

PLAN COMMISSION AGENDA

Tuesday, November 17, 2020
5:30 PM

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)
Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
- 5) Approve Minutes
 - October 27, 2020
- 6) Convene Meeting and Enter Public Hearing
 - a. Zoning Map Amendment (Rezoning) – Toonen Companies, Inc. – Manitowoc Road
 - b. Zoning Map Amendment (Rezoning) – Deno – Peters Road & N Harwood Road
 - c. Zoning Map Amendment (Rezoning) – Mielke – Mielke Road
 - d. Zoning Map Amendment (Rezoning) – Biggar (Ataraxia) – Manitowoc Road
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Design Standards Waiver – Lexington Homes (Mirragio) – Midway Road
 - b. Zoning Map Amendment (Rezoning) – Toonen Companies, Inc. – Manitowoc Road
 - c. Zoning Map Amendment (Rezoning) – Deno – Peters Road & N Harwood Road
 - d. Certified Survey Map – Deno – N Harwood Road
 - e. Certified Survey Map – Deno – Peters Road
 - f. Zoning Map Amendment (Rezoning) – Mielke – Mielke Road
 - g. Certified Survey Map – Mielke – Mielke Road
 - h. Zoning Map Amendment (Rezoning) – Biggar (Ataraxia) – Manitowoc Road
 - i. Certified Survey Map – Propson – Schaefer Road
- 9) Items for Discussion
 - a. Climate Controlled Storage & Multiple Family Residential Development – County KK
 - b. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively December 22, 2020 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: November 6, 2020

**VILLAGE OF HARRISON
PLAN COMMISSION MEETING MINUTES
OCTOBER 27, 2020**

1. The meeting was called to order in the Harrison Municipal Building by Chairman Hietpas at 5:30pm.
2. The Pledge of Allegiance was recited.
3. Roll Call: Members present: Dennis Reed, Jim Lincoln, Pat Hennessey, Kevin Hietpas, Mark Van Hefty and Kent Gross. Excused: Darlene Bartlein

Staff Present: Mark Mommaerts, Planner; Carie Krause, Deputy Clerk-Treasurer

4. Public Participation: None.
5. Motion (Lincoln/Gross) to approve the minutes of September 29, 2020.
Motion carried 5-0-1 with Dennis Reed abstaining.
6. Update on Lexington Homes Development Proposals from September Meeting - Planner Mommaerts that at the September 29th meeting, the Plan Commission approved a motion to postpone action on the Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit, and Certified Survey Map for Lexington Homes (Mirrago) until the October 27th meeting. The Village Board approved all the items at their meeting on September 29th. Action by the Plan Commission is not needed.
7. Items for Discussion
 - a. Concept Plan Review – Mini Warehousing Development – Atlas Development – Planner Mommaerts introduced the item stating that the developer is interested in developing a mini warehousing development on the northeast corner of Hwy 10 & County N. The property is currently zoned General Agricultural [AG]. 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 developer is seeking input from the Plan Commission prior to property purchase and plan development. Staff appreciates that the area along County N is reserved for future. Staff would like to see this be held for future business development other than mini warehousing. Commissioner Van Hefty stated that the owners of the property are friends of his and he believes this is a prime spot for something other than warehousing; commercial or light industrial would be better here. Commissioner Hennessey stated he is for the project. Commissioner Lincoln stated that the conceptual plan looks good.
 - b. Concept Plan Review – Barn-Dominiums – Travis Dudovick – Planner Mommaerts introduced the item stating that the developer is interested in developing a storage condo development on the

west side of Stommel Road, north of the railroad tracks. The property is currently zoned General Agricultural [AG]. Mini-warehousing is a conditional use in the AG zoning district provided the development is outside of the sewer service area. There is currently no access to public sewer & water to the site. The developer is seeking input from the Plan Commission prior to plan submittal. The development is 26-buildings, a couple of different sizes, along with a community wash bay. Buildings are proposed to have bathrooms and counters for workspace. Buildings are also proposed to have multiple overhead doors. Access to the site is from Stommel Road. Travis Dudovick presented the storage condo development stating that the property would have a key fob to enter, the maintenance will be covered by an association of owners and nothing will be stored outside. Commissioner Hennessey commented that the county has been pretty restrictive on holding tanks. Commissioner Van Hefty stated that it is a great concept and location but that he is worried about Wayne's farm to the north and is wondering if the developer will be offering anything to him.

- c. Report: Zoning Permits – Planner Mommaerts stated that the current number of year to date single family permits is 66, well ahead of this time last year. The estimated year to date total value for all new development is \$42 Million compared to \$21 Million at this time last year. Planner Mommaerts also presented the Economic Development Plan from Calumet County.

8. Enter Public Hearing at 6:00pm

- a. Comprehensive Plan Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road
- b. Zoning Map Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road - Planner Mommaerts introduced the items stating that the applicant is proposing to create 3 residential lots on property located along Old Highway Road, Tax IDs 42188. The property is currently zoned Neighborhood Commercial [CN] and is identified as Commercial in the Comprehensive Plan. A Comprehensive Plan Amendment and Zoning Map Amendment (Rezoning) is proposed in order to create the 3 residential lots. The proposed zoning will be Single-Family Residential (Suburban) [RS-1] which matches the zoning of the subdivision adjacent to the property.
- c. Conditional Use Permit – G Units Storage – Erik Gabbey – Planner Mommaerts introduced the item stating that the developer is proposing a mini-warehousing and outdoor storage development on the west side of Pigeon Road, south of the railroad tracks. The property is currently zoned General Agricultural [AG]. Mini warehousing is a conditional use in the AG zoning district provided the development is outside of the sewer service area. There is currently no access to public sewer & water to the site. There is a stream along the eastern portion of the property. A DNR permit for bridge crossing or disturbance is likely. Resident to the south of the property, Lee McDermot is currently against the development due to water issues. If the drainage issues can be taken care of, he would be okay with it. Current landowner, Gene Ott said he mentioned years ago that the property needed a bigger culvert. Chairman Hietpas suggested they utilize the drainage complaint form.

9. Close Public Hearing at 6:15pm.

10. Items for Discussion and Possible Action

- a. PC Resolution 2020-03 Comprehensive Plan Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road. The applicant is proposing to amend the future land use map in the Comprehensive Plan to change the land use designation from Commercial to Single Family Residential (sewered).
Motion (Lincoln/Hennessey) to approve PC Resolution 2020-03 Comprehensive Plan Amendment.
Motion carried 6-0.
- b. Zoning Map Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road. The applicant is proposing to rezone from Neighborhood Commercial [CN] to Single-Family Residential (Suburban) [RS-1].
Motion (Lincoln/Hennessey) to approve Zoning Map Amendment for Frazee.
Motion carried 6-0.
- c. Certified Survey Map – Frazee – Lot 1 Northshore Woods – Old Highway Road. The applicant is proposing to split the property into 3-lots via Certified Survey Map (CSM). Each lot will be over 1-acre in area. Access to sewer and water is available along Old Highway Road. Access can be obtained onto Old Highway Road. All current and existing easements on the property will be retained.
Motion (Lincoln/Hennessey) to approve Certified Survey map for Frazee.
Motion carried 6-0.
- d. Conditional Use Permit – G Units Storage – Erik Gabbey
Motion (Gross/Van Hefty) to approve Conditional Use Permit for G Units Storage – Erik Gabbey
Motion carried 6-0.
- e. Design Standards Waiver – Lexington Homes (Mirrago) – Midway Road – The Developer of Mirrago Apartments development on Midway Road is requesting a waiver from the design standards found in the Multiple-Family Residential (RM) zoning district. The applicant is proposing to deviate from the required amount of materials facing a public street. The reason for the request is that the site will be surrounded by berms and plantings and the buildings will have reduced visual impact from the street. The applicant is proposing to use premium shake siding on the upper portions of the buildings.
The request also is for wall and window composition. Some of the buildings do not meet the 50-foot wall composition break, but there are several deviations to break up the blank wall appearance, which is the intent of the ordinance. The intent of the ordinance to have windows on sides facing a roadway is to break up flat, blank walls. The applicant provided an alternate side elevation of buildings that have sides facing a public street for Buildings 11 & 12.
Motion (Reed/Lincoln) to postpone action until next month so the Developer can present to the Commission what it is they would like to use.
Motion carried 5-1. Van Hefty opposed.
- f. Design Standards Waiver – Rucon Development – Highline Road - The Developer of a multi-tenant, multi-building development on Highline Road is requesting a waiver from the design

standards found in the Business Park (BP) zoning district. The applicant is proposing to deviate from the required amount of materials facing a public street and is requesting the use of metal wall panels on the building exterior. The reason for the request is that the site will be surrounded by berms and plantings and the buildings will have reduced visual impact from the street and other developments in the area have not be held to the standard. The request also is for wall and window composition. Some of the buildings do not meet the wall composition break, but there are several deviations of windows and doors to break up the blank wall appearance, which is the intent of the ordinance. The intent of the ordinance to have windows on sides facing a roadway is to break up flat, blank walls.

Motion (Hennessey/Reed) to approve the Design Standards Waiver for Rucon Development – Highline Road.

Motion carried 6-0.

- g. Future Plan Commission Meeting Dates and Times – Planner Mommaerts stated the Village Board is moving the meeting time of their meetings to 6:00pm. There are Village Board members that do not like the Plan Commission meeting the same night as the Village Board. Thus, the day of the Plan Commission meeting will have to change. Options include having the Plan Commission meeting on the Tuesday before the Village Board, or other nights during that week, or another week. The other consideration is the time of the meeting, options include keeping the meeting time at 6:00pm or changing to 5:00, 5:30, or 7:00pm, or another time.

11. Next Meeting Date: Tentatively November 17, 2020 at 5:30pm.

12. Adjourn: Motion (Lincoln/Hennessey) to adjourn at 6:50pm.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: November 6, 2020

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 17, 2020

Title:

Special Exception to Design Standards

Issue:

Should the Plan Commission grant a special exception to the zoning design standards for the development?

Background and Additional Information:

This item was postponed from the October meeting as the Plan Commission wanted the Developer to bring in material samples. Staff notified the Developer who should be bringing in samples to the meeting.

From the October memo:

The Developer of Mirrago Apartments development on Midway Road is requesting a waiver from the design standards found in the Multiple-Family Residential (RM) zoning district. The applicant is proposing to deviate from the required amount of materials facing a public street. The reason for the request is that the site will be surrounded by berms and plantings and the buildings will have reduced visual impact from the street. The applicant is proposing to use premium shake siding on the upper portions of the buildings.

The request also is for wall and window composition. Some of the buildings do not meet the 50-foot wall composition break, but there are several deviations to break up the blank wall appearance, which is the intent of the ordinance. The intent of the ordinance to have windows on sides facing a roadway is to break up flat, blank walls. The applicant provided an alternate side elevation of buildings that have sides facing a public street for Buildings 11 & 12.

Zoning Ordinance:

Sec. 117-85. Multiple-Family Residential District [RM].

(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 be granted by the plan commission.

- 1. Materials. At least 75 percent of all exterior walls facing a public street shall be faced with 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.*

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 50 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.*

Recommended Action:

The proposed design is consistent with other exterior building waivers granted for Lexington Homes' Asterion Development and is similar to building construction of the North Shore Apartments on the south side of Sonny Drive. Condition that the berms along the roadways be 5-feet in height and trees/plants be at least 4-5 feet at planting. Staff also recommends the alternate elevations with windows on the sides be approved.

Attachments:

- Request letter
- Layout
- 10 -unit Building Elevations
- 14 -unit Building Elevations
- 10 -unit Building Elevation Alternate
- 14 -unit Building Elevation Alternate



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

1250 Centennial Centre Boulevard • Hobart, WI 54155 • 920-882-9641 • www.releeinc.com

September 4, 2020

Mr. Mark Mommaerts, AICP, Planner
VILLAGE OF HARRISON
W5298 State Road 114
Harrison, WI 54952

RE: Lexington Homes – Mirrago Multi-Family Development
Request for Municipal Code Condition Modifications
Village of Harrison, WI

Dear Mr. Mommaerts:

On behalf of Lexington Homes, Inc. (Lexington), Robert E. Lee & Associates, Inc. (REL) is summarizing the desired municipal code deviations for the Multi-Family development known as Mirrago. The requested deviations relate to the building elevations, and reference Section 117-85 Multiple-Family Residential District (RM). The following details the requests from the developer:

1. Section 117-85 (n) (1) *Materials*. Lexington's 10-unit and 14-unit buildings do not meet the minimum required percent masonry on the build elevations facing public streets. As a result of the design development of the building and the site, the perimeter of the site is bordered with 4'-5' tall berms, capped with evergreen trees that provide screening of the buildings year-round. The upper floor of the buildings are clad with a premium shake siding, giving the building architectural interest. With the limited visibility of the rear facing elevations, the code required masonry would be minimally visible from adjacent public streets. Building elevations for the 10-unit and 14-unit buildings have been provided with percentages of wall coverings by type. Based on Village requirements, the landscaping has been enhanced from code minimum to ensure the site is attractive when viewed from adjacent roadways.
2. Section 117-85 (n) (5) *Building Composition* (b) and (c) *Walls. Windows*. The building composition deviates from the sections noted in the code. Though the primary walls, specifically of the 14-unit buildings, may not have full horizontal movement every 50 feet, the build faces are broken into multiple sections with added architectural variation created by a change of build facade materials, deviation in roof lines, horizontal movement, and bump outs for decks and patios.

As a result of the site design and relative position of the buildings, the ends of the buildings do not generally have windows on the respective elevations. This design features enhances privacy of the end living units. A detail has been provided, illustrating how windows will be placed on the ends of the buildings that face public streets. Windows will be placed on the ends of Buildings 11 and 12.

September 4, 2020
Mr. Mark Mommaerts, AICP, Planner
VILLAGE OF HARRISON
Page 2

This letter identifies the deviations that are being requested by the developer from the Village's Municipal Code, and we are requesting that the Village approve the building plans as presented, including the office building. If you have any questions or need any additional information, please feel free to contact our office.

Sincerely,

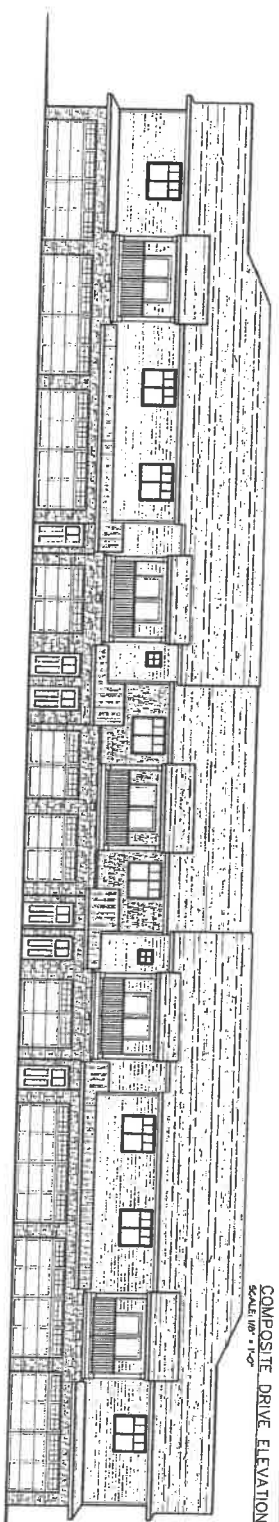
ROBERT E. LEE & ASSOCIATES, INC.



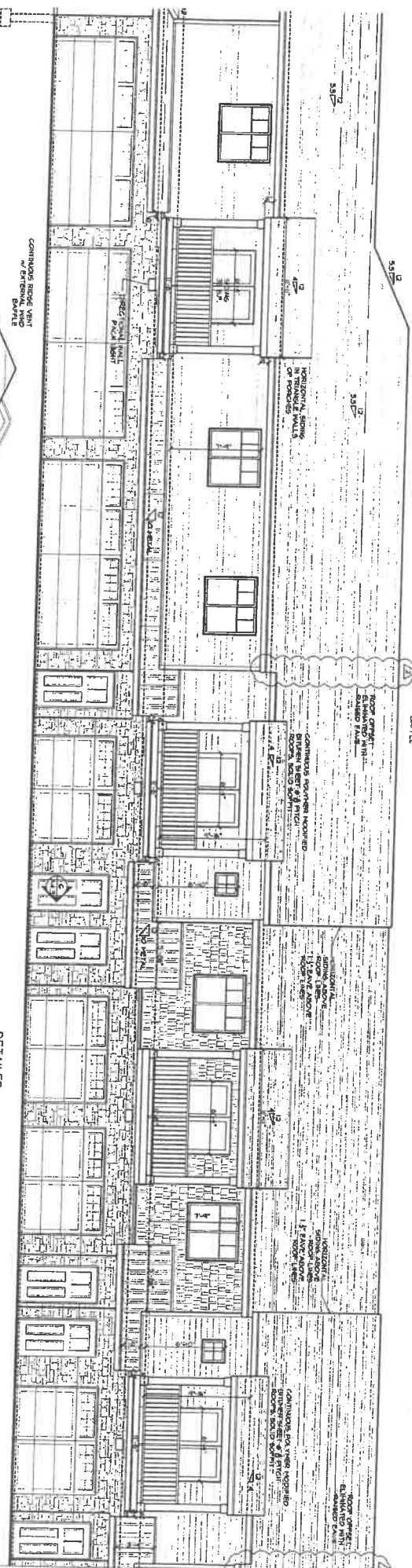
Aaron J. Breitenfeldt, P.E.
Civil/Municipal Engineer

AJB/NJM

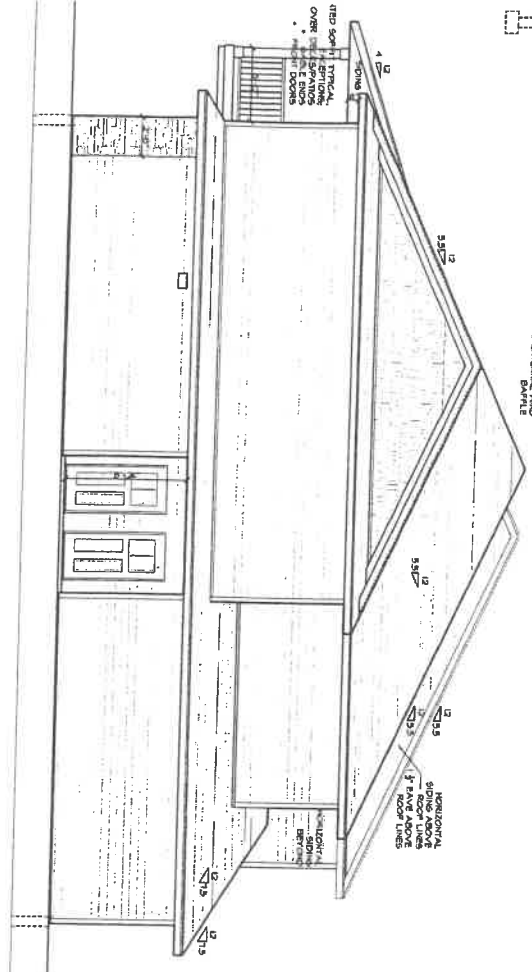
CC: Jeff Marlow, President, Lexington Homes, Inc.



