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

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

October 18, 2022

Title:

Resolution PC 2022-07

Issue:

Should the Plan Commission approve and recommend the creation of Tax Incremental Financing District #5 (TID #5) to the Village Board?

Background and Additional Information:

The Village of Harrison intends to create Tax Incremental Financing District #5 (TID #5) for the properties in the northeast corner of County N and Manitowoc Road. State Statutes Section 66.1105 requires that the Plan Commission hold public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed creation of a TID and the proposed boundaries. Also under statutes, the Plan Commission must designate boundaries of the TID and make a recommendation of the boundaries to the Village Board. The final step needed from the Plan Commission relates to the Project Plan, which must be approved and sent on to the Village Board.

Recommended Action:

Staff recommends approval of Plan Commission Resolution 2022-07 approving the TID #5 Boundary and Project Plan.

Attachments:

- Resolution 2022-07
 - TID #5 Project Plan
 - TID #5 Boundary Description

**VILLAGE OF HARRISON PLAN COMMISSION
RESOLUTION 2022-07**

**A RESOLUTION RECOMMENDING THE DESIGNATION OF THE BOUNDARIES OF
TAX INCREMENT DISTRICT NO. 5 (TID #5) AND ADOPTING A PROJECT PLAN
THEREFORE, VILLAGE OF HARRISON, WISCONSIN**

WHEREAS, the Village of Harrison Plan Commission is authorized to carry out the functions of a plan commission under the Wisconsin State Statutes as it relates to §66.1105, Wis. Stats.; and

WHEREAS, the Plan Commission held a public hearing on October 18, 2022 to consider the creation of Tax Incremental District No. 5, Village of Harrison (TID #5), the proposed boundaries thereof and a proposed project plan therefor, following publication of a Class 2 notice as required by §66.1105(4)(a) and (e), Wis. Stats.; and

WHEREAS, notice was provided to the overlaying taxing jurisdictions of the proposed creation of TID #5 and of the public hearing before publication of the hearing notice as required by §66.1105(4)(a) and (e), Wis. Stats.; and

WHEREAS, the Plan Commission has considered the comments and recommendations made at the public hearing and has determined to recommend the creation of TID #5 to the Village of Harrison Board of Trustees and a project plan for TID #5.

NOW, THEREFORE, BE IT RESOLVED, that the proposed boundaries of Tax Incremental District No. 5, Village of Harrison, as set forth in Exhibit A, attached hereto and incorporated herein, are approved by the Plan Commission and are hereby recommended to the Village Board as the boundaries for TID #5; and

BE IT FURTHER RESOLVED, that the proposed project plan, in the form attached hereto as Exhibit B, is hereby adopted and recommended to the Village Board for approval as the project plan for TID #5; and

BE IT FURTHER RESOLVED, that the Plan Commission further recommends that the Village Board adopt an appropriate resolution to create TID #5 as a mix-use tax incremental district.

ADOPTED this 18th day of October, 2022

Motion for adoption moved by _____.

Motion for adoption seconded by _____.

Voting Aye: _____ Nay: _____

Attest:

Allison Blackmer
Plan Commission Chair

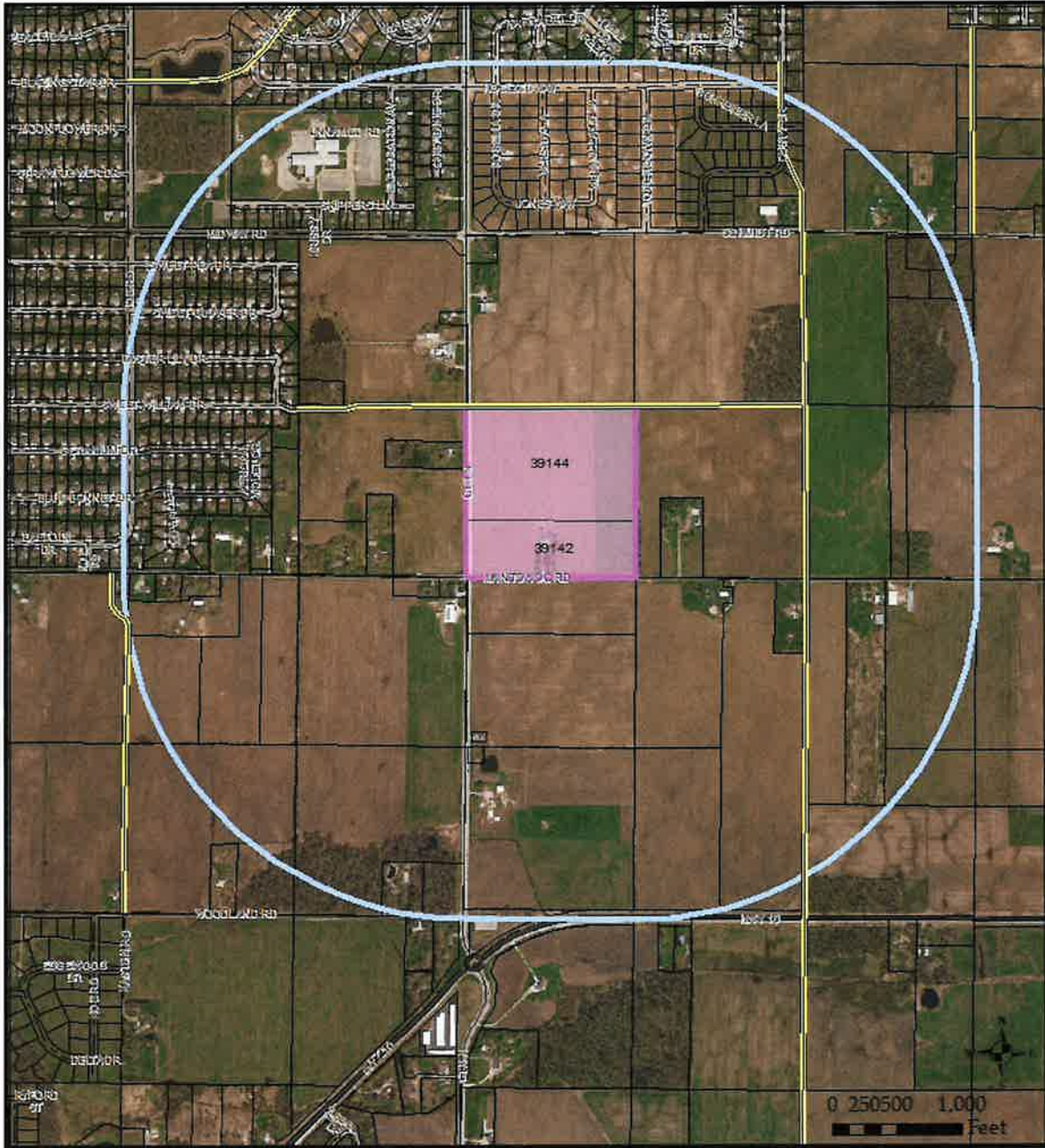
Mark J. Mommaerts, AICP
Assistant Village Manager, Village of Harrison

Exhibit A – TID #5 Boundary Description

Lot 1 and Lot 2 of Certified Survey Map No. 1978, Volume 14-123, being described as part of the southwest 1/4 of the northwest 1/4 and part of the northwest 1/4 of the southwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 39.6761 acres of land, more or less and being described as follows: beginning at the west 1/4 corner of said Section 11; thence north 00 degrees 11 minutes 35 seconds east, along the west line of the northwest 1/4 of said Section 11, 1314.64 feet; thence south 89 degrees 56 minutes 30 seconds east, along the north line of the southwest 1/4 of the northwest 1/4 of said Section 11, 1305.16 feet; thence south 00 degrees 04 minutes 11 seconds east, along the east line of the southwest 1/4 of the northwest 1/4 of said Section 11, 1327.63 feet; thence north 89 degrees 22 minutes 26 seconds west, along the north line of the southwest 1/4 of said Section 11, 1311.29 feet to the true point of beginning, less and excepting that portion conveyed to Calumet County for highway purposes in deed recorded in Volume 62 of Deeds on Page 629, Calumet County Records, reserving that portion granted for highway easement to Calumet County in Document No. 122201, Calumet County Records and also reserving that portion of Manitowoc Road presently being used for road purposes. Wetland are excluded if wetlands exiting within the TID Boundary.

Village of Harrison TID No. 5

Boundary Map with 1/2 Mile Boundary



Legend

- | | | |
|--------------------------|-----------------|---------------------|
| Future Roads | Parcels | Municipal Boundary |
| TID #5 | County Boundary | Village of Harrison |
| TID #5 1/2 Mile Boundary | Railroads | City of Appleton |
| TID #5 Area | | |

Exhibit B – Project Plan



**TAX INCREMENTAL DISTRICT NO. 5
PROJECT PLAN**

November 15, 2022

Tax Incremental District No. 5 Project Plan

Village of Harrison Officials

Village Board

Allison Blackmer
Julene Baldwin
Darlene Bartlein
Mike Brantmeier
Scott Handschke
Matt Lancaster
Mark Van Hefty

Village President
Village Trustee
Village Trustee
Village Trustee
Village Trustee
Village Trustee
Village Trustee

Plan Commission

Allison Blackmer
Darlene Bartlein
Kent Gross
Pat Hennessey
Jim Lincoln
Dennis Reed
Mark Van Hefty

Chair
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Village Staff

Matt Heiser
Mark Mommaerts
Vicki Tessen
Jeff Funk
Jarred Gerl

Manager
Assistant Manager
Clerk/Treasurer
Public Works Operations Manager
Fire Chief

Joint Review Board

Allison Blackmer
David Maccoux
Becky Hansen
Amy Van Straten
Jim Lincoln

Village of Harrison
Calumet County
Kimberly Area School District
Fox Valley Technical College
Public Member

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Exhibit

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3	Future Land Uses Map
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SECTION 1. EXECUTIVE SUMMARY

Tax Incremental District Number 5 (TID #5) is located in the central part of the Village, along the east side of County Road N north of Manitowoc Road. TID #5 includes approximately 40-acres of land. There are 2 different property owners and no residences within the TID #5 boundary. The boundary of TID #5 is illustrated on Map 1.

TID #5 is being created to advance the Village's vision to achieve well-planned, high quality growth, economic diversification, and development at a prominent location in the Village. TID #5 will:

- Fund necessary infrastructure improvement to allow and served planned development. Desired infrastructure includes transportation, utility, and communication networks necessary for the successful development of a mixed-use area, which is not feasible without such support.
- Attract, through financial incentives, business and other development that will provide desired value, employment opportunities, and aesthetic qualities.
- Help advance recreation goals of connecting the Village trail system to the regional network and will provide alternate transportation access to businesses and development within TID #5.
- Work to grow the economic base of the Village while providing necessary services and opportunities to the community.

Summary of Findings

As required by Wisconsin Statutes 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

- 1) **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village.** In making this determination, the following information has been considered:
 - The potential for development has been hindered by lack of public sewer and water infrastructure, roadway access, stormwater management infrastructure, and environmental/wetland concerns. Given that the sites have not developed as expected under normal market conditions, it is the judgement of the Village that the use of Tax Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and incentives to encourage development within the area consistent with the desires of the Village.
 - The perspective developer(s) and potential businesses have represented to the Village that the development will not proceed until street access, sewer & water, stormwater management, and other infrastructure are present.

2) **The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the following information has been considered:

- As demonstrated in the Economic Feasibility Section of this Project Plan, the Tax increments projected to be collected are more than sufficient to pay for the proposed project costs.
- The development expected to occur within the District would create additional business sites and jobs.
- The development expected to occur within the District may also include residential units, providing additional housing opportunities for workers.

3) **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

- If approved, the District's creation would become effective for valuation purposes as of January 1, 2023. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation, or appreciation of property values occurring after January 1, 2023 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District. Since the development expected to occur is unlikely to take place or take place in the same manner without the use of TIF and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements, the Village reasonable concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would in fact be no foregone tax increments to be paid in the event the District is not created. As required by Wisconsin Statutes 66.1104(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdiction has been made and can be found in Table 6 of the Project Plan.

4) Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes 66.1105(2)(cm). Lands proposed for newly platted residential development comprise no more than 35% by area of the real property

within the District. Any project costs related to newly platted residential development are eligible expenditures if based on the finding that the development has a residential housing density of at least 3-units per acre as defined in Wisconsin Statute 66.1105(2)(f)3.a.

- 5) The District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
- 6) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
- 7) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
- 8) The equalized value of taxable property of the District does not exceed 12% of the total equalized value of taxable property within the Village.
- 9) The Project Plan for the District in the Village is feasible.

SECTION 2. TYPE & GENERAL DESCRIPTION OF DISTRICT

The District is being created by the Village under the authority provided by Wisconsin Statute 66.1105. The District is created as a “Mixed Use District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of commercial, industrial, and residential uses as defined within the meaning of Wisconsin Statutes 66.1105(2)(cm) (See Table 1 for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise less than the allowable 35% permitted. To the extent that project costs will be incurred by the Village for newly platted residential development, the residential development will have a density of at least 3-units per acre as required by Wisconsin Statutes 66.1105(2)(f)3.a.

Maps 1-3 depict the boundaries, and proposed uses, within the District. The Village intends that TIF will be used to assure that a combination of private commercial, industrial, and residential development occurs within the District consistent with the Village’s development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Village. The project costs include in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

SECTION 3. PROPOSED DISTRICT BOUNDARY

Generally, the boundary of TID #5 includes the area along the east side of County Road N north of Manitowoc Road and includes entire parcel boundaries as required by statute. Exhibit B contains the legal description of the District boundary. Map 1 illustrates the boundaries of TID #5.

TID #5 does not include any area identified as a wetland on a map under §23.32, except for an area identified on such a map that has been converted in compliance with state law so that it is no longer a wetland and except an area that is identified as a wetland on a map under §23.32 and that is within the boundaries of a tax incremental district or is part of a tax incremental district parcel, the area shall be considered part of the tax incremental district for determining the applicability of exemptions from or compliance with water quality standards that are applicable to wetlands. The Developer(s) have, or will be conducting, a wetland delineation of the property.

SECTION 4. EXISTING USES AND CONDITIONS

TID #5 is mainly undeveloped and is currently cropland. There are existing underutilized agricultural buildings within the District that are intended to be removed after the District is created. The District does not include any businesses. Map 2 illustrates the existing conditions of TID #5.

SECTION 5. PRELIMINARY PARCEL LIST AND ANALYSIS

There are two (2) parcels within TID #5. Much of the District is either zoned or designated or is suitable for future commercial, industrial, or single-family and multiple-family residential development. Approximately 100% of the District is suitable for commercial or retail uses, approximately 0% is suitable for industrial and manufacturing uses, and approximately 0% is suitable for newly platted residential uses. Map 3 illustrates the future land use designation of property within TID #5. Table 1 illustrates the amount of property within the District that is suitable for mixed-use development.

SECTION 6. EQUALIZED VALUE TEST

If adopted as planned, TID #5 has a 2022 assessed base value of \$46,300 and a 2022 equalized value of \$49,706, based on the Village's 2022 equalization ratio of approximately 93%.

State law permits the Village to create new TIDs as long as the equalized value of the new TIDs, plus the value increment in all other existing TIDs, does not exceed 12% of its total equalized value. According to the Wisconsin Department of Revenue, the Village's total 2022 municipal equalized value for real estate was \$1,617,243,900, with 12% being \$ 194,069,268. The 2022 TID value increment was \$110,406,800 (6.83%), combined with the estimated \$49,706 equalized value of TID #5, totals \$ 110,456,506 or 6.83%, which meets the 12% statutory requirement.

SECTION 7. STATEMENT OF KIND, NUMBER, AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS

The following is a list of public works and other TIF-eligible projects that the Village expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other project are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way, and Easement Acquisition

1. **Acquisition of Property.** The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management, continuation of development, parkland, and/or other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire property or rights-of-way are eligible Project Costs.
2. **Acquisition of Easements.** The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management and other public infrastructure. Costs incurred by the Village to identify, negotiate, and acquire easement rights are eligible Project Costs.
3. **Relocation Costs.** If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to, preparation of a relocation plan, allocation of staff time, legal fees, publication of notices, obtaining appraisals, and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation

1. **Environmental Audits and Remediation.** There have been no known environmental studies completed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any costs incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.
2. **Site Grading.** Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control storm water runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

1. **Sanitary Sewer System Improvements.** There are areas of the District that are inadequately served by sanitary sewer facilities. To allow development to occur, the Village may need to construct, alter, rebuild, or expand sanitary sewer infrastructure within the District. Eligible Project Cost include, but are not limited to, construction, alteration, rebuilding, or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift station; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of cost based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild, or expand sanitary sewer infrastructure located outside of the District. That portion of the cost of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
2. **Water System Improvements.** There are areas of the District that are inadequately served by water distribution facilities. To allow development to occur, the Village may need to construct, alter, rebuild, or expand water system infrastructure within the District. Eligible Project Cost include, but are not limited to, construction, alteration, rebuilding, or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of cost based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild, or expand water system infrastructure located outside of the District. That portion of the cost of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
3. **Stormwater Management System Improvements.** Development within the District will cause storm water runoff and pollution. To manage this storm water runoff, the Village may need to construct, alter, rebuild, or expand storm water management infrastructure within the District. Eligible Project Cost include, but are not limited to, construction, alteration, rebuilding, or expansion of: storm water collection mains; inlets, manholes and valves; service laterals; ditches; culvert piers; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration, and detention Best Management Practices (BMP's). To the extent storm water management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of cost based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild, or expand storm water management

system infrastructure located outside of the District. That portion of the cost of storm water management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

4. **Electric, Natural Gas, & Communication Services.** In order to create sites suitable for development and/or redevelopment, the Village may incur costs to provide, relocate, or upgrade electric services, natural gas mains and services, and voice and data communications services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets

1. **Street Improvements.** There are inadequate street improvements serving areas of the District. To allow development to occur, the Village may need to construct and/or reconstruct streets, highways, access drive, and parking areas. Eligible Project Costs included, but are not limited to; excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of multi-use trails; installation of crosswalks; installation of culverts, box culverts, and bridges; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; and installation of fences, berms, and landscaping.
2. **Streetscaping and Landscaping.** In order to attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way, and other public spaces. These amenities included, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas, and public areas; installation of planters, benches, clocks tree rings, trash receptacles, and similar items; and installation of brick or other decorative walks, terraces, and street crossing. These and any other similar amenities installed by the village are eligible Project Costs.

Miscellaneous

1. **Cash Grants (Development Incentives).** The Village may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.
2. **Projects Outside the Tax Increment District.** Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half (1/2) mile of the boundary of the District provided that: 1) the projects are located within the Village's corporate boundaries, and 2) the projects are approved by the joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible Project Costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The project cost expenditures outside the District that the Village intends to make are found on the Table 2.

3. **Professional Service and Organizational Costs.** The costs of professional services rendered, and other costs incurred, in relation to the creation, administration, and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.
4. **Administrative Costs.** The Village may charge to the District as eligible Project Costs reasonable allocation of administrative cost, included, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spend by Village employees in connection with the implementation of the Plan.
5. **Financing Costs.** Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtain financing for projects undertaken under this Plan are eligible Project Costs.
6. **Contribution to Community Development Authority (CDA).** As provided for in Wisconsin Statue Section 66.1105(2)(f)1.h and 66.1333(13), the Village may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in order to further any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

With all projects, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinance and plans, judgments or claims for damages, and other expenses are included as Project Costs.

In the event any of the public work project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statute Section 66.1105, in the written opinion of the Village Attorney or a court of record so rules in a final order, then such project or projects shall be deleted therefrom and the remainder of the projects herein shall be deemed the entirety of the projects for purposes of the Project Plan.

The Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project Costs will be diminished by an income, special assessment, or other revenues, including user fees or charges. To the extent the costs benefit the Village outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration's of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies, and user fee adjustments.

SECTION 8. PROPOSED IMPROVEMENTS AND USES

TID #5 is envisioned as a mix of commercial/business and residential development serving the needs of the local community and the region. Full build out of TID #5 will create employment opportunities, increase property values, diversify Harrison’s economy, and contribute of the long-term economic health of Harrison and the surrounding Fox Cities region.

In order to support the proposed uses in the area, TID #5 will install infrastructure improvements including, new roads to access and service properties within the area; sewer & water utilities; recreational trails to provide alternate transportation and recreation opportunities; financial incentives to obtain the desired aesthetic quality of the area; and voluntary demolition and acquisition opportunities of existing properties to further develop the area in a planned manner. Map 4 illustrates the proposed project improvements within TID #5. Table 2 lists proposed projects and projects costs.

