

PLAN COMMISSION AGENDA

Tuesday, September 25, 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
 - July 31, 2018
- 6) Convene Meeting and Enter Public Hearing
 - a. Zoning Map Amendment – Care Properties LLC/HUB Inc – Amy Avenue
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Zoning Map Amendment – Care Properties LLC/HUB Inc – Amy Avenue
 - b. Certified Survey Map – Dale Deno – Peters Road
 - c. Final Plat for Kimberly Heights 3 – Derck DeWitt LLC
- 9) Items for Discussion
 - a. Concept Plan for Hidden Pines Subdivision – Kent Gross
 - b. Report: Zoning Permits
- 10) Set Next Meeting Date
 - Tentatively October 30, 2018 at 6:00pm
- 11) Adjourn

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

Posted: September 18, 2018

PLAN COMMISSION
MEETING MINUTES – July 31, 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: Buddy Lisowe, Jim Salm, Kevin Hietpas and Pat Hennessey, Dennis Reed. Jim Fochs was excused, Jim Lincoln was absent.

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

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Lisowe/Hietpas) to approve the minutes of May 29, 2018. Motion carried 5-0.
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Mielke Road – Don Mielke: Planner Mommaerts presented the item stating that the property owner owns two agricultural parcels (ID 43796 & 43768) and plans to subdivide the property in accordance with the enclosed concept plan. The proposed lots will front onto Mielke Road. There is a future road proposed to access the remaining agricultural lands behind the lots. Lots can be created by Certified Survey Map (CSM), but are limited to four lots every five years. Staff does not have any issues with the concept plan. Motion (Hietpas/Hennessey) to approve the certified survey map for the Mielke Road property. Motion carried 5-0.
- 7) Items for Discussion
 - a. Condo Garage Development – Keith Livingston and Fred Panzer: The applicant is proposing to purchase a 1.7-acre site at N8203 Stommel Road, between Hwy 55 and the railroad tracks, in order to develop a condominium garage development. A condominium garage development is where each garage/storage building will be owned rather than rented. Issues such as noise, traffic, hours of operation, and aesthetics will have to be investigated. Issues of concern may include restroom facilities and individuals living in the units. A conditional use permit will have to be approved in order for the development to start.

Discussion among the Commission included the need for a retention facility, what would the condo association be responsible for and who would enforce it, what type of uses would be allowed, how many bathrooms would be required, trash & recycle pickup and concerns about storage happening outside of the facility. Planner Mommaerts will give this feedback back to the applicant.

- b. Report: Zoning Permits: Planner Mommaerts stated that there were 53 single family permits in July which is well above last year and that there are currently about 100 lots available for building.

8) Next Meeting Date: August 28, 2018 at 6:00pm.

9) Adjourn: Motion (Lisowe/Hennessey) to adjourn the meeting at 6:21pm
Motion carried 5-0.

Prepared by: Carie Krause Deputy Clerk - Treasurer

Dated: August 1, 2018

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

September 25, 2018

Title:

Zoning Map Amendment for Care Properties/HUB

Issue:

Should the Plan Commission recommend rezoning a parcel from COR to CC for an assisted living facility?

Background and Additional Information:

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.

Findings of Fact:

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

Recommended Action:

Staff recommends rezoning Parcel #33158 from Office and Retail Commercial [COR] to Community Commercial [CC].

Attachments:

















- Zoning Map

Zoning Map

Village of Harrison

Calumet & Outagamie Counties

Legend

-  Subject Property
-  AG | General Agriculture
-  RS-1 | Single-Family Residential (Suburban)
-  RS-2 | Single-Family Residential (Traditional)
-  RT | Two-Family Residential
-  RM | Multiple-Family Residential
-  CN | Neighborhood Commercial
-  COR | Office & Retail Commercial
-  CC | Community Commercial
-  BP | Business Park
-  IM | Industrial & Manufacturing
-  NC | Natural & Conservancy
-  MHO | Mobile Home Overlay
-  PDO | Planned Development Overlay
-  * SHO | Shoreland Overlay*
-  * SWO | Shoreland-Wetland Overlay*

-  Town of Harrison
-  Rail/Roads
-  Streams
-  Road Centerline
-  Local Roads
-  County Highway
-  State Highway
-  US Highway
-  Parcels

* 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
 W5288 Hwy 114
 Harrison, WI 54852
 920-888-1062

Adopted: July 27, 2010
 Effective: November 1, 2010
 Current as of: April 23, 2018

