

PLAN COMMISSION AGENDA

Tuesday, November 27, 2018
6:00 PM

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)
Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
- 5) Approve Minutes
 - October 30, 2018
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Kent Gross – W6387 Manitowoc Road
 - b. Subdivision Concept Plan – Kasten Property – Woodland Road
 - c. Certified Survey Map – Nels & Trisha Rose – W5645 Firelane 12
 - d. Special Exception to Design Standards – Care Partners – Amy Avenue
- 7) Items for Discussion
 - a. Report: Zoning Permits
- 8) Set Next Meeting Date
 - Tentatively December 11, 2018 at 6:00pm
- 9) Adjourn

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

Posted: November 20, 2018

PLAN COMMISSION
MEETING MINUTES – October 30 2018

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

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

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Lisowe/Lincoln) to approve the minutes of September 25, 2018. Motion carried 7-0.
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Lamers Realty Inc. – Harrisville Court: Planner Mommaerts introduced the item stating that the applicant is proposing a 2-lot Certified Survey Map (CSM) for the property that is currently a stormwater pond serving the Harrisville Place subdivision. When Harrisville Place was being platted and developed, the Village was in the process of constructing the Lake View Regional Stormwater Pond, located behind Harrison Utilities. The Lake View Pond was designed to treat stormwater from the Harrisville Place property. At the time, a storm sewer pipe up to Woodland Road was not planned for the initial construction of the regional pond. In order to construct Harrisville Place, a temporary pond was constructed. Harrison and the developer agreed that after storm sewer becomes available in Woodland Road, the developer could connect the subdivision to the storm sewer pipe, eliminate the stormwater pond for the subdivision, and further divide the property into 2 lots. The storm sewer pipe in Woodland Road was installed this fall and the subdivision was connected to the Lake View Pond.
Motion (Lisowe/Fochs) to approve the Certified Survey Map with the addition of the electric utility easement in the back of the two lots.
Motion carried 7-0.
 - b. Certified Survey Map – Rick Zierler – W4436 Manitowoc Road: Planner Mommaerts introduced the item stating that the applicant is proposing a 1-lot Certified Survey Map (CSM) in order to combine two properties into one. The

properties are located at W4436 Manitowoc Road, tax id 40540 & 40542. The reason for the combination is to remove the property line, and setback requirements, in order to construct a garage in that area.

Motion (Fochs/Hietpas) to approve the Rick Zierler Certified Survey Map.
Motion carried 7-0.

- c. Certified Survey Map – Kent Gross – W6387 Manitowoc Road: Planner
Mommaerts introduced the item stating that the applicant is proposing a 2-lot Certified Survey Map (CSM) for the property located at W6387 Manitowoc Road. Lot 1 is proposed to be 3.7-ac and will include the existing house and accessory buildings. Lot 2 is proposed to be 6.0-ac and will be further subdivided in the future as the Hidden Pines subdivision (previously reviewed by the Plan Commission). One issue with the CSM as proposed, Manitowoc Road should be dedicated as a 40-foot right-of-way (ROW) from the section line, 80-foot ROW total. The additional ROW will allow for future urbanization and pedestrian facilities along Manitowoc Road. A letter from Mr & Mrs. Fredericks was given to the Commission the night of the meeting stating “We propose to the Village of Harrison that in the future when the roadway is reconstructed and/or widened that we will allow the Right-of-Way to go to 40ft. When a definitive plan is in place we will expect just compensation for the additional land, based on the eminent domain law standards established under Wisconsin Statute Chapter 32. The per square foot land value (fair market value) would be determined at the time of the project when applying these standards. The additional frontage will be a total of 2310 square feet (330’ x 7’). Note – The drain field for our conventional septic system lies within the immediate vicinity of the additional Right-of-Way area.”
Motion (Lisowe/Hennessey) to postpone a decision until the next meeting.
Motion carried 7-0.

- d. Special Exception to Design Standards – Mel Baeten – Amy Avenue: Planner
Mommaerts introduced the item stating that the applicant of a multi-building commercial development is requesting a waiver from the design standards found in the Office & Retail Commercial (COR) zoning district, specifically, a waiver from the Materials requirement. However, looking at the proposed building rendering, it appears that a waiver from the Walls and Roof section is sought as well. The applicant is proposing to use EFIS on top of a 4-foot block veneer for building fronts and metal panels for rear elevations. The zoning district requires 100% of all exterior walls facing a public or private street and at least 75% of all other exterior walls shall be glass, brick, block, fieldstone or other architectural masonry material.

Sec. 117-87. Office & Retail Commercial District

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

- 1. Front door placement. All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.*
- 2. Building orientation. All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street.*
- 3. Materials. One hundred percent of all exterior walls facing a public or private street and at least 75 percent of all other exterior walls shall be glass, brick, block, fieldstone or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system.*
- 4. Walls. No flat walls exceeding 50 feet in length shall be permitted for any structure; wall offsets, recesses or projections, change in height, change in materials or other architectural details shall be used to meet this requirement.*
- 5. Roofs. No roof plane exceeding 50 feet in length shall be permitted for any structure; pitched roof, parapet wall of varying heights, dormers, overhangs, arches, gables, or other architectural details shall be used to meet this requirement.*
- 6. Exterior lighting. All exterior lighting shall be in accordance with the following:*
 - a. All wall-mounted exterior lighting shall be direct cut-off fixtures.*
 - b. All areas containing exterior lighting (except public street lighting) shall limit light trespass onto adjacent property. Compliance shall be achieved by utilizing fixture shielding, directional control, location, and/or height.*
 - c. Accent light may be used to highlight architectural and landscape design elements.*
 - d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.*
 - e. Freestanding light fixtures shall have a maximum height of 25 feet.*
 - f. Wood light poles shall be prohibited.*
- 7. Dumpster/refuse enclosures.*
 - a. Materials. Dumpster/refuse enclosures shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.*
 - b. Location. Dumpster/refuse enclosures are not permitted in the front yard.*
- 8. Mechanical equipment. All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or*

screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.

Motion (Lisowe/Hennessey) to approve the design based on no more than 50% EFIS below the top portion (signage area) be used.

Motion carried 6-1 with Commissioner Fochs opposed.

7) Items for Discussion

- a. Subdivision Concept Plan – Kasten Property – Woodland Road: Planner Mommaerts stated that due to the time constraint, this item will be moved to the next Plan Commission Meeting.
- b. Report: Zoning Permits: No report was given.

8) Next Meeting Date: November 27, 2018 at 6:00pm.

9) Adjourn: Motion (Lisowe/Lincoln) to adjourn the meeting at 7:11pm
Motion carried 7-0.

Prepared by: Carie Krause Deputy Clerk - Treasurer

Dated: October 31, 2018

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 27, 2018

Title:

Certified Survey Map - Gross

Issue:

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

Background and Additional Information:

This item was postponed from the October 30th meeting in order for options to be presented to the landowner. Village staff discussed the right-of-way issue with the applicant and land owner. The Village Board met on November 13th to discuss the issue as well. The Village Board passed a motion that the developer will work with Village staff to draft an agreement for acquisition of the additional 7-feet in the future with payment to be escrowed by the developer.

The applicant is proposing a 2-lot Certified Survey Map (CSM) for the property located at W6387 Manitowoc Road. Lot 1 is proposed to be 3.7-ac and will include the existing house and accessory buildings. Lot 2 is proposed to be 6.0-ac and will be further subdivided in the future as the Hidden Pines subdivision (previously reviewed by the Plan Commission).