The Village intends TID #5 to be a pay as you go “Pay Go” District with a majority of the projects and project costs being borne by the Developer(s). However, the Village may decide to complete some projects in order to be catalyst projects to increase the rate of development. If it is a Pay Go District, the Village intends to provide larger than normal Development Incentive to the Developer(s) as explained in the “Pay as you Go” in Section 10, below.

SECTION 9. DETAILED LIST OF PROJECT COSTS

All costs are based on 2022 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2022 and the time of construction. The Village also reserves the right to increase certain project costs to the extent another is reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan. The detail description in Table 2 is a shortened version of eligible project costs identified in Section 7.

This Plan is not meant to be a budget nor an appropriation of fund for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best available information. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

SECTION 10. ECONOMIC FEASIBILITY STUDY AND DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The Village expects to complete the project in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section and table identifying: 1) the development expected to occur, 2) a projection of tax increment to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

Implementation of this Plan may require that the Village issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligation the Village may choose to utilize.

- **General Obligation (G.O.) Bonds or Notes.** The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. debt that a community may have outstanding at any point in time to an amount not greater than five-percent (5%) of its total equalized value (including increment values). For the Village, this amounts to \$56,179,195, of which over \$50,000,000 is currently unused and could be made available to finance Project Costs.
- **Bonds Issued to Developers (“Pay as You Go” Financing).** The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligation are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligation issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village’s statutory borrowing capacity.

- **Tax Increment Revenue Bonds.** The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.
- **Utility Revenue Bonds.** If the Village were to create a Utility, the Village could issue revenue bonds to be repaid from revenues of the utility. Statutory requirements would need to be reviewed under this method.
- **Special Assessment "B" Bonds.** The Village has the ability to levy special assessments against benefited properties to pay part of the cost for street, curb and gutter, sewer and water, storm sewers, and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village can issue Special Assessment "B" Bonds pledging revenue from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Village's statutory borrowing capacity. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Economic Feasibility

The preliminary economic feasibility analysis supports the feasibility of TID #5. This is based on a comparison of proposed expenditures summarized in Table 5 with projected land and building development in the TID, and the tax increment it is expected to generate. Specifically, the development increment, as outlined in Table 4, is project to be sufficient to cover the projected TID expenditures (principal and interest) listed in Table 5. Therefore, the TID debt/bonding is projected to be retired within the 20-year required timeframe. The economic feasibility is also based on current legislation and development assumptions, as found in Table 5.

The Village will be cautious to spend at or below the levels projected in Table 5. The Village may also perform an annual analysis of the fiscal conditions of TID #5, and how well the development projections are being reached. Decisions to continue spending may be based on the state of the District from time to time, and time to correspond to the extent practical with actual commitments to add increment to the district.

The tools selected for financing the projects should be decided in advance of project commencement. As of the date of this plan, it was anticipated that there will be no borrowing for projects and that the Village will use reserve funds to cover any balances until the Village can be repaid by TID revenues. It is estimated that the effective mill rate will be \$14.38 per \$1,000 of value for all years.

The financial projections included in the Project Plan were based on the following assumptions:

- The property tax mill rate was projected to remain similar to the estimated 2022 rate (\$14.38/\$1,000).
- All projected expenses and revenues were in 2022 dollars.
- Interest income was not factored into the revenue analysis.
- Though described in this Project Plan, funds obtainable through potential grants that the Village may apply for or receive were also not factored into the revenue analysis.
- Projected private development values were based on actual values from a sample of expected comparable projects throughout Harrison and the surrounding area.
- No appreciation growth of developed properties during life of the TID was assumed.

Most of these assumptions are conservative, and therefore further support the projected financial viability of the TID.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined in Table 2. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated that developer agreements between the Village and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligation are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

SECTION 11. ANNEXED PROPERTY

There are no lands currently proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

SECTION 12. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Wisconsin Statutes Section 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13. PROPOSED CHANGES IN ZONING ORDINANCES

Changes to the Zoning Map, in the form of rezonings, will be necessary to reflect the future land use designation of the area as identified in the Harrison Comprehensive Plan. The Village does not anticipate that the District will require any text changes to the zoning ordinance.

SECTION 14. PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND VILLAGE ORDINANCES

It is expected that this Plan will complement the Harrison Comprehensive Plan and Village ordinances. It is expected that changes to the Master Plan/Comprehensive Plan may include designating additional areas of land from Single-Family Residential to Commercial. Other changes to the Master Plan/Comprehensive Plan, map, building codes, or other Village ordinances are not anticipated to implement this Plan. There may be unforeseen changes to the Future Land Use Map, or other components of the Comprehensive Plan, which affect lands within TID #5 beyond those listed herein. Any changes to the Harrison Comprehensive Plan will follow statutory requirements.

It is expected that amendments to the future road map will occur due to existing development patterns from recently approved developments. The future road map is shown on Map 1 in order to illustrate that future improvements are proposed for lands within the District. It is anticipated that the east/west future road will be relocated to travel through the District rather than on the boundary. It is also anticipated that the north/south future road will be relocated to travel through the District and connect with a roadway from the north as part of a new development not yet shown on the map.

SECTION 15. RELOCATION

It is anticipated that there will be no displaced persons from project activities as currently contemplated. It is possible that future business needs and development activities in the area may require acquisition of existing residences. If relocation occurs, the Village will conform to the State of Wisconsin Relocation Laws. It is anticipated that property acquisition will occur

with negotiations of the property owner and not be eminent domain. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will flow applicable state statutes as required in Wisconsin Statute Chapter 32.

SECTION 16. ORDERLY DEVELOPMENT OF THE VILLAGE

The District contributes to the orderly development of the Village by providing the opportunity for continued growth in tax base, job opportunities, and overall economic activity. The Plan identifies projects that will assist the development of the Village that is consistent with the Harrison Comprehensive Plan.

SECTION 17. LIST OF ESTIMATED NON-PROJECT COSTS

Non-Project Costs are public works project that only partly benefit the District or are not eligible to be paid with tax increments, or cost not eligible to be paid with TIF funds. Examples include:

- A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total project cost allocable to properties outside of the District would be a non-project cost.
- Project undertaken within the District as part of the implementation of this Project Plan, the cost of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

Exhibit A. OPINION OF ATTORNEY FOR VILLAGE ADVISING THAT PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105

Exhibit B. LEGAL DESCRIPTION

Lot 1 and Lot 2 of Certified Survey Map No. 1978, Volume 14-123, being described as part of the southwest 1/4 of the northwest 1/4 and part of the northwest 1/4 of the southwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 39.6761 acres of land, more or less and being described as follows: beginning at the west 1/4 corner of said Section 11; thence north 00 degrees 11 minutes 35 seconds east, along the west line of the northwest 1/4 of said Section 11, 1314.64 feet; thence south 89 degrees 56 minutes 30 seconds east, along the north line of the southwest 1/4 of the northwest 1/4 of said Section 11, 1305.16 feet; thence south 00 degrees 04 minutes 11 seconds east, along the east line of the southwest 1/4 of the northwest 1/4 of said Section 11, 1327.63 feet; thence north 89 degrees 22 minutes 26 seconds west, along the north line of the southwest 1/4 of said Section 11, 1311.29 feet to the true point of beginning, less and excepting that portion conveyed to Calumet County for highway purposes in deed recorded in Volume 62 of Deeds on Page 629, Calumet County Records, reserving that portion granted for highway easement to Calumet County in Document No. 122201, Calumet County Records and also reserving that portion of Manitowoc Road presently being used for road purposes. Wetland are excluded if wetlands existing within the TID Boundary.

Map 1. BOUNDARY & PARCEL MAP

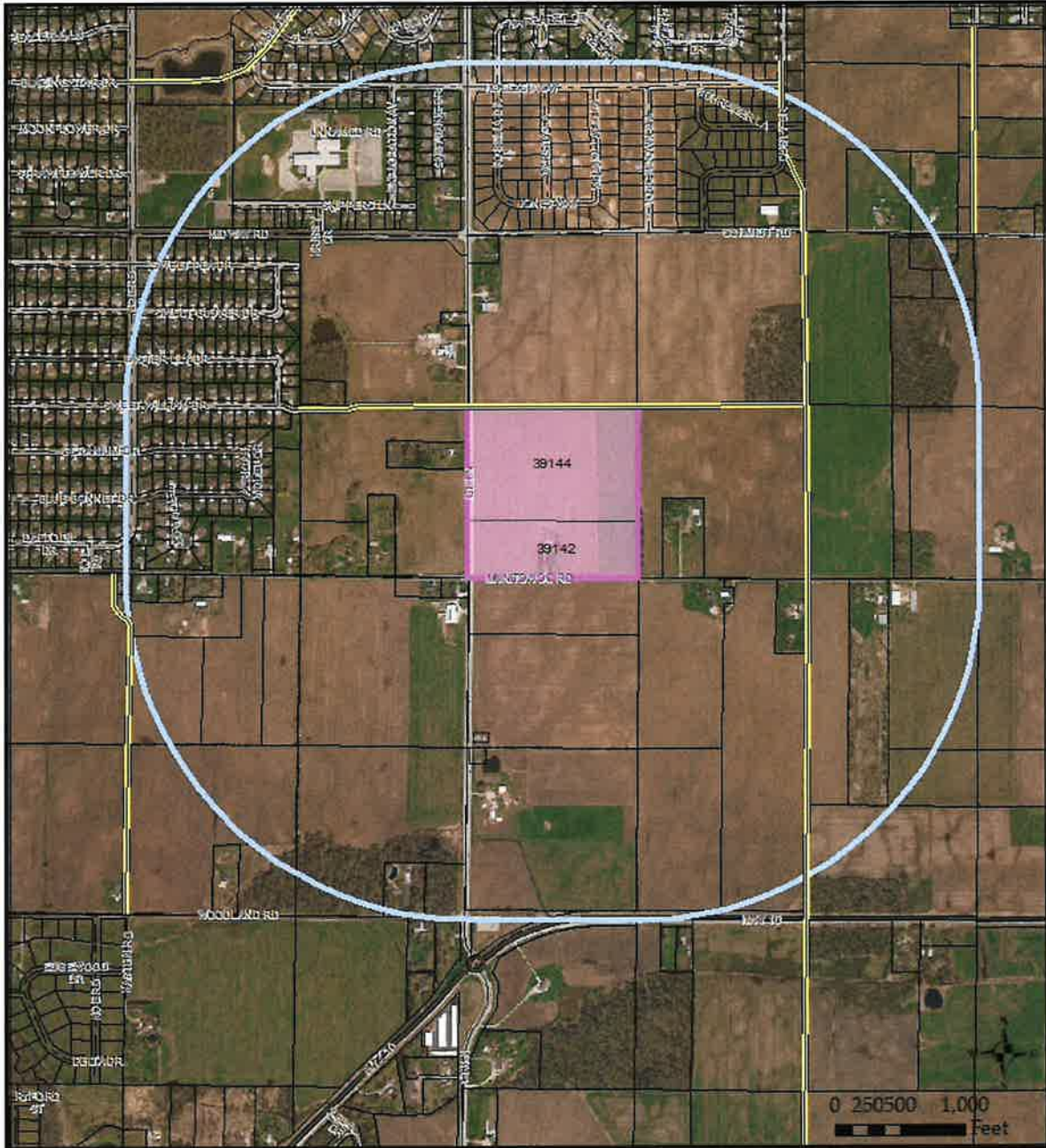
Village of Harrison TID No. 5

Boundary Map



Legend

- | | | |
|--------------|-----------------|---------------------|
| Future Roads | Parcels | Municipal Boundary |
| TID #5 | County Boundary | Village of Harrison |
| TID #5 Area | RailRoads | City of Appleton |

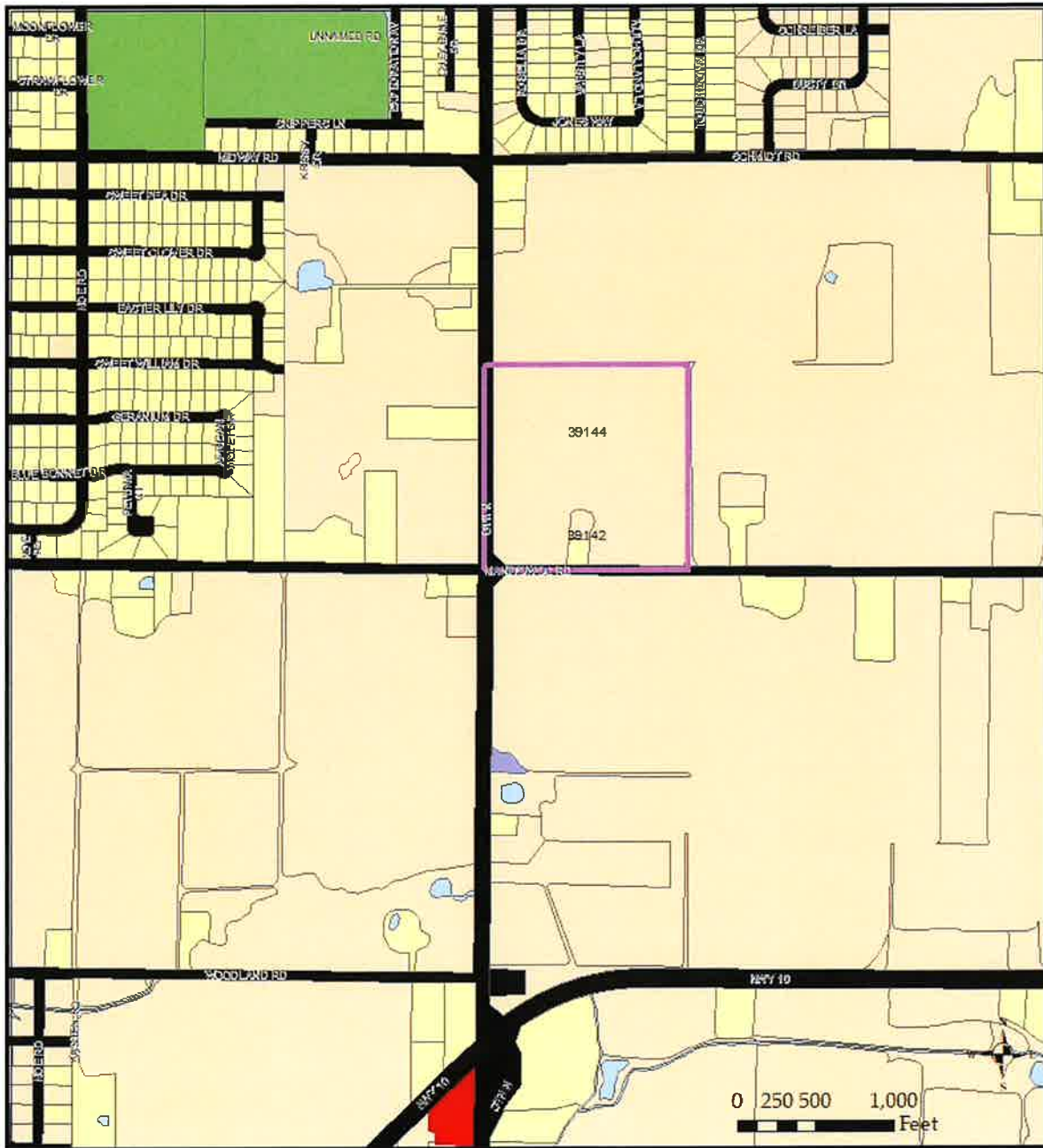


- Legend
- | | | |
|--------------------------|-----------------|---------------------|
| Future Roads | Parcels | Municipal Boundary |
| TID #5 | County Boundary | Village of Harrison |
| TID #5 1/2 Mile Boundary | Railroads | City of Appleton |
| TID #5 Area | | |

Map 2. EXISTING CONDITIONS & LAND USES MAP

Village of Harrison TID No. 5

Existing Land Use Map



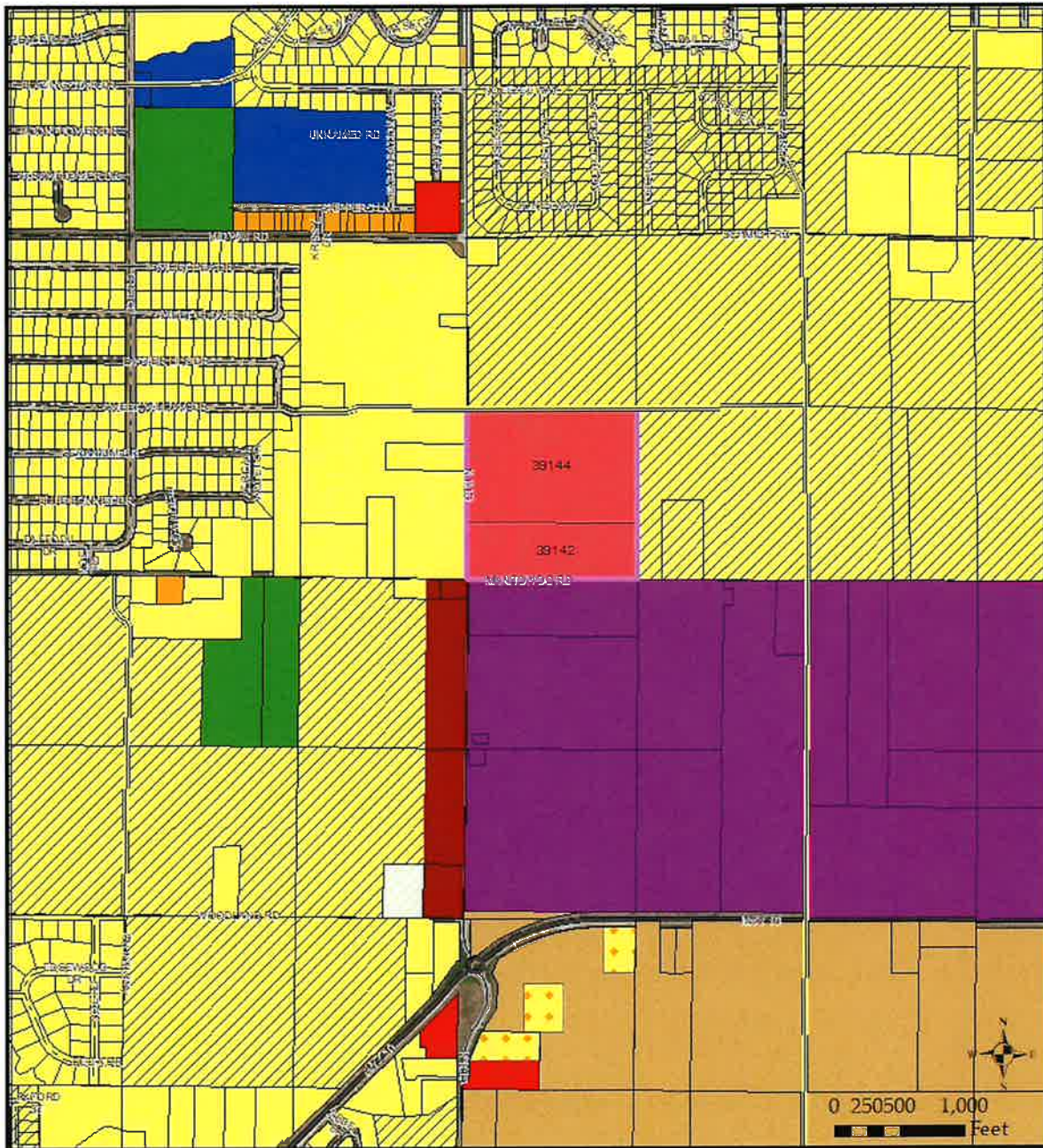
Legend

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> TID #5 TID #5 Area Parcels County Boundary Rail/Roads | <ul style="list-style-type: none"> Village of Harrison City of Appleton | <p>Existing Land Use</p> <ul style="list-style-type: none"> Single Family Residential Multi-Family Residential Commercial Industrial | <ul style="list-style-type: none"> Public/Institutional Transportation Utilities/WWTP Vacant, Developable Water |
|---|--|---|---|