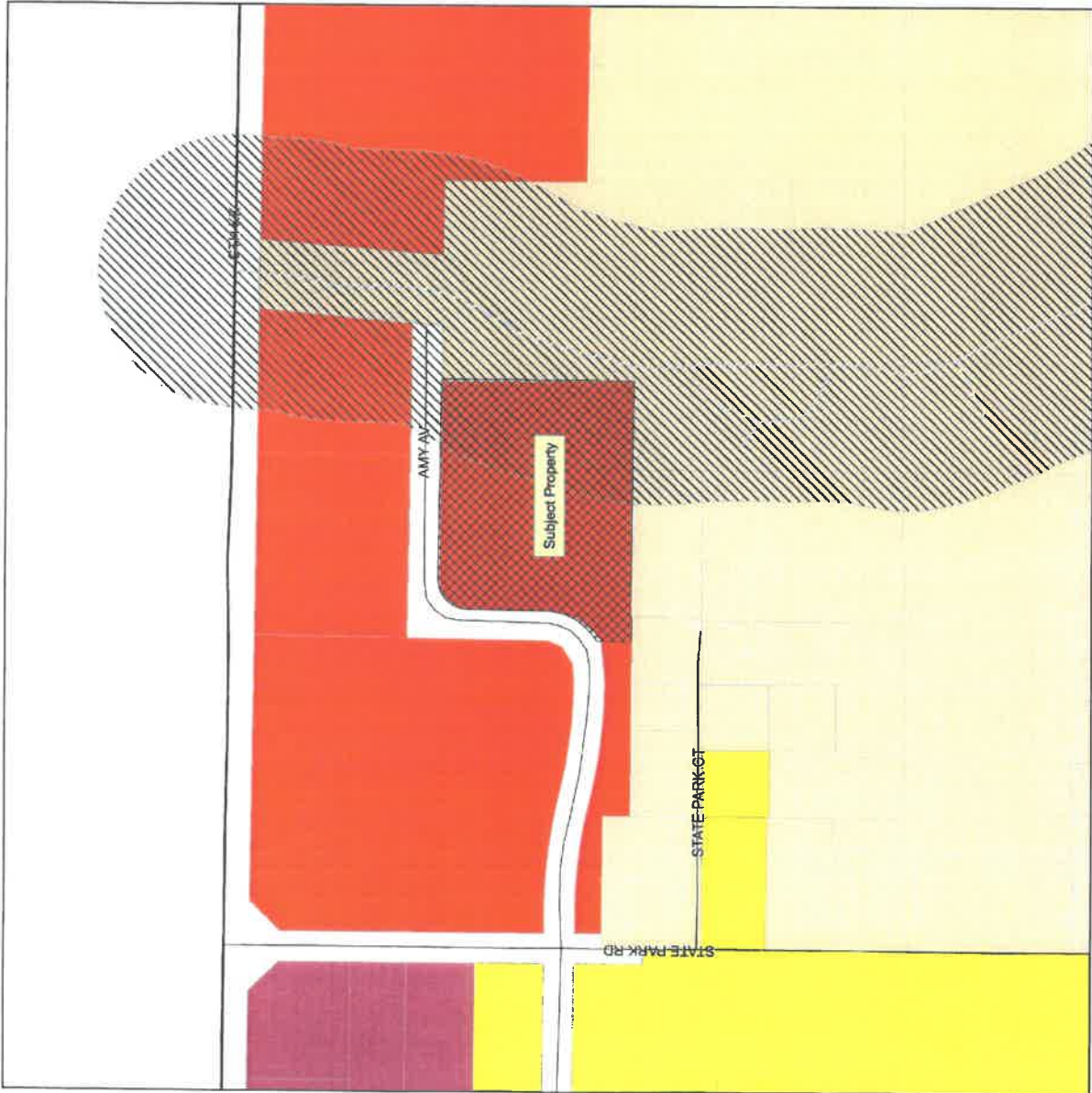


Disclaimer:

The 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 warrant the accuracy or completeness of the information or its derivatives. In no event shall Calumet County or the Town of Harrison be liable for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use or misuse of this map and data. This map and data are provided for informational purposes only and do not constitute a contract. The information required for a complete title search should be obtained from official records, including survey plats and deeds, but only combine the information required for Calumet County purposes. Original recorded survey documents located in the county courthouse should be used for legal or survey purposes.

Calumet County shall retain the exclusive owner of all rights, title, and interest in all specifically copyrighted information.



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

September 25, 2018

Title:

Certified Survey Map – Deno

Issue:

Should the Plan Commission recommend approval of a 1-lot CSM?

Background and Additional Information:

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.

Recommended Action:

Staff recommends approval of the Certified Survey Map.

