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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Mark J. Mommaerts, AICP, Assistant Village Manager

**Meeting Date:**

November 22, 2022

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**Title:**

Conditional Use Permit – Amy Avenue Commercial Development (Electric City Crossing, LLC)

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**Issue:**

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

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**Background and Additional Information:**

In January 2019, the Village approved a Conditional Use Permit (CUP) for a six-building commercial development along Amy Avenue between Prosperity Drive and Highline Road. The applicant is seeking to expand that commercial development by two more buildings. The proposal is for the buildings to be used for retail, trade and contractors, and light industrial uses. The property is currently zoned Business Park [BP].

The applicant is proposing shared parking areas for the buildings. All business materials will be stored inside. Each building will have a sanitary sewer & water line shared between the units with each unit having a restroom facility and office area. Business signs will be wall-mounted.

The applicant is seeking a CUP in order to allow trade and contractor businesses and light manufacturing uses to operate within a unit. Essentially, this is an expansion of the current CUP.

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**Findings of Fact (Basis for Approval):**

According to Section 117-319 of the Harrison Zoning Ordinance, no Conditional Use Permit shall be recommended by the Plan Commission, or approved by the Village Board, unless it shall find all of the following criteria have been met. The applicant's failure to satisfy the criteria, or any other applicable requirement, shall be deemed grounds to deny the Conditional Use Permit.

1. Zoning. The proposed use conforms to the underlying zoning district intent and design standards and is in harmony with the general purpose and intent of the zoning ordinance. *Staff finds that the proposal conforms to the BP zoning district.*
2. Plans. The proposed use conforms to the Harrison Comprehensive Plan and any other officially adopted town plan. *Staff finds that the proposed development of retail and trade and contractor offices comply with the commercial designation of the Comprehensive Plan's future land use map.*
3. Traffic. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *Staff finds that all road access is from Amy Avenue and the number of driveways is minimized.*
4. Landscaping and screening. Appropriate landscaping and screening has been or will be provided to protect adjacent uses or properties from light, noise and other visual

impacts that are associated with the proposed use as established in Article VI, Access, Parking, and Loading and Article IX, Landscaping and Screening Standards of the zoning ordinance. *Staff finds that the plans illustrate a landscape buffer and appropriate green space.*

5. Neighborhood compatibility. The proposed use is compatible with the predominant or prevailing land use of the neighborhood surrounding the proposed development and whether the proposed use creates a nuisance due to noise, odor, or dust. *Staff finds that the proposed development complies with the commercial designation of the Comprehensive Plan's future land use map. The proposed development is consistent with the remainder of the development and is similar in nature to the development on the south side of Amy Avenue.*
6. Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. *Staff finds that sanitary sewer & water facilities, stormwater management facilities, and roadway access are provided.*

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**Budget Impacts:**

None

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**Recommended Action:**

Staff recommends approval of the Conditional Use Permit request with the following conditions (as approved in 2019):