Map 3. FUTURE LAND USES MAP

Village of Harrison TID No. 5

Future Land Use Map



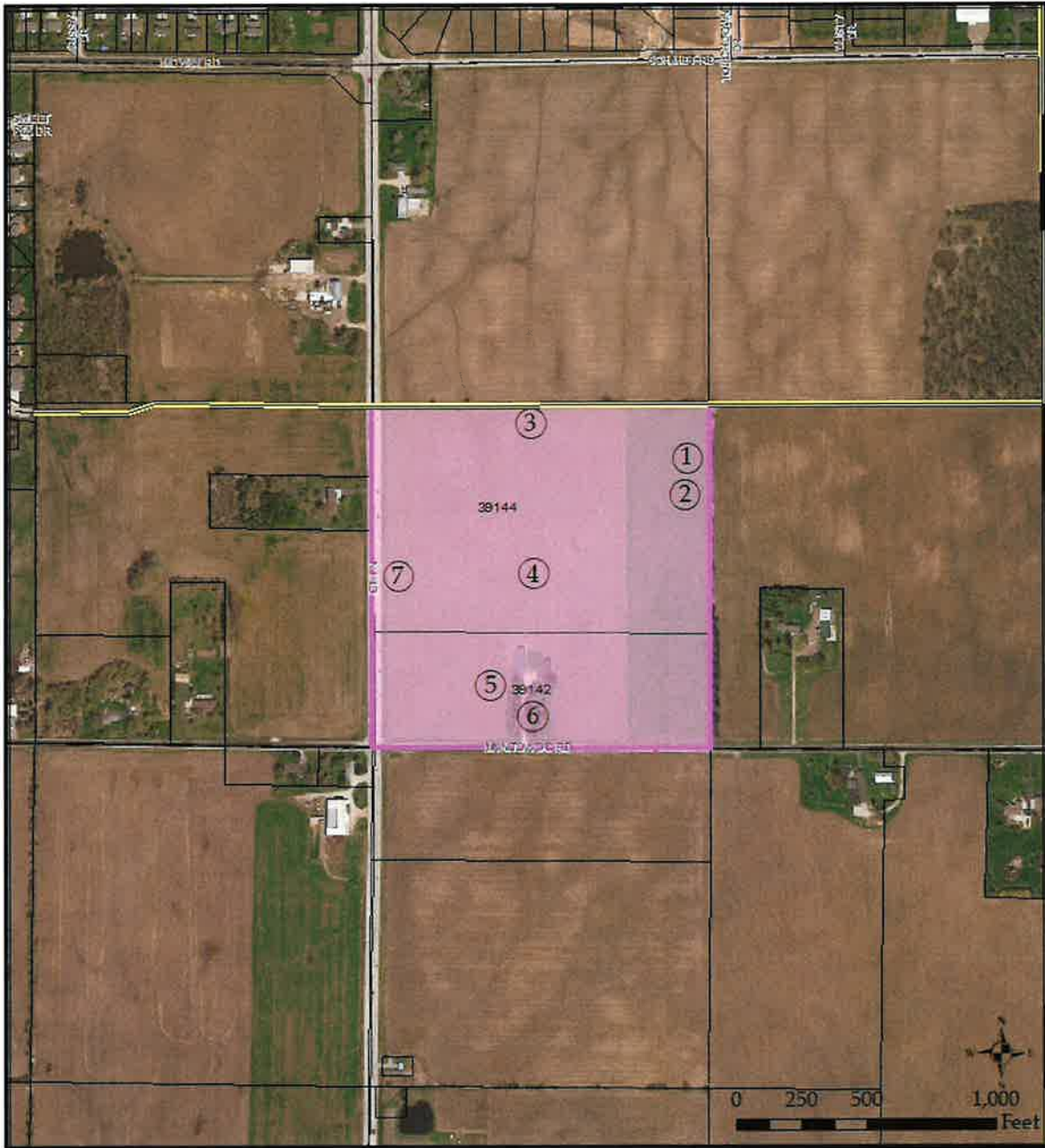
Legend

<ul style="list-style-type: none"> — Future Roads — TID #5 — TID #5 Area ▭ Parcels ▭ County Boundary — Railroads 	<ul style="list-style-type: none"> ▭ Municipal Boundary ▭ Village of Harrison ▭ City of Appleton 	<p>Future Land Use</p> <p>FLU</p> <ul style="list-style-type: none"> ▭ Single-Family Residential (sewered) ▨ Single-Family Residential (transitional) ▭ Single-Family Residential (unsewered) ▭ Two-Family Residential ▭ Multi-Family Residential 	<ul style="list-style-type: none"> ▨ Mobile Home Park ▨ Farmsstead Homes ▭ Village Center ▭ Commercial ▭ Mixed Use ▭ Parks and Recreation 	<ul style="list-style-type: none"> ▭ Industrial ▭ Public/Institutional ▭ Ag. Vacant, Undeveloped ▨ Special Ag/Nurseries ▭ Woodlands ▨ Utilities/Quarries
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Map 4. PROPOSED PROJECT IMPROVEMENT LOCATIONS MAP

Village of Harrison TID No. 5

Proposed Projects Map



Legend

- Future Roads
- TID #5
- TID #5 Area
- Parcels
- County Boundary
- Railroads
- Municipal Boundary
- Village of Harrison
- City of Appleton

- 1 - Sewer & Water Utility Extension
- 2 - Roadway Extension (North/South)
- 3 - New Roadway Construction (East/West)
- 4 - Roadway Improvements
- 5 - Property Purchase
- 6 - Demolition of Buildings
- 7 - Pedestrian Facilities along Roadway

Table 1. PRELIMINARY PARCEL LIST

Loc. ID	39142		39144		
Owner	RTH LLC (D class Agricultural)	RTH LLC (G class Other)	Village of Harrison	TOTALS	
Physical Address	W5662 Manitowoc Road	W5662 Manitowoc Road	County N		
2022 Assessed Value - Improvements	\$ -	\$ 14,000	\$ -	\$ 14,000	
2022 Assessed Value - Land	\$ 2,300	\$ 30,000	\$ -	\$ 32,300	
2022 Assessed Value - Total	\$ 2,300	\$ 44,000	\$ -	\$ 46,300	
2022 Assessed Value - Personal Property	\$ -	\$ -	\$ -	\$ -	
Equalized Value	\$ 2,469	\$ 47,237	\$ -	\$ 49,706	Estimated Base Value 2022
Acres	11.27	2.00	26.40	39.67	Total District Acreage
Acres Zoned or Suitable for Industrial Use				0.00	Total Industrial Acreage 0%
Acres Zoned or Suitable for Commercial/ Business Use	11.27	2.00	26.40	39.67	Total Commercial Acreage 100%
Acres Zoned or Planned for Newly Platted Residential Uses				0.00	Total Newly Platted Residential Acreage 0%
Total Acres Suitable for Mixed-Use Development	11.27	2.00	26.40	39.67	Total Mixed Use Acreage 100%

Table 2. PROJECT COSTS

Project Costs								
Map #	Project Outside TID Boundary	Project Name	Location	Description	Cost Estimate	Estimated Construction / Expenditure Period	Estimated Project Cost	Estimated Non-Project Cost
1		Sewer & Water Extension	Touchdown Drive	Extend sanitary sewer & water along roadways within the District.	\$ 264,000	2024	\$ 264,000	\$ -
2		Touchdown Drive Extension	Touchdown Drive	Construct new road extending from project limits on north to Manitowoc Road. Project may include, but not limited to, grading, gravel, curb & gutter, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project.	\$ 600,000	2024	\$ 600,000	\$ -
3		New East/West Roadway	along County N	Construct new east/west road. Route of roadway to be determined based on access impacts on County Road N. Project may include, but not limited to, ROW acquisition, grading, gravel, curb & gutter, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project. Project may also include construction of sanitary sewer and watermain.	\$ 900,000	2025	\$ 900,000	\$ -
5		Land Acquisition	Parcel 39142	Voluntary Land Acquisition of scattered parcels throughout the TID in order to combine with adjacent parcels to make the area more attractive to new development.	\$ 585,000	2022	\$ 585,000	\$ -
6		Demolition	Parcel 39142	Demolition of existing structures on properties acquired by the Village.	\$ 75,000	2023	\$ 75,000	\$ -
7		Pedestrian Facilities	County N	Construct off-street trails, sidewalks, pedestrian crossing for County N.	\$ 200,000	2027	\$ 200,000	\$ -
		Development Incentives	TID-wide	Cash Grants to Development for any eligible project cost or aesthetics (particularly for building exterior materials, but could include any aesthetic improvement that will add tax value to the property).	\$ 1,000,000	Life of TID	\$ 1,000,000	
		General Administration, Planning, Legal, Engineering	TID-wide	General administration, planning, legal, engineering, etc.	\$ 210,000	Life of TID	\$ 210,000	
		Financing (Interest on Debt)	TID-wide	Financing		Life of TID		
Total Estimated Costs					\$ 3,834,000		\$ 3,834,000	\$ -
Total Estimated Costs - All Projects if TID can support such projects							\$ 3,834,000	\$ -
Other Project Costs if TID Exceeds Expectations								
4		Roadway Improvements	TID-wide	Construct new roadways within the TID. Route of roadway to be determined based on development patterns and commercial building needs. Project may include, but not limited to, ROW acquisition, grading, gravel, curb & gutter, pavement, trails and sidewalks or other pedestrian/bicycle improvements, and any other work necessary to complete the project. Project may also include construction of sanitary sewer and watermain.	\$ 1,400,000	2025-2030	\$ 1,400,000	\$ -
Total Estimated Costs					\$ 1,400,000		\$ 2,234,000	\$ -
Total Estimated Costs - All Projects if TID can support such projects							\$ 2,234,000	\$ -

Notes:
 * Project located outside, or partially outside, but within 1/2 mile of the proposed District Boundary and an eligible project cost per WI Stats. 66.1105(2)(f)1.n.
 ** Cost Estimate is for portion of total project cost assignable to TID #5.

Table 3. DEVELOPMENT ASSUMPTIONS

Development Assumptions								
Construction Year	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Annual Total	Construction Year	
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2023	1
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2024	2
2025	\$2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	2025	3
2026	\$ -	\$3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000	2026	4
2027	\$ -	\$ -	\$5,000,000	\$ -	\$ -	\$ 5,000,000	2027	5
2028	\$ -	\$ -	\$ -	\$7,000,000	\$ -	\$ 7,000,000	2028	6
2029	\$ -	\$ -	\$ -	\$ -	\$3,000,000	\$ 3,000,000	2029	7
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2030	8
2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2031	9
2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2032	10
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2033	11
2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2034	12
2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2035	13
2036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2036	14
2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2037	15
2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2038	16
2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2039	17
2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2040	18
2041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2041	19
2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2042	20
Totals	\$2,000,000	\$3,000,000	\$5,000,000	\$7,000,000	\$3,000,000	\$20,000,000		

Table 4. DEVELOPMENT & TAX INCREMENT PROJECTIONS

Development and Tax Increment Projections									
Year	Value Added	Valuation Year	Inflation Increment	TID Value Increment	Tax Rate (per \$1,000)	Projected Tax Increment	Cumulative Tax Increment	Revenue Year	
1	2023	\$ -	2024	0%	\$ -	\$ 14.38	\$ -	\$ -	2025
2	2024	\$ -	2025	0%	\$ -	\$ 14.38	\$ -	\$ -	2026
3	2025	\$ 2,000,000	2026	0%	\$ 2,000,000	\$ 14.38	\$ 28,752	\$ 28,752	2027
4	2026	\$ 3,000,000	2027	0%	\$ 5,000,000	\$ 14.38	\$ 71,879	\$ 100,630	2028
5	2027	\$ 5,000,000	2028	0%	\$ 10,000,000	\$ 14.38	\$ 143,758	\$ 244,388	2029
6	2028	\$ 7,000,000	2029	0%	\$ 17,000,000	\$ 14.38	\$ 244,388	\$ 488,777	2030
7	2029	\$ 3,000,000	2030	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 776,292	2031
8	2030	\$ -	2031	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 1,063,808	2032
9	2031	\$ -	2032	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 1,351,323	2033
10	2032	\$ -	2033	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 1,638,839	2034
11	2033	\$ -	2034	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 1,926,355	2035
12	2034	\$ -	2035	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 2,213,870	2036
13	2035	\$ -	2036	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 2,501,386	2037
14	2036	\$ -	2037	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 2,788,901	2038
15	2037	\$ -	2038	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 3,076,417	2039
16	2038	\$ -	2039	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 3,363,933	2040
17	2039	\$ -	2040	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 3,651,448	2041
18	2040	\$ -	2041	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 3,938,964	2042
19	2041	\$ -	2042	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 4,226,479	2043
20	2042	\$ -	2043	0%	\$ 20,000,000	\$ 14.38	\$ 287,516	\$ 4,513,995	2044
	Total	\$ 20,000,000					\$ 4,513,995		

Table 5. EXPENDITURE ANALYSIS

Year	Development Incentives		Expenditures			Capital Borrowing		Total Expenditures	Projected Revenues		Total Cumulative Revenues	Balances		
	Development Incentives	Cumulative	Infrastructure	Land Acquisition	Demolition	Debt Service Principal	Debt Service Interest		Tax Incentives	Total Revenues		Annual	Cumulative	Project Cost Principal
1	\$ -	\$ -		\$ 585,000	\$ 75,000			\$ 670,000	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 830,000	\$ 830,000	\$ 830,000
2	\$ -	\$ -	\$ 864,000			\$ 107,399	\$ 108,435	\$ 1,089,834	\$ -	\$ 1,500,000	\$ 1,500,000	\$ (1,089,834)	\$ (259,834)	\$ (259,834)
3	\$ -	\$ -	\$ 900,000			\$ 115,161	\$ 100,671	\$ 1,125,832	\$ -	\$ 1,500,000	\$ 1,500,000	\$ (1,125,832)	\$ (1,385,666)	\$ (1,385,666)
4	\$ -	\$ -				\$ 123,486	\$ 92,346	\$ 225,832	\$ -	\$ 1,500,000	\$ 1,500,000	\$ (225,832)	\$ (1,611,498)	\$ (1,611,498)
5	\$ 15,000	\$ 15,000	\$ 200,000			\$ 132,413	\$ 83,420	\$ 440,833	\$ 28,752	\$ 28,752	\$ 1,528,752	\$ (412,081)	\$ (2,023,579)	\$ (2,023,579)
6	\$ 30,000	\$ 45,000				\$ 141,985	\$ 73,847	\$ 255,832	\$ 71,879	\$ 71,879	\$ 1,600,630	\$ (183,953)	\$ (2,207,533)	\$ (2,207,533)
7	\$ 45,000	\$ 90,000				\$ 152,249	\$ 63,583	\$ 270,832	\$ 143,758	\$ 143,758	\$ 1,744,388	\$ (127,074)	\$ (2,334,607)	\$ (2,334,607)
8	\$ 60,000	\$ 150,000				\$ 163,256	\$ 52,577	\$ 285,833	\$ 244,388	\$ 244,388	\$ 1,988,777	\$ (41,445)	\$ (2,376,051)	\$ (2,376,051)
9	\$ 75,000	\$ 225,000				\$ 175,057	\$ 40,775	\$ 300,832	\$ 287,516	\$ 287,516	\$ 2,276,292	\$ (13,316)	\$ (2,389,368)	\$ (2,389,368)
10	\$ 90,000	\$ 315,000				\$ 187,712	\$ 28,120	\$ 315,832	\$ 287,516	\$ 287,516	\$ 2,563,808	\$ (28,316)	\$ (2,417,684)	\$ (2,417,684)
11	\$ 105,000	\$ 420,000				\$ 201,282	\$ 14,551	\$ 330,833	\$ 287,516	\$ 287,516	\$ 2,851,323	\$ (43,317)	\$ (2,461,002)	\$ (2,461,002)
12	\$ 120,000	\$ 540,000						\$ 350,000	\$ 287,516	\$ 287,516	\$ 3,138,839	\$ 157,516	\$ (2,303,486)	\$ (2,303,486)
13	\$ 135,000	\$ 675,000						\$ 460,000	\$ 287,516	\$ 287,516	\$ 3,426,355	\$ 142,516	\$ (2,160,970)	\$ (2,160,970)
14	\$ 150,000	\$ 825,000						\$ 570,000	\$ 287,516	\$ 287,516	\$ 3,713,870	\$ 127,516	\$ (2,033,455)	\$ (2,033,455)
15	\$ 150,000	\$ 975,000						\$ 680,000	\$ 287,516	\$ 287,516	\$ 4,001,386	\$ 127,516	\$ (1,905,939)	\$ (1,905,939)
16	\$ 25,000	\$ 1,000,000						\$ 730,000	\$ 287,516	\$ 287,516	\$ 4,288,901	\$ 252,516	\$ (1,653,424)	\$ (1,653,424)
17	\$ -	\$ 1,000,000						\$ 780,000	\$ 287,516	\$ 287,516	\$ 4,576,417	\$ 277,516	\$ (1,375,908)	\$ (1,375,908)
18	\$ -							\$ 830,000	\$ 287,516	\$ 287,516	\$ 4,863,933	\$ 277,516	\$ (1,098,392)	\$ (1,098,392)
19	\$ -							\$ 880,000	\$ 287,516	\$ 287,516	\$ 5,151,448	\$ 277,516	\$ (820,877)	\$ (820,877)
20	\$ -							\$ 930,000	\$ 287,516	\$ 287,516	\$ 5,438,964	\$ 277,516	\$ (543,361)	\$ (543,361)
21	\$ -							\$ 980,000	\$ 287,516	\$ 287,516	\$ 5,726,479	\$ 277,516	\$ (265,846)	\$ (265,846)
22	\$ -							\$ 1,030,000	\$ 287,516	\$ 287,516	\$ 6,013,995	\$ 287,516	\$ 21,670	\$ 21,670
Totals	\$ 1,000,000		\$ 1,964,000	\$ 585,000	\$ 75,000	\$ 210,000	\$ 1,500,000	\$ 658,325	\$ 5,992,325	\$ 4,513,995	\$ 6,013,995	\$ 21,670	\$ 21,670	\$ 21,670

Notes:

Projected TTD Closure

Table 6. CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

Tax Increment Share by Taxing Jurisdiction

Year	Village	County	School District	Technical College	Total
2023	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 5,469	\$ 9,602	\$ 11,907	\$ 1,774	\$ 28,752
2026	\$ 13,672	\$ 24,005	\$ 29,767	\$ 4,435	\$ 71,879
2027	\$ 27,343	\$ 48,011	\$ 59,533	\$ 8,871	\$ 143,758
2028	\$ 46,484	\$ 81,618	\$ 101,207	\$ 15,080	\$ 244,388
2029	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2030	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2031	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2032	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2033	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2034	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2035	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2036	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2037	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2038	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2039	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2040	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2041	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
2042	\$ 54,686	\$ 96,021	\$ 119,067	\$ 17,741	\$ 287,516
Totals	\$ 858,578	\$ 1,507,536	\$ 1,869,345	\$ 278,535	\$ 4,513,995
Percentage	19%	33%	41%	6%	100%

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

October 18, 2022

Title:

Resolution PC2022-06 - Comprehensive Plan Amendment – JJMRS Commercial LLC

Issue:

Should the Plan Commission recommend approval of a Comprehensive Plan Amendment from Farmstead Homes to Ag, Vacant, Undeveloped?

Background and Additional Information:

The applicant is requesting that a portion of the property located at N7099 Horn Road, Tax ID 38768, be changed on the Future Land Use Map from a Farmstead Home to Ag, Vacant, Undeveloped. The landowner would like to grow his RV Rental and Storage Business on this site. The parcel is located off S. Harwood Road and a half mile north of State Highway 114 in the southeastern corner of the Village. It is also approximately 2 ½ miles from High Cliff State Park offering an RV Rental and Storage opportunity. The only other Commercial property in the vicinity is located 4.5 miles to the southwest on the corner of State Highway 55 and Faro Springs Road, (Bobbbers LLC). The Village has allowed business/commercial development within the Ag, Vacant, Undeveloped future land use category as the AG zoning district best fits this designation.

At the last Plan Commission meeting, it was recommended that the parcel be split to separate out the residence from the business areas of the property. The home parcel would remain in the Farmstead Homes designation of the Comprehensive Plan while the rest of the property and outbuildings should be classified as Ag on the Future Land Use Map to complement the surrounding land uses. The business portion of the property would be rezoned to General Agricultural with a Conditional Use Permit issued for the rental and storage business. A Certified Survey Map (CSM) would be created to split the property.

Comprehensive Plan

The proposal is to amend the Future Land Use Map to change the land use designation from Farmstead Homes to Ag, Vacant, Undeveloped. A public hearing was held at the Plan Commission meeting on September 20th.

Findings of Fact:

- Staff finds that the request corresponds with the Economic Development Goal within the Comprehensive Plan of the Village of Harrison: *“To retain and attract businesses and strengthen the Village of Harrison’s local economy by balancing commercial and industrial development through investment and attraction\with residential and agricultural development to create a more vibrant economic climate and livable village.”*
- Staff finds that the request corresponds with the Economic Development Objectives #1, #3, #4 and #5 within the Comprehensive Plan of the Village of Harrison:

1. Diversify the local economic base so that it keeps pace with the realities of a rapidly changing world economy and does not become threatened by economic downturns in various sectors of the economic base. Diversify the mixture of commercial uses in the village to meet unique market niches and better serve existing neighborhoods.