One issue with the CSM as proposed, Manitowoc Road should be dedicated as a 40-foot right-of-way (ROW) from the section line, 80-foot ROW total. The additional ROW will allow for future urbanization and pedestrian facilities along Manitowoc Road.

Recommended Action:

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

1. All notes, documents, and/or agreements related to the additional right-of-way acquisition shall be approved, recorded, and/or listed on the CSM.

Attachments:

- Aerial Map
- CSM

Calumet County, WI

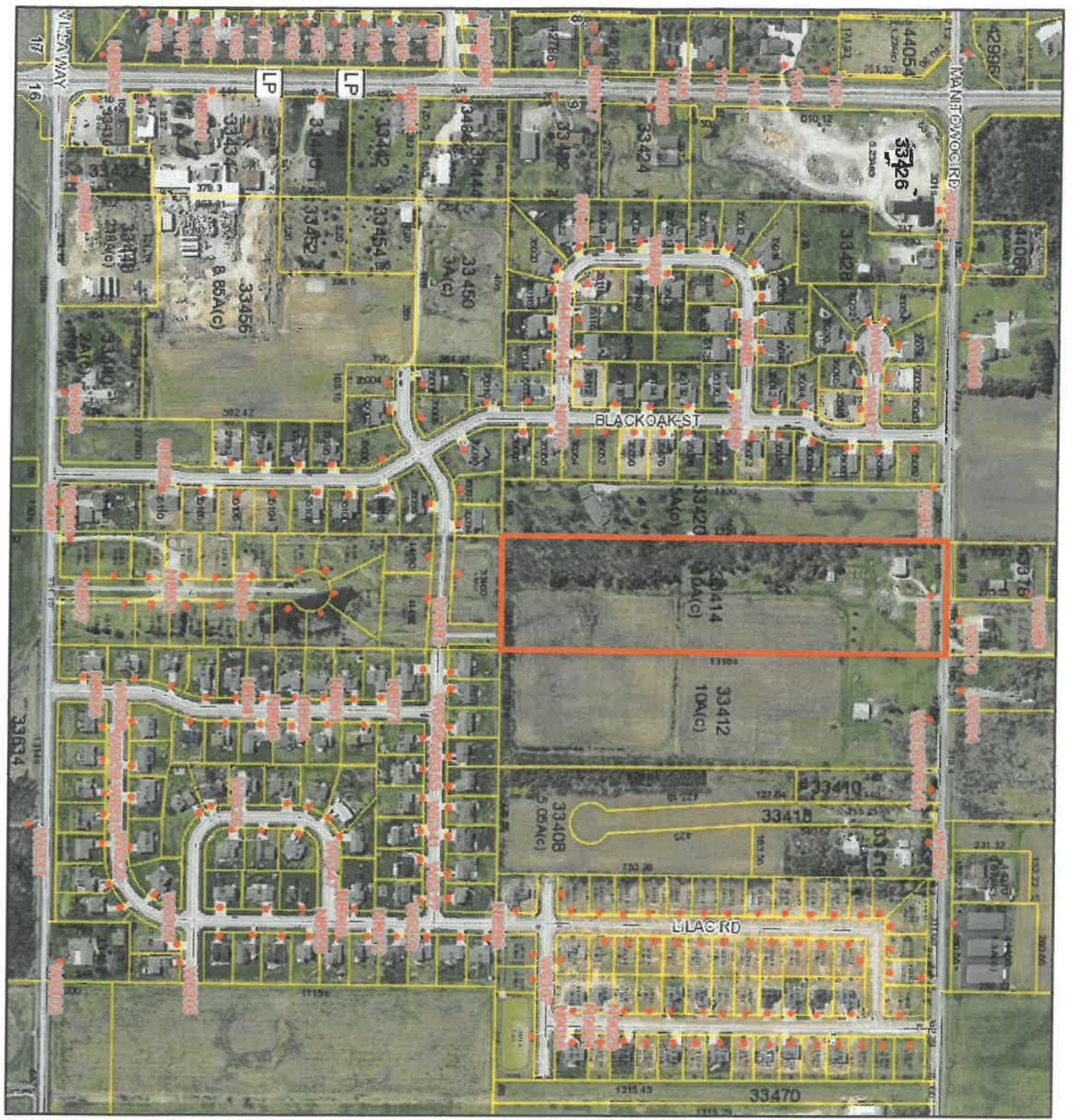
Legend

- Address Point
 - County Boundary
 - Wisconsin Water
 - Other Counties
 - 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 2014
- 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:	10/17/16 10:44 AM
Source:	



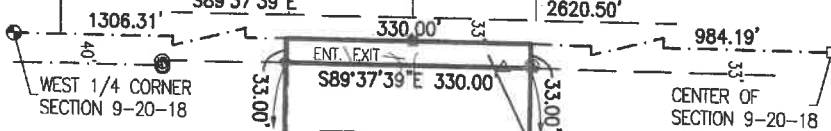
CERTIFIED SURVEY MAP NO. _____

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.

UNPLATTED LANDS
LESTER DOBIE &
STEFFI JONAS

NORTH LINE OF THE SOUTHWEST
1/4 OF SECTION 9-20-18

MANITOWOC RD. (66')



UNPLATTED LANDS
DIANE MANCOSKE

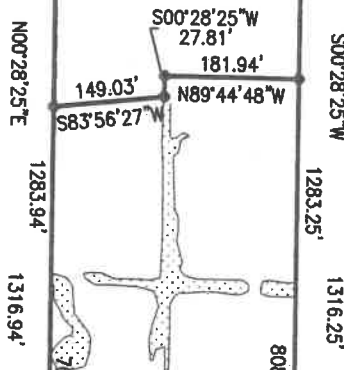
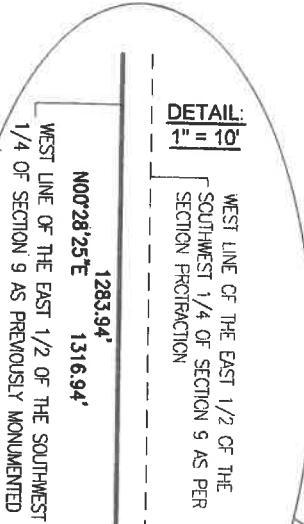
**DEDICATED TO THE PUBLIC
FOR ROAD PURPOSES
10,890 SQ.FT.± (0.2500 ACRES±)**

**OWNERS OF RECORD:
ROLAND & MARYLN FREDERICKS
TAX ID NO: 33414**

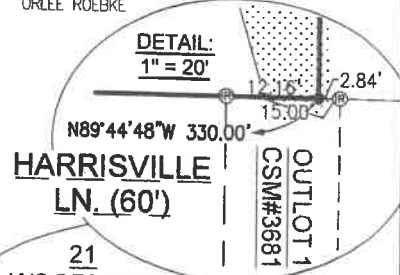
LEGEND:

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- ⊙ = 3/4" IRON REBAR FOUND
- = 1-1/4" IRON REBAR FOUND
- △ = RIGHT OF WAY POST FOUND
- ⊕ = METAL "T" POST FOUND
- ⊞ = P.K. NAIL FOUND
- ⊟ = MAG NAIL SET
- ⊠ = COUNTY MONUMENT
- () = RECORDED AS

UNPLATTED LANDS
ORLEE ROEBKE



**DETAIL:
1" = 20"**

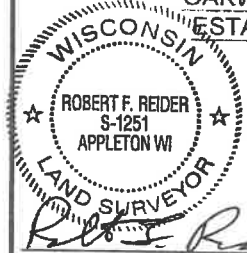


52
NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9 AS PREVIOUSLY MONUMENTED

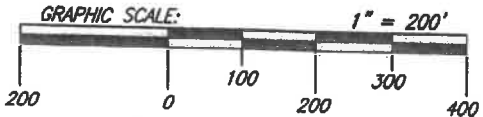
52
OAKWOOD ESTATES
LOT 1
CSM#3681

21
WOODLAND TERRACE ESTATES
HARRISVILLE LN. (60')

DOGWOOD LN. (WIDTH VARIES)



ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1808.10 DATED: 9-25-2018
DRAFTED BY: (cep RDD)



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)

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, TOWN OF HARRISON, CALUMET COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ¼ CORNER OF SECTION 9; THENCE S89°37'39"E, 1306.31 FEET ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SECTION 9 TO THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 9 AS PREVIOUSLY MONUMENTED AND THE POINT OF BEGINNING; THENCE CONTINUING S89°37'39"E, 330.00 FEET ALONG SAID NORTH LINE; THENCE S00°28'25"W, 1316.25 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 3681; THENCE N89°44'48"W, 330.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 9 AS PREVIOUSLY MONUMENTED; THENCE N00°28'25"E, 1316.94 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF KENT GROSS, W6349 DOGWOOD LANE, MENASHA, WISCONSIN 54952.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF CALUMET COUNTY.



Robert F. Reider 9-25-18

ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE; (920)731-4168
A1808.10 (RFR) 9-25-2018

VILLAGE TREASURER 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 _____, 20____.

TOWN TREASURER

DATED

VILLAGE OF HARRISON APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED AND ACCEPTED BY THE VILLAGE OF HARRISON ON THIS _____ DAY OF _____, 20____

VILLAGE CHAIRPERSON

VILLAGE CLERK

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

COUNTY TREASURER 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 _____, 20____.

COUNTY TREASURER DATED

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S. 236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF HARRISON

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS _____ DAY OF _____, 20____.

ROLAND FREDERICKS

MARYLN FREDERICKS

STATE OF WISCONSIN)

) SS

COUNTY OF CALUMET)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

CO., WISCONSIN
MY COMMISSION EXPIRES _____



Robert F. Reider 9-25-18

ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1808.10 (RFR) 9-25-2018

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 27, 2018

Title:

Concept Plan for Kasten Property

Issue:

The developer is seeking preliminary comments on the proposed layout for a new subdivision.

Background and Additional Information:

This item was postponed from the October 30th meeting due to lack of time.

The developer purchased approx. 40-acres of land at W5961 Woodland Road in order to develop a new subdivision. The property is currently zoned General Agricultural [AG]. There is an existing house and accessory building on the property is will be removed as part of the subdivision. The property is partially wooded and there are two streams that run through the property, navigability determinations should be sought if not done already. A wetland delineation was completed and wetlands are indicated on the concept plan. Public sewer and water would be available to this property from the south. This property is located in the Sanitary Lift Station #6 service area. Public sewer and water is proposed to run through private property in order to service this subdivision. Right-of-way dedication or easements will have to be obtained for the sewer and water to extend through the private property.

Access to the subject property is from the north via a new road from Woodland Road. Future road connections are planned to the south and to the east. Because of the streams, two cul-de-sacs are proposed to limit wetland disturbance. Also, direct access to Woodland Road is proposed for Lots 1-7 due to the stream. Woodland Road is currently an access controlled roadway, a variance will have to be approved by the Village Board for driveway access.

The Plan Commission is asked to provide comments and feedback on a proposed land division and its feasibility.

Staff has concerns with the following issues:

1. Sewer & Water – extending sewer and water from the Kambura Acres subdivision (south of the proposed subdivision) to the proposed subdivision will need to be completed.
2. Navigability Determination – stream navigability should be determined and an environmental easement for the required setbacks should be considered.
3. Access – access to Woodland Road for Lots 1-7 must be approved by the Village.
4. Stormwater Management – three areas are indicated because of the topography of the site.

5. Parkland Dedication – a suitable area for parkland should be identified.
6. Rezoning – the property must be rezoned to RS-1 zoning district.
7. Street Pavements – the Village policy for new subdivisions is concrete street pavement. Pavement to occur within 2-3 years of subdivision development.
8. Street Lights – street lights may be required at intersections or curves.
9. Sidewalks – the Village requires sidewalks on both sides of the street for new subdivisions.

Recommended Action:

Comments and potential issues for future development should be provided during the meeting. No formal action is required.

Attachments:

- Aerial Map
- Concept Plan

Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Other Counties
- 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 2014
- Red: Band 1
 - Green: Band 2
 - Blue: Band 3



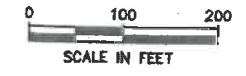
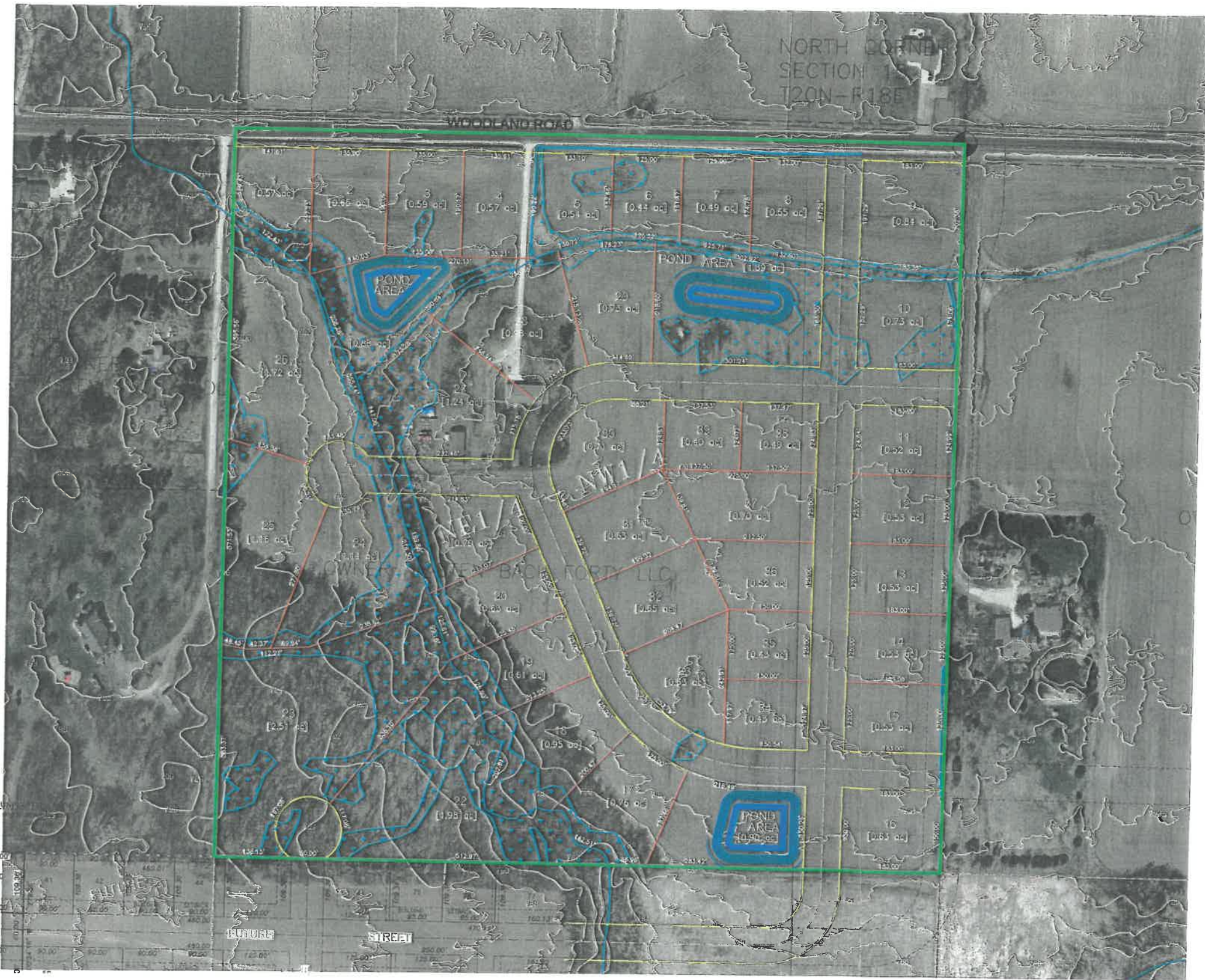
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:

Date Printed:
10/17/18 11:54 AM

Source:





SURVEYING:

TOPOGRAPHIC SURVEY
 MARTENSON & EISELE, INC. HAS NOT PERFORMED A TOPOGRAPHY SURVEY FOR THIS PROPERTY AS PART OF THIS PROJECT. CONTOURS ARE SHOWN PER CALUMET COUNTY GIS.

SUPPLEMENTARY DATA

TOTAL AREA = 39.54 ACRES

 NUMBER OF BUILDABLE LOTS: 39
 AVERAGE LOT SIZE: 33,225 SQ.FT.
 APPROXIMATE LOT SIZE: 125' x 140'
 MINIMUM LOT SIZE: 17,200 SQ.FT.

FUTURE REZONING TO SINGLE-FAMILY RESIDENTIAL (RS-1)
 MINIMUM ALLOWABLE LOT SIZE: 12,000 SQ.FT.

NOTES:

1. TO AVOID CROSSING NAVIGABLE WATERWAYS AND FILLING WETLANDS LOCATED ON THE KASTEN PROPERTY, TWO CUL-DE-SACS ARE PROPOSED. IN ADDITION, SEVEN LOTS WILL HAVE ACCESS OFF OF WOODLAND ROAD. COMMON DRIVEWAYS WILL BE PROPOSED WHEN POSSIBLE.

PRELIMINARY

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



DRAWN BY	CHECKED	APPROVED	FIELDWORK	NO.		DATE	
				NO.	DATE	NO.	DATE
CRC	ALM	JJR					

CONCEPT PLAN
KASTEN PROPERTY

SCALE	DATE
BAR SCALE	10/12/2018
COMPUTER FILE	
1-0687-003con.dwg	

DRAWING NO.
 1-0687-003

PLAN COMMISSION MEETING

From:
Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON

Meeting Date:
November 27, 2018

Title:
Certified Survey Map - Rose

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

Background and Additional Information:

The applicant is proposing a 1-lot Certified Survey Map (CSM) in order to combine two properties into one. The properties are located at W5645 Firelane 12, tax id 41426 & 41424. The reason for the combination is to remove the property line, and setback requirements, in order to construct a new home on the property.

Recommended Action:

Staff recommends approval of the Certified Survey Map.

Attachments:

- Aerial Map
- CSM



Calumet County, WI

Legend

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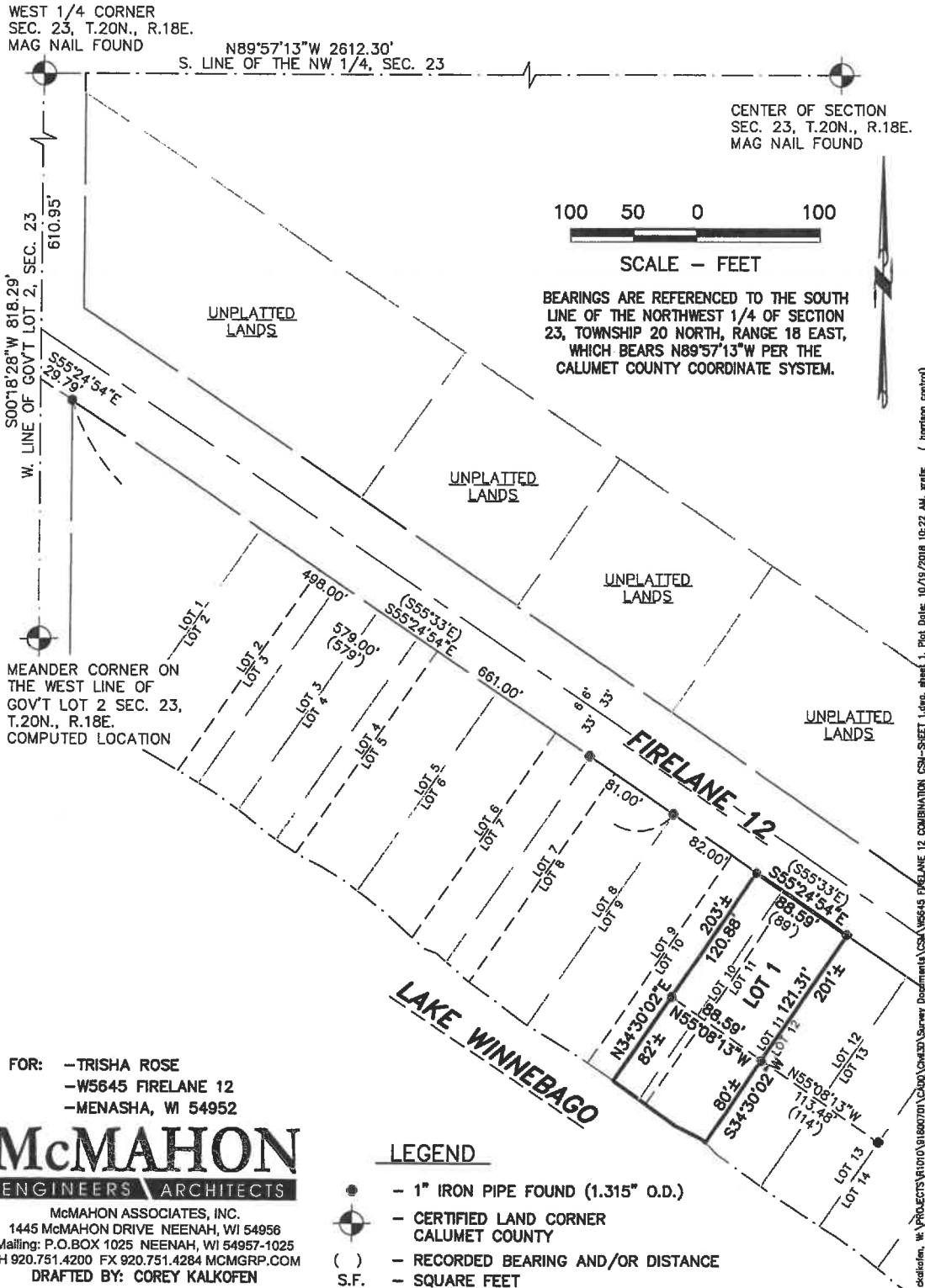


