

PLAN COMMISSION AGENDA

Tuesday, October 30, 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
 - September 25, 2018
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Lamers Realty, Inc. – Harrisville Court
 - b. Certified Survey Map – Rick Zierler – W4436 Manitowoc Road
 - c. Certified Survey Map – Kent Gross – W6387 Manitowoc Road
 - d. Special Exception to Design Standards – Mel Baeten – Amy Avenue
- 7) Items for Discussion
 - a. Subdivision Concept Plan – Kasten Property – Woodland Road
 - b. Report: Zoning Permits
- 8) Set Next Meeting Date
 - Tentatively November 27, 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: October 23, 2018

PLAN COMMISSION

MEETING MINUTES – September 25 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 (excused at 6:30pm).

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

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Lisowe) to approve the minutes of July 31, 2018. Motion carried 7-0.
- 6) Convene and Enter Public Hearing: Regular meeting was convened and Public Hearing began at 6:02pm.
 - a. Zoning Map Amendment – Care Properties LLC/HUB Inc – Amy Avenue: Planner Mommaerts introduced the item stating that the applicant, Care Properties, is requesting a Zoning Map Amendment (Rezoning) for parcel #33158 in order to construct and operate an assisted living facility. The parcel is approximately 5-acres and is currently zoned Office & Retail Commercial [COR]. The proposed zoning will be Community Commercial [CC], which lists assisted living facilities as an appropriate use. The proposed use will fit the area as there is residential development to the south and a ThedaCare clinic to the west of the parcel. The future land use map as part of the Comprehensive Plan identifies this parcel as commercial, so a change from one commercial zoning district to another is consistent with the Comprehensive Plan. Four residents from the area spoke regarding drainage and traffic concerns, stating that this piece of land has been under water most of the year and that the heavy amount of traffic at KK and State Park Rd is already an issue.
- 7) Close Public Hearing and Reconvene Regular Meeting: Public Hearing was closed and Regular Meeting was reconvened at 6:14pm.
- 8) Items for Discussion and Possible Action

- a. Zoning Map Amendment – Care Properties LLC/HUB Inc – Amy Avenue:
Motion: (Fochs/Lisowe) to approve rezoning Parcel #33158 from Office and Retail Commercial to Community Commercial.
Motion carried 7-0.

- b. Certified Survey Map – Dale Deno – Peters Road: Planner Mommaerts introduced the item stating that the applicant is proposing a 1-lot Certified Survey Map (CSM) for Parcel #40616. The property is currently zoned General Agricultural [AG] and is 40-acres in size. The proposed lot will be created in the southwest corner of the property and will be approximately 2.074-acres, with 436-feet of road frontage along Peters Road. The purpose of the CSM is to create a lot for a future home. The existing home and buildings will remain with the larger agricultural area. The applicant has been in contact with Calumet County regarding a sanitary system.
Motion: (Lincoln/Hietpas) to approve the certified survey map.
Motion carried 7-0.

- c. Final Plat for Kimberly Heights 3 – Dercks DeWitt LLC: Planner Mommaerts introduced the item stating that the developers, Dercks DeWitt LLC, have submitted a final plat for Kimberly Heights 3 for a new 22-lot subdivision. This subdivision is the third phase of Kimberly Heights located along County N north of Schmidt Road. Streets have been graveled for Rosella Drive and Jones Way. In the fall, all streets will have an asphalt binder laid down to minimize dust and erosion issues. The binder will remain for several years before paving.
Motion: (Hennessey/Hietpas) to approve the Final Plat for Kimberly Heights 3.
Motion carried 7-0.

9) Items for Discussion

- a. Concept Plan for Hidden Pines Subdivision – Kent Gross: Planner Mommaerts introduced the item stating that this item was first discussed in April 2018. Below [in black] is the information discussed in April, the text in **RED** is the new/updated information.
April 2018... The applicant is interested in purchasing and developing a property at W6387 Manitowoc Road. The property is 10-acres and is currently zoned General Agricultural [AG]. The applicant is interested in developing the southern 6.75-acres. The northern 3.25-acres would remain with the current owner. The property is partially wooded and there is a driangeway through the property, possible wetlands may exist. Public sewer and water would be available to this property from the south. Access to the subject property is from the south via a new road constructed by the Village in 2017. The applicant

developed a concept plan for this property along with a potential road layout for the adjacent properties for future road connections. The applicant also submitted a letter outlining the basics of the subdivision, some provisions do not meet Village requirements. The Plan Commission is asked to provide comments and feedback on a proposed land division and its feasibility.

September 2018... Harrison completed a wetland delineation and concept plan for the adjacent properties connecting the proposed Hidden Pines to the Papermaker Ridge subdivision.