3. Take advantage of the economic development potential of the Village's proximity to the regional highway network. Ensure appropriate transportation connections and appropriate parking facilities to serve retail, commercial and industrial land uses and their needs.

4. Develop and maintain an infrastructure that will support current and future commercial activities.

5. Increase the proportion of commercial/manufacturing tax base relative to residential tax base. Provide adequate sites for desired commercial/manufacturing/industrial businesses, including a new business/industrial park. This includes maintaining the infrastructure, codes, and ordinances required for the vitality and growth of these types of activities.

- Staff finds that proper notices were given to amend the Comprehensive Plan.

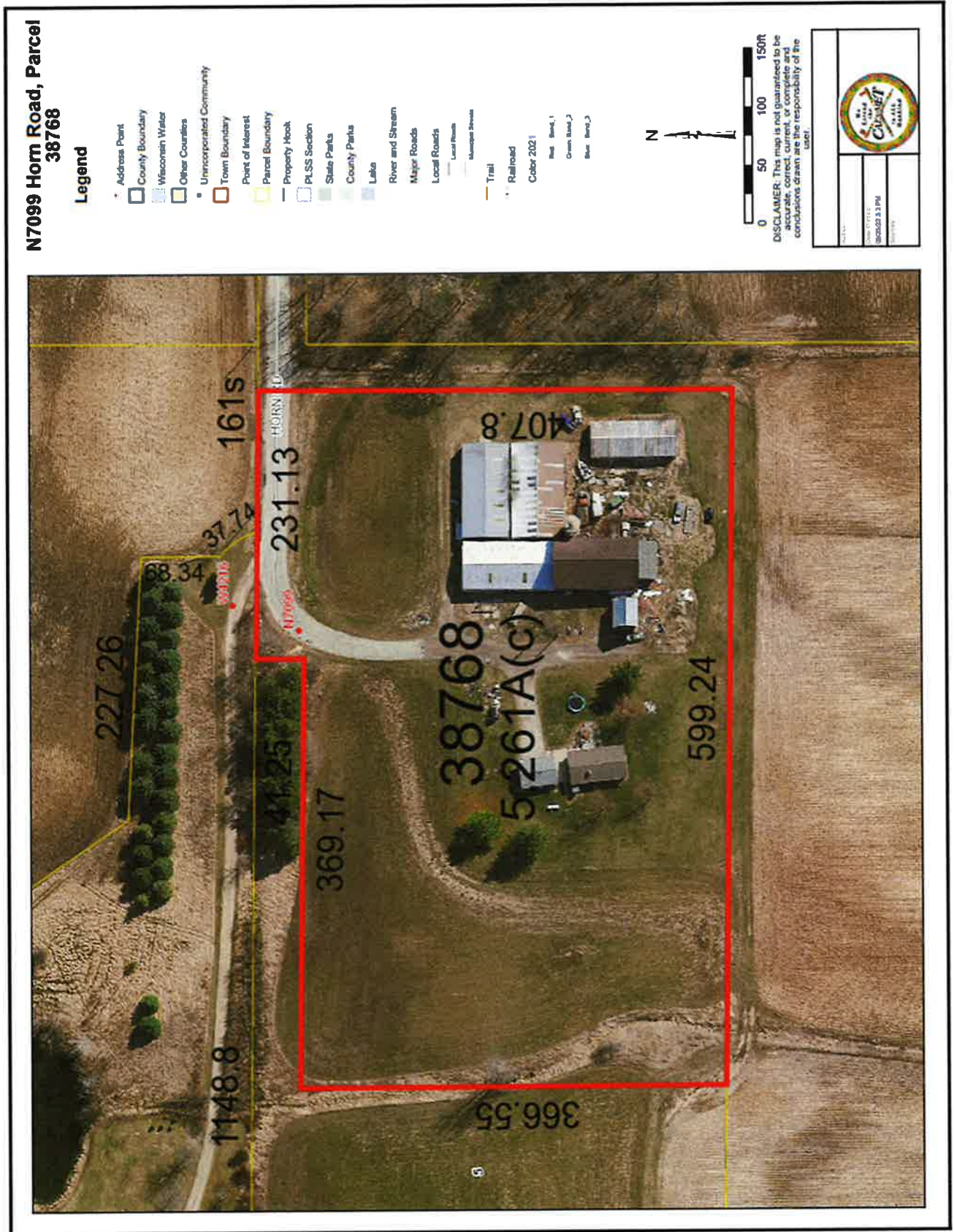
Recommended Action:

Staff recommends the Plan Commission approve Resolution PC2022-06.

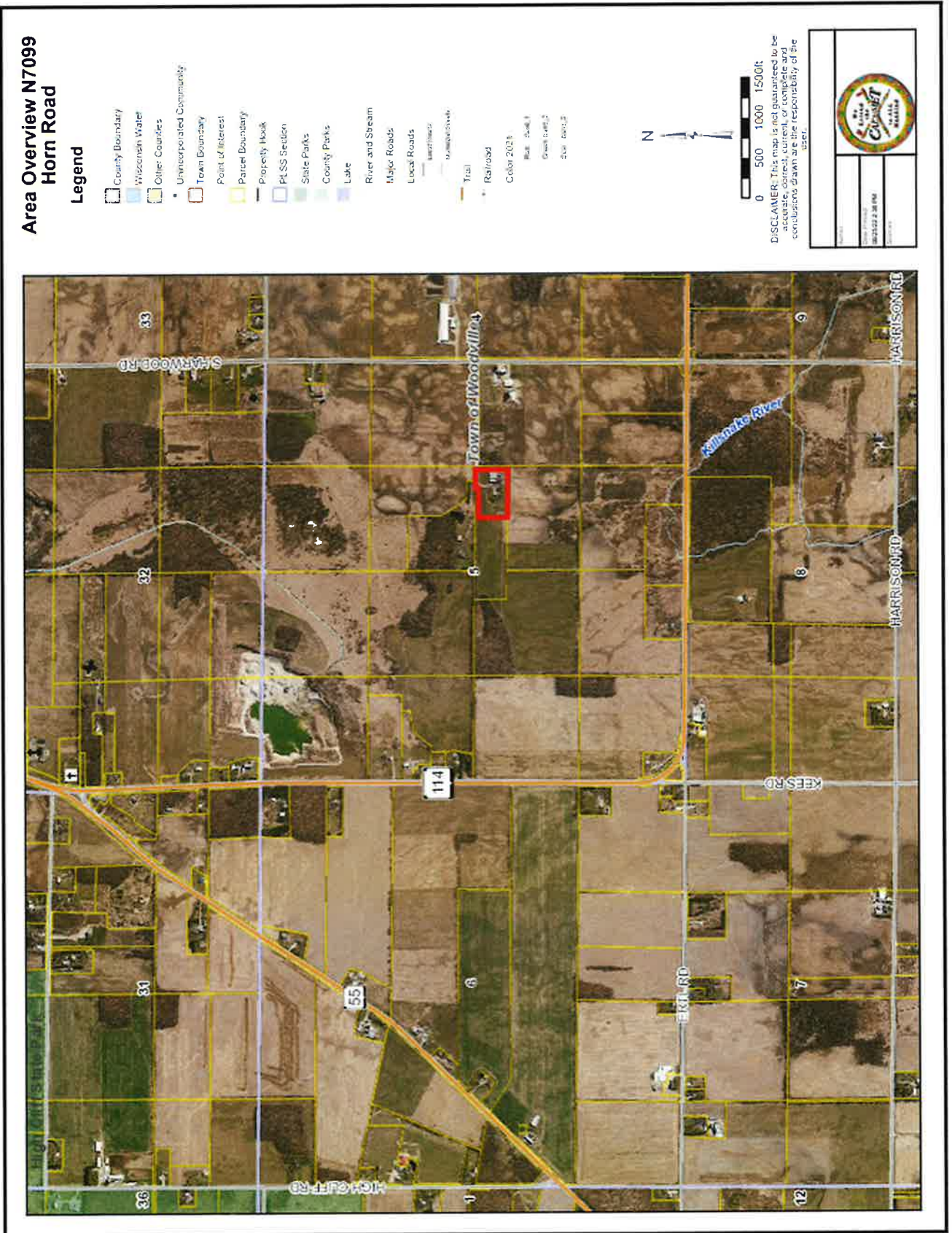
Attachments:

- Aerials (2)
- Future Land Use Map
- Resolution PC2022-06

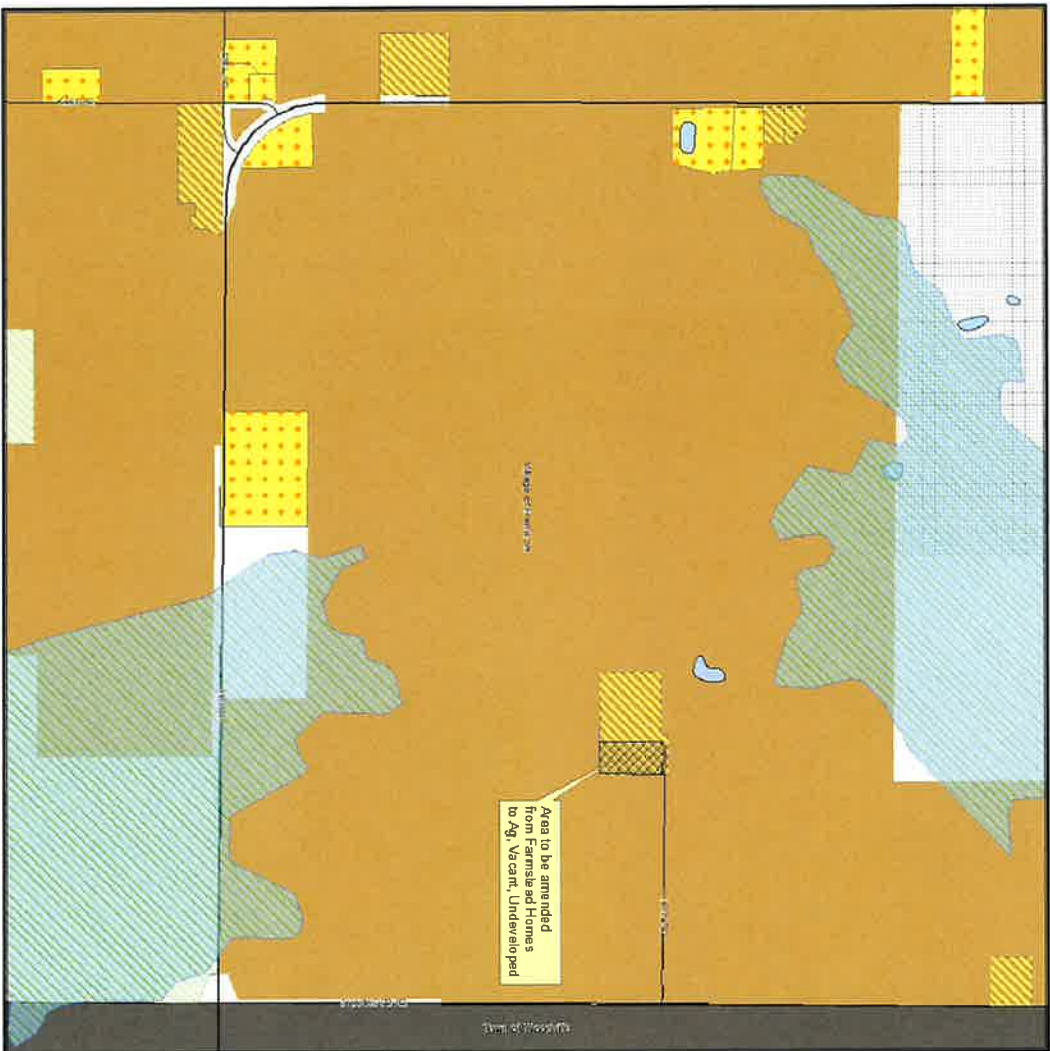
Aerial #1 Parcel



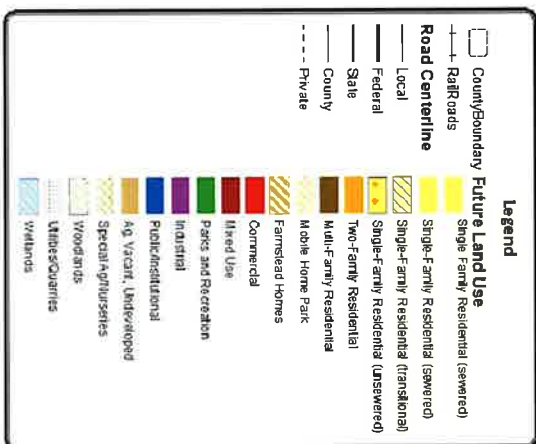
Aerial #2 Overview



Future Land Use Map



Harrison Future Land Use Map 2004-2023



PLAN COMMISSION RESOLUTION 2022-06

**TO RECOMMEND TO THE VILLAGE BOARD AN AMENDMENT TO THE HARRISON
COMPREHENSIVE PLAN (Horn Road)**

WHEREAS the Harrison Plan Commission received an application from JJMRS Commercial LLC to amend the Comprehensive Plan Future Land Use Map from Farmstead Homes to Ag, Vacant, Undeveloped; 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 September 20, 2022, 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 Farmstead Homes to Ag, Vacant, Undeveloped for the property located at N7099 Horn Road, Hilbert WI 54129, described as follows:

Being a part of Lot One (1) of Certified Survey Map No. 2250 as recorded as Document No. 299366, being located in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Five (5), Township Nineteen (19) North, Range Nineteen (19) East, Village of Harrison, Calumet County, Wisconsin containing 78,062 square feet (1.792 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 5; thence N89°-15’-34”W 1353.91 feet along the north line of the SE1/4 of said Section 5; thence S00°-49’-36”W 41.25 feet to the point of beginning; thence continuing S00°-49’-36”W 366.55 feet; thence N89°-15’-34”W 223.01 feet; thence N00°-13’-27”W 99.62 feet; thence N03°-17’-34”E 164.70 feet; thence N06°-30’-37”E 77.86 feet to the beginning of a non-tangent curve to the left; thence 104.51 feet along the arc of said curve to the left having a radius of 60.00 feet and a chord which bears N74°-58’-55”E 91.79 feet; thence S89°-15’-34”E 121.74 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

Approved this 18th day of October 2022.

Motion for adoption by: _____

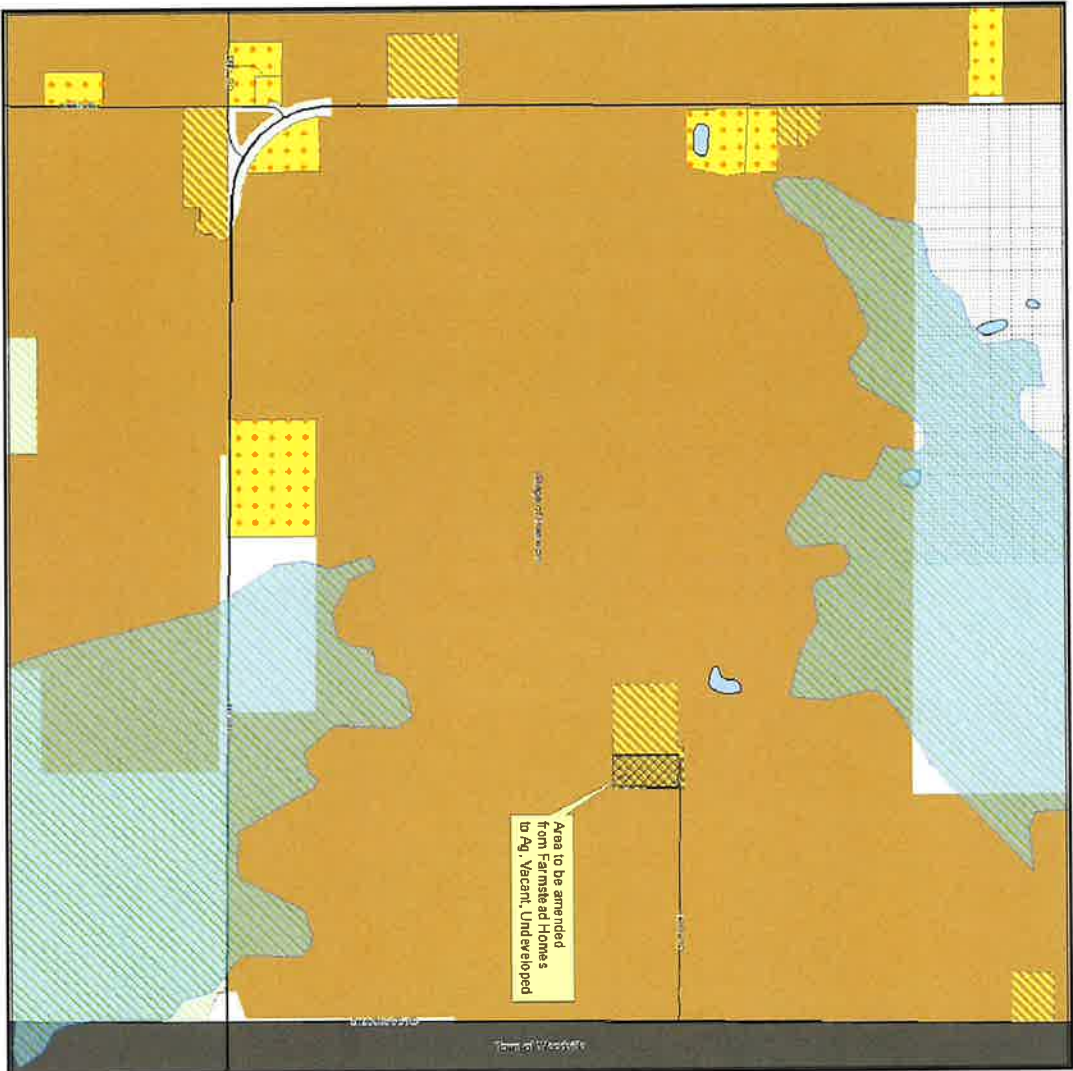
Seconded by: _____

Vote Aye: ____ Nay: ____

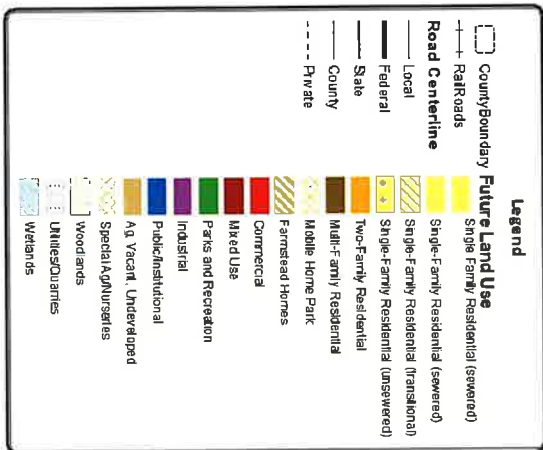
Allison Blackmer, Plan Commission Chair

Attest: Mark J. Mommaerts, AICP,
Harrison Assistant Village Manager

Exhibit A



Harrison Future Land Use Map 2004-2023



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

October 18, 2022

Title:

Zoning Map Amendment – JJMRS Commercial LLC

Issue:

Should the Plan Commission recommend approval of a Zoning Map Amendment from Rural Residential [RR] to General Agricultural [AG]?

Background and Additional Information:

The applicant is requesting that a portion of the property located at N7099 Horn Road, Tax ID 38768, be changed on the Future Land Use Map from a Farmstead Home to Ag, Vacant, Undeveloped. The landowner would like to grow his RV Rental and Storage Business on this site. The parcel is located off S. Harwood Road and a half mile north of State Highway 114 in the southeastern corner of the Village. It is also approximately 2 ½ miles from High Cliff State Park offering an RV Rental and Storage opportunity. The only other Commercial property in the vicinity is located 4.5 miles to the southwest on the corner of State Highway 55 and Faro Springs Road, (Bobbers LLC). The Village has allowed business/commercial development within the Ag, Vacant, Undeveloped future land use category as the AG zoning district best fits this designation.

At the last Plan Commission meeting, it was recommended that the parcel be split to separate out the residence from the business areas of the property. The home parcel would remain in the Farmstead Homes designation of the Comprehensive Plan while the rest of the property and outbuildings should be classified as Ag on the Future Land Use Map to complement the surrounding land uses. The business portion of the property would be rezoned to General Agricultural with a Conditional Use Permit issued for the rental and storage business. A Certified Survey Map (CSM) would be created to split the property.