COMPOSITE DRIVE ELEVATION
SCALE: 1/8" = 1'-0"



DETAILED DRIVE ELEVATION
SCALE: 1/4" = 1'-0"



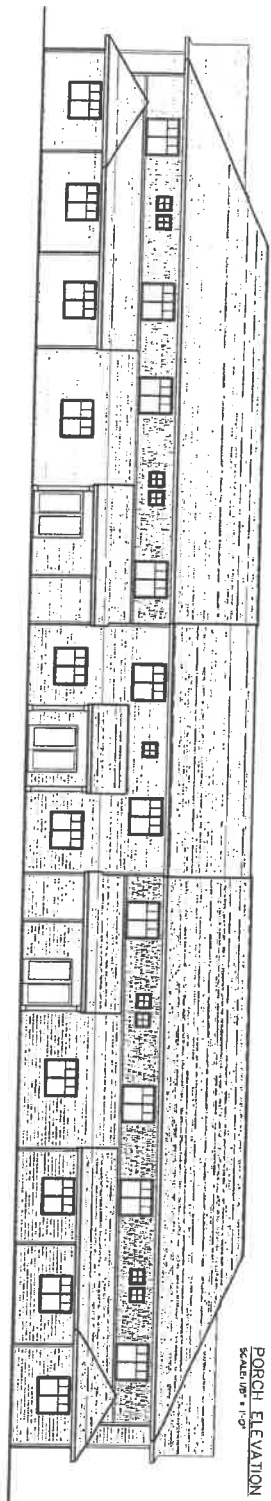
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

LapPlant Architecture, LLC
 ARCHITECTURE
 1000 W. WILSON DRIVE
 GREEN BAY, WISCONSIN 53031
 TEL: (920) 833-1111 FAX: (920) 833-1112
 www.laplantarchitecture.com

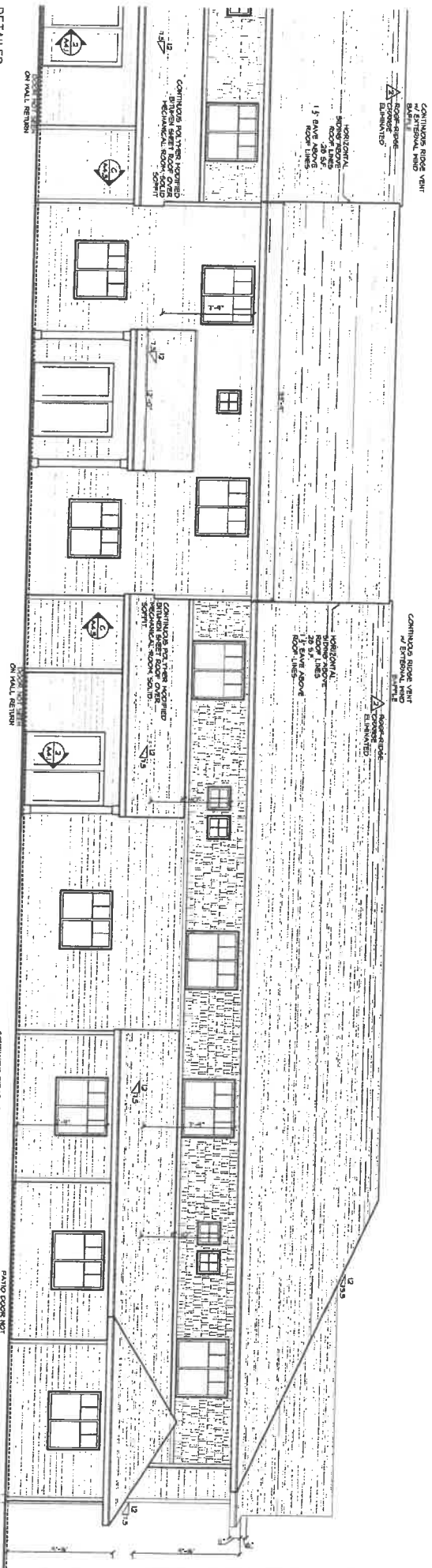
PROJECT NO. 10-3
 DATE 8/2/08
 SHEET 1 OF 2

10-3

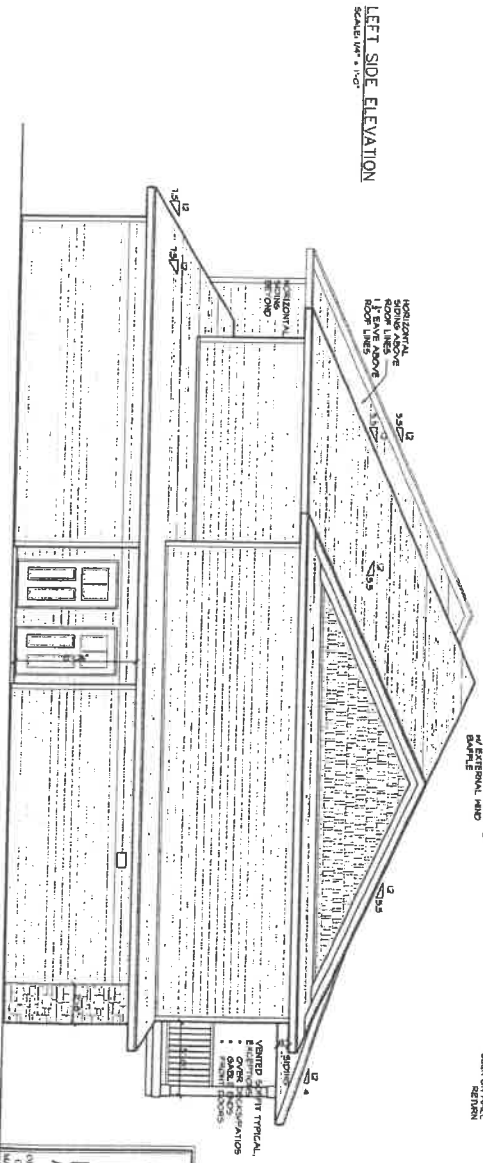
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PORCH ELEVATION
SCALE: 1/8" = 1'-0"



DETAILED PORCH ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Laplant
Architecture, LLC

OFFICE: 2040 14TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.LAPLANTARCHITECTURE.COM

PROJECT NO: 10-3
SHEET: A

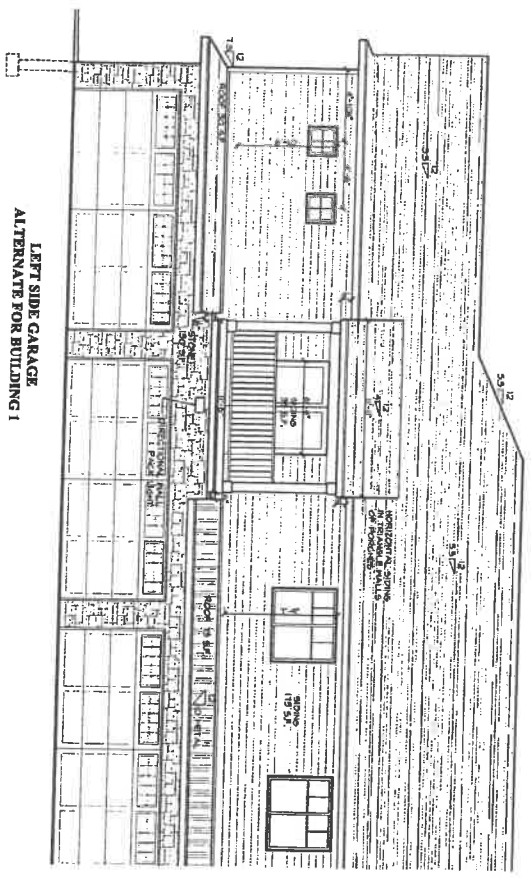
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REVISION: 1

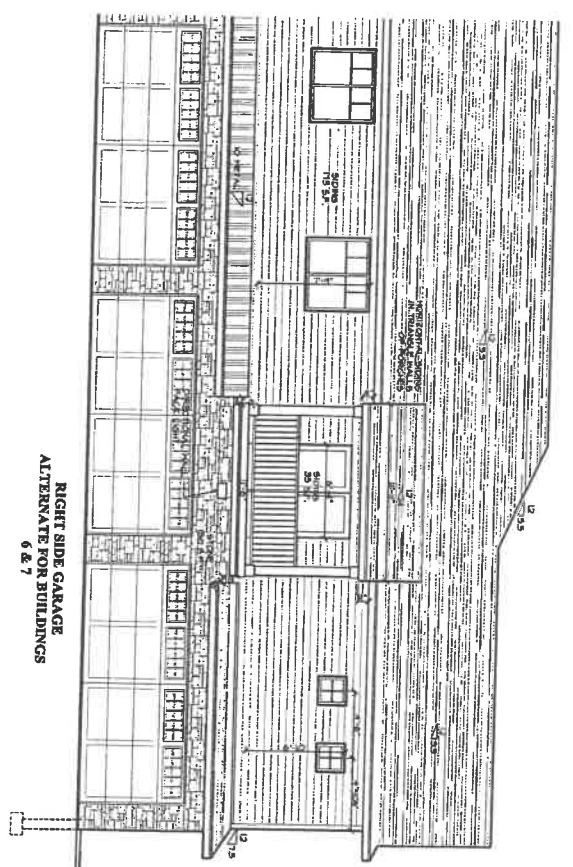
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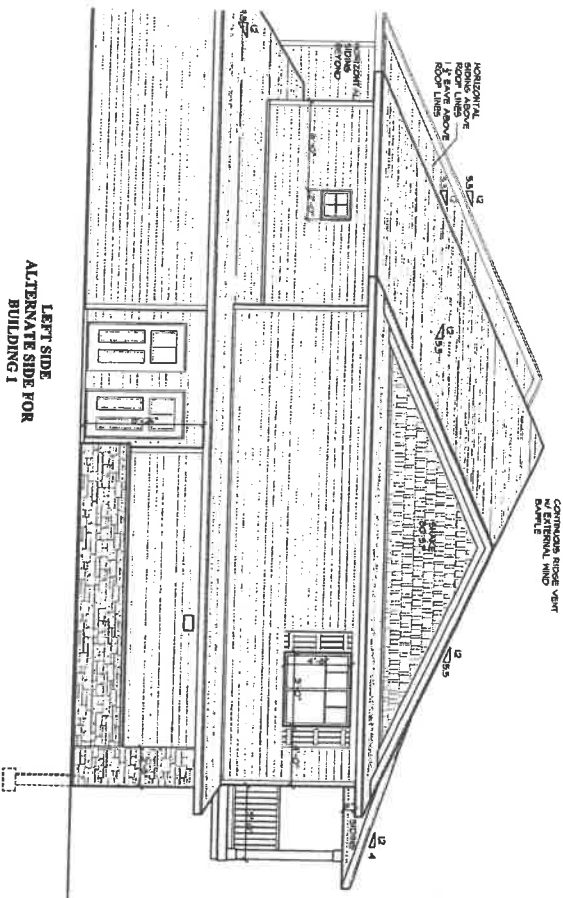
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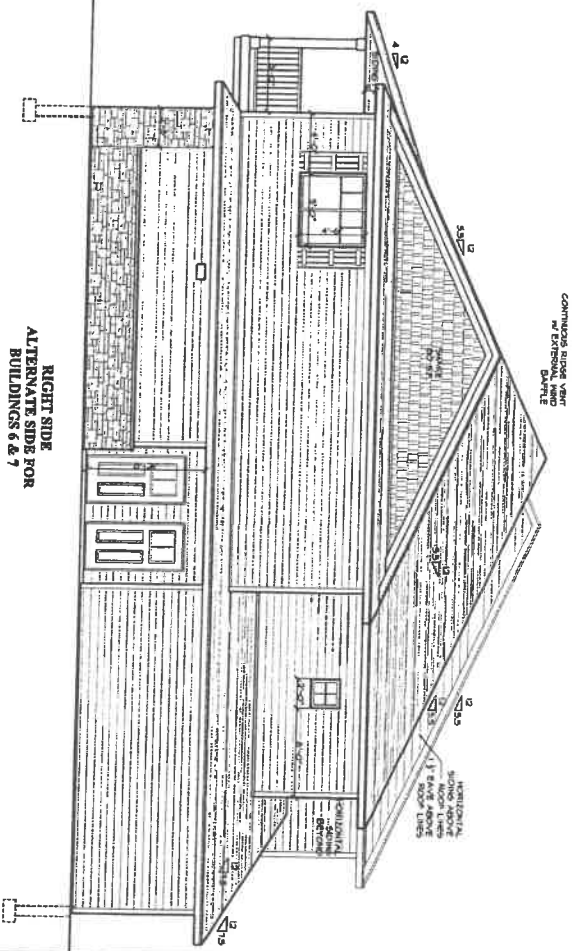
LEFT SIDE GARAGE
ALTERNATE FOR BUILDING 1



RIGHT SIDE GARAGE
ALTERNATE FOR BUILDINGS
6 & 7



LEFT SIDE
ALTERNATE SIDE FOR
BUILDING 1

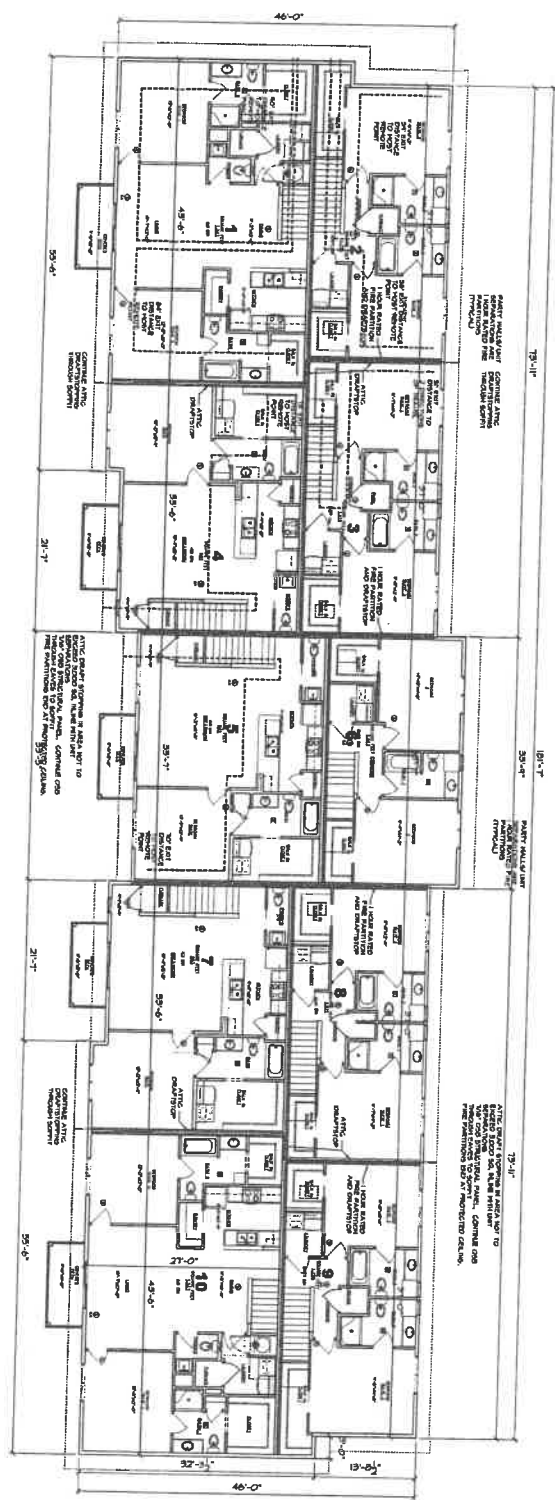


RIGHT SIDE
ALTERNATE SIDE FOR
BUILDINGS 6 & 7

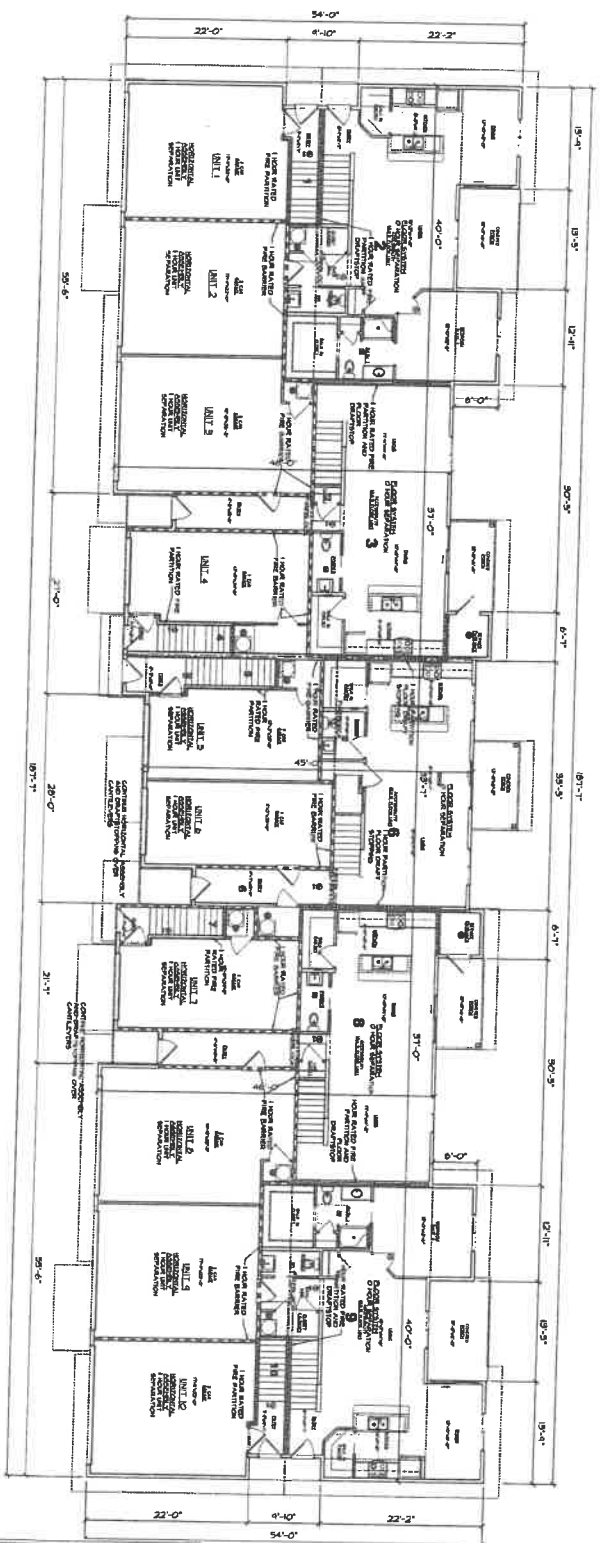
Alternate

 <p>LaPlant Architecture, LLC</p> <p>OWNER: 488 WILLIAMSBURG MIDDLEBURY COLLEGE MIDDLEBURY, VT 05753 PHONE: (802) 241-9848 www.laplantarchitecture.com</p>	<p>LEXINGTON HOMES -Building Neighborhoods- One Home at a Time</p> <p>OFFICE: 1300 Park Square Ct. OREM, UT 84058-1611 PHONE: (801) 225-1411 FAX: (801) 225-1414 www.lexingtonhomes.com</p>	<p>10 Townhomes - 461481 © These plans are copyrighted by LaPlant Architecture, LLC and Lexington Homes, Inc. No reproduction without written permission. Date, 2020</p>	<p>REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>8/1/2018</td> <td></td> </tr> <tr> <td>2</td> <td>8/7/2018</td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	1	8/1/2018		2	8/7/2018	
			NO.	DATE	DESCRIPTION							
1	8/1/2018											
2	8/7/2018											
<p>DATE: 8/8/2018 PROJECT NO.: 461481 SHEET: 1.3</p>	<p>10-3 Asterion LEXINGTON HOMES INC Village of Harrison, WISCONSIN</p>											

TY PLAN LEGEND	
---	1 HOUR STOPPING
---	1 HOUR RATED FIRE PARTITION
---	1 HOUR RATED FIRE PROTECTION
---	EXIT ENTRANCE AND ZONE



FLOOR PLANS
SCALE: 1/8" = 1'-0"



Lapant
Architecture, LLC

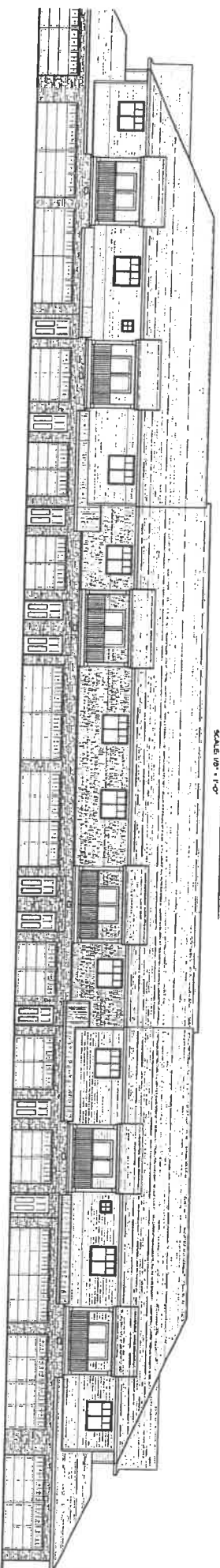
10-3

NO.	DATE	DESCRIPTION
1	10/1/08	ISSUED FOR PERMITS
2	10/1/08	REVISED PER COMMENTS
3	10/1/08	REVISED PER COMMENTS

DATE: 10/1/08
PROJECT NO.: 10-3
SHEET: A.1

10-3

COMPOSITE DRIVE ELEVATION
SCALE: 1/8" = 1'-0"