Staff has concerns with the following issues:

1. Wetlands – a wetland delineation should be completed to determine the amount/type of wetlands present on the property. A wetland delineation was completed for the proposed subdivision area by the developer. Harrison completed a wetland delineation for the adjacent properties. Wetlands are indicated on the concept plans.
2. Sewer & Water –public sewer and water is available, extension of sewer and water must be to the edge of the development limits in order for adjacent properties to have access. With the proposed road/lot layout, sewer and water will be extended to the adjacent properties.
3. Access – road layout must be approved by the Village. The length of a dead-end street cannot exceed 1,000-feet. A temporary turn around must be constructed if longer than 1,000-feet. Staff is comfortable with road layout as presented. Harrison asked McMahon Associates to complete a concept plan for the larger area. Temporary turnarounds or cul-de-sacs may be needed as an interim.
4. Stormwater Management – a suitable location for stormwater management must be included in the proposed land division. Possibility of a buy-in to the Lakeview Regional Pond exists. In this scenario, a dry pond would be required to meet peak flow requirements. The Village engineer estimates that the dry pond would have to be approximately ½-acre in size. The optimal location is in the southwest corner of the property, adjacent to the land the Village owns for a future park. Potential to dedicate the dry pond as parkland may exist. Buy-in to the Lakeview Regional Pond will handle the sediment removal stormwater requirements. Harrison will negotiate with the developer regarding peak flow control stormwater requirements for the larger area. The pond proposed by the developer will cover not only Hidden Pines, but the surrounding lands as well. There should be compensation to the developer for this. If the dry pond is not next to the Dogwood Lane park, as proposed by the developer, then the potential to offset parkland requirements should not be considered.

5. Rezoning – the property must be rezoned to RS-1 zoning district. Will be required prior to subdivision approval.
6. Lot Size – the RS-1 zoning district requires a minimum lot size of 12,000 square feet and minimum lot frontage along a street of 80-feet. The RS-1 zoning district matches that of the surrounding subdivisions.
7. Street Pavements – the Village policy for new subdivisions is concrete street pavement. Pavement to occur within 2-3 years of subdivision development. The Village Board voted to confirm the subdivision will have concrete streets.
8. Street Lights – street lights may be required at intersections or curves. Harrison currently has no ordinance requiring street lights, however the developer may wish to install them at intersections or curves.
9. Sidewalks – the Village requires sidewalks for new subdivisions. The Village Board voted to confirm the subdivision will have sidewalks on both sides of the street.

Motion (Salm/Hietpas) to support the concept plan for Hidden Pines Subdivision.

Motion carried 6-0.

- b. Report: Zoning Permits: Planner Mommaerts stated that there have been 57 single family permits to date with an estimated value over \$1.4 million which is well ahead of last year at this time. He also stated that there are just under 100 vacant lots remaining and if Kimberly Heights 3 goes through we will be at about 120 lots for building.

10) Next Meeting Date: October 30, 2018 at 6:00pm.

11) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:38pm
Motion carried 6-0.

Prepared by: Carie Krause Deputy Clerk - Treasurer

Dated: September 26, 2018

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

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 30, 2018

Title:

Certified Survey Map - Lamers

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 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.

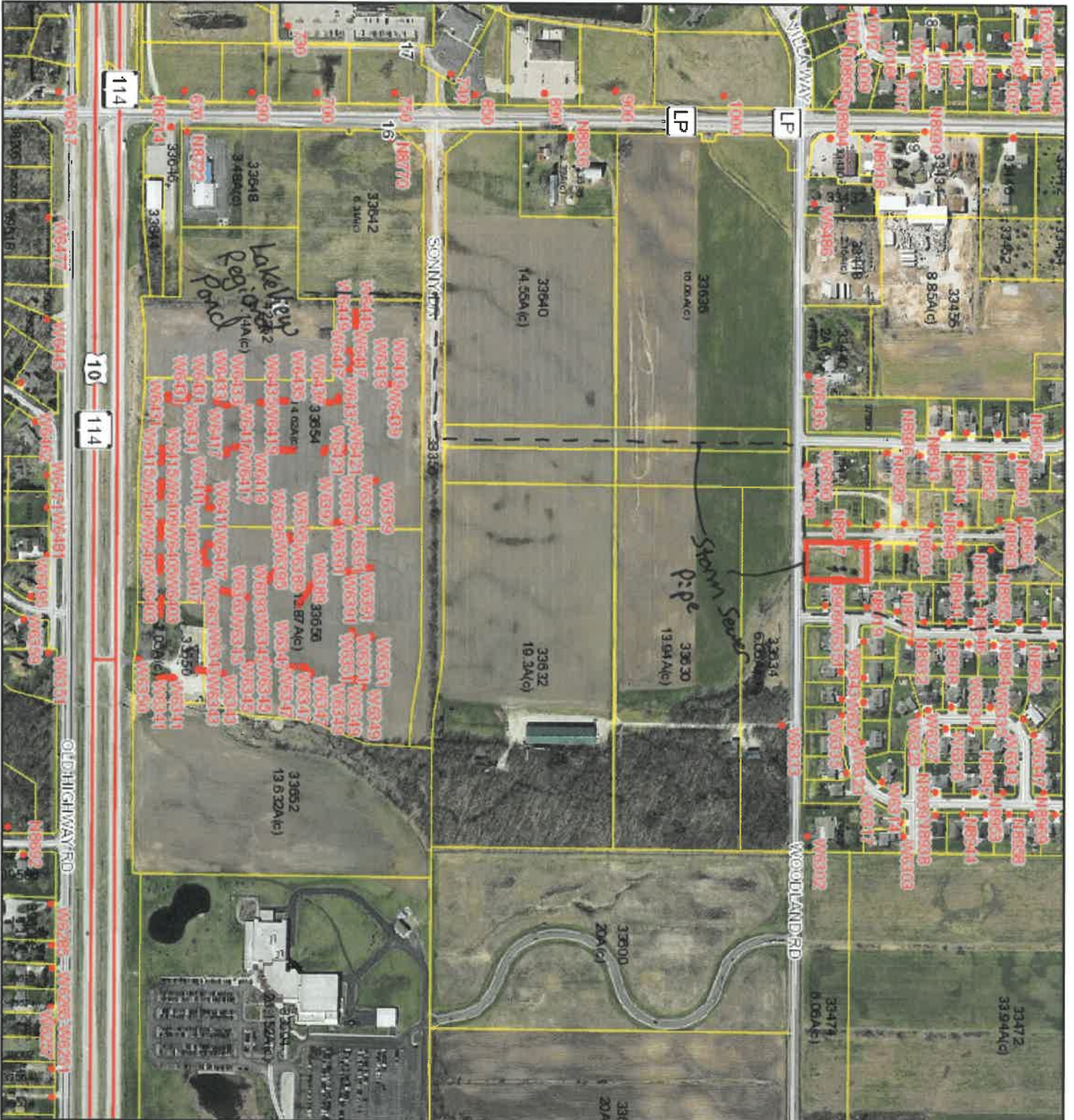
Recommended Action:

Staff recommends approval of the Certified Survey Map.

Attachments:

- Aerial Map
- CSM

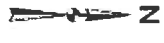
Calumet County, WI



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
- 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 the conclusions drawn are the responsibility of the user.

Date Printed: 10/7/16 10:34 AM	
Author: Sources:	

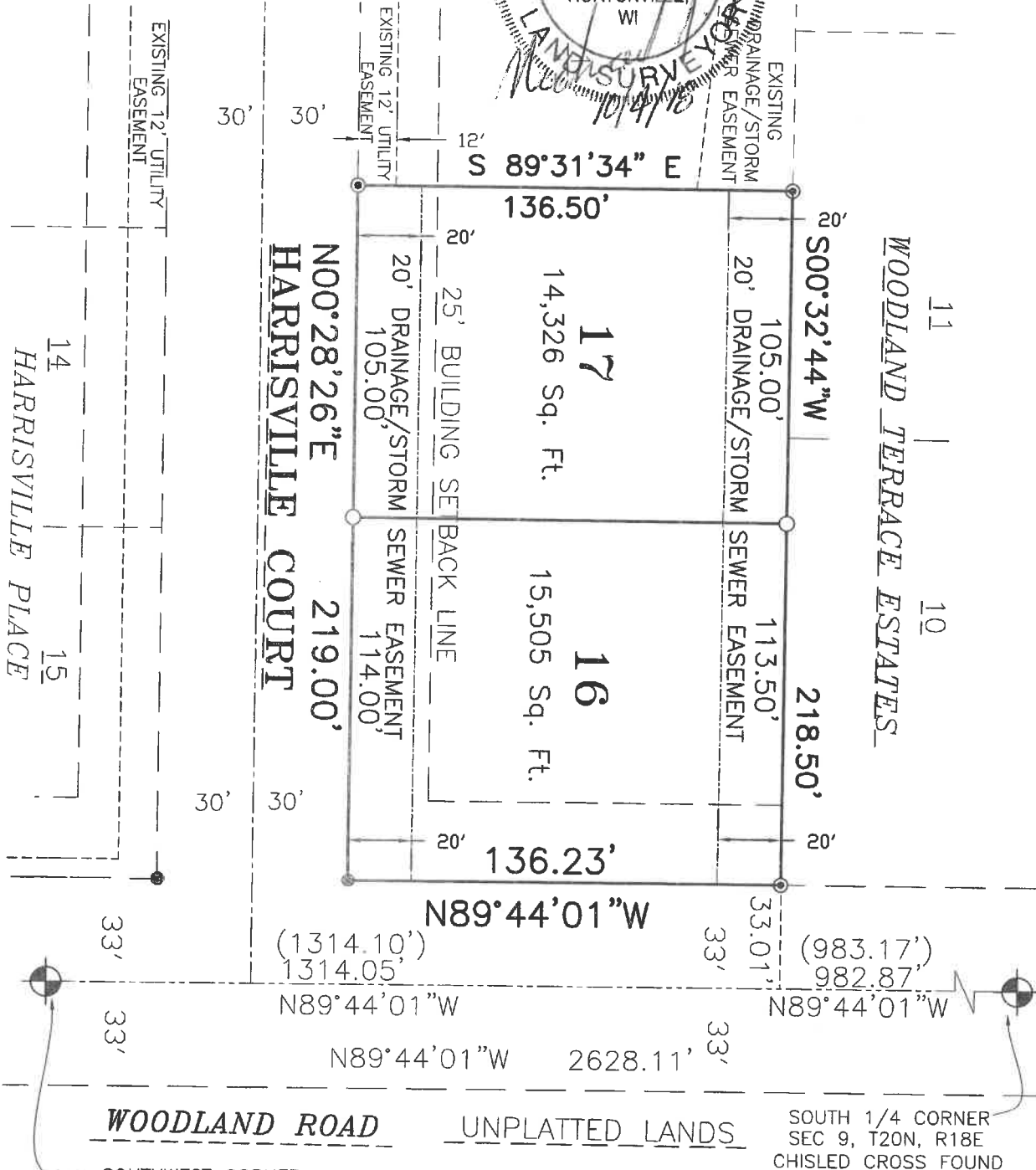
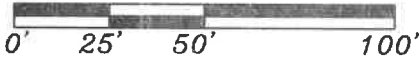