Rezoning

The proposal is to amend the Zoning Map to change the zoning from Rural Residential [RR] to General Agricultural [AG] for the eastern portion of the property, as shown in the “rezoning map”. A public hearing was held at the Plan Commission meeting on September 20th.

Findings of Fact:

- Staff finds that the rezoning request does comply with the Economic Development Objectives #1, #3, #4 and #5 within the Comprehensive Plan of the Village of Harrison:

1. Diversify the local economic base so that it keeps pace with the realities of a rapidly changing world economy and does not become threatened by economic downturns in various sectors of the economic base. Diversify the mixture of commercial uses in the village to meet unique market niches and better serve existing neighborhoods.

3. Take advantage of the economic development potential of the Village's proximity to the regional highway network. Ensure appropriate transportation connections and appropriate parking facilities to serve retail, commercial and industrial land uses and their needs.

4. Develop and maintain an infrastructure that will support current and future commercial activities.

5. Increase the proportion of commercial/manufacturing tax base relative to residential tax base. Provide adequate sites for desired commercial/manufacturing/industrial businesses, including a new business/industrial park. This includes maintaining the infrastructure, codes, and ordinances required for the vitality and growth of these types of activities.

- Staff finds the RV Business complies with *Zoning Ordinance 117-80 General Agricultural District [AG] (d)(6) Commercial truck, bus, mobile home, large vehicle, or heavy equipment sales and rentals and also [AG] (d)(12) Mini-Warehousing.*
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

Staff recommends the Plan Commission approve of the Zoning Map Amendment from Rural Residential [RR] to General Agricultural [AG] for the eastern portion of the property as described in the "rezoning map".

Attachments:

- Aerials (2)
- "Rezoning Map"
- Zoning Map

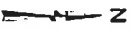
Aerial #1 Parcel



N7099 Horn Road, Parcel 38768

Legend

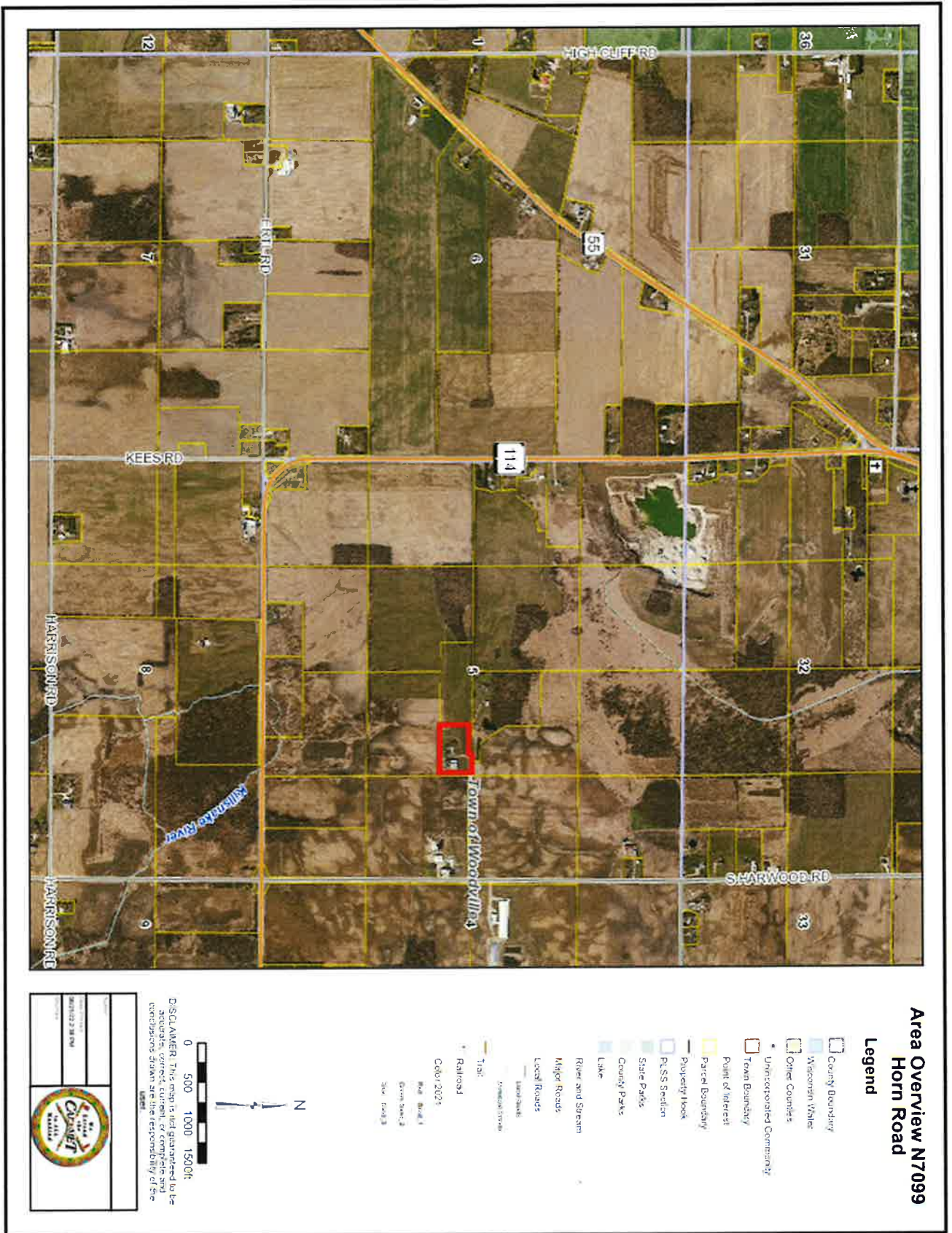
- Address Point
- County Boundary
- Wisconsin Water
- Other Counties
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Manager Stakes
- Trail
- Railroad
- Color 2021
 - Field Level 1
 - Open Field 2
 - Water Level 3



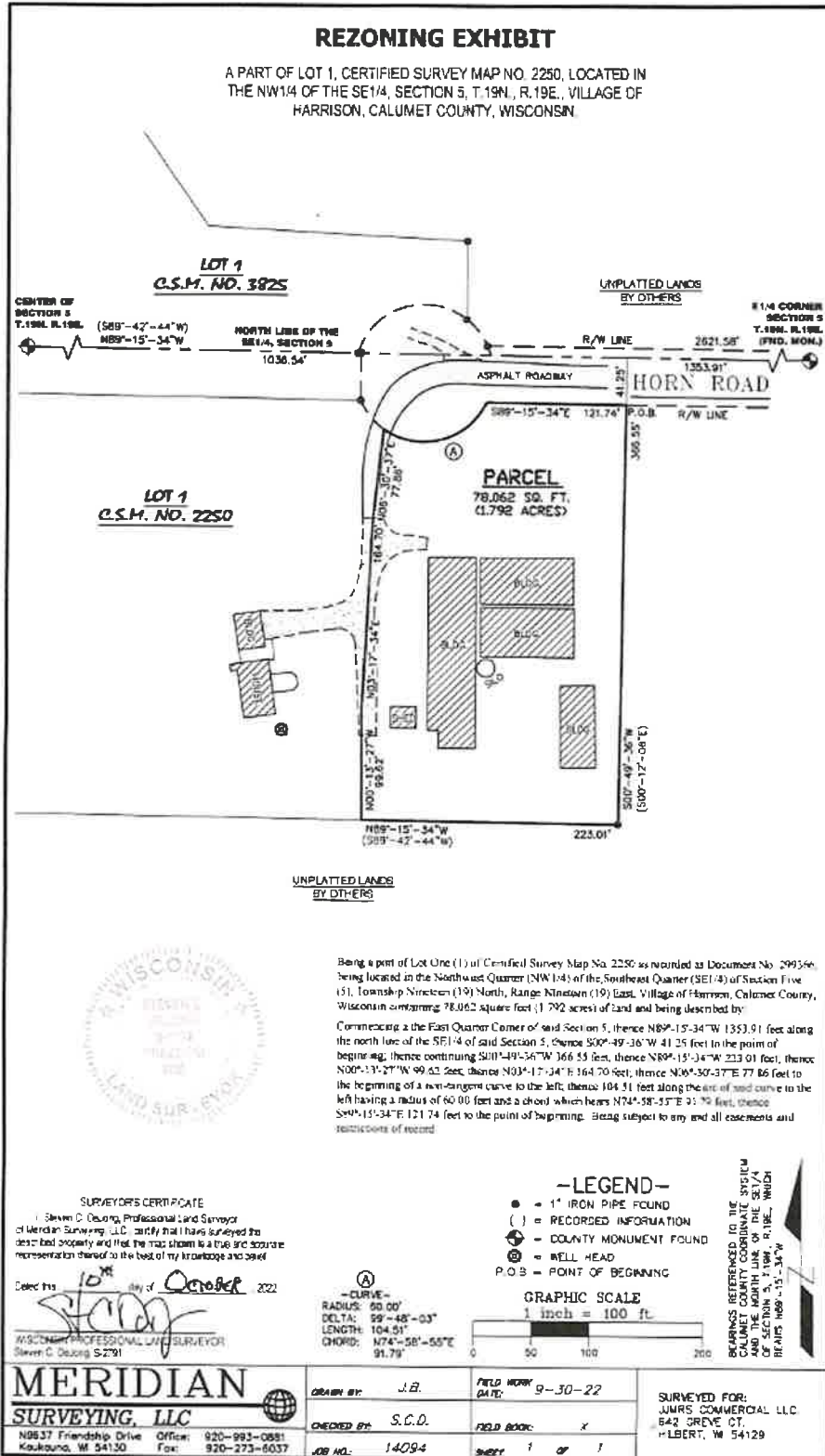
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

07/23/2023 3:58 PM Kettle Creek Valley Trails

Aerial #2 Overview



“Rezoning Map”



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

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

October 18, 2022

Title:

Conditional Use Permit – JJMRS Commercial LLC

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit for an RV rental and storage business to the Village Board?

Background and Additional Information:

The applicant is requesting that a portion of the property located at N7099 Horn Road, Tax ID 38768, be changed on the Future Land Use Map from a Farmstead Home to Ag, Vacant, Undeveloped. The landowner would like to grow his RV Rental and Storage Business on this site. The parcel is located off S. Harwood Road and a half mile north of State Highway 114 in the southeastern corner of the Village. It is also approximately 2 ½ miles from High Cliff State Park offering an RV Rental and Storage opportunity. The only other Commercial property in the vicinity is located 4.5 miles to the southwest on the corner of State Highway 55 and Faro Springs Road, (Bobbbers LLC). The Village has allowed business/commercial development within the Ag, Vacant, Undeveloped future land use category as the AG zoning district best fits this designation.

At the last Plan Commission meeting, it was recommended that the parcel be split to separate out the residence from the business areas of the property. The home parcel would remain in the Farmstead Homes designation of the Comprehensive Plan while the rest of the property and outbuildings should be classified as Ag on the Future Land Use Map to complement the surrounding land uses. The business portion of the property would be rezoned to General Agricultural with a Conditional Use Permit issued for the rental and storage business. A Certified Survey Map (CSM) would be created to split the property.

Conditional Use Permit

The applicant is proposing to utilize the existing accessory buildings to operate an RV rental business from April thru October. No outside storage is expected except for customer vehicles that are utilizing the rentals. The hours of operation are primarily 9am-3pm Monday through Friday. Traffic is expected to be light due to weeklong rentals. All repairs and cleaning will occur inside “building C”. All buildings, A-E, are expected to be utilized during the winter (October – April) for storage of RVs, Boats, and vehicles.

The applicant intends to improve the existing buildings and site. “Building C” will have an office and restroom facilities. The applicant is working with Calumet County Planning & Zoning on the sanitary permit.

Recommended Action:

Staff recommends approval of the Conditional Use Permit with the following conditions:

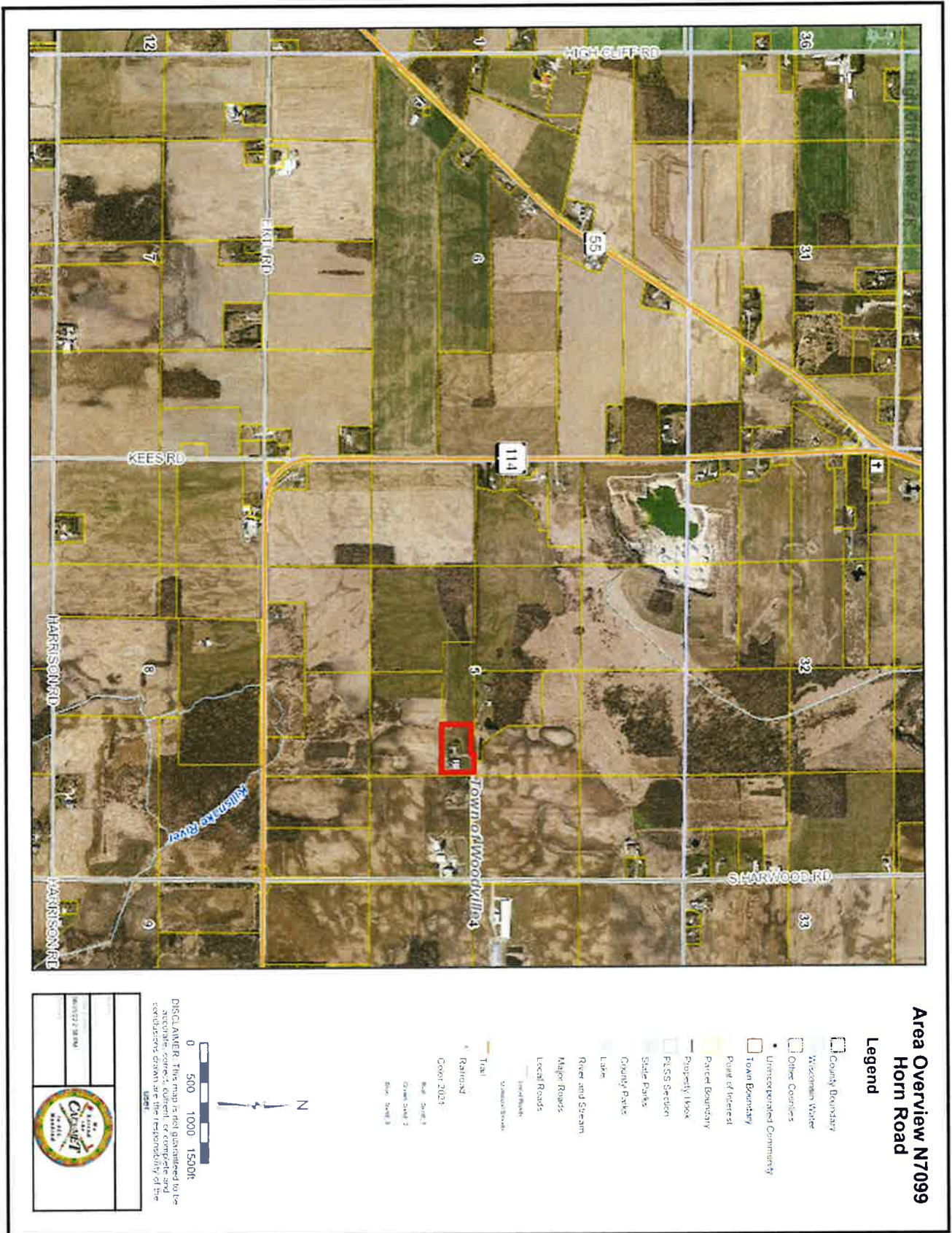
1. Primary hours of operation be limited to 9:00am – 3:00pm Monday through Friday. Occasional business outside of these hours may be conducted, provided that it does not occur more than a couple of times a week and the duration is limited to the time necessary to conduct the special business.
2. No outside storage of RVs, boats, vehicles, or other equipment is allowed. Occasional parking of rentals outside is permitted, but shall not be parked outside overnight. Parking of customer vehicles outside is permitted.
3. A copy of the Sanitary Permit shall be submitted to the Village.
4. RV Rental pick up and drop off shall only occur during the months of April to October.
5. RV, boat, and vehicle storage shall primarily occur during the months of October to April.
6. All repairs, cleaning, and other work on the RVs shall occur inside the buildings.

Attachments:

- Aerials (2)
- Development Plan



Aerial #2 Overview



Development Plan

Schmidt RV Rental & Storage

We intend to use building C during the summer to run our RV Rental business from beginning of April until the end of October. The business will not have any outside storage except there may be a few cars from our customers that are out on rentals. The business will primarily be open from 9am – 3pm Monday through Friday. There will be occasional rentals outside of these times. The vehicle traffic will be minimal because most RV Rentals are for at least a week. We will be doing all repairs and cleaning of RVs inside Building C.

We intend to use Buildings A, B, C, D, and E during the winter to store RV's, boats, and cars. The units will go into storage late October and will come out of storage early April.

I have supplied document A which shows the current layout of buildings and their sizes. We do not intend to add any buildings at this time and will continue to clean up the property. This property has been neglected for over 20 years and we will get it cleaned up by May next year and intend to paint the buildings. This will be a major improvement for the neighborhood and will not look so run down as it does now.

We have talked to the county and have everything ready to go to put in a holding tank early spring which will allow us to have a bathroom in building C. There also will be a small office in building C.

We would like to put up a sign on building C facing the road, but it would **NOT** be illuminated because we do not send our RV's out during the dark. We will have all trash containers inside building C.

The only place that we will need snow removal will be the driveway leading up to the house. The snow will be pushed straight down the driveway towards the field.

The rental business is a quiet business that many would not even know that it is there because we do everything inside the building. The plan will be to hire some employees as the parents retire and the son continues with the business. The owners will be living in the house located next to the business which also will be fixed up and made to look so much better with no junk outside.

(A)

A = 30 x 80 a story used store boats + cars
 B = 30 x 80 single level used store boats + cars
 C = 40 x 80 RV Rental in summer + RV storage winter
 D = 40 x 80 single level used store boats + cars
 E = 30 x 70 single level used store boats + cars



Aerial Map #1

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

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

October 18, 2022

Title:

Certified Survey Map – JJMRS Commercial LLC

Issue:

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

Background and Additional Information:

The applicant is requesting that a portion of the property located at N7099 Horn Road, Tax ID 38768, be changed on the Future Land Use Map from a Farmstead Home to Ag, Vacant, Undeveloped. The landowner would like to grow his RV Rental and Storage Business on this site. The parcel is located off S. Harwood Road and a half mile north of State Highway 114 in the southeastern corner of the Village. It is also approximately 2 ½ miles from High Cliff State Park offering an RV Rental and Storage opportunity. The only other Commercial property in the vicinity is located 4.5 miles to the southwest on the corner of State Highway 55 and Faro Springs Road, (Bobbers LLC). The Village has allowed business/commercial development within the Ag, Vacant, Undeveloped future land use category as the AG zoning district best fits this designation.

At the last Plan Commission meeting, it was recommended that the parcel be split to separate out the residence from the business areas of the property. The home parcel would remain in the Farmstead Homes designation of the Comprehensive Plan while the rest of the property and outbuildings should be classified as Ag on the Future Land Use Map to complement the surrounding land uses. The business portion of the property would be rezoned to General Agricultural with a Conditional Use Permit issued for the rental and storage business. A Certified Survey Map (CSM) would be created to split the property.

Certified Survey Map

The proposal is to split the property into 2-lots. Lot 1 will be 3.187-acres and will contain the existing home and garage. The zoning and land use will not change for Lot 1. Lot 2 is proposed to be 1.792-acres and will contain the accessory buildings for the business. Lot 2 will have the future land use changed to Ag, Vacant, Undeveloped and be rezoned from RR to AG and will have the Conditional Use Permit for the business.

Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM).