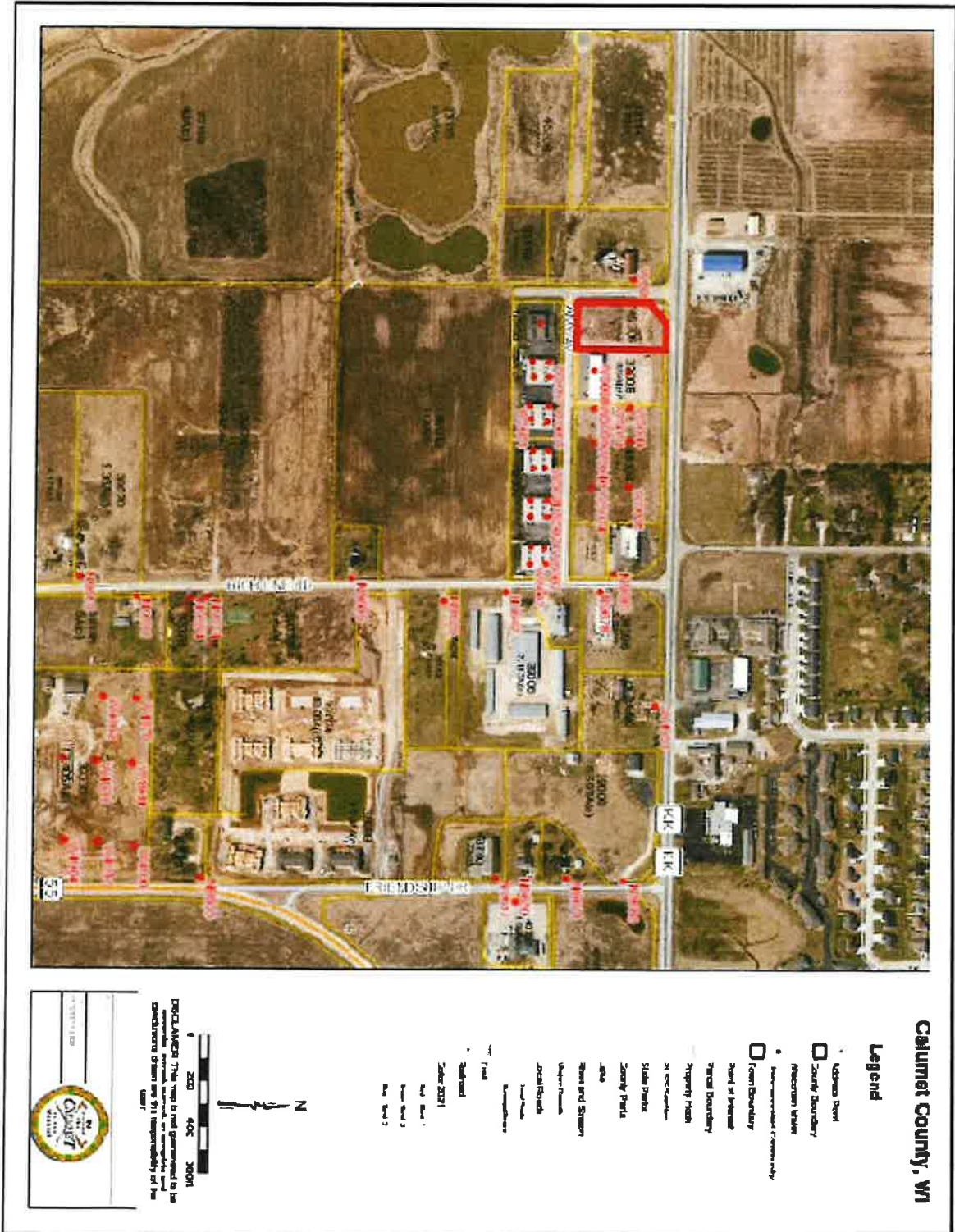
1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of a zoning permit.
2. Building materials and design shall be as approved by the Plan Commission at the October 2018 meeting. Deviations from the approved elevations shall require review and approval by the Plan Commission.
3. No outside storage, including but not limited to materials, equipment, or products, shall be allowed for any business within the development.
4. All mechanical equipment (ground or roof-mounted) shall be screened from view from a public road.
5. Access to the development shall be from Amy Avenue.
6. The hours of operation for any business within the development shall be limited to 7:00am to 6:00pm Monday through Friday and 7:00am and 3:00pm on Saturdays. The Plan Commission may approve alternate hours upon request from the business.
7. Only those uses permitted in the applicable zoning district and trade or contractor uses shall be allowed within the development.
8. A Zoning Certificate of Occupancy shall be required for initial occupancy of a unit or a change of occupancy for each unit to ensure compliance with the zoning ordinance.
9. All exterior lighting shall be direct cut-off fixtures
10. One freestanding sign, that meets the requirements of the zoning ordinance, shall be allowed. All other business signage shall be wall-mounted and shall meet the requirements of the zoning ordinance.
11. All applicable local, County, and State rules, regulations, and ordinances shall be met.

