
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

May 24, 2022

Title:

Variance for Private Road Development

Issue:

Should the Plan Commission approve a development that utilizes private roads rather than public roads?

Background and Additional Information:

The applicant is considering purchasing a portion of the Kimberly Clark Corp. property along Firelane 10 and south of the railroad tracks. The area is adjacent to Northshore Golf Club and sits east of Firelane 10. The applicant wishes to develop the property as a private single-family residential subdivision with approximately 10-16-lots on the portion south of the railroad tracks. The area north of the railroad tracks will be developed as a public residential subdivision.

The intent is to create a private residential development on the south side of the railroad. Private development, as in private streets. Utilities (sanitary sewer & water) would be public and serviced by Harrison Utilities. The subdivision ordinance states that the design of a subdivision, "new private streets shall not be permitted". The process for a variance from the subdivision ordinance includes review by the Plan Commission and approval by the Village Board. The applicant has submitted a formal variance request.

The applicant is proposing private streets due to a provision in the railroad crossing of the existing private driveway that the private driveway remain private north of the railroad and crossing to enter the subdivision. The applicant is proposing secondary access for emergency vehicles along Firelane 10.

There is public right-of-way (ROW) from Firelane 10 south of the railroad tracks to this property where a new public road could be built. The ROW is less than the standard 60-foot width so additional ROW may have to be acquired or the public road constructed within a substandard ROW width. If there were private roads within the subdivision, easements will be required for utility access and stormwater access.

Subdivision Ordinance Variance process and approval criteria:

- (i) *Variance and appeals (modification of regulations).* When the plan commission or Village board finds that extraordinary hardship or injustice will result from strict compliance with this chapter, it may vary the terms thereof to the extent deemed necessary and proper to grant relief, provided that the modification meets the land division variance criteria.

1. The land division variance criteria include the following four standards:
 - a. The variance is due to physical features of the site or its location.
 - b. The variance is the least deviation from this chapter which will mitigate the hardship.
 - c. The variance is not detrimental to the public interest and is in keeping with the general spirit and intent of this chapter.
 - d. Any variance recommendation shall include, at minimum, that the variance will not violate the purpose of this chapter or provisions of Wis. Stats. ch. 236.
2. Application for a variance shall be made to the Village planner and Village clerk who shall provide notice of time and place of hearing by publication of a Class 2 notice, under Wis. Stats. ch. 985.
3. A copy of such notice shall be mailed to all property owners within 300 feet of the subject site by regular mail. Notice of hearing shall be mailed approximately 14 days prior to hearing date. The applicant shall be responsible for payment of a hearing fee as set forth in Appendix A, Fee Schedule, reference this code section.

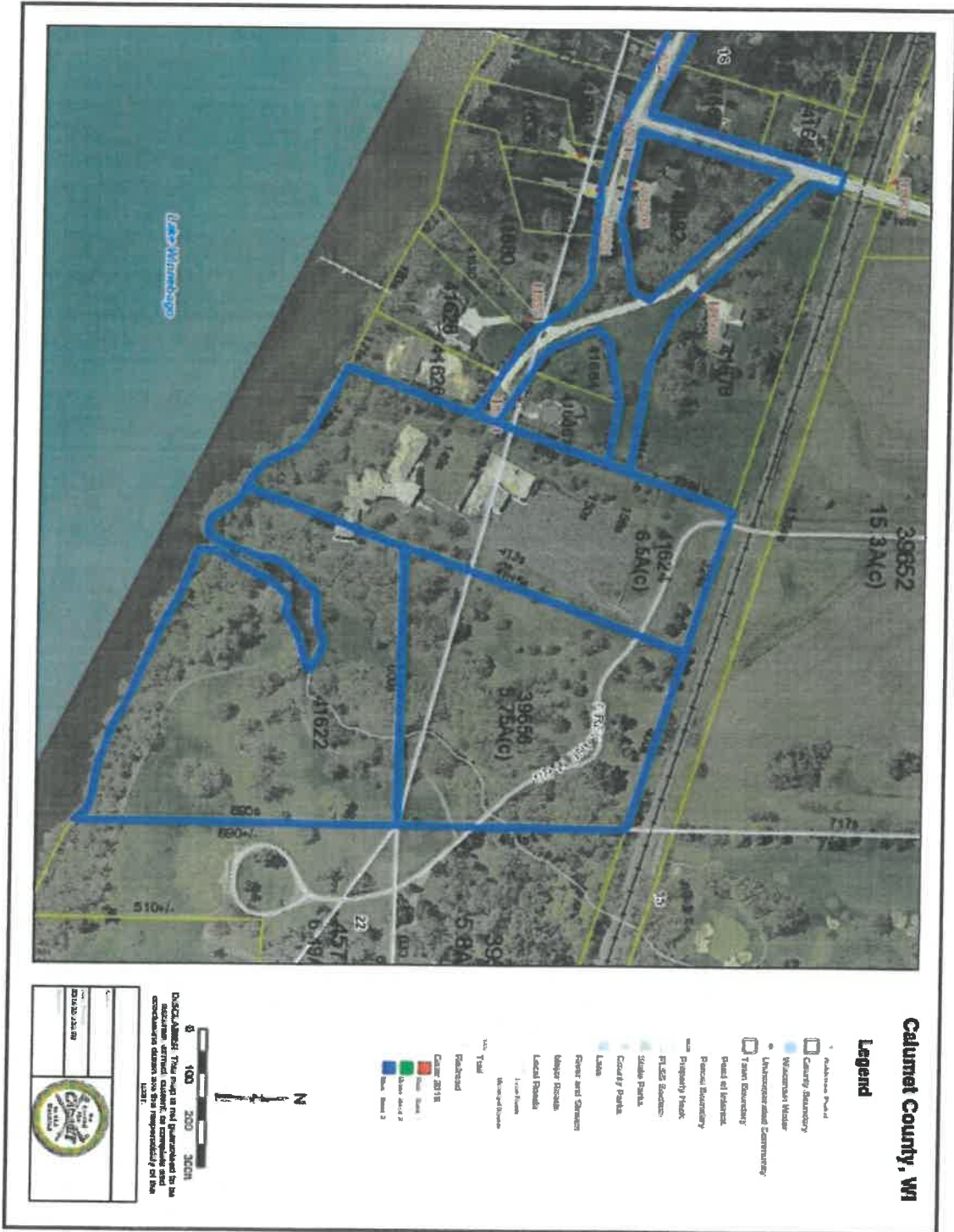
Recommended Action:

Staff recommends approval of variance for this property.

Attachments:

- Request for Variance letter from applicant (includes aerial map and concept plan)
- Aerial Map (indicates public ROW west of site, "X" shape in blue)
- Exhibit A: Development Area, Aerial Map
- Exhibit B: Potential Site plan, south side of tracks, Aerial Map (indicates the proposed private drive location, black line and potential secondary emergency access point)
- Email from Tim Wittmann, Davel Engineering, sent May 2, 2022.

Aerial Map



Letter

To: Town of Harrison

From: Paul and Tom Klister

Subject: Request for Variance

We are working with Kimberly Clark to purchase the approximate 64 acres as depicted on the attached map. Our goal/plan is to demo the existing structures south of the railroad and develop a private residential community by creating 10-16 single family residential lots. The parcel to the North of the railroad would be developed as single family residential sites and be public.

We understand that the Town's preference is to have residential developments of two or more lots to be public and follow the Town's specifications for doing so. We are respectfully requesting a variance to keep the area South of the railroad private, and have the area North of the tracks public. The following is our basis for requesting a variance:

- 1) Access: Kimberly Clark is mandating that the existing access from the frontage road onto fire lane 11 be utilized for their own private use to access their storage facility. Our plan would be to cul de sac Fire lane 9 and create a new, private drive that would come from fire lane 10 and joining up with the existing road (fire lane 11) and continue to utilize the existing passage over the railroad. Please see attached map.
- 2) Railroad Tracks: The existing access to the South portion of the land is presently served by a privately authorized easement that is granted by Canadian National Railway (CN) to Kimberly Clark. We have had discussion with a representative of CN and they are firm on requiring said access to continue to be private. In order to meet CN requirement, we would incorporate an LLC that would have all land owners South of the tracks to be members of the LLC. We would create a governing home owners association that would provide a united governance: providing the CN required insurable interest; and providing a united authority that would control all the private services that would be needed (garbage; mail; road and infrastructure; snow and landscaping; environmental regulations with the existing navigable stream).
- 3) Secondary access: We are of the understanding that there is mapped access from fire lane 10 – see attached map outlined in yellow. We have talked to the neighbors, including Steve Endries who paved the existing drive (Endries access). We are of the understanding that all the neighbors would object to us using the Endrie's access as the main thorough fare for our proposed development. To provide secondary access for police, fire and emergency vehicles, we would propose that the Endrie's ingress/egress point be utilized only in emergency situations;
- 4) The existing road and bridge that services the area South of the tracks were constructed to service as private use. If we were required to meet public standards for road construction and to build a new bridge, it would add substantial cost, that would not allow the development to be economically feasible.