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

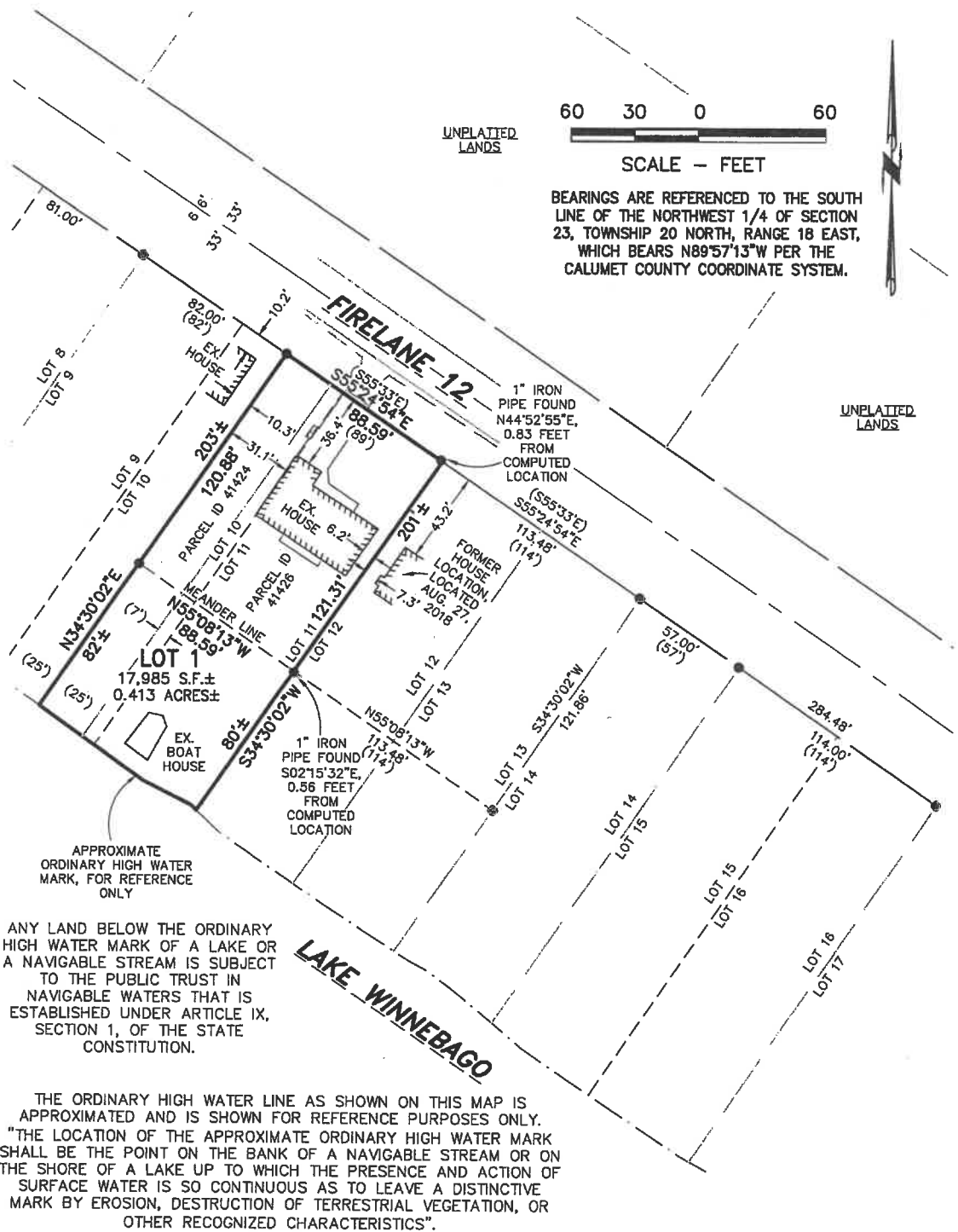
Author: Date Printed: 11/19/11 2:48 PM	
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CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 5

A PART OF LOT 10 AND ALL OF LOT 11 OF LONG BEACH PLAT, LOCATED IN GOVERNMENT LOT 2 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



A PART OF LOT 10 AND ALL OF LOT 11 OF LONG BEACH PLAT, LOCATED IN GOVERNMENT LOT 2 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



LEGEND

- - 1" IRON PIPE FOUND (1.315" O.D.)
- ⊕ - CERTIFIED LAND CORNER CALUMET COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

A PART OF LOT 10 AND ALL OF LOT 11 OF LONG BEACH PLAT, LOCATED IN
GOVERNMENT LOT 2 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF
HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped a part of Lot 10 and all of Lot 11 of Long Beach Plat, located in Government Lot 2 of Section 23, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 17,985 square feet (0.413 acres) of land more or less and more particularly described as follows:

Commencing at the West 1/4 corner of said Section 23; thence S00°18'28"W, 610.95 feet along the West line of said Government Lot 2 to the Northwesterly extension of the Southerly right-of-way line of Firelane 12; thence S55°24'54"E, 29.79 feet along said Northwesterly extension to the Northwest corner of Lot 1 of said Long Beach Plat; thence continue S55°24'54"E, 661.00 feet along said Southerly right-of-way line of Firelane 12 to the Northwest corner of the West 25 feet of the East 32 feet of said Lot 10 and the Point of Beginning; thence continue S55°24'54"E, 88.59 feet along said Southerly right-of-way line to the Northeast corner of said Lot 11; thence S34°30'02"W, 121.31 feet along the East line of said Lot 11 to the start of meander line of Lake Winnebago, said point being N34°30'02"E, 80 feet more or less from the approximate ordinary high water mark of said Lake Winnebago; thence N55°08'13"W, 88.59 feet along said meander line to the West line of the West 25 feet of the East 32 feet of said Lot 10, said point being N34°30'02"E, 82 feet more or less from the approximate ordinary high water mark of said Lake Winnebago; thence N34°30'02"E, 120.88 feet along said West line to the Point of Beginning, also including all Lands between the above described meander line and the ordinary high water mark of said Lake Winnebago within the extended lot lines.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the Village of Harrison Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20_____.

David M. Schmalz, WI Professional Land Surveyor S-1284

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 5

A PART OF LOT 10 AND ALL OF LOT 11 OF LONG BEACH PLAT, LOCATED IN
GOVERNMENT LOT 2 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF
HARRISON, CALUMET COUNTY, WISCONSIN

CERTIFICATE OF VILLAGE BOARD

We hereby certify that the Village of Harrison Board of Trustees has approved this Certified Survey Map at their regular meeting of _____, with/without conditions as stated in the minutes. I hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THIS _____ day of _____, 20____.

Village President Date
Jim Salm

Village Clerk Date
Jennifer Weyenberg

NOTES

- THIS CERTIFIED SURVEY MAP IS ALL OF PARCEL ID No.s 41424 & 41426.
- THE PROPERTY OWNERS OF RECORD ARE NELS J. ROSE & TRISHA A. ROSE.
- THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN PROPERTY DESCRIBED IN DOCUMENT No. 532462.

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of:

Village Treasurer Date
JoAnn Ashauer

County Treasurer Date
Michael V. Schlaak

CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 5

A PART OF LOT 10 AND ALL OF LOT 11 OF LONG BEACH PLAT, LOCATED IN
GOVERNMENT LOT 2 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF
HARRISON, CALUMET COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Nels J. Rose & Trisha A. Rose, as Owners, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. We also hereby certify that this CSM 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 _____, 20__.

Nels J. Rose

Trisha A. Rose

State of Wisconsin)
)ss
_____County)

Personally appeared before me on the _____ day of _____, 20__, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 27, 2018

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:

The applicant of an assisted living development is requesting a waiver from the design standards found in the Office & Retail Commercial (COR) zoning district, specifically, a waiver from the Materials requirement. However, looking at the proposed building rendering, it appears that a waiver from the Walls and Roof section may be sought as well. The applicant is proposing to use prefinished cement board siding or LP Smartside on top of a 4-foot block veneer for building fronts and 100% prefinished cement board siding or LP Smartside for rear elevations. The zoning district requires 100% of all exterior walls facing a public or private street and at least 75% of all other exterior walls shall be glass, brick, block, fieldstone or other architectural masonry material.

