehicle size and limit the architectural possibilities of the structure.

Zoning Ordinance

Section 117-82 - Single-Family Residential (Suburban) [RS-1]

(k) Building height and stories.

(1) Principal structure. The principal building or structure shall not exceed 35 feet in height or 2.5 stories.

(2) Accessory structures. Accessory building or structures shall not exceed 18 feet in height, except attached garages, provided the total height of the attached garage does not exceed the total height of the principal structure.

(l) Accessory detached garages and sheds.

(1) Number. The maximum number of accessory detached garages and sheds shall be one.

(2) Size. The maximum size of accessory detached garages and sheds shall be 900 square feet.

(3) Total area. The maximum total area of all accessory detached garages and sheds shall be 900 square feet.

The property owner is proposing the following:

Section 117-82 - Single-Family Residential (Suburban) [RS-1]

(k) Building height and stories.

(1) Principal structure. The principal building or structure shall not exceed 35 feet in height or 2.5 stories.

(2) Accessory structures. Accessory building or structures shall not exceed 18 24 feet in height, except attached garages, provided the total height of the attached garage does not exceed the total height of the principal structure.

(1) Accessory detached garages and sheds.

(1) Number. The maximum number of accessory detached garages and sheds shall be one.

(2) Size. The maximum size of accessory detached garages and sheds shall be ~~900~~ 1,000 square feet.

(3) Total area. The maximum total area of all accessory detached garages and sheds shall be ~~900~~ 1,000 square feet.

Budget Impacts:

None

Recommended Action:

During the COVID-19 pandemic, staff was able to develop amendments to the Zoning Ordinance. Staff suggests that this amendment be delayed and incorporated in the larger Zoning Ordinance amendment process.

Attachments:

- None

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

May 12, 2020

Title:

Signage

Issue:

Should the Plan Commission consider amending the signage provisions in the zoning ordinance to allow larger signage areas?

Background and Additional Information:

The developer of the Highline Business Park, located along Amy Avenue between Prosperity Drive and Highline Road and adjacent to County KK, is requesting a change to the signage provisions in the zoning ordinance. The property is currently zoned Business Park [BP]. The development consists of eight (8) multi-tenant commercial buildings. Currently, one building has been constructed.

The zoning ordinance language is as follows:

Sec. 117-184. – On-Premise Signs.

b. Office and retail commercial (COR), community commercial (CC), business park (BP), and industrial and manufacturing (IM) zoning districts.

1. Size regulations. Freestanding signs or displays shall not exceed 100 square feet, per side, all areas combined. Signs shall not have more than two sides. Size may be increased to 150 square feet, per side, all areas combined, for a corner lot if the owner agrees to limit the number of signs to one.

The applicant is requesting larger signage (approximately 200 square feet per sign) along County KK to advertise all business on the property. The applicant is proposing to split the development into 2-lots (proposed Lots 2 & 3) and have a large sign on each lot. Each sign is proposed to advertise four (4) buildings. It appears from the proposed CSM that 2 buildings will be on Lot 3 and 6 buildings will be on Lot 2. If this is the case, then another issue is brought into play, signs are not permitted to advertise off-premise businesses.

Two issues to discuss:

1) Will the Plan Commission support and recommend larger signage area. Will this be for all signs throughout the Village in the COR, CC, BP, and IM zoning districts or will it try to apply only to high traffic corridors? Will there be a maximum area that any one business can have?

- 2) Will off-premise signage be allowed? (Harrison adopted the off-premise restrictions back in 1990s or early 2000s, before the zoning was created.) If off-premise restriction are modified it may affect other areas of the Village.

Recommended Action:

None. Discussion only.

Attachments:

- Information from Developer
 - Sign example with narrative
 - Building layout
 - Proposed CSM
 - Pictures

HIGHLINE

Logo

← 6 ft →
↑ 30 in ↓

Logo

Logo

Logo

Logo

Logo

Logo

Logo

Logo

Logo

READER BOARD

12 ft

Location #1: 10'x24' Sign to be installed along County Rd KK (see attached CSM) advertising businesses along Amy Ave (W5072, W5054, W5044, W5028)

Location #2: Removal and replacement of existing sign along County Rd KK (near Ruffing Automotive) advertising Amy Ave businesses (W5072, W5054, W5044 and W5028)

Note: Signage incorporates all 8 buildings advertising a total of 10 business per sign (or 20 rentals among 4 buildings along Amy Ave); signage excludes Lot 4 of updated CSM (see attached)