Thank you for your consideration

Exhibit A

Exhibit A – Development Area

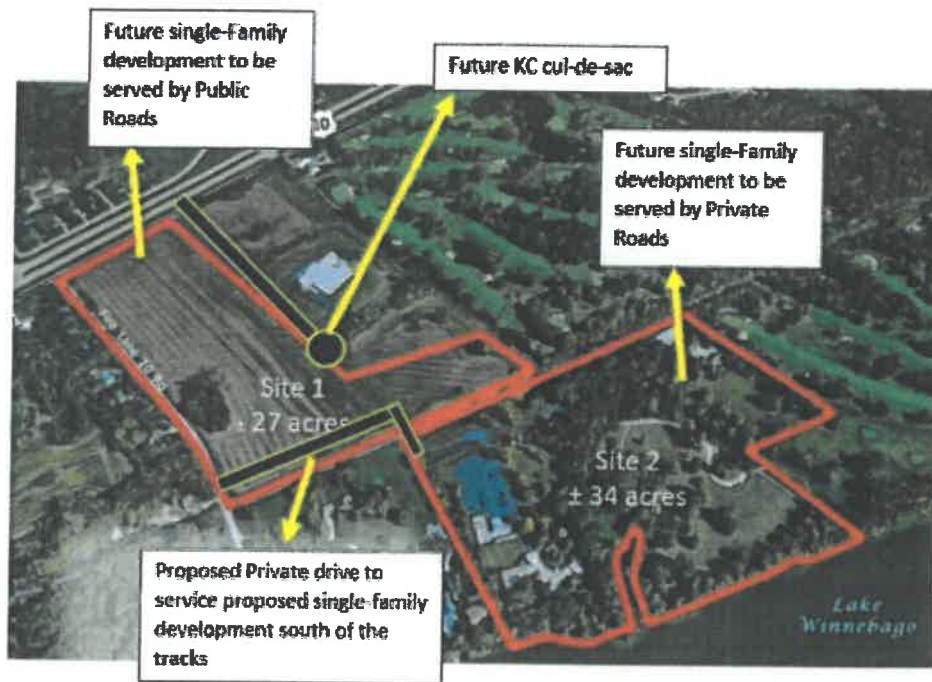
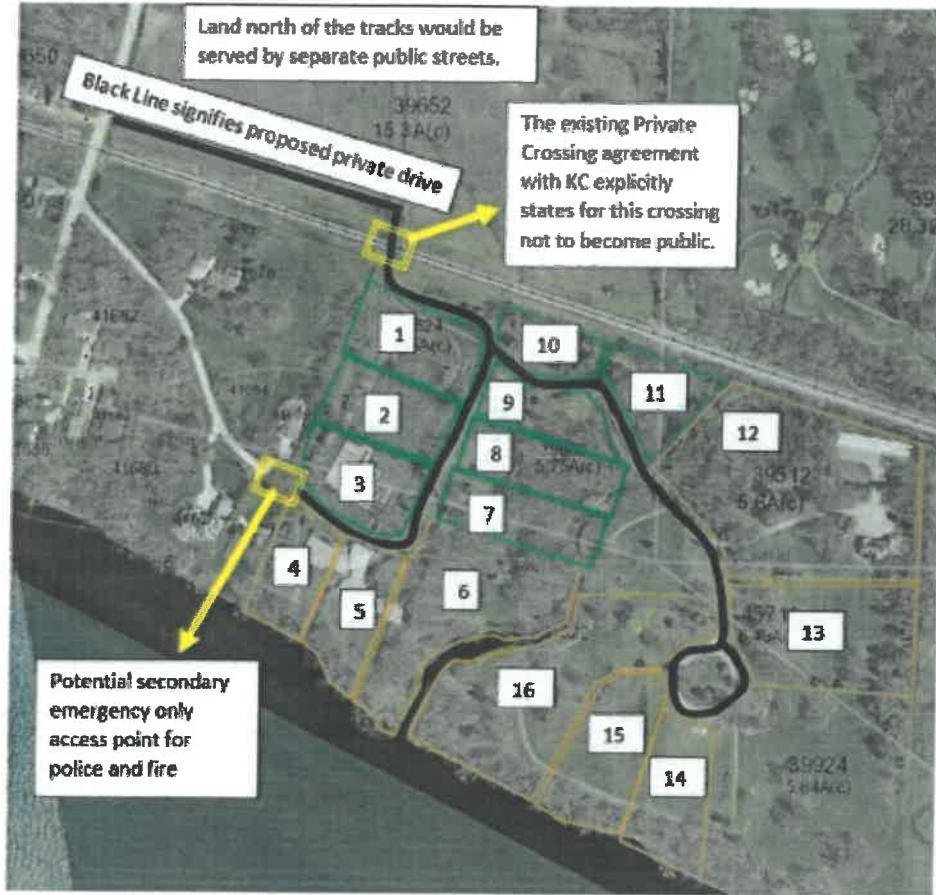


Exhibit B

Exhibit 8 – Potential Site plan, south side of tracks



Email

Trish Nau

From: Tim Wittmann <tim@davel.pro>
Sent: Monday, May 2, 2022 3:37 PM
To: Trish Nau
Cc: Tom Kister; Jim Sehloff
Subject: FW: Kimberly Clark Property
Attachments: Harrison Variance Request.pdf; 7137concept3a-3.pdf

Greetings Trish,

Please find the attached variance request and North Shore Ridge subdivision concept to include private roadways. If you could confirm receipt for action on the May Village meetings.

Let me know if you need paper copies or anything else.

Thanks - Tim



1164 Province Terrace
Menasha, WI 54952
Direct: 920-560-6568
www.davel.pro



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Please consider the environment before printing this message.

From: Mark Mommaerts <MMommaerts@harrison-wi.org>
Sent: Thursday, April 28, 2022 9:57 AM
To: Tim Wittmann <tim@davel.pro>
Cc: Trish Nau <tnau@harrison-wi.org>
Subject: Kimberly Clark Property

Hi Tim,

As we discussed on the phone, outlined below is a timeline for the various applications (attached)...

Land Division Ordinance Variance (for private roads)
Deadline for application is May 3rd at Noon for the May 24th Plan Commission and May 31st Village Board meetings. There will be a public hearing for this item. There is no formal application form, please submit a letter detailing the request along with reasons for the request. Please also include a conceptual plan of the subdivision layout.



Comprehensive Plan Amendment (change future land use map from commercial to single family residential (sewered))
Deadline for application is May 16th at Noon for the June 21st Plan Commission and June 28th Village Board meetings. There will be a public hearing for this item. Please see the attached application. A legal description of the property will be needed.

Zoning Map Amendment (change zoning map from BP to RS-1)
Deadline for application is May 31st at Noon for the June 21st Plan Commission and June 28th Village Board meetings. There will be a public hearing for this item. Please see the attached application. A legal description of the property will be needed.

Preliminary Plat (subdivision)
Deadline for application is May 31st at Noon for the June 21st Plan Commission and June 28th Village Board meetings. Please see the attached application.

I include Trish Nau on this email. Trish is the new Assistant Planner for the Village and will be the contact person for these items in the future. I will continue to be involved, but only on the review side.

Thank you,

Mark J. Mommaerts, AICP
Assistant Village Manager



Village of Harrison
W5298 State Road 114
Harrison, WI 54952
920-989-1062
www.harrison-wi.org

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

May 24, 2022

Title:

Certified Zoning Map (CSM) - Green Meadows on Lake Park (Tax ID 43840)

Issue:

Should the Plan Commission recommend approval of the Certified Zoning Map (CSM) to the Village Board for the Green Meadows Subdivision?

Background and Additional Information:

The Developer of a potential new subdivision is proposing to divide the property located on the southwest corner of Lake Park Road and Midway Road. The property currently consists of two lots, parcels 43840 & 43838. The proposed CSM entails all of Lot 1.

Parcel 43840 is currently zoned Multi-Family Residential [RM]. Parcel 43838 is currently zoned Neighborhood Commercial [CN]. The Developer wishes to rezone both parcels to Single-Family Residential (Traditional) [RS-2] to match that of the zoning to the west as part of the Lexington Homes subdivision approved a couple of years ago. Sewer service is available at Dylan Drive to the south.

Access to Lake Park Road may be granted by the Village. Access to Midway Road is limited as it is a County Highway. In order to avoid creating cul-de-sacs, the Developer has provided a second means of access to properties, and planned sewer & water services in the right-of-way.

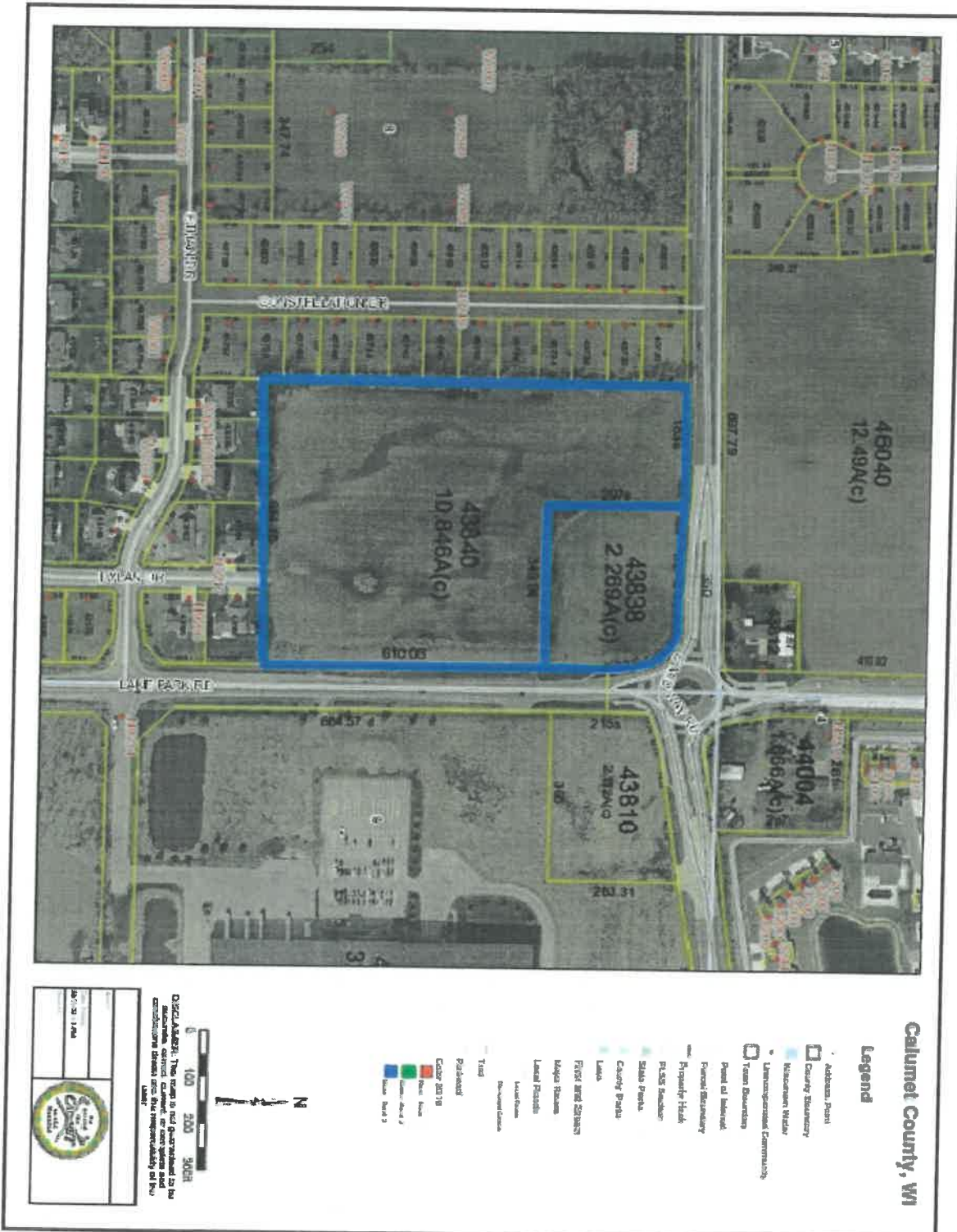
Recommended Action:

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

Attachments:

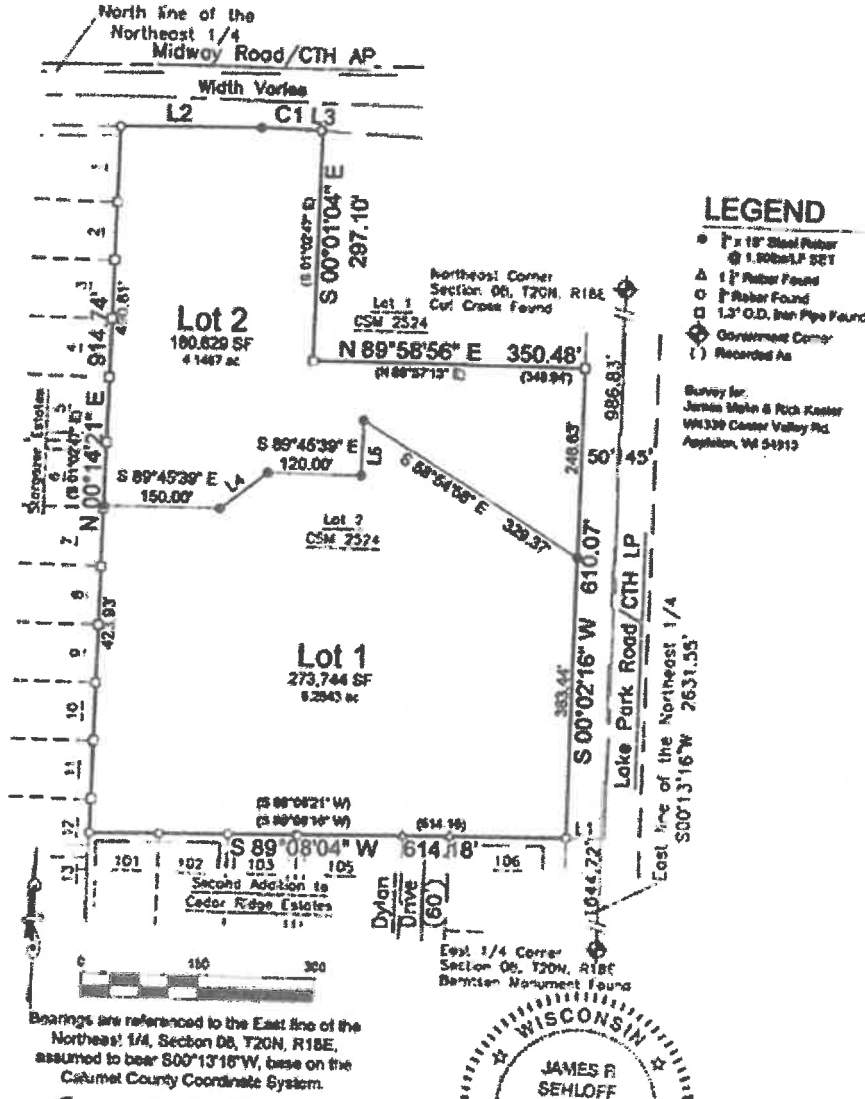
- Aerial Map
- CSM

Aerial



Certified Survey Map No. _____

Part of Lot 2, Certified Survey Map 2524, located in the the Northeast 1/4 of the Northeast 1/4, Section 06, Township 20 North, Range 16 East, Village of Harrison, Calumet County, Wisconsin.



Bearings are referenced to the East line of the Northeast 1/4, Section 06, T20N, R16E, assumed to bear S00°13'16\"/>

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1184 Poyntz Terrace, Menasha, WI 54952
 Ph: 920-961-1888 Fax: 920-941-6264
 www.davel.com

WISCONSIN
 JAMES R. SEHLOFF
 S-2692
 LAND SURVEYOR
 30 MAY 2022
 Date

File: 7094CSM.dwg
 Date: 05/03/2022
 Drawn By: J...
 Sheet 1 of 4

Certified Survey Map No. _____

Part of Lot 2, Certified Survey Map 2524, located in the the Northeast 1/4 of the Northeast 1/4, Section 08, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify. That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of Richard S. Kaster & James B. Mahn, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map, that such map correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is part of Lot 2, Certified Survey Map 2524, recorded as Document No 344340, located in the the Northeast 1/4 of the Northeast 1/4, Section 08, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 454,372 Square Feet (10.4309 Acres) of land, described as follows.

Commencing at the Northeast corner of Section 08, thence, along the East line of the Northeast 1/4 said Section 08, S00°13'16"W, 968.83 feet, thence S89°08'04"W, 45.88 feet to the Westerly right of way line of Lake Park Road/CTH LP said point being the point of beginning, thence, along North line of Second Addition to Cedar Ridge Estates, S89°08'04"W, 614.18 feet to the East line of Starpazer Estates; thence, along said East line, N00°14'21"E, 914.74 feet to the Southerly right of way line of Midway Road/CTH AP; thence, along said Southerly right of way line, N88°57'12"E, 182.58 feet, thence, continuing along said Southerly right of way line, 76.19 feet along the arc of a curve to the right with a radius of 958.50 feet and a chord of 76.17 feet which bears S88°49'10"E, thence, continuing along said Southerly right of way line; thence, continuing along said Southerly right of way line, S88°29'32"E, 1.45 feet to the West line of Lot 1 of Certified Survey Map 2524; thence along said West line of Lot 1, N00°01'04"E, 297.10 feet to the Southwest corner of said Lot 1, thence, along the South line of said Lot 1, N89°58'58"E, 350.48 feet to said Westerly right of way line; thence along said Westerly right of way line S00°02'16"W, 610.07 feet to the point of beginning, subject to all easement and restrictions of record.

Given under my hand this 3 day of WISCONSIN, 2022

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

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-In	Tangent Bearing-out
C1	958.50	S 88°49'10" E	76.17	76.19	4°33'18"	N 88°57'12" E	S 88°29'32" E

LINE TABLE		
Line	Bearing	Length
L1	N 89°08'04" E	45.88
L2	N 88°57'12" E	182.58
L3	S 88°29'32" E	1.45
L4	N 51°27'00" E	76.99
L5	N 00°14'21" E	72.00

Certified Survey Map No. _____

Part of Lot 2, Certified Survey Map 2524, located in the the Northeast 1/4
of the Northeast 1/4, Section 08, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin.

Owners' Certificate

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

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

Village of Harrison

Dated this _____ day of _____, 20____

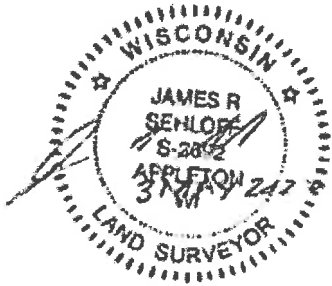
Richard S. Kester, Owner

James B. Mahr, Owner

State of Wisconsin)
)SS
_____) County)

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

_____) My Commission Expires _____
Notary Public, Wisconsin



Certified Survey Map No. _____

Part of Lot 2, Certified Survey Map 2624, located in the the Northeast 1/4
of the Northeast 1/4, Section 08, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin.

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Harrison, Calumet County, Richard S. Kaster & James B. Mahn, the property owner, is hereby approved by the Village Board of the Village of Harrison.

Alison Blackmer, Village President Date _____

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

Vicki Tesson, Village Clerk Date _____

Treasurers' Certificate

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

Village Treasurer Date _____

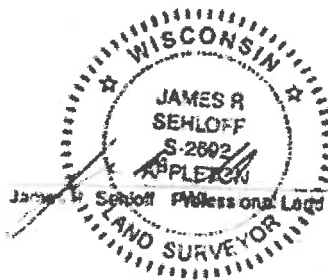
County Treasurer Date _____

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

the property owners of record
Richard S. Kaster &
James B. Mahn

Recording Information
Doc No. 345931

Parcel Number(s)
43840



3 APR 2022
James R. Sehloff Professional Land Surveyor No. S-2892 Date

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

May 24, 2022

Title:

Preliminary Plat -- Green Meadows on Lake Park

Issue:

Should the Plan Commission recommend approval of the Preliminary Plat of the Green Meadows subdivision to the Village Board?

Background and Additional Information:

The applicant is proposing a 34-lot and 1-outlot plat for a new subdivision called Green Meadows. The subdivision is located on the southwest corner of Lake Park Road and Midway Road. The property is currently zoned Multi-Family Residential [RM]. The subdivision is proposed to have roadway access to Lake Park Road (CTH LP) and Dylan Drive from the south. All roadways are proposed to be dedicated to the public at a width of 66-feet for the right-of-way. Lots are generally 11,000 square feet in area, the corner lots are generally 15,000 square feet. The largest of the proposed lots, along Lake Park Road near the roundabout is approximately 20,000 square feet. Sewer and water will be extended through the subdivision. Stormwater management will be accommodated in a stormwater pond located on Outlot 1.