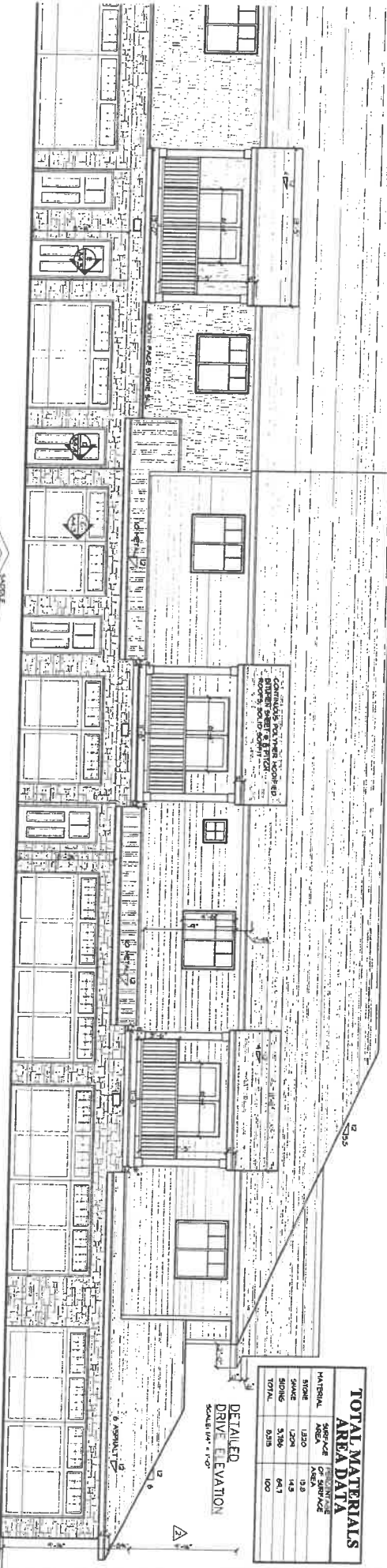


COMPOSITE DRIVE ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL MATERIALS AREA DATA

MATERIAL	SPACE OF SURFACE	PERCENTAGE OF SURFACE
STONE	1,320	14.9
BRICK	1,294	14.9
GLASS	5,788	64.1
TOTAL	8,402	100

DETAILED DRIVE ELEVATION
SCALE: 1/8" = 1'-0"



ENTIRE FRONT SURFACE
UNDER BAYS INCLUDING
DOORS & WINDOWS

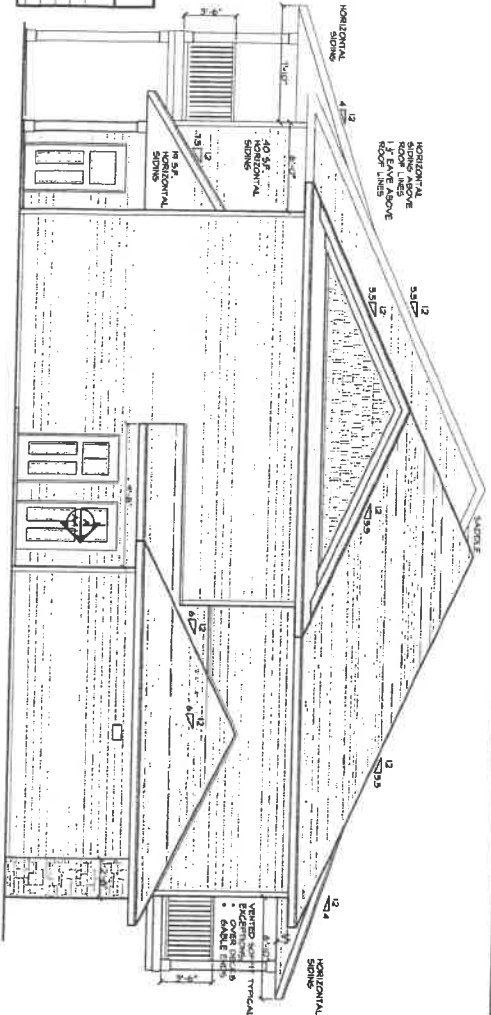
BUILDING MATERIAL AREA DATA

MATERIAL	SPACE OF SURFACE	PERCENTAGE OF SURFACE
STONE	1,719	12
BRICK	915	6.5
GLASS	425	3.0
WINDOW DOORS	645	4.6
GAZEBO DOORS	228	1.6
TOTAL	4,932	35.7

BUILDING MATERIAL AREA DATA

MATERIAL	SPACE OF SURFACE	PERCENTAGE OF SURFACE
STONE	1,719	43.1
BRICK	116	2.9
TOTAL	2,691	66.0

SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING MATERIAL AREA DATA

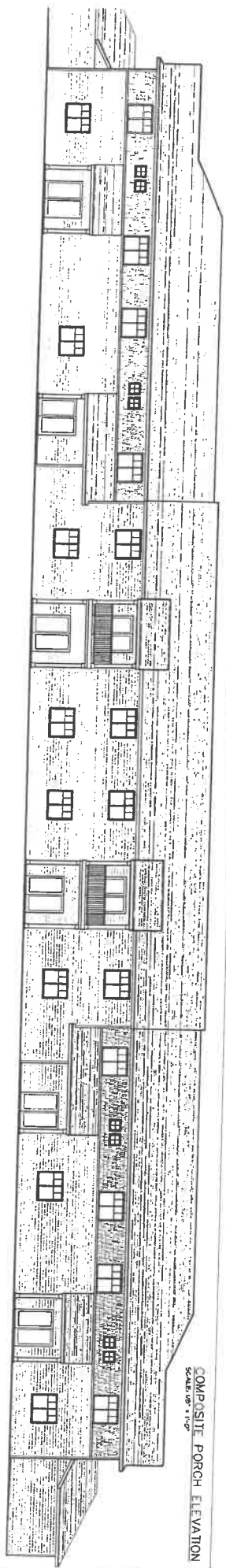
SIDE	SPACE OF SURFACE	PERCENTAGE OF SURFACE
WEST	22	2.4
EAST	50	5.5
NORTH	850	93.1
TOTAL	622	100

PRELIMINARY
NOT FOR CONSTRUCTION

Laplant Architecture, LLC
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www.laplantarchitecture.com

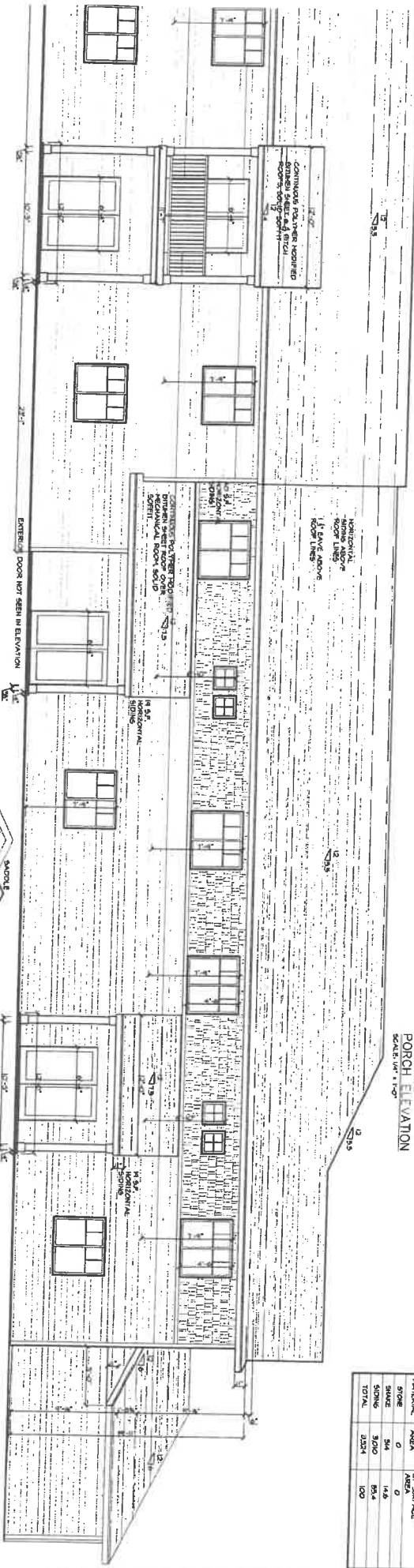
DATE: 8/18/2010
PROJECT: 14-2
SHEET: 14-2
SCALE: 1:1

14-2



COMPOSITE PORCH ELEVATION
SCALE: 1/4" = 1'-0"

CONTINUOUS POLYMER MODIFIED
W/ EXTENDED WORKING LIFE



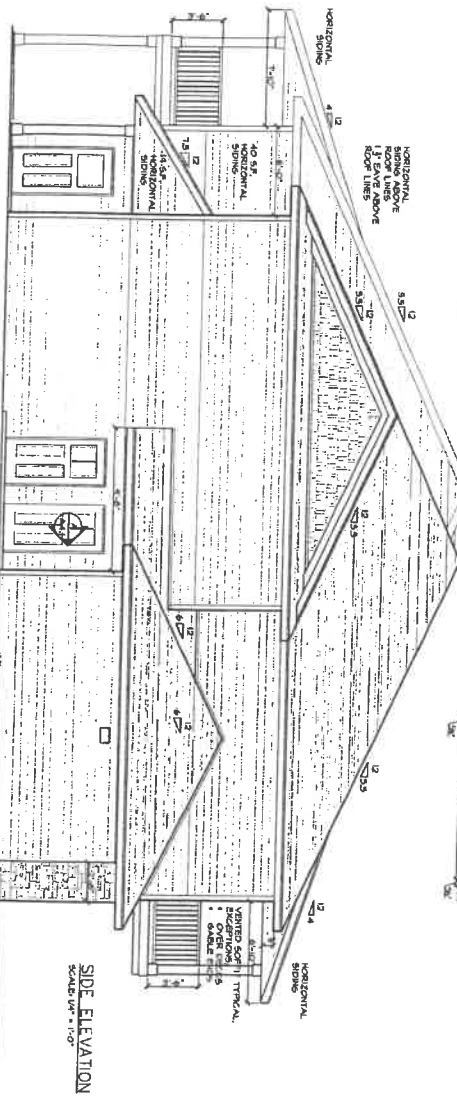
DETAILED PORCH ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING MATERIAL AREA DATA

MATERIAL	SPACE AREA	PERCENTAGE AREA
STONE	0	0
STONE	54	14.5
STONE	3,040	85.4
TOTAL	3,094	100

BUILDING MATERIAL AREA DATA

MATERIAL	SPACE AREA	PERCENTAGE AREA
STONE	23	2.4
STONE	50	5.3
STONE	690	42.1
TOTAL	402	100



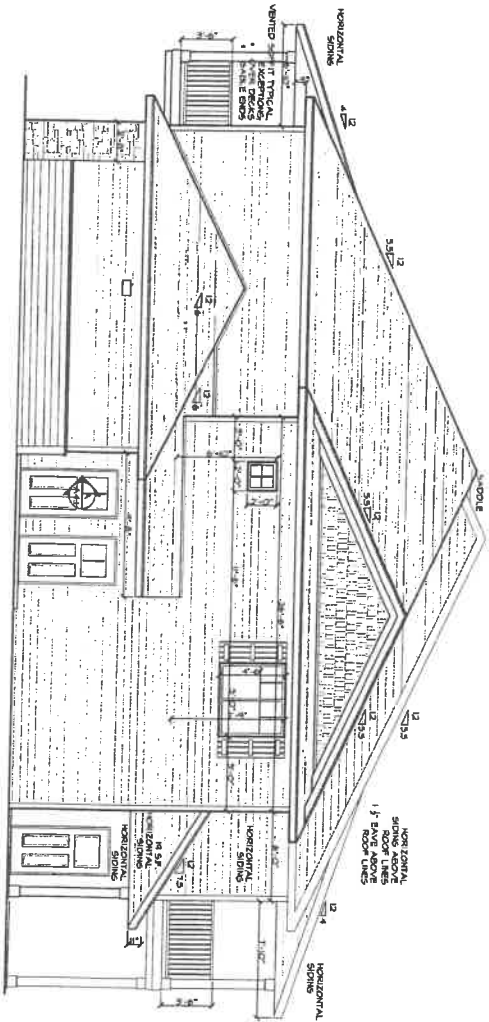
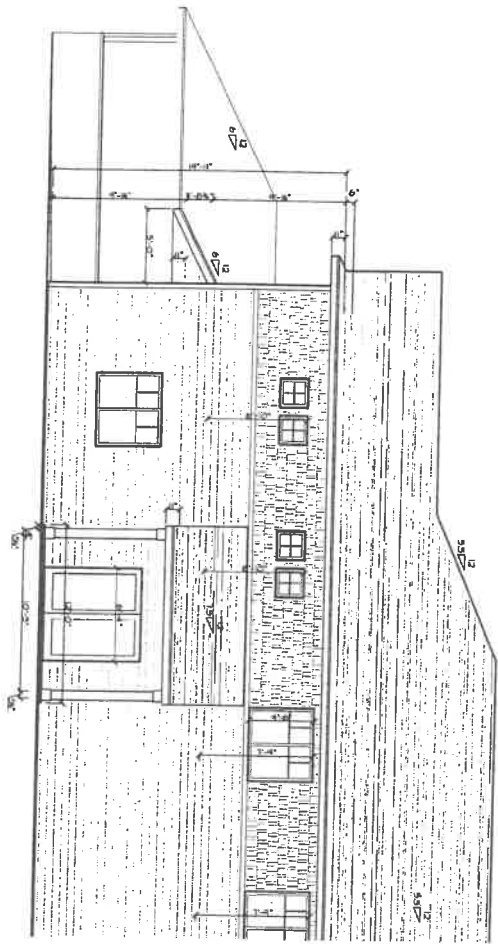
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Laplant Architecture, LLC
Architectural Firm
1000 N. 10th Street, Suite 100
Tomball, TX 77375
Tel: 281-358-1111
Email: info@laplantarchitecture.com

PROJECT NO. 4488
SHEET 11
DATE 11-14-12

11-14-12



SIDE ELEVATION
SCALE 1/8" = 1'-0"

ALTERNATE

PRELIMINARY
NOT FOR CONSTRUCTION

 <p>Laplant Architecture, LLC</p> <p>OFFICE: 611 WILKINSON DRIVE GREENHAWK, WISCONSIN MOHLING, 1875 ELSTREE WAY DULUTH, MN 55812 TEL: (763) 923-7344 WWW.LAPLANTARCHITECTURE.COM © Laplant Architecture, LLC 2010</p>	<p>DATE: 6/10/2010</p> <p>PROJECT NO: 482481</p> <p>SHEET: A</p>
	<p>REVISION: 0</p> <p>DATE: XX</p>

14-2

1.3

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 17, 2020

Title:

Zoning Map Amendment (Rezoning) – Toonen Companies

Issue:

Should the Plan Commission recommend approval of a zoning map amendment (rezoning) to the Village Board?

Background and Additional Information:

The applicant is proposing to rezone approximately 40-acres of land located along Manitowoc Road east of County Road N, Location IDs 39146 & 39148, from General Agricultural [AG] to Multiple-Family Residential [RM]. The purpose of the rezoning is to develop a multi-family development in the future. The Comprehensive Plan and Future Land Use Map identifies this property as ‘Village Center’. The Comprehensive Plan and Village Center Plan identify multiple family residential as appropriate uses within the Village Center. The proposed rezoning is consistent with the Comprehensive Plan and Village Center Plan.

Findings of Fact:

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

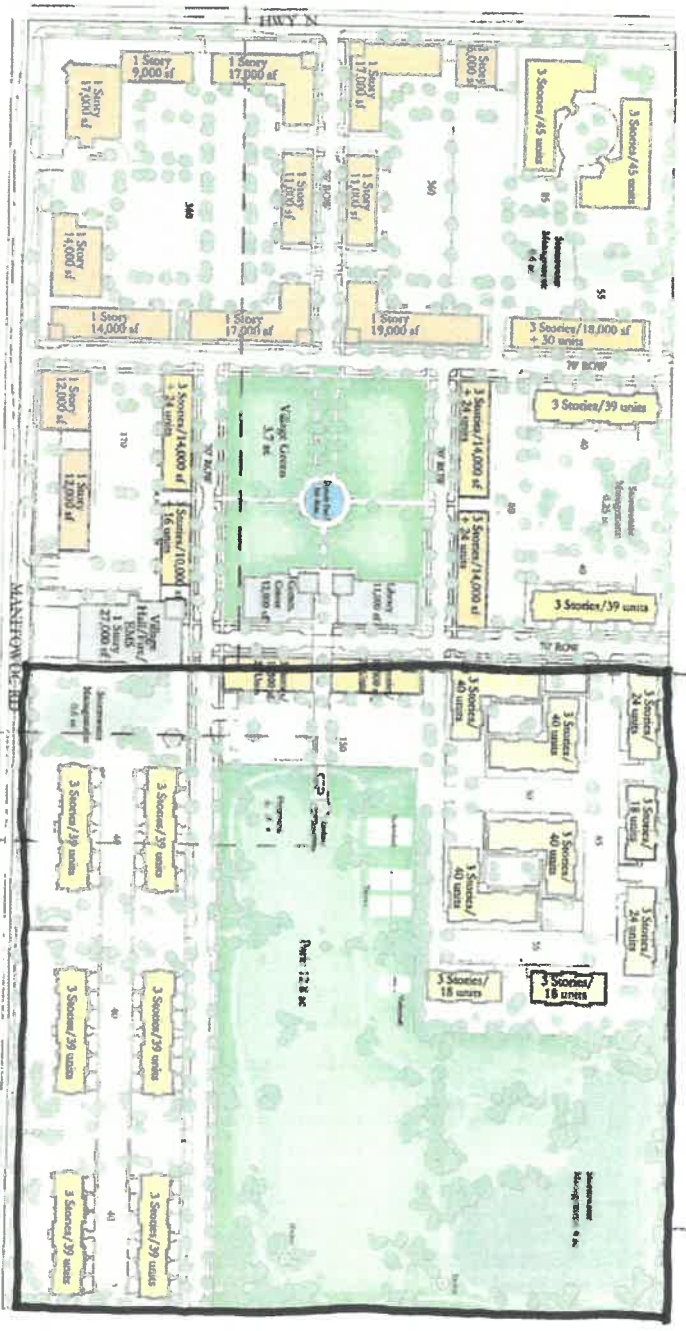
Recommended Action:

Staff recommends approval of the Zoning Map Amendment request as submitted.

Attachments:

- Aerial Map
- Zoning Map
- Conceptual Village Center Plan
- Conceptual Site Plan

Prop. Use



Prop. Use

area to be rezoned

Harrison Village Center: Hwy N & Manitowoc Rd - Option 2

Total Area: 79.7 ac

Commercial: 271,000 sf

Mixed Use

Civic (Village Hall, Library, Community Center, Fire/EMS): 50,000

Residential Units: 822 (based on 1150 GSF per unit)

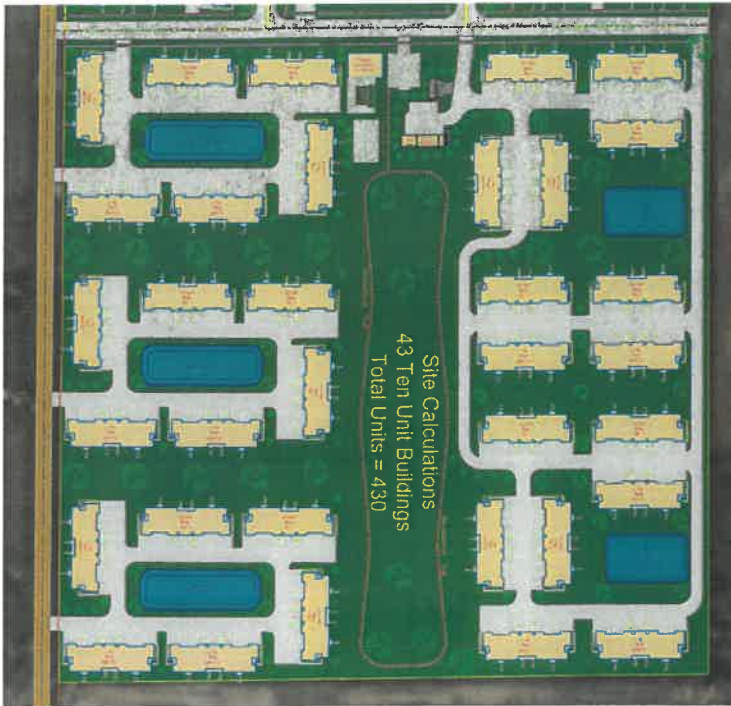
Public Open Space: 16.5 ac



Revised: 10/26/20

Village of Harrison, Calumet County, Wisconsin

Site Plan



PROJECT NO.
SHEET NO.
1 of 1
PROJECT NO.
S-3177

Toonen Companies, Inc.

