

PLAN COMMISSION AGENDA

Tuesday, October 27, 2020
5:30 PM

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)
Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
- 5) Approve Minutes
 - September 29, 2020
- 6) Update on Lexington Homes Development Proposals from September Meeting
 - a. PC Resolution 2020-02 Comprehensive Plan Amendment – Lexington Homes (Mirrago) – Midway Road
 - b. Zoning Map Amendment – Lexington Homes (Mirrago) – Midway Road
 - c. Conditional Use Permit – Lexington Homes (Mirrago) – Midway Road
 - d. Certified Survey Map – Lexington Homes (Mirrago) – Midway Road
- 7) Items for Discussion
 - a. Concept Plan Review – Mini Warehousing Development – Atlas Development
 - b. Concept Plan Review – Barn-Dominiums – Travis Dudovick
 - c. Report: Zoning Permits
- 8) Convene Meeting and Enter Public Hearing at 6:00pm
 - a. Comprehensive Plan Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road
 - b. Zoning Map Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road
 - c. Conditional Use Permit – G Units Storage – Erik Gabbey
- 9) Close Public Hearing and Reconvene Regular Meeting
- 10) Items for Discussion and Possible Action
 - a. PC Resolution 2020-03 Comprehensive Plan Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road
 - b. Zoning Map Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road
 - c. Certified Survey Map – Frazee – Lot 1 Northshore Woods – Old Highway Road
 - d. Conditional Use Permit – G Units Storage – Erik Gabbey
 - e. Design Standards Waiver – Lexington Homes (Mirrago) – Midway Road
 - f. Design Standards Waiver – Rucon Development – Highline Road
 - g. Future Plan Commission Meeting Dates and Times
- 11) Set Next Meeting Date
 - Tentatively November 17, 2020 at 6:00pm
- 12) 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 20, 2020

**VILLAGE OF HARRISON
PLAN COMMISSION MEETING MINUTES
SEPTEMBER 29, 2020**

1. The meeting was called to order in the Harrison Municipal Building by Chairman Hietpas at 6pm.

2. The Pledge of Allegiance was recited.

3. Roll Call: Members present: Dennis Reed, Jim Lincoln, Pat Hennessey, Kevin Hietpas, Darlene Bartlein, Mark Van Hefty and Kent Gross

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

4. Public Participation: None.

5. Motion (Van Hefty/Lincoln) to approve the minutes of August 25, 2020.
Motion carried 7-0.

6. Enter Public Hearing at 6:02pm for Lexington Homes (a) Comprehensive Plan Amendment, (b) Zoning Map Amendment and (c) Conditional Use Permit. Planner Mommaerts opened the Public Hearing with a statement regarding time limits for anyone wishing to speak, he then introduced the items stating that the applicant is proposing a mix of single-family and multi-family residential development on property located along Midway Road, Tax IDs 432886 & 432888. Parkland is proposed to be reserved and dedicated to Harrison for future development of a park. The development consists of six (6) 10-unit buildings and six (6) 14-unit buildings, all two-bedroom units with attached garages and outside parking area. Total development will be 48 single-family lots and 144 multi-family units. The SF lots are proposed adjacent to the existing SF lots to the south with street connections to Woodendale Way, McKayla Drive, Ethan Drive, and Midway Road. The MF development is proposed to have access only from Midway Road. The Village of Harrison is in discussions with the Calumet County Highway Commissioner regarding this access point. The City of Appleton is suggesting that the MF development not access Midway Road, but rather access the new north/south street from Midway Road. The applicant is requesting a Comprehensive Plan Amendment, Zoning Map Amendment, and a Conditional Use Permit.

Staff has received correspondence in regard to opposition to the land use change and rezoning. There was a petition opposing the rezoning signed by a majority of property owners within 100-feet of the development property. This petition in opposition will cause the rezoning approval by the Village Board to be by $\frac{3}{4}$ majority rather than a simple majority. (a) Comprehensive Plan Amendment - The applicant is proposing to amend the future land use map in the Comprehensive Plan to reconfigure some of the parkland and single-family areas as well as allow for multiple-family residential. Currently, the future land use map

identifies this area as Parkland and Single-Family Residential. There are single-family uses on the south and west sides of the property. The area to the east is currently zoned for Multi-Family. The petition maintains single-family use and parkland on the boundaries of the property. The multi-family is proposed in the middle of the property.

(b) Zoning Map Amendment - The applicant is proposing to rezone from General Agricultural [AG] to Single-Family Residential (Traditional) [RS-2] and Multiple-Family Residential [RM] the area for the development.

(c) Conditional Use Permit - The zoning ordinance requires a Conditional Use Permit for any multiple-family developer greater than 3-buildings or greater than 24-units. The applicant is proposing a 12-building development with 144-units total. Landscaping and buffering should be provided along the single-family residential uses and Midway Road.

With no spokesperson for the petition in opposition, Village of Harrison and City of Appleton property owners were given a 2-minute time limit to speak individually. Twenty-nine residents were in attendance and spoke in opposition to the multi-family zoning and multi-family development portion of the Lexington Homes project. Speaking in favor of the project were three members of the Renn Family.

7. Close Public Hearing at 6:37pm.

8. Items for Discussion and Possible Action

a. PC Resolution 2020-02 Comprehensive Plan Amendment – Lexington Homes (Mirrago) – Midway Road

b. Zoning Map Amendment – Lexington Homes (Mirrago) – Midway Road

c. Conditional Use Permit – Lexington Homes (Mirrago) – Midway Road

d. Design Standard Waiver – Lexington Homes (Mirrago) – Midway Road

e. Certified Survey Map – Lexington Homes (Mirrago) – Midway Road

Discussion among the Plan Commission included past Comprehensive Plans, zoning, drainage, wetlands, traffic, possible need for additional emergency services, future parks, other layout options and future housing trends. Commissioner Reed asked about

postponing the decision so Commissioners could go look at examples of other Lexington Homes developments, particularly the Village of Hobart and possibly have the Developer come back with other options. Commissioner’s Hennessey and Bartlein verbally agreed with the suggestion to postpone. Commissioner Gross asked if the Plan Commission does not approve it, does that mean it will not go to the Village Board. Planner Mommaerts answered that the Plan Commission advises the Village Board. Commissioner Bartlein asked the Developer if it were turned down, could it be made all single family residential to which the Developer answered if it were a wide open piece of property that would be different but as is, it’s a no.

Motion (Bartlein/Reed) to postpone until next month.

Motion carried 6-1. Chairman Hietpas voting against.

f. Certified Survey Map – Keuer – N7437 Hwy 55 – Planner Mommaerts introduced the item stating that the applicant is proposing to adjust a lot line between 2 properties via Certified Survey Map (CSM). The purpose of the CSM is to move the lot line to swap lands between the

two parcels. Parcel ID 40926 will add property along High Cliff Road from Parcel ID 40924. The properties are currently zoned General Agricultural (AG). Lot 1 is proposed to be 9.718-acres and contains an existing house. Lot 2 is proposed to be 12.560-acres and contains an existing garage with a new house just starting construction. The right-of-way (ROW) for High Cliff Road is proposed to be dedicated to the public for roadway purposes.

Motion (Lincoln/Hennessey) to approve the CSM for Keuer - N7437 Hwy 55.
Motion carried 7-0.

- g. Certified Survey Map - Andrew – N9403 Noe Road – Planner Mommaerts introduced the item stating that the applicant is proposing to adjust a lot line between 2 properties via Certified Survey Map (CSM). The purpose of the CSM is to move the lot line to include all improvements on Lot 1 for N9403 Noe Road. Lot 2 is intended to be used as a new home site. The properties are currently zoned Single-Family Residential (RS-1). Each lot will meet the minimum lot requirements in the RS-1 zoning district.
Motion (Hennessey/Gross) to approve the CSM for Andrew – N9403 Noe Road.
Motion carried 7-0.
- h. Zero Lot Line Certified Survey Map – Roberts – N9021 & N9023 Spring Valley Rd – Planner Mommaerts introduced the item stating that the applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create a zero-lot line unit. The property is located at N9021 & N9023 Spring Valley Road. The property is zoned Two-Family Residential (RT) which is appropriate for zero lot line developments. Setback and lot area requirements have been met. The Building Inspector has verified the wall construction between the units is per code.
Motion (Van Hefty/Bartlein) to approve the Zero Lot Line CSM for Roberts with the following staff recommended action: Private/restrictive covenants shall be recorded at the Calumet County Register of Deeds in accordance with the zero lot line provisions in the zoning ordinance. A copy of such recorded document shall be provided to the Village Planner.
Motion carried 7-0.
- i. Affidavit of Correction – Lot 57 Oakwood Estates – Planner Mommaerts introduced the item stating that when Oakwood Estates was platted, there was a small area of wetlands located on Lots 57 & 58. Overtime, these wetland areas expanded causing the lots to be undesirable for home sites. The developer petitioned the Army Corps of Engineers and WI DNR to release the wetlands under the artificial wetlands exemption determination. Both the Army Corps and DNR agreed that the wetlands are nonfederal and exempt form wetland permitting. The Affidavit of Correction document will remove the wetlands from the Final Plat of Oakwood Estates making the lots more desirable for new home sites.
Motion (Lincoln/Bartlein) to approve the Affidavit of Correction for Lot 57 Oakwood Estates.
Motion carried 7-0.
- j. Affidavit of Correction – Lot 58 Oakwood Estates – Planner Mommaerts introduced the item stating that when Oakwood Estates was platted, there was a small area of wetlands located on Lots 57 & 58. Overtime, these wetland areas expanded causing the lots to be undesirable for

home sites. The developer petitioned the Army Corps of Engineers and WI DNR to release the wetlands under the artificial wetlands exemption determination. Both the Army Corps and DNR agreed that the wetlands are nonfederal and exempt from wetland permitting. The Affidavit of Correction document will remove the wetlands from the Final Plat of Oakwood Estates making the lots more desirable for new home sites.
Motion (Gross/Hennessey) to approve the Affidavit of Correction for Lot 58 Oakwood Estates. Motion carried 7-0.

9. Items for Discussion – At the request of Planner Mommaerts, due to the time constraint, the following items will be held until the next meeting.

- a. Concept Plan Review – Mini Warehousing Development – Atlas Development
- b. Report: Zoning Permits

10. Next Meeting Date: Tentatively October 27, 2020 at 6:00pm.

11. Adjourn: Motion (Bartlein/Reed) to adjourn at 7:21.

Motion carried 6-1. Believing there was time to discuss item 9a, Commissioner Gross voted against adjourning.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: September 30, 2020

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 27, 2020

Title:

Update on Lexington Homes (Mirrago) Developments

- Comprehensive Plan Amendment
 - Zoning Map Amendment
 - Conditional Use Permit
 - Certified Survey Map
-

Background and Additional Information:

At the September 29th meeting, the Plan Commission approved a motion to postpone action on the Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit, and Certified Survey Map for Lexington Homes (Mirrago) until the October 27th meeting.

The Village Board approved all the items at their meeting on September 29th. Action by the Plan Commission is not needed.

Recommended Action:

None, informational only.

Attachments:

- None
-

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 27, 2020

Title:

Concept Plan Review – Mini Warehousing Development

Issue:

The Plan Commission is asked to provide feedback on a possible mini warehousing development.

Background and Additional Information:

The developer is interested in developing a mini warehousing development on the northeast corner of Hwy 10 & County N. The property is currently zoned General Agricultural [AG]. The future land use map in the Comprehensive Plan identifies this area as future Industrial. A rezoning to the Industrial & Manufacturing [IM] zoning district is consistent with the Comprehensive Plan. Mini warehousing is a conditional use in the IM zoning district.

The developer is seeking input from the Plan Commission prior to property purchase and plan development. Staff appreciates that the area along County N is reserved for future. Staff would like to see this be held for future business development other than mini warehousing.

Items to consider:

1. Is mini-warehousing the best use of land at this location?
2. Access to County N reviewed and approved by the Calumet County Highway Commissioner.
3. Fencing along Roadways to be visually pleasing, wood or vinyl fencing.
4. Landscaping and screening along Roadways and property lines.
5. Lighting implications on surrounding neighborhoods.
6. Maintain areas along County N for future commercial or office development.
7. Buildings along Hwy 10 to feature enhanced building materials for aesthetics.
8. Wetland/environmental analysis to determine buildable areas.
9. Stormwater Management facilities.
10. Access to sewer & water infrastructure and the cost to extend infrastructure to the site.

Recommended Action:

No Action Required. Informal input to the developer is requested.

Attachments:

- Letter from Atlas Development
- Aerial Maps
- Concept Plan

ATLAS

Atlas Development
N8641 Winding Trail Drive
920-212-0106
Atlasdevelopops@gmail.com

Village of Harrison Planning Commission

To whom it may concern,

The following is a proposal for storage units to be built North of Hwy 10 and East of City Road N. This specific location is currently zoned agricultural with a future plan to zone industrial.

We believe there will be several community benefits from these storage units. The Village is seeing exponential growth with several new subdivisions and over 1000 new apartments all coming available over the next three years. There is a growing need for additional storage for current households and the added home growth over the next year will only increase this. Current covenants within much of the Village are in place to protect aesthetics of the neighborhoods, but with the growth in our community there are no available options left within the Village.

Our plan to build these will include the following:

1. Perimeter fencing for aesthetics and security
2. Key code access, security lighting and video surveillance
3. Two-tone all metal exterior
4. Outside storage option for RV's, campers and boats

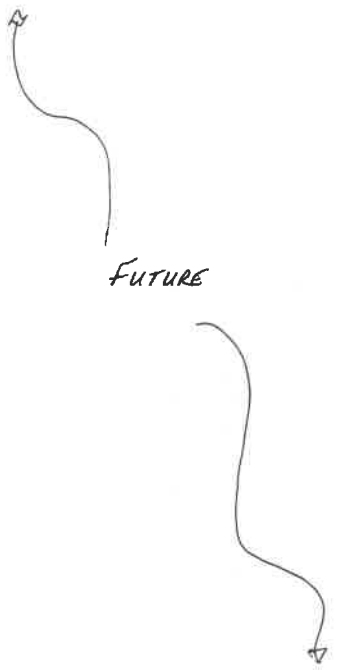
We are open to discussion around any of the building specific and look forward for the opportunity to partner on this community development project.