Staff is still reviewing the plat and plan set. The Plan Commission is asked to please provide any comments or issues at the meeting in order for the developer to make changes to the plat and plans for anticipated approval at the June meeting.

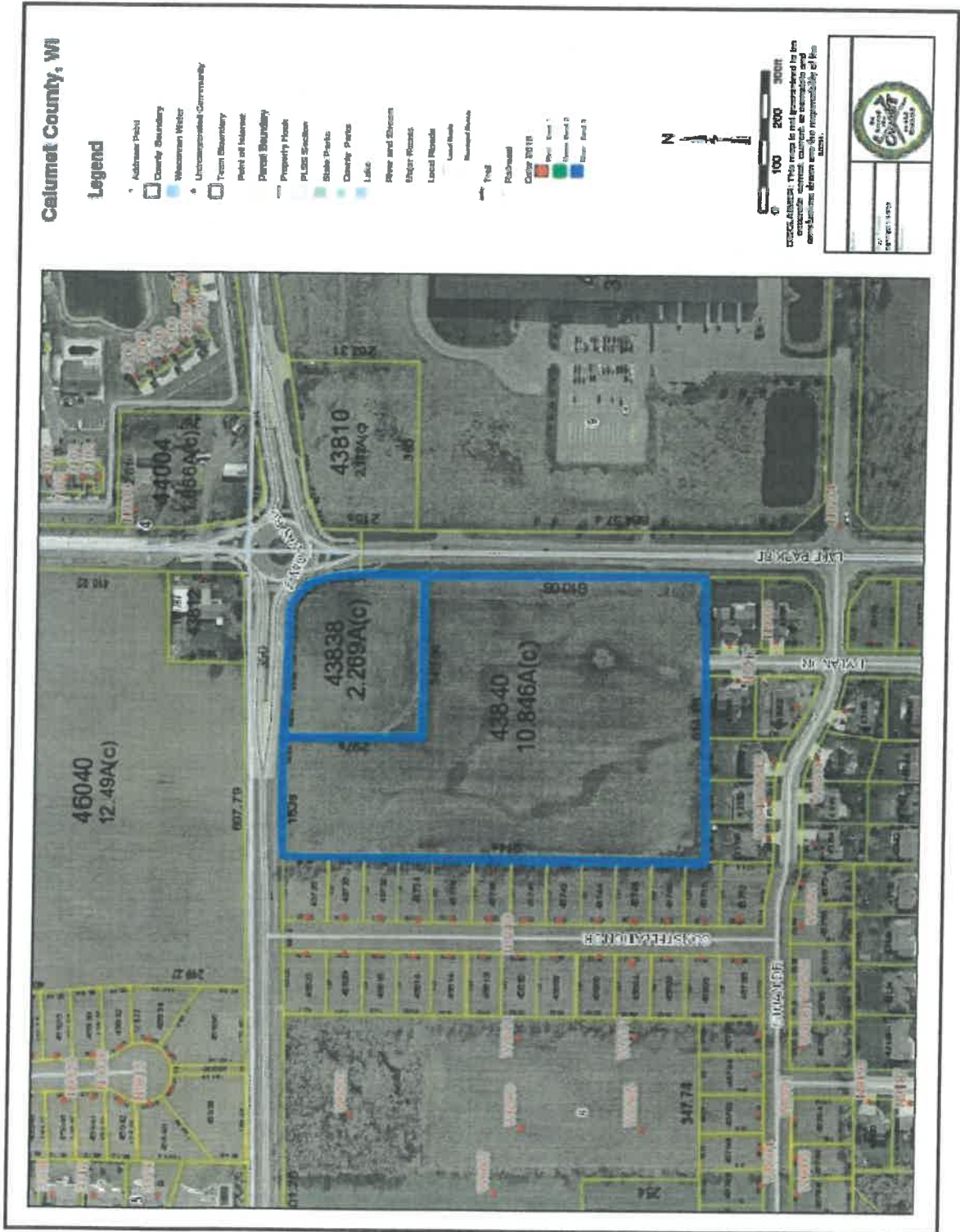
Attachments:

- Aerial Map
- Preliminary Plat

Recommended Action:

Discussion Item Only, No Action.

Aerial Map



Preliminary Plat

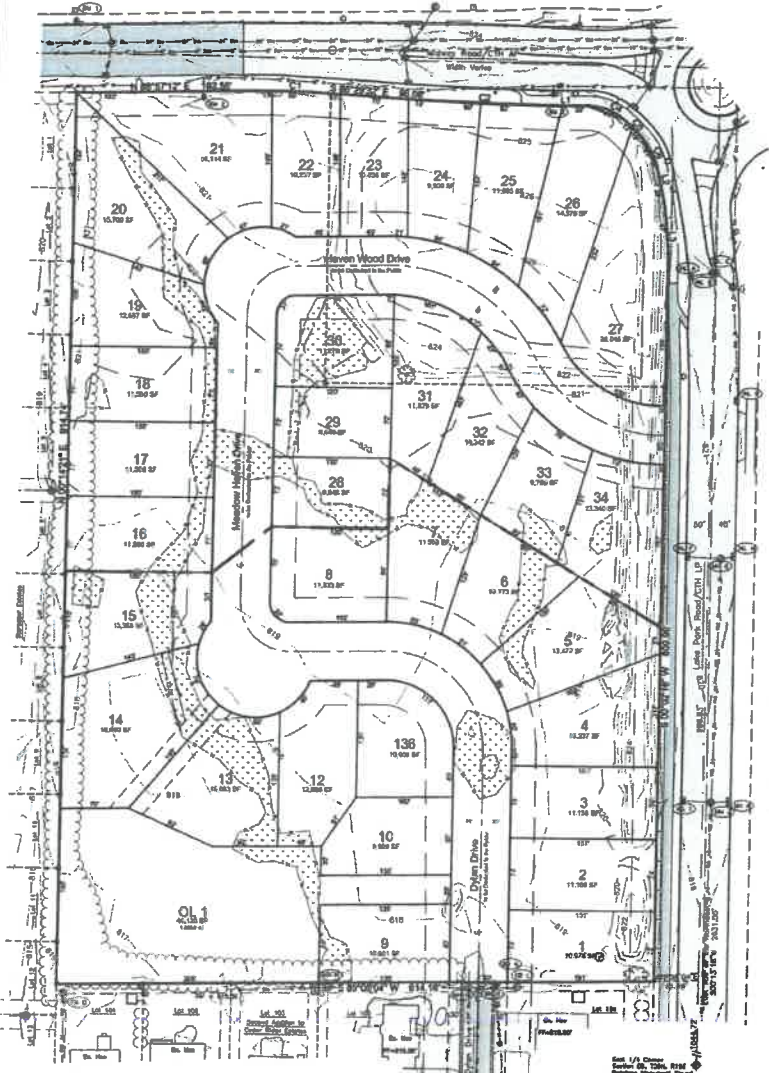
Preliminary Plat of Green Meadows on Lake Park

Part Lots 1 and 2 of Certified Survey Map 2524 located in the Northeast 1/4 of the Northeast 1/4 of Section 08, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

LOCATION MAP



Boundaries are referenced to the East based on the Harrison 1/4 Section 08, Township 20 North, Range 18 East, Wisconsin State Survey. See also the Wisconsin County Commission System.



Storm Structures

Structure #	Run	Inch	Size	Material	Direction
SM 1	A	24.00	24.00	24"	PVC E
SM 2	B	27.00	24.00	24"	PVC W
SM 3	C	24.75	24.00	24"	PVC E
SM 4	D	24.75	24.00	24"	PVC W
SM 5	E	24.00	24.00	24"	PVC E
SM 6	F	24.00	24.00	24"	PVC W
SM 7	G	24.00	24.00	24"	PVC E
SM 8	H	24.00	24.00	24"	PVC W
SM 9	I	24.00	24.00	24"	PVC E
SM 10	J	24.00	24.00	24"	PVC W
SM 11	K	24.00	24.00	24"	PVC E
SM 12	L	24.00	24.00	24"	PVC W
SM 13	M	24.00	24.00	24"	PVC E
SM 14	N	24.00	24.00	24"	PVC W
SM 15	O	24.00	24.00	24"	PVC E

Sanitary Structures

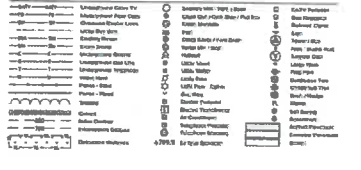
Structure #	Run	Inch	Size	Material	Direction
SS 1	A	24.00	24.00	24"	PVC E
SS 2	B	24.00	24.00	24"	PVC W

- #### REMARKS (in V/Cs)
- SM 1: 18" Dia. Manhole (24") East of Green Meadows Drive Elevation: 821.88
 - SM 2: 18" Dia. Manhole (24") East of Green Meadows Drive Elevation: 821.24
 - SM 3: 18" Dia. Manhole (24") East of Green Meadows Drive Elevation: 821.24
 - SM 4: 18" Dia. Manhole (24") East of Green Meadows Drive Elevation: 821.24

SUPPLEMENTARY DATA
 Total Area = 102,328 SF ± 0.788 acres
 PAV Area = 80,898 SF ± 0.682 acres
 Total Area = 102,328 SF ± 0.788 acres
 Number of Lots = 34 Lots 1 Ours
 Average lot area = 3,009 SF
 Typical lot dimensions = 150' x 200'
 General lot of area = 1,000 SF
 Shading pattern = 1/4" Grid
 Prepared on: 10/10/2012

Prepared by: Harrison
 Village of Harrison
 Department of Administration
 Calumet County
 NOTES:
 Utility and Easement Easements will be shown as Foot Print

LEGEND



CURVE TABLE

Curve #	PC	PT	Chord Length	PI	PL	PI	PL	PI	PL	PI	PL
1	821.24	821.24	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
2	821.24	821.24	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
3	821.24	821.24	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4	821.24	821.24	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

LINE TABLE

Line #	From	To	Length
1	10.00	10.00	10.00
2	10.00	10.00	10.00
3	10.00	10.00	10.00
4	10.00	10.00	10.00

SURVEYOR'S CERTIFICATE
 I, James R. Schmitt, Surveyor, do hereby certify that this Preliminary Plat is a correct representation of all existing facts and conditions and that I have complied with the jurisdictional requirements for the Village of Harrison.