Attachments:

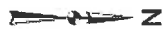
- Aerial Map
- CSM

Calumet County, WI

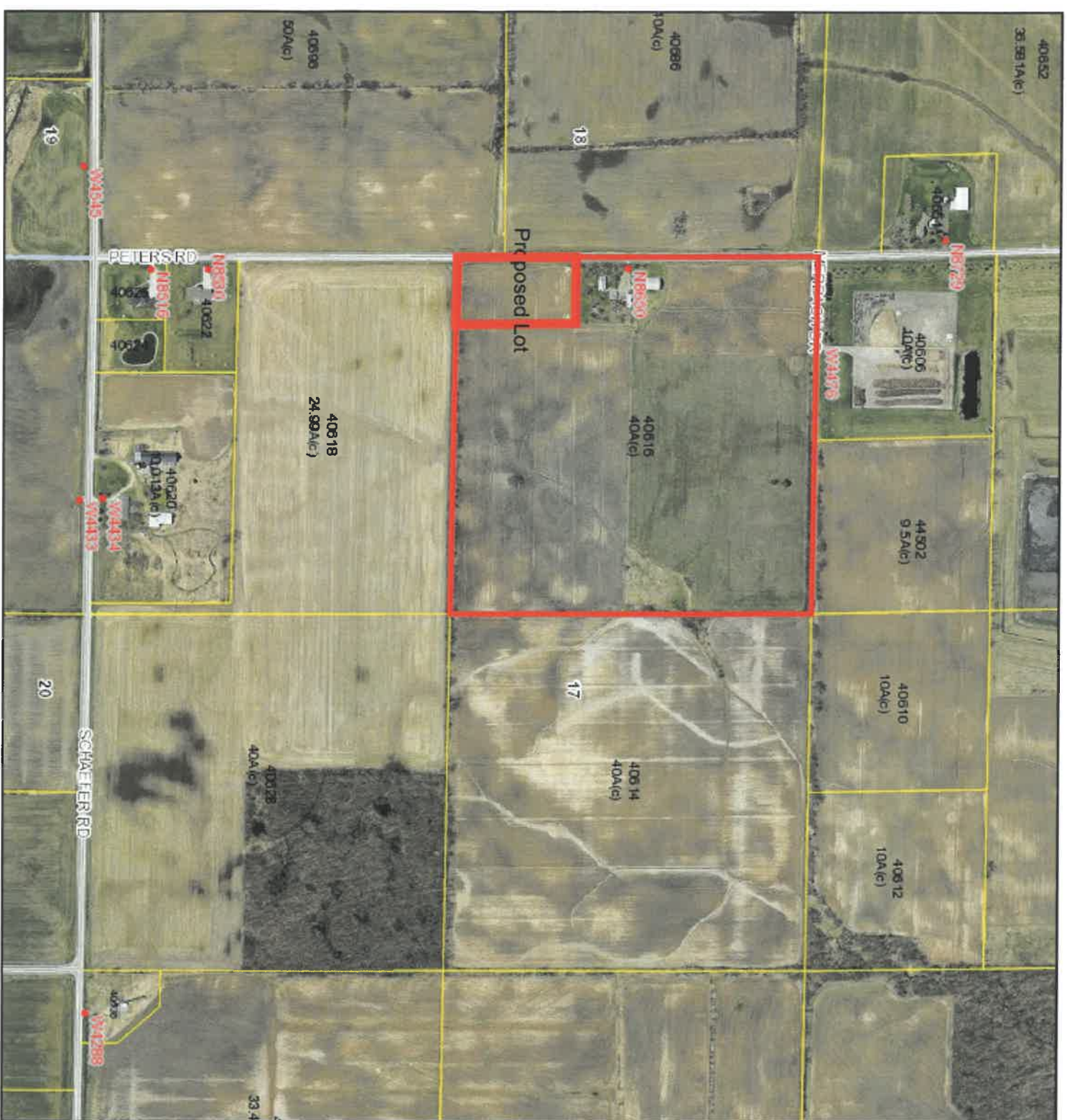
Legend

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

- Color 2014
- Red: Band_1
- Green: Band_2
- Blue: Band_3

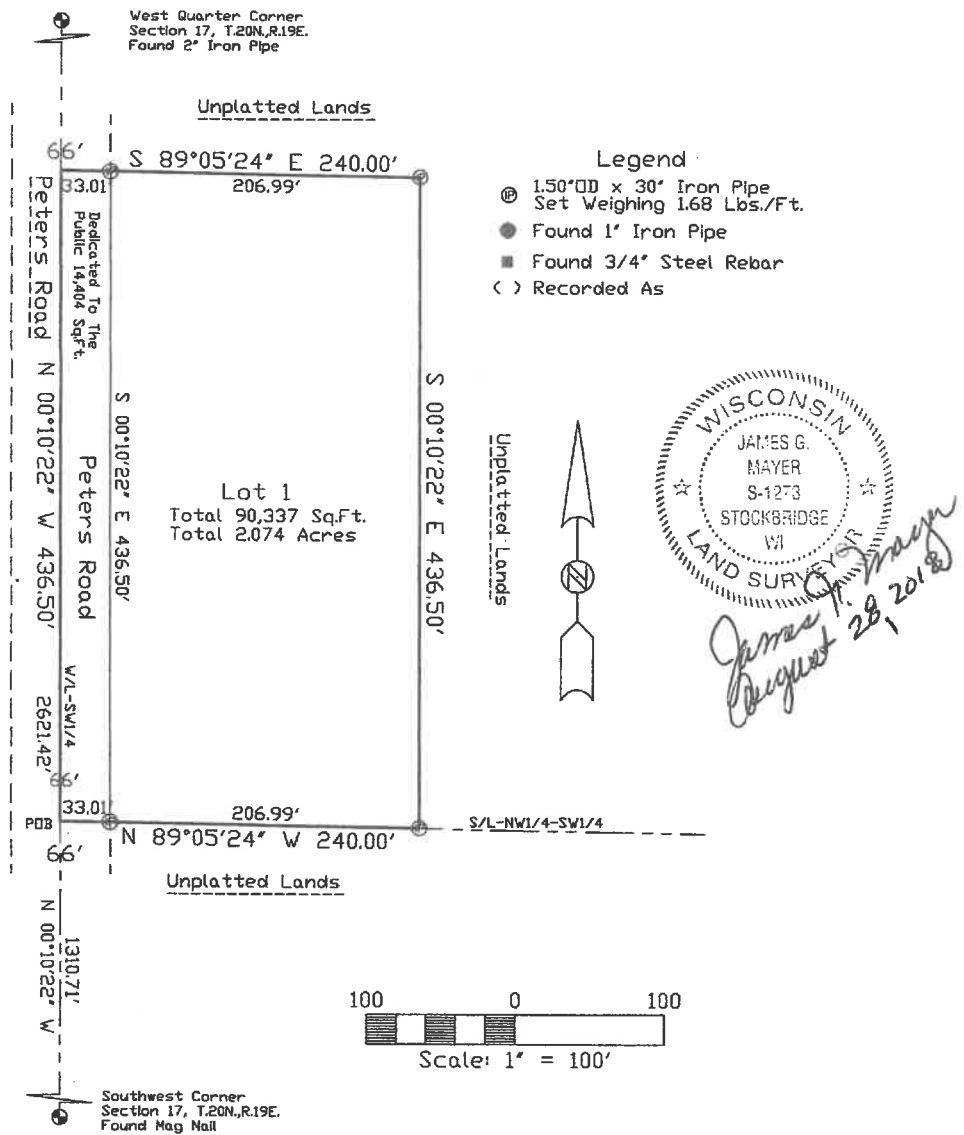


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and the conclusions drawn are the responsibility of the user.



Date Printed: 09/12/16 12:53 PM	
Author:	

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



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

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

C:\Projcets\DenoDale18\csm.dwg
BEARINGS REFERENCED TO COUNTY
DATUM WEST LINE OF THE SOUTHWEST
QUARTER BEARS NORTH 00°10' 22" WEST.
THIS INSTRUMENT DRAFTED BY J.G. MAYER"
NOTEBOOK NO 45 PAGE 39.

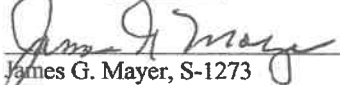
SURVEYOR'S CERTIFICATE

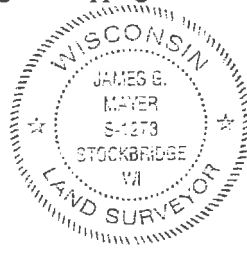
I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Dale Deno, part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 20 North, Range 19 East, Village of Harrison, (formerly Town of Harrison), Calumet County, Wisconsin containing 104,741 square feet or 2.405 acres of land and described as follows.

Commencing at the Southwest Corner of said Section 17, thence North 00°10'22" West a distance of 1,310.71 feet along the west line of the southwest quarter to the south line of the northwest quarter of the southwest quarter and the point of beginning; thence continuing North 00°10'22" West a distance of 436.50 feet along the west line; thence South 89°05'24" East a distance of 240.00 feet; thence South 00°10'22" East a distance of 436.50 feet to the south line of the northwest quarter of the southwest quarter; thence North 89°05'24" West a distance of 240.00 feet along the south line to the point of beginning. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof. That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Harrison in surveying, dividing and mapping such lands.

Dated this 28th day of August, 2018.


James G. Mayer, S-1273
Wis. Professional Land Surveyor



OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: Village of Harrison.

Dated this _____ day of _____, 2018 Dale Deno & Kum Cha Deno Joint Revocable Trust.