The applicant is proposing to bring material boards/samples to the meeting.

Sec. 117-87. Office & Retail Commercial District

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

- (1) Front door placement. All principal buildings or structures shall have a primary entrance facing a public street. Corner lots are only required to have one primary entrance, the choice of street may be chosen by the lot owner.*
- (2) Building orientation. All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public street. The buildings shall be aligned so the dominant lines of their facades parallel the line of the street.*
- (3) Materials. One hundred percent of all exterior walls facing a public or private street and at least 75 percent of all other exterior walls shall be glass, brick, block, fieldstone or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system.*

- (4) *Walls. No flat walls exceeding 50 feet in length shall be permitted for any structure; wall offsets, recesses or projections, change in height, change in materials or other architectural details shall be used to meet this requirement.*
- (5) *Roofs. No roof plane exceeding 50 feet in length shall be permitted for any structure; pitched roof, parapet wall of varying heights, dormers, overhangs, arches, gables, or other architectural details shall be used to meet this requirement.*
- (6) *Exterior lighting. All exterior lighting shall be in accordance with the following:*
- a. All wall-mounted exterior lighting shall be direct cut-off fixtures.*
 - b. All areas containing exterior lighting (except public street lighting) shall limit light trespass onto adjacent property. Compliance shall be achieved by utilizing fixture shielding, directional control, location, and/or height.*
 - c. Accent light may be used to highlight architectural and landscape design elements.*
 - d. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.*
 - e. Freestanding light fixtures shall have a maximum height of 25 feet.*
 - f. Wood light poles shall be prohibited.*
- (7) *Dumpster/refuse enclosures.*
- a. Materials. Dumpster/refuse enclosures shall be 100 percent wood, vinyl, or architectural masonry that compliments the principal building. Landscape planting surrounding the enclosure is encouraged.*
 - b. Location. Dumpster/refuse enclosures are not permitted in the front yard.*
- (8) *Mechanical equipment. All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.*

Recommended Action:

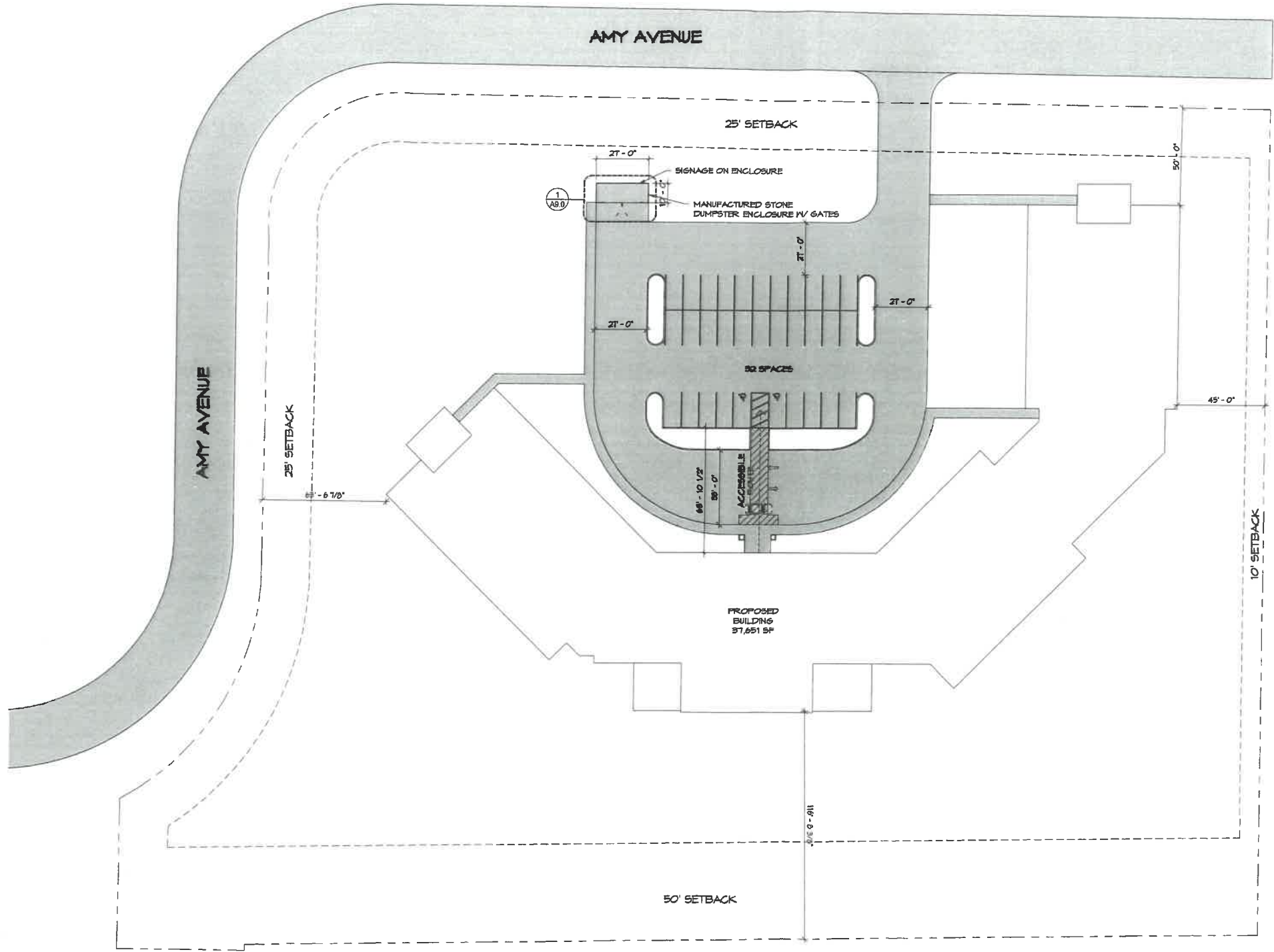
The Plan Commission has allowed cement board siding on previous projects. Additional ground landscaping along the rear of the building could be utilized as well.

Staff recommends that the final exterior building materials and renderings be submitted to and approved by the Plan Commission prior to building permits being issued.

Attachments:

- Images of proposed development plans, (front elevation, rear elevation, site plan).
- Images of buildings on south side of Amy Avenue





SITE PLAN
SCALE: 1" = 30'-0"



**Ganter Construction
Architecture, Inc.**
4825 County Road A
Oshkosh, Wisconsin 54901
tel. 920.426.4774 fax
920.426.4768 www.ganter.com

