

PLAN COMMISSION AGENDA

Tuesday, November 23, 2021
5:30PM

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)
Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
- 5) Approve Minutes
 - October 19, 2021
- 6) Convene Meeting and Enter Public Hearing
 - a. Zoning Map Amendment – Luniak Meadows – Dercks DeWitt, LLC –Schmidt Road
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Certified Survey Map – John Moder – N6813 Harrison Road
 - b. Certified Survey Map – Novella – Lexington Homes – Lake Park Road
 - c. Zoning Map Amendment – Luniak Meadows – Dercks DeWitt, LLC– Schmidt Road
 - d. Preliminary Plat – Luniak Meadows – Dercks DeWitt, LLC –Schmidt Road
- 9) Items for Discussion
 - a. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively December 21, 2021 at 5:30pm
- 11) Adjourn

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

Posted: November 16, 2021

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 23, 2021

Title:

Certified Survey Map - Moder

Issue:

Should the Plan Commission recommend approval of a 1-lot combination Certified Survey Map?

Background and Additional Information:

The applicant is proposing a 1-lot Certified Survey Map (CSM). The purpose of the CSM is to combine two parcels (Parcel Nos. 41322 & 41324) into one in order to eliminate the property line through the property. The property is currently zoned Rural Residential [RR] and Shoreland Overlay [SHO]. The applicant wishes to construct an accessory building on the north side of the house (Parcel 41322), but the zoning ordinance requires a principal building on the lot prior to an accessory building. Since the house is located on Parcel 41324, an accessory building is not permitted on Parcel 41322. This lot combination will remove the parcel line in the middle of the property and will allow the construction of the accessory building, provided all other zoning requirements are met.

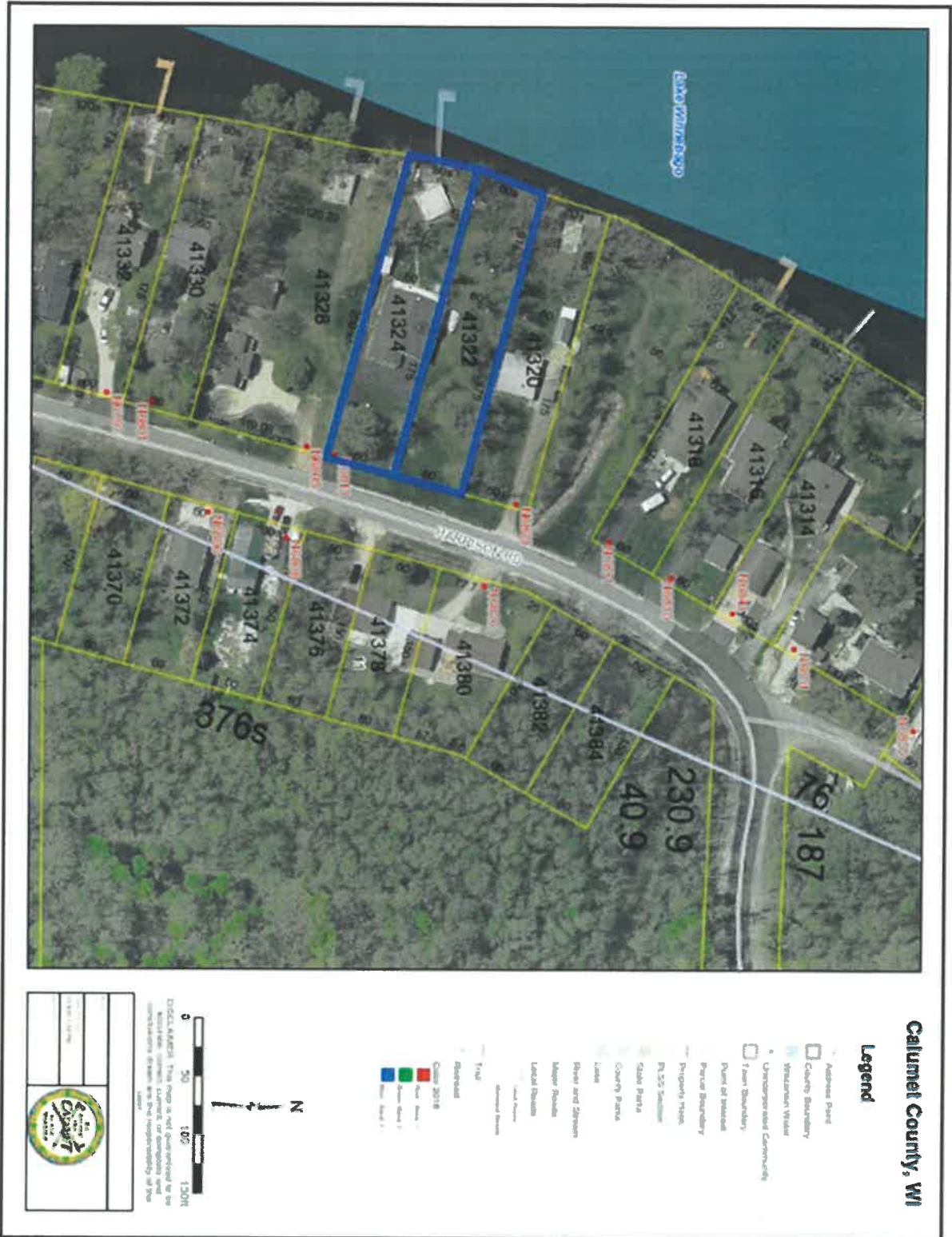
Recommended Action:

Staff recommends approval of the Certified Survey Map request as submitted.