Sincerely,

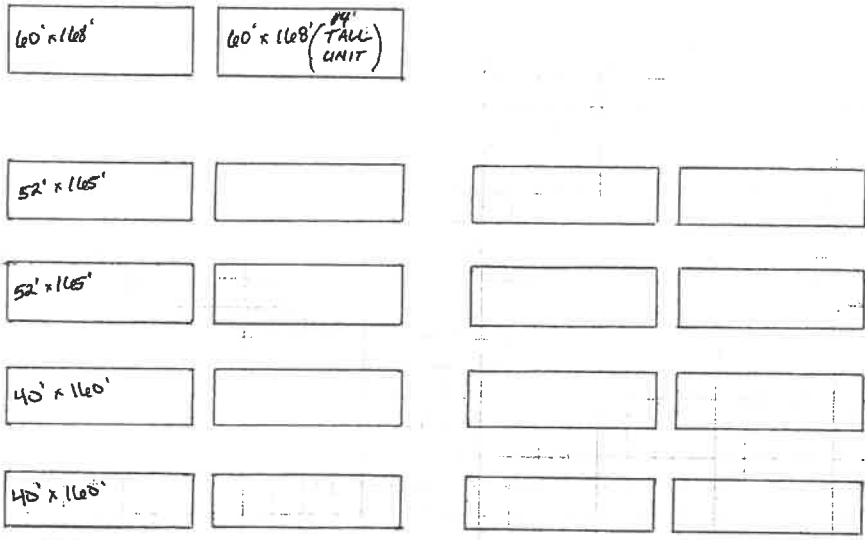
Jerry Frazee and Jeff Rooyakkers

1" = 100'

← ± 1245' →



± 885'



- ### SITE AMENITIES
- PERIMETER FENCE w/KEY PAD ACCESS
 - FULLY LIT
 - 24 HR SURVEILLANCE CAMERAS
 - FORK LIFT AVAILABLE

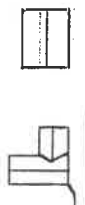
- ### SIZES
- 10 x 20
 - 10 x 40
 - 20 x 20
 - 20 x 40
 - 11 x 24
 - 11 x 28
 - 22 x 24
 - 22 x 28
 - 22 x 52
 - 14 x 30
 - 14 x 60
 - 28 x 30
 - 28 x 60
- ALL UNITS STANDARD 10' WALLS
 10' & 11' WIDE UNITS - 10' x 9' DOORS
 14' WIDE UNITS - 12' x 9' DOORS
 14' WIDE TALL UNITS - 12' x 13' DOORS

± 1285'



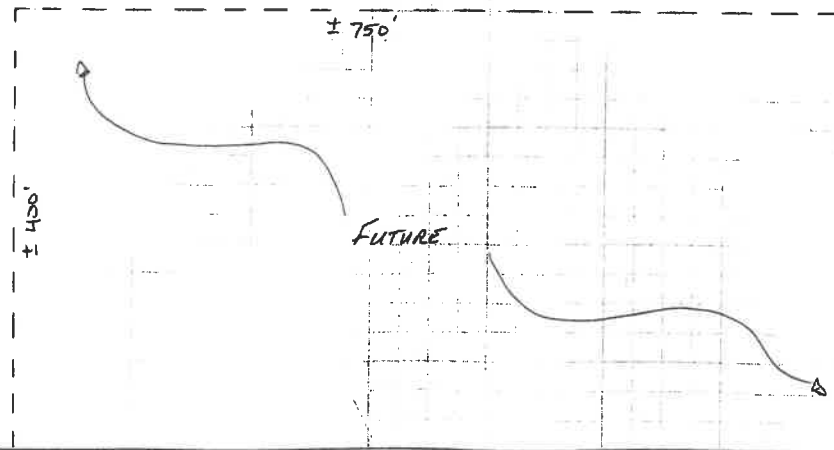
± 400'

EXISTING HOUSE & OUT BUILDINGS



#N 8972

PROPOSED NEW DRIVEWAY



± 750'

± 400'

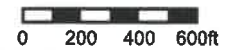
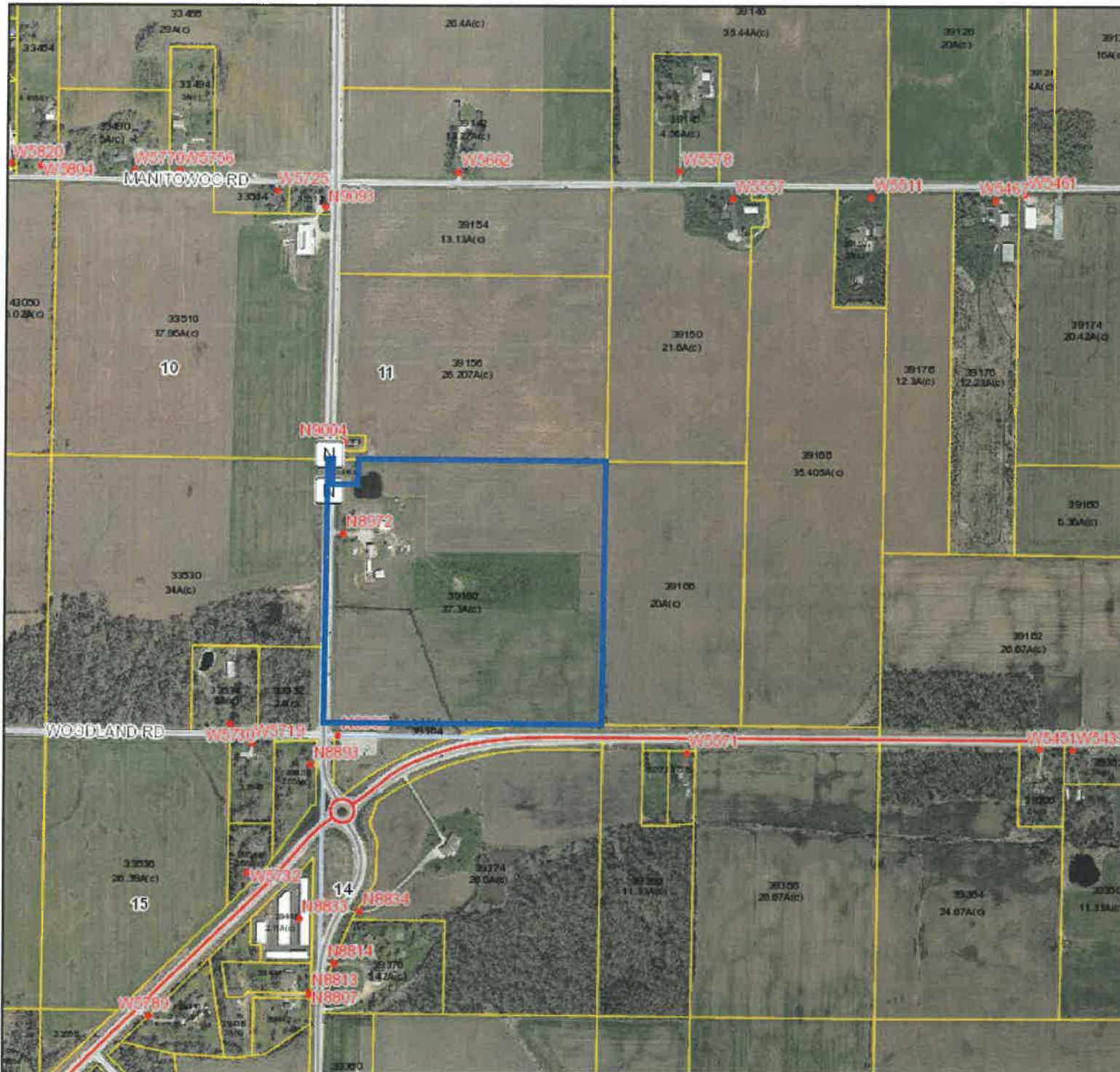
Canty Rd N

Park n Ride Lot

Calumet County, WI

Legend

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



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

Author:	
Date Printed:	
Sources:	

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 27, 2020

Title:

Concept Plan Review – Barr-Dominium Development

Issue:

The Plan Commission is asked to provide feedback on a possible storage condo development.

Background and Additional Information:

The developer is interested in developing a storage condo development on the west side of Stommel Road, north of the railroad tracks. The property is currently zoned General Agricultural [AG]. Mini-warehousing is a conditional use in the AG zoning district provided the development is outside of the sewer service area. There is currently no access to public sewer & water to the site.

The developer is seeking input from the Plan Commission prior to plan submittal. The development is 26-buildings, a couple of different sizes, along with a community wash bay. Buildings are proposed to have bathrooms and counters for work space. Buildings are also proposed to have multiple overhead doors. Access to the site is from Stommel Road

Items to consider:

1. Is mini-warehousing/storage condos the best use of land at this location?
2. Any fencing along Roadways should be visually pleasing, wood or vinyl fencing.
3. Landscaping and screening along Roadways and property lines.
4. Lighting implications on surrounding properties.
5. Wetland/environmental analysis to determine buildable areas.
6. Stormwater Management facilities.
7. Concern that businesses will be operated out of the storage buildings, or individuals will be living in the buildings.
8. Are the proposed cul-de-sac streets to be public streets or private driveways?

Recommended Action:

No Action Required. Informal input to the developer is requested.

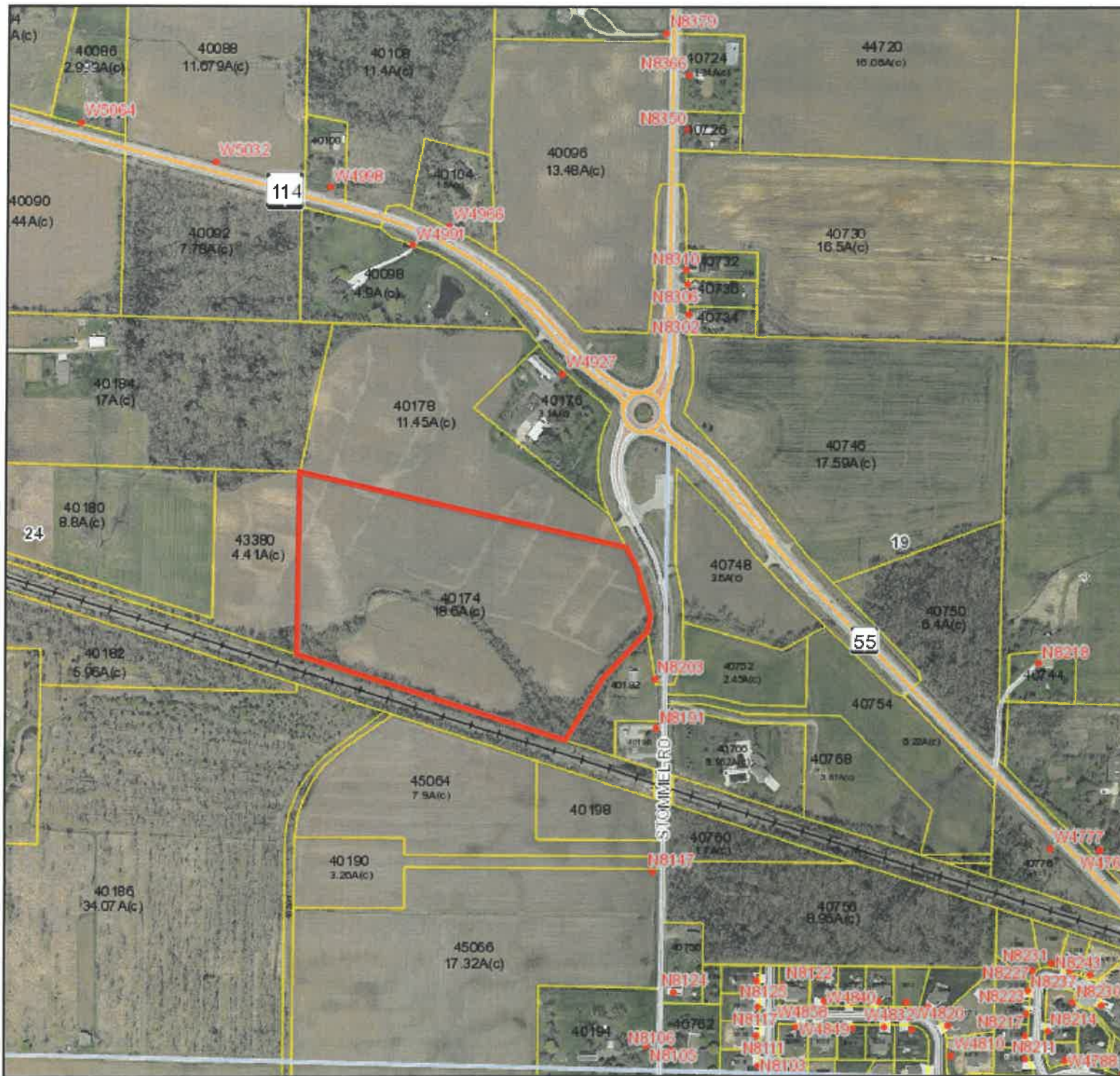
Attachments:

- Site Plan
- Renderings of buildings
- Aerial Map

Calumet County, WI

Legend

- Address Point
 - County Boundary
 - Wisconsin Water
 - Unincorporated Community
 - Town Boundary
 - Point of Interest
 - Parcel Boundary
 - Property Hook
 - PLSS Section
 - State Parks
 - County Parks
 - Lake
 - River and Stream
 - Major Roads
 - Local Roads
 - Municipal Streets
 - Trail
 - Railroad
- Color 2018**
- Red: Band_1
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Date Printed: 10/8/20 11:17 AM	
Sources:	



BRIDGE

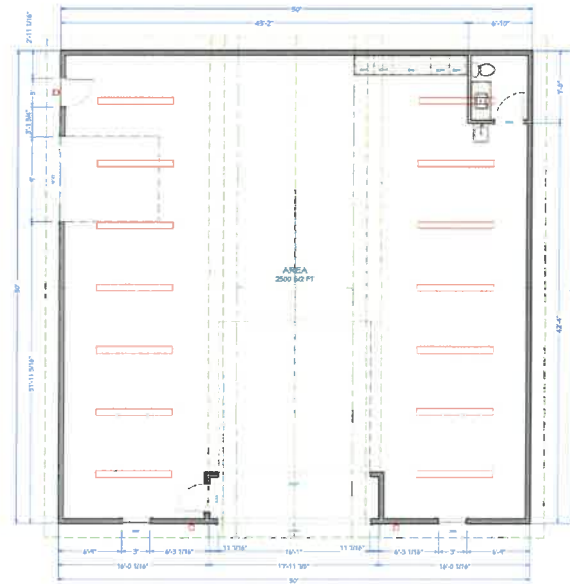
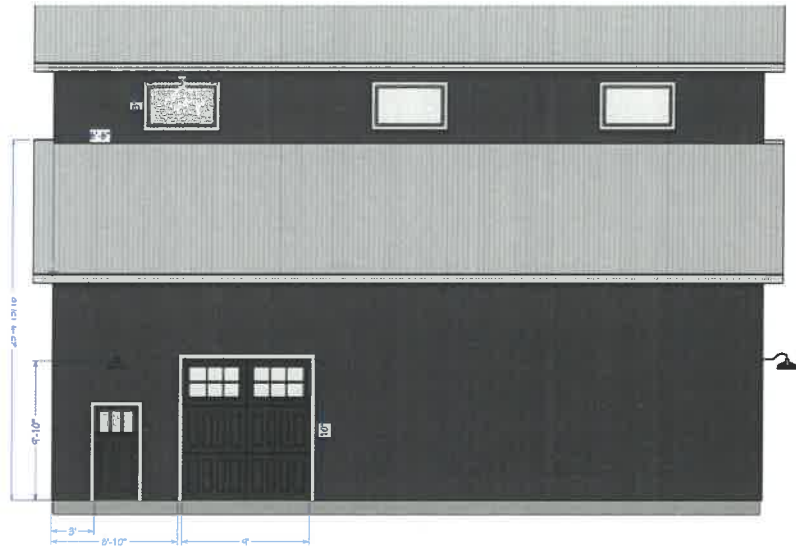
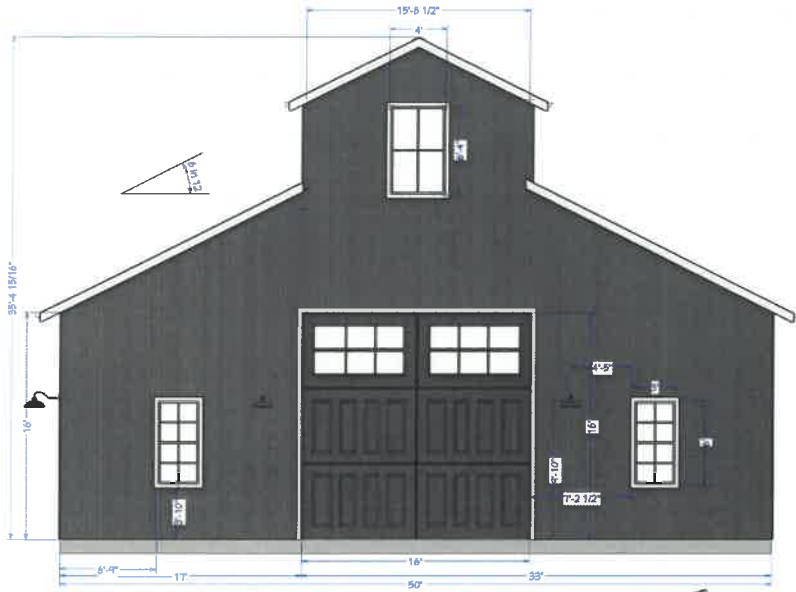
La Duda
PRIVATE BARN-DOMINIUMS