Dale Deno, Trustee Kum Cha Deno, Trustee

State of Wisconsin)
Calumet County)ss

Personally came before me on the _____ day of _____, 2018, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

Notary Public, Calumet County, Wisconsin

VILLAGE BOARD CERTIFICATE

Resolved that the above certified survey map in the Village of Harrison was approved by the Village Board on this _____ day of _____, 2018.

Village President

Village Clerk

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting village treasurer of the Village of Harrison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2018 on any of the lands included in this Certified Survey Map.

Village Treasurer Date

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in my office show unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2018 affecting the lands included in this Certified Survey Map.

County Treasurer Date

Notes:

This CSM is part of tax parcel no. 40616. This CSM is contained wholly within the property described in the following recorded instrument: Volume 106 Page 337. The property owner of record is Dale Deno and Kum Cha Deno, W236 USH "10", Menasha WI 54952.

WISCONSIN
JAMES G.
MAYER
S-1273
STOCKBRIDGE
WI
LAND SURVEYOR

James G. Mayer
August 28, 2018

PLAN COMMISSION MEETING

From:

Mark J. Mommaerts, AICP, Planner

VILLAGE OF HARRISON

Meeting Date:

September 25, 2018

Title:

Final Plat for Kimberly Heights 3

Issue:

Should the Plan Commission recommend approval of the Final Plat for Kimberly Heights 3?

Background and Additional Information:

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.

Recommended Action:

Staff finds that the final plat is substantially consistent with the preliminary plat. Staff recommends approval of the final plat of Kimberly Heights 3.

Attachments:

- Final Plat

Kimberly Heights 3

All of Outlot 1 Kimberly Heights being part of the Southwest 1/4 of the Southwest 1/4 of Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

West 1/4 Corner
Section 2 T20N, R18E
(Masonry Nail Found)

LOCATION MAP

SW 1/4 SEC 2, T 20 N, R 18 E
VILLAGE OF HARRISON
CALUMET COUNTY, WI



50 0 50 100 150

Bearings are referenced to the
S.L. of the SW 1/4 Section 2 T20N, R18E
ascended to bear N89°16'59\"

NOTES

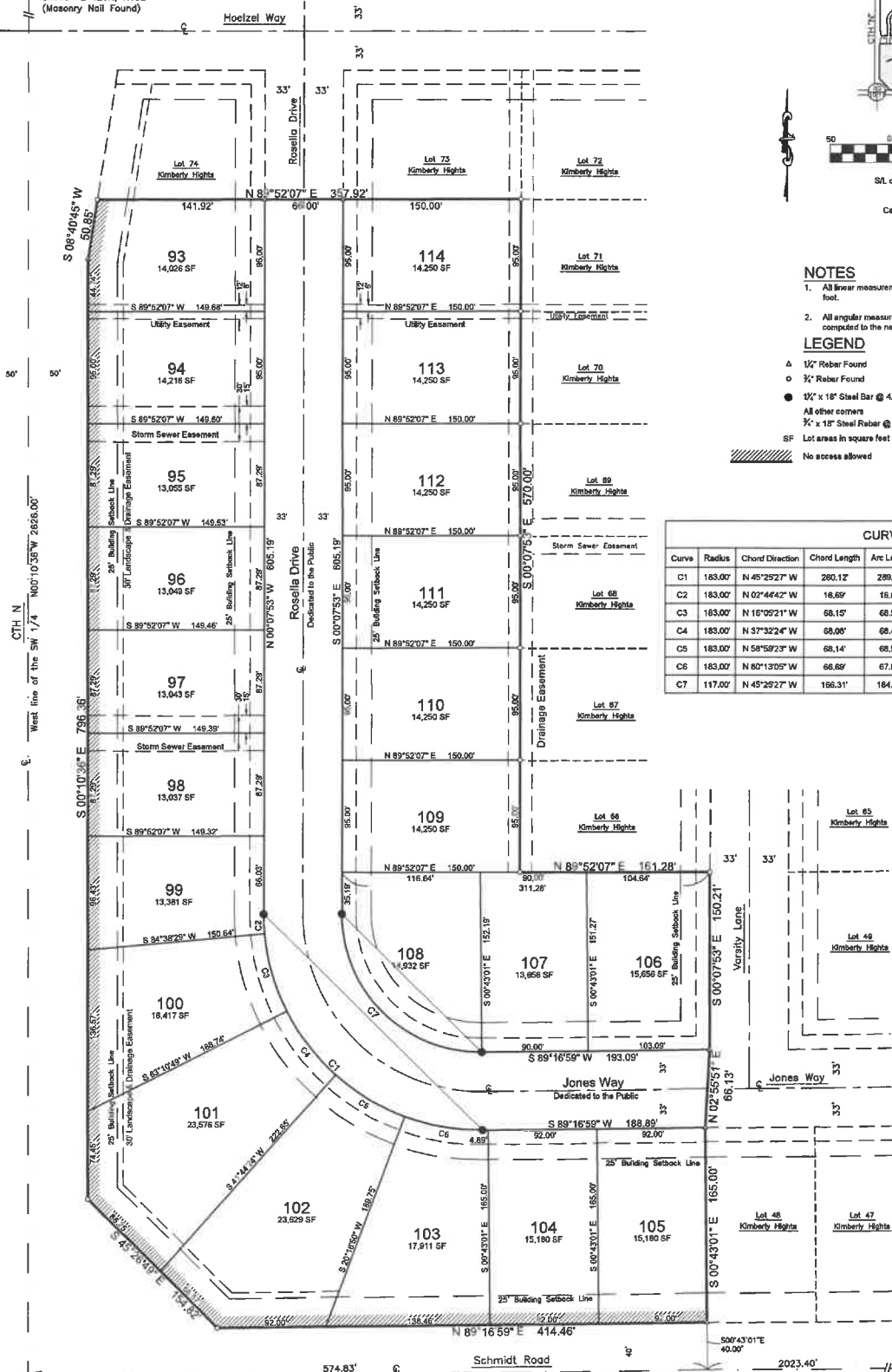
- All linear measurements have been made to the nearest one hundredth of a foot.
- All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