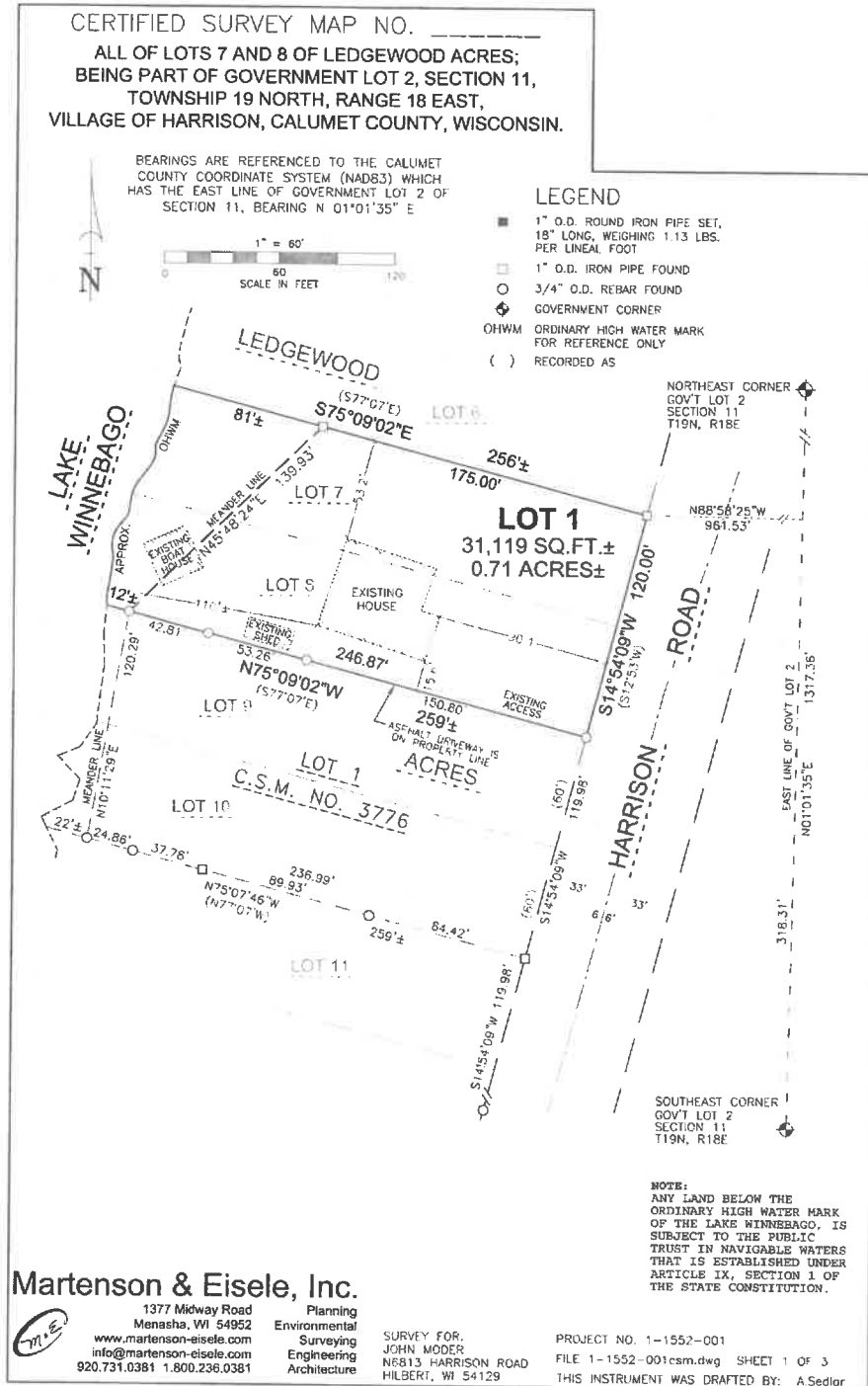
Attachments:

- Aerial Map
- CSM

Aerial Map



CSM



CERTIFIED SURVEY MAP NO. _____
ALL OF LOTS 7 AND 8 OF LEDGEWOOD ACRES; BEING PART OF
GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 19 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND COMBINED AT THE DIRECTION OF JOHN MODER, ALL OF LOTS 7 AND 8 OF LEDGEWOOD ACRES; BEING PART OF GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 11; THENCE NORTH 01 DEGREES 01 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 318.31 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 25 SECONDS WEST, 961.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 54 MINUTES 09 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF HARRISON ROAD, A DISTANCE OF 120.00 FEET; THENCE NORTH 75 DEGREES 09 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 8 OF LEDGEWOOD ACRES, A DISTANCE OF 246.87 FEET, TO A MEANDER CORNER, SAID CORNER BEING SOUTH 75 DEGREES 09 MINUTES 02 SECONDS EAST, 12 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO; THENCE NORTH 45 DEGREES 48 MINUTES 24 SECONDS EAST, ALONG A MEANDER LINE, A DISTANCE OF 139.93 FEET TO A MEANDER CORNER, SAID CORNER BEING SOUTH 75 DEGREES 09 MINUTES 02 SECONDS EAST, 81 FEET MORE OR LESS FROM THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO; THENCE SOUTH 75 DEGREES 09 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF LOT 7 OF LEDGEWOOD ACRES, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING, INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF LAKE WINNEBAGO. CONTAINING 31,119 SQUARE FEET MORE OR LESS [0.71 ACRES±]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE VILLAGE OF HARRISON SUBDIVISION ORDINANCE IN SURVEYING, COMBINING AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF.

GIVEN UNDER MY HAND THIS 18TH DAY OF OCTOBER, 2021.

GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR 8-2096

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNER OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBERS:
JOHN L. MODER	J.1144 I.34 AND DOCUMENT NO. 427133	41322 AND 41324

CERTIFICATE OF THE VILLAGE OF HARRISON:

BE IT RESOLVED THAT THIS CERTIFIED SURVEY MAP, IN THE VILLAGE OF HARRISON HAS BEEN APPROVED AND ACCEPTED AS SURVEYED, MAPPED AND COMBINED BY THE OWNERS SHOWN HEREON,

THIS _____ DAY OF _____, 2021.

VILLAGE PRESIDENT _____

VILLAGE CLERK _____

TREASURER'S CERTIFICATE:

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

VILLAGE TREASURER _____

DATE _____

CERTIFIED SURVEY MAP NO. _____
ALL OF LOTS 7 AND 8 OF LEDGEWOOD ACRES; BEING PART OF
GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 19 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, COMBINED
AND MAPPED AS SHOWN AND REPRESENTED ON THIS MAP.