GENERAL LAYOUT

DATE:
9/23/2020

SCALE:
1"=13'

SHEET:
P-1



BRIDGE

La Dude
PRIVATE BARN-DOMINIUMS

GENERAL LAYOUT

DATE:
9/23/2020

SCALE:

SHEET:

P-2



BRIDGE

La Dude
PRIVATE BARN-DOMINIUMS

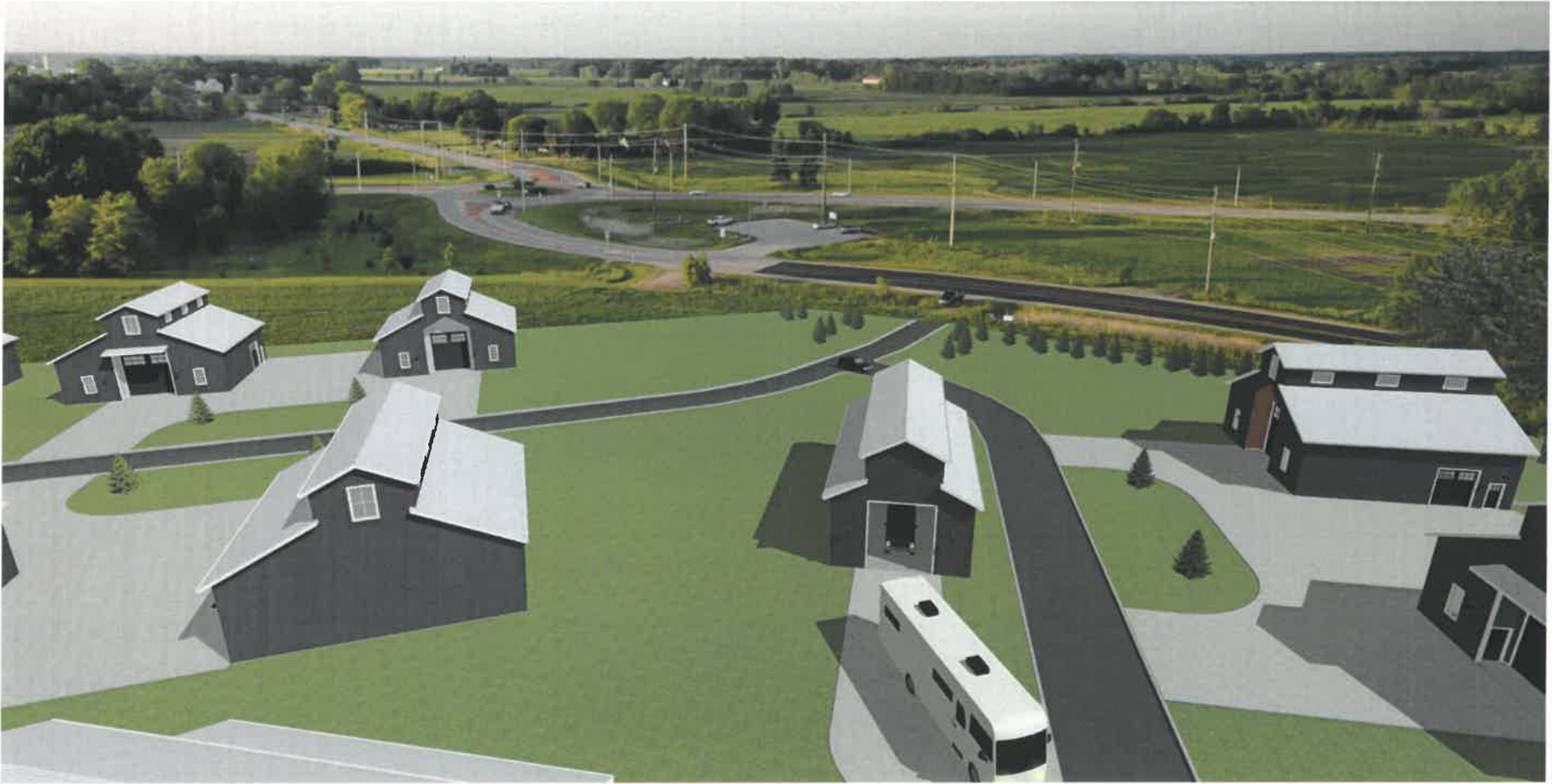
RENDERINGS

DATE:
9/23/2020

SCALE:

SHEET:

P-3



BRIDGE

La Dude
PRIVATE BARN-DOMINIUMS

RENDERINGS

DATE:
9/23/2020

SCALE:

SHEET:

P-4



BRIDGE

La Dude PRIVATE BARN-DOMINIUMS

RENDERINGS

DATE:
9/23/2020

SCALE:

SHEET:

P-5



BRIDGE

La Dude
PRIVATE BARN-DOMINIUMS

RENDERINGS

DATE:
9/23/2020

SCALE:

SHEET:

P-6



BRIDGE

La Dude
PRIVATE BARN-DOMINIUMS

RENDERINGS

DATE:
9/23/2020

SCALE:

SHEET:

P-7



BRIDGE

La Dude
PRIVATE BARN-DOMINIUMS

RENDERINGS

DATE:

9/23/2020

SCALE:

SHEET:

P-8



BRIDGE

La Duda
PRIVATE BARN-DOMINIUMS

RENDERINGS

DATE:
9/23/2020

SCALE:

SHEET:

P-9



BRIDGE

La Dude
PRIVATE BARN-DOMINIUMS

RENDERINGS

DATE:
9/23/2020

SCALE:

SHEET:

P-10



BRIDGE

La Dude
PRIVATE BARN-DOMINIUMS

RENDERINGS

DATE:

9/23/2020

SCALE:

SHEET:

P-11



BRIDGE

La Dude
PRIVATE BARN-DOMINIUMS

RENDERINGS

DATE:

9/23/2020

SCALE:

SHEET:

P-12

Village of Harrison
September-20 Zoning Permit Report

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
Residential								
Single Family	4	66	\$ 1,595,000	\$ 22,410,118	5	51	\$ 1,327,000	\$ 14,858,005
Two Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Multi Family (units)	0 (0)	2	\$ 0	\$ 17,500,000	0 (0)	0	\$ 0	\$ 0
Additions	4	13	\$ 174,173	\$ 507,673	1	11	\$ 50,000	\$ 548,077
Acc. Structures	3	32	\$ 58,300	\$ 370,100	3	22	\$ 43,900	\$ 295,450
Miscellaneous	16	105	\$ 161,788	\$ 932,664	6	50	\$ 190,800	\$ 468,270
Total Residential	27	218	\$ 1,989,261	\$ 41,720,555	15	134	\$ 1,611,700	\$ 16,169,802
Com./Ind.								
New	0	1	\$ 0	\$ 350,000	0	2	\$ 0	\$ 5,400,000
Additions	0	1	\$ 0	\$ 16,000	0	0	\$ 0	\$ 0
Acc. Structures	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Miscellaneous	0	5	\$ 0	\$ 508,450	2	3	\$ 65,000	\$ 66,250
Total Com./Ind.	0	7	\$ 0	\$ 874,450	2	5	\$ 65,000	\$ 5,466,250
Combined Total	27	225	\$ 1,989,261	\$ 42,595,005	17	139	\$ 1,676,700	\$ 21,636,052

Number of Vacant Lots Remaining 156

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 27, 2020

Title:

Comprehensive Plan Amendment – Frazee
Zoning Map Amendment – Frazee
Certified Survey Map – Frazee

Issue:

Should the Plan Commission recommend approval of a Comprehensive Plan Amendment from Commercial to Single Family Residential, a Zoning Map Amendment from CN to RS-1, and Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant is proposing to create 3 residential lots on property located along Old Highway Road, Tax IDs 42188. The property is currently zoned Neighborhood Commercial [CN] and is identified as Commercial in the Comprehensive Plan. A Comprehensive Plan Amendment and Zoning Map Amendment (Rezoning) is proposed in order to create the 3 residential lots. The proposed zoning will be Single-Family Residential (Suburban) [RS-1] which matches the zoning of the subdivision adjacent to the property.

Comprehensive Plan Amendment:

The applicant is proposing to amend the future land use map in the Comprehensive Plan to change the land use designation from Commercial to Single Family Residential (sewered).

Zoning Map Amendment:

The applicant is proposing to rezone from Neighborhood Commercial [CN] to Single-Family Residential (Suburban) [RS-1].

Certified Survey Map:

The applicant is proposing to split the property into 3-lots via Certified Survey Map (CSM). Each lot will be over 1-acre in area. Access to sewer and water is available along Old Highway Road. Access can be obtained onto Old Highway Road. All current and existing easements on the property will be retained.

Findings of Fact:

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

Recommended Action:

Staff recommends approval of Plan Commission Resolution PC2020-03, recommending the Village Board amend the comprehensive plan.

Staff recommends approval of the Zoning Map Amendment from Neighborhood Commercial [CN] to Single-Family Residential (Suburban) [RS-1].

Staff recommends approval of the Certified Survey Map.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Plan Commission Resolution PC2020-03
- Certified Survey Map

Calumet County, WI

Legend

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

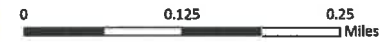
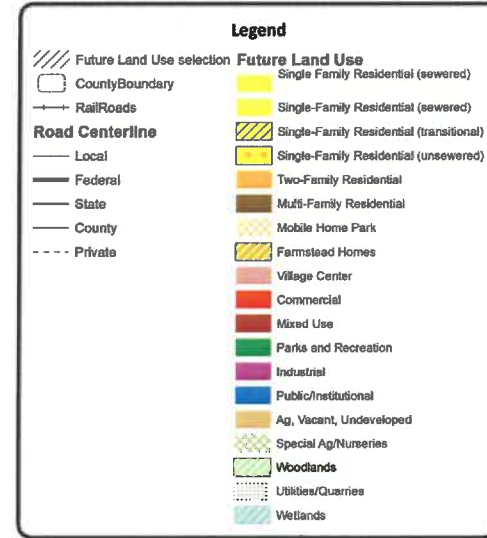


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Author:	
Date Printed: 10/8/20 2:11 PM	
Sources:	

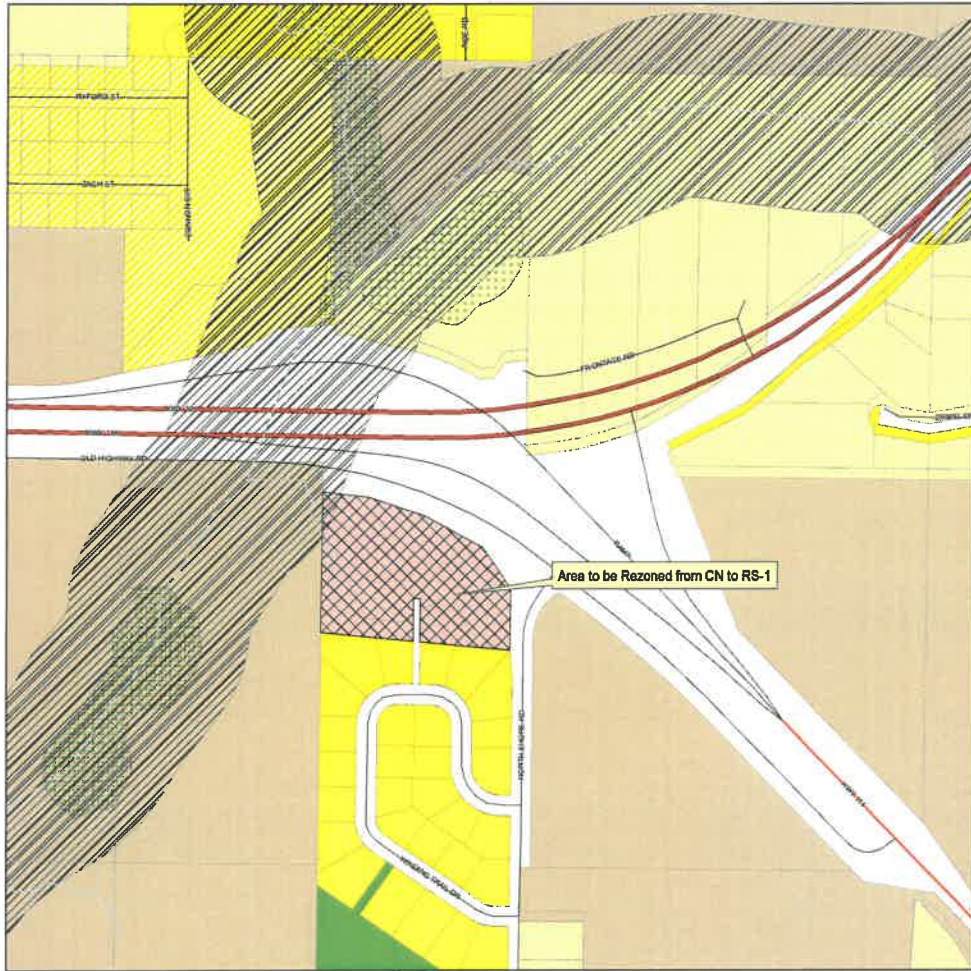


Harrison Future Land Use Map 2004-2023



Disclaimer:
 This map was created using data obtained from Calumet County. Additional data was obtained from Outagamie and Winnebago counties, WI Census Bureau, and USGS National Wetlands Inventory.
 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 guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of the information on its boundaries. In accordance with Calumet County or that State of Wisconsin but not liable to users of this data for any loss arising from the use or misuse of this map and data.
 This map cannot be used to establish any legal rights or claims, including any property and interests, but only serves as a reference for Calumet County business. Original recorded survey documents located in the county courthouse should be used for legal or survey purposes.
 The author that created this map does not warrant the exclusive ownership of all rights, title, and interest in all specifically designated information.





Zoning Map

Village of Harrison

Calumet & Outagamie Counties, WI

Legend

- | Zoning Districts | RoadCenterline |
|--|------------------|
| AG General Agriculture | Local Roads |
| RR Rural Residential | County Highway |
| RS-1 Single-Family Residential (Suburban) | State Highway |
| RS-2 Single-Family Residential (Traditional) | US Highway |
| RT Two-Family Residential | RailRoads |
| RM Multiple-Family Residential | Streams |
| CN Neighborhood Commercial | Town of Harrison |
| COR Office & Retail Commercial | Parcels |
| CC Community Commercial | |
| BP Business Park | |
| IM Industrial & Manufacturing | |
| NC Natural & Conserveny | |
| MHO Mobile Home Overlay | |
| PDO Planned Development Overlay | |
| SHO Shoreland Overlay* | |
| SWO Shoreland-Wetland Overlay* | |
- * Please note that the SHO & SWO boundaries are subject to change based on determinations of navigable waterways.

