
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

March 19, 2024

Title:

Zoning Map Amendment (Rezoning) – PR Properties, LLC – N9674/N9676 Golden Way – Parcel 33976

Issue:

Should the Plan Commission recommend approval of a zoning map amendment (rezoning) to the Village Board?

Background and Additional Information:

The applicant is proposing a zoning map amendment (rezoning) to rezone from Office & Retail Commercial [COR] to Two Family Residential [RT] for the property site addresses of N9674 Golden Way and N9676 Golden Way, being current parcel 33976.

The improvement on this parcel is a duplex, which is a legal non-conforming structure in the current zoning. The duplex was constructed in 1993 according to data from the assessor.

The purpose of the rezoning is to split the duplex into two zero lot line parcels. The Two Family Residential [RT] allows for zero lot line parcels. A separate memo for a CSM (zero lot line) is also on the agenda. The rezone would also remove the residence from a being a legal non-conforming structure, which staff supports.

There is Two Family Residential [RT] zoning directly across the street on Emerald Ln and south off of Golden Way.

Findings of Fact:

- Property owners within 300-feet of the subject property have been notified via first-class mail.

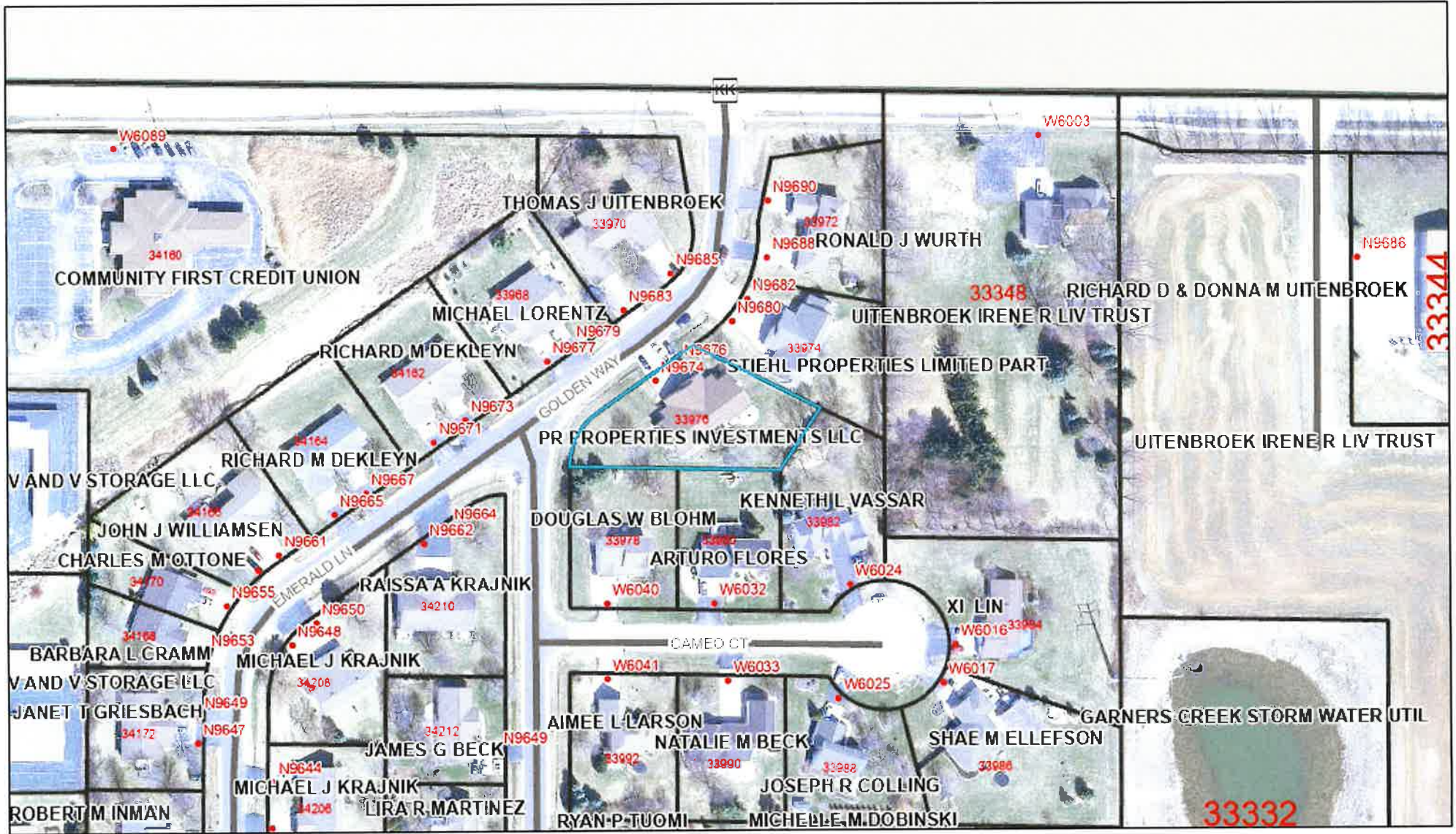
Recommended Action:

Staff recommends approval of the Zoning Map Amendments from Office & Retail Commercial [COR] to Two Family Residential [RT] as submitted.

Attachments:

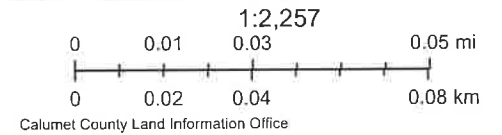
- Aerial Map
- Zoning Map

ArcGIS Web Map



3/11/2024, 9:37:27 AM

- | | | | |
|-------------------|----------------------------|---------------------------|--------------------------------|
| Parcels | Building Footprint | City Streets | Calumet County 2021 Orthophoto |
| Address Point | Rivers and Streams Zoom | Municipal Boundary | Red: Band_1 |
| County Boundary | Calumet Roads Cartographic | City Boundary | Green: Band_2 |
| Regional Counties | County Highways | Village Boundary | Blue: Band_3 |
| | Local Roads | Regional Counties Outline | |



33976

Show search results for 33976

**Area of proposed
rezone to
Two-Family Resident**

Legend

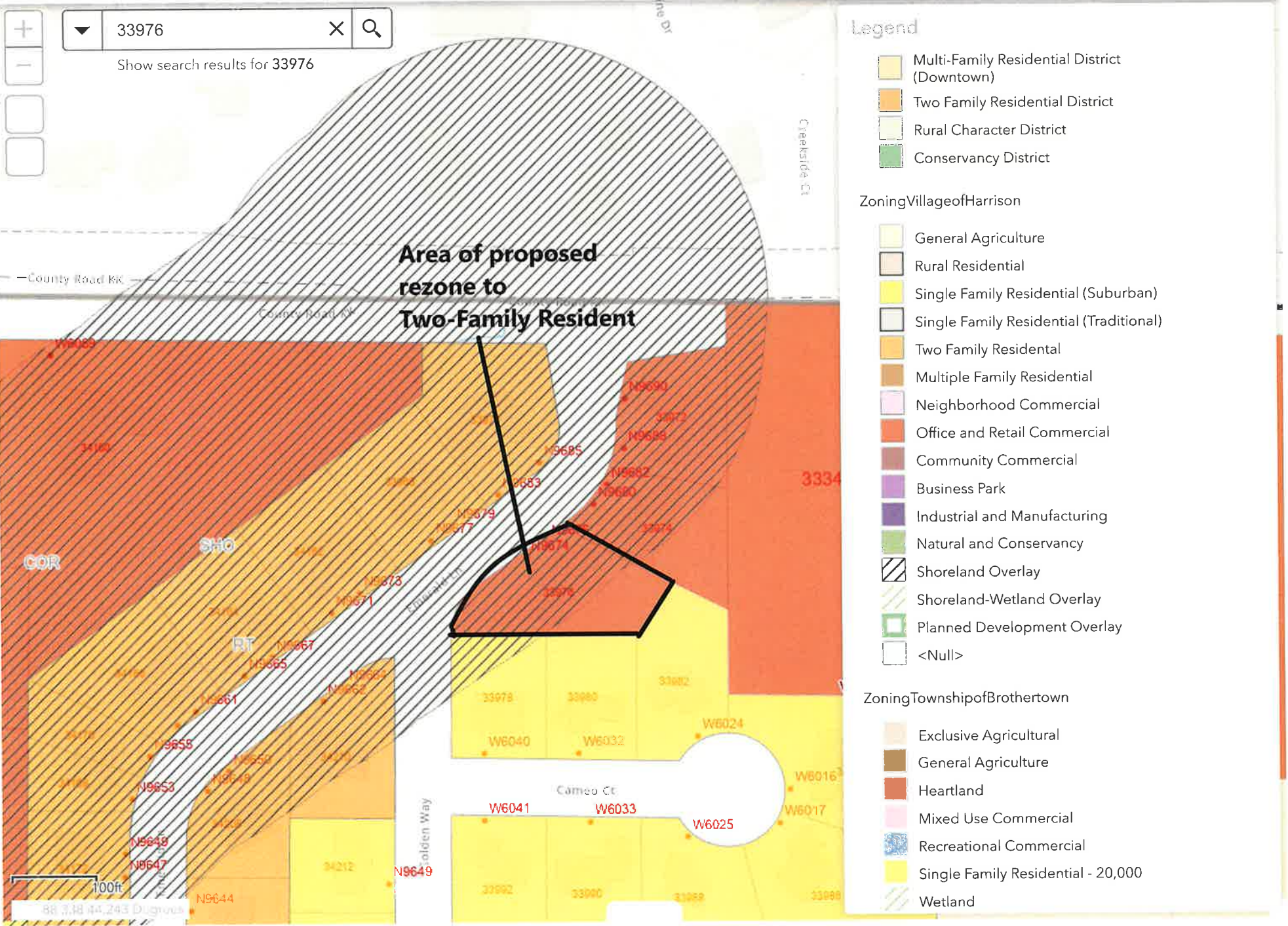
- Multi-Family Residential District (Downtown)
- Two Family Residential District
- Rural Character District
- Conservancy District