I ALSO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP 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 _____, 2021

JOHN L. MODER

STATE OF WISCONSIN)
_____) SS
COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____
, 2021, THE ABOVE OWNERS
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES: _____)

PLAN COMMISSION MEETING

From:

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON

Meeting Date:

November 23, 2021

Title:

Certified Survey Map - Novella

Issue:

Should the Plan Commission recommend approval of a 2-lot Certified Survey Map?

Background and Additional Information:

The applicant is proposing a 2-lot Certified Survey Map (CSM). The purpose of the CSM is to create building sites for each phase of the Novella residential development. The property is currently zoned Multiple-Family Residential (RM). The CSM includes an ingress/egress easement for Lot 1 & Lot 2 to share access to Lake Park Road.

Recommended Action:

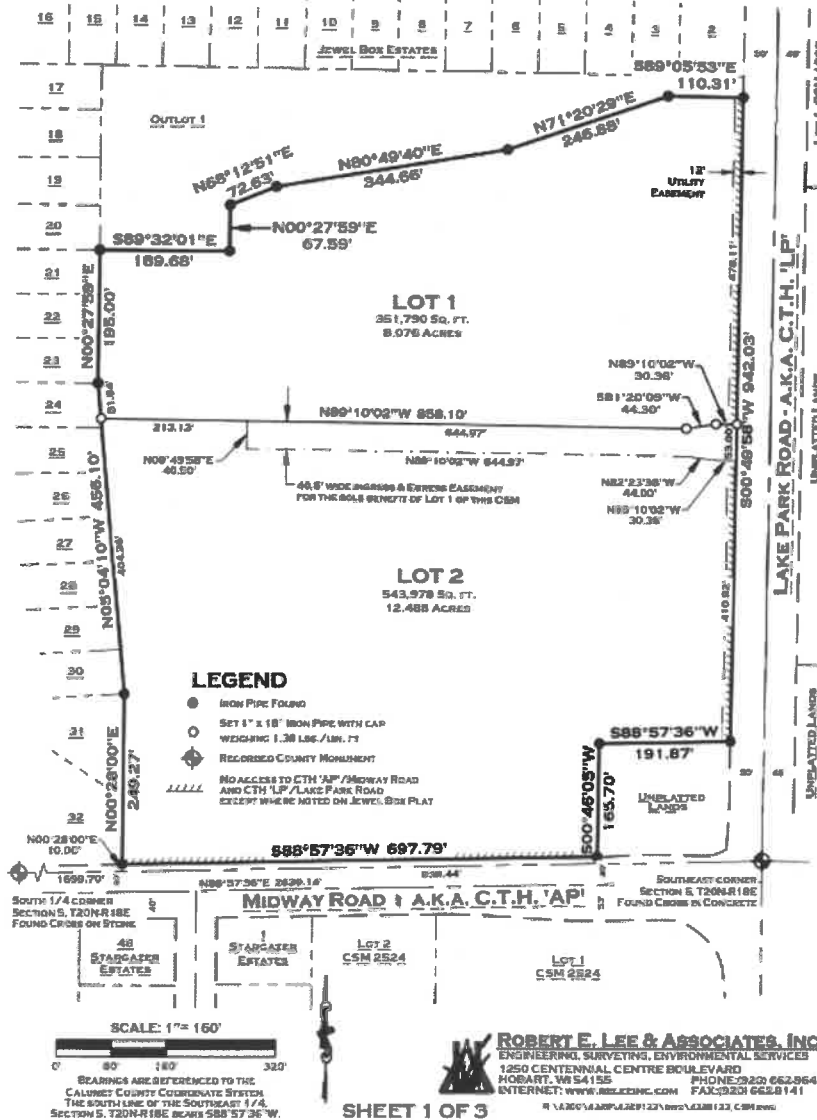
Staff recommends approval of the Certified Survey Map request as submitted.

Attachments:

- Aerial Map
- CSM

CERTIFIED SURVEY MAP

ALL OF LOT 1, JEWEL BOX ESTATES, VOLUME D, PLATS, PAGE 147, DOCUMENT NUMBER 564348, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



CERTIFIED SURVEY MAP

ALL OF LOT 1, JEWEL BOX ESTATES, VOLUME D, PLATS, PAGE 147, DOCUMENT NUMBER 564348, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, TROY E. HEWITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1, JEWEL BOX ESTATES, VOLUME D, PLATS, PAGE 147, DOCUMENT NUMBER 564348, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 895,768 SQUARE FEET OR 20.564 ACRES OF LAND MORE OR LESS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS _____ DAY OF _____, 2021.

TROY E. HEWITT PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1450 CENTENNIAL CENTER, DUBLUVALE
HOBART, WI 53015 PHONE (262) 863-8681
INTERNET: WWW.RELEEASAP.COM FAX (262) 863-8121

SHEET 2 OF 3

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CERTIFIED SURVEY MAP _____

ALL OF LOT 1, JEWEL BOX ESTATES, VOLUME D, PLATS, PAGE 147, DOCUMENT NUMBER S64348, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

AS OWNER, I DO HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS MAP. I ALSO DO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S-236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF HARRISON

LEXINGTON HOMES, INC. DATE
JEFFREY T. MARLOW, PRESIDENT

STATE OF WISCONSIN

COUNTY SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
(PRINT NAME) _____

MY COMMISSION EXPIRES: _____

VILLAGE BOARD APPROVAL CERTIFICATE:

APPROVED BY THE VILLAGE OF HARRISON THIS _____ DAY OF _____, 2021.

KEVIN METPAS, VILLAGE PRESIDENT DATE

JENNIFER WEYENBERG, VILLAGE CLERK DATE

VILLAGE OF HARRISON TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

JENNIFER WEYENBERG DATE
VILLAGE TREASURER

CALUMET COUNTY TREASURER'S CERTIFICATE:

AS DULY ELECTED CALUMET COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

MIKE SCHLAAK DATE
CALUMET COUNTY TREASURER



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WISCONSIN PHONE: (920) 863-8661
INTERNET: WWW.RELEEZINC.COM FAX: (920) 863-8141

SHEET 3 OF 3

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PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 23, 2021

Title:

Zoning Map Amendment – Luniak Meadows

Issue:

Should the Plan Commission recommend approval of a Zoning Map Amendment from AG to RS-1 for a new subdivision to the Village Board?