24 ft

6 ft

18 ft

Address

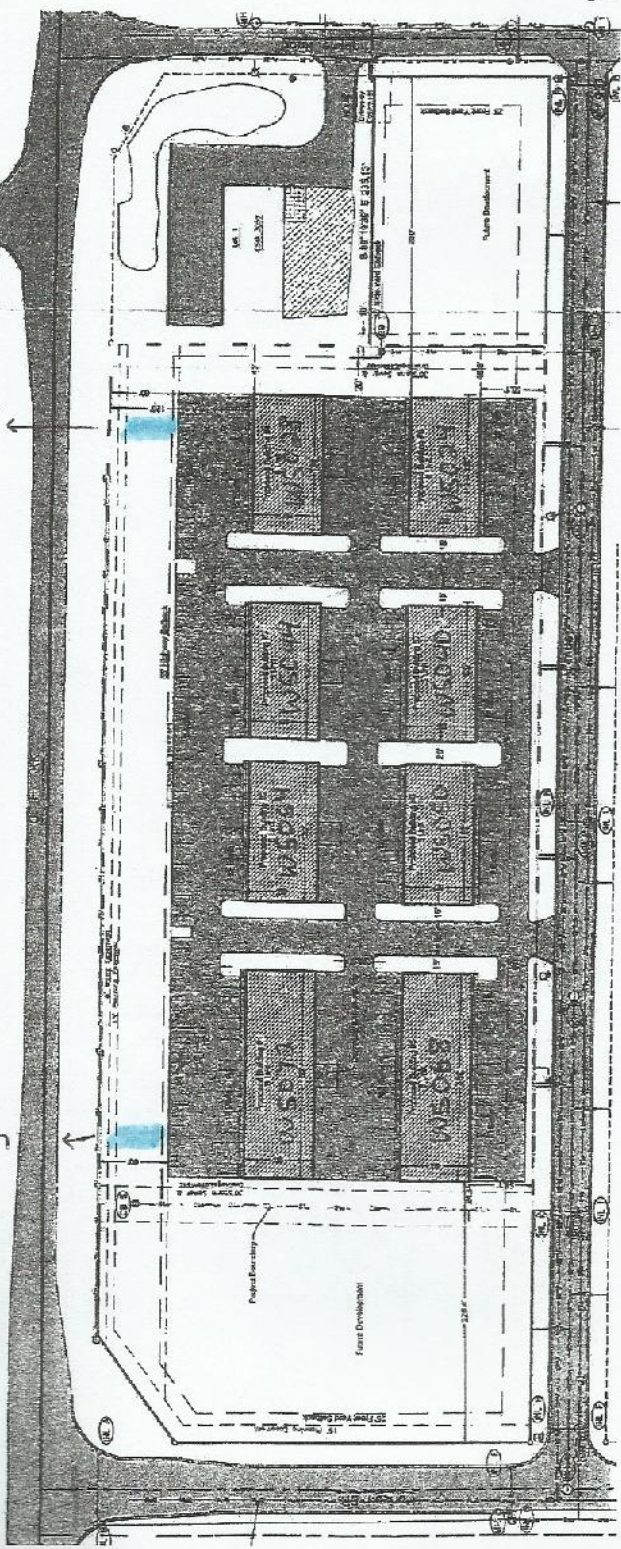
Amy Avenue Commercial Development

Village of Harrison, Calumet County, WI

For: Mel Baeten

34
27
24

Kaukauna 54130



- SHEET INDEX**
- DL1
 - DL2
 - DL3
 - DL4
 - DL5
 - DL6

LOCATION MAP

PROJECT LOCATION



DATE OF SUBMITTAL

DESCRIPTION	DATE	BY
PROPOSED PLAN	01/21/12	J.R.D.
FINAL PLAN	01/21/12	J.R.D.
AS-BUILT PLAN	01/21/12	J.R.D.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
311 Wisconsin Avenue, Suite 201
R. Kaukauna, WI 54130-5000