JAMES R. SCHMITT, P.L.S., No. 9-2002

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1701 Pioneer Terrace, Madison, WI 53702
 PH: 608-261-8800 Fax: 608-261-0201
 www.davel.com

11/2/2012 1:45 PM at Project: Green Meadows on Lake Park, 102,328.00 SF. Printed by: Jim

For Notices see
 the Wisconsin
 Statutes at
 Chapter 19.01

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

May 24, 2022

Title:

Certified Zoning Map (CSM) – N8222 State Park Road (Tax ID 40160)

Issue:

Should the Plan Commission recommend approval of the Certified Zoning Map (CSM) to the Village Board for Parcel 40160?

Background and Additional Information:

The owner of the parcel is proposing to divide the property located east of State Park Road and south of the CN Railroad tracks. The property currently consists of a 29.48-acre lot, parcel 40160.

The owner is proposing to divide the parcel into four lots of varying sizes. Lot 1, 8.2451 acres, Lot 2, 9.1484 acres (existing barn/out building), Lot 3, 1.4682 and Lot 4, 9.6930 acres. Parcel 40160 is currently zoned Agricultural [AG]. The property owner is proposing all parcels to remain Agricultural [AG].

Access to the property is provided by public right-of-way from State Park Road.

Recommended Action:

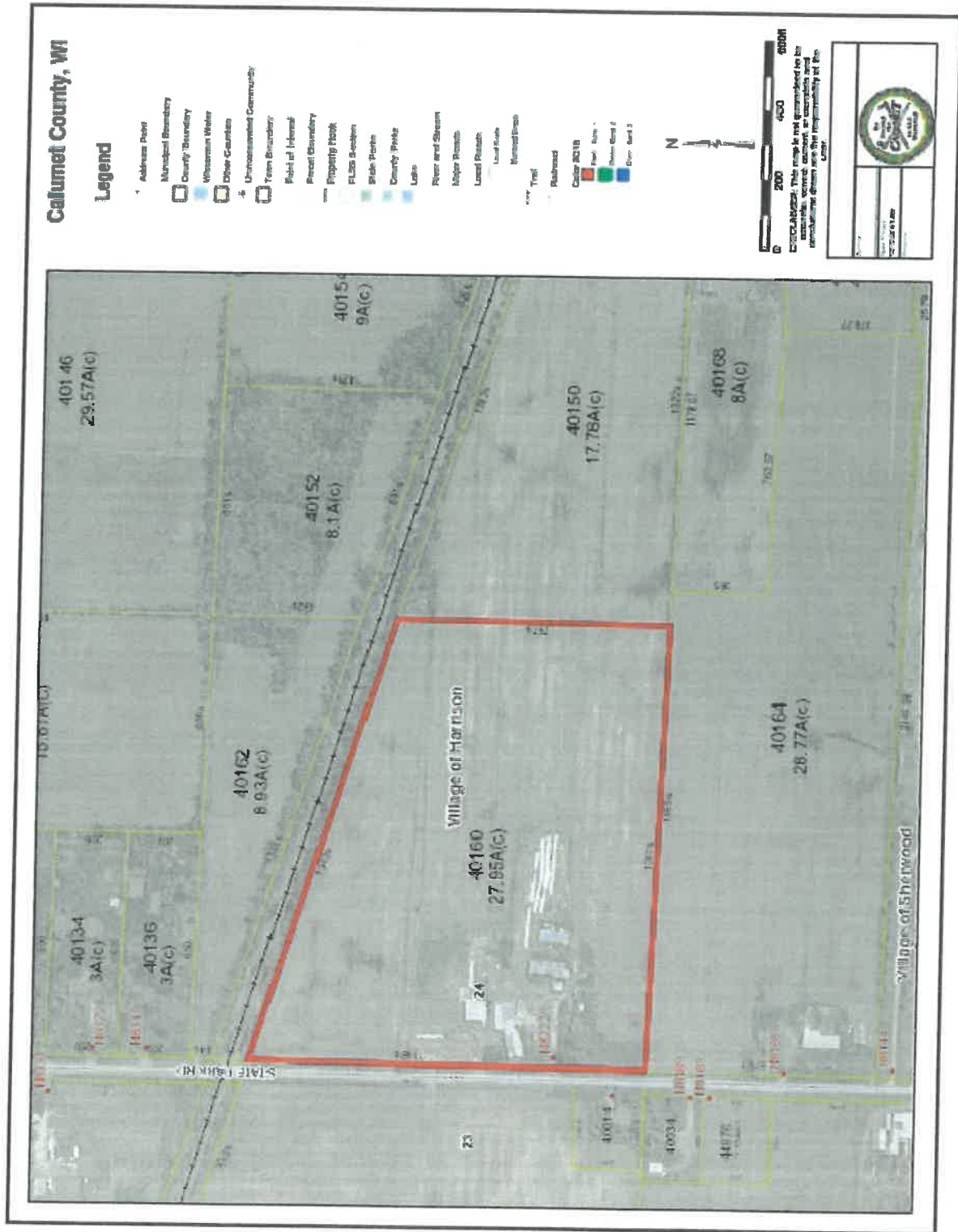
- Staff recommends approval of the Certified Survey Map (CSM).

Attachments:

- Aerial Map
- CSM

Revised 05/16/2022

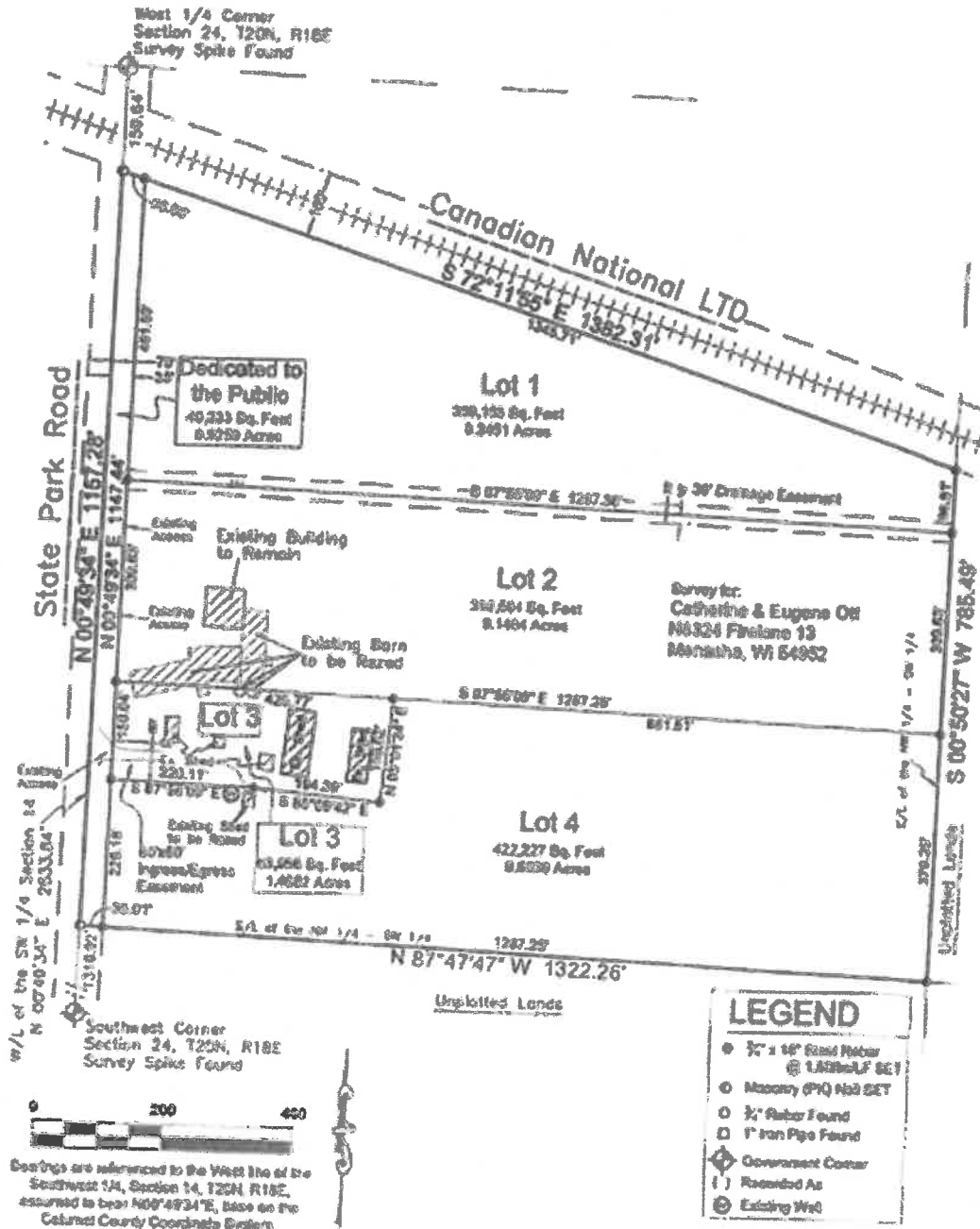
Aerial Map



CSM

Certified Survey Map No. _____

Part of the Northwest 1/4 of the Southwest 1/4
of Section 24, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin.