Background and Additional Information:

The applicant is proposing to rezone from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] a parcel for a new subdivision called Luniak Meadows. The RS-1 zoning district is the most widely used residential district. It generally allows for single-family lots to greater than 12,000 square feet in area and 80-feet in width. The district also allows for 25-foot front yards, 25-foot rear yards, and 7.5-foot side yard setbacks.

The area is identified as Single Family Residential (transitional) in the Comprehensive Plan. The transitional area is intended to limit the amount of non-sewered development in order to preserve the area for planned growth utilizing public sewer & water. The proposed subdivision will be developed with public sewer & water, thus it meets the goals and objectives of the transitional area.

Findings of Fact:

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

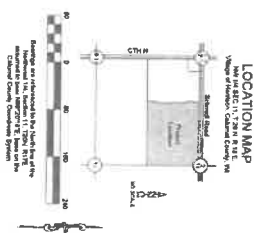
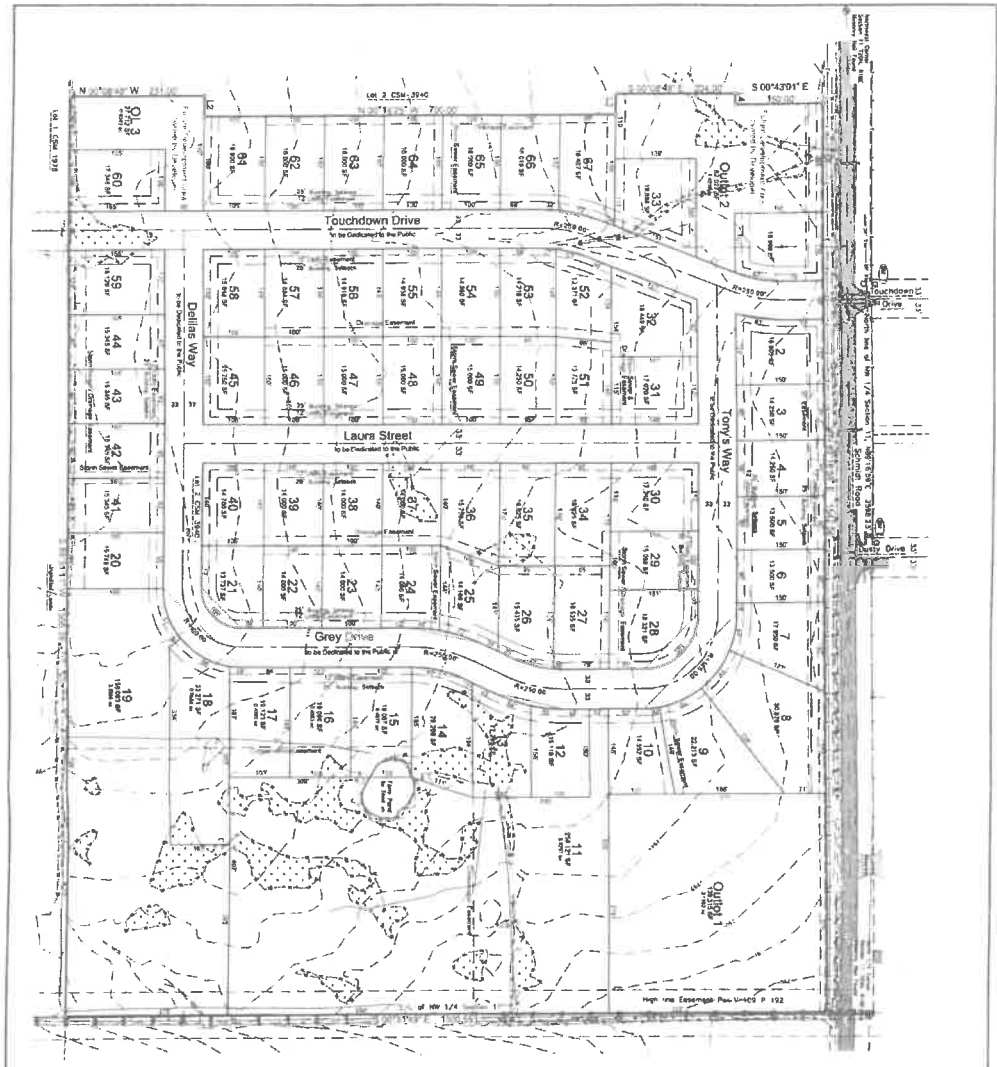
Recommended Action:

Staff recommends approval of the Zoning Map Amendment from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] as submitted.

Attachments:

- Aerial Map
- Zoning Map
- Preliminary Plat

Preliminary Plat of
Luniak Meadows
 1st of Confined Survey Map 3940, being part of the Northwest 1/4 of the Northwest 1/4 and
 part of Northeast 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 10 East,
 Village of Hanson, Calumet County, Wisconsin