This map was created by:
 Village of Harrison
 W5296 Hwy 114
 Harrison, WI 54952
 920-989-1062

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

0 0.125 0.25 Miles

Disclaimer:
 This map was created using data obtained from Calumet County.
 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 guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. In no event shall Calumet County or the Town of Harrison become liable to users of this data for any loss arising from the use or misuse of these maps and data. The base parcel data is compiled from official records, including survey plats and deeds, but only contains the 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 specifically copyrighted information.

PLAN COMMISSION RESOLUTION 2020-03

TO RECOMMEND TO THE VILLAGE BOARD AN AMENDMENT TO THE HARRISON COMPREHENSIVE PLAN (Frazee)

WHEREAS, the Harrison Plan Commission received an application from Jerry Frazee to amend the Comprehensive Plan Future Land Use Map from Commercial to Single Family Residential (sewered); and

WHEREAS, a map of the proposed amendment is attached to the Resolution as "Exhibit A"; and

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

WHEREAS, the Plan Commission has held a least one public hearing on these amendments on October 27, 2020, in compliance with the requirements of Section 66.1001(4)(d) Wis. Stats.

NOW, THEREFORE BE IT RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the amendment from Commercial to Single Family Residential (sewered) for the property described as:

Part Lot 1 North Shore Woods located in the of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 183,970 Square Feet (4.2234 Acres) of land described as follows: Commencing at the West 1/4 corner of Section 15; thence, along the North line of the Southwest 1/4 of said Section 15, S89°11'31"E, 1968.10 feet; thence S00°46'26"W, 98.30 feet to a point on the South right of way line of STH 114 Frontage road, said point being the point of beginning; thence, along said right of way line, S83°28'41"E, 149.47 feet; thence, continuing along said right of way line, S71°38'50"E, 190.70 feet; thence, continuing along said right of way line, S61°16'23"E, 213.57 feet; thence S34°46'45"E, 164.61 feet to the West right of way line of North Shore Road; thence, along said West right of way line, S00°50'52"W, 199.86 feet to the Northeast corner of Lot 5, North Shore Woods; thence, along the North line of said Lot 5 and Lot 6 North Shore Woods, N84°38'26"W, 136.94 feet; thence N01°00'36"E, 67.87 feet; thence N43°27'46"W, 122.88 feet; thence S59°59'12"W, 84.07 feet to the East line Outlot 1, of said North Shore Woods; thence, along said East line, N00°41'10"E, 40.43 feet to the Northeast Corner of said Outlot 1; thence, along the North line of said Outlot 1, N89°18'50"W, 20.00 feet to the Northwest corner of said Outlot 1; thence, along the West line of said Outlot 1, S00°41'10"W, 52.30 feet; thence S59°59'12"W, 46.25 feet; thence N84°26'35"W, 112.29 feet; thence N26°08'43"W, 193.68 feet; thence N84°39'17"W, 60.94 feet to the West line of said North Shore Woods; thence, along said West line, N00°40'26"E 231.30 feet to the point of beginning, subject to all easements, and restrictions of record.

Approved this 27th day of October, 2020.

Motion for adoption by: _____

Seconded by: _____

Vote Aye: ____ Nay: ____

Kevin Hietpas, Plan Commission Chair

Attest: Mark J. Mommaerts, AICP, Harrison Planner

Exhibit A



Harrison Future Land Use Map 2004-2023

Legend

	Future Land Use selection		Single Family Residential (sewered)
	County Boundary		Single-Family Residential (sewered)
	RailRoads		Single-Family Residential (transitional)
Road Centerline			Single-Family Residential (unsewered)
	Local		Two-Family Residential
	Federal		Multi-Family Residential
	State		Mobile Home Park
	County		Farmstead Homes
	Private		Village Center
			Commercial
			Mixed Use
			Parks and Recreation
			Industrial
			Public/Institutional
			Ag, Vacant, Undeveloped
			Special Ag/Nurseries
			Woodlands
			Utilities/Quarries
			Wetlands



Disclaimer:
This map was prepared by the Harrison Planning Commission and is intended for informational purposes only. It is not intended to be used as a legal document. The Harrison Planning Commission and its members do not warrant the accuracy or completeness of the information on this map. The Harrison Planning Commission and its members do not warrant the accuracy or completeness of the information on this map. The Harrison Planning Commission and its members do not warrant the accuracy or completeness of the information on this map. The Harrison Planning Commission and its members do not warrant the accuracy or completeness of the information on this map.



RECEIVED

SEP 29 2020

HARRISON PLANNING

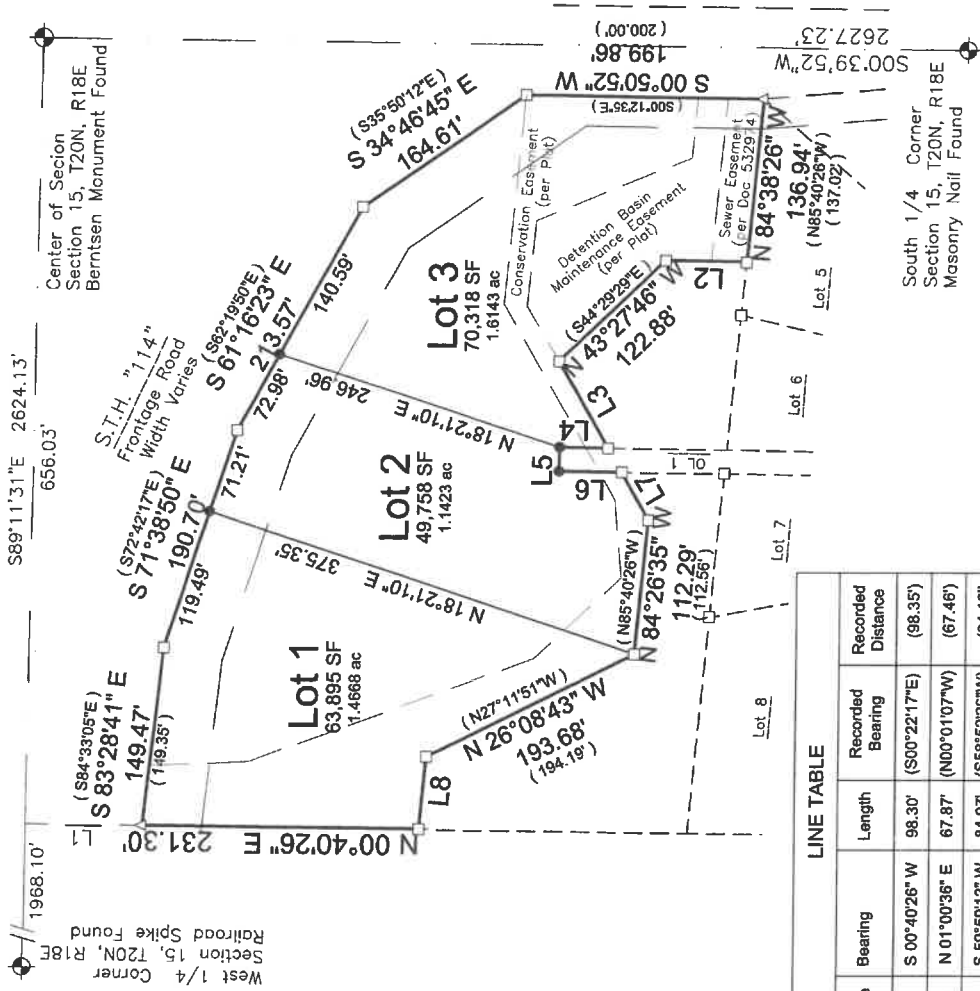
Certified Survey Map No.

Part Lot 1 North Shore Woods located in the of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

LEGEND

- 3" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1 1/4" Rebar Found
- 1.3" O.D. Iron Pipe Found
- ⊙ Government Corner
- () Recorded As

Bearings are referenced to the North line of the Southeast 1/4, Section 15, T20N, R18E, assumed to bear S89°11'31"E, base on the Calumet County Coordinate System.



Line	Bearing	Length	Recorded Bearing	Recorded Distance
L1	S 00°40'26" W	98.30'	(S00°22'17"E)	(98.35')
L2	N 01°00'36" E	67.87'	(N00°01'07"W)	(67.46')
L3	S 59°59'12" W	84.07'	(S58°52'26"W)	(84.12')
L4	N 00°41'10" E	40.43'	(N00°22'17"W)	
L5	N 89°18'50" W	20.00'	(S89°37'43"W)	
L6	S 00°41'10" W	52.30'	(N00°22'17"W)	
L7	S 59°59'12" W	46.25'	(S58°52'26"W)	(45.86')
L8	N 84°39'17" W	60.94'	(N85°40'26"W)	

James R. Sehloff PLS 2692 Date

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1184 Province Terrace, Menasha, WI 54952
 Ph: 920-981-1886 Fax: 920-441-0804
 www.davel.pro

Survey for:
 Jerry Frazee
 N8641 Winding Trail Dr
 Menasha, WI 54952

Certified Survey Map No. _____

Part Lot 1 North Shore Woods located in the of the Northeast 1/4 of the Southwest 1/4 of Section 15,
Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of Jerry L. Frazee, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part Lot 1 North Shore Woods located in the of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 183,970 Square Feet (4.2234 Acres) of land described as follows:

Commencing at the West 1/4 corner of Section 15; thence, along the North line of the Southwest 1/4 of said Section 15, S89°11'31"E, 1968.10 feet; thence S00°46'26"W, 98.30 feet to a point on the South right of way line of STH 114 Frontage road, said point being the point of beginning; thence, along said right of way line, S83°28'41"E, 149.47 feet; thence, continuing along said right of way line, S71°38'50"E, 190.70 feet; thence, continuing along said right of way line, S61°16'23"E, 213.57 feet; thence S34°46'45"E, 164.61 feet to the West right of way line of North Shore Road; thence, along said West right of way line, S00°50'52"W, 199.86 feet to the Northeast corner of Lot 5, North Shore Woods; thence, along the North line of said Lot 5 and Lot 6 North Shore Woods, N84°38'26"W, 136.94 feet; thence N01°00'36"E, 67.87 feet; thence N43°27'46"W, 122.88 feet; thence S59°59'12"W, 84.07 feet to the East line Outlot 1, of said North Shore Woods; thence, along said East line, N00°41'10"E, 40.43 feet to the Northeast Corner of said Outlot 1; thence, along the North line of said Outlot 1, N89°18'50"W, 20.00 feet to the Northwest corner of said Outlot 1; thence, along the North line of said Outlot 1, S00°41'10"W, 52.30 feet; thence S59°59'12"W, 46.25 feet; thence N84°26'35"W, 112.29 feet; thence N26°08'43"W, 193.68 feet; thence N84°39'17"W, 60.94 feet to the West line of said North Shore Woods; thence, along said West line, N00°40'26"E 231.30 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____,

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

Owners' Certificate

As the property owner, I hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Harrison

Dated this _____ day of _____, 20_____

Jerry L Frazee, Owner

State of Wisconsin)
) SS
_____ County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin _____ My Commission Expires _____

Certified Survey Map No. _____

Part Lot 1 North Shore Woods located in the of the Northeast 1/4 of the Southwest 1/4 of Section 15,
Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Harrison, Calumet County, Jerry L Frazee, the property owner, is hereby approved by the Village Board of the Village of Harrison.

President _____ Date _____

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

Clerk _____ Date _____

Treasurers' Certificate

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

Village Treasurer _____ Date _____

County Treasurer _____ Date _____

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record: Recording Information: Parcel Number(s):
Jerry L Frazee Doc 543018 42188

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 27, 2020

Title:

CUP – G Units Storage

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit to the Village Board?

Background and Additional Information:

The developer is proposing a mini-warehousing and outdoor storage development on the west side of Pigeon Road, south of the railroad tracks. The property is currently zoned General Agricultural [AG]. Mini-warehousing is a conditional use in the AG zoning district provided the development is outside of the sewer service area. There is currently no access to public sewer & water to the site. There is a stream along the eastern portion of the property. A DNR permit for bridge crossing or disturbance is likely.

The development is 4 buildings, built over 2 phases. Each building will be 45-feet by 225-feet. It is unknown how many units will be in each building. It is anticipated that the development will be open 24-hours a day for tenants to access their units. Outside storage is proposed for RVs, campers, trailers, and other similar vehicles.

Items to consider:

1. Is mini-warehousing/outside storage the best use of land at this location?
2. Any fencing along roadways or adjacent properties should be visually pleasing, wood or vinyl fencing.
3. Landscaping and screening along roadways and property lines.
4. Lighting implications on surrounding properties.
5. Wetland/environmental analysis to determine buildable areas and driveway crossing/access.
6. Stormwater Management facilities and discharge.
7. Concern that businesses will be operated out of the storage buildings.
8. Parking and driveway locations, outdoor storage area size.

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

1. *Zoning. The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of this chapter. Where there is an existing nonconforming structure, the design standards of the underlying*

- zoning district may be waived by the plan commission and town board. Mini-warehousing is a conditional use in the General Agricultural [AG] zoning district.*
- 2. Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan. The Comprehensive Plan identifies this area as Ag/Vacant/Undeveloped. The Agricultural land use recognizes that some development will occur. The Plan calls for limited development within the Ag areas with the southeastern portion of the Village as the area to protect most against development.*
 - 3. Traffic. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The main entrance will connect with Pigeon Road. It is anticipated that there will not be a significant increase in traffic on Pigeon Road due to this development.*
 - 4. Landscaping and screening. Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual impacts that are associated with the proposed use as established in article VI, Access, Parking, and Loading and article IX, Landscaping and Screening Standards. Landscaping may be required to meet buffering requirements. Landscape buffer berms around the property may be warranted.*
 - 5. Neighborhood compatibility. The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust. The surrounding lands are mainly agricultural, with some residential in the southeast corner of the property.*
 - 6. Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. Public sanitary sewer and water cannot be provided to the site currently. Stormwater management will be required to service the development.*

Recommended Action:

Based on the documents provided, staff is unsure if there is sufficient information to make a decision. At a minimum, staff recommends the following:

1. Developer sign a letter stating that they are aware of the conditions of approval and agree to abide by all conditions prior to any other permit, approval, or certificate being granted by the Village.
2. Consult with the WI Dept. Natural Resources on permitting for crossing the stream.
3. A wetland delineation shall be completed to verify wetland locations.
4. Site Plan Review approval shall be obtained in accordance with the Harrison Zoning Ordinance.
5. Stormwater Management & Erosion Control Plan approval shall be obtained in accordance with the Harrison Municipal Code of Ordinances.
6. All driveways, driving area, and parking areas shall be paved. No gravel areas are permitted.
7. The applicant works with Calumet County Planning & Zoning Department on private sanitary systems and well, if needed.
8. Berms and landscape areas be provided along the east side of the development and areas adjacent to the single-family development. The berm should be approximately 5-feet in height with evergreen and other plantings that are 4-5-feet in height at the time of

- planting. Care should be taken to design the berm and plantings to shield vehicle headlights shining into adjacent properties.
9. All exterior parking area lighting shall be direct cut-off fixtures to reduce/eliminate any glare.
 10. All provisions of the zoning ordinance and all other Village ordinances shall be met.
 11. Any comments or revisions from Village staff during the site plan review process shall be incorporated as conditions of approval.
 12. All necessary permits shall be obtained prior to construction.