LEGEND

- △ 1/2" Rebar Found
- × 3/4" Rebar Found
- 1/2" x 18" Steel Bar @ 4.17bs/LF SET
- All other corners
- × 1/2" x 18" Steel Rebar @ 1.50bs/LF SET
- SF Lot areas in square feet
- ▨ No access allowed

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-In	Tangent Bearing-Out
C1	183.00'	N 45°29'27\"	280.12'	289.33'	90°35'08\"	S 89°16'59\"	N 00°07'53\"
C2	183.00'	N 02°44'42\"	16.69'	16.69'	5°13'37\"	N 05°21'13\"	N 00°07'53\"
C3	183.00'	N 18°09'21\"	68.15'	68.55'	21°27'40\"	N 29°48'11\"	N 05°21'13\"
C4	183.00'	N 37°32'24\"	68.00'	68.48'	21°26'25\"	N 48°15'36\"	N 29°48'11\"
C5	183.00'	N 58°59'23\"	68.14'	68.54'	21°27'33\"	N 69°43'10\"	N 48°15'36\"
C6	183.00'	N 60°13'05\"	66.69'	67.07'	20°58'51\"	S 89°16'59\"	N 69°43'10\"
C7	117.00'	N 45°29'27\"	186.31'	184.98'	90°35'08\"	S 89°16'59\"	N 00°07'53\"



James R. Schloff, P.L.S. No. S-2692 Date
jim@dalepro

Southwest Corner
Section 2 T20N, R18E
(Masonry Nail Found)

South 1/4 Corner
Section 2 T20N, R18E
(Masonry Nail Found)

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

Revision Date: Sep 03, 2018
File: 4773Final.dwg
Date: 09/03/2018
Drawn By: jim
Sheet: 1 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
PH: 920-941-1888 Fax: 920-941-4629
www.davelinc.com

Kimberly Heights 3

All of Outlot 1 Kimberly Heights being part of the Southwest 1/4 of the Southwest 1/4 of Section 02,
Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

Surveyor's Certificate

I, James R. Sehlhoff, 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 Dericks Dewitt LLC, owner of said land, I have surveyed and mapped Kimberly Heights 3; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Outlot 1 Kimberly Heights, being part of the Southwest 1/4 of the Southwest 1/4, Section 02, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 403,645 Square Feet (9.2654 Acres) of land, subject to all easements and restrictions of record.

Given under my hand this _____ day of _____, 20____.

James R. Sehlhoff, Wisconsin Professional Land Surveyor No. S-2892

Owner's Certificate

Dericks Dewitt LLC, 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Dericks Dewitt LLC, does 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 Planning and Zoning Committee
Calumet County Resource Department
Department of Administration

IN WITNESS WHEREOF, the said Dericks Dewitt LLC, has caused these presents to

be signed by its authorized representatives, located at _____, Wisconsin

this _____ day of _____, 20____.

In the Presence of: Dericks Dewitt LLC

Tom Dericks, President

State of Wisconsin) _____
as _____
County)

Personally came before me this _____ day of _____, 20____,
the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

Utility Easement Provisions

An easement for electric, natural gas, public utilities and communications service is hereby granted by

Dericks Dewitt LLC, grantor

to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
SBC, Grantee,
Derby Sanitary District, Grantee
Village of Harrison, Grantee
and
Time Warner Cable, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantee agrees to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantee or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of Grantee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Dericks Dewitt LLC

Dericks Dewitt LLC
Tom Dericks, Managing Member

Date

Village Board Approval Certificate

Resolved, that the plat of Kimberly Heights 3 in the Village of Harrison, Calumet County, Dericks Dewitt LLC, is hereby approved by the Village Board of the Village of Harrison.