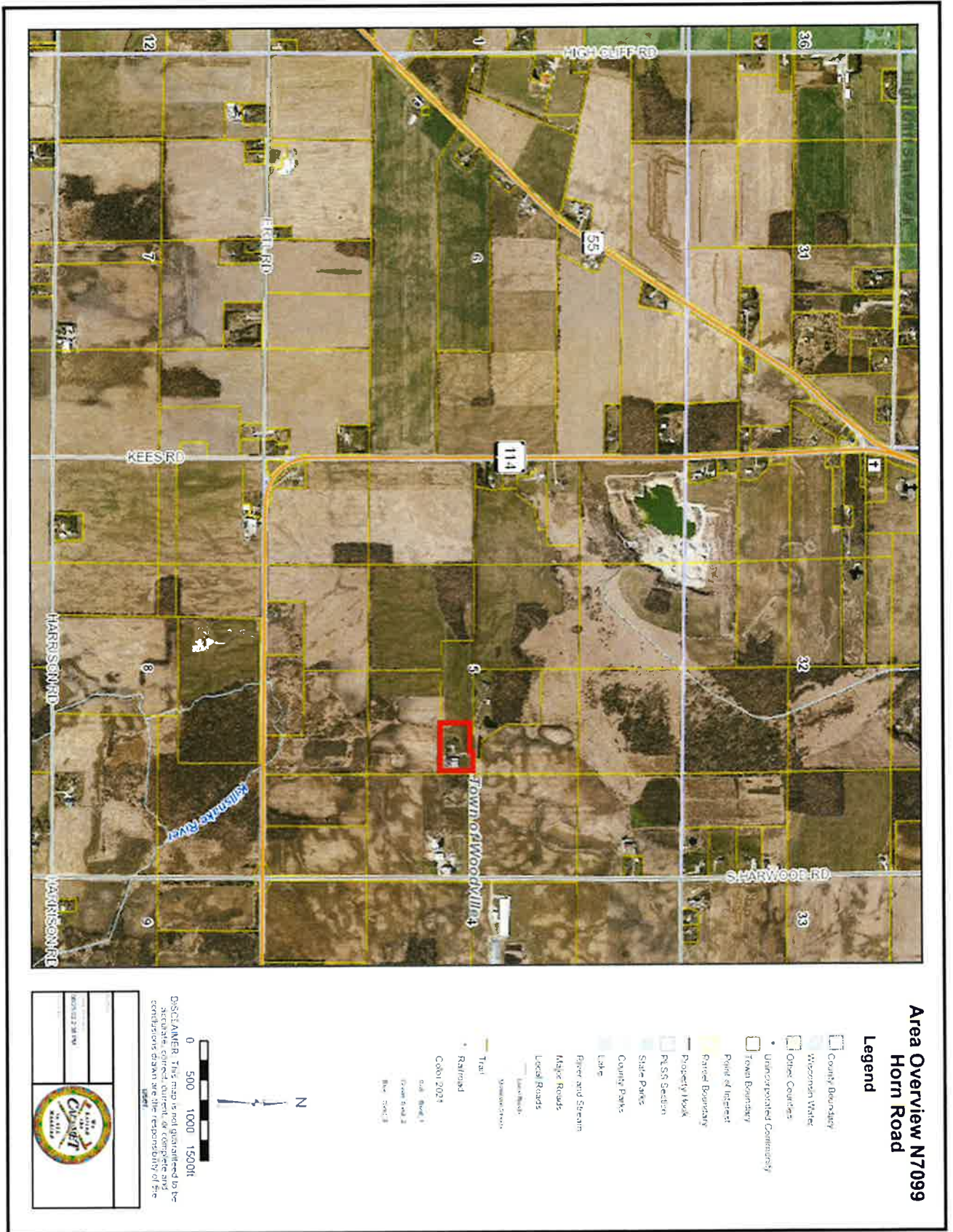
Attachments:

- Aerials (2)
- Certified Survey Map

Aerial #1 Parcel

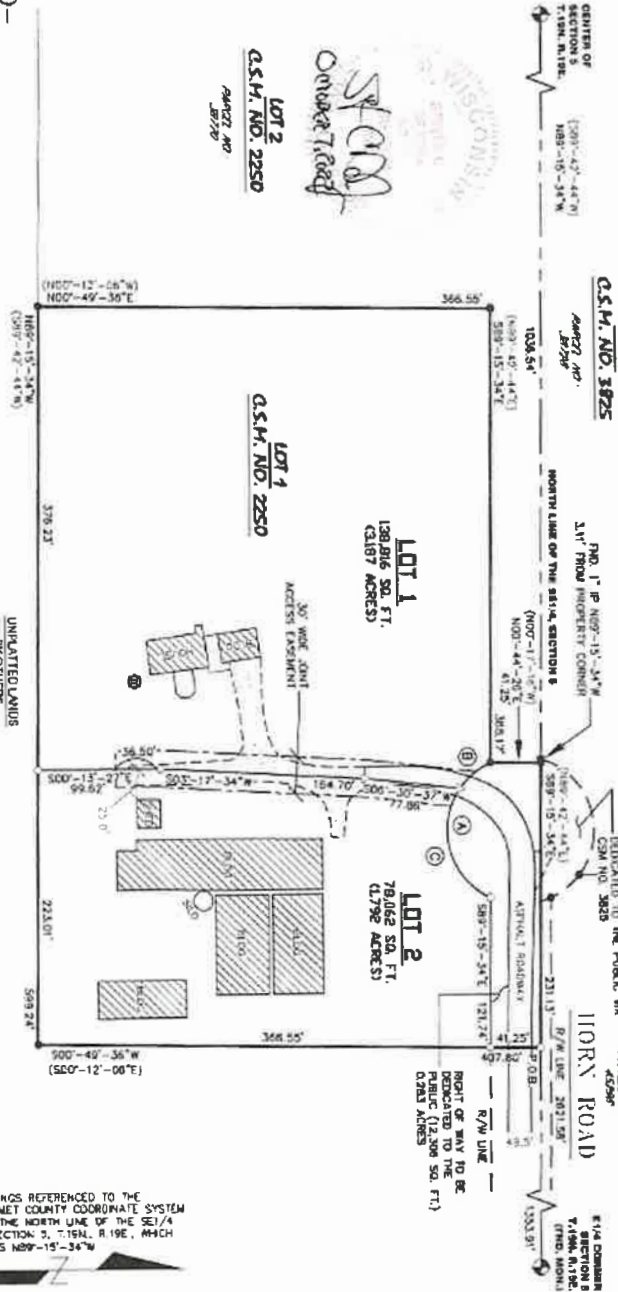


Aerial #2 Overview



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2250, LOCATED IN THE NW1/4 OF THE SE1/4 SECTION 5, T.19N, R.19E, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



- LEGEND**
- 1" x 1/8" IRON PIPE SET (1.120 LB./FT.)
 - MAG. NAIL SET
 - IRON PIPE FOUND
 - () = RECORDED INFORMATION
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊙ = WELL HEAD
 - ⊗ = POINT OF BEGINNING



MERIDIAN SURVEYING, LLC		OWNER BY: J.B.		FIELD NUMBER: 9-30-22	
NEARBY Francisco Div's Office Kaukaunoi, WI 54130		OFFICE: 920-911-0081 920-373-8037		DATE: _____	
DRAWN BY: S.C.D.		CHECKED BY: _____		FIELD NUMBER: _____	
JOB NO.: 14094		SHEET: 1 OF 4		DATE: _____	
SHOWN FOR: SHIRES COMMERCIAL, LLC. 642 CHRYSLER CT. HILBERT, WI 54120					

BEARINGS REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE 1/4 OF SECTION 5, T.19N, R.19E, WHICH BEARS N89-15'-34"W

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2250, LOCATED IN THE NW1/4 OF THE SE1/4,
SECTION 5, T.19N.. R.19E.. VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 2 of 4)

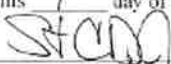
SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, dedicated, monumented and mapped under the direction of Jim Schmidt, all of Lot One (1) of Certified Survey Map No. 2250 as recorded as Document No. 299366, being located in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Five (5), Township Nineteen (19) North, Range Nineteen (19) East, Village of Harrison, Calumet County, Wisconsin containing 229,184 square feet (5.262 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 5; thence N89°-15'-34"W 1353.91 feet along the north line of the SE1/4 of said Section 5 to the point of beginning; thence S00°-49'-36"W 407.80 feet; thence N89°-15'-34"W 599.24 feet; thence N00°-49'-36"E 366.55 feet; thence S89°-15'-34"E 368.17 feet; thence N00°-44'-26"E 41.25 feet to a point on the north line of the SE1/4 of said Section 5; thence S89°-15'-34"E 231.13 feet along said north line to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, dedicating, monumenting, and mapping the same.

Dated this 7th day of October, 2022.



Wisconsin Professional Land Surveyor
Steven C. De Jong, S-2794



Survey Notes:

- Surveyed lands are contained wholly within Parcel No. 38768
- Surveyed lands are contained wholly within Document No. 571286
- Owner(s) of Record: JIMRS Commercial, LLC

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2250, LOCATED IN THE NW1/4 OF THE SE1/4,
SECTION 5, T.19N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 3 of 4)

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 5, Township 19 North, Range 19 East, Village of Harrison,
Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting 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 assessments as of this
_____ day of _____, 2022 on any lands included in this Certified Survey Map.

Village of Harrison - Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included
in this minor subdivision as of this _____ day of _____, 2022.

County Treasurer: Calumet County

Date


S. H. C. W.
October 7, 2022

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2250, LOCATED IN THE NW1/4 OF THE SE1/4,
SECTION 5, T.19N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
(Sheet 4 of 4)

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided, monumented, dedicated & mapped as represented on this map. I also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

James R. Schmidt – (Representative)
JJMRS Commercial, L.L.C.

Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2022.

The above owner's to me known to be the person's who executed the foregoing instrument and acknowledge the same.

Notary Public _____ County, Wisconsin.

My Commission Expires _____

WISCONSIN
NOTARY PUBLIC
J. Schmidt
October 7, 2022

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

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

October 18, 2022

Title:

Certified Survey Map – Jackels Sturgis

Issue:

Should the Plan Commission recommend approval of a 2-lot CSM to the Village Board?

Background and Additional Information:

The applicant is proposing a 2-lot Certified Survey Map (CSM) for property located at W4245 Schmidt Road, Loc ID 40510. The entire property is currently zoned Rural Residential [RR]. The purpose of the CSM is to split the property so that the barn and shed are separated from the house. Lot 1 is approximately 2.617-acres with 300-feet of road frontage and would contain the existing house and garage. Lot 2 is approximately 1.606-acres with 179-feet of road frontage and would contain the barn and shed and could be sold as a home site in the future.

Recommended Action:

Staff recommends approval of the 2-lot Certified Survey Map.

Attachments:

- Aerial Map
- CSM

Aerial Map

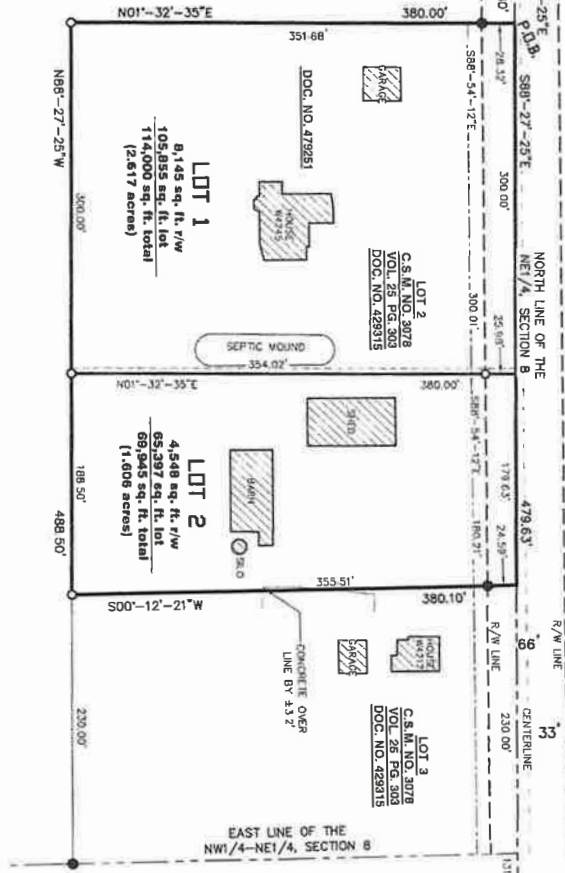


CSM

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2, C.S.M. NO. 3078, VOL. 25, PG. 303, DOC. NO. 429315; BEING PART OF THE NW1/4 OF THE NE1/4 OF SECTION 8, T.20N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

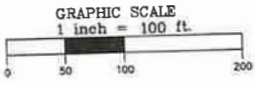
LOT 1
C.S.M. NO. 3078
VOL. 33 PG. 129
DOC. NO. 530092



- LEGEND—**
- = 1" OUTSIDE DIA. X 18" IRON PIPE
 - = SET WRT 1.54 LBS. PER LINEAL FT.
 - = 1" IRON PIPE FOUND
 - = CALUMET CO. P.L.S.S. COR



BEARINGS REFERENCED TO THE NORTH LINE OF THE NE1/4, SECTION 8 ASSIGNED: S88°-27'-25"E PER THE CALUMET COUNTY COORDINATE SYSTEM



SURVEYED FOR:
LISA STURGIS
W4245 SCHMIDT RD.
KAUKAUNA, WI 54130

MERIDIAN SURVEYING, LLC
2020 Madison Street Office: 920-993-0881
New Holstead, WI 53061 Fax: 920-273-8037

DRAWN BY: EJR	FIELD WORK DATE: 06-29-22
CHECKED BY: EJR	FIELD BOOK: NOTES
JOB NO.: 13675	SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____
ALL OF LOT 2, C.S.M. NO. 3078, VOL. 25, PG. 303, DOC. NO. 429315;
BEING PART OF THE NW1/4 OF THE NE1/4 OF SECTION 8, T.20N., R.19E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
Sheet 2 of 4

SURVEYOR'S CERTIFICATE

I, Bradley A. Buechel, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, and mapped under the direction of Lisa Sturgis, all of Lot Two (2) of Certified Survey Map No. 3078, recorded in Volume 25 of Certified Survey Maps on page 303; being part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Eight (8), Township Twenty (20) North, Range Nineteen (19) East, Village of Harrison, Calumet County, Wisconsin containing 183,945 square feet (4.223 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 8; thence S88°-27'-25"E along the North line of the NE1/4 of said Section 8, a distance of 600.80 feet to the Northwest corner of said Lot 2 and the point of beginning; thence continue S88°-27'-25"E along said North line, a distance of 479.63 feet to the Northeast corner of said Lot 2; thence S00°-12'-21"W 380.10 feet to the Southeast corner of said Lot 2; thence N88°-27'-25"W 488.50 feet to the Southwest Corner of said Lot 2; thence N01°-32'-35"E 380.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of Calumet County and the Village of Harrison in surveying, dividing, and mapping the same.

Dated this 1st day of July, 2022


Wisconsin Professional Land Surveyor,
Bradley A. Buechel, S-2613



Survey Notes:

- Surveyed lands are contained wholly within Parcel ID No. 40510
- Surveyed lands are contained wholly within Document No. 479251
- Owner(s) of Record: Jackels Sturgis Revocable Trust

COPY

CERTIFIED SURVEY MAP NO. _____
ALL OF LOT 2, C.S.M. NO. 3078, VOL. 25, PG. 303, DOC. NO. 429315;
BEING PART OF THE NW1/4 OF THE NE1/4 OF SECTION 8, T.20N., R.19E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
Sheet 3 of 4

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: Calumet County Planning and Zoning Department and the Village of Harrison.

Dated this 27th day of September, 2022.

In the presence of: Jackels Sturgis Revocable Trust

Joseph G. Jackels
Joseph G. Jackels

Isa A. Sturgis
Isa A. Sturgis

STATE OF WISCONSIN)
CALUMET COUNTY) SS

Personally came before me this 27th day of September, 2022, the above named person(s), to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Vicki L. Tessen
Notary Public, Calumet County, Wisconsin

My Commission Expires August 31, 2022

Dated this 1st day of July

Bradley A. Bucchel
Wisconsin Professional Land Surveyor
Bradley A. Bucchel, S-2613



COPY

CERTIFIED SURVEY MAP NO. _____
ALL OF LOT 2, C.S.M. NO. 3078, VOL. 25, PG. 303, DOC. NO. 429315;
BEING PART OF THE NW1/4 OF THE NE1/4 OF SECTION 8, T.20N., R.19E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN
Sheet 4 of 4

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Section 8, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President

Date

Village of Harrison - Clerk

Date

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting 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 assessments as of this _____ day of _____, 2022 on any lands included in this Certified Survey Map.

Village of Harrison - Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this minor subdivision as of this _____ day of _____, 2022.

County Treasurer: Calumet County

Date

Dated this 1st day of July



Wisconsin Professional Land Surveyor
Bradley A. Buechel, S-2613



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

October 18, 2022

Title:

Release of Conservation Easement

Issue:

Should the Plan Commission recommend the Village Board release the conservation easement on Lot 1 of North Shore Woods subdivision (Lots 1-3 of CSM #3893)?

Background and Additional Information:

The property owner is requesting that the Village release the conservation easement from their property on Old Highway Road, parcels 42188, 45590, and 45592. The conservation easement was placed on the property as part of the subdivision plat process for the North Shore Woods subdivision. Staff believes the purpose of the easement was to retain the existing trees as a buffer between the subdivision homes and the subject property, which at the time was identified to be commercial property. Since the plat was recorded, the Village amended the future land use of the subject property from commercial to single-family residential and the property has been rezoned to Single-Family Residential (Suburban) [RS-1].

If the property is to be developed as single-family homes, staff does not have any issues with the conservation easement being released. The detention basin maintenance easement will remain as will the sewer easement (as identified on the plat and CSM #3893)

This item was discussed in October 2021, at that time there was a proposal to develop the property as multi-family (three- 4-unit buildings) so the Plan Commission held off to see how the development proposal fared. That proposal did not get approved so the owner is back requesting release of the easement for the SF lots.

Recommended Action:

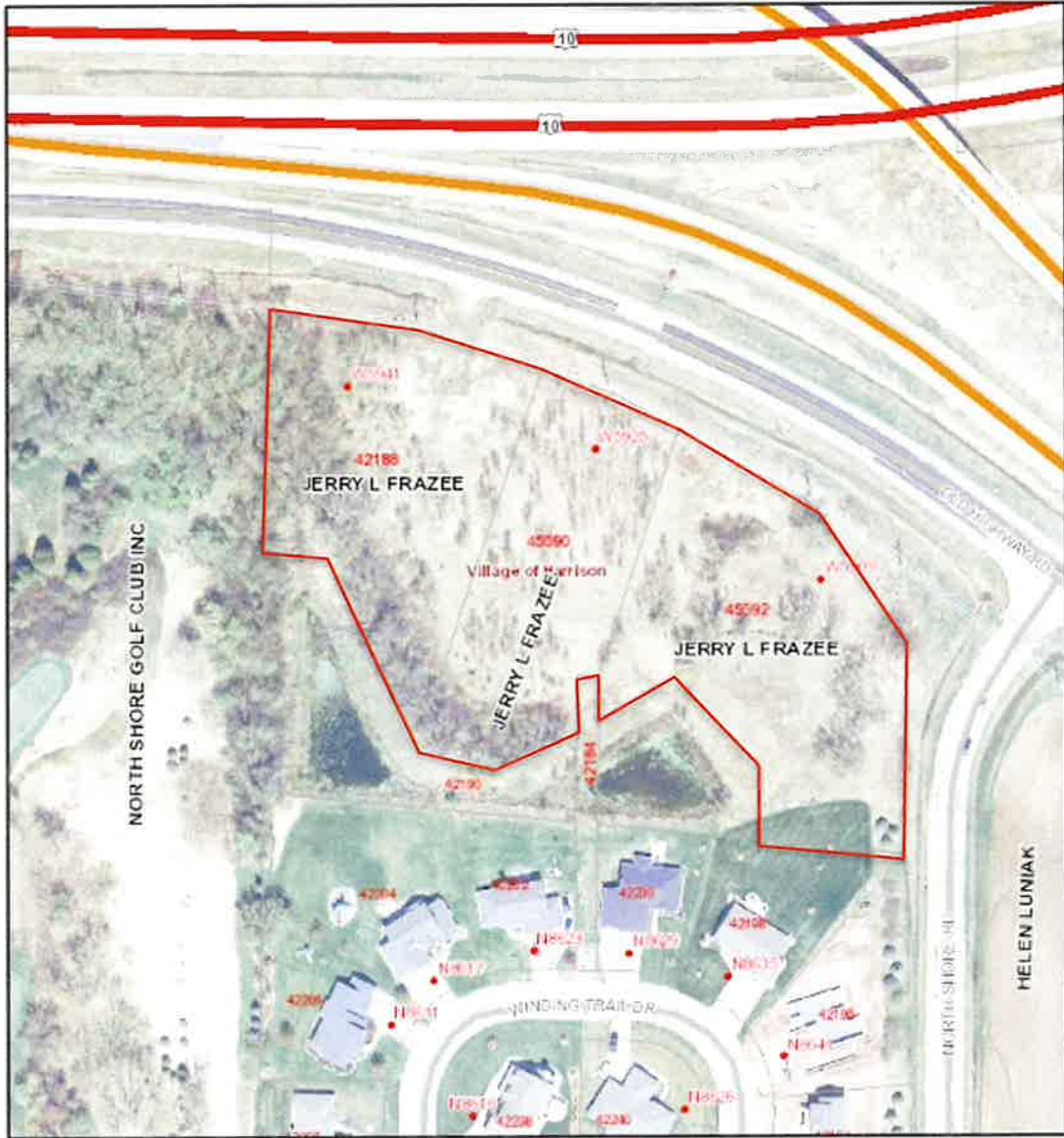
Staff recommends approval of the conservation easement release.