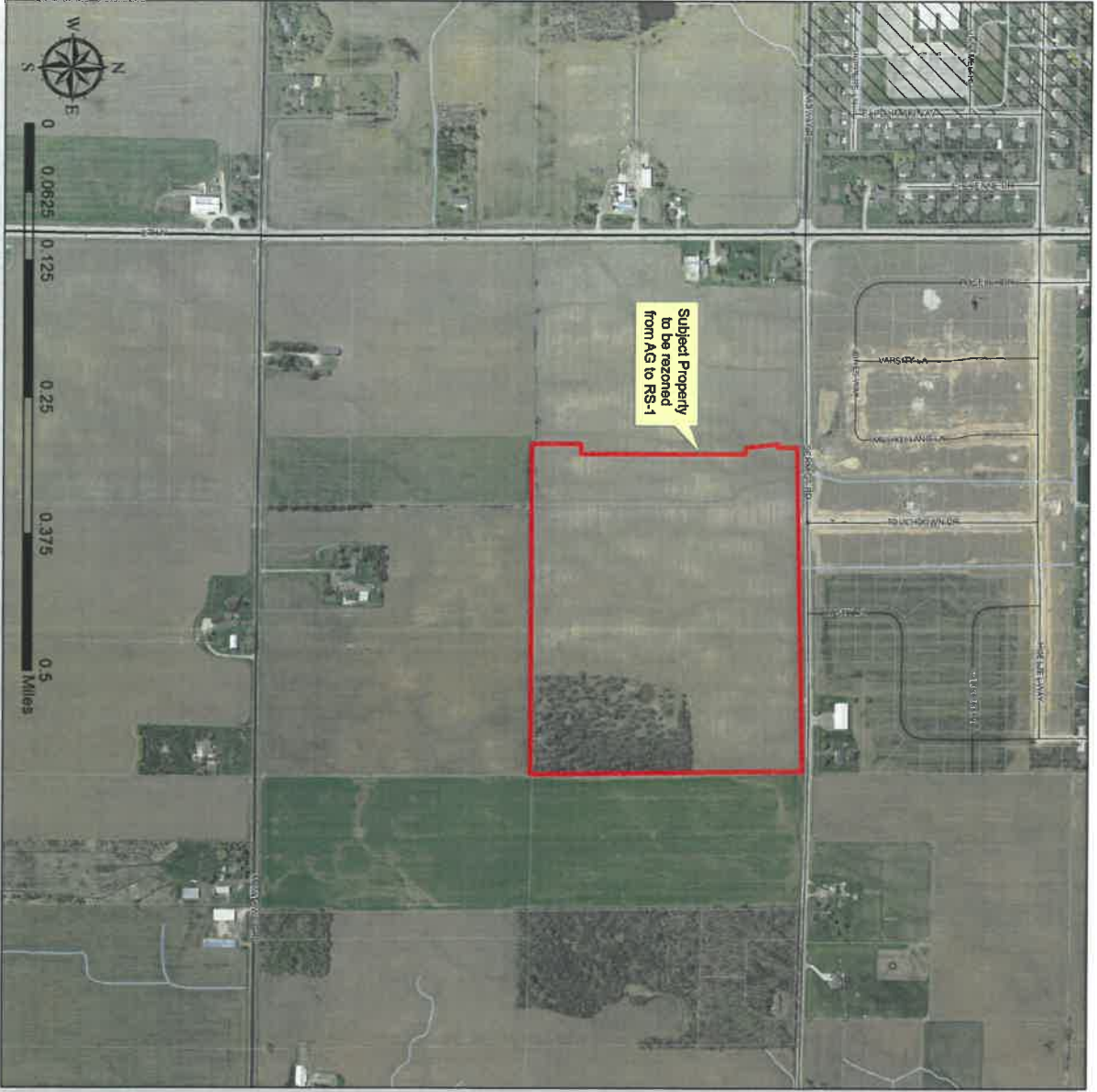
GENERAL NOTES:
 1. THIS PRELIMINARY PLAT IS BASED UPON THE SURVEY MAP 3940, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 10 EAST, VILLAGE OF HANSON, CALUMET COUNTY, WISCONSIN.
 2. THE BOUNDARIES OF THE LOTS ARE BASED UPON THE SURVEY MAP 3940.
 3. THE LOTS ARE TO BE CONVEYED TO THE PUBLIC BY THE VILLAGE OF HANSON.
 4. THE LOTS ARE TO BE CONVEYED TO THE PUBLIC BY THE VILLAGE OF HANSON.
 5. THE LOTS ARE TO BE CONVEYED TO THE PUBLIC BY THE VILLAGE OF HANSON.
 6. THE LOTS ARE TO BE CONVEYED TO THE PUBLIC BY THE VILLAGE OF HANSON.
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 8. THE LOTS ARE TO BE CONVEYED TO THE PUBLIC BY THE VILLAGE OF HANSON.
 9. THE LOTS ARE TO BE CONVEYED TO THE PUBLIC BY THE VILLAGE OF HANSON.
 10. THE LOTS ARE TO BE CONVEYED TO THE PUBLIC BY THE VILLAGE OF HANSON.

LEGEND:
 - Proposed Street
 - Existing Street
 - Proposed Lot
 - Existing Lot
 - Proposed Easement
 - Existing Easement
 - Proposed Right-of-Way
 - Existing Right-of-Way
 - Proposed Utility
 - Existing Utility
 - Proposed Drainage
 - Existing Drainage
 - Proposed Waterway
 - Existing Waterway
 - Proposed Wetland
 - Existing Wetland
 - Proposed Forest
 - Existing Forest
 - Proposed Field
 - Existing Field
 - Proposed Pasture
 - Existing Pasture
 - Proposed Woodland
 - Existing Woodland
 - Proposed Shrubland
 - Existing Shrubland
 - Proposed Grassland
 - Existing Grassland
 - Proposed Barren Land
 - Existing Barren Land
 - Proposed Water Body
 - Existing Water Body
 - Proposed Wetland
 - Existing Wetland
 - Proposed Forest
 - Existing Forest
 - Proposed Field
 - Existing Field
 - Proposed Pasture
 - Existing Pasture
 - Proposed Woodland
 - Existing Woodland
 - Proposed Shrubland
 - Existing Shrubland
 - Proposed Grassland
 - Existing Grassland
 - Proposed Barren Land
 - Existing Barren Land
 - Proposed Water Body
 - Existing Water Body

RECEIVED
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 HANSON PLANNING



DALE ENGINEERING &
 ENVIRONMENTAL, INC.
 Civil Engineers and Surveyors
 1111 1st Street, Suite 100
 Hanson, WI 54601
 Phone: 715.785.1234
 Fax: 715.785.1235
 E-mail: info@dale-engineering.com



Aerial Map

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
- MHC | Mobile Home Overlay
- PDG | Planned Development Overlay
- SHO | Shoreland Overlay*
- SWO | Shoreland-Wetland Overlay*