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 608-434-6670 Website: www.mau-associates.com
400 Seaside Blvd., Green Bay, WI 54315

Proposed Multi - Family Layout

SCALE
1"=50'
DATE

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 17, 2020

Title:

Zoning Map Amendment (Rezoning) – Deno

Issue:

Should the Plan Commission recommend approval of two zoning map amendments (rezoning) to the Village Board?

Background and Additional Information:

The applicant is proposing to rezone a pair of properties located along Peters Road and N. Harwood Road, Location IDs 40616, 44780 & 40576, from General Agricultural [AG] to Rural Residential [RR]. The purpose of the rezoning is to create lots for single-family home sites. The Comprehensive Plan and Future Land Use Map identifies these properties as ‘Vacant, Undeveloped, Agricultural’. The Comprehensive Plan identifies limited single-family residential as appropriate uses within the Vacant, Undeveloped, Agricultural uses. Limited single-family residential development is considered single home sites versus a subdivision development. The proposed rezoning is consistent with the Comprehensive Plan.

Findings of Fact:

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

Recommended Action:

Staff recommends approval of the Zoning Map Amendments from General Agricultural [AG] to Rural Residential [RR] as submitted.

Attachments:

- Aerial Map
- Zoning Map

Calumet County, WI

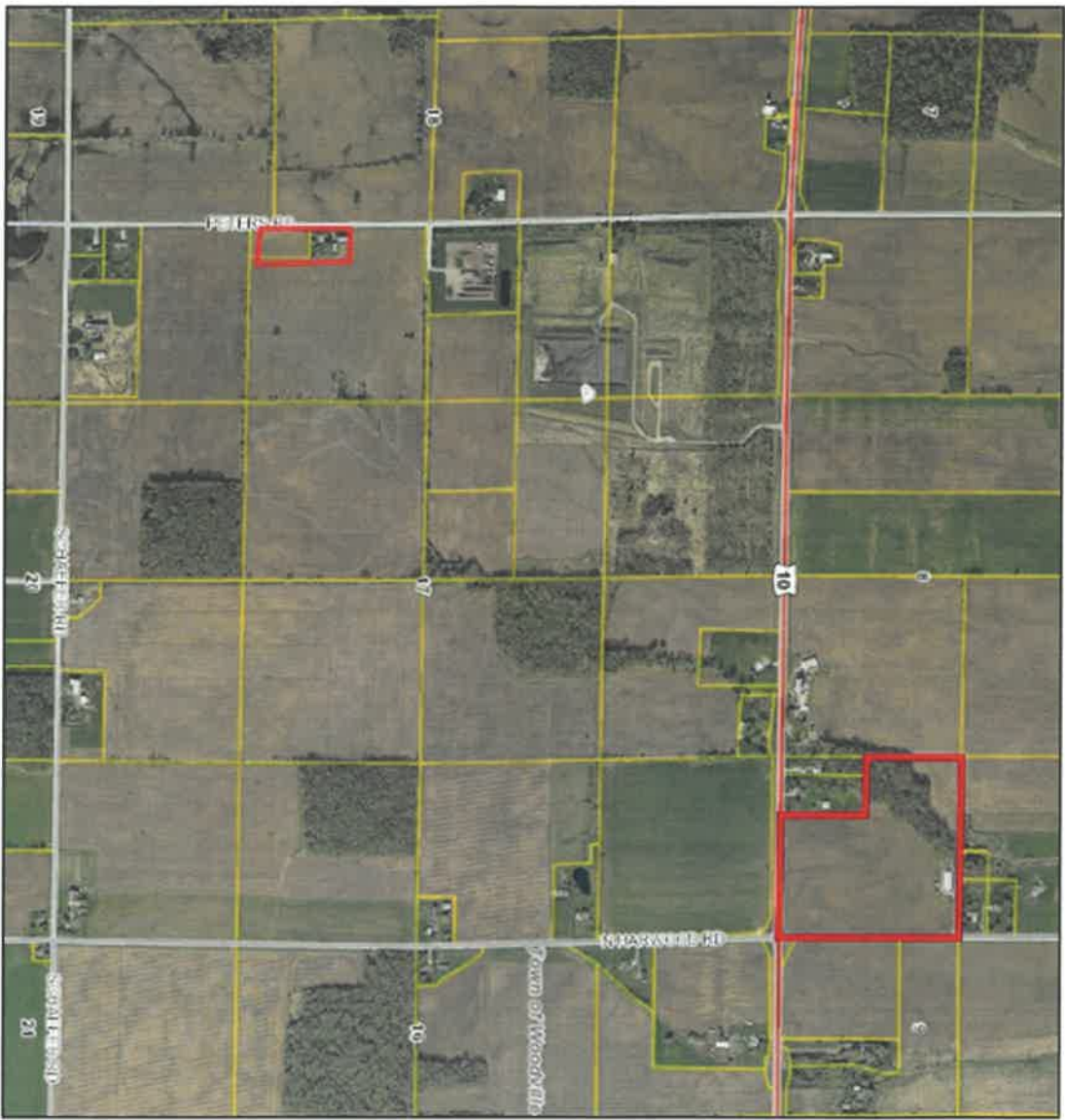
Legend

- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Area
- PLGS Station
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Road System
- Rail System
- County Highway
- Local Roads
- Land Use
- Wetland Areas
- 7.5M
- Replanned
- Census 2010
- Year Built: 1
- Year Built: 2
- Year Built: 3



DISCLAIMER: This map is not guaranteed to be accurate and the user assumes all responsibility of the use.

<p>Calumet County, WI</p>	
---------------------------	--



Zoning Map

Village of Harrison

Calumet & Outagamie Counties, WI

Legend



Zoning Districts

- AG | General Agriculture
- RR | Rural Residential
- 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
- POD | Planned Development Overlay
- SHO | Shoreland Overlay*
- SWO | Shoreland-Wetland Overlay*

RoadCenterline

- Local Roads
- County Highway
- State Highway
- US Highway
- Railroads
- Streams
- Town of Harrison
- Parcels
- Subject Property

* 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
 Village Engineer
 Harrison, WI 54852
 920-988-1082

Adopted: July 27, 2010
 Effective: November 1, 2010
 Current as of: August 26, 2020



0 0.125 0.25 0.5 Miles

Village of HARRISON
 WHERE OPPORTUNITY LIVES

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The Town of Harrison does not warrant the accuracy of the information on this document. In no event shall Calumet County or the Outagamie County be liable to anyone for any loss or damage resulting from the use or misuse of these maps and data. All rights reserved. The information required for Calumet County purposes. Original recorded source documents located at 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.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 17, 2020

Title:

Certified Survey Map – Deno – N Harwood Rd

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant is proposing a 1-lot Certified Survey Map (CSM) for property located along N. Harwood Road, Location IDs 40576. The purpose of the CSM is to create a lot for a single-family home site. The proposed lot is 3.387-acres in area with 250-feet of road frontage. The CSM will dedicate a portion of N. Harwood Road to the public for roadway purposes. This lot is under consideration for a rezoning from General Agricultural [AG] to Rural Residential [RR].

Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM) as submitted.

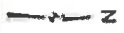
Attachments:

- Aerial Map
- CSM

Calumet County, WI

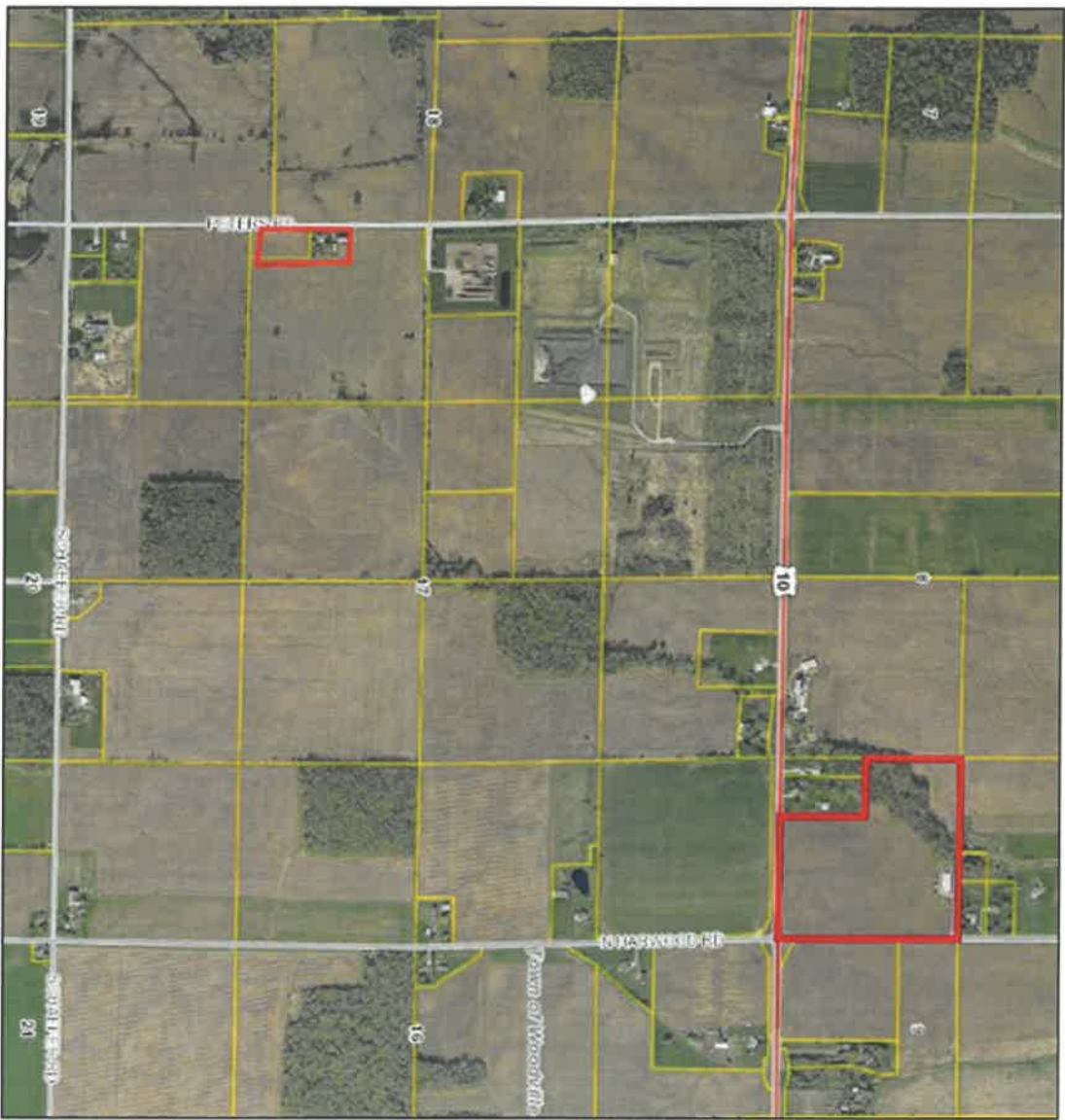
Legend

- County Boundary
- Municipal Water
- Interoperable Community
- Town Boundary
- Point of Interest
- Precinct Boundary
- Property Floor
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Road
- State Highway
- County Highway
- Local Road
- Local Water
- Railroad
- Railroad
- Center 2018
- New Area
- New Area 1
- New Area 2

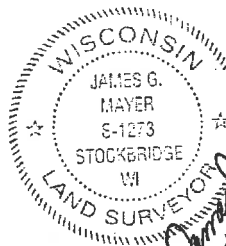


DISCLAIMER: This map is not guaranteed to be accurate. The user assumes all responsibility of the information shown and the responsibility of the user.

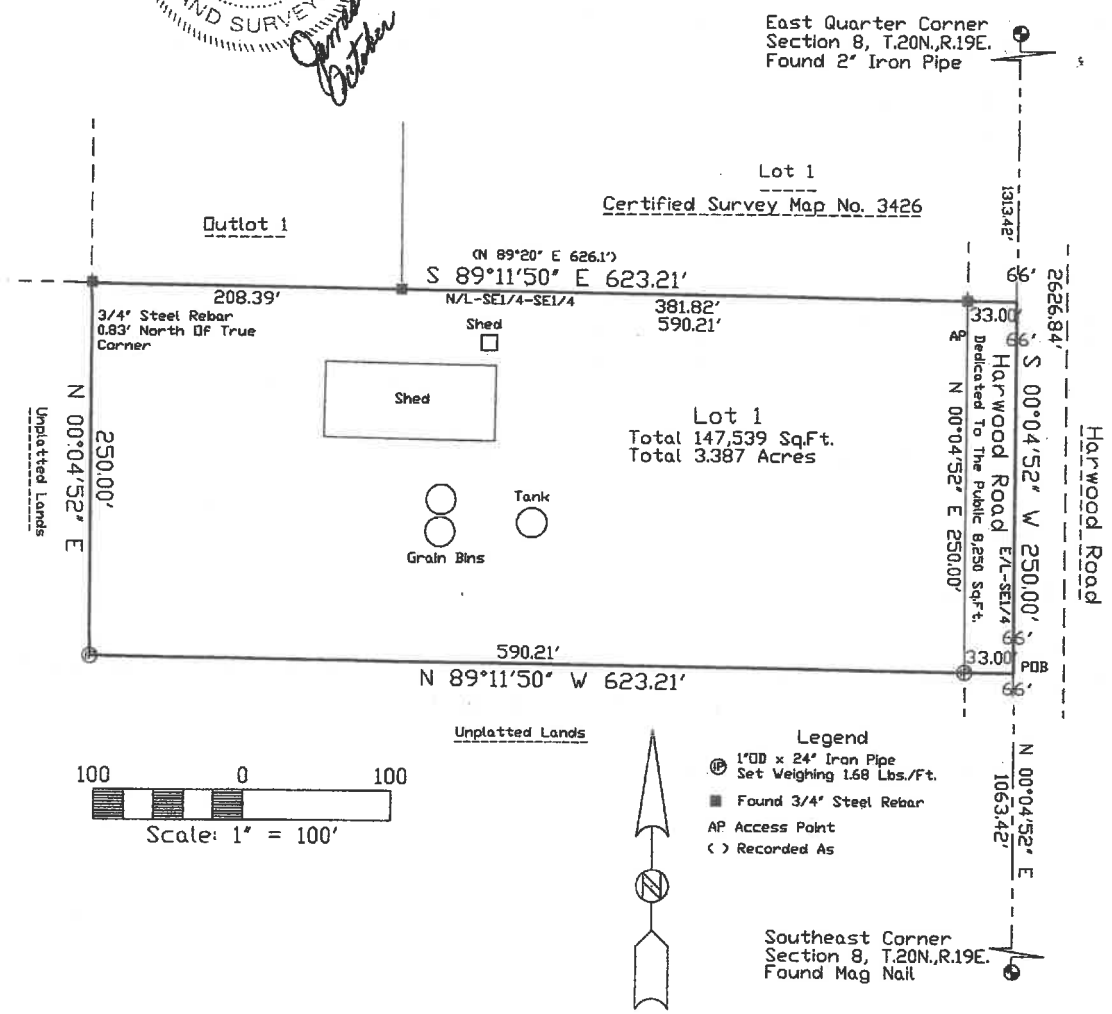
DATE: _____
BY: _____



PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



*James G. Mayer
October 22, 2010.*



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

SURVEYED FOR
DALE DENO
W4236 USH "10"
MENASHA, WI

C:\Projcets\DenoDale20\csm8.dwg
BEARINGS REFERENCED TO COUNTY
DATUM EAST LINE OF THE SOUTHEAST
QUARTER BEARS NORTH 00°04'52" EAST.
THIS INSTRUMENT DRAFTED BY J.G. MAYER"
NOTEBOOK NO 42 PAGE 36.


SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Dale Deno, part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin containing 155,789 square feet or 3.576 acres of land and described as follows.

Commencing at the Southeast Corner of said Section 8, thence North 00°04'52" East a distance of 1,063.42 feet along the east line of the southeast quarter to the point of beginning; thence North 89°11'50" West a distance of 623.21 feet; thence North 00°04'52" East a distance of 250.00 feet to the north line of the southeast quarter of the southeast quarter; thence South 89°11'50" East a distance of 623.21 feet along the north line to the east line of the southeast quarter; thence South 00°04'52" West a distance of 250.00 feet along the east line 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 22nd day of October, 2020.


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 Dale Deno & Kum Cha Deno Joint Revocable Trust.

Dale Deno, Trustee

Kum Cha Deno, Trustee

State of Wisconsin)
Calumet 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, Calumet 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

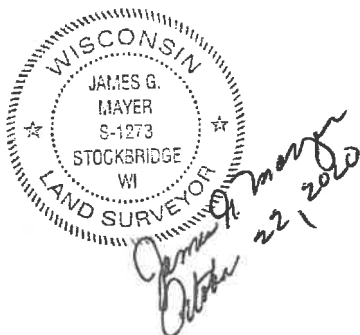
I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in my office show unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2020 affecting the lands included in this Certified Survey Map.

County Treasurer

Date

Notes:

This CSM is part of tax parcel no. 40576. This CSM is contained wholly within the property described in the following recorded instrument: Volume 136 Page 811. The property owner of record is Dale Deno and Kum Cha Deno, W236 USH "10", Menasha WI 54952.



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 17, 2020

Title:

Certified Survey Map – Deno – Peters Road

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant is proposing a 1-lot Certified Survey Map (CSM) for property located at N8650 Peters Road, Location IDs 40616. The purpose of the CSM is to separate the existing home and buildings from the remaining agricultural lands. The proposed lot is 1.725-acres in area with 363-feet of road frontage. The CSM will dedicate a portion of Peters Road to the public for roadway purposes. This lot is under consideration for a rezoning from General Agricultural [AG] to Rural Residential [RR].

Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM) as submitted.