Attachments:

- Aerial Map
- Release of Easement document
- North Shore Woods Plat

Aerial Map

Calumet County Parcel



10/6/2021, 1:30:13 PM

1:2,257

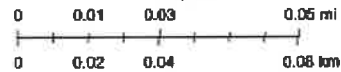
Calumet Roads Cartographic

- Federal Highways
- State Highways
- County Highways
- Local Roads
- City Streets
- Parcels

- Address Point
- Publishing.DBO.MunicipalBoundary
- Publishing.DBO.UnincorporatedCommunity

Ortho2018

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



County of Calumet, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Calumet County Land Information Office

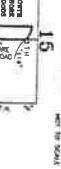
County of Calumet, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Calumet County Land Information Office |

NORTH SHORE WOODS

LOT 15 OF THE NORTHWEST 1/4 AND THE EASTWAY 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 18 EAST, TOWN OF FAIRBORN, CALHOUN COUNTY, MISSISSIPPI

LOCATION MAP

SCALE: 1" = 400'



PROPOSED SUBDIVISION OF LOT 15 AND LOT 22
 THE PROPOSED SUBDIVISION OF LOT 15 AND LOT 22 IS SHOWN ON THE ATTACHED MAP. THE PROPOSED SUBDIVISION IS SHOWN ON THE ATTACHED MAP. THE PROPOSED SUBDIVISION IS SHOWN ON THE ATTACHED MAP.

STATE OF MISSISSIPPI
 COUNTY OF CALHOUN

NOTARIAL PUBLIC
 My Commission Expires: 12-31-2024

NOTICE TO CONTRACTORS
 THE STATE OF MISSISSIPPI HAS ADOPTED THE FOLLOWING REGULATIONS FOR THE CONSTRUCTION OF ROADS AND HIGHWAYS. THESE REGULATIONS ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF CALHOUN, MISSISSIPPI.

STATE OF MISSISSIPPI
 COUNTY OF CALHOUN

NOTICE TO CONTRACTORS
 THE STATE OF MISSISSIPPI HAS ADOPTED THE FOLLOWING REGULATIONS FOR THE CONSTRUCTION OF ROADS AND HIGHWAYS. THESE REGULATIONS ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF CALHOUN, MISSISSIPPI.

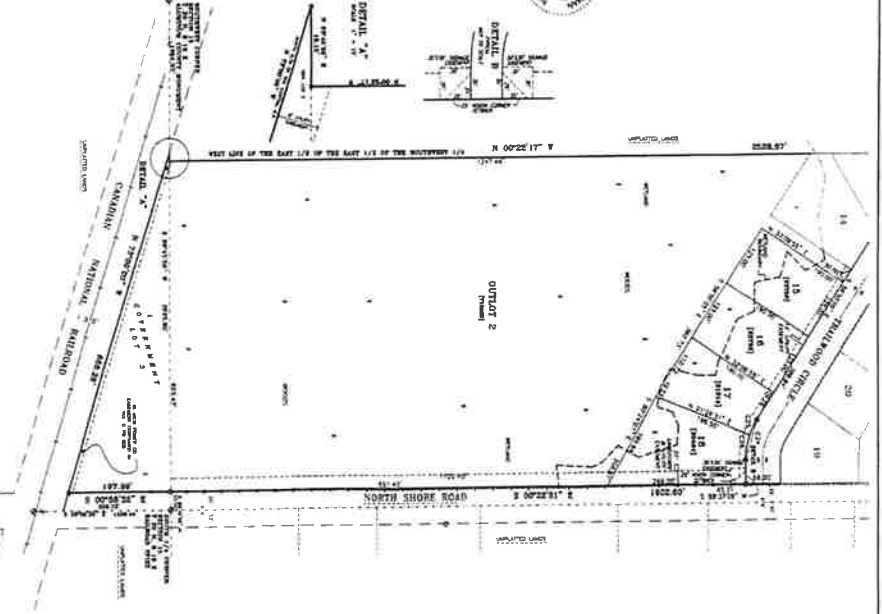
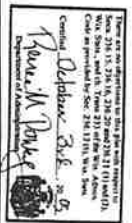
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 COUNTY OF CALHOUN

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STATE OF MISSISSIPPI
 COUNTY OF CALHOUN

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NOTARIAL PUBLIC
 My Commission Expires: 12-31-2024

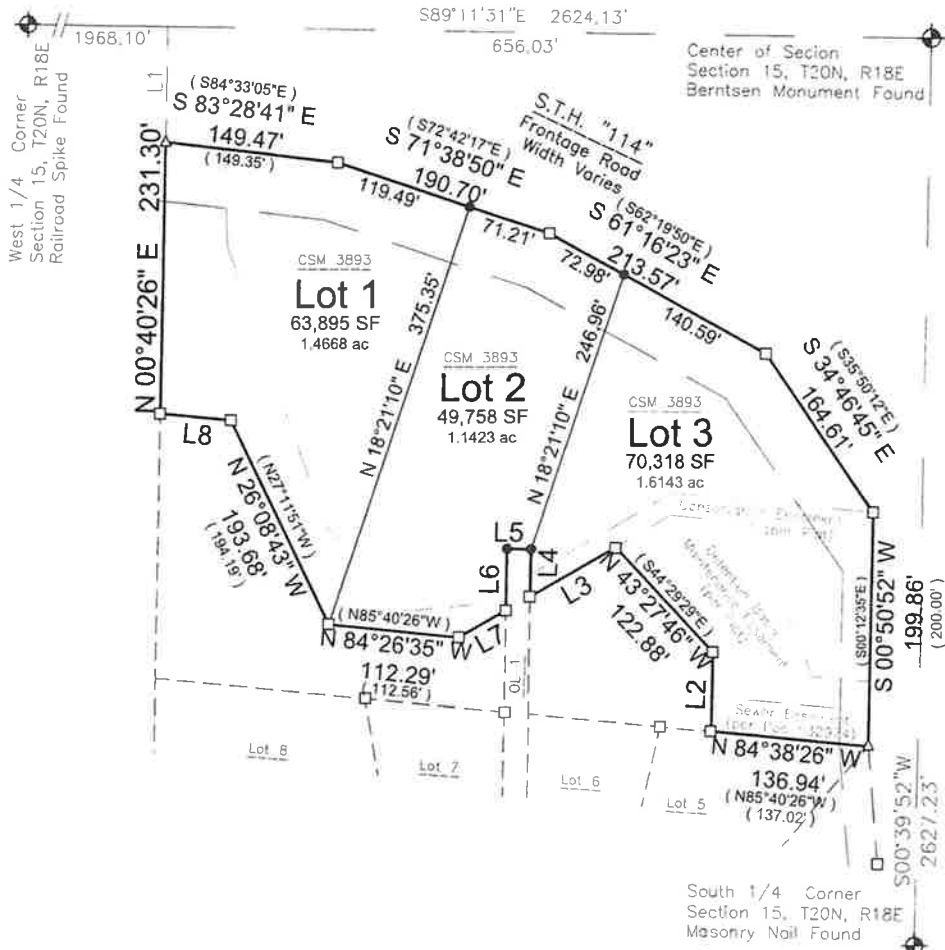
NOTICE TO CONTRACTORS
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Release of Easement Document

<i>Document Number</i>	RELEASE OF EASEMENT	RECEIVED AUG 25 2021 HARRISON PLANNING
<p>WHEREAS, on the 22nd day of October, 2003, North Shore Road Properties, LLC & Platt Development Corporation, recorded the Subdivision Plat of North Shore Woods, recorded in the Office of the Register of Deeds in and for Calumet County, Wisconsin, on October 22, 2003 in Cabinet C, on Slide 146 inclusive, as Document No. 368628. Said Plat shows a Conservation Easement located on Lot 1 which the current land owner wishes to be released.</p> <p><u>Parcel Description</u> All of Lots 1, 2 and 3 of Certified Survey Map 3893, recorded as Document No. 554573, formally being 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.</p>		<p><i>This space reserved for recording data</i></p> <p><i>Return to:</i> Davel Engineering & Environmental, Inc. 1164 Province Terrace Menasha, Wisconsin 54952</p>
		42188, 42___ and 42___ <i>Parcel Identification Number(s)</i>
<p>The Village of Harrison, hereby releases all rights it has in regards to the Conservation Easement located on the above described property and shown on Exhibit A attached herein.</p>		
_____ Kevin M. Hietpas, Village President	_____ Date	
_____ Vicki Tessen, Village Clerk	_____ Date	
<p>This instrument drafted by: Davel Engineering & Environmental, Inc. Prepared by: James R. Sehloff Aug 25, 2021 - 10:17 AM J:\Projects\6253\pre\dwg\Civil 3D\6253\Release.dwg Printed by: jrh</p>		Sheet 1 of 2

Exhibit A

All of Lots 1, 2 and 3 of Certified Survey Map 3893 formally being 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.



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro



Conservation Easement Area
Per Plat to be released

File: 6253Release.dwg
Date: 08/25/2021
Drafted By: Jim
Sheet: 2 of 2

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manger

Meeting Date:

October 18, 2022

Title:

Discussion Item – Home Landscaping Business

Issue:

The Plan Commission is asked to provide feedback on a home landscaping business proposal.

Background and Additional Information:

In June or July the Village received complaints about a landscape business being run out of a home. Staff followed up with the property owners about applying for a Home Business Permit. The Home Business application was submitted in late July or early August. A letter was sent August 12th denying the Home Business permit based upon ordinance provisions prohibiting excessive noise from equipment and limitations on the number and type of vehicles allowed.

The property is currently zoned Rural Residential [RR]. In order to operate the landscape business from the property, the owner must split off a portion of the property and rezone it to General Agricultural [AG] and then apply for a Conditional Use Permit (CUP). Prior to making formal applications, the property owners are requesting input from the Plan Commission on the feasibility of such applications.

Several neighboring residents have expressed concern about the proposed business.

Recommended Action:

No formal action is necessary. Thoughts about the proposed landscape business and location are requested.

Attachments:

- Aerial Map
- Letter from Corey Stumpf
- Petition
- Email from Stephen Alt
- Email from Beth Jackowski
- Letter from Molly Welhouse
- Letter from Chad & Denise Weyenberg

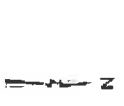
Aerial Map



N8349 Firelane 12

Legend

- Address Point
- County Boundary
- Waterfront Wall
- Other Court-ee
- Unincorporated Community
- Term Boundary
- Part of Island
- Parcel Boundary
- Property Hook
- State Parks
- County Parks
- Lane
- River and Stream
- Major Road
- Local Road
- Trail
- Railroad
- Cow 2013
- Pond 2013
- New Pond 2
- New Pond 3
- New Pond 4



DISCLAIMER: This map is not guaranteed to be accurate. Contact your local planning department for more information.

<p>City of [Name]</p> <p>Planning Department</p>

I ♥ my
Les **STUMPF** Ford

"Home Of The 7 Year 100,000 Mile Warranty"
Sales, Parts, Service, Body Repair, Rentals

09-14-22

Attention: Village of Harrison board members and Plan Commission Members

It has been brought to my attention that the residents of N8349 Firelane 12 (parcel 42074) are considering applying for a conditional use permit to operate an outdoor landscaping company out of their personal and residential address. This business appears to be already up and starting operations in violation of town codes.

My interest in this is twofold. I own the 55 acres directly across from this residence and I feel this would greatly reduce my and our neighbor's property values having an outdoor commercial business running in a residential area. With the commercial traffic, deliveries and tractor/truck noise much less the mess and smell this is not the place for a commercial business. If this project was located next to your house, I believe you would agree.

My understanding is this process goes from filing a permit to Plan Commission and Town Board for approval.

I would like to formally object in this being allowed in our residential neighborhood and would appreciate your support.



Corey C Stumpf

P.O. BOX 1737, 3030 W. COLLEGE AVE. • APPLETON, WI 54912
920-731-5211
www.stumpford.com

To the Village of Harrison, Plan Commission and Village Board

We the undersigned residents of Firelanes 12 & 13, Village of Harrison, oppose the business at the property of N8349 Firelane 12, a Rural Residential lot, in the Village of Harrison.

Your petitioners therefore respectfully request the Plan Commission and Village Board to oppose the current/future requests to change Zoning to Agriculture, Special Use Permits, or other requests to accommodate a business and to deviate from Restrictive Covenants of the Subdivision

- Further we oppose specific time of operations, building of berms, planting of trees, etc. as a condition to allow this business to continue.
- We conclude that violations of the current Sec. 117-127 zoning, do not allow tax paying residents to fully enjoy their property and maintain property values. We understand that an application to run a home business was previously denied. Observed violations include:
 - Sec. 117-127 (b) (1) Such home occupation shall not change the essential residential character of the dwelling.
 - Sec. 117-127 (b) (2) (d) (1) Use. A home occupation or activity shall be clearly incidental and subordinate to the residing on the premises, use of the premises as a dwelling, and shall be carried on wholly within the residential dwelling by a member of the family
 - Sec. 117-127 (b) (2) (d) (2) Operator. No person other than members of the family residing on the premises shall be engaged in such occupation
 - Sec. 117-127 (b) (2) (d) (4) Dwelling alteration. No internal or external alterations or special construction of the premises are involved, including the creation of a separate or exclusive business entrance, and there shall be no other exterior indication that a home occupation exists
 - Sec. 117-127 (b) (2) (d) (5) Nuisance. No equipment shall be used which creates offensive noise, vibration, sound, smoke, dust, odors, heat, glare, X-rays or electrical disturbance to radio or television transmission in the area that would exceed what is normally produced by a dwelling unit in a residential zoning district
Observed include noises such as backup beeping from heavy equipment such as a skid steer and dumptrucks; banging from loading of equipment and materials onto dump truck and trailers; semiloading of material deliveries; storage of dead landscape debris, pallets and furniture; large fires and smoke when burning this stored material; business activities during the day, evening and weekends.
 - Sec. 117-127 (b) (2) (d) (7) Vehicles. No more than one vehicle shall be used in connection with a home occupation use. The home occupation vehicle must be of a type ordinarily used for conventional passenger transportation (i.e., passenger automobile or vans and pickup trucks)
 - Sec. 117-127 (b) (2) (d) (8) Storage and display. No outdoor display or storage of materials, goods, supplies or equipment shall be allowed.

NAME	ADDRESS	SIGNATURE
1 Denise Weyenberg	W5768 Firelane 12	<i>Denise Weyenberg</i>
2 Chad Weyenberg	W5768 Firelane 12	<i>Chad Weyenberg</i>
3 Sherry Eisch	W5726 Firelane 12	<i>Sherry Eisch</i>
4 Brian Eisch	W5726 Firelane 12	<i>Brian Eisch</i>
5 Suzette Vosters	W8375 Firelane 12	<i>Suzette Vosters</i>
6 Tim Vosters	W8375 Firelane 12	<i>Tim Vosters</i>
7 Jason Lamine	W5753 Firelane 12	<i>Jason Lamine</i>
8 Mera Schaefer	W577N " 12 Mera Schaefer	<i>Mera Schaefer</i>
9 DeRay Schaefer	W577N " 12 DeRay Schaefer	<i>DeRay Schaefer</i>
10 Bill Tuble	W5765 Firelane 12	<i>Bill Tuble</i>
11 Eric Monroe	W5743 Firelane 12	<i>Eric Monroe</i>

12	Dor Heddell	W5745 Firelane 12	Dorel R Heddell
13	Kathy Keddel	W5725 Firelane 12	Kathy Keddel
14	Dan STADIMUSIKER	W5727 FL12	Dan
15	Robin Arnoldsson	W5735 Firelane 12	Robin Arnoldsson
16	Sarah Marcoe	W5743 Firelane 12	Sarah Marcoe
17	James Ziegelbauer	W5684 Firelane 12	James Ziegelbauer
18	Stev. Macranders	W5517 Firelane 12	Stev. Macranders
19	Karen Sutter	W5795 Firelane 12	Karen Sutter
20	Norman Sutter	W5795 Firelane 12	Norman Sutter
21	Jill Schmidt	W5541 Firelane 12	Jill Schmidt
22	Tim Schmidt	W5541 Firelane 12	Tim Schmidt
23	Nate Welhouse	N8399 Firelane 12	Nate Welhouse
24	Molly Welhouse	N8399 Firelane 12	Molly Welhouse
25	VIRGINIA DORR	W5583 Firelane 12	Virginia Dorr
26	Dave VandenDeker	W5593 Firelane 12	Dave VandenDeker
27	Jill VandenDeker	W5593 Firelane 12	Jill VandenDeker
28	Lee Macranders	W5517 Firelane 12	Lee Macranders
29	Beth Jankovich	W5561 Firelane 12	Beth Jankovich
30	Rodney Bennett	W5501 Firelane 12	Rodney Bennett
31	DEAN HIGH	W5555 FIRELANE 12	Dean High
32	Ken John	W5551 Firelane 12	Ken John
33	John Boyce	W5677 Firelane 12	John E. Boyce
34	Nancy Boyce	W5677 Firelane 12	Nancy Boyce
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October 9, 2022

Dear Mark Mommaerts and the Village of Harrison Plan Commission,

I'm writing in opposition to the proposed zoning change for the property at N8349 Firelane 12. Here are my concerns as a resident of Firelane 12:

-AIR QUALITY / SMELL : frequent burning of yard waste and other materials lasts multiple days creating poor air quality for those with allergies, asthma and other breathing problems

-ROAD : increased large vehicles with large trailers utilizing our narrow roadway; Firelane 12 does not have sidewalks or even a shoulder for pedestrians to use to move out of the way

-NOISE : back-up beeping from equipment and large vehicles occurs during the day and later into the evening, disturbing the entire neighborhood area

-LARGE VEHICLES : employees and drivers of large vehicles on the roadway are not watching out for children, bikers, or pedestrians as necessary in a residential neighborhood

These are standard and appropriate business practices for a company located in a commercial space or industrial park. The current business is located in the **middle of a residential neighborhood**. The layout of the estates on Firelane 12 creates a large open space where multiple neighbors' backyards meet. This business is not impacting just adjacent neighbors, but rather the entire neighborhood. The openness of the land allows for noise, smell and sights to be seen from most residents living on Firelane 12 and Firelane 12 West.

I challenge the Village of Harrison Plan Commission to answer why we have zoning regulations if a person can just request it to be changed for personal profit and have it granted. This business is not a pre-existing entity or agreement that residents had to accept upon purchasing their land/homes. This zone change request is not for improved quality of life for the community nor the good of neighbors, it is for a single landowner profit.

Many residents of Firelane 12 are business owners. We have our businesses located in other locations, paying the appropriate and necessary taxes and fees associated with the cost of a business facility and land.

What precedent is being set with allowing the zone change on Firelane 12?
How will the next request for a zone change be handled?
How many small businesses will be allowed on Firelane 12?

Thank you for your time and consideration of concerns for the zone change on Firelane 12.

Respectfully,

Molly Welhouse

Village of Harrison Plan Commission,

As tax paying owners since 2004, we ask that you oppose all requests for rezoning, special use permits, or other variances and considerations to operate a landscape business at N8349 Firelane 12 or anywhere in our neighborhood.

This is a residential neighborhood where children ride their bikes, neighbors gather for campfires, people walk or jog, and wildlife is enjoyed. We are very concerned about the business activity that has been happening at N8349 for the past two years and continues to grow.

Chad expressed this concern to the Village in August by reaching out to Mark Mommaerts. The message to Mark Mommaerts was returned by Trish Nau.

Chad shared with Trish what we observed such as heavy equipment, workers parking, semi loads of material deliveries, dump site from job sites, backup beeping from skid steer and dump truck, banging from equipment, etc. We explained we share back lot lines, and we observed activities last year. This year neighbors started commenting as the business activities ramped up.

Trish said she was aware of the business as the street crews had reported this to staff. She was going to follow up and research. She said we did not need to do anything more.

A month later on 9/12/22 in a conversation with Trish, Chad was told a home business permit was submitted and denied, however she said they can apply for a conditional use permit and possible outcomes could be to allow building of berms, have time of operation restrictions, or their property rezoned to Agricultural.

At this time Chad informed Trish our subdivision also had restrictive covenants. Trish asked Chad to forward these covenants to her which she said she would send to the property owner. Chad sent the covenants along with our documented concerns. Unfortunately, both our concerns and the covenants were forwarded to the property owner.