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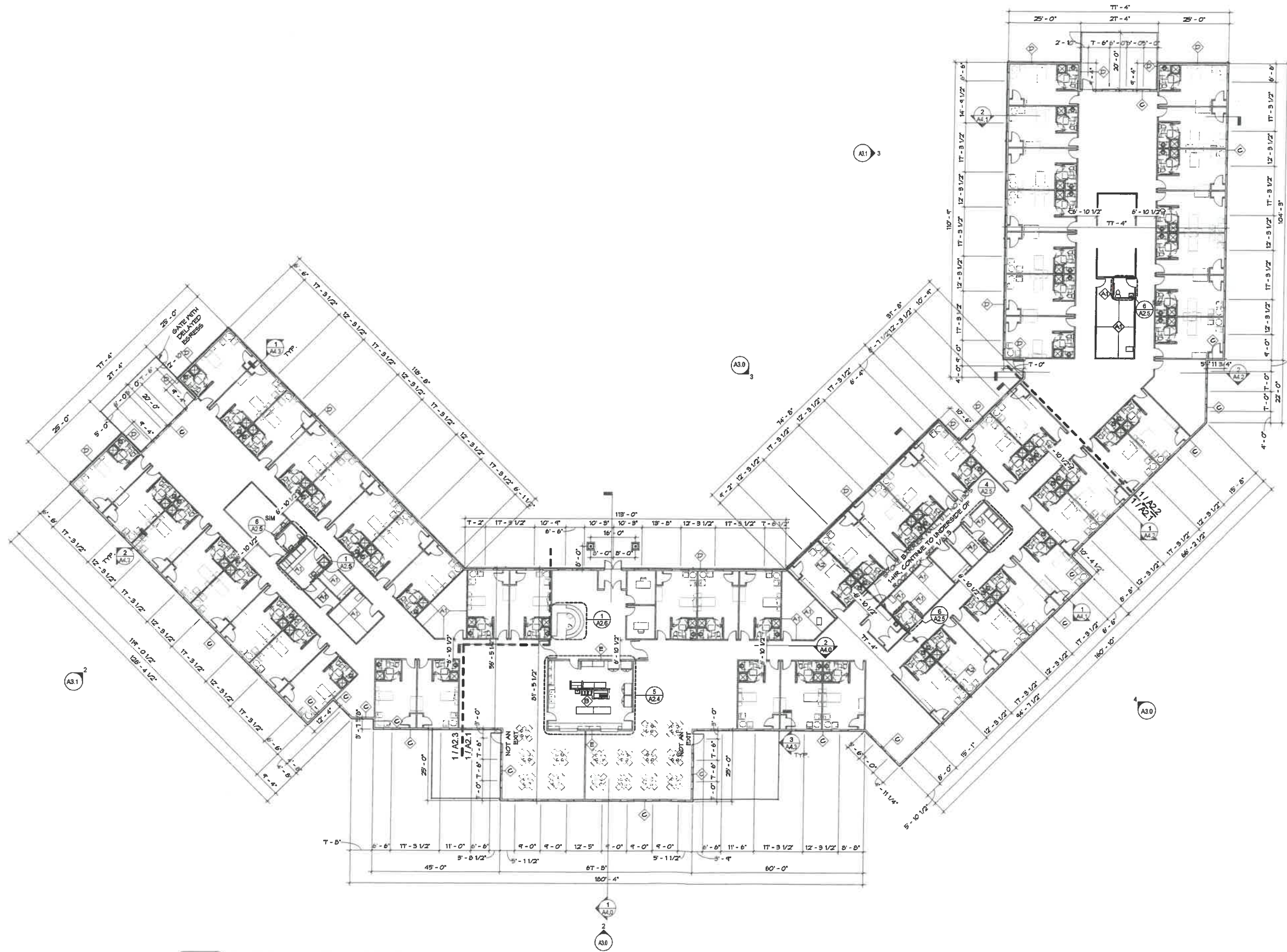
PROPOSED PROJECT:
CARE PARTNERS - HARRISON
AMY AVENUE
KAUKAUNA, WI

REVISIONS	
#	DATE

Project Number 18-1008
Date 10/25/18
Drawn By VP
Checked By KK

C1.0

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1 OVERALL FLOOR PLAN
A2.0 SCALE: 1/16" = 1'-0"



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Architecture, Inc.**
 4825 County Road A
 Oshkosh, Wisconsin 54901
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CARE PARTNERS - HARRISON
 PROPOSED PROJECT:
 AMY AVENUE
 KAUKAUNA, WI

REVISIONS

#	DATE

Project Number 18-1008
 Date 10/25/18
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 Checked By KK

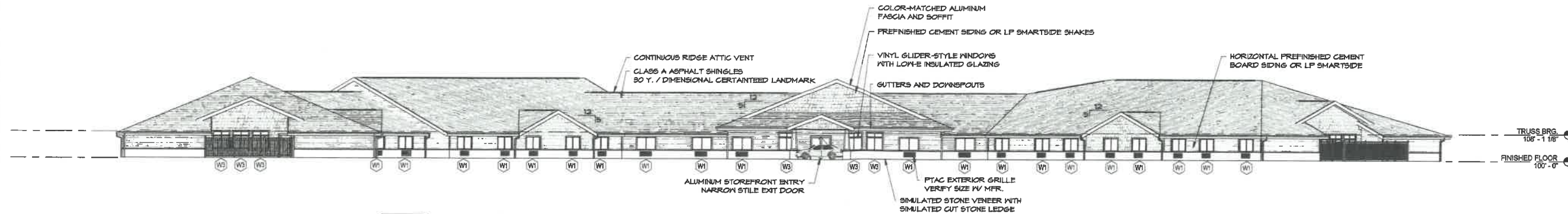
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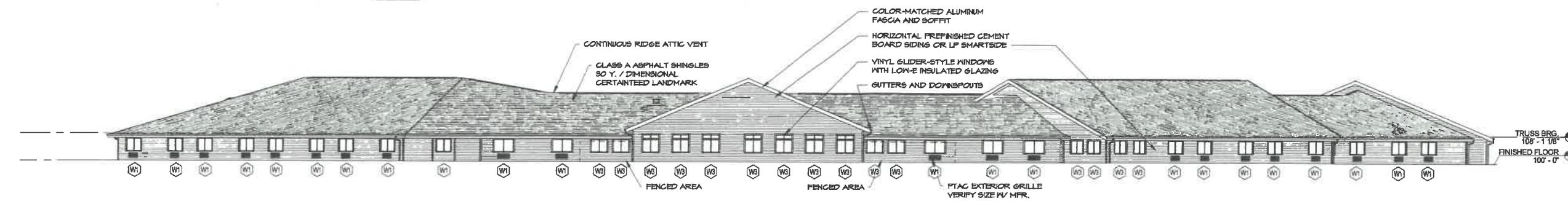
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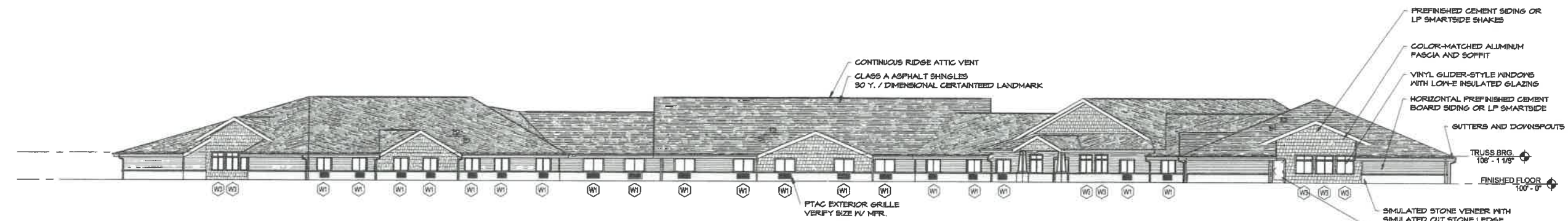
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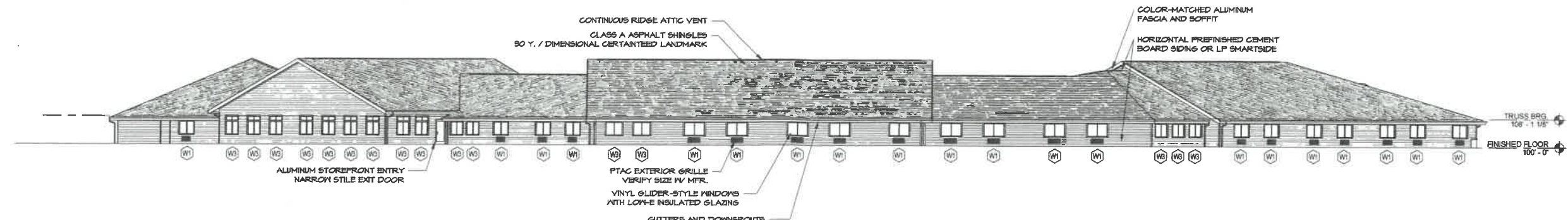
1 FRONT ENTRY ELEVATION
A3.0 SCALE: 1/16" = 1'-0"