Chairman _____ 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 _____

Treasurer's Certificate

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

Village Treasurer _____ Date _____

County Treasurer _____ Date _____

Village Notes:

- There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331663, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent laws be established in conformance with the lot drainage plan elevations within one year after initial occupancy of any houses. Failure to maintain grades in accordance with storm water or drainage plans shall enable the Village or representative thereof to direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be entered on the tax roll as a special charge against the property and collected with other taxes levied thereon.
 - Building permits and occupancy permits may be withheld for non-compliance with the plat or Village Ordinances relating to drainage and storm water management.
 - In the event that the surface drainage facilities required by the plat which are applicable to the lot for which a building permit has been applied, have not been completed with, the building inspector may withhold building permits required by the building code.
 - In the event that, after construction there is a failure to establish surface grades in accordance with the subdivision surface water plan, the building inspector may withhold the occupancy permit required by the building code.
 - Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison.
 - Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivider shall incorporate restrictive covenants in the deeds for the aforementioned lots that, "The respective lot owners shall be responsible for maintaining a clean grate on any storm drainage inlets on their lot."
 - Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Harrison retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat.
 - A drainage plan has been filed with the Village of Harrison which states the required levels of maintenance for all the identified storm water management systems/facilities.
- Drainage Easement Notes:
- All lands within areas labeled "Drainage Easement" are reserved for stormwater collection, conveyance, treatment, or infiltration. No buildings, fences, or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way.
 - Landscaping/plantings shall be restricted to ground cover.
 - If Drainage Easements are not adequately maintained, the Village of Harrison may levy the cost and expenses of such inspections, maintenance, and/or repair related actions as a special charge against the property and collected as such in accordance with the procedures under Wis. Stats. 66.0627.
 - The Village of Harrison will assess all lots for street improvements, including but not limited to, curb & gutter, concrete pavement, and sidewalks.
 - There shall be no lower exposed openings on lots containing a drainage easement. Any egress windows will require a window well with a top elevation consistent with the top of the house foundation elevation.
 - Lot 93-102 contain a "Landscape and Grading Easement" no grading or filling is allowed within said easement without the approval of the Village of Harrison.

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Number(s):
Dericks Dewitt LLC	Doc No. 522094	44672

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____

Department of Administration



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha WI 54953
Ph. 920-951-1888 Fax: 920-850-9595
www.davel.com

File: 4773fna3.dwg
Date: 06/03/2018
Drafted By: Jim
Sheet: 2 of 2
Revision Date: Sep 03, 2018

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Planner

Meeting Date:

September 25, 2018

Title:

Concept Plan for Hidden Pines Subdivision

Issue:

Will the Plan Commission support a new subdivision layout as presented?

Background and Additional Information:

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 will road layout as presented. Harrison asked McMahan**

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.