CERTIFIED SURVEY MAP NO. _____

ALL OF OUTLOT ONE (1), OF HARRISVILLE PLACE
 BEING LOCATED IN THE SOUTHEAST 1/4 OF THE
 SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 20, NORTH
 RANGE 18 EAST, VILLAGE OF
 HARRISON, CALUMET COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY
 COORDINATE SYSTEM FOR CALUMET COUNTY, SOUTH LINE OF
 THE SOUTHWEST 1/4 SECTION 9, T.20N., R.18E. BEARS
 S89°44'01"E

SCALE IN FEET



SOUTHWEST CORNER
 SEC 9, T20N, R18E
 COUNTY MONUMENT FOUND

SOUTH 1/4 CORNER
 SEC 9, T20N, R18E
 CHISLED CROSS FOUND

LEGEND

- = 1" DIA ROUND X 24" LONG IRON PIPE WEIGHING 1.13 LBS./LIN. FOOT SET
- ⊙ = 1" DIA. IRON PIPE FOUND
- = 1 1/4" DIA. ROUND REBAR FOUND

PREPARED BY:

SCHULER & ASSOCIATES
 LAND SURVEYORS & ENGINEERS

2711 N. MASON ST., SUITE F, APPLETON, WI 54914

L-18-4217CSM
 SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

CORPORATE OWNER'S CERTIFICATE:

LAMERS REALTY, INC., A WISCONSIN CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHERE OF LAMERS REALTY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALAN J. LAMERS, ITS PRESIDENT AND COUNTERSIGNED BY DEBORAH L. LAMERS, ITS VICE-PRESIDENT, AT _____,

WISCONSIN, ON THIS _____ DAY OF _____, 2018.

ALAN J. LAMERS PRESIDENT

DEBORAH L. LAMERS VICE-PRESIDENT

STATE OF WISCONSIN)

_____ ss.
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, ALAN J. LAMERS AND DEBORAH L. LAMERS, PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND VICE PRESIDENT OF SAID CORPORATION AND ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

CERTIFICATE OF PLANNING AGENCY:

PURSUANT TO THE LAND SUBDIVISION REGULATION OF THE VILLAGE OF HARRISON, WI, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE VILLAGE OF HARRISON PLANNING COMMISSION.

CHAIRMAN DATE

TREASURER'S CERTIFICATE:

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

COUNTY TREASURER DATE

VILLAGE TREASURER DATE

RESOLUTION OF THE VILLAGE OF HARRISON:

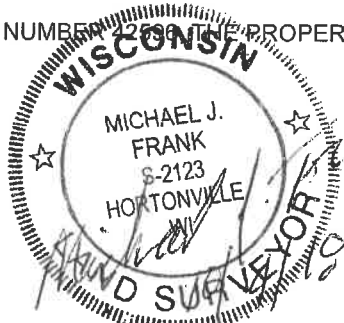
RESOLVED, THAT THE ABOVE CERTIFIED SURVEY MAP IN THE VILLAGE OF HARRISON WAS APPROVED BY THE VILLAGE BOARD ON THIS _____ DAY OF _____, 2018

VILLAGE PRESIDENT DATE

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

VILLAGE CLERK DATE

THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL ID NUMBER _____ THE PROPERTY OWNER OF RECORD LAMERS REALTY, INC.



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 30, 2018

Title:

Certified Survey Map - Zierler

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 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.

Recommended Action:












Staff recommends approval of the Certified Survey Map.

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
-  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 10:51 AM

Sources:



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 705 AS RECORDED IN VOLUME 5 OF CERTIFIED SURVEY MAPS ON PAGE 105 AS DOCUMENT NO. 152784 AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, ALL IN SECTION 8, TOWNSHIP 20 NORTH, RANGE 19 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 ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 705 AS RECORDED IN VOLUME 5 OF CERTIFIED SURVEY MAPS ON PAGE 105 AS DOCUMENT NO. 152784 AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, ALL IN SECTION 8, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 8; THENCE S89°12'28"E, 669.93 FEET ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SECTION 8 TO THE WEST LINE OF LANDS DESCRIBED IN JACKET 2621, IMAGE 43 AND THE POINT OF BEGINNING; THENCE N00°47'32"E, 254.20 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID DESCRIBED LANDS; THENCE S89°12'28"E, 366.75 FEET ALONG SAID NORTH LINE AND THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 705 TO THE EAST LINE OF SAID CERTIFIED SURVEY MAP; THENCE S00°47'32"W, 254.20 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHWEST ¼ OF SECTION 8; THENCE N89°12'28"W, 366.75 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF RICK ZIERLER, W4436 MANITOWOC ROAD, MENASHA, WI 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 THE VILLAGE OF HARRISON.