Attachments:

- Aerial Map
- CSM

Calumet County, WI

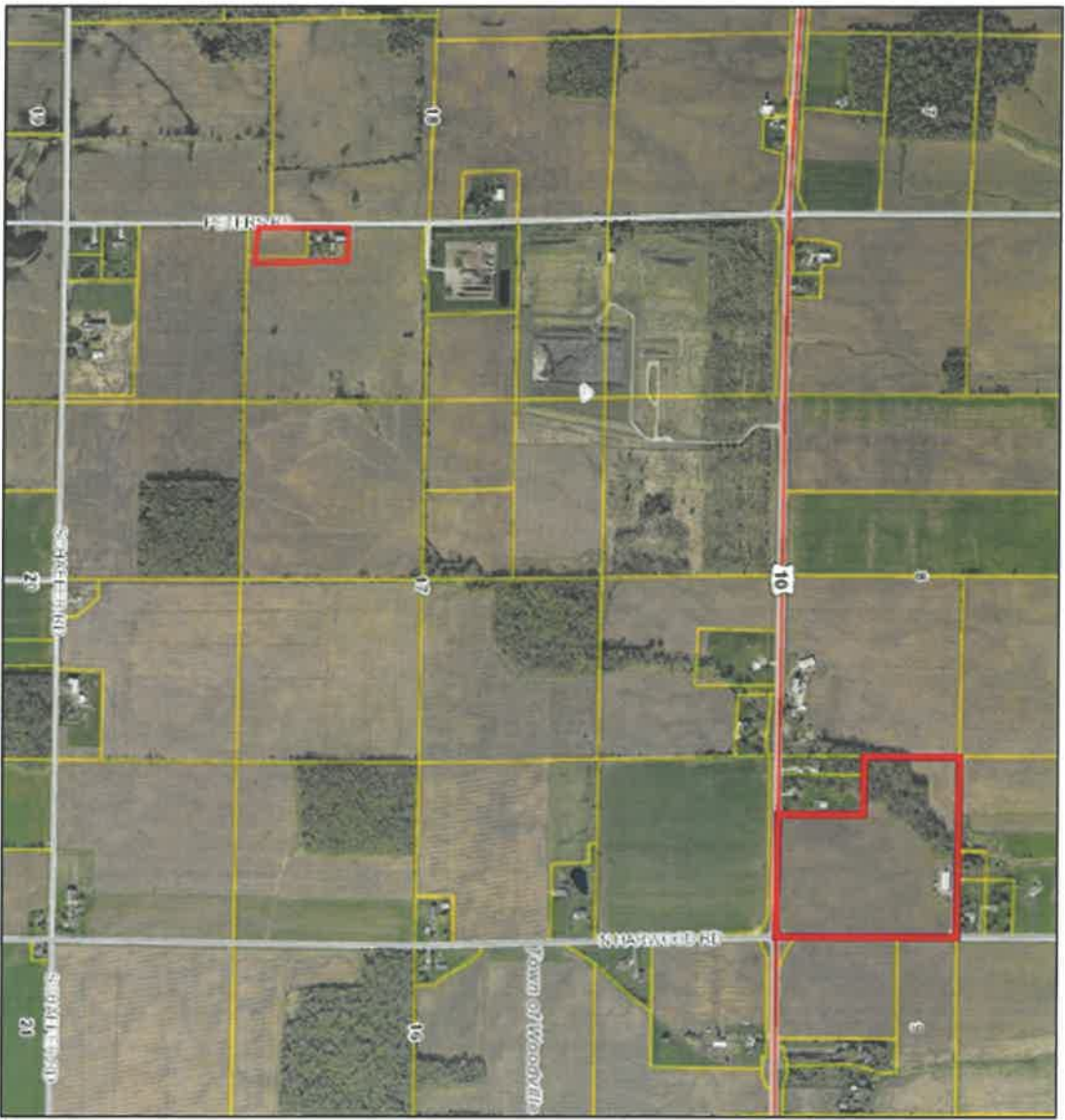
Legend

- County Boundary
- Village/Other
- Unincorporated Community
- Town Boundary
- Precinct Boundary
- Property Hold
- PLSD Station
- State Parks
- County Parks
- Cadastral
- River and Stream
- Major Road
- Local Road
- Water
- Forest
- Agriculture
- Urban
- Other

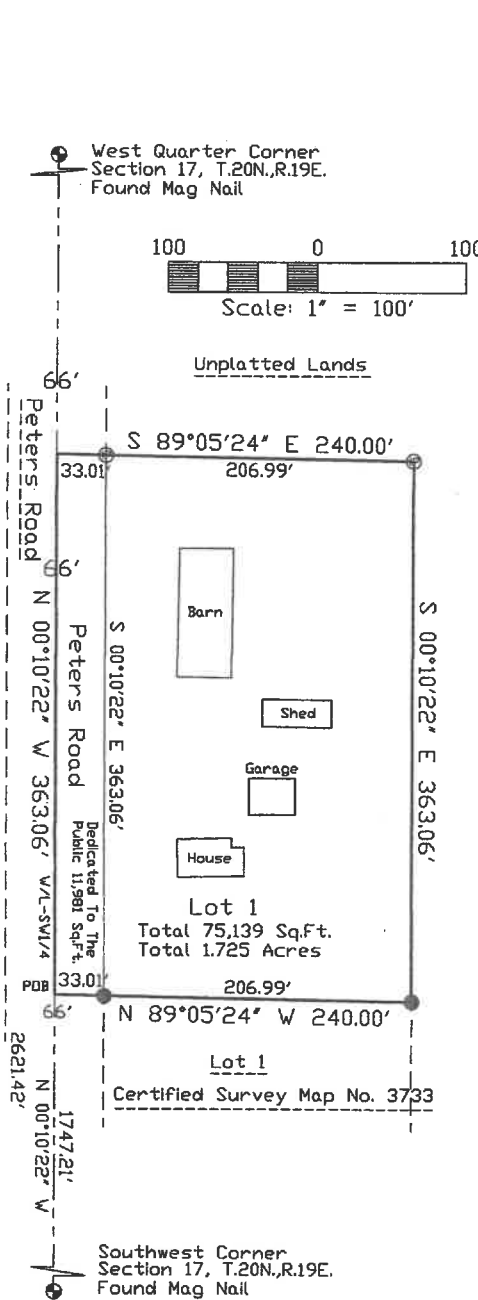


DISCLAIMER: This map is not guaranteed to be accurate, correct, complete or suitable for any particular use. The user assumes all responsibility for the use of this map.

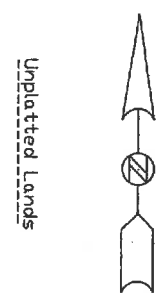
Calumet County, Wisconsin 1911-2011	



PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN.



WISCONSIN
JAMES G. MAYER
S-1273
STOCKBRIDGE
WI
LAND SURVEYOR
*James G. Mayer
October 22, 2020*



- Legend
- ⊙ 1"OD x 24" Iron Pipe Set Weighing 1.68 Lbs./Ft.
 - Found 1" Iron Pipe
 - Found 3/4" Steel Rebar
 - () Recorded As

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

SURVEYED FOR
DALE DENO
W4236 USH "10"
MENASHA, WI

C:\Projects\DenoDale20\csm.dwg
BEARINGS REFERENCED TO COUNTY
DATUM WEST LINE OF THE SOUTHWEST
QUARTER BEARS NORTH 00°10' 22" WEST.
THIS INSTRUMENT DRAFTED BY J.G. MAYER'
NOTEBOOK NO 45 PAGE 39.

SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Dale Deno, part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin containing 87,120 square feet or 2.0 acres of land and described as follows.

Commencing at the Southwest Corner of said Section 17, thence North 00°10'22" West a distance of 1,747.21 feet along the west line of the southwest quarter to the point of beginning; thence continuing North 00°10'22" West a distance of 363.06 feet along the west line; thence South 89°05'24" East a distance of 240.00 feet; thence South 00°10'22" East a distance of 363.06 feet; thence North 89°05'24" West a distance of 240.00 feet 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 22 day of October, 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 Dale Deno & Kum Cha Deno Joint Revocable Trust.

Dale Deno, Trustee

Kum Cha Deno, Trustee

State of Wisconsin)
Calumet 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, Calumet 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. 40616. This CSM is contained wholly within the property described in the following recorded instrument: Volume 106 Page 337. The property owner of record is Dale Deno and Kum Cha Deno, W236 USH "10", Menasha WI 54952.

WISCONSIN
JAMES G.
MAYER
S-1073
STOCKBRIDGE
WI
LAND SURVEYOR

James G. Mayer
October 22, 2020

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 17, 2020

Title:

Zoning Map Amendment (Rezoning) – Mielke

Issue:

Should the Plan Commission recommend approval of a zoning map amendment (rezoning) to the Village Board?

Background and Additional Information:

The applicant is proposing to rezone property located along Mielke Road, Location IDs 43796, from General Agricultural [AG] to Rural Residential [RR]. The purpose of the rezoning is to create lots for single-family home sites. The Comprehensive Plan and Future Land Use Map identifies these properties as ‘Single Family Residential (Unsewered)’. The proposed rezoning is consistent with the Comprehensive Plan. Many of the surrounding properties in this area are zoned Rural Residential.

Findings of Fact:

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

Recommended Action:

Staff recommends approval of the Zoning Map Amendments from General Agricultural [AG] to Rural Residential [RR] as submitted.

Attachments:

- Aerial Map
- Zoning Map

Calumet County, WI

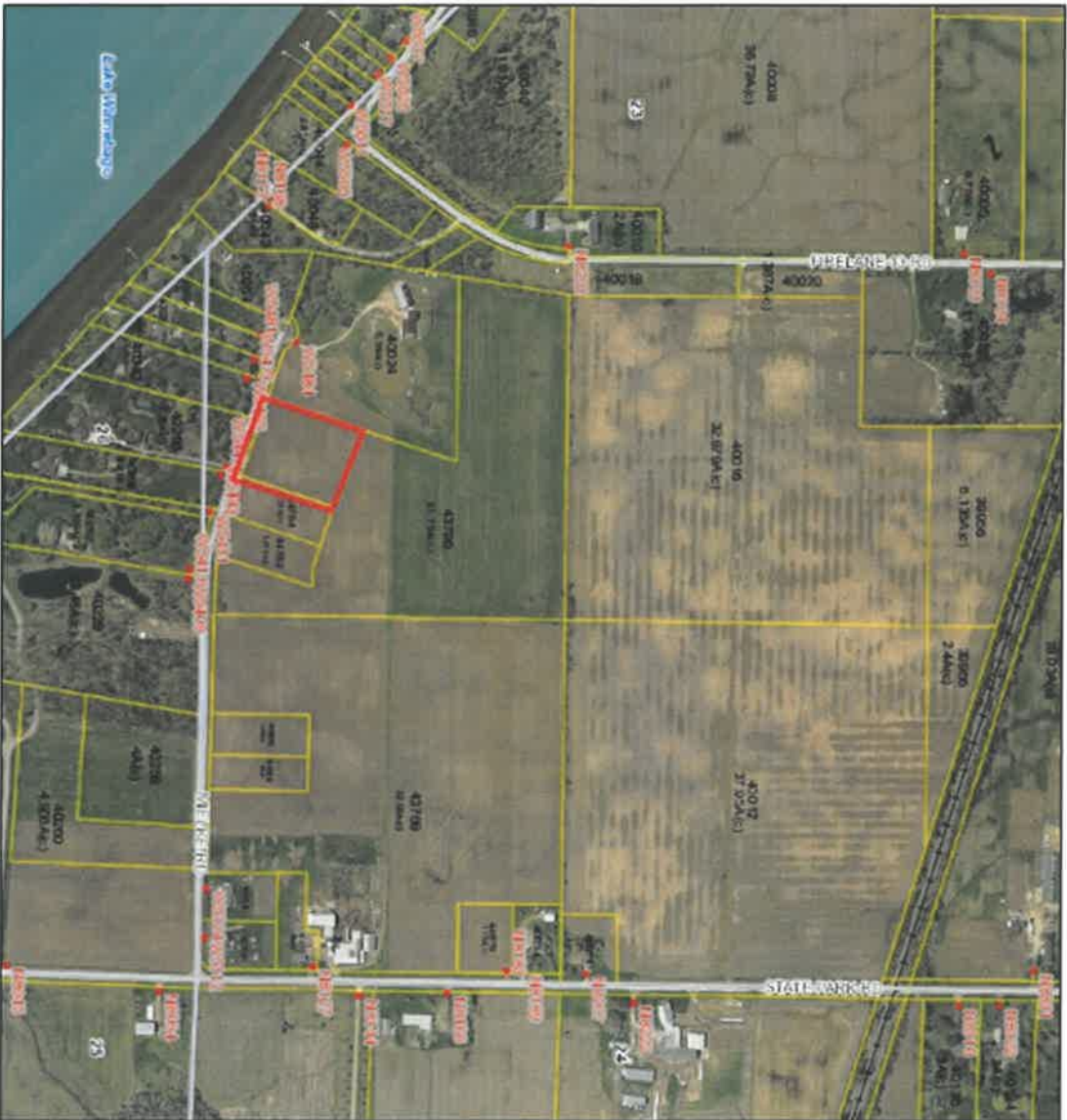
Legend

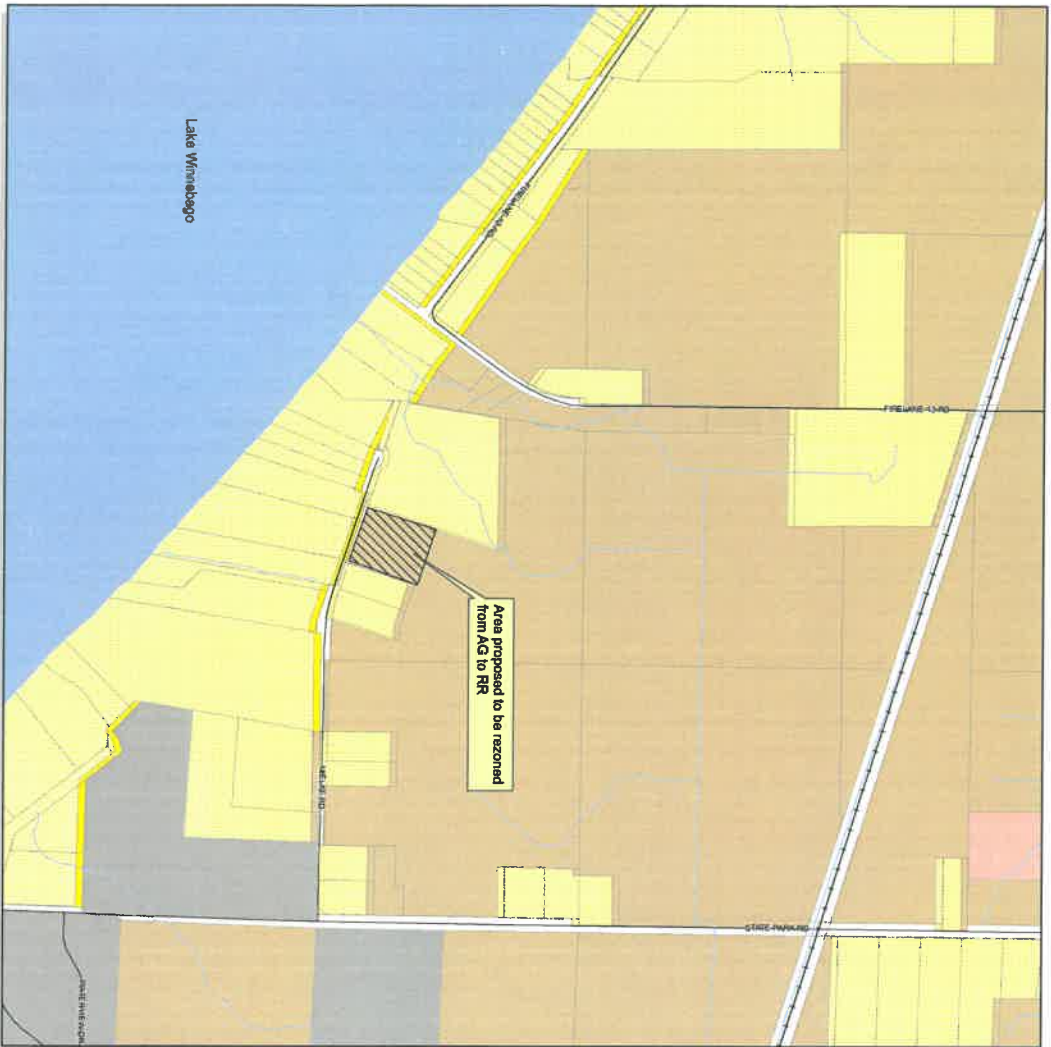
- Aerial Base
- County Boundary
- Wisconsin Water
- Unincorporated Community
- Town Boundary
- Point of Interest
- Precinct Boundary
- Property Heat
- PLSL Station
- State Route
- County Parks
- Trails
- River and Stream
- Major Roads
- Local Roads
- Land Parcel
- Land Parcel
- Railroad
- Clear 2018
- Clear 2017
- Clear 2016
- Clear 2015



DISCLAIMER: This map is not guaranteed by the association, entered, created, or designed by the association. It is the responsibility of the user.

2024





Zoning Map

Village of Harrison

Calumet & Outagamie Counties, WI

Legend

- | | |
|--|-----------------------|
| Zoning Districts | RoadCenterline |
| AG General Agriculture | Local Roads |
| RR Rural Residential | County Highway |
| RS-1 Single-Family Residential (Suburban) | State Highway |
| RS-2 Single-Family Residential (Traditional) | US Highway |
| RT Two-Family Residential | Railroads |
| RM Multiple-Family Residential | Streams |
| CH Neighborhood Commercial | Town of Harrison |
| COOR Office & Retail Commercial | Parcels |
| CC Community Commercial | Subject Property |
| BP Business Park | |
| IM Industrial & Manufacturing | |
| NC Natural & Conservancy | |
| MHO Mobile Home Overlay | |
| PDO Planned Development Overlay | |
| SHO Shoreland Overlay* | |
| SWO Shoreland-Wetland Overlay* | |

*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
 Village Hwy 114
 Harrison, WI 54942
 920-885-1082

Adopted: July 27, 2010
 Effective November 1, 2010
 Current to August 26, 2020

Disclaimer:
 This map is neither a legally recorded map nor a survey and is not intended to be used as such. The Town of Harrison does not intend to be bound by the information on this map. In no event shall Calumet County or the Town of Harrison be liable to anyone for any loss arising from the use or misuse of these maps and data. All rights reserved. All information provided by Calumet County is for informational purposes only. Original recorded source documents related to the county boundaries 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.

PLAN COMMISSION MEETING

From:

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON

Meeting Date:

November 17, 2020

Title:

Certified Survey Map – Mielke

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant is proposing a 1-lot Certified Survey Map (CSM) for property located along Mielke Road, Location IDs 43796. The purpose of the CSM is to create a lot for a single-family home site. The proposed lot is 1.205-acres in area with 150-feet of road frontage. This lot is under consideration for a rezoning from General Agricultural [AG] to Rural Residential [RR].

Recommended Action:

Staff recommends approval of the Certified Survey Map as submitted.

Attachments:

- Aerial Map
- CSM

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN.

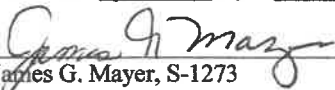
SURVEYOR'S CERTIFICATE

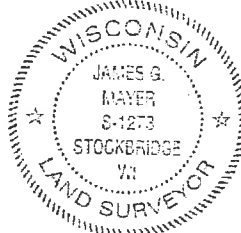
I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Donald R. Mielke, part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 52,550 square feet or 1.205 acres of land and described as follows.

Commencing at the Southeast Corner of said Section 23, thence North 89°24'09" West a distance of 1,316.76 feet along the south line of the southeast quarter to the east line of the southwest quarter of the southeast quarter; thence North 00°51'51" East a distance of 45.34 feet to the north right-of-way line of Mielke Road; thence North 88°51'55" West a distance of 120.67 feet along the north right-of-way line to a point of curvature; thence 219.51 feet along the arc of a 725.34 foot radius curve to the right, with a chord bearing of North 80°11'44" West a distance of 218.67 feet and a central angle of 17°20'22" along the north right-of-way line to the point of tangency; thence North 71°31'33" West a distance of 324.05 feet along the north right-of-way line to the point of beginning; thence continuing North 71°31'33" West a distance of 150.00 feet along the north right-of-way line; thence North 18°28'27" East a distance of 350.00 feet; thence South 71°31'33" East a distance of 150.00 feet; thence South 18°28'27" West a distance of 350.00 feet 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 30th day of October, 2020.


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

Donald R. Mielke, Owner

State of Wisconsin)
Calumet 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, Calumet County, Wisconsin

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET 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. 43796. This CSM is contained wholly within the property described in the
following recorded instrument: Doc. No. 356788. The property owner of record is Donald R. Mielke, W5484
Mielke Road, Menasha WI 54952.



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 17, 2020

Title:

Zoning Map Amendment (Rezoning) – Biggar (Ataraxia)

Issue:

Should the Plan Commission recommend approval of a zoning map amendment (rezoning) to the Village Board?

Background and Additional Information:

The applicant is proposing to rezone property located along Manitowoc Road east of Woodland School, Location IDs 33502, from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] and Planned Development Overlay [PDO]. The purpose of the rezoning is to develop a conservation subdivision in the future. The Comprehensive Plan and Future Land Use Map identifies these properties as ‘Single Family Residential (Transitional)’. The Transitional designation is to limit the amount of development not on public sewer & water. This area will have access to public sewer & water and the developer will be responsible to extending the sewer & water to the property. The PDO will be utilized as an overlay to accommodate the unique development standards of the proposed subdivision. A PDO development declaration and agreement will be developed for review and approval in the future. The proposed rezoning is consistent with the Comprehensive Plan.

Findings of Fact:

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

Recommended Action:

Staff recommends approval of the Zoning Map Amendments from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] and Planned Development Overlay [PDO] as submitted.