ZoningVillageofHarrison

- General Agriculture
- Rural Residential
- Single Family Residential (Suburban)
- Single Family Residential (Traditional)
- Two Family Residential
- Multiple Family Residential
- Neighborhood Commercial
- Office and Retail Commercial
- Community Commercial
- Business Park
- Industrial and Manufacturing
- Natural and Conservancy
- Shoreland Overlay
- Shoreland-Wetland Overlay
- Planned Development Overlay
- <Null>

ZoningTownshipofBrothertown

- Exclusive Agricultural
- General Agriculture
- Heartland
- Mixed Use Commercial
- Recreational Commercial
- Single Family Residential - 20,000
- Wetland



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

March 19, 2024

Title:

Certified Survey Map – PR Properties, LLC – N9674/N9676 Golden Way – Parcel 33976

Issue:

Should the Plan Commission recommend approval of the Certified Survey Map?

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to split a duplex into two zero lot line residences.

The proposed zero lot line CSM consists of Lot 1, which is 10,450 square feet and Lot 2, which is 10,422 square feet. There are duplexes directly north of the proposal, with duplexes and zero lot line properties to the west and southwest. Single family residential lies directly southeast.

All zero lot lines must meet Village Ordinance 117-135 and are subject to an inspection by the Village building inspector.