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
A1808.20 (RFR) 9-25-2018

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

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____.

VILLAGE TREASURER DATED

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 30, 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:

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. Manitowoc Road shall be dedicated as a 40-foot right-of-way on Lot 1.

Attachments:

- Aerial Map
- CSM

Calumet County, WI

Legend

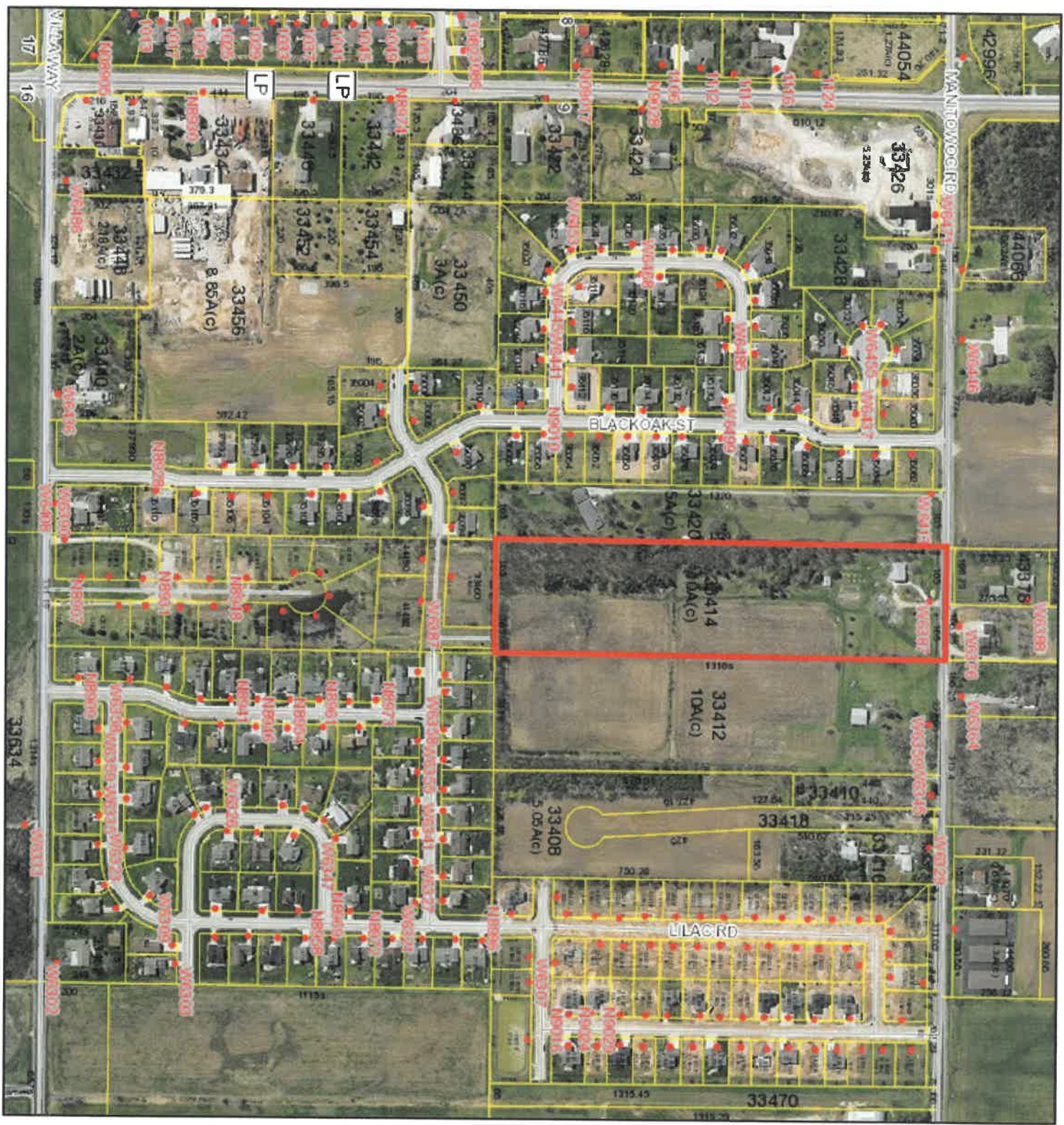
- Address Point
- ▭ County Boundary
- ▭ Wisconsin Water
- ▭ Other Counties
- Unincorporated Community
- ▭ Town Boundary
- ▭ Point of Interest
- ▭ Parcel Boundary
- ▭ Property Hook
- ▭ PLSS Section
- ▭ State Parks
- ▭ County Parks
- ▭ Lake
- ▭ River and Stream
- ▭ Major Roads
- ▭ Local Roads
- ▭ Municipal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