Attachments:

- Aerial Map
- Zoning Map

Zoning Map

Village of Harrison

Calumet & Outagamie Counties, WI

Legend

Zoning Districts

- AG | General Agriculture
- RR1 | Rural Residential
- RS-1 | Single-Family Residential (Suburban)
- RS-2 | Single-Family Residential (Traditional)
- RT | Two-Family Residential
- RM | Multiple-Family Residential
- CN | Neighborhood Commercial
- CCR | 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
- Railroads
- Streams
- Town of Harrison
- Parcel
- Subject Property

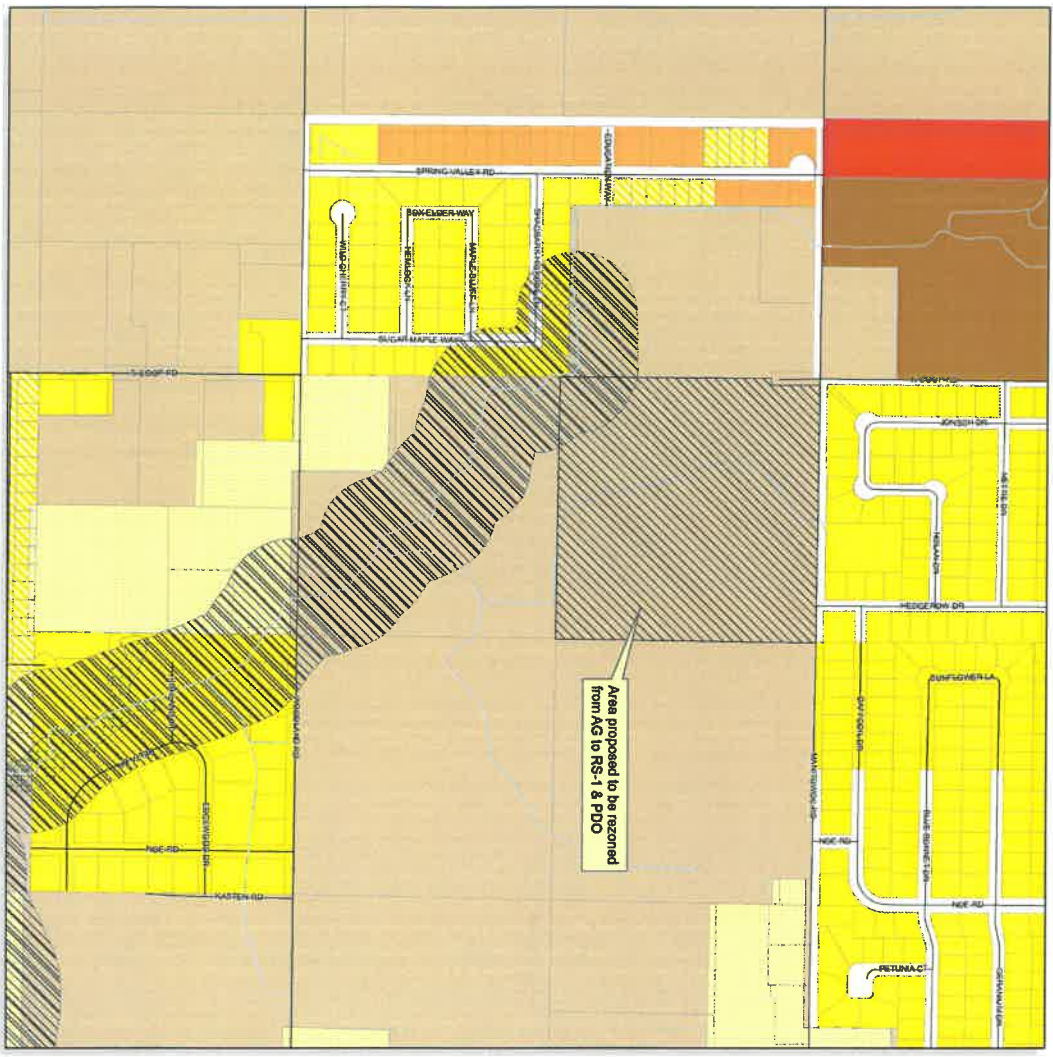
* Please note that the SHO & SWO boundaries are subject to change based on determinations of navigable waterways.

The map was created by:

Village of Harrison
 Harrison, WI 54952
 920-988-1082
 Adopted: July 27, 2010
 Effective: August 26, 2010
 Current as of: August 26, 2020



Disclaimer:
 This map was created using data obtained from Calumet County. The map is neither a legally recorded map nor a survey and is not intended to be used as such. The Town of Harrison does not represent or warrant the accuracy, completeness, or reliability of the information or data contained herein. No representation is made of the data for any use arising from the use or misuse of these maps and data. Use and reliance on the information provided for 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.



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 17, 2020

Title:

Certified Survey Map – Propson

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant is proposing a 2-lot Certified Survey Map (CSM) for property located at W4928 Schaefer Road, Location IDs 39332. The purpose of the CSM is to separate the house from the building. Lot 1 is proposed to be 3.229-acres with 340-feet of road frontage. Lot 2, which contains the existing house, is proposed to be 1.142-acres with 185-feet of road frontage. This property is currently zoned Rural Residential [RR].

Recommended Action:

Staff recommends approval of the Certified Survey Map with a note that the right-of-way for Schaefer Road be dedicated to the public.

Attachments:

- Aerial Map
- CSM

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2, C.S.M. NO. 2554, VOLUME 20, PAGE 55, DOCUMENT NO. 353358;
BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 13, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 2 of 4)


SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Lynn Propson, All of Lot Two (2) of Certified Survey Map No. 2554 as recorded in Volume 20 on Page 55 as Document No. 353358, being located in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirteen (13), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 190,383 square feet (4.371 acres) of land and being described by:

Commencing at the Southeast corner of said Section 13; thence N88°-22'-22"W 427.73 feet along the south line of the SE1/4 of said Section 13 to the southeast corner of said Lot 2 of Certified Survey Map No. 2554 and the point of beginning; thence continuing N88°-22'-22"W 526.19 feet along said south line of the SE1/4 of said Section 13 to the southwest corner of said Lot 2; thence N00°-30'-13"E 377.14 feet along the west line of said Lot 2 to the northwest corner thereof; thence S88°-22'-22"E 227.00 feet along the north line of said Lot 2; thence continue along said north line of Lot 2 S78°-14'-26"E 305.00 feet to the northeast corner thereof; thence S00°-30'-13"W 323.47 feet along the east line of said Lot 2 to the point of beginning. Being subject to any and all easements and restrictions of record.

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

Dated this 29th day of OCTOBER, 2020.


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



Survey Notes:

- Owner of Record: Lynn A. Propson
- Parcel Number: 131-39332
- Deed of Record: Document No. 537391
- Site Address: W4928 Schaefer Road, Menasha, WI 54952

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2, C.S.M. NO. 2554, VOLUME 20, PAGE 55, DOCUMENT NO. 353358;
BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 13, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 13, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

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

Village of Harrison – Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

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

County Treasurer: Calumet County

Date



STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2, C.S.M. NO. 2554, VOLUME 20, PAGE 55, DOCUMENT NO. 353358;
BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 13, T.20N., R.18E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 4 of 4)

OWNER'S CERTIFICATE

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

Lynn A. Propson

Date

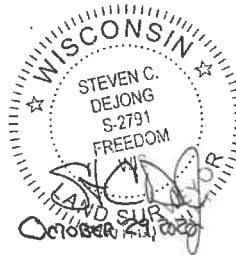
NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2020.

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

Notary Public _____ County, Wisconsin.

My Commission Expires _____



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 17, 2020

Title:

Discussion Item – Climate Controlled Storage & Multiple Family Residential Development

Issue:

The Plan Commission is being asked to provide feedback on a potential climate controlled storage & multiple family residential development and whether it is appropriate for the location.

Background and Additional Information:

The landowners have an interested party in the property on KK (owned by Rick Sweere and Trent Novotny). The scope of his project would be a multi-family development on the pond and a commercial climate-controlled storage facility on the KK frontage. The landowners understand that “storage” is not highly desirable, but this is not a mini-warehouse. The buyer/developer is currently working with Grand Chute on another facility on Hwy. 15, and that is progressing nicely (see attached drawings). The building the developer is putting there, which would be similar to the one proposed for Harrison, is a 100,000+ sqft, heated and cooled, sprinklered, pre-engineered metal building. The Grand Chute project will likely cost over \$5,000,000.00, and on this lot the developer would be adding 4+ acres of multifamily on the south side of Amy Avenue that could be additional millions in developed value. The landowners would like to see this go forward. They have owned this land for many years waiting for the right project, and they think this could be it.

The issue is whether an indoor storage facility is appropriate for this location. The property is currently zoned Office & Retail Commercial [COR] north of Amy Avenue and Multiple-Family Residential [RM] south of Amy Avnue. The COR zoning allows multi-tenant buildings as a conditional use permit. Mini-warehouse is only allowed in the Industrial & Manufacturing [IM] or General Agricultural [AG] zoning districts. The landowners feel that the zoning code doesn’t accurately identify this type of building. They contend that mini-warehouses bring little tax base to the community, while this development would be a very taxable development. Though the storage may not use a lot of utilities, the multifamily portion of the development certainly would. The multifamily portion of the development would be located in the existing RM zoning district, no changes would be needed, only a conditional use permit. The landowners would like to know how this could move forward.

Does the Plan Commission wish to consider the commercial climate controlled storage as a Conditional Use for the COR zoning as a multi-tenant building over 20,000 sq ft? Or, will the Plan Commission consider a request to rezone to IM where storage would be a permitted use?

The developer only wants to do the project if he can do both multifamily and commercial as they complement each other. The landowners state that the developer is doing a few of these facilities in the state now, and will simply find another municipality that will allow it if this does not work. The landowners state that the storage is his main business, but he has other multifamily developments that make this lot more attractive to him.

Recommended Action:

Discussion item, no action required.

Attachments:

- Aerial Map
- Zoning Map
- Project plans for a similar project in another community.

Calumet County, WI


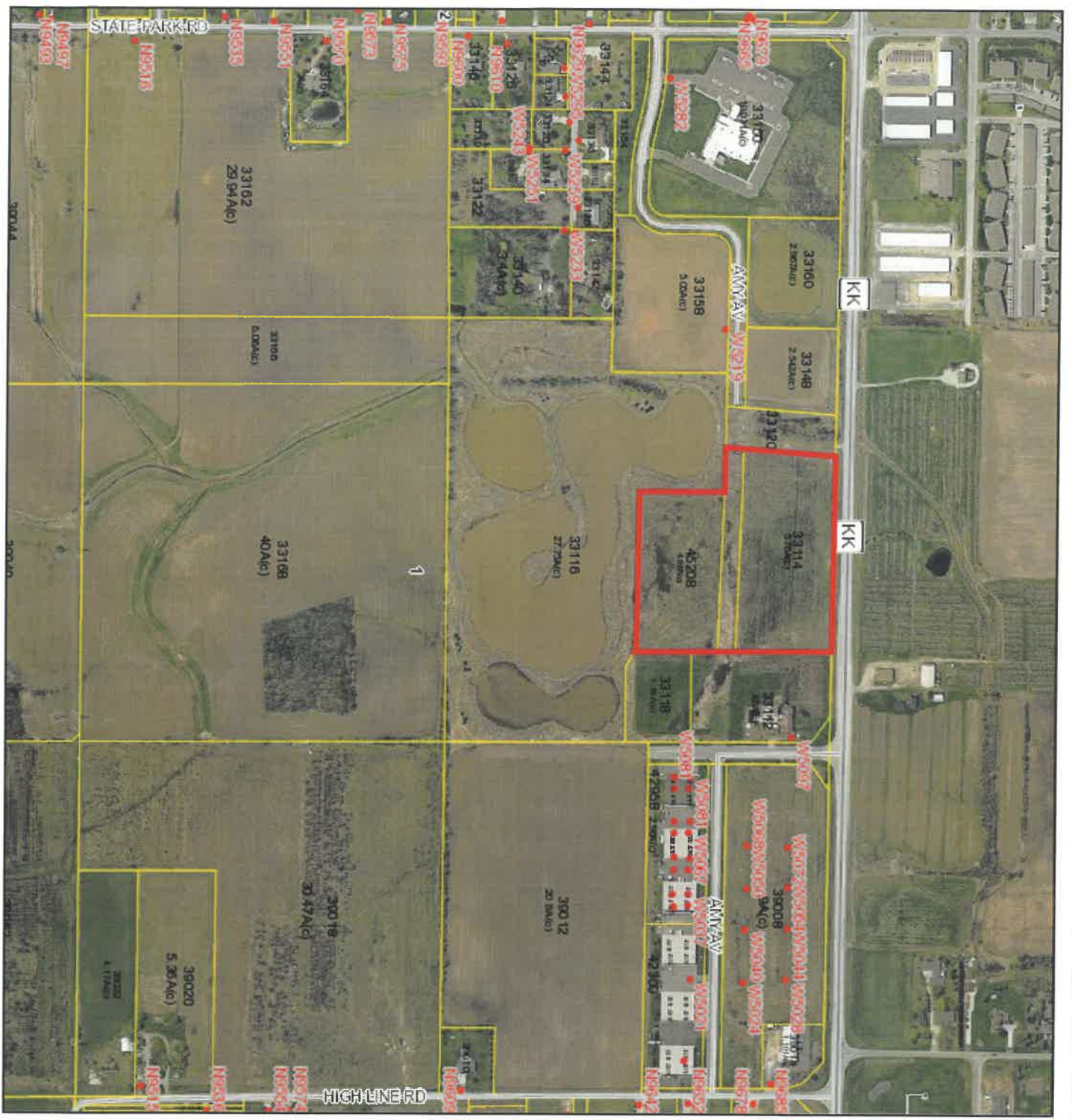
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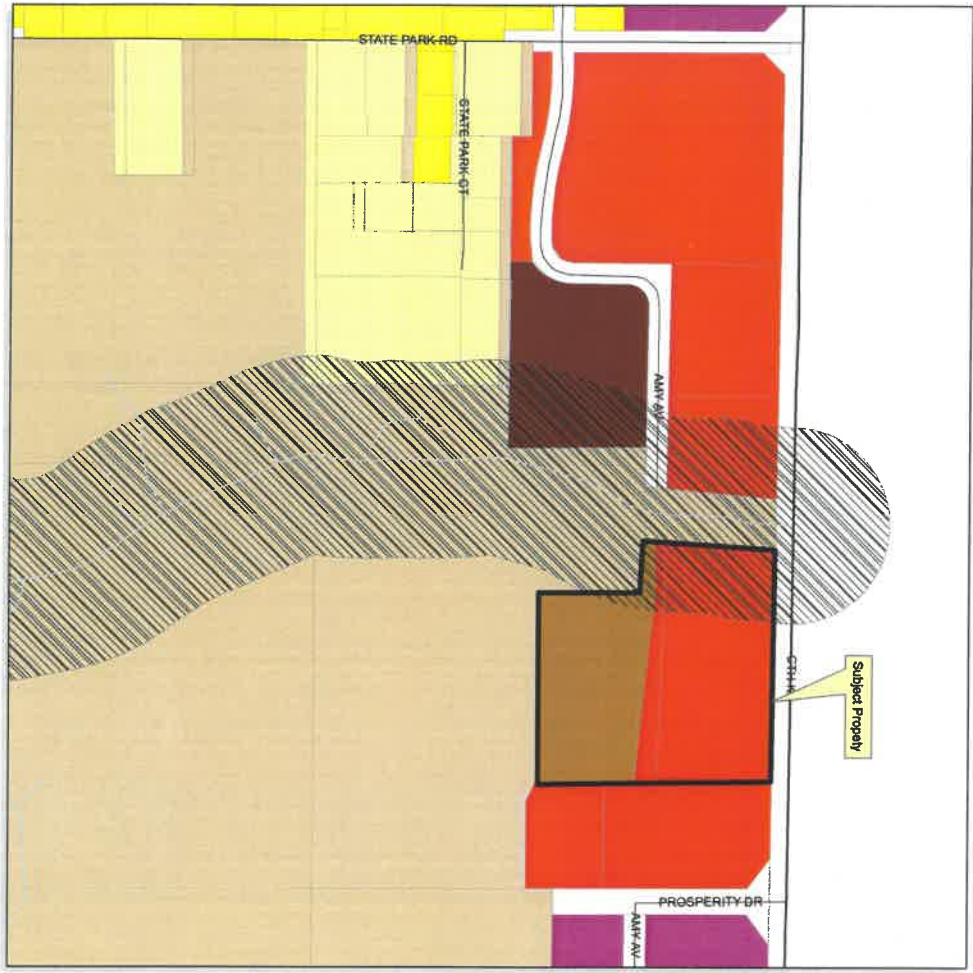
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- ▭ County Boundary
- ▭ Wisconsin Water
- Unincorporated Community
- ▭ Town Boundary
- ▭ Point of Interest
- ▭ Parcel Boundary
- ▭ Property Hook
- ▭ PLSS Section
- ▭ State Parks
- ▭ County Parks
- ▭ Lake
- ▭ River and Stream
- ▭ Major Roads
- ▭ Local 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:	11/20/20 11:42 AM
Source:	



Zoning Map

Village of Harrison

Calumet & Outagamie Counties, WI

Legend

Zoning Districts

- AG | General Agriculture
- RR1 | Rural Residential
- RS-1 | Single-Family Residential (Suburban)
- RS-2 | Single-Family Residential (Traditional)
- RT | Two-Family Residential
- RM | Multiple-Family Residential
- CN1 | Neighborhood Commercial
- COOR | Office & Retail Commercial
- CC | Community Commercial
- BP | Business Park
- IM | Industrial & Manufacturing
- NC | Natural & Consistency
- MHO | Mobile Home Overlay
- PDO | Planned Development Overlay
- SHO | Shoreland Overlay
- SMD | Shoreland-Wetland Overlay

Road Centerline

- Local Roads
- County Highway
- State Highway
- US Highway
- Railroads
- Streams
- Parcels
- Tom of Harrison

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

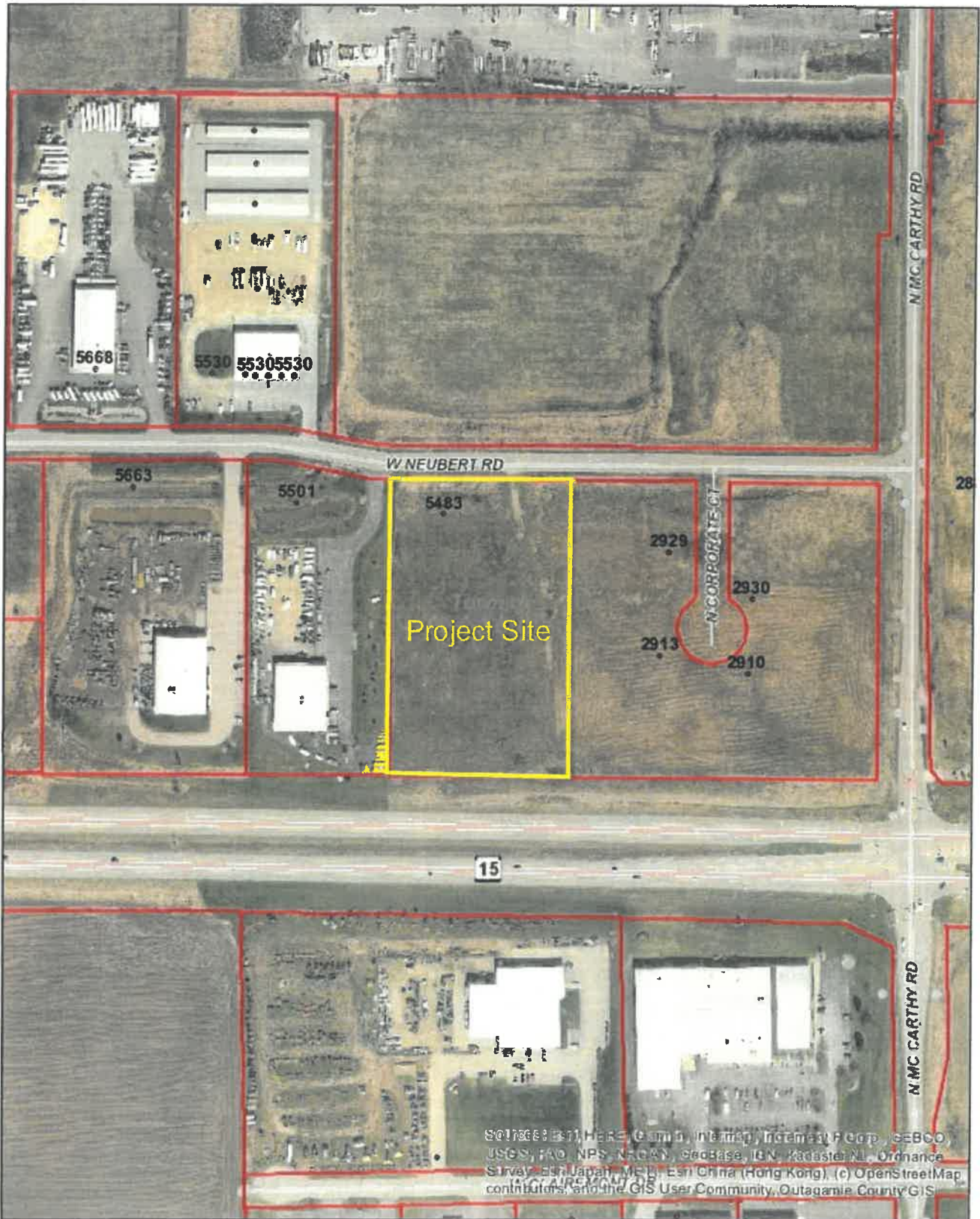
This map was created by:
 Village of Harrison
 Village of Harrison
 Harrison, WI 54952
 920-488-1002