2 BACK ELEVATION
A3.0 SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
A3.0 SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
A3.0 SCALE: 1/16" = 1'-0"

PROPOSED PROJECT:
CARE PARTNERS - HARRISON
AMY AVENUE
KAUKAUNA, WI

REVISIONS

#	DATE
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Date 10/25/18
Drawn By VP
Checked By KK

A3.0

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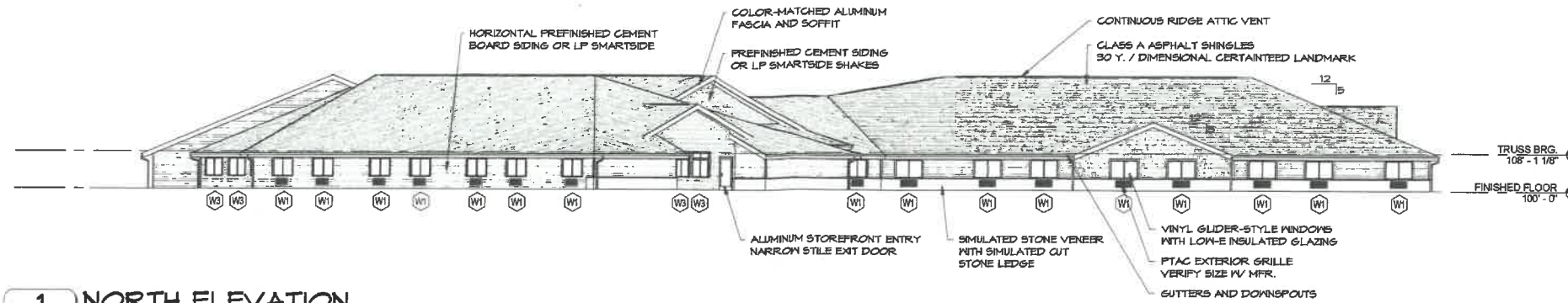


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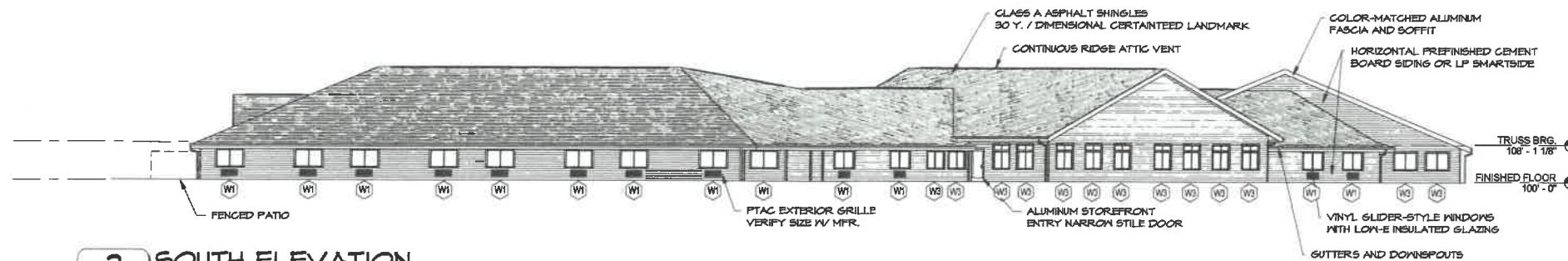
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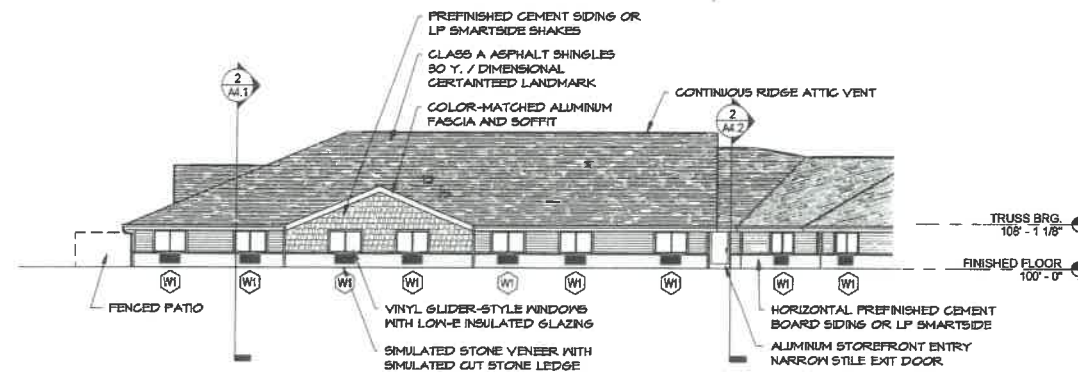
PROPOSED PROJECT:
CARE PARTNERS - HARRISON
AMY AVENUE
KAUKAUNA, WI



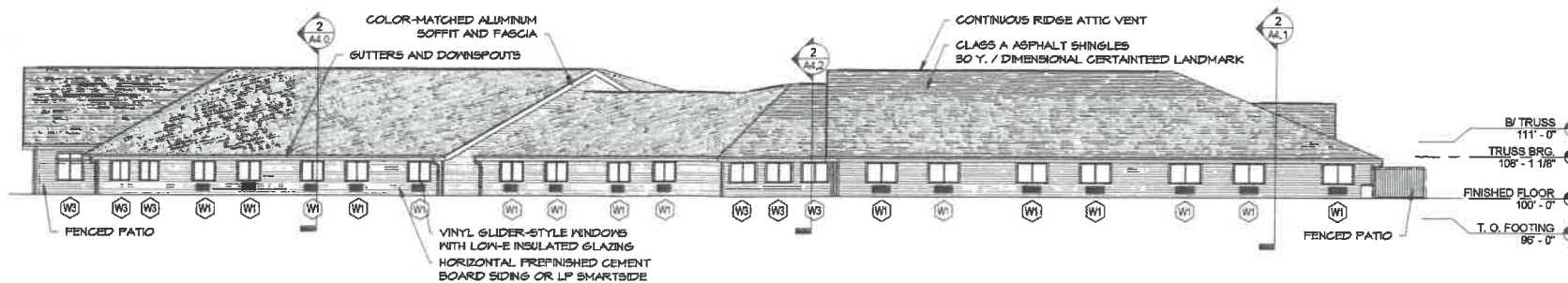
1 NORTH ELEVATION
A3.1 SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
A3.1 SCALE: 1/16" = 1'-0"



3 SOUTH-WEST ELEVATION
A3.1 SCALE: 1/16" = 1'-0"



4 NORTH-EAST ELEVATION
A3.1 SCALE: 1/16" = 1'-0"

REVISIONS

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1	

Project Number 18-1008
Date 10/25/18
Drawn By VP
Checked By KK

A3.1

NOT FOR CONSTRUCTION

Type: New Construction - Care Partners - Hortonville, WI

Owner: Care Partners

Description: 56 Unit AL/MC

Services Provided: Land Acquisition, Rezoning, Planning, Architectural Design & Construction Management



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Owner: Care Partners

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