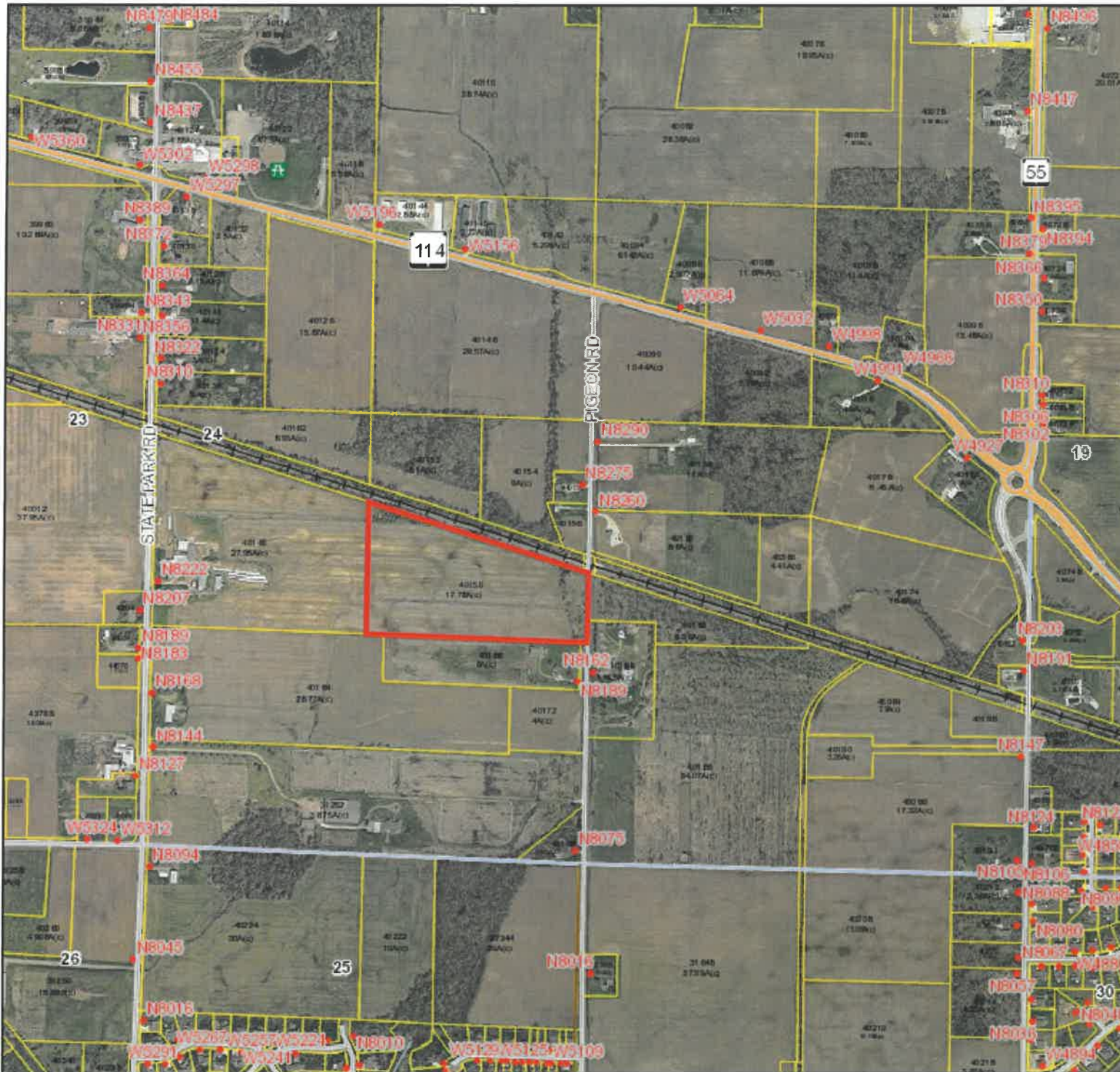
Attachments:

- Aerial Map
- Development proposal

Calumet County, WI

Legend

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



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

Author:	
Date Printed: 10/8/20 3:17 PM	
Sources:	

Conditional Use Permit

Parcel# 40150, Village of Harrison

Narrative detailing hours of operation, anticipated number of occupants and/or employees.

The facility will be open 24 hours a day for any tenant wishing to access their storage unit. There will be no occupants and only one employee.

A narrative explaining any outside storage of materials, equipment or vehicles.

The facility will have outside storage for RVs, campers, trailers and the like.

This project will consist of two phases.

Phase one will include two buildings. Each building will be approximately 45'x225'. Phase one will include buildings 1 and 2 (see map).

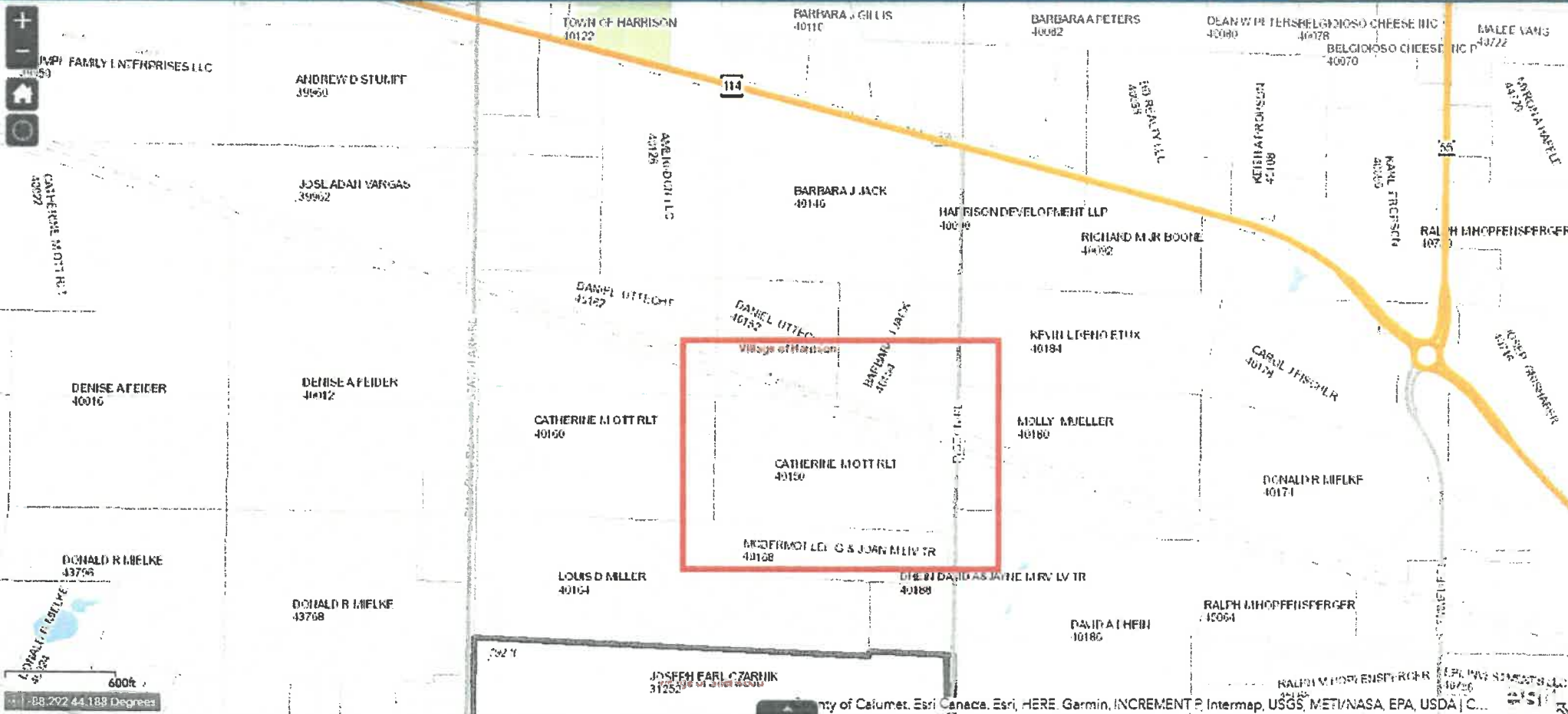
Phase 2 will include 2 additional buildings of the same size. These will be buildings 3 and 4.

Lighting

Exterior lighting will be attached to the buildings themselves and no freestanding lighting will be built.

Signage

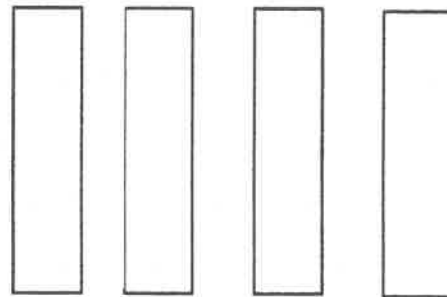
One sign will be constructed between the buildings and Pigeon Road.



Parcel 40150

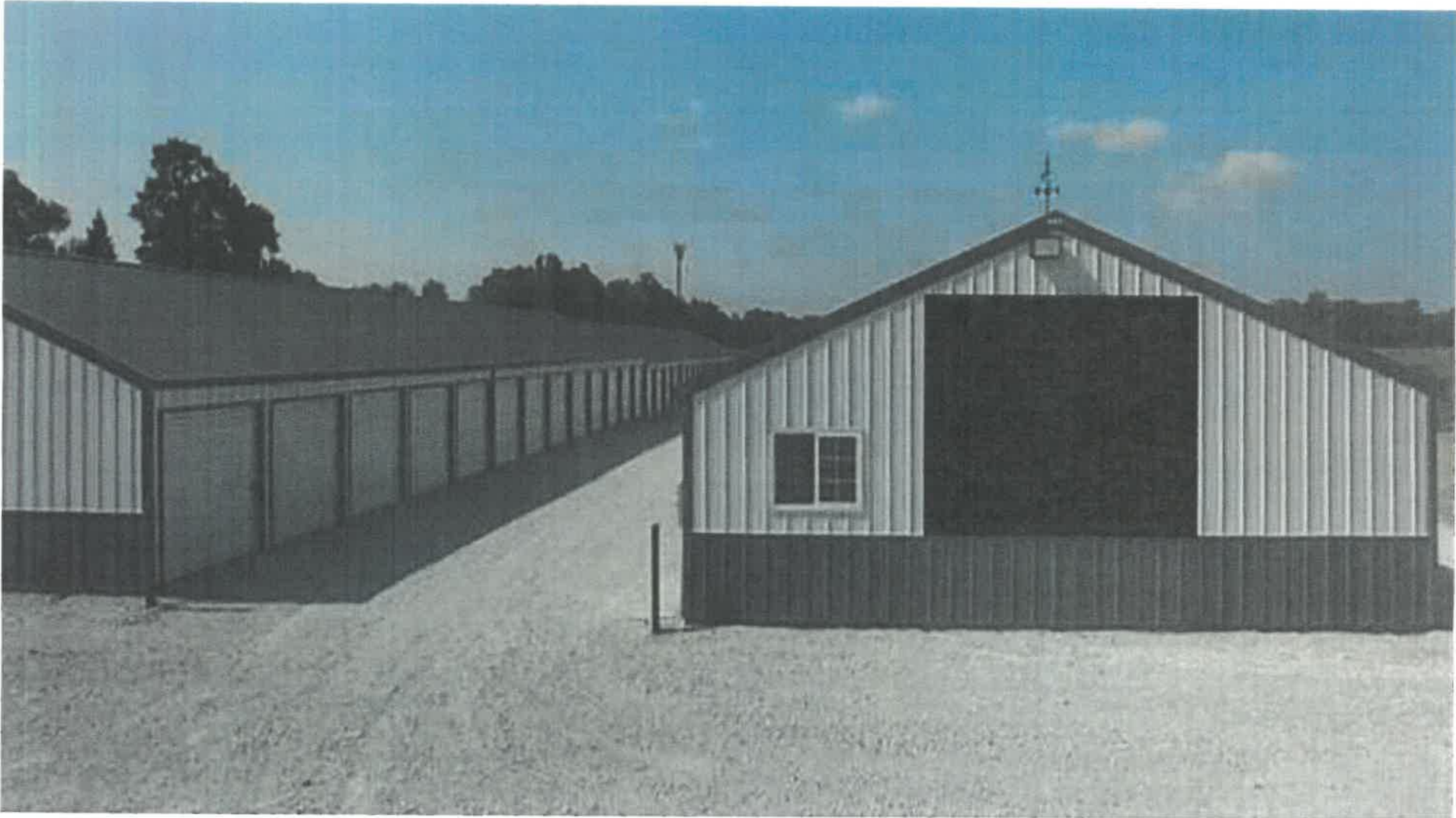


Outdoor
Storage



4 3 2 1

Pigeon
Road



Loading Parcel...

Access Type: Choose Category:

Public

Real estate property & tax

Search properties

What do you want to do?

Help

?

Browser Setup Help

Return to search results

Property Summary

Owner (s): OTT, EUGENE (TR) OTT, CATHY (TR)	Location: NE-SW,Sect. 24, T20N, R18E
Mailing Address: CATHERINE M OTT RLT EUGENE L OTT N8324 FIRELANE 13 MENASHA, WI 54952	School District: 2758 - KAUKAUNA SCHOOL DISTRICT
Tax Parcel ID Number: 40150	Tax District: 131-VILLAGE OF HARRISON
Alternate Tax Parcel Number: 131-0000-0000000-000-0-201824-00-310A	Status: Active
Acres: 17.7800	

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.);
J263-60,J4154-33 NE1/4 SW1/4 SEC.24-20-18 LYG S OF RR

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

PIGEON RD MENASHA, WI 54952

Select Detail -->

<Select Detail>

Printer Friendly Page

Make Default Detail

View Interactive Map

Summary of Subject Details:

NOTE: Not all subject details are available at every county.

Assessments:

Assessment detail by year.

Taxes:

Tax history by year, links to tax payment history, and payoff calculator.

Zoning:

Rural zoning map for the selected parcel. Zoning is intended to be used as a reference only. Only rural zoning information is provided. For information about city or village zoning, please contact local officials.

Districts:

Special District information (Lake, Sanitary, TIF, BID).

Parcel History:

History of tax parcel changes. Parcel history is not available for changes made prior to January 2016. Changes made prior to this are available only by visiting the County.

Documents:

Documents related to selected tax parcel. There may be other documents related to this parcel that are not shown.

Survey History:

List of surveys performed on selected parcel or on parents of selected parcel. There may be surveys performed that are not available electronically through this portal.

Sales History:

List of all sales related to the selected parcel. There may be documents related to this parcel that are not shown.