Adopted: July 27, 2010
 Effective: November 1, 2010
 Current as of: August 26, 2020



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SP-16-20 -- 5483 W. Neubert Road



Disclaimer: The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:
Copyright:





PROPOSED BUILDING FOR:
ECHOE GRAND CHUTE STORAGE
 NEUBERT ROAD • GRAND CHUTE, WI

DATE: 11.15.2005
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 DATE: 11.15.2005

2003340
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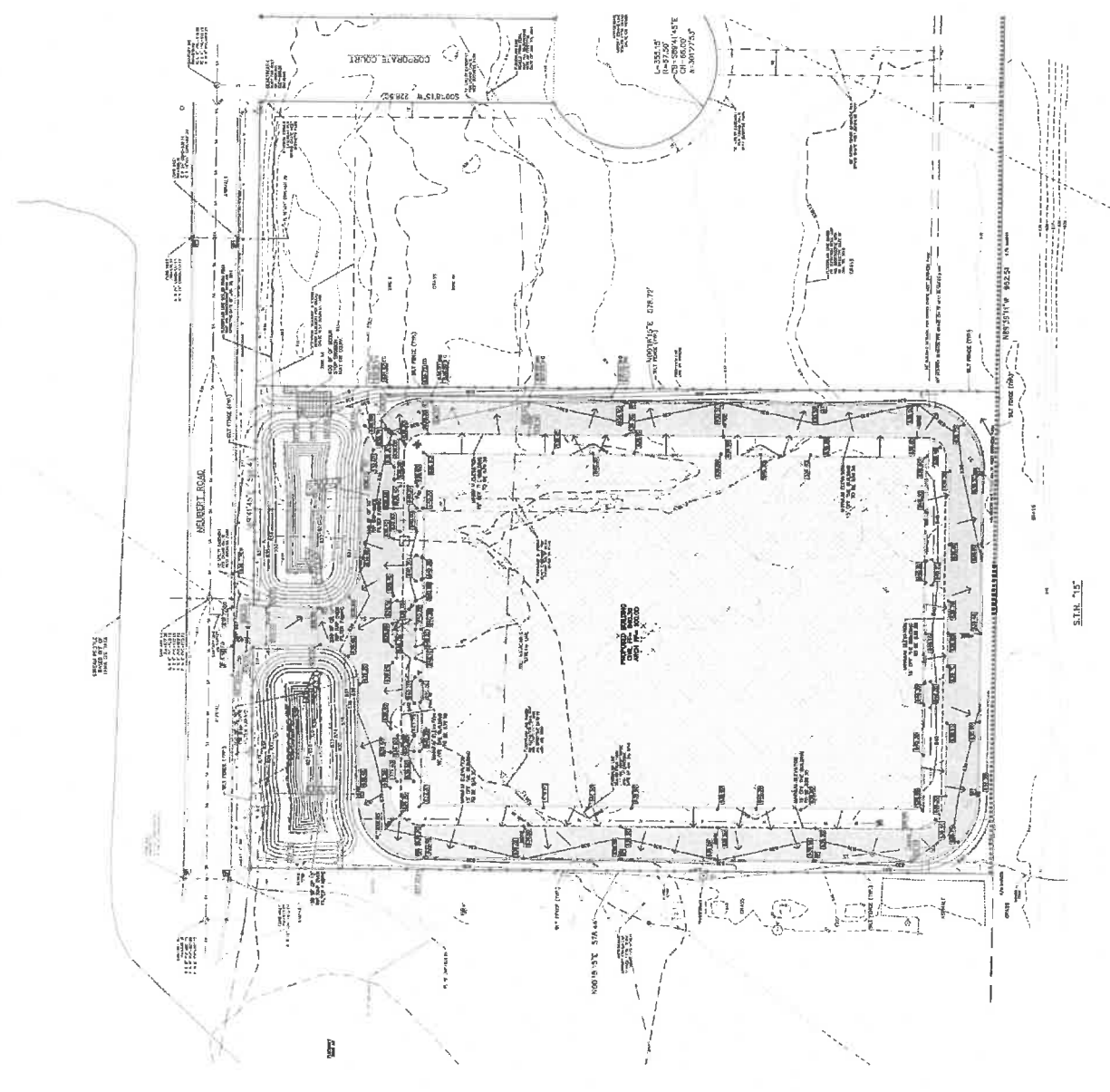
C1.2

REVISION NOTES:
 1. REVISIONS SHALL BE MADE TO ALL SHEETS.
 2. REVISIONS SHALL BE MADE TO ALL SHEETS.
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NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:
 A. MINNESOTA STATE BUILDING CODE
 B. MINNESOTA STATE ELECTRICAL CODE
 C. MINNESOTA STATE MECHANICAL CODE
 D. MINNESOTA STATE PLUMBING CODE

GENERAL NOTES:
 1. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

CONCRETE WORKING NOTES:
 1. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:
 A. ACI 308R-02
 B. ACI 309-02
 C. ACI 318M-02



CIVIL GRADING AND EROSION CONTROL PLAN

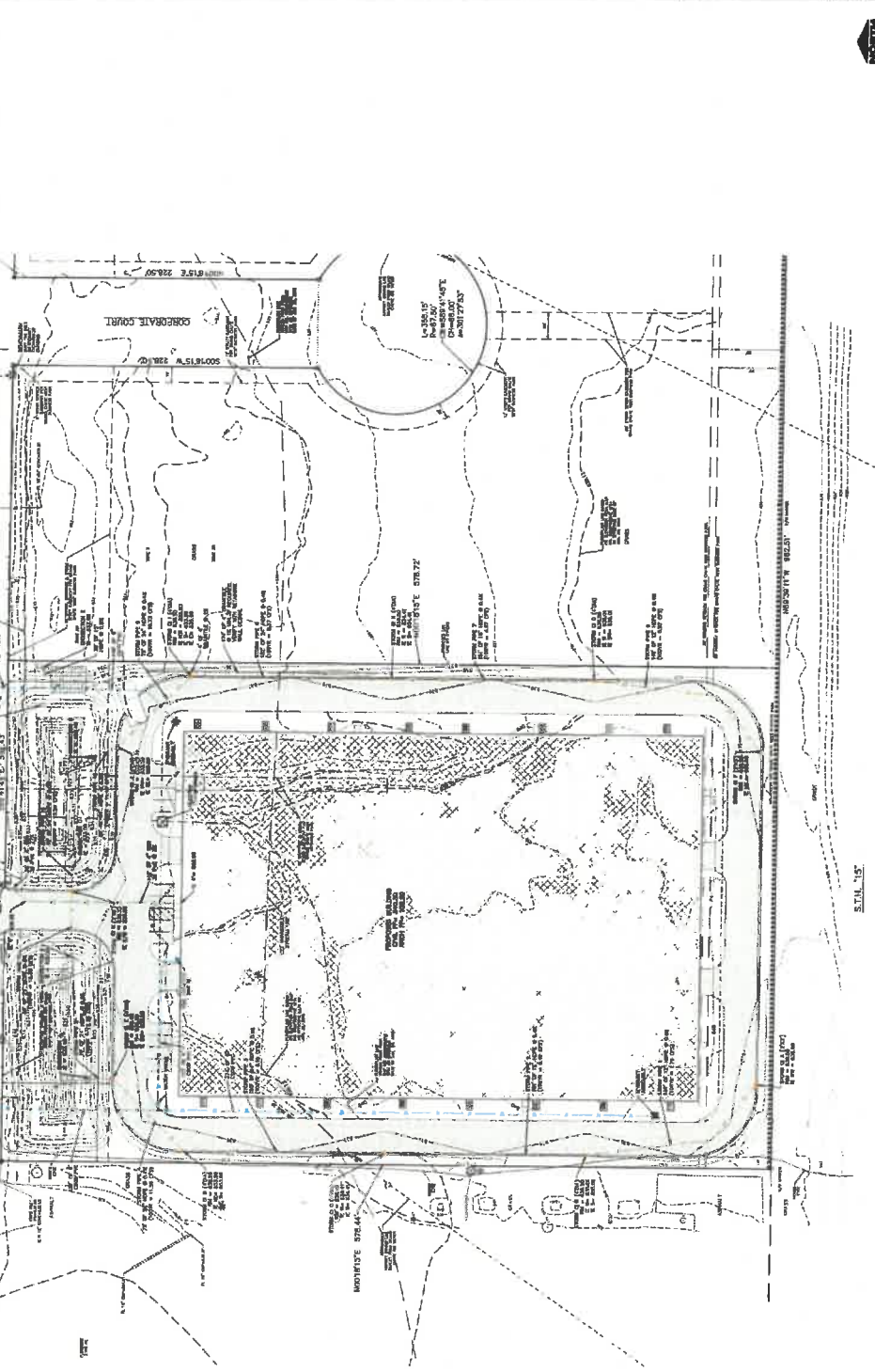


PROPOSED BUILDING FOR:
ECHOE GRAND CHUTE STORAGE
 NEUBERT ROAD • GRAND CHUTE, WI

NOT FOR CONSTRUCTION
 DATE: 08/11/2010
 SHEET NO. 2009340

C1.3
 CIVIL UTILITY PLAN

LEGEND:
 - PROPOSED UTILITY LOCATIONS
 - EXISTING UTILITY LOCATIONS
 - PROPOSED BUILDING FOOTPRINT
 - PROPOSED DRIVEWAY AND WATER SERVICE
 - PROPOSED DRIVEWAY AND WATER SERVICE
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PROUTTS
 CIVIL UTILITY PLAN

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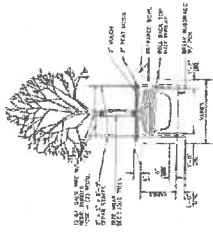
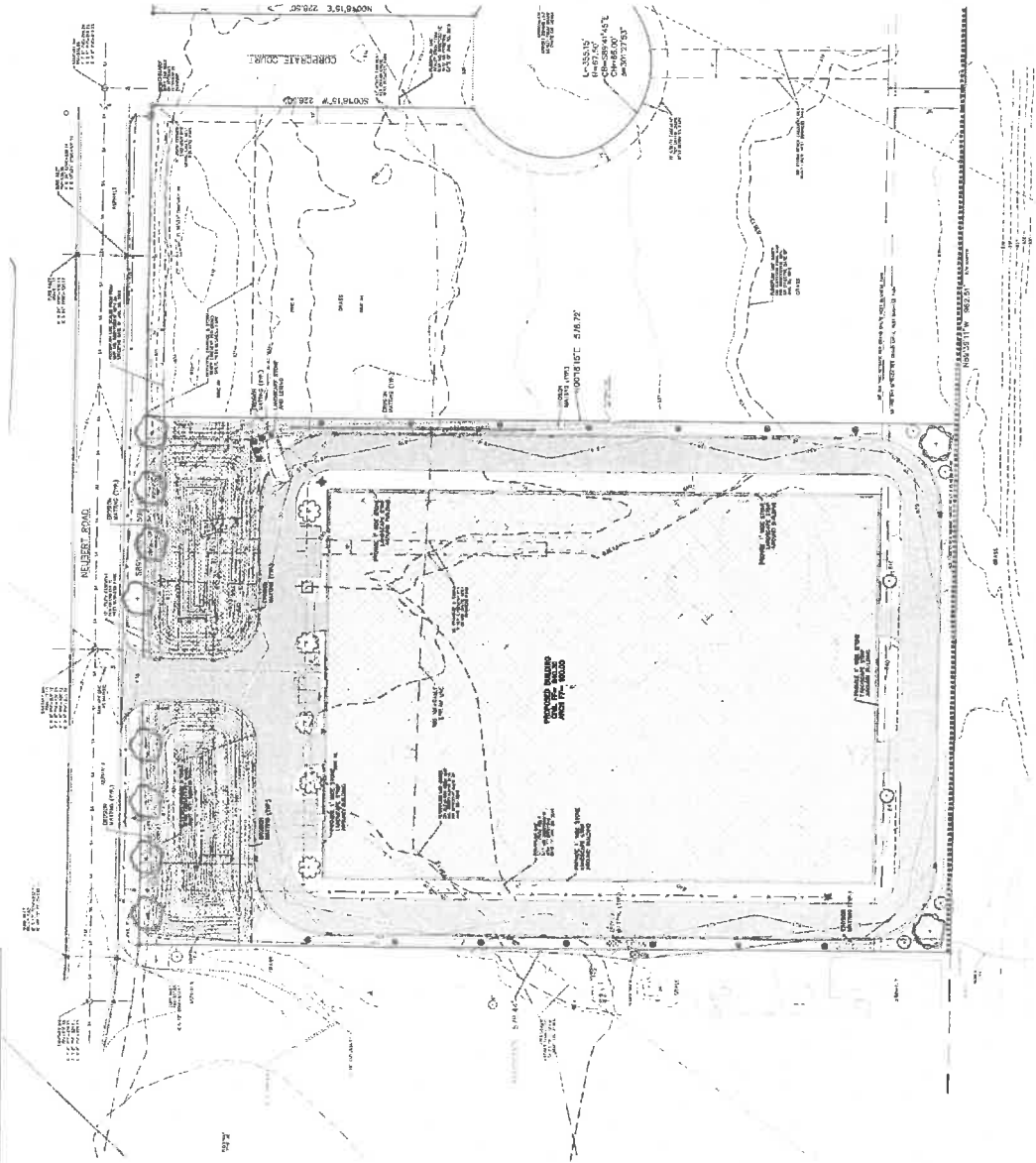


PROPOSED BUILDING FOR:
ECHOE GRAND CHUTE STORAGE
 NEUBERT ROAD • GRAND CHUTE, WI

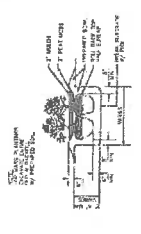
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 CLIENT: [REDACTED]

PROJECT NO.: 2030340
 SHEET NO.: C1.4

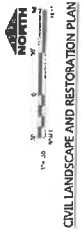
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TREE PLANTING DETAIL
 TO SCALE



SHRUB PLANTING DETAIL
 TO SCALE

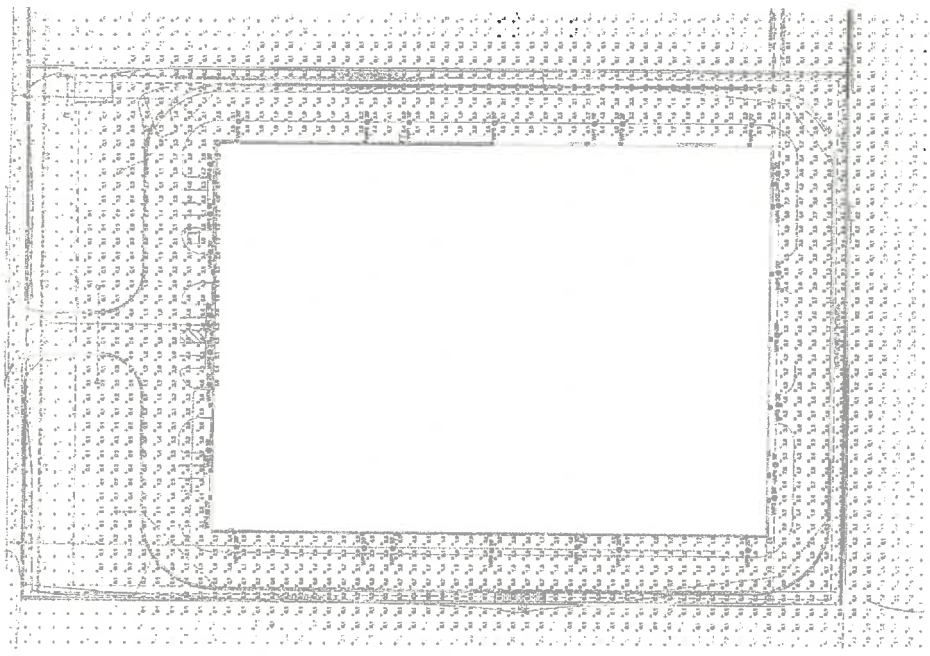


CIVIL LANDSCAPE AND RESTORATION PLAN



ECHOE GRAND CHUTE STORAGE
 PROPOSED BUILDING FOR:
 NEUBERT ROAD • GRAND CHUTE, WI

NOT FOR CONSTRUCTION
 SHEET NUMBER: 209540
 PXP



SITE PLAN - PHOTOMETRIC



Symbol	Color	Use	Notes
[Symbol]	[Color]	[Use]	[Notes]

Item	Quantity	Unit	Notes
[Item]	[Quantity]	[Unit]	[Notes]

ONE-SITE PLAN PHOTOMETRIC

WATER-LED WALL PANEL

DESCRIPTION: Water-led wall panels are designed to provide a modern, sustainable lighting solution. They feature a unique design that allows water to flow through the panel, creating a soft, ambient glow. The panels are made of high-quality materials and are easy to install. They are perfect for use in a variety of settings, including homes, offices, and public spaces.

FEATURES:

- Modern, sustainable lighting solution
- Unique design that allows water to flow through the panel
- Made of high-quality materials
- Easy to install
- Perfect for use in a variety of settings

INSTALLATION:

1. Prepare the wall surface by removing any old wallpaper or paint.
2. Measure the wall and mark the location of the panels.
3. Cut the panels to size.
4. Apply the adhesive to the back of the panels.
5. Press the panels onto the wall.
6. Turn on the water and enjoy the glow.