RoadCenterline

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

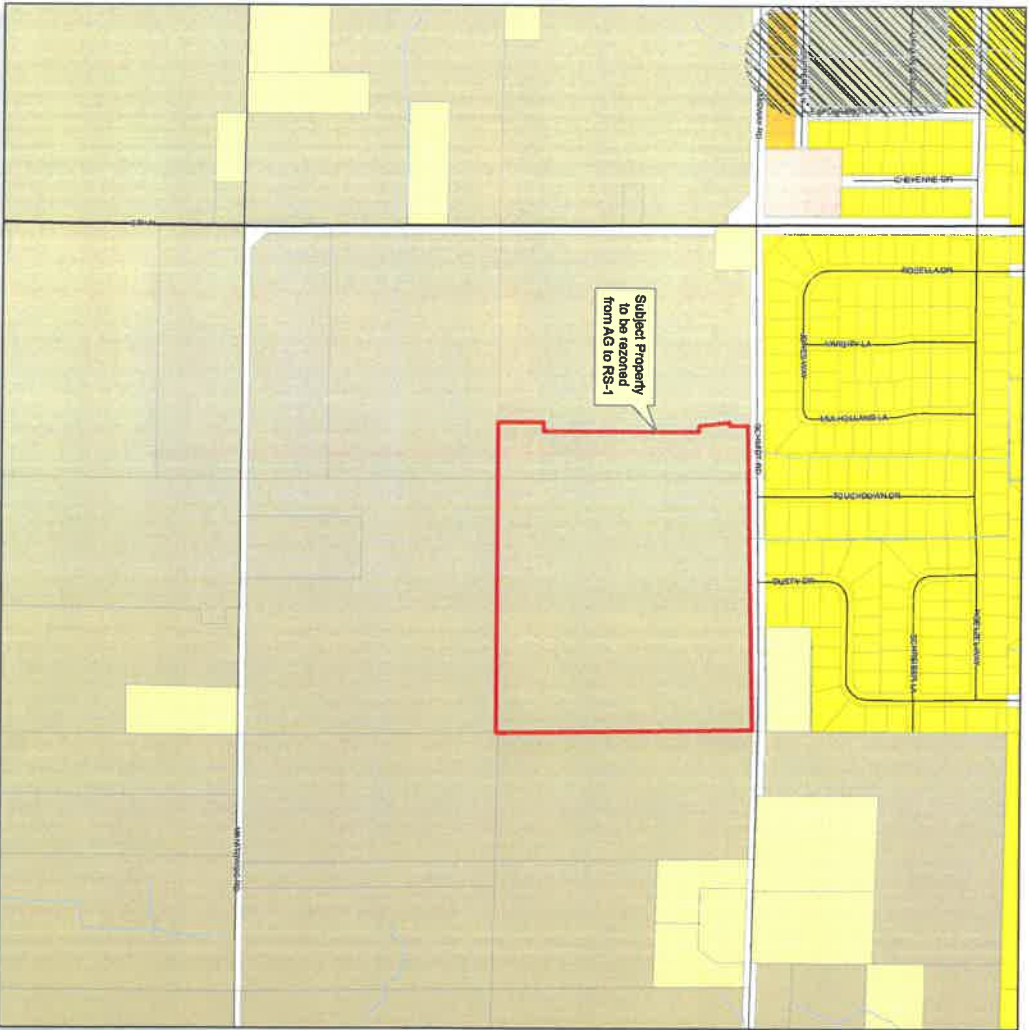
* Please note that the SHO & SWO boundaries are subject to change based on determinations of navigable waterways.

This map was created by:
 Village of Harrison
 Planning & Zoning
 Harrison, WI 54952
 920-988-1002
 Adopted: July 27, 2010
 Effective: November 1, 2010
 Current as of: August 31, 2023



Village of HARRISON
 WHERE OPPORTUNITY LIVES

This map was created using data obtained from Calumet County. The map is either a newly created map or a revised map. The Town of Harrison does not guarantee the accuracy, current status or completeness of the material contained herein and is not responsible for any errors or omissions. In no event shall Calumet County or the Town of Harrison be liable for any damages, including attorney's fees and costs, and any claims for information required 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 specially copyrighted information.



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

November 23, 2021

Title:

Preliminary Plat – Luniak Meadows

Issue:

Should the Plan Commission recommend approval of the Preliminary Plat of the Luniak Meadows subdivision to the Village Board?

Background and Additional Information:

The applicant is proposing a 67-lot and 3-outlot preliminary plat for a new subdivision called Luniak Meadows. The subdivision is located south of Schmidt Road, east of County Road N. The property is currently zoned General Agricultural [AG], but the applicant has submitted for a rezoning to Single-Family Residential (Suburban) [RS-1]. The subdivision is proposed to have roadway access to Schmidt Road via extension of Touchdown Drive from the north. All roadways are proposed to be dedicated to the public at a width of 66-feet for the right-of-way. Lots are generally 15,000 square feet in area, the corner lots are generally 17,000 square feet. A few proposed lots, along the curves and adjacent to the wooded area in the southeast part of the property, are larger. Sewer and water will be extended through the subdivision. Stormwater management will be accommodated in a stormwater pond located on Outlot 1. Outlot 2 & 3 are reserved for future development. It is anticipated that future ownership of the pond (outlot 1) will be public, but this should be confirmed. If the pond is to be deeded to the Village, then a deeded access must be provided, staff has concern about trailer parking on Schmidt Road.

Staff has concerns with the Preliminary Plat in that it does not provide access to the east. Staff would like to see a street connection to the east, or at a minimum a trail connection for pedestrian access. Previously when the Plan Commission reviewed a concept plan for the development, this topic was discussed. Staff would recommend that roadway access be provided to the east to provide interconnection of neighborhoods in the future. Alternatively, staff would recommend that a pedestrian trail be required if a street is not feasible. Potentially, a trail could be provided from Grey Drive to the east property line along the south property line of Outlot 1.

Staff would recommend that parkland be dedicated in the southeast portion of the plat. This location is desirable so that the parkland can be expanded as adjacent property develops. Due to traffic on County N and increasing traffic on Schmidt Road, it will be difficult for residents to cross these roadways safely. Recreation opportunities should be provided for all residential areas. Staff has concerns about access to Lots 1 & 2 on Touchdown Drive given the proximity to Schmidt Road. As platted, Lot 1 will only have driveway access to Touchdown Drive. Staff recommends that Tony's Way be extended to the west and that Lot 1 & 2 be restricted in that no driveways will be allowed on Touchdown Drive.