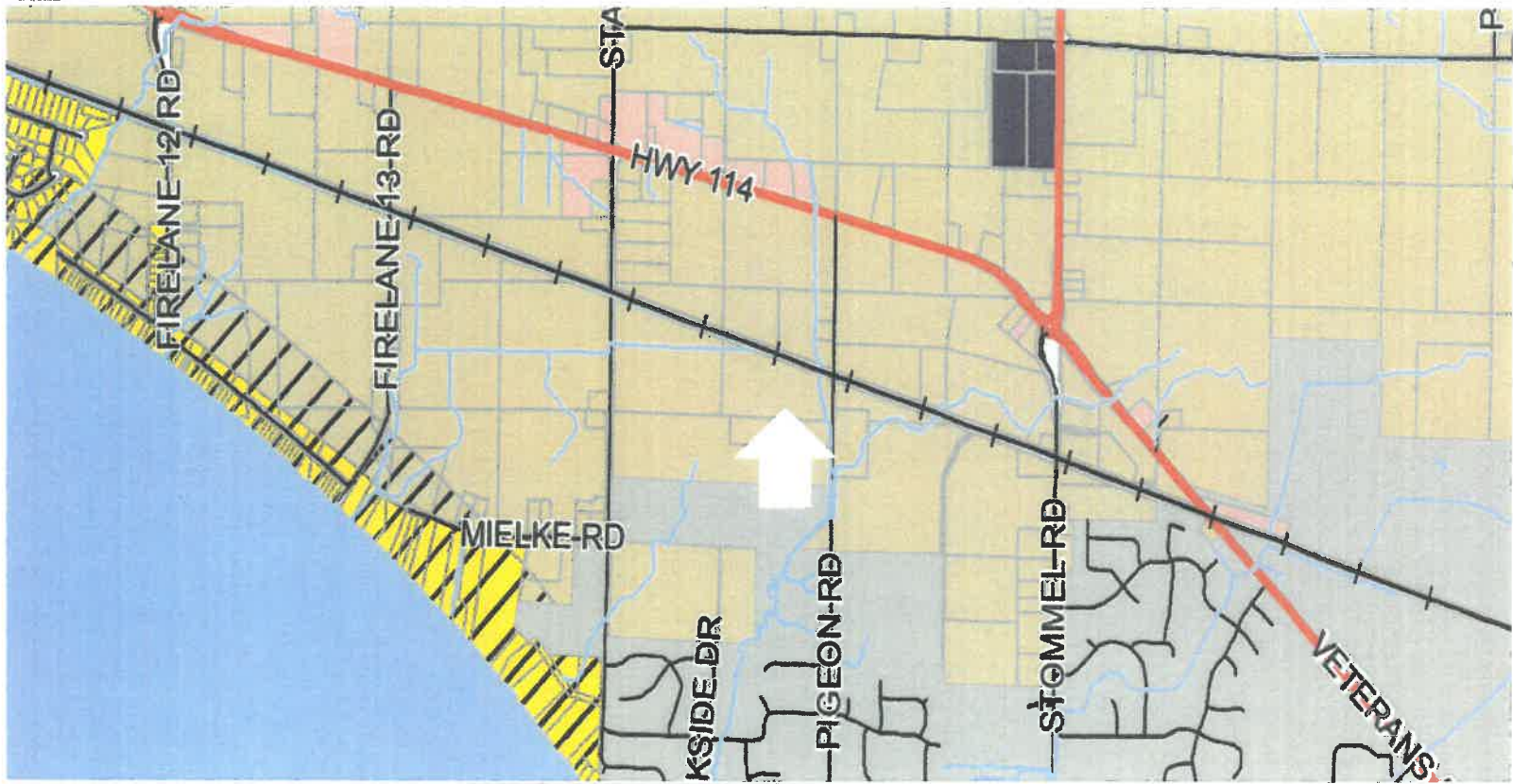
Parcel Map:

Interactive map of the selected tax parcel. Maps are available for 'Active' parcels only.

Permits:

Listing of sanitary and/or land use permits associated with the parcel.

Zoning Map



Surface Water Data Viewer

Search...



Sign in

Maps & Data Basic Tools Locate & Identify Draw & Measure Additional Resources

Tool Labels



Home Map Layers Navigation identify Print

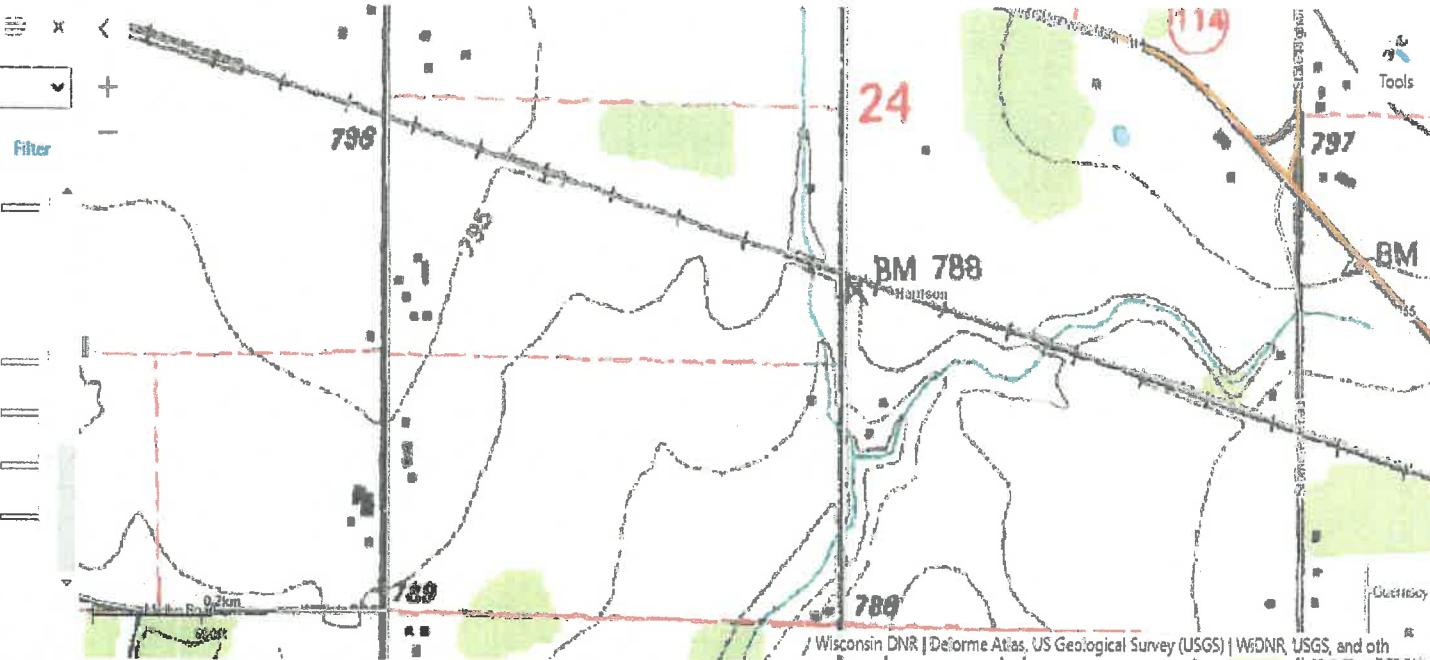
Layers

All Available Layers

Filter Layers...

Filter

- Ecoregions & Vegetation
- Administrative, Political & Cadastral
- Base Maps
 - Cities, Roads & Boundaries
 - Surface Water
 - Public Lands
 - Digital Topographic Map
- Air Photos



WKID: 4326 Lat/Long ▲ Lat: 44.18803° N Lon: 88.29812° W Scale 1: 7,920 Go

Terms of Use

Type here to search



1:35 PM 9/21/2020

Aerial View



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 27, 2020

Title:

Special Exception to Design Standards

Issue:

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

Background and Additional Information:

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

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

Zoning Ordinance:

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

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

- 1. Materials. At least 75 percent of all exterior walls facing a public street shall be faced with brick, block, fieldstone or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system.*
- 2. Garage door placement. The garage wall(s) containing a garage door opening facing a public street shall not comprise more than 50 percent of the façade of the principal structure width containing the primary entrance, measured along the ground level.*

3. *Roof. The total height of the roof(s) from the lowest portion of the roof(s) to the ridge line shall be no greater than the height of the façade(s) of the building, measured vertically from the ground level of the façade(s) to the lowest portion of the roof(s), unless dormers are present.*
4. *Off-street parking requirements. Ground level, surface parking shall be located at or behind the front façade of the principal building. Any surface parking located at the side of the building shall be screened through the use of approved integrated architectural walls and/or landscape treatments.*
5. *Building composition.*
 - a. *Site. All principal buildings shall have a well-defined front façade and entrance with the primary entrance facing a public or private street if possible. The buildings shall be aligned so the dominant lines of their façades parallel the line of the street to help create a street wall.*
 - b. *Walls. No flat walls exceeding 50 feet in length shall be permitted for any structure; wall offsets, architectural details and wall facing shall be used to meet this requirement.*
 - c. *Windows. There shall be a minimum of one window, per story, per side of the principal building. Accessory garages or parking buildings shall have windows, or other architectural features, to break long expanses of the building façade when facing a public street.*

Recommended Action:

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

Attachments:

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



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

1250 Centennial Centre Boulevard • Hobart, WI 54155 • 920-862-9641 • www.releeinc.com

September 4, 2020

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

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

Dear Mr. Mommaerts:

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

1. Section 117-85 (n) (1) *Materials*. Lexington's 10-unit and 14-unit buildings do not meet the minimum required percent masonry on the build elevations facing public streets. As a result of the design development of the building and the site, the perimeter of the site is bordered with 4' -5' tall berms, capped with evergreen trees that provide screening of the buildings year-round. The upper floor of the buildings are clad with a premium shake siding, giving the building architectural interest. With the limited visibility of the rear facing elevations, the code required masonry would be minimally visible from adjacent public streets. Building elevations for the 10-unit and 14-unit buildings have been provided with percentages of wall coverings by type. Based on Village requirements, the landscaping has been enhanced from code minimum to ensure the site is attractive when viewed from adjacent roadways.
 2. Section 117-85 (n) (5) *Building Composition* (b) and (c) *Walls. Windows*. The building composition deviates from the sections noted in the code. Though the primary walls, specifically of the 14-unit buildings, may not have full horizontal movement every 50 feet, the build faces are broken into multiple sections with added architectural variation created by a change of build facade materials, deviation in roof lines, horizontal movement, and bump outs for decks and patios.
- As a result of the site design and relative position of the buildings, the ends of the buildings do not generally have windows on the respective elevations. This design features enhances privacy of the end living units. A detail has been provided, illustrating how windows will be placed on the ends of the buildings that face public streets. Windows will be placed on the ends of Buildings 11 and 12.

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

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

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.



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

AJB/NJM

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

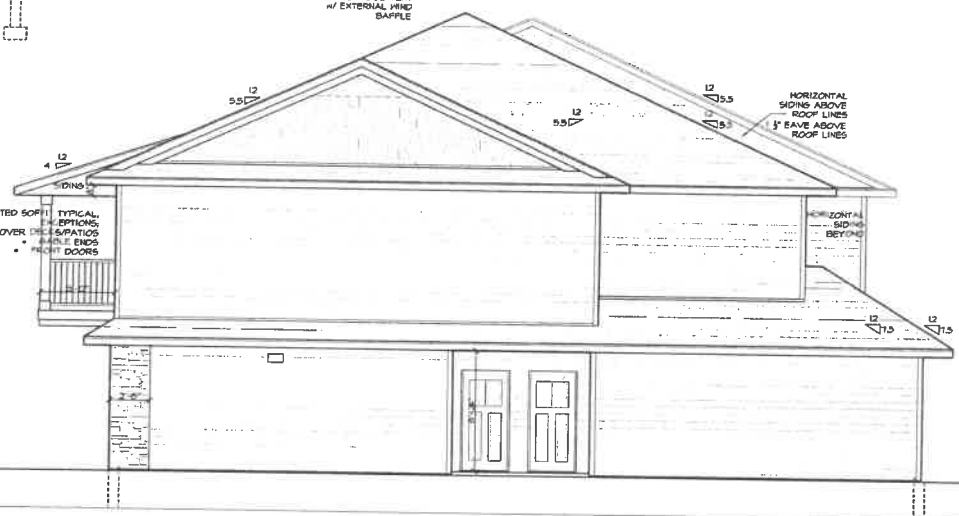
COMPOSITE DRIVE ELEVATION

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



DETAILED DRIVE ELEVATION


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



RIGHT SIDE ELEVATION

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

10-3



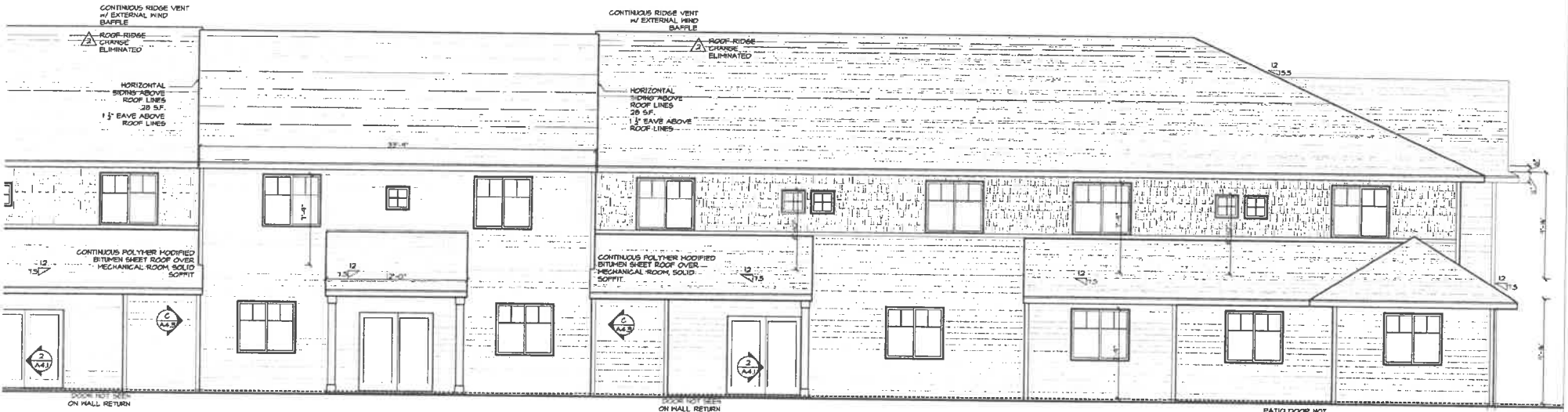
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REVISION	DATE
REV. 1	8/11/2020
REV. 2	8/23/2020

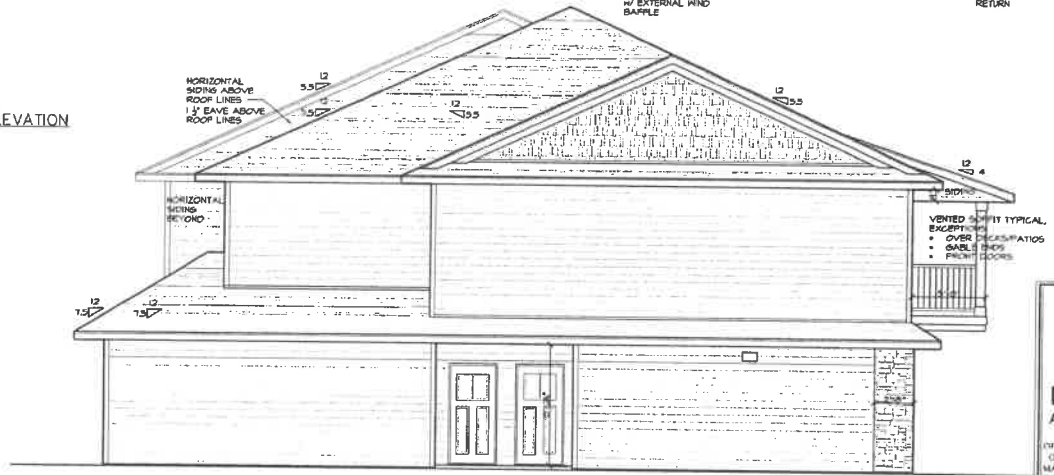
DATE: 8/23/2020
PROJECT NO.: 40441
SHEET: **A**
1.1