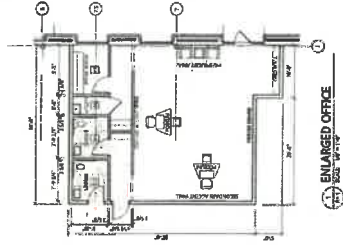
PROPOSED STORAGE UNITS FOR:
ECHOE GRAND CHUTE STORAGE
NEUBERT ROAD • GRAND CHUTE, WI

PROPOSED STORAGE UNITS FOR: ECHOE GRAND CHUTE STORAGE NEUBERT ROAD • GRAND CHUTE, WI

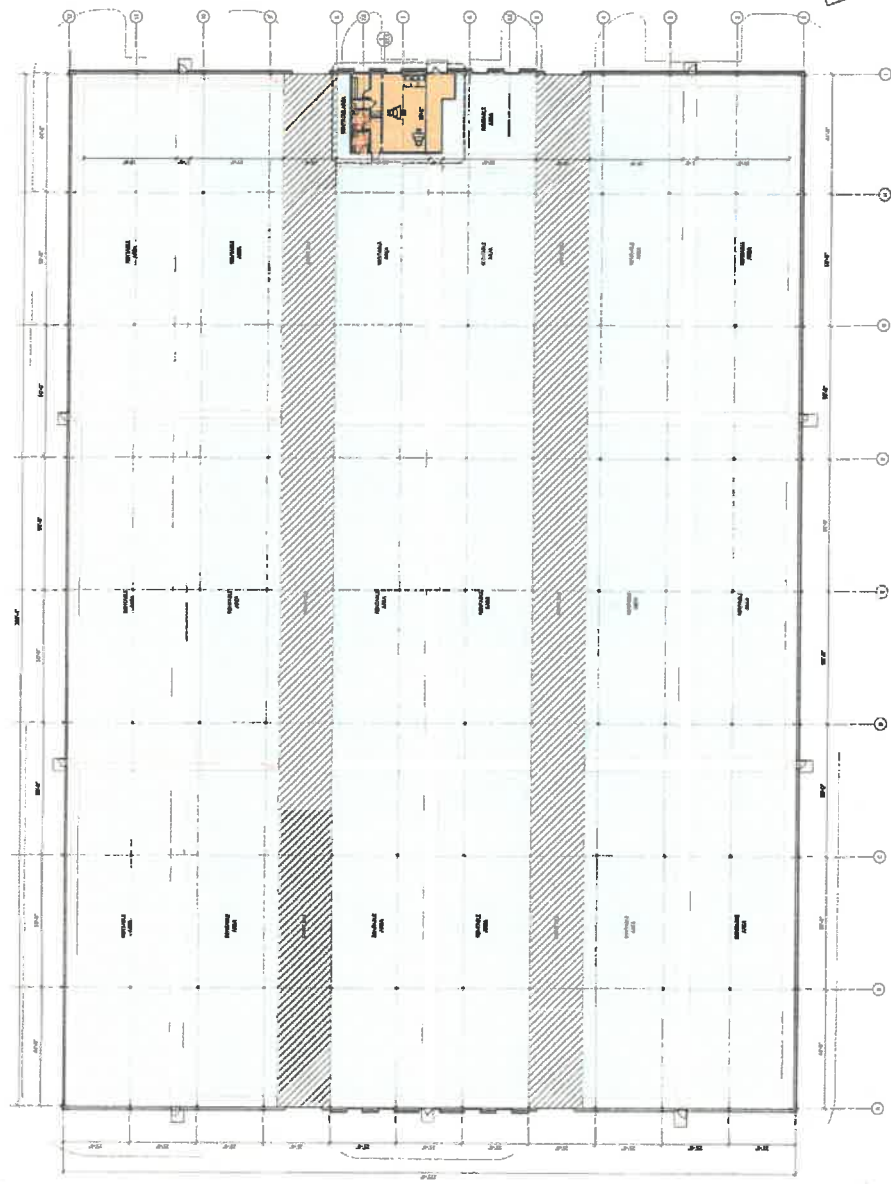
PERMIT/REVISION DATE:
AREA 11, 2008
AREA 12, 2008
AREA 13, 2008
AREA 14, 2008
OFFICE: 6, 2008

NOT FOR CONSTRUCTION
JOB NUMBER: 20080340
SHEET NUMBER: A1.1

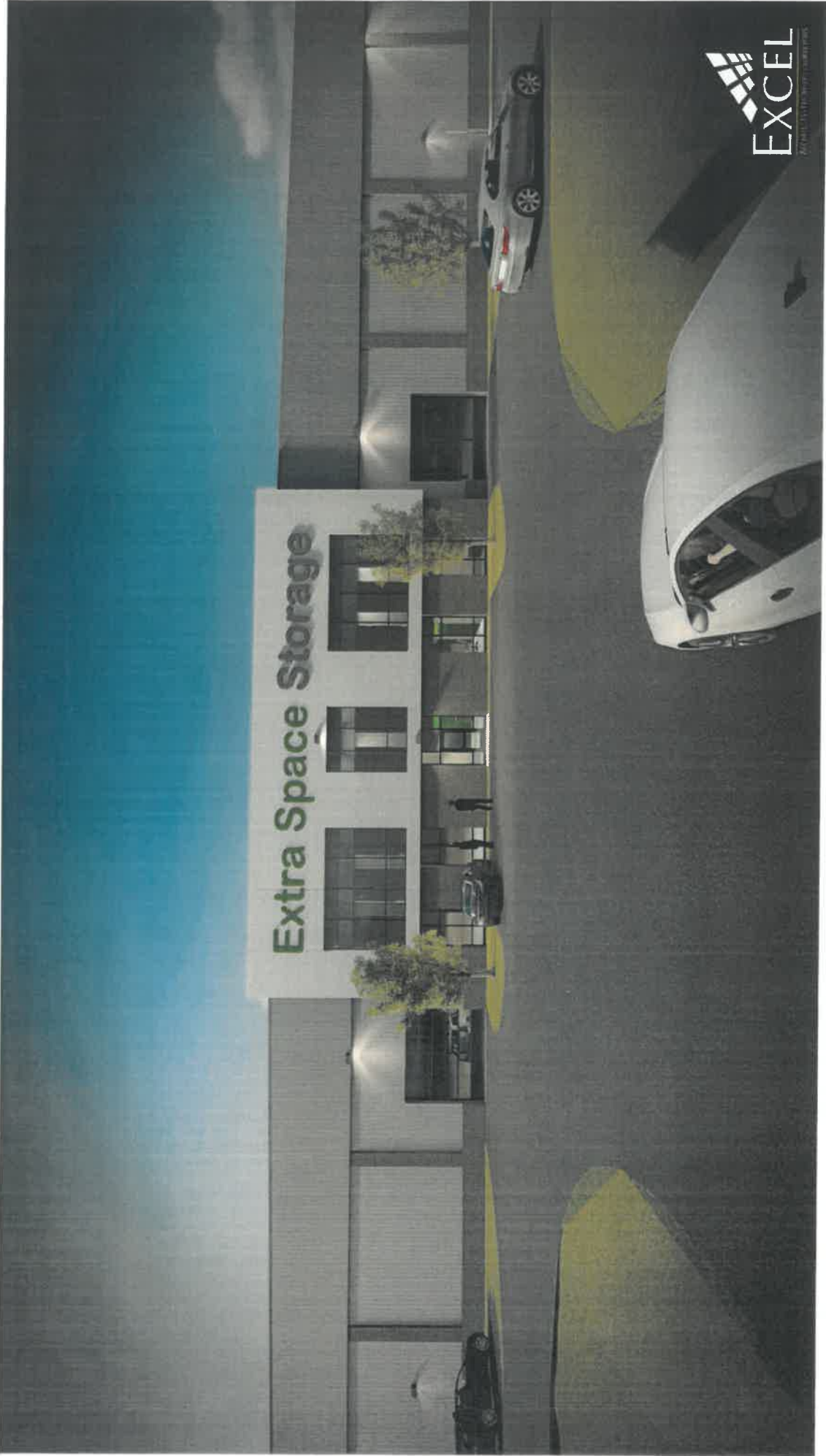
ARCHITECTURAL FIRST FLOOR PLAN



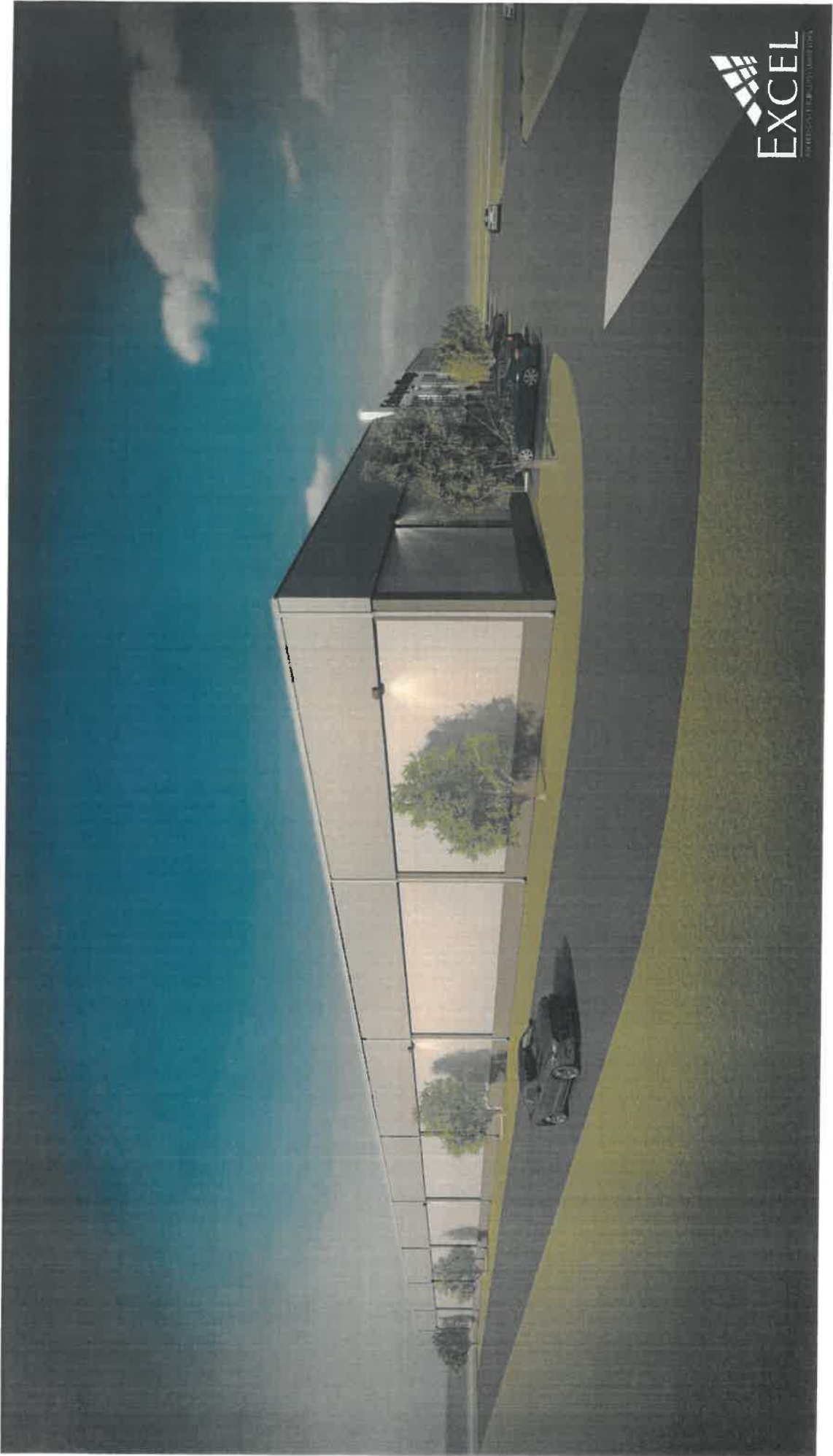
PROJECT NOTES:
TOTAL BUILDING AREA:
108,925 S.F.
TOTAL RENTABLE AREA:
76,996 S.F.
FRONT OFFICE/RECEPTION
AREA: 1,100 S.F.



ARCHITECTURAL FIRST FLOOR PLAN







EXCEL
AN HESVANT HOLDINGS COMPANY



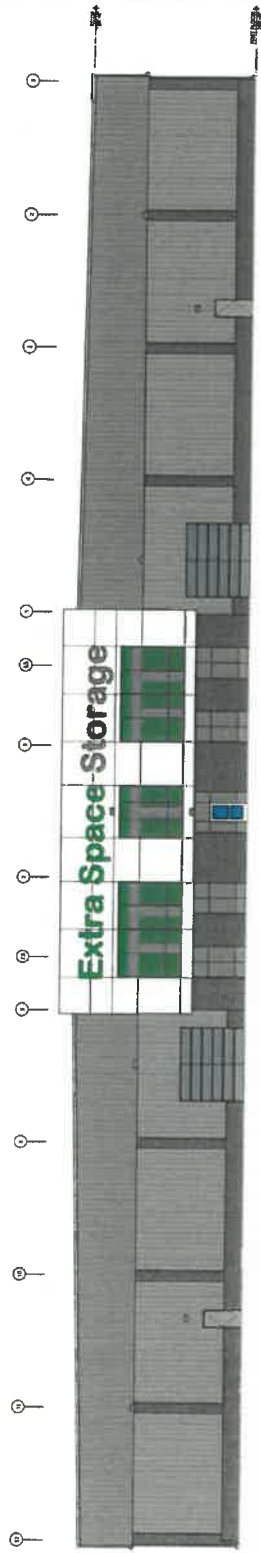
PROPOSED STORAGE UNITS FOR:
ECHOE GRAND CHUTE STORAGE
NEUBERT ROAD • GRAND CHUTE, WI

NOT FOR CONSTRUCTION
DATE: 08/11/10
REVISED: 08/11/10
CITY: GRAND CHUTE, WI

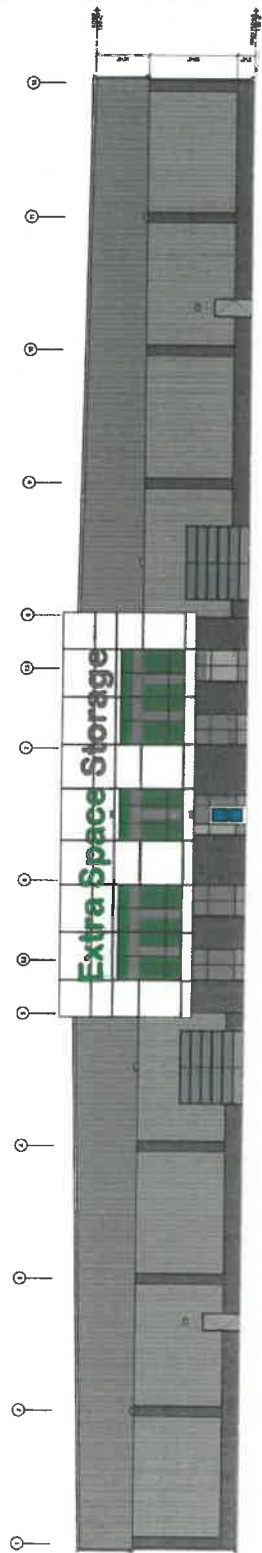
2010-10-10

A2.0

ARCHITECTURAL EXTERIOR ELEVATIONS



SOUTH
Scale 1/8" = 1'-0"



NORTH
Scale 1/8" = 1'-0"



PROJECT INFORMATION

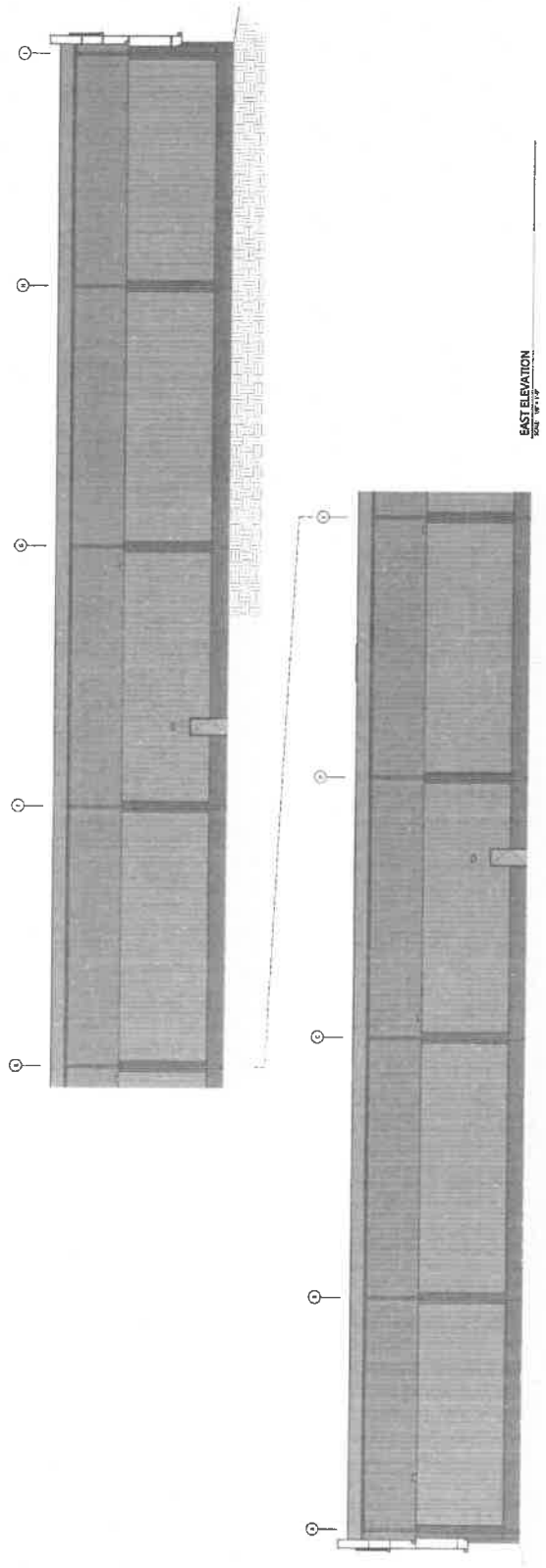
PROPOSED STORAGE UNITS FOR:
ECHOE GRAND CHUTE STORAGE
NEUBERT ROAD • GRAND CHUTE, WI

PERMITTED BY PERMIT NO. 201010340
ISSUED 08/08/2010
DATE 08/08/2010

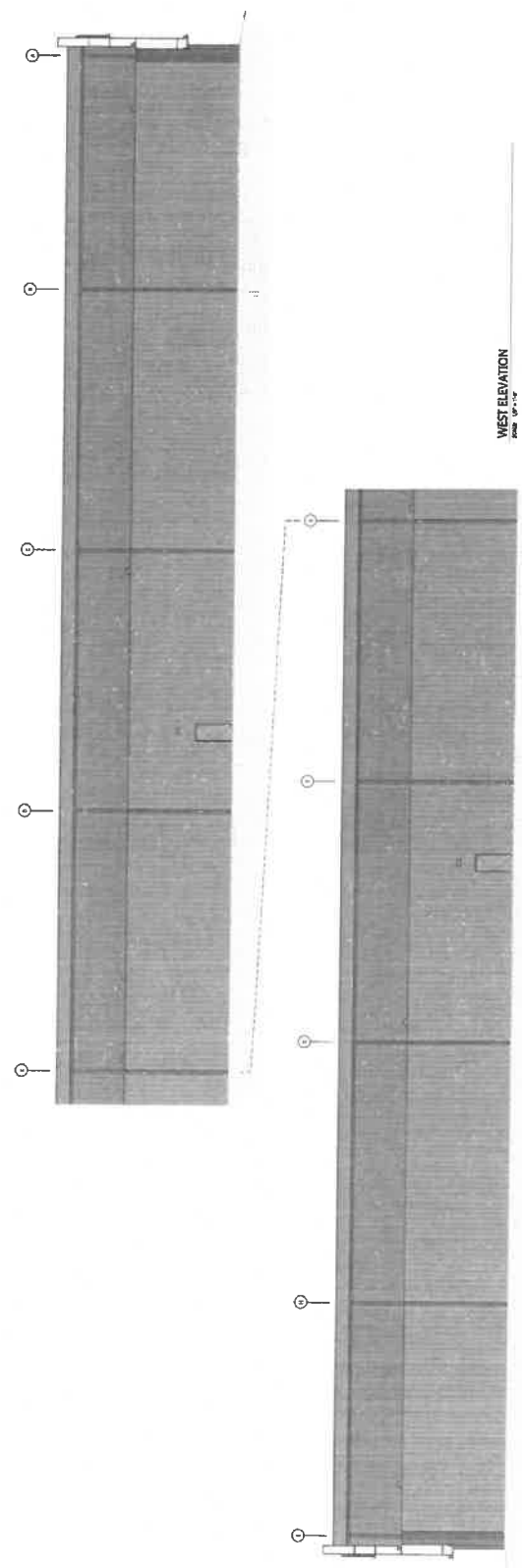
JOB NUMBER
201010340
JOB NAME
ECHOE GRAND

DATE
08/08/2010

A2.1



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECTURAL EXTERIOR ELEVATIONS

**Village of Harrison
October-20 Zoning Permit Report**

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
Residential								
Single Family	9	75	\$ 2,644,000	\$ 25,054,118	5	56	\$ 1,475,000	\$ 16,333,005
Two Family (units)	1	1	\$ 650,000	\$ 650,000	0	0	\$ 0	\$ 0
Multi Family (units)	1	3	\$ 14,000,000	\$ 31,500,000	0	0	\$ 0	\$ 0
Additions	3	16	\$ 228,000	\$ 735,673	2	13	\$ 38,000	\$ 586,077
Acc. Structures	9	41	\$ 160,150	\$ 530,250	4	26	\$ 111,700	\$ 407,150
Miscellaneous	12	117	\$ 87,175	\$ 1,019,839	5	55	\$ 91,100	\$ 559,370
Total Residential	35	253	\$ 17,769,325	\$ 59,489,880	16	150	\$ 1,715,800	\$ 17,885,602
Com./Ind.								
New	0	1	\$ 0	\$ 350,000	0	2	\$ 0	\$ 5,400,000
Additions	0	1	\$ 0	\$ 16,000	0	0	\$ 0	\$ 0
Acc. Structures	2	2	\$ 51,500	\$ 51,500	0	0	\$ 0	\$ 0
Miscellaneous	0	5	\$ 0	\$ 508,450	1	4	\$ 4,500	\$ 70,750
Total Com./Ind.	2	9	\$ 51,500	\$ 925,950	1	6	\$ 4,500	\$ 5,470,750
Combined Total	37	262	\$ 17,820,825	\$ 60,415,830	17	156	\$ 1,720,300	\$ 23,356,352

Number of Vacant
Lots Remaining

147