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**Attachments:**

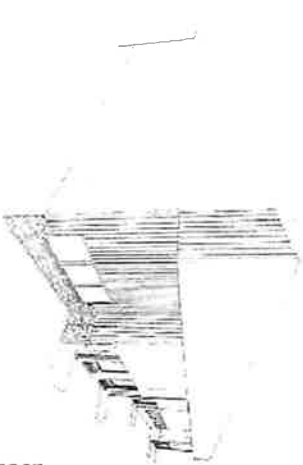

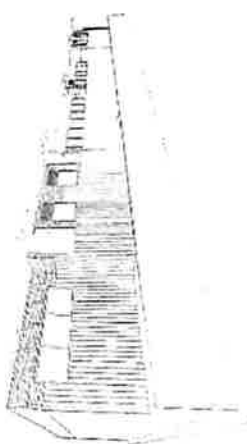
- Aerial Map
- Plan Set

# Aerial Map



# AMY AVENUE

## AMY AVENUE VILLAGE OF HARRISON, WI

**BUILDING CODE ANALYSIS**

PROPOSED TENANT REQUIRED BY  
MIN. AGE OF HARRISON, WI  
BUILDINGS 40 & 410 (S.F. 7M)

**PROJECT REDEVELOPMENT:**

USE AND OCCUPANCY CLASSIFICATION  
S-2\* STORAGE ONLY NON-COMMERCIAL  
MATERIALS WILL BE PERMITTED TO BE STORED IN  
THIS BUILDING

**TYPE OF CONSTRUCTION:**  
TYPE VIB  
NON-SPRINKLERED, SEPARATED

**GENERAL BUILDING HEIGHT AND AREA:**  
PROPOSED FIRST FLOOR AREA: TOTAL 1449 SQ FT  
RENEWED MEZZ AREA: TOTAL 1449 SQ FT

ALLOWABLE: S-2\* 13,900 SF PER CH 5  
12,000 SF PER CH 9

**PLUMBING SYSTEM:**  
PER SECTION 281 TABLE 2802.1 PER 3.100 OCCUPANTS  
1 PER 100 GROSS AREA SHALL  
1 PER 100 GROSS AREA SHALL  
NO CHANGES TO BATHROOMS)

ALL CONSTRUCTION OF THIS BUILDING SHALL  
NEED OR EXCEED ALL THE MINIMUM REQUIREMENTS,  
SPECIFICATIONS AND STANDARDS IN THE CASE OF  
CONFLICT THE MOST STRINGENT SHALL APPLY.