Recommended Action:

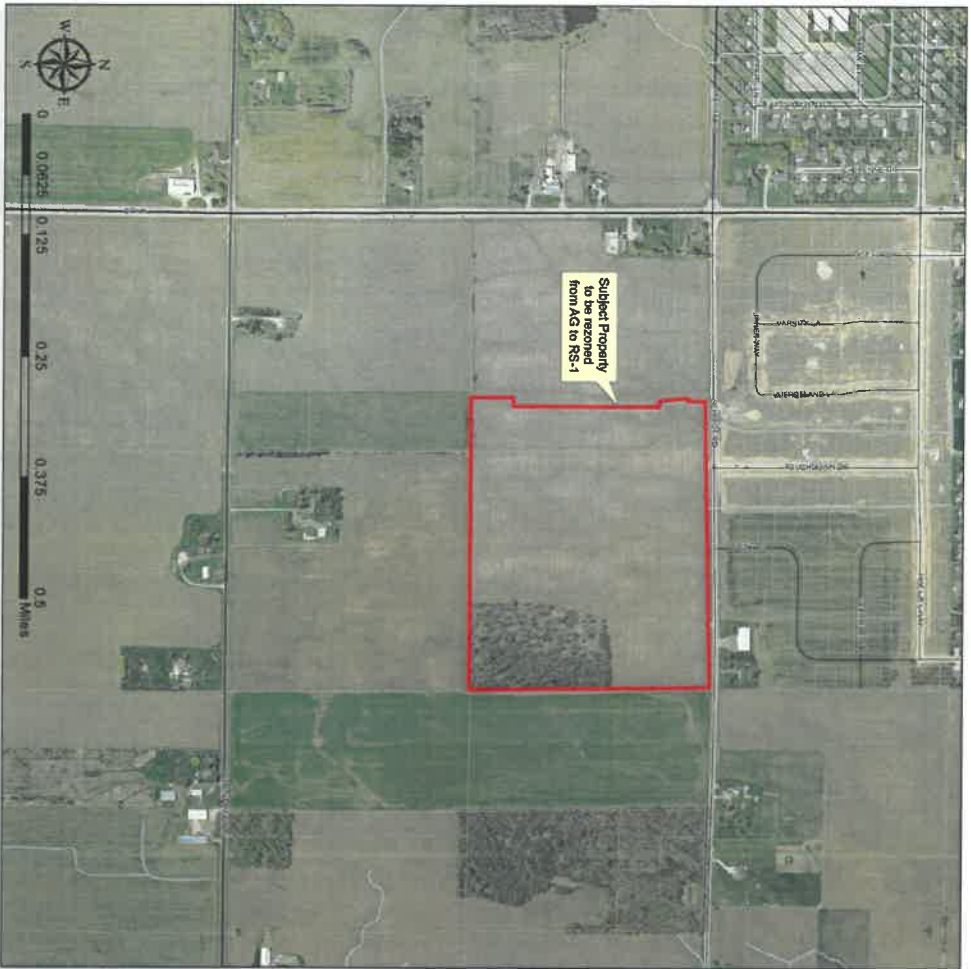
Staff recommends approval of the Preliminary Plat for Luniak Meadows with the following conditions:

1. Wetland permits shall be obtained from the WI Dept of Natural Resources and submitted to the Village.
2. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
3. All lots shall have a storm sewer lateral provided for sump pump discharge.
4. All storm sewer easements shall be 30-feet in width.
5. All comments from the Village engineer and staff shall be included in the Plan Commission discussion and decision.
6. A street connection shall be provided to the east property line. Alternately, a less desirable option is to provide a pedestrian trail connection from Grey Drive to the east property line, potentially along the south property line of Outlot 1. Such connection to include a minimum 20-foot wide outlot dedication to the Village.
7. The development agreement shall include provision for dedication of lands for park purposes, ideally located in the southeast portion of the plat so that the parkland can be enlarged as adjacent properties develop.
8. Deeded access from Grey Drive to Outlot 1 shall be provided for access to the future stormwater management pond. Such access to be a minimum of 30-feet in width.
9. A note shall be added to the plat indicating access control/no access to Schmidt Road for Lots 1-8.
10. Lots 1 & 2 shall be restricted in that no driveway openings will be allowed on Touchdown Drive. Street construction for Tony's Way shall be extended west of Touchdown Drive to accommodate roadway access.
11. A sanitary sewer and/or watermain easement may be required between Lots 5/6. Such easement may also be required from utilities in Grey Drive right-of-way to the east. Please consult with the Darboy Sanitary District for sanitary and watermain location and service.
12. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
13. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to approval of the Final Plat and prior to utility and street construction.
14. All conservation easements/environmental corridors shall be clearly identified. Provisions and regulations of the conservation easements shall be noted on the face of the plat.
15. Grading/Drainage Plan shall identify elevations of ground at the foundation.
16. Sidewalks and laterals shall be indicated on the infrastructure plans.
17. There shall be notes to be added to the face of the final plat in accordance with Section 115-12(d)(1)(f).
18. The final plat and final grading/drainage plans shall include benchmarks for all fire hydrants. Benchmarks shall refer to hydrant tag bolts.
19. Plans shall be sent to the appropriate utility entities for review (ie phone, cable, gas/electric, sewer/water).
20. All easements shall be labeled with correct ownership and shall provide all benefits needed to the easement holder, including but not limited to access, maintenance, or other authority.

Attachments:

- Aerial Map
- Preliminary Plat

Aerial Map
Village of Harrison
Calumet & Outagamie Counties, WI



Legend

- Road Centerline**
- Local Roads
- County Highway
- State Highway
- US Highway
- Railroads
- Streams
- Town of Harrison
- Parcels

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

The map was created by:
 Village of Harrison
 28785 W. Harrison Rd.
 Harrison, WI 54632
 920-898-1052
 Adopted: July 27, 2010
 Effective: November 1, 2010
 Current as of: August 31, 2021



Disclaimer:

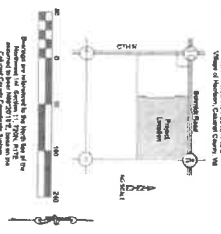
This map is neither a legally recorded map nor a survey and is not intended to be used as such. The Town of Harrison does not warrant the accuracy of this map. The map is provided for informational purposes only and is not intended to be used as a basis for any legal action. The map is provided for informational purposes only and is not intended to be used as a basis for any legal action. The map is provided for informational purposes only and is not intended to be used as a basis for any legal action. The map is provided for informational purposes only and is not intended to be used as a basis for any legal action.