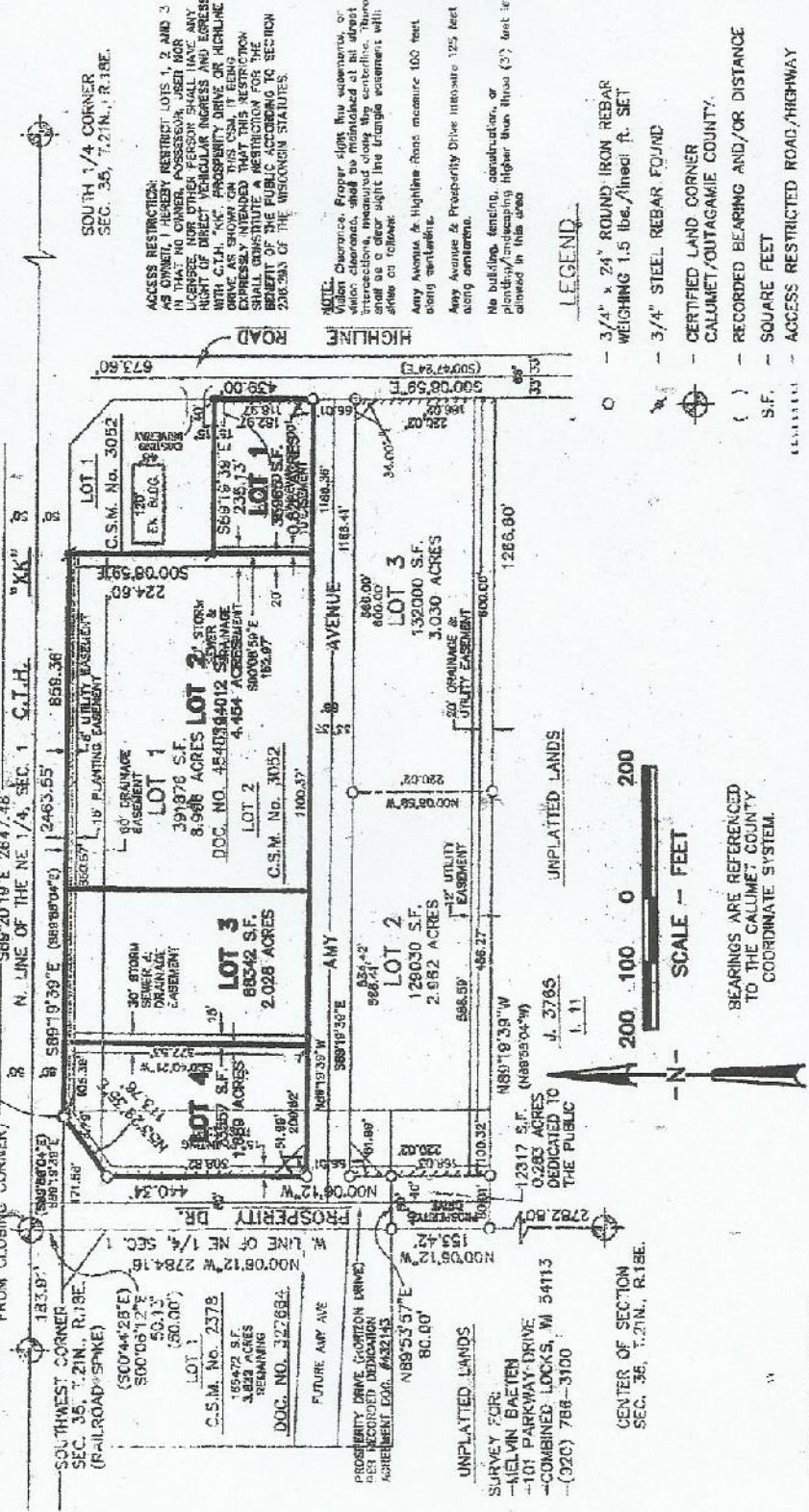
Project Number: 0104
December 25, 2010

Scale: 1" = 10'

- LEGEND**
- Utility Line
 - Easement
 - Right of Way
 - Property Boundary
 - Building Footprint
 - Parking Space
 - Driveway
 - Landmark
 - Survey Point
 - Spot Elevation
 - Contour Line
 - Centerline
 - Intersection
 - Right of Way Boundary
 - Proposed Structure
 - Proposed Driveway
 - Proposed Parking
 - Proposed Landmark
 - Proposed Survey Point
 - Proposed Spot Elevation
 - Proposed Contour Line
 - Proposed Centerline
 - Proposed Intersection
 - Proposed Right of Way Boundary

CERTIFIED SURVEY MAP NO.

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3052 RECORDED IN VOLUME 25 OF MAPS ON PAGE 210 AS DOCUMENT NO. 424074 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2378 RECORDED IN VOLUME 18 OF MAPS ON PAGE 84 AS DOCUMENT NO. 316466 AND A PART (IRON REBAR FOUND) OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 18 EAST, TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN.



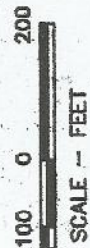
SOUTH 1/4 CORNER
SEC. 35, T.21N., R.18E.

ACCESS RESTRICTION:
AS OWNED I HEREBY RESTRICT LOTS 1, 2 AND 3 IN THAT NO OWNER, POSSESSOR, JOINT HOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS AND EGRESS WITH C.T.H. INC. PROSPERITY DRIVE OR EGRESS SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.39A OF THE WISCONSIN STATUTES.

NOTE: Character: Every light, watermark, or other mark, when placed at the point of intersection, measured along the centerline, there shall be a clear sight line triangle assessment with sides as follows:
Any Avenue & Highline Road measure 100 feet along centerline.
Any Avenue & Prosperity Drive measure 125 feet along centerline.
No building, fence, advertisement, or utility/encumbrance higher than three (3) feet is allowed in this area.

LEGEND

- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- 3/4" STEEL REBAR FOUND
- ⊕ - CERTIFIED LAND CORNER CALUMET/COUTAGAMIE COUNTY.
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- ACCESS RESTRICTED ROAD/HIGHWAY



BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM.

DRAFTED BY: MARTY ABING



*Existing Signage near Ruffing Automotive (to be replaced)



Logo

Logo

Logo

Logo

Location #12	Address
Location #13	Address
Location #14	Address
Location #15	Address
Location #16	Address
Location #17	Address
Location #18	Address
Location #19	Address
Location #20	Address
Location #21	Address
Location #22	Address
Location #23	Address
Location #24	Address
Location #25	Address
Location #26	Address
Location #27	Address
Location #28	Address
Location #29	Address
Location #30	Address