IBC 2015  
IFBC 2015  
STATE OF WISCONSIN PLUMBING CODE  
NATIONAL ELECTRICAL CODE  
UNIFORM FIRE PROTECTION CODE

**SHEET INDEX**

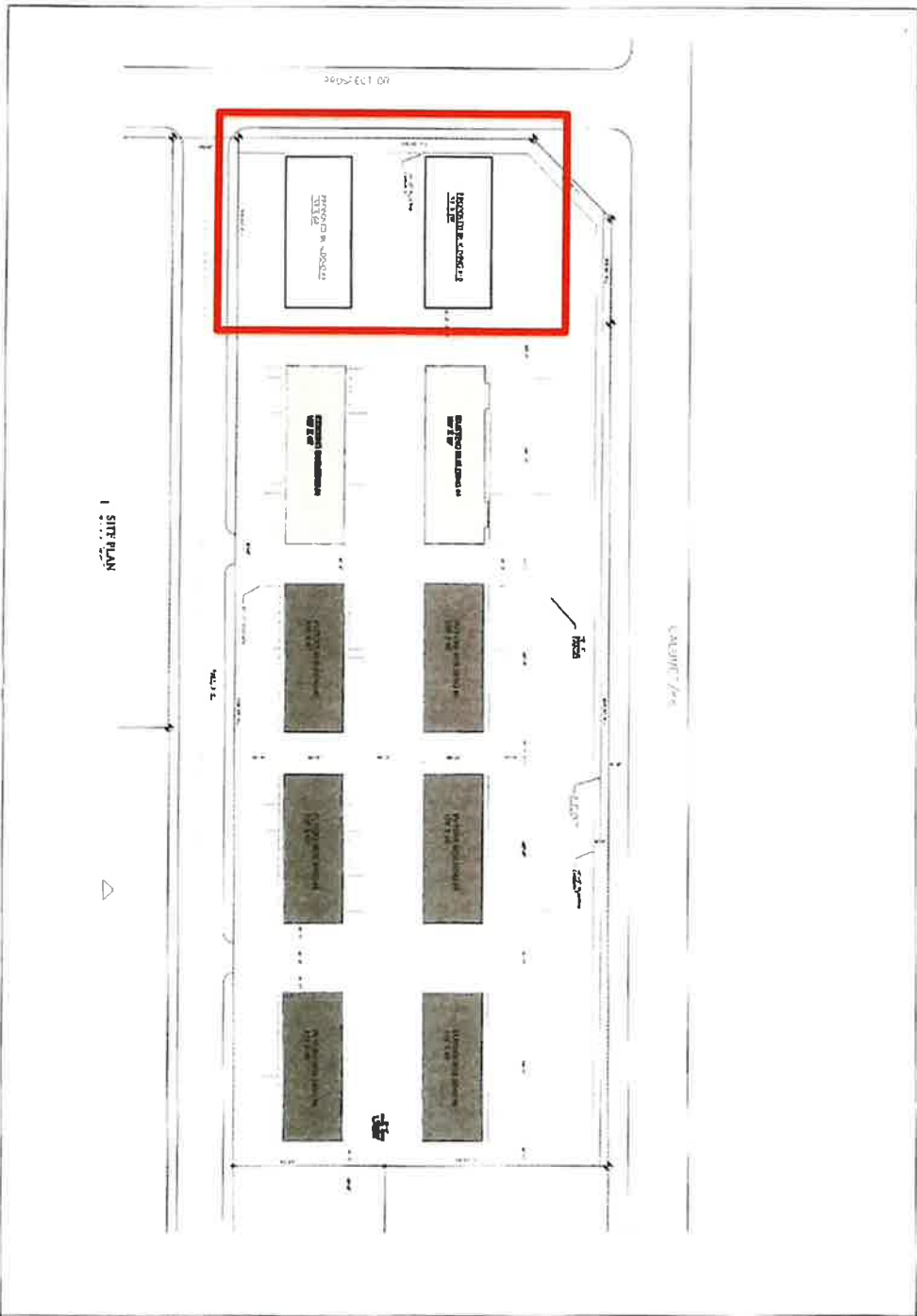
1	GENERAL NOTES
2	FOUNDATION
3	FLOOR PLAN