Preliminary Plat of

Luniak Meadows

Lot 2 of Certified Survey Map 3940, being part of the Northwest 1/4 of the Northwest 1/4 and part of Northeast 1/4 of Section 14 of Township 20 North, Range 18 East, Wells of Johnson, Johnson County, Missouri

LOCATION MAP

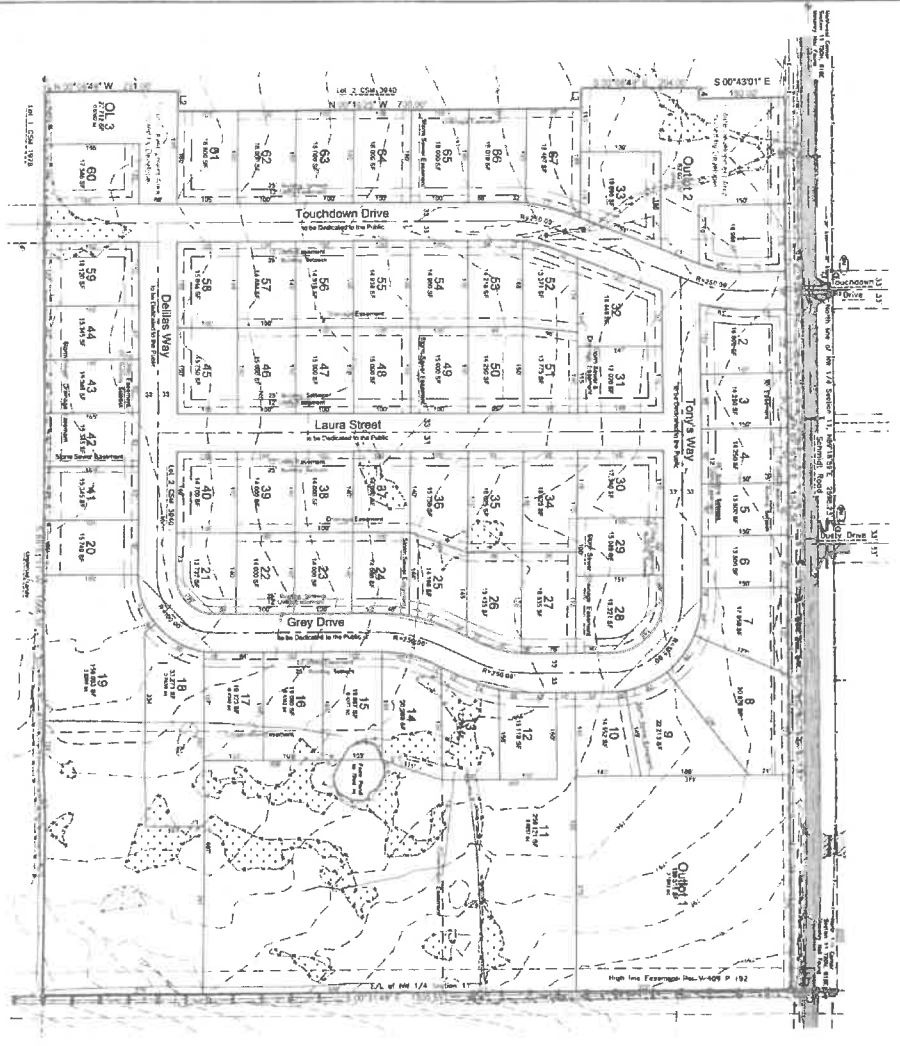


ABBREVIATIONS

- MSL Mean Sea Level
- NGVD North American Vertical Datum of 1988
- CGVD Canadian Geodetic Vertical Datum of 1985
- CGVD85 Canadian Geodetic Vertical Datum of 1985
- CGVD85 Canadian Geodetic Vertical Datum of 1985
- CGVD85 Canadian Geodetic Vertical Datum of 1985

LEGEND

- Proposed Subdivision
- Proposed Lot
- Proposed Easement
- Proposed Right-of-Way
- Proposed Utility
- Proposed Road
- Proposed Water
- Proposed Sewer
- Proposed Gas
- Proposed Electric
- Proposed Telephone
- Proposed Cable
- Proposed Fiber Optic
- Proposed Storm Drain
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Gas Main
- Proposed Electric Main
- Proposed Telephone Main
- Proposed Cable Main
- Proposed Fiber Optic Main
- Proposed Storm Drain
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Gas Main
- Proposed Electric Main
- Proposed Telephone Main
- Proposed Cable Main
- Proposed Fiber Optic Main



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CARLSON PLANNING

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**Village of Harrison
October-21 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	5	88	\$ 1,847,120	\$ 37,436,369	9	75	\$ 2,644,000	\$ 25,054,118
Two Family (units)	0	2	\$ 0	\$ 1,200,000	1	1	\$ 650,000	\$ 650,000
Multi Family (units)	2	4	\$ 22,940,000	\$ 49,740,000	1	3	\$ 14,000,000	\$ 31,500,000
Additions	3	16	\$ 240,940	\$ 1,257,555	2	15	\$ 228,000	\$ 735,673
Acc. Structures	4	28	\$ 23,630	\$ 450,825	9	41	\$ 160,150	\$ 530,250
Miscellaneous	4	103	\$ 13,000	\$ 733,549	12	117	\$ 87,175	\$ 1,019,839
Total Residential	18	241	\$ 25,064,690	\$ 90,818,298	34	252	\$ 17,769,325	\$ 59,489,880
Com./Ind.								
New	1	2	\$ 1,000,000	\$ 1,550,000	0	1	\$ 0	\$ 350,000
Additions	0	1	\$ 0	\$ 1,825,000	0	1	\$ 0	\$ 16,000
Acc. Structures	0	0	\$ 0	\$ 0	2	2	\$ 51,500	\$ 51,500
Miscellaneous	1	8	\$ 4,971	\$ 123,471	0	5	\$ 0	\$ 508,450
Total Com./Ind.	2	11	\$ 1,004,971	\$ 3,498,471	2	9	\$ 51,500	\$ 925,950
Combined Total	20	252	\$ 26,069,661	\$ 94,316,769	36	261	\$ 17,820,825	\$ 60,415,830

Number of Vacant Lots Remaining 103