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



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

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





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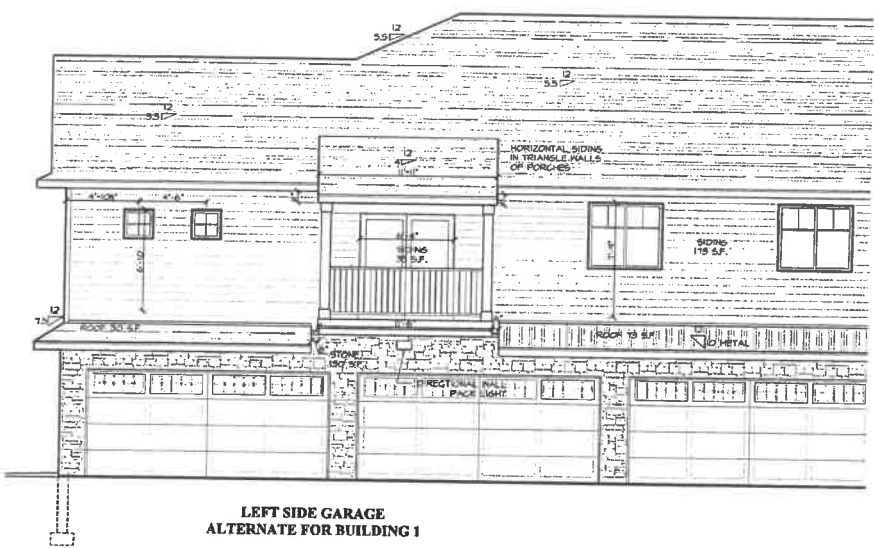
REVISION	DATE
REV. 1	8/7/2020
REV. 2	9/7/2020

DATE: 6/6/2020
PROJECT NO.: 4914E

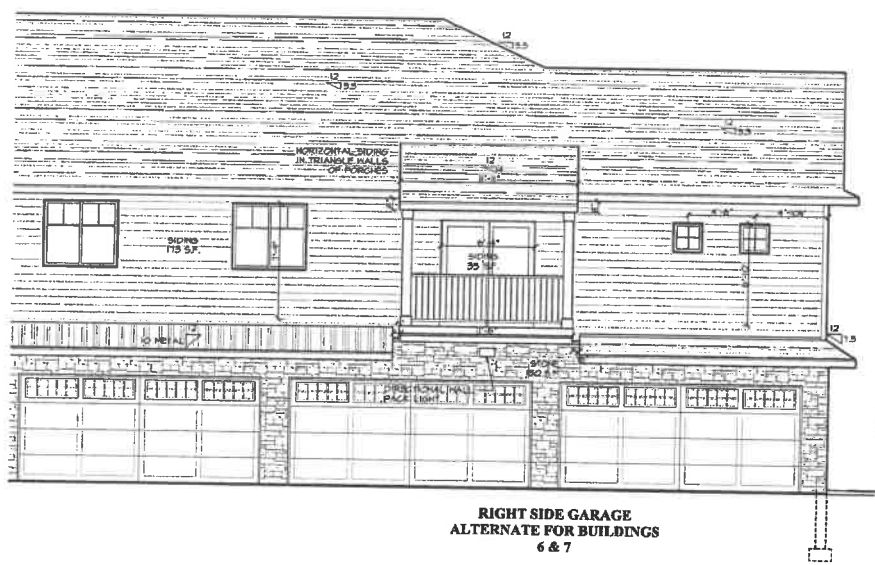
SHEET
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1.2

10-3

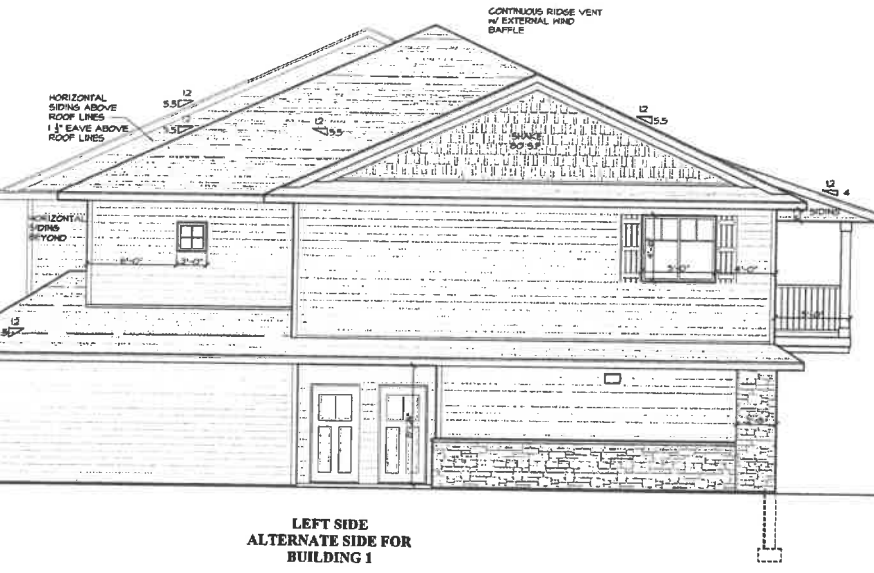
- VENTED ROOF TYPICAL, EXCEPT:
- OVER CALCULATIONS
 - GABLE ENDS
 - FRONT DOORS



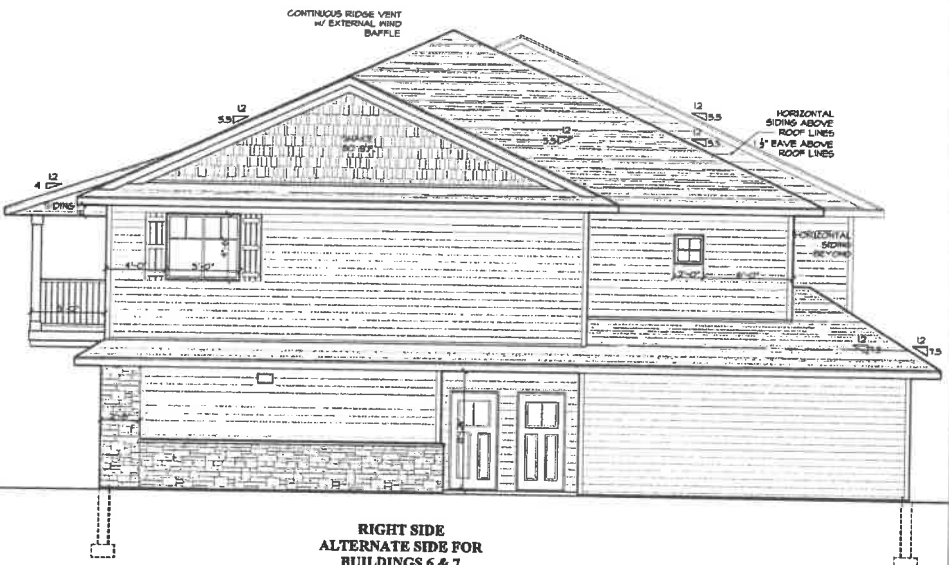
LEFT SIDE GARAGE
ALTERNATE FOR BUILDING 1



RIGHT SIDE GARAGE
ALTERNATE FOR BUILDINGS
6 & 7



LEFT SIDE
ALTERNATE SIDE FOR
BUILDING 1



RIGHT SIDE
ALTERNATE SIDE FOR
BUILDINGS 6 & 7

Alternate



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LEXINGTON
-HOMES-
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Date: 2003

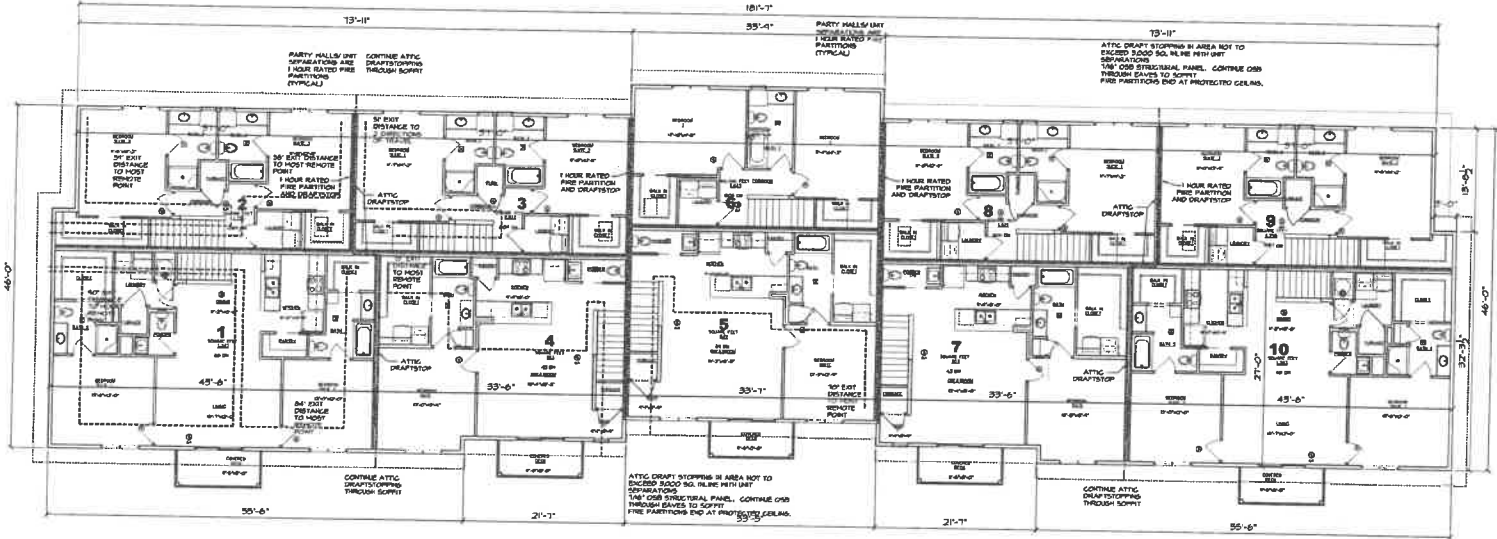
10-3 Asterion
LEXINGTON HOMES INC
Village of Harrison, WISCONSIN

REVISION	DATE
REV. 1	8/7/2008
REV. 2	8/7/2008

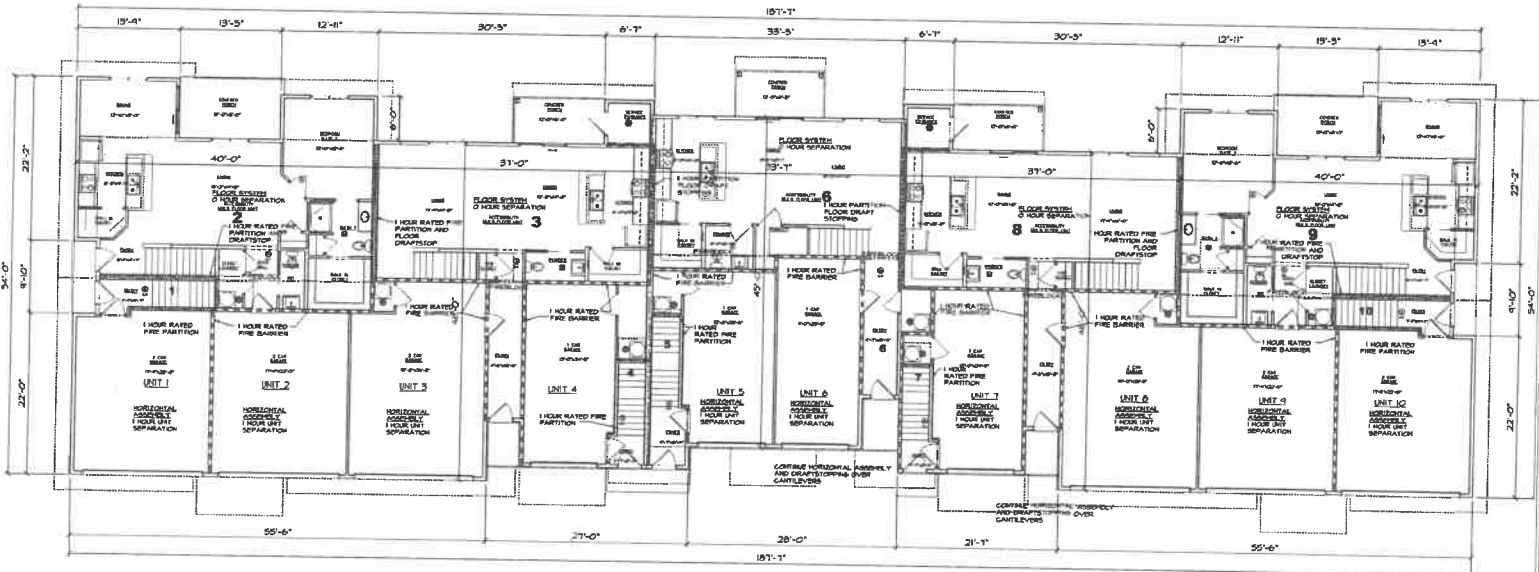
DATE
8/7/2008
PROJECT NO.
26181
SHEET
A
1.3

FLOOR PLAN LEGEND

ITEM	
+	DRAFT STOPPING
—	1 HOUR RATED FIRE PARTITION
—	1 HOUR RATED FIRE BARRIER
—	EXIT DISTANCE AND ROUTE



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



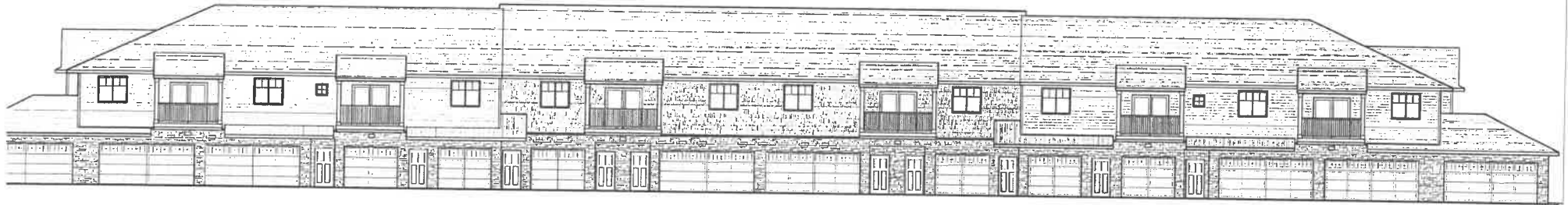
10-3

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REVISION	DATE
REV. 1	8/7/2008
REV. 2	8/7/2008

DATE: 8/2/2008
 PROJECT NO: 48148
 SHEET
A
2.1

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

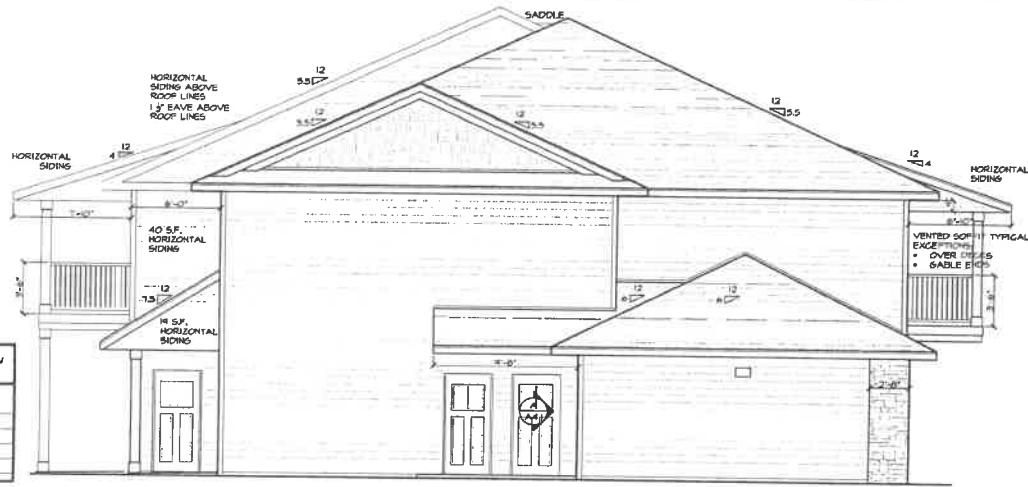


CONTINUOUS RIDGE VENT
W/ EXTERNAL WIND
BACLE



TOTAL MATERIALS AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	1520	19.9
SHAKE	1204	14.5
SIDING	5786	64.1
TOTAL	8315	100