4	MECHANICAL
5	ELECTRICAL
6	PLUMBING
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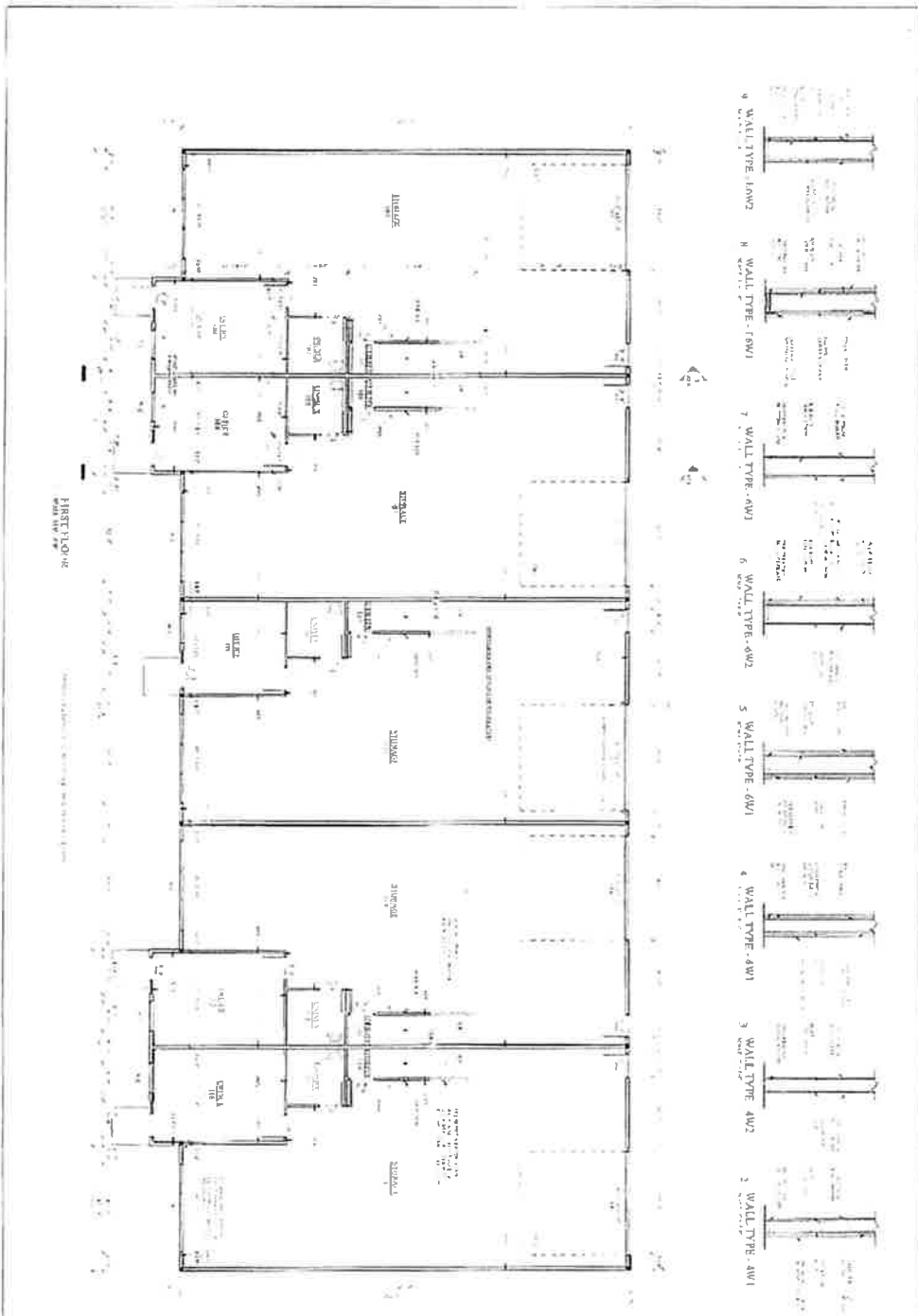
**ELECTRIC CITY CROSSING, LLC**  
BUSINESS CONDOS  
AMY AVENUE VILLAGE OF HARRISON, WI