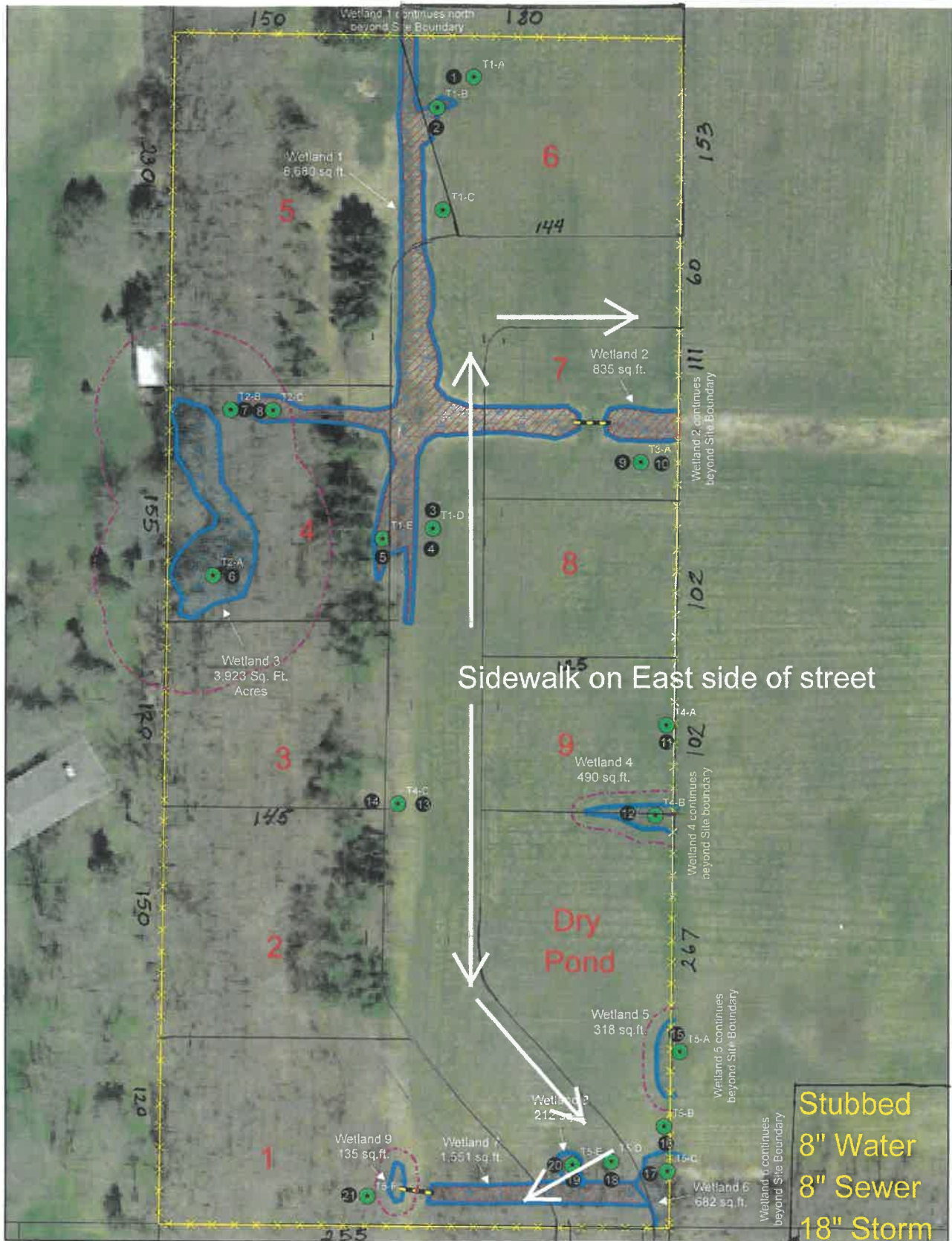
Recommended Action:

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

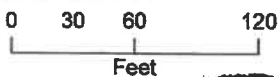
Attachments:

- Concept Plan for Hidden Pines (prepared by developer)
- Area Development Plan (prepared by McMahan)

5



- Legend**
- Wetland Sample Point
 - Picture Location
 - WDNR Protective Area
 - Site Boundary
 - Culvert
 - Wetland Line
 - Wetland
 - Potentially Exempt Wetland
 - Wisconsin Parcels Lines 2017



**Fredericks Property
Wetland Delineation Map
Village of Harrison
Calumet County, Wisconsin**

Project No: CAL18-001-01
Part of Parcel ID: 33414

Wetland Delineation was conducted by
Chad Fradette, EP, Chem,
WDNR Professionally Assured Delineator
with assistance from
Benjamin LaCount, PLS, Wetland Scientist,
WDNR Professionally Assured Delineator and
Shvann Nieland, Environmental Specialist




 2907 Baylite Drive • Green Bay, WI 54313
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Village of Harrison
August-18 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	57	\$ 1,410,000	\$ 15,098,445	7	41	\$ 1,601,000	\$ 10,260,586
Two Family (units)	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Multi Family (units)	0	0	\$ 0	\$ 0	1	1	\$ 1,934,052	\$ 1,934,052
Additions	1	11	\$ 40,000	\$ 546,500	1	9	\$ 20,000	\$ 216,500
Acc. Structures	7	30	\$ 38,145	\$ 398,645	4	22	\$ 41,750	\$ 214,305
Miscellaneous	10	48	\$ 203,020	\$ 545,869	4	40	\$ 23,815	\$ 186,670
Total Residential	22	146	\$ 1,691,165	\$ 16,589,459	17	113	\$ 3,620,617	\$ 12,812,113
Com./Ind.								
New	0	0	\$ 0	\$ 0	0	2	\$ 0	\$ 700,000
Additions	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Acc. Structures	0	0	\$ 0	\$ 0	0	1	\$ 0	\$ 2,500
Miscellaneous	1	4	\$ 1,500	\$ 39,600	2	5	\$ 271,450	\$ 294,930
Total Com./Ind.	1	4	\$ 1,500	\$ 39,600	2	8	\$ 271,450	\$ 997,430
Combined Total	23	150	\$ 1,692,665	\$ 16,629,059	19	121	\$ 3,892,067	\$ 13,809,543

Number of Vacant Lots Remaining 97