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



ENTIRE FRONT SURFACE UNDER EAVES INCLUDING DOORS & WINDOWS

BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	1276	29.5
SHAKE	545	12
SIDING	429	10.5
WINDOW & DOORS	659	15.8
GARAGE DOORS	1274	29.6
ROOF	228	4.4
TOTAL	4281	100

BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	1276	42.1
SHAKE	116	3.0
SIDING	116	37.9
TOTAL	2487	100

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

BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	22	2.4
SHAKE	50	5.5
SIDING	830	42.1
TOTAL	902	100

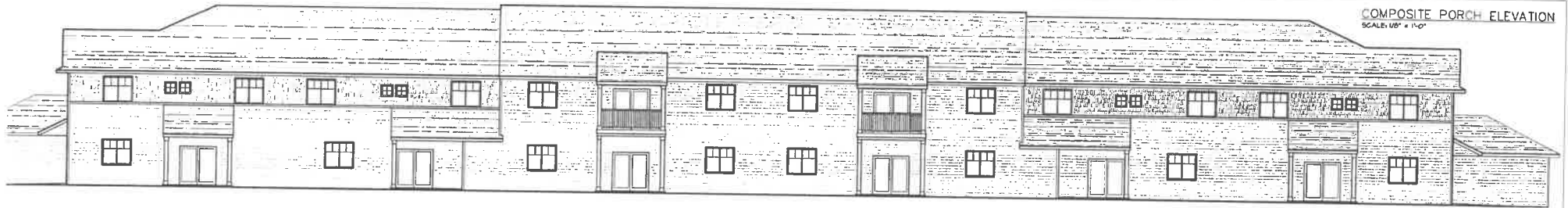
PRELIMINARY
NOT FOR CONSTRUCTION

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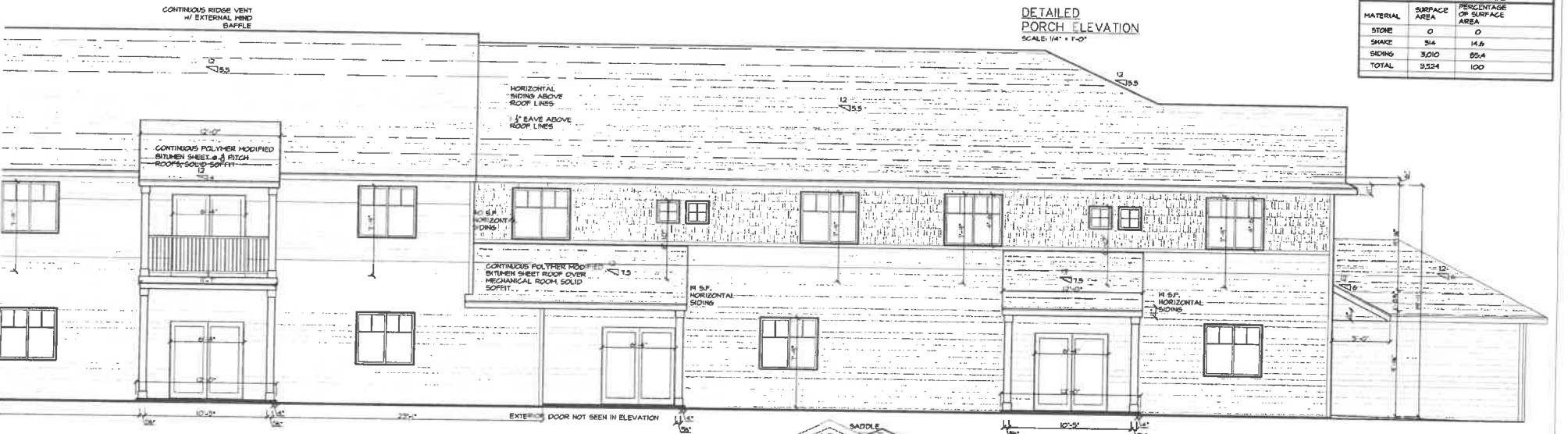
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REVISION	DATE
0	XXX

DATE: 5/19/2020
PROJECT NO.: 481481
SHEET: **A**
1.1

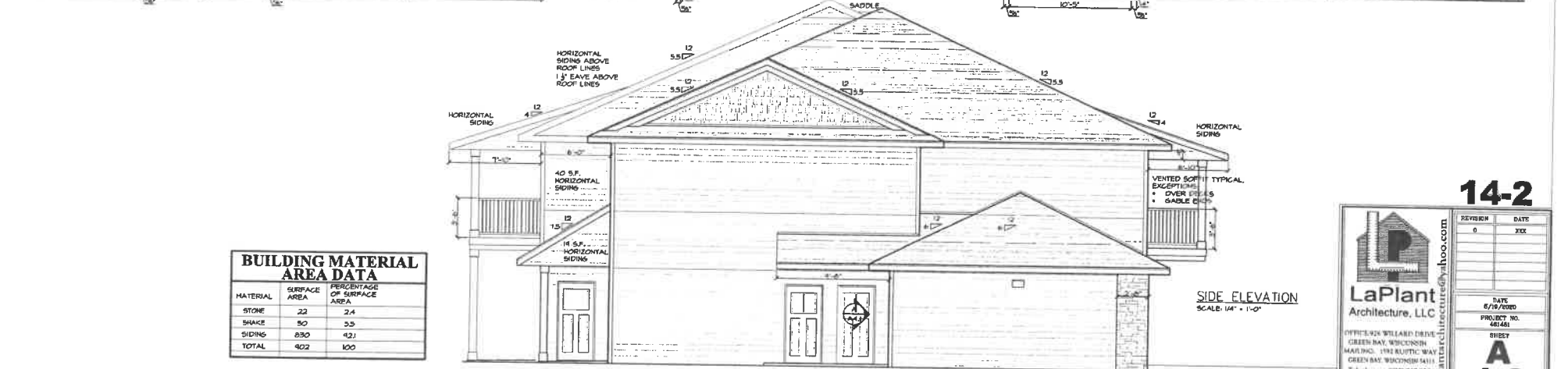


COMPOSITE PORCH ELEVATION
SCALE: 1/8" = 1'-0"



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


BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	0	0
SHAKE	314	14.6
SIDING	3,010	85.4
TOTAL	3,324	100



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

BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	22	2.4
SHAKE	50	5.5
SIDING	430	42.1
TOTAL	402	100

14-2



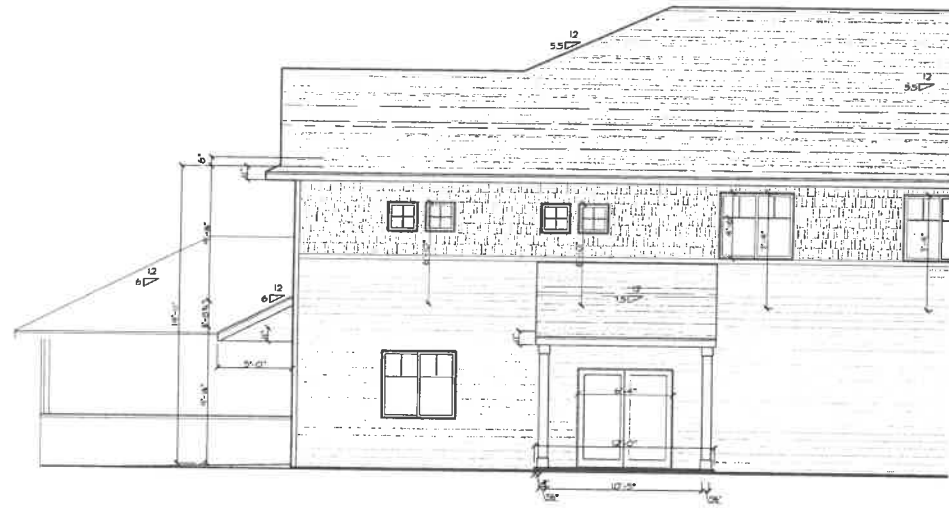
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REVISION	DATE
0	XXX

DATE: 6/16/2020
PROJECT NO.: 16241
SHEET
A
1.2

PRELIMINARY
NOT FOR CONSTRUCTION



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

ALTERNATE

PRELIMINARY
NOT FOR CONSTRUCTION



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REVISION	DATE
0	XXX

DATE
8/18/2020

PROJECT NO.
46181

SHEET
A

1.3

14-2

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 27, 2020

Title:

Special Exception to Design Standards - Rucon

Issue:

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

Background and Additional Information:

The Developer of a multi-tenant, multi-building development on Highline Road is requesting a waiver from the design standards found in the Business Park (BP) zoning district. The applicant is proposing to deviate from the required amount of materials facing a public street and is requesting the use of metal wall panels on the building exterior. The reason for the request is that the site will be surrounded by berms and plantings and the buildings will have reduced visual impact from the street and other developments in the area have not been held to the standard.

The request also is for wall and window composition. Some of the buildings do not meet the wall composition break, but there are several deviations of windows and doors to break up the blank wall appearance, which is the intent of the ordinance. The intent of the ordinance to have windows on sides facing a roadway is to break up flat, blank walls.

Zoning Ordinance:

Sec. 32.16.140. Business Park District [BP].

(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. At least fifty (50%) percent of all exterior walls facing a public or private street and at least the lower one-third (1/3) of all exterior walls abutting a residential zoning district 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. Metal siding or wall panels shall be prohibited on walls facing a street or residential zoning district, except as an accent material or as approved by the Plan Commission.

4. **Walls.** No flat walls 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 flat roof plane 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:

1. All wall-mounted exterior lighting shall be direct cut-off fixtures.
2. 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.
3. Accent light may be used to highlight architectural and landscape design elements.
4. Pedestrian walkways and parking areas shall be illuminated to a sufficient level so as to provide for safety and security.
5. Freestanding light fixtures shall have a maximum height of 25 feet.
6. Wood light poles shall be prohibited.

7. **Dumpster/Refuse Enclosures:**

1. **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.

2. **Location:** Dumpster/refuse enclosures are not permitted in the front yard.

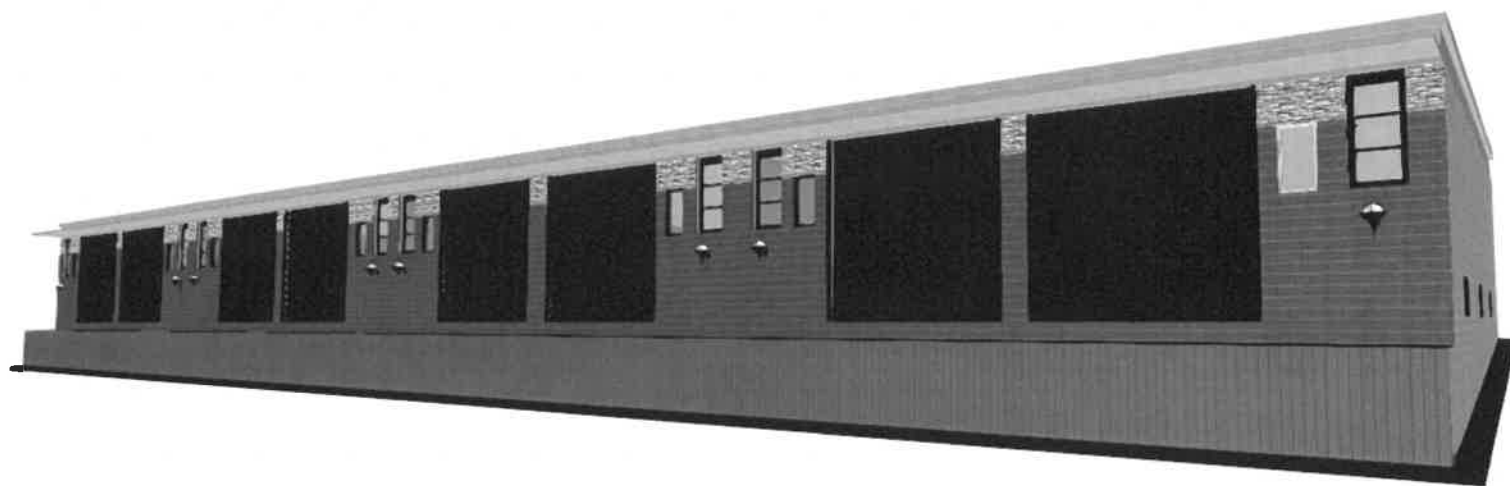
8. **Mechanical Equipment:** All mechanical equipment whether on the ground or roof mounted, including electrical, HVAC, mechanical, or similar, shall be enclosed or screened. Roof mounted equipment shall be integrated into the design of the structure, enclosed or screened to the extent possible.

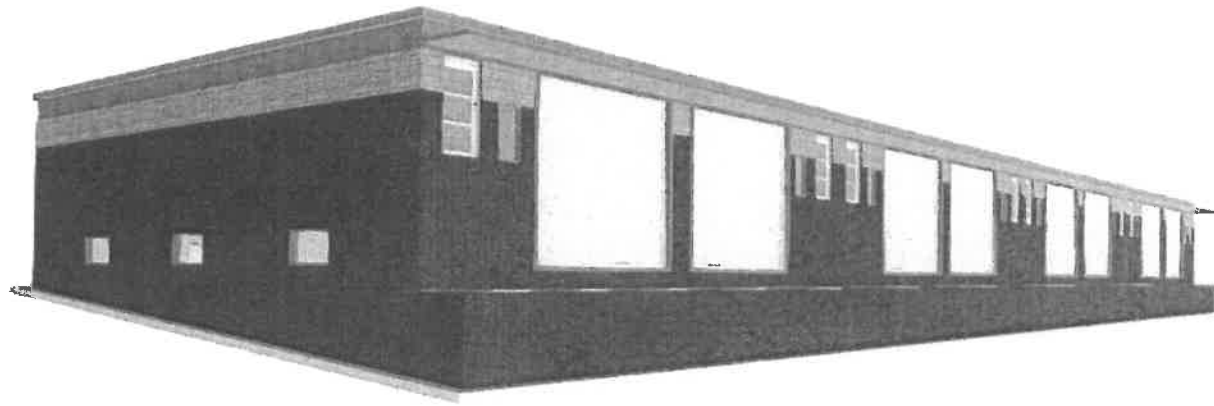
Recommended Action:

The proposed design is consistent with other exterior building waivers granted for other developments within the past few years and within the area. Condition that the trees/plants be at least 5-6 feet at planting or berms may be considered.

Attachments:

- Renderings
- Site Plan





Sill high stone - front + side

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

October 27, 2020

Title:

Plan Commission Meeting Dates & Times

Issue:

What day and time should the Plan Commission meet?

Background and Additional Information:

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

Recommended Action:

If changing, staff recommends meeting the Tuesday before the Village Board (second to last Tuesday of the month) at 5:00pm or 6:00pm.

Attachments:

- None
-