This led to the property owner showing up at our door that the same day telling Chad the Village told him, "They came out, very nice, said it's your property you should be able to do what you want, covenants say this, covenants say that, conditional use permit. That's just how it goes." When Chad expressed we do not want a business, the property owner said "You will pay." Chad documented this conversation and then followed up with an email to Trish after the conversation that same day.

Trish followed up on 9/13/2022 stating, "At this point in time, they are in violation of the zoning ordinance which is a Village matter that we can act on. The covenants are a Neighborhood and/or Developer issue. The Village won't get involved with neighbor against neighbor."

Now the property owner at N3849 has begun building a berm, which was one of the possible conditional-use permit options given by the Village. We have visually seen two loads of materials delivered in addition to the material that was previously on site.

We have heard two conflicting stories. We have been told from Trish at the Village that the owners at N3849 are in violation. We have been told by the owners that per the Village they can do what they want. We ask the Planning Commission to begin to investigate this matter on behalf of the residents of Firelane 12 that oppose this business.

We also want the Planning Commission to know that we do not agree with the property owner's assertion that a conditional use permit will trump our area's covenants.

Based on a legal opinion "A valid restrictive covenant that is consistent with applicable law will not be superseded or terminated by the passage of a later zoning ordinance inconsistent with that covenant." I have included this review of restrictive covenants and zoning below.

How do restrictive covenants and zoning laws operate together?

Generally speaking, if a restrictive covenant is less restrictive than an applicable zoning regulation, the zoning law prevails. In that case, one could possibly bring a suit, notwithstanding the

cause of action, against a neighbor that is violating zoning law, but still be compliant with the applicable covenant. If the restrictive covenant is more restrictive, it prevails over the zoning regulation. A valid restrictive covenant that is consistent with applicable law will not be superseded or terminated by the passage of a later zoning ordinance inconsistent with that covenant. Generally, courts will interpret restrictive covenants in favor of the original purposes. In other words, what was the purpose of the covenant in the first place?

Armand Resto-Spotts is an attorney at Jordan Ramis PC who focuses his practice on land use, real estate, and environmental law.

Source: <https://jordanramis.com/blog/land-use-and-property-101-restrictive-covenants/>

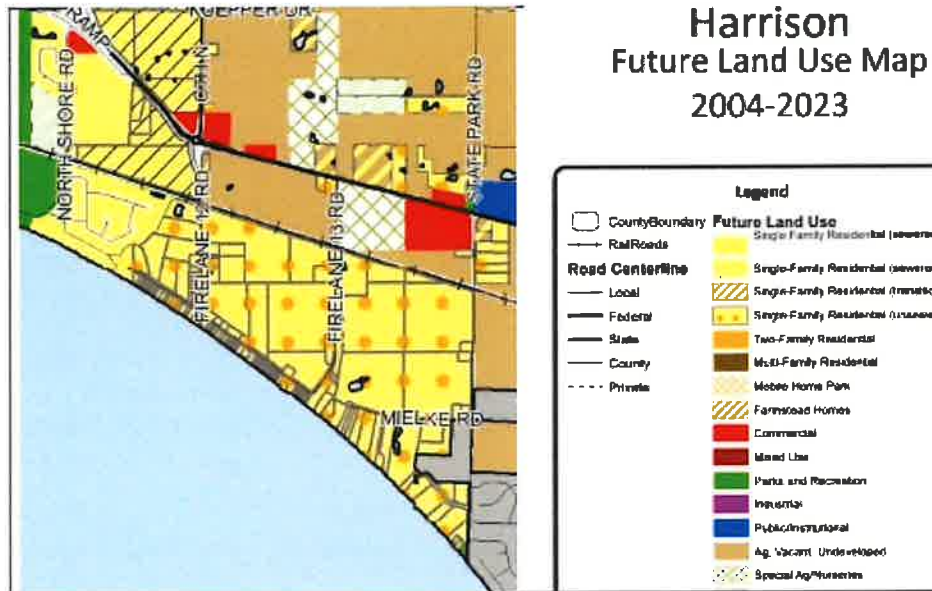
A portion of our Declaration of Conditions, Covenants and Restrictions for Oakridge Farms state:

PURPOSE: The purpose of these covenants is to ensure the use of the property for attractive residences, thereby maintaining the integrity of the development and to secure to each owner a lot, the full benefit and enjoyment of the same.

LAND USE AND BUILDING TYPE: All lots shall be used for single-family residential purposes and no other purpose.

In conclusion, we are not opposed to any business startup, we are not opposed to small business, we have supported the Stumpf family in the past with the purchase of trees and mulch. We do not support them in our backyard when we knowingly purchased this property as residential and knew that other adjacent properties were residential. We paid for a residential lot and to have residential neighbors, not to live next to a business operating heavy equipment; storing of materials such as mulch, landscape stone, aggregate, topsoil; dump piles of project waste; burning and fires of waste debris, to name a few. There are locations for businesses like this. Locations that were specifically planned out at previous Plan Commission and Village Board Meetings. There are

reasons why municipalities adopt and approve Future Land Use Maps such as the current one on the village website and shown here.



We are very concerned about what this may do to the property values and resale values. The plan commission should be aware that Firelane 12 is a bus route, and the road cross section is just big enough for two passing vehicles let alone adding semi truck and dump truck for the business brings up a safety concern. We also have environmental concerns due to the burning of dead landscape materials and smoke from these large fires. The quality of life for our family has been reduced and all we ask is that this business operates in a location where the zoning allows.

Thanks,

Chad and Denise Weyenberg
W5768 Firelane 12

Mark Mommaerts

From: Stephen Alt [REDACTED]
Sent: Friday, October 7, 2022 3:44 PM
To: Mark Mommaerts
Subject: Regarding property at firelane N8349

Dear Mr. Mr Mommaerts:

We disapprove of operation of a commercial landscape proposed by the owner of the aforementioned property and changing zoning to Agricultural. Please stop by and we will sign the neighborhood petition.

Sent from my Verizon, Samsung Galaxy smartphone

Mark Mommaerts

From: Beth Jackowski [REDACTED]
Sent: Saturday, October 8, 2022 1:21 PM
To: Mark Mommaerts; Allison Blackmer; Mark Van Hefty; Darlene Bartlein; [REDACTED]
[REDACTED]
Cc: Rodney Bennett; Pete & Deb Schuh; Dean High; Dean High
Subject: Opposition of commercial landscape business at N8349 Firelane 12, please include in packet

Good afternoon,

I am writing to oppose the zoning change proposition at N8349 on Firelane 12. The constant traffic that already flows through our U-shaped road is disturbing, most do not adhere to the speed limit.

Thank you,

Beth Jackowski
Rodney Bennett
W5561 Firelane 12
Menasha, WI

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manger

Meeting Date:

October 18, 2022

Title:

Discussion Item – Custom Furniture Shop and RV/Boat Storage

Issue:

The Plan Commission is asked to provide feedback on a proposal for a custom furniture shop and RV/Boat storage business.

Background and Additional Information:

The applicant is proposing a multi-use commercial project for the northeast corner of Hwy 114 and Hwy 55. The proposal is for a custom furniture shop and RV/boat storage buildings. The applicant is looking for approximately 5-acres. The intent is to have access from Hwy 114/55 via an existing driveway (confirmation from WisDOT should be obtained that the access can be utilized as a commercial driveway). It is also intended that the custom furniture shop will be located along Hwy 55 with the storage units behind.

This proposed site is identified as Agricultural/Undeveloped in the Comprehensive Plan and is currently zoned General Agricultural [AG]. Over the years there have been several business interests in the site, however, due to public sewer and water not being available none of the projects moved forward.

If the Plan Commission is agreeable to the project, the next steps would include amendments to the Comprehensive Plan and Zoning Map to allow for business activities, as well as possible conditional use permits and certified survey maps.

Recommended Action:

No formal action is necessary. Thoughts about the proposed custom furniture shop and RV/Boat storage business are requested.

Attachments:

- Aerial Map
- Proposal Letter
- Proposal Plan

Proposal Letter

9/17/22

Dear Planning Commission:

I am respectfully requesting review and pre-approval of the following proposed project:

Use:

Multi-use commercial site consisting of a custom furniture shop utilizing reclaimed wood as the primary component and storage units focused on the continued high demand for RV / boat storage around Lake Winnebago.

Location: (Lot Tax ID: 40746)

NE corner of the round-about intersection of Highway 55 and 114. Five acres to be allocated to this proposed project. Service road within the lot to provide access to this project and future projects on the property. The custom furniture shop would be placed nearest the road for visibility and easy access. The storage units would be in the back and could be screened by landscaping and / or fencing. A retention pond and green space is included to control water run-off and pleasing aesthetics. See attached layout for a visual representation and additional details.

Investment:

\$4 million for the attached plan layout. Initial investment would be on a 4,000 sq ft shop and the first two storage facilities with 64 units each. The final two storage units would be implemented at a later date.

Benefits for the Village of Harrison:

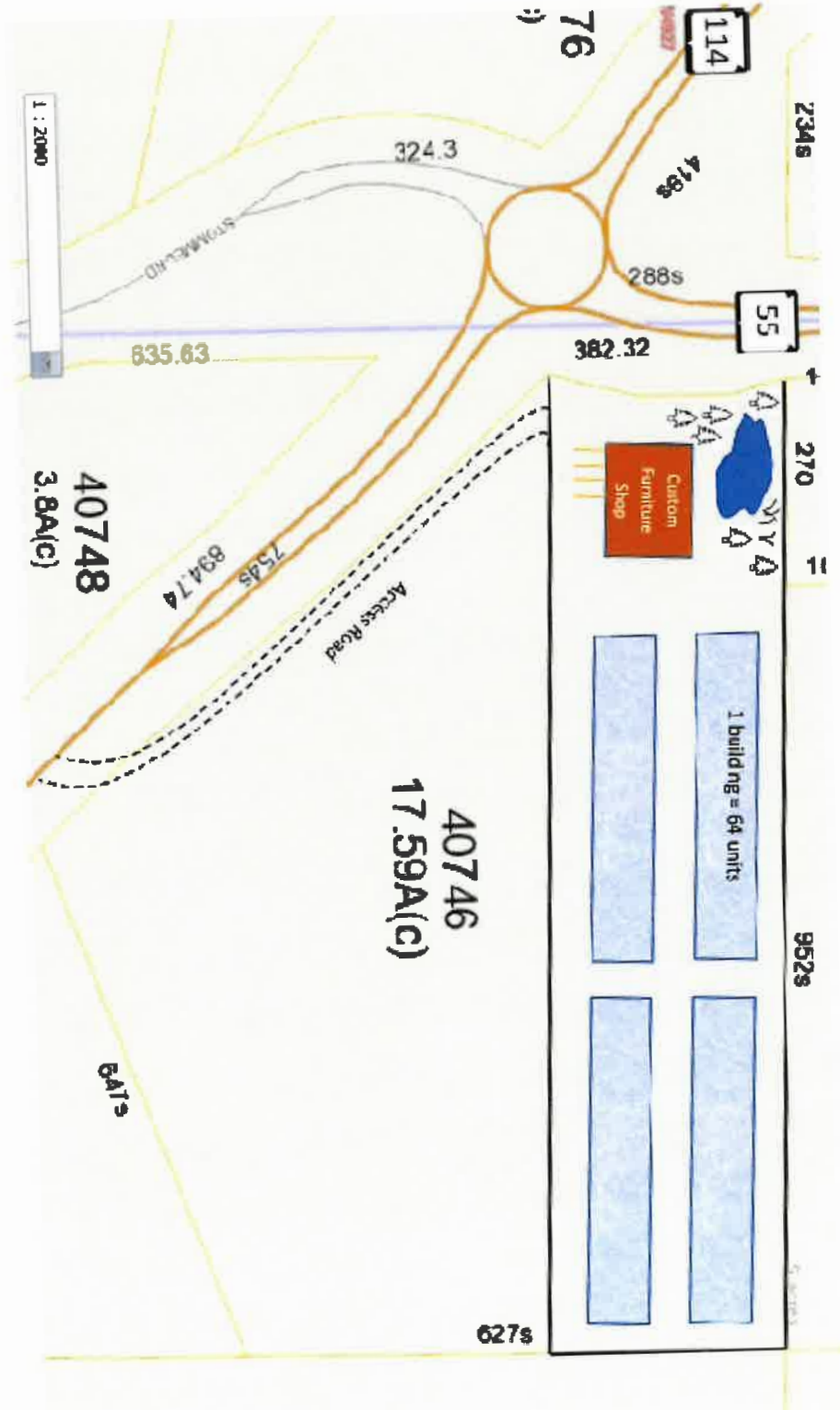
- Commercial development of an underutilized site
- Custom furniture produced locally to meet market demand
- Provides needed facility for area residents to store RVs / boats
- Brings regional sportsmen and recreational users to the Village, where they will spend additional money on gas, gear, restaurants, etc.
- Additional tax revenue on the developed property
- Leverages proximity to Lake Winnebago proximity and 114/55 access infrastructure
- Storage units do not require water or sewer, both of which are not in the Village's long-term utilities plan for this site. The shop can function on standard well / septic system.
- Potential future expansion of the shop as the business grows.
- Multi-million dollar spend for materials and labor to construct site

Please keep in mind that this plan is flexible and I am willing to work with the Village to make adjustments that may make this project more fully align with the Village's goals.

Sincerely,
JC DeBrazal
{920} 740-0594

Attachment: Site Layout Plan

Proposal Plan



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manger

Meeting Date:

October 18, 2022

Title:

Discussion Item – Para-Park (Aerial Park)

Issue:

The Plan Commission is asked to provide feedback on an aerial park proposal.

Background and Additional Information:

Dan Wallander has approached staff with the idea for a “Para-Park” An Aerial Park for the Village of Harrison. Staff thought it would be appropriate for the Plan Commission to discuss and consider.

Recommended Action:

No formal action is necessary. Thoughts about the proposed “Para Park” Aerial Park are requested.

Attachments:

- Presentation document prepared by Dan Wallander

“Para-Park” for the Village of Harrison

An Aerial Park idea for consideration of the village planning commission.

What is an Aerial-Park?

A dedicated place for safe instruction, and responsible practice for sport aviation adhering to Federal Aviation Regulations (FAR) Part 103 for Ultralight Vehicles

This includes Powered Paragliders (PPG), Powered Parachutes (PPC), and Hot Air Balloons and other flight related hobbies.

These are growing adult sports requiring a mix of formal and informal training for both instruction and enjoyment of this sport.



FAA Aeronautical Chart

- Harrison is conveniently located in Class G Airspace with access the scenic beauty of the High Cliff State Park, Lake Winnebago, and its east shore.
- It also is situated as a launching point for even higher altitude eastern treks.



What is an Aerial-Park comprised of?

The terms "Aerial Park" & "Para Park" are not standard. There are only a few such unique examples in existence, outside of general parks, private land, or municipal airports where this sport is typically enjoyed, but it must have the following:

- Located with-in FAA Class G airspace and ideally having a Class E overlay. (as does Much of Harrison)
- A safe Landing Zone (LZ) mowed grass free of any obstruction or significant holes. The minimum size: 1000 ft by 1000 ft. (More space will increase use)
- Located well away (at least 1-mile) from high tension power lines.
- Surrounding approach area free of any tall obstructions above 20-feet, such as tall buildings, trees telephone poles, or power lines.
- Neighboring area: Uncongested, rural area, free of significant noise restrictions, especially within 2 hours of sunrise and sunset.
- Windsocks
- Space to further develop the property when usage increases. Such as Bathrooms, shelter area, & indoor pavilion, internet connected weather station

How it may be used?

- These sports are limited in use primarily by wind, weather, and sun. So the typical user will limit their actual flying time to within 2-hours of sunrise and sunset.
- This is a year-round sport that has many unique advantages for those braving the cold
- Instructors could utilize these facilities to train students throughout the day.
- Aerial games and competitions could be coordinated here.
- Invitational fly-ins could be based here bringing in people from outside our community for camping either on-site or at neighboring camp grounds.
- Proximity to Lake Winnemago & High Cliff scenic area will greatly enhance the flying experience.
- Races around or along the lake could be organized with more Aerial-Parks being used as strategic waypoints.
- Kite festivals can utilize this park with demonstrations, competitions, sales, and fundraising events
- Community information events can be sponsored to raise awareness and promote responsible behavior by the pilots and develop good ambassadors of the sport.
- A jogging / biking trail around the facility would give additional use by the neighbors
- Kite remote controlled airplanes hobbyists
- Camping Sites and scenic areas surrounding the LZ would attract users from around the nation.
- Fireworks displays

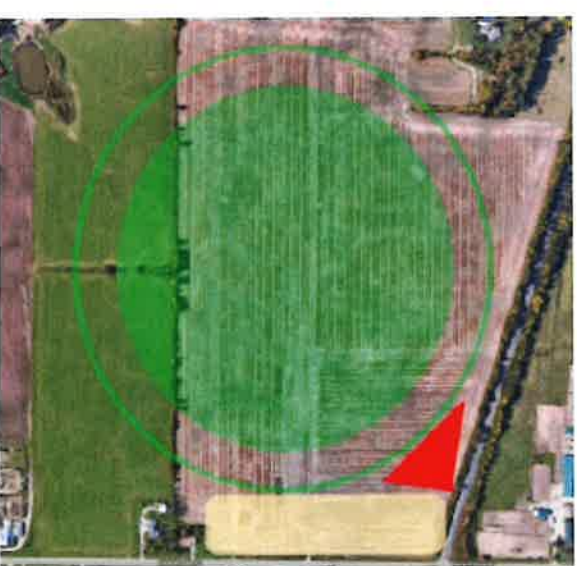
What it might look like

- Just an example for convenience to show necessary scale.
- Proximity to the lake provides attractive vantage point.
- Could be just one of others surrounding the lake for greater attraction and complementing the EAA & AirVenture venues.



LZ – Layout Example

- Green Filled Area = LZ area 1600' Diameter
- Outer Green circle: 2000' diameter unobstructed buffer drainage ditch
- Yellow Shaded: Parking Lot
- Red Triangle: Shelter with bathrooms



About the layout

- For unique reasons and convenience, a circular LZ is pictured.
- This permits takeoff and landings to always be into the wind no matter what its predominant direction is. A convenience that few other locations would ever have.
- The size creates training advantages permitting better view by an instructor throughout the flight.
- The circles permit a running track for neighborhood joggers. For reference a diameter of 1681 ft = ~1 mile circumference and 2088ft circle - ~2k.
- The landing zone area needs to be well drained. The space between the circles could be landscaped to act as a drainage ditch.

Further info:

- The larger the LZ, the greater use this will attract.
- Activity here may not require any power away from the shelter.
- A pavilion could be built to provide instructors who would rent the facility with indoor training rooms for ground school courses.
- I am not a balloonist. But I know people who are and may wish to provide input on such a plan. This was prepared without their input.

Expectations:

- Goals:
 - Create & foster safe flying practices and atmosphere for continuous improvement.
 - Develop responsible culture and ambassadorship among all user enthusiasts
 - Keep neighbors friendly to the sport
 - Attract users from outside of area.
 - Encourage more of such parks in neighboring communities



**Village of Harrison
September-22 Zoning Permit Report**

	Current Year			Previous Year		
	Permits	YTD Permits	Estimated Value	YTD Permits	Estimated Value	YTD Estimate Value
Residential						
Single Family	1	43	\$ 380,000	83	\$ 2,555,799	\$ 35,589,249
Two Family (units)	0	(0)	\$ 0	2	\$ 0	\$ 1,200,000
Multi Family (units)	0	(0)	\$ 0	2	\$ 0	\$ 26,800,000
Additions	0	10	\$ 0	13	\$ 367,500	\$ 1,016,615
Acc. Structures	0	18	\$ 0	24	\$ 16,700	\$ 427,195
Miscellaneous	10	89	\$ 64,990	99	\$ 15,522	\$ 720,549
Total Residential	11	162	\$ 444,990	223	\$ 2,955,521	\$ 65,753,608
Com./Ind.						
New	0	5	\$ 0	1	\$ 0	\$ 550,000
Additions	0	1	\$ 0	1	\$ 0	\$ 1,825,000
Acc. Structures	1	1	\$ 15,000	0	\$ 0	\$ 0
Miscellaneous	0	12	\$ 0	7	\$ 35,000	\$ 118,500
Total Com./Ind.	1	19	\$ 15,000	9	\$ 35,000	\$ 2,493,500
Combined Total	12	181	\$ 459,990	232	\$ 2,990,521	\$ 68,247,108

Number of Vacant Lots Remaining
130