Scale: 0 200 400 feet

Bearings are referenced to the West line of the Southwest 1/4, Section 14, T20N, R18E, assumed to bear N00°49'34\"/>

LEGEND	
	3/4" x 1/4" Steel Rebar @ 1.500m LF SET
	Masonry (PI) No. 3 SET
	3/4" Rebar Found
	1" Iron Pipe Found
	Government Corner
	Rounded As
	Existing Well

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

1184 Prairie Terrace, Menasha WI 54952
Ph: 920-991-1888 Fax: 920-411-8884
www.davel.pro

May 03, 2021 • 01:00 PM J:\Projects\216204\Drawings\216204.dwg

Drafted by: eed
Sheet: 1 of 4

Certified Survey Map No. _____

Part of the Northwest 1/4 of the Southwest 1/4
of Section 24, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of Eugene L. and Catherine M. Oll Revocable Living Trust, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 1,264,175 Square Feet (29.4606 Acres) of land described as follows:

Commencing at the Southwest Corner of Section 24; thence N00°48'24"E along the West line of the Southwest 1/4 of said Section 24, 1318.92 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 24 and to the point of beginning; thence N00°49'34"E continuing along said west line, 1157.28 feet to the intersection of said west line and the south railroad right of way; thence S72°11'55"E along said south right of way line, 1392.31 feet to the east line of said Northwest 1/4 of the Southwest 1/4; thence S00°50'27"W along said east line, 785.48 feet to the south line of said Northwest 1/4 of the Southwest 1/4; thence N67°47'47"W along said south line, 1322.26 feet to the point of beginning. Described parcel is subject to all easements, and restrictions of record.

30' Wide Drainage Easement Defined

An unobstructed easement for the maintenance of an existing Drainage ditch which runs across Lot 1 and Lot 2 of This Certified Survey Map. This easement shall have no permanent obstructions (fences, trees, shrubs, or other obstacles) that interfere with the maintenance of said ditch. Said Easement is defined as 30' Drainage Easement which runs across Lot 1 and Lot 2 of This Certified Survey Map for the benefit of both Lot 1 and Lot 2 of This Certified Survey Map. This easement is subject to all existing easements, and restrictions of record.

60'x60' Ingress/Egress Easement Defined

An unobstructed easements for Ingress and Egress (Pedestrian and Vehicular) for the benefit of Lot 4 to share an existing access point with Lot 3 of this Certified Survey Map. This easement shall have no permanent obstructions that would interfere with the ease of passages with said easement. Easement defined as "60'x60' Ingress/Egress Easement" in the Southwest Corner of Lot 3 of this Instrument. This easement is subject to all existing easements, and restrictions of record.

Certified Survey Map No. _____

Part of the Northwest 1/4 of the Southwest 1/4
of Section 24, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin

Owners' Certificate

As the property owners, Eugene L. and Catherine M. Ott Revocable Living Trust, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, and mapped as shown and represented on this map.

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

Village of Harrison

Dated this _____ day of _____, 20____

Eugene L. Ott
Owner, Trustee, Beneficiary

Catherine M. Ott
Owner, Trustee, Beneficiary

State of Wisconsin)
)SS
_____) County)

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

My Commission Expires _____
Notary Public, Wisconsin

Certified Survey Map No. _____

Part of the Northwest 1/4 of the Southwest 1/4
of Section 24, Township 20 North, Range 16 East,
Village of Harrison, Calumet County, Wisconsin.

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Harrison, Calumet County, Eugene L. and Catherine M. Ott Revocable Living Trust, the property owners, is hereby approved by the Village Board of the Village of Harrison.

Chairman _____ Date _____

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

Clerk _____ Date _____

Treasurers' Certificate

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

Village Treasurer _____ Date _____

County Treasurer _____ Date _____

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

the property owners of record	Recording Information	Parcel Number(s)
Eugene L. and Catherine M. Ott Revocable Living Trust	Doc. 513440	40160

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

May 24, 2022

Title:

Certified Zoning Map (CSM) – Woodland Road Subdivision - 8842 Kasten Road (Tax ID 33544)

Issue:

Should the Plan Commission recommend approval of the Certified Zoning Map (CSM) to the Village Board for Parcel 33544 to create Woodland Road Subdivision?

Background and Additional Information:

The owner of the parcel is proposing to divide the property located south of Woodland Road and east of Edgewood and Delta Drive. The property currently consists of a 36.5-acre lot, parcel 33544 with Kasten Road providing access from Woodland Road.

The owner is proposing to divide the parcel into 3 residential RS-1 lots. Lot 2 is 34,375 square feet, Lot 3 is 48,165 square feet with easement access, and Lot 4 is 101,668 square feet. The parcel is currently zoned Agricultural [AG]. The property owner wishes to rezone Lots 2 and 3 to Rural Residential [R-R]. Sewer and water service would be private but could be extended in the future. The site is located within the Neenah-Menasha Sewer Service Planning Area boundary.

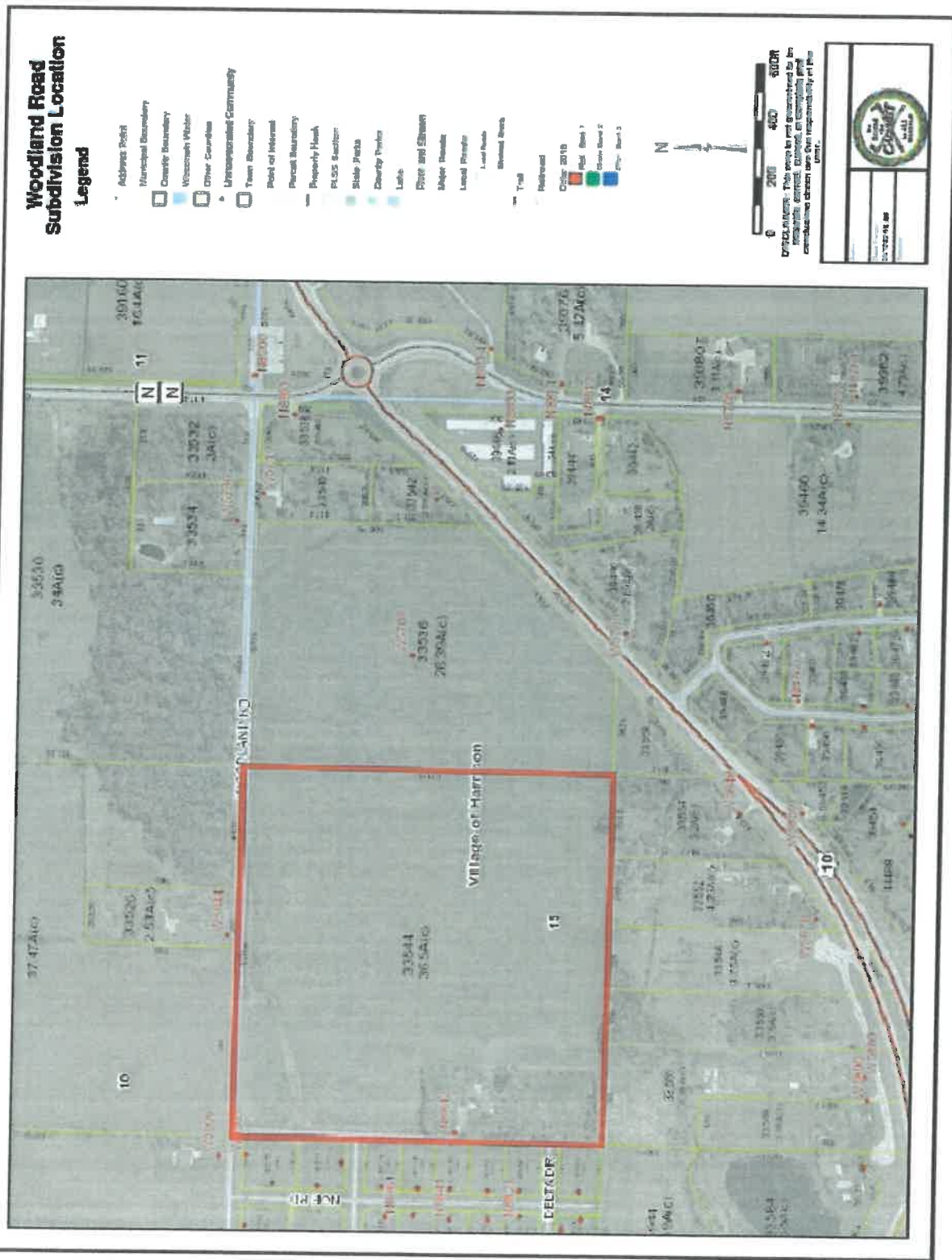
Recommended Action:

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

Attachments:

- Aerial Map
- CSM

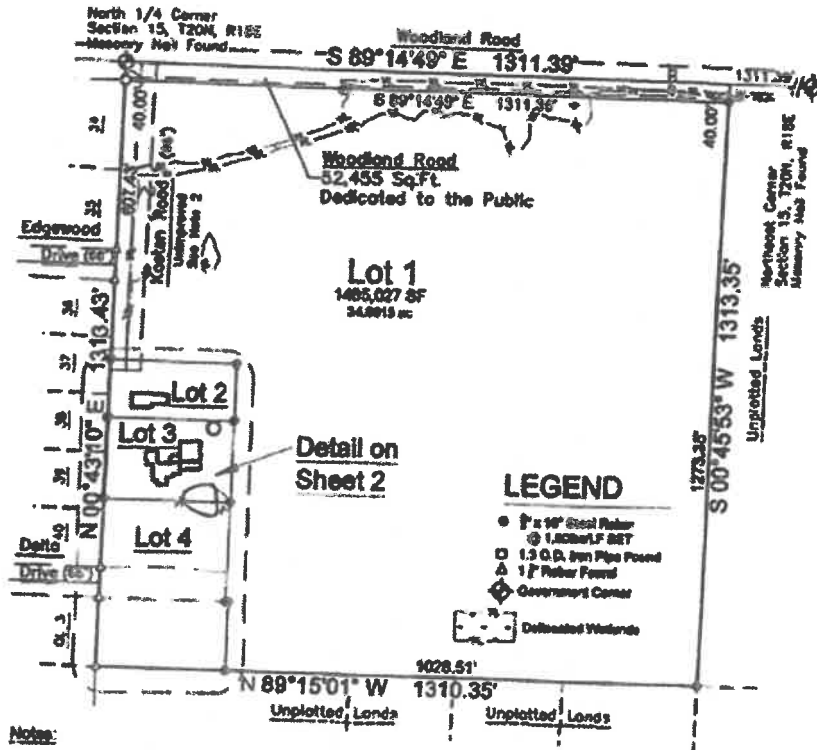
Aerial



Certified Survey Map No.