**Daniel J. Weissner**  
AIA, LLC

**SEYMOUR LUXBER**  
ARCHITECTS

T.1.0





FIRST FLOOR  
WALL TYPE PER

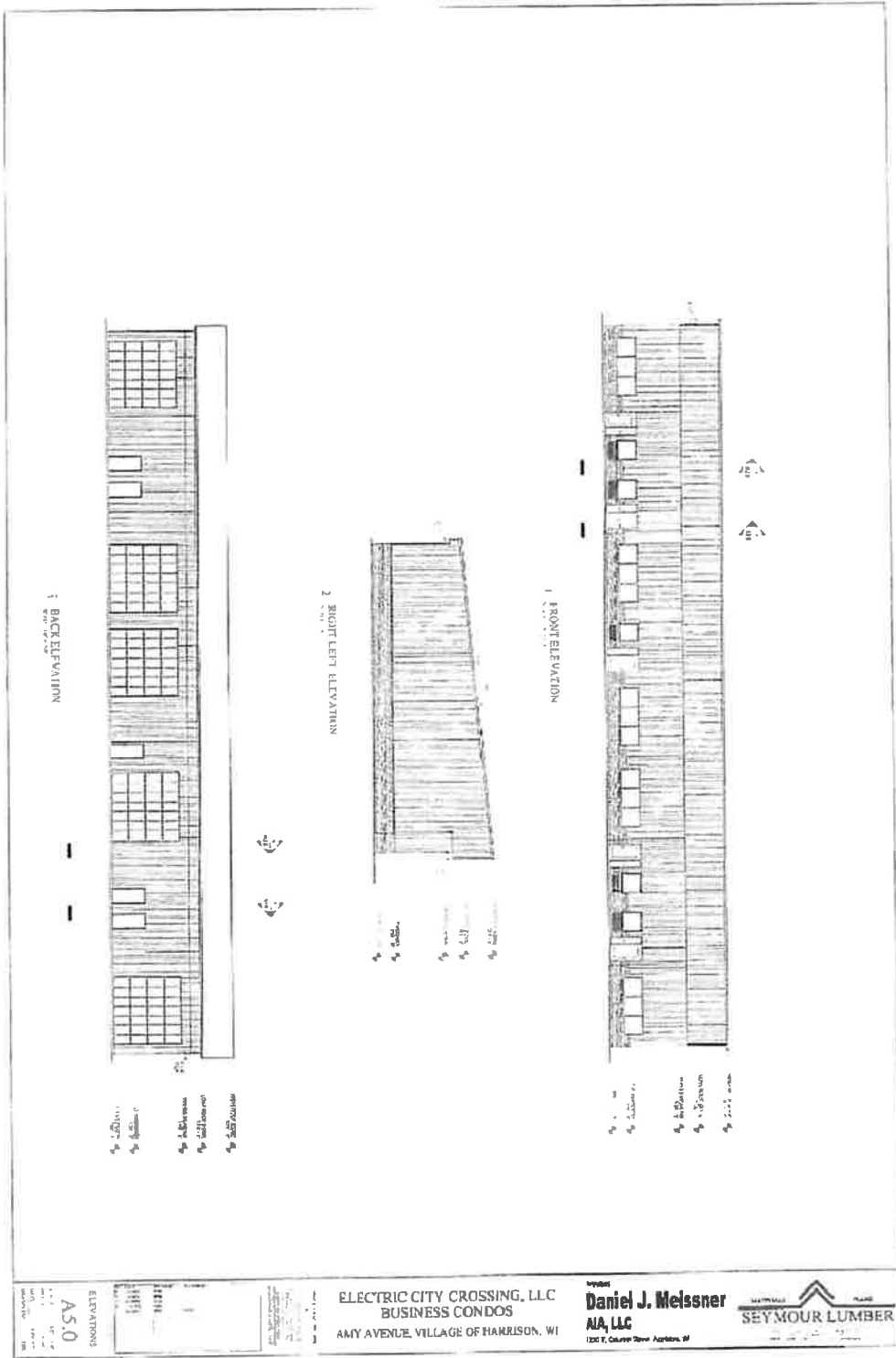
AMERICAN LUMBER COMPANY, INC. 10/15/10

FLOOR PLAN  
A10  
10/15/10

ELECTRIC CITY CROSSING, LLC  
BUSINESS CONDOS  
AMY AVENUE, VILLAGE OF HARRISON, WI

Daniel J. Weisner  
AIA, LLC  
1200 E. Chasford Street, Appleton, WI

SEYMOUR LUMBER  
1200 E. Chasford Street, Appleton, WI



3. BACK ELEVATION

2. RIGHT LEFT ELEVATION

1. FRONT ELEVATION

ELEVATIONS  
A50

ELECTRIC CITY CROSSING, LLC  
BUSINESS CONDOS  
AMY AVENUE, VILLAGE OF HARRISON, WI

BY  
**Daniel J. Meissner**  
AIA, LLC  
1201 Y. Courser Drive, Arlington, WI

SEYMOUR LUMBER

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**  
Mark J. Mommaerts, AICP, Assistant Village Manager

**Meeting Date:**  
November 22, 2022

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**Title:**  
Concept Plan – N. Coop Rd & Manitowoc Rd

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**Issue:**  
The Plan Commission is asked to provide preliminary comments on a new subdivision proposal.