Color 2014
 Red: Band 1
 Green: Band 2
 Blue: Band 3



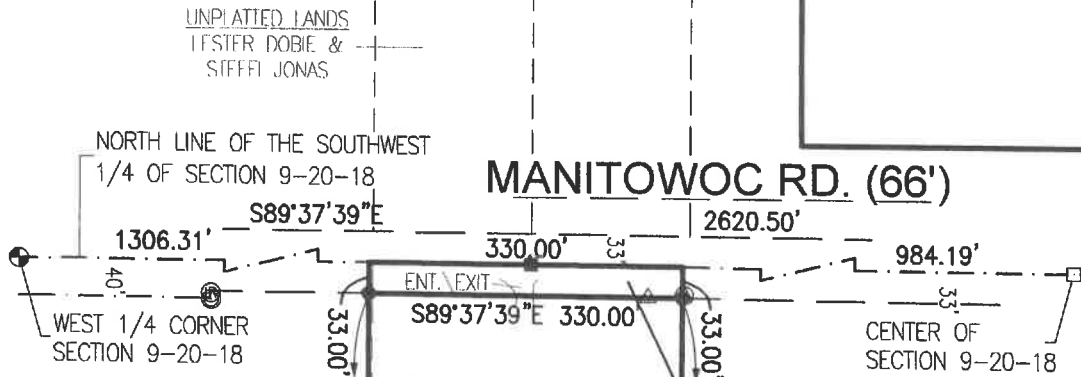
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed:	10/17/18 10:44 AM
Sources:	



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.



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

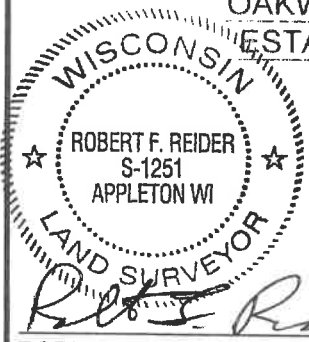
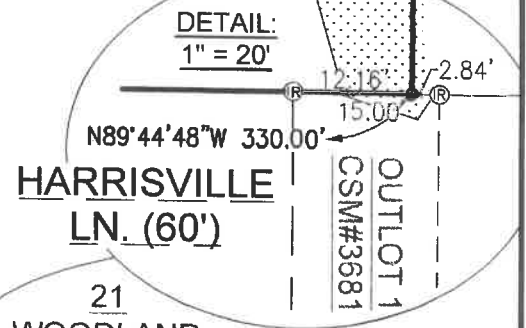
DETAIL:
1" = 10'

WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9 AS PER SECTION PROTRACTOR

WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9 AS PREVIOUSLY MONUMENTED

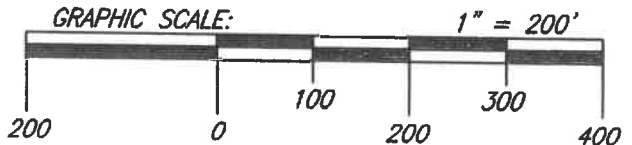
UNPLATTED LANDS
ORLEE ROEBKE

DETAIL:
1" = 20'



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

GRAPHIC SCALE:



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. LYNNDALE 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:

October 30, 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 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.*

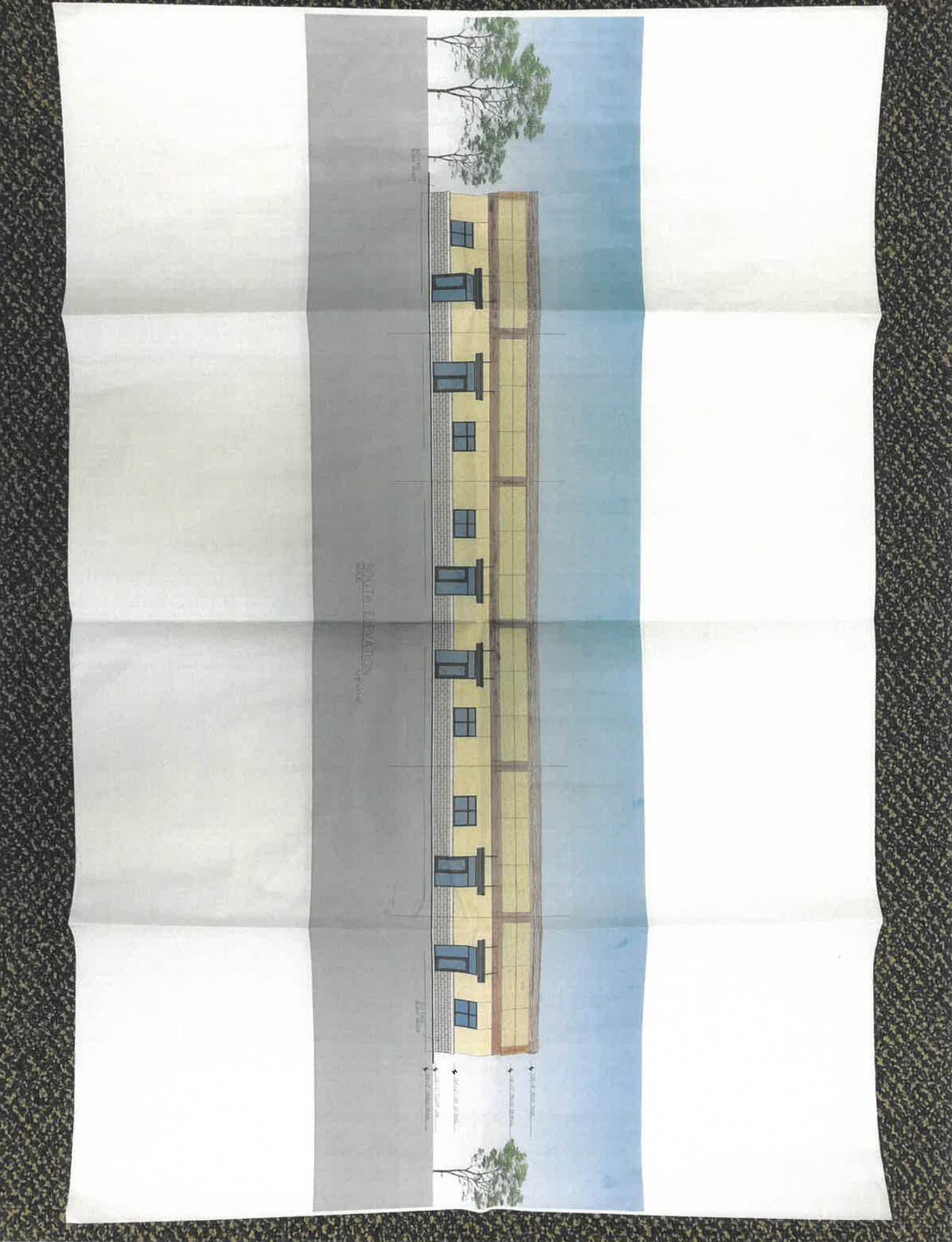
Recommended Action:

Staff recommends only a small leeway from the zoning district requirements. Potentially the upper area, the area above the doorways where signage is likely to be placed, could be EFIS with the remaining materials to meet the zoning requirements.

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



SOUTH ELEVATION

1/2" = 1'-0"

1/2" = 1'-0"

- 1. FINISH GRADE
- 2. FINISH GRADE
- 3. FINISH GRADE

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

- 10'-0" HIGH EAVE
- 11'-0" HIGH EAVE
- 12'-0" HIGH EAVE
- 13'-0" HIGH EAVE

SHED ROOF

SHED ROOF

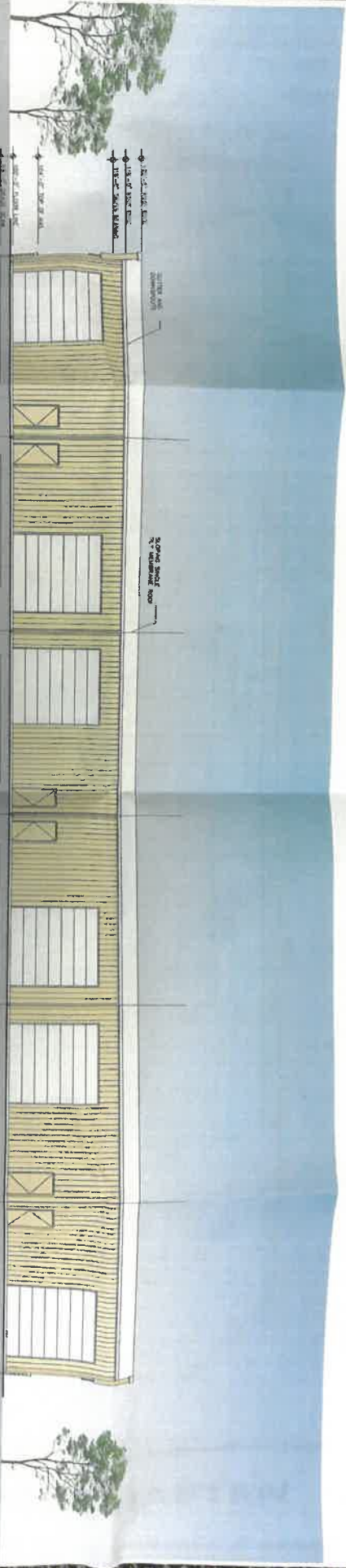




Image capture: Oct 2016 © 2018 Google

Kaukauna, Wisconsin

 Google, Inc.

Street View - Oct 2016

Calumet St





Image capture: Oct 2016 © 2018 Google

Kaukauna, Wisconsin



Street View - Oct 2016

Calumet St



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 30, 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:

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

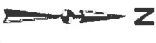
Calumet County, WI



Legend

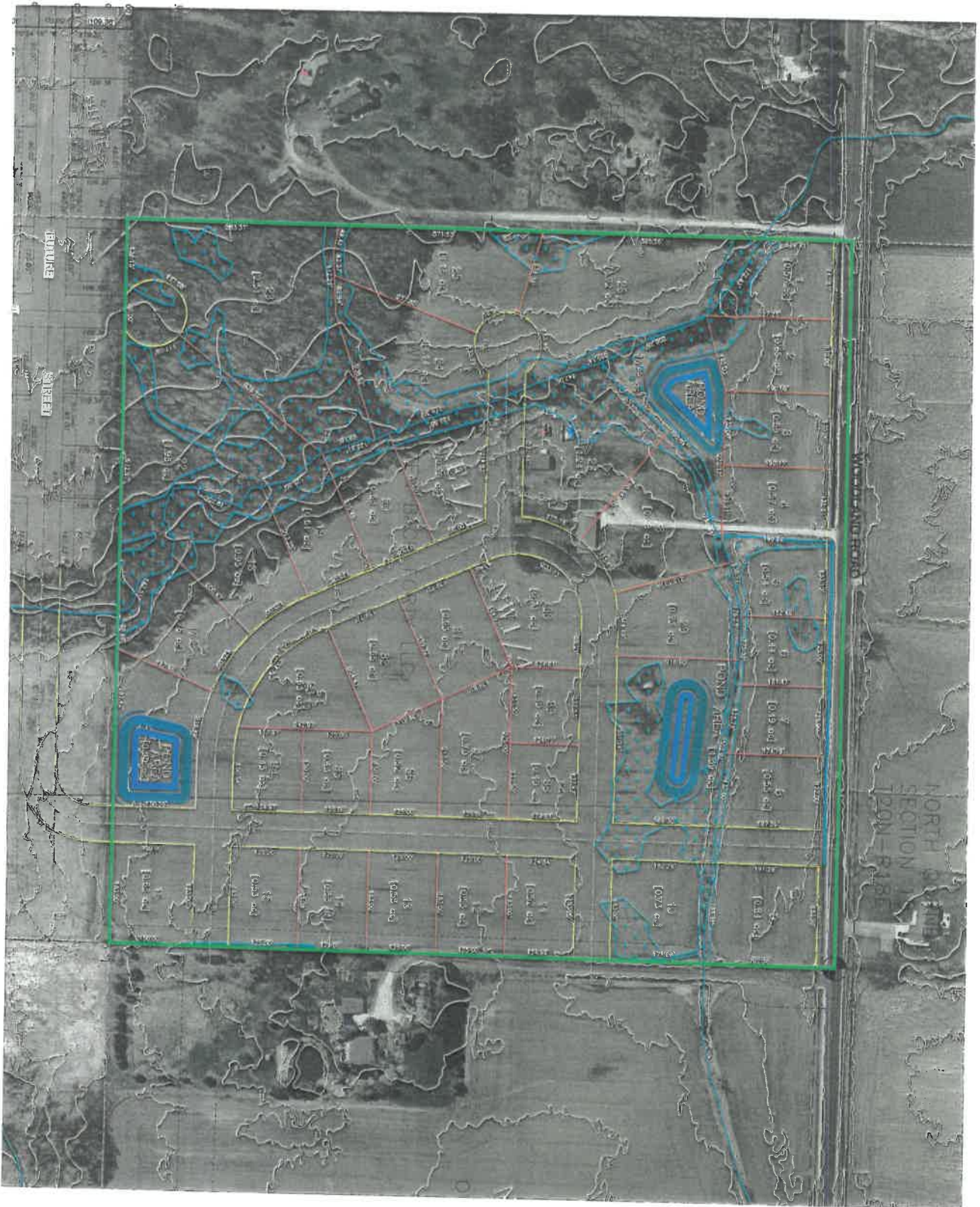
- Address Point
- ▭ County Boundary
- ▭ Wisconsin Water
- ▭ Other Counties
- Unincorporated Community
- ▭ Town Boundary
- Point of Interest
- ▭ Parcel Boundary
- ▭ Property Hook
- ▭ PLSS Section
- ▭ State Parks
- ▭ County Parks
- ▭ Lake
- ▭ River and Stream
- ▭ Major Roads
- ▭ Local Roads
- ▭ Local Roads
- ▭ 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	10/7/18 11:54 AM
Sources	



DISCLAIMER:
 CONSULTANT SERVICE PROVIDED BY M&E, INC. HAS NOT DETERMINED A PROFESSIONAL SERVICE FOR THIS PROPERTY AS PART OF THIS PROJECT. COMMENTS ARE SHOWN FOR CLIENTS COUNTY USE.

PERMISSIBLE ZONE
 TOTAL AREA = 37.54 ACRES
 NUMBER OF BUILDABLE LOTS: 33
 AVERAGE LOT SIZE: 135.1 X 140.0 FT.
 MINIMUM LOT SIZE: 17,439 SQ. FT.
 FUTURE ZONING TO SINGLE-FAMILY RESIDENTIAL (RS-1)
 MINIMUM ALLOTMENT LOT SIZE: 12,000 SQ. FT.

NOTES: 1. ALL PROPOSED DRIVEWAYS, WALKWAYS AND UTILITIES REMAINING LOCATED ON THE EXISTING PROPERTY. TWO CITY-OWNED SEWER MAINS AND ONE WATER MAIN HAVE ACCESS OVER OR NEARBY ROAD. COMMENTS INDICATED HERE BE PROVIDED WITH PERMIT.

PRELIMINARY

**CONCEPT PLAN
 KASTEN PROPERTY**

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

Planning
 Environmental
 Surveying
 Engineering
 Architecture

DRAWN BY		CHECKED		APPROVED		FIELDWORK	
CRC		ALM		JIR			
** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **							
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

SCALE DATE
 BAR SCALE 10/12/2018
 COMPUTER FILE
 1-0887-038end.dwg

DRAWING NO.
 1-0887-003