All of the Northwest 1/4 of the Northeast 1/4, Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Bearings are referenced to the North line of the Northeast 1/4, Section 15, T20N, R18E, assumed to bear $S89^{\circ}14'49''E$, base on the Calumet County Coordinate System.



Notes:

1. Wetland Delineation prepared by Travis Stuck, Assured Delineator, Dated May, 2022.
2. Kaston Road is shown per a survey prepared by Larry Miller Dated 9-19-88. There is no record found for dedication or reservation of right of way in the register of deeds office, but it is known by the Village this is a public right of way. It is my opinion the right of way is a prescriptive easement.



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1184 Parkside Terrace, Menasha, WI 54952
 Pk. 609-891-1270 Fax: 920-441-0804
 www.davel.com

Survey for:
 Scott DeWitt
 2405 Commerce Ct, Suite C
 Appleton, WI 54911-0440

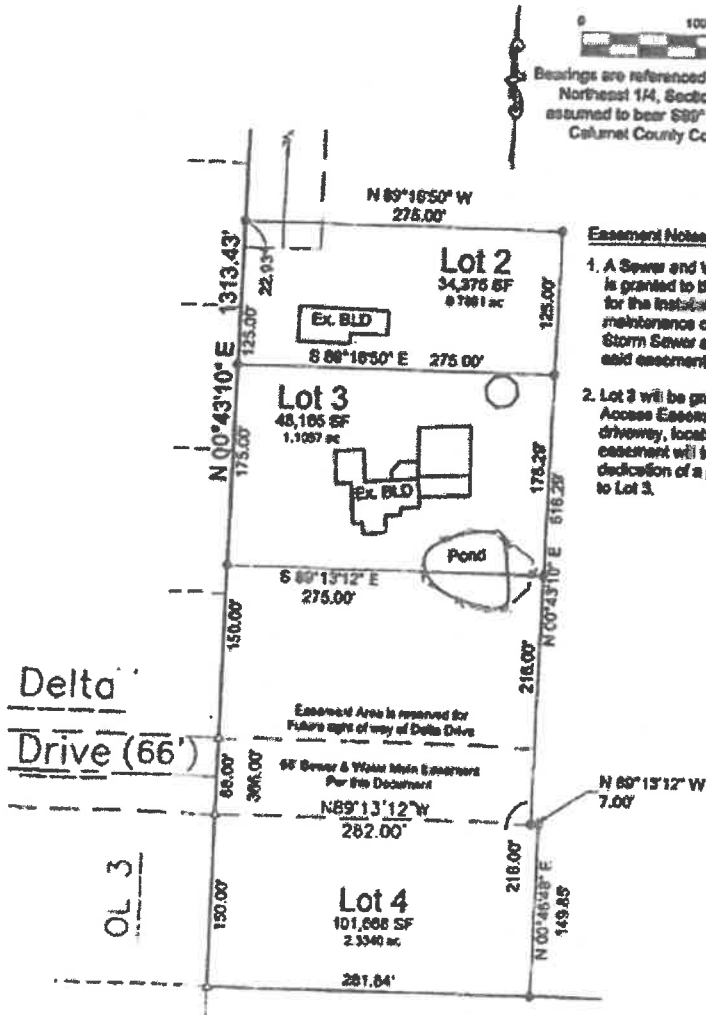
File: 0234C084.dwg
 Date: 05/09/2022
 Created By: Jim
 Sheet: 1 of 4

Certified Survey Map No. _____

All of the Northwest 1/4 of the Northeast 1/4, Section 15, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin.



Bearings are referenced to the North line of the
Northeast 1/4, Section 15, T20N, R18E,
assumed to bear S89°14'49"E, base on the
Calumet County Coordinate System.



Easement Notes:

1. A Sewer and Water Main Easement is granted to the Village of Harrison for the installation, use and maintenance of a Sanitary Sewer, Storm Sewer and Water Main within said easement area.
2. Lot 3 will be granted a Temporary Access Easement over an existing driveway, located on Lot 2. The easement will terminate upon dedication of a public road adjacent to Lot 3.

JAMES R. SKOLOFF
 5-2692
 PROFESSIONAL SURVEYOR
 WISCONSIN
 LAND SURVEYOR

MAY 2022
 Date

File: 683466.dwg
Date: 05/03/2022

Certified Survey Map No. _____

All of the Northwest 1/4 of the Northeast 1/4, Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

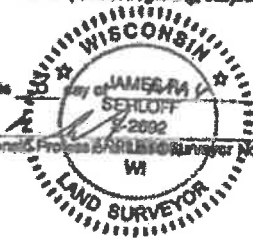
Surveyor's Certificate

I, James R. Sehlhoff, Professional land surveyor, hereby certify. That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of Claudette L. Dietz Revocable Trust Dated 5/24/2021, the property owner of said land, I have surveyed divided and mapped this Certified Survey Map; that each map correctly represents all existing boundaries and the subdivision of the land surveyed; and that this land is all of the Northwest 1/4 of the Northeast 1/4, Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,721,660 Square Feet (39.5246 Acres) of land described as follows:

Beginning at the North 1/4 corner of Section 15; thence along the North line of the Northeast 1/4 of said Section 15, S89°14'49"E, 1311.36 feet; thence, along the East line of the Northwest 1/4 of said Northeast 1/4, S00°45'53"W, 1313.35 feet to the South line of said Northwest 1/4 of the Northeast 1/4; thence, along said South line, N89°15'01"W, 1310.35 feet to the West line of said Northeast 1/4; thence, along said West line, N00°43'10"E, 1313.43 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, 2022.

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



Owners' Certificate

As representative of Claudette L. Dietz Revocable Trust Dated 5/24/2021, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped all as shown and represented on this map.

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

Village of Harrison

In the presence of: Claudette L. Dietz Revocable Trust Dated 5/24/2021 Revocable Trust Dated 5/24/2021

Claudette L. Dietz Representative Date

State of Wisconsin)
)SS
County)

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

My Commission Expires _____
Notary Public, Wisconsin

Certified Survey Map No. _____

Part of the Northwest 1/4 of the Northeast 1/4, Section 15, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin.

Village Board Approval Certificate

Resolved, that this certified survey map in the Village of Harrison, Calumet County, Claudette L Dietz Revocable Trust Dated 5/24/2021, the property owner, is hereby approved by the Village Board of the Village of Harrison.

Alison Blackmar, Village President _____ Date _____

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

Vicki Tesson, Village Clerk _____ Date _____

Treasurer's Certificate

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

Village Treasurer _____ Date _____

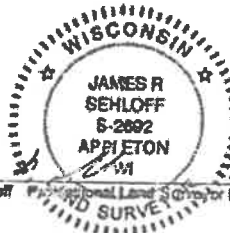
County Treasurer _____ Date _____

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

The property owners of record:
Claudette L Dietz Revocable Trust
Dated 5/24/2021

Recording Information:
Doc No 562704

Parcel Number(s):
33544


James R. Sehloff Professional Land Surveyor No. S-2692 Date 13 MAY 2022

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Trish Nau, Assistant Planner

Meeting Date:

May 24, 2022

Title:

Concept Plan for CTH N and Vans Road Condos

Issue:

What comments can the Plan Commission provide on a condominium concept plan?

Background and Additional Information:

The Developer of a potential new condominium development is seeking input from the Plan Commission to develop the property. The property is located on the southwest corner of CTH N and Vans Road. The property currently consists of a 2.9-acre parcel, 33226. All parcels are currently zoned Neighborhood Commercial [CN]. The Developer is proposing a 9-unit condo development on a private driveway. Units are proposed to be detached from other units with their own driveways and utilities.

If the Plan Commission is agreeable to the development, staff will work with the developer on the possible rezonings needed. One option is to rezone the property to Multi-Family [RM] with a condo plat. Another option might be to rezone to Single Family Residential (suburban) [RS-1] with a Planned Development Overlay [PDO] zoning. Gardner's Creek Utility basin is just to the south of the property.