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**Background and Additional Information:**

The applicant is proposing a new 66-lot subdivision at the southeast corner of Manitowoc Road and N. Coop Road (east of Woodland School). The property was zoned to Single-Family Residential (Suburban) [RS-1] and Planned Development Overlay [PDO] in November 2020. The reason the PDO zoning was approved was due to the concept plan at the time was for a condominium type of development. The current proposal is for a typical subdivision proposal. The PDO zoning will have no affect on a typical subdivision.

The proposal is for 66-lots with an average lot size of 19,100-square feet. Access is proposed by extending N. Coop Road into the area and Hedgerow Drive on the eastern portion of the property. A cul-de-sac is proposed on the western portion of the property due to the wetland areas running through the property and probable wetland areas on the adjacent wooded property to the south. Sanitary sewer and water will be provided by Harrison Utilities. Sanitary and water are currently a ¼-mile away on Woodland Road to the south.

**Items to discuss:**

1. Sanitary sewer and water extensions. Currently the extents of sanitary sewer and water mains are on Woodland Road, approximately ¼-mile to the south. Consult with Harrison Utilities engineers for extensions. (staff would like to see sewer & water extended along the future Noe Road corridor)
  2. A trail along Manitowoc Road should be considered along the extents of the subdivision.
  3. A safe pedestrian connection from the subdivision to Woodland School should be provided. Input from the Kimberly Area School District should be sought.
  4. Street connection between lot 64/65 should be provided for additional access to the east.
  5. Buildable areas for lots 5-7 should be reviewed due to wetland/navigable waterway.
  6. Consideration of parkland dedication versus fee in lieu of parkland should be discussed.
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**Recommended Action:**

Discussion item. The applicant wishes to hear preliminary comments on the proposed subdivision.



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**Attachments:**

- Aerial Map
- Concept Plan





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

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
<b>Residential</b>								
Single Family	12	55	\$ 5,139,000	\$ 22,814,011	5	88	\$ 1,847,120	\$ 37,436,369
Two Family (units)	0 ( 0 )	2	\$ 0	\$ 1,200,000	0 ( 0 )	2	\$ 0	\$ 1,200,000
Multi Family (units)	0 ( 0 )	0	\$ 0	\$ 0	2 ( 260 )	4	\$ 22,940,000	\$ 49,740,000
Additions	1	11	\$ 115,000	\$ 769,000	3	16	\$ 240,940	\$ 1,257,555
Acc. Structures	0	18	\$ 0	\$ 737,541	4	28	\$ 23,630	\$ 450,825
Miscellaneous	8	97	\$ 71,319	\$ 924,580	4	103	\$ 13,000	\$ 733,549
<b>Total Residential</b>	<b>21</b>	<b>183</b>	<b>\$ 5,325,319</b>	<b>\$ 26,445,132</b>	<b>18</b>	<b>241</b>	<b>\$ 25,064,690</b>	<b>\$ 90,818,298</b>
<b>Com./Ind.</b>								
New	0	5	\$ 0	\$ 6,650,000	1	2	\$ 1,000,000	\$ 1,550,000
Additions	0	1	\$ 0	\$ 5,000,000	0	1	\$ 0	\$ 1,825,000
Acc. Structures	0	1	\$ 0	\$ 15,000	0	0	\$ 0	\$ 0
Miscellaneous	0	12	\$ 0	\$ 608,285	1	8	\$ 4,971	\$ 123,471
<b>Total Com./Ind.</b>	<b>0</b>	<b>19</b>	<b>\$ 0</b>	<b>\$ 12,273,285</b>	<b>2</b>	<b>11</b>	<b>\$ 1,004,971</b>	<b>\$ 3,498,471</b>
<b>Combined Total</b>	<b>21</b>	<b>202</b>	<b>\$ 5,325,319</b>	<b>\$ 38,718,417</b>	<b>20</b>	<b>252</b>	<b>\$ 26,069,661</b>	<b>\$ 94,316,769</b>

Number of Vacant Lots Remaining 185