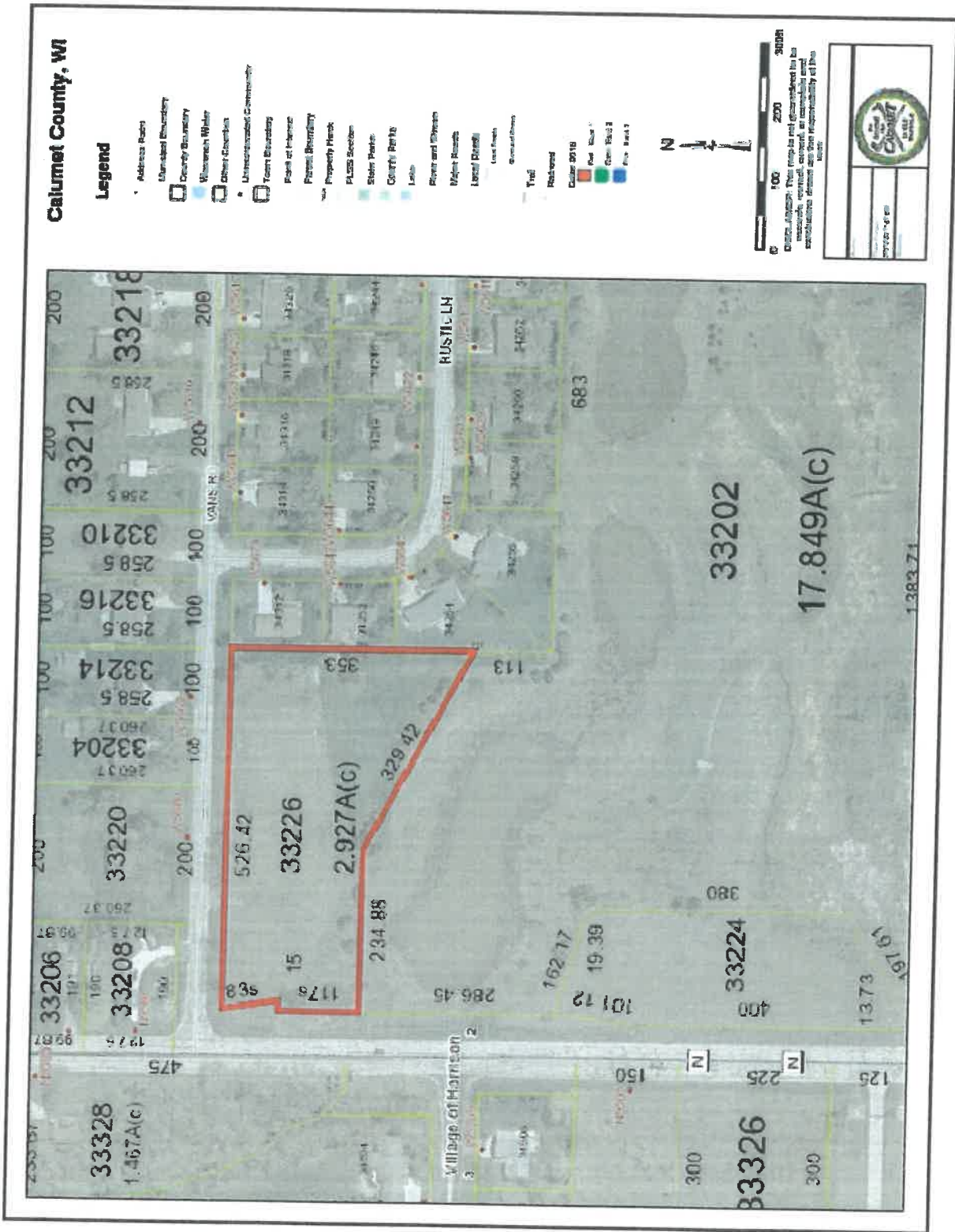
Recommended Action:

No action is required. The developer is looking for potential issues or comments on a future condominium plat.

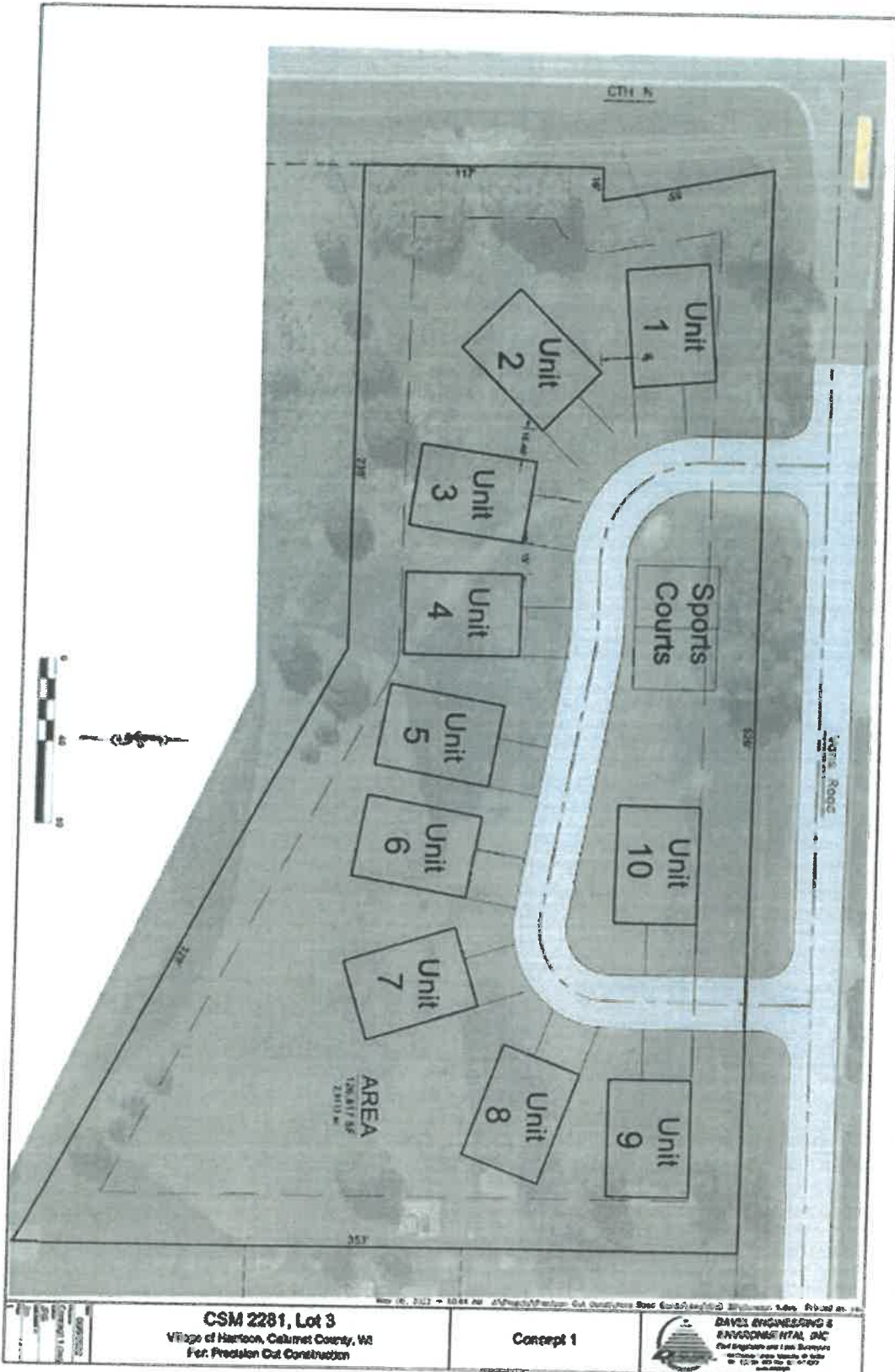
Attachments:

- Aerial Map
- Concept Plan

Aerial Map



Concept Plan



CSM 2281, Lot 3
Village of Hartwood, Calumet County, WI
For: Precision Out Construction

Concept 1

DAVEY ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Planners
11170 W. Lincoln Ave., Suite 200
Milwaukee, WI 53224
Tel: 414.437.1000
Fax: 414.437.1001
www.davey.com

Trish Nau

From: Jim Sehloff <Jim@davel.pro>
Sent: Friday, May 6, 2022 10:45 AM
To: Mark Mommaerts; Trish Nau
Cc: Jerry Frazee
Subject: CTH N and Vans Road Condominium Concept
Attachments: Concept 1-1.pdf

Mark

Jerry Frazee is in the process of purchasing Lot 3 of CSM of CSM 2281 at the SE corner of CTH N and French Road. Attached is a proposed Condominium layout for the property for conceptual review at the next planning commission meeting.

Jim

DAVEL 1164 Province Terrace
Engineering Menasha, WI 54952
& Environmental Direct: 920-560-6562
James R. Sehloff
Professional Land Surveyor www.davel.pro



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PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

May 24, 2022

Title:

Comprehensive Plan Amendment – Village Center Plan

Issue:

The Village Board is asking the Plan Commission to recommend changes to the Comprehensive Plan, specifically the Village Center Plan.

Background and Additional Information:

Staff would like to have a brief discussion on the process for amending the Comprehensive Plan, which includes the Village Center plan, as well as what options there are when amending. Based on the direction from the Village Board, staff will be preparing a Comprehensive Plan Amendment to change the future land use map to remove the Village Center Designation and replace it with commercial and single-family.

At the February Village Board meeting, the Board made several motions related to the Comprehensive Plan and the Village Center Plan that is part of it. Below are the Village Board motions:

- 1. Motion: To refer the comprehensive plan back to the Plan Commission to update the plan and address eliminating the multifamily units. Motion Passed 7-0*
- 2. Motion: To direct the Plan Commission to modify the Village Center conception plan by removing multifamily units. Motion Passed 7-0*
- 3. Motion: To direct staff and the Plan Commission to work with the fire chief to determine a site plan for a future public safety building within the comprehensive plan. Passed 7-0*

Recommended Action:

None. Discussion item only.

Attachments:

- None

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

	Current Year			Previous Year		
	Permits	YTD Permits	Estimated Value	YTD Permits	Estimated Value	YTD Estimate Value
Residential						
Single Family	0	25	\$ 0	46	\$ 9,482,000	\$ 21,047,000
Two Family (units)	0	(0)	\$ 0	1	\$ 0	\$ 600,000
Multi Family (units)	0	(0)	\$ 0	1	\$ 0	\$ 14,000,000
Additions	1	5	\$ 100,000	4	\$ 0	\$ 157,115
Acc. Structures	3	6	\$ 26,100	11	\$ 4,160	\$ 206,795
Miscellaneous	8	26	\$ 60,600	53	\$ 98,000	\$ 483,017
Total Residential	12	62	\$ 186,700	116	\$ 9,584,160	\$ 36,493,927
Com./Ind.						
New	0	0	\$ 0	1	\$ 0	\$ 550,000
Additions	0	1	\$ 0	1	\$ 0	\$ 1,825,000
Acc. Structures	0	0	\$ 0	0	\$ 0	\$ 0
Miscellaneous	0	3	\$ 0	4	\$ 0	\$ 63,500
Total Com./Ind.	0	4	\$ 0	6	\$ 0	\$ 2,438,500
Combined Total	12	66	\$ 186,700	122	\$ 9,584,160	\$ 38,932,427
Number of Vacant Lots Remaining	148					