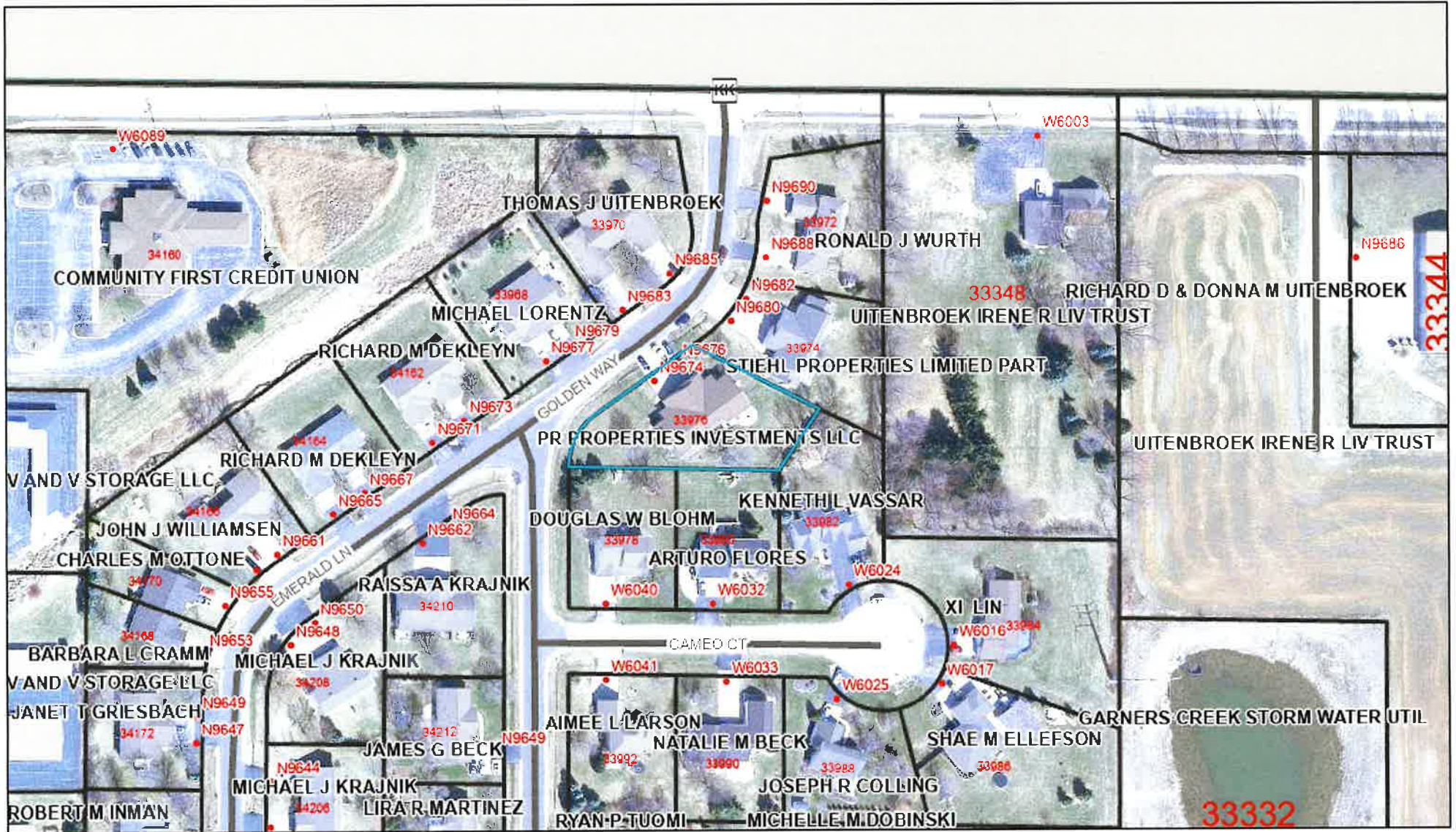
Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM) request as submitted with the condition that it meets Village Ordinance 117-135 (Zero Lot Line). The Village will not sign the CSM until the building inspector has issued a zero lot line occupancy permit.

Attachments:

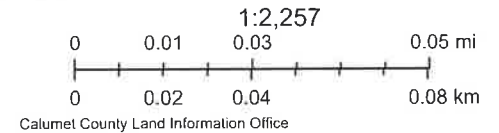
- Aerial Map
- CSM

ArcGIS Web Map



3/11/2024, 9:37:27 AM

- Parcels
- Address Point
- County Boundary
- Regional Counties
- Building Footprint
- Rivers and Streams Zoom
- Calumet Roads Cartographic
- County Highways
- Local Roads
- City Streets
- Municipal Boundary
- City Boundary
- Village Boundary
- Regional Counties Outline
- Calumet County 2021 Orthophoto
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Certified Survey Map No. _____

All of Lot 5 Darbroek Meadows, being part of the Northwest 1/4 of the Fractional Northwest 1/4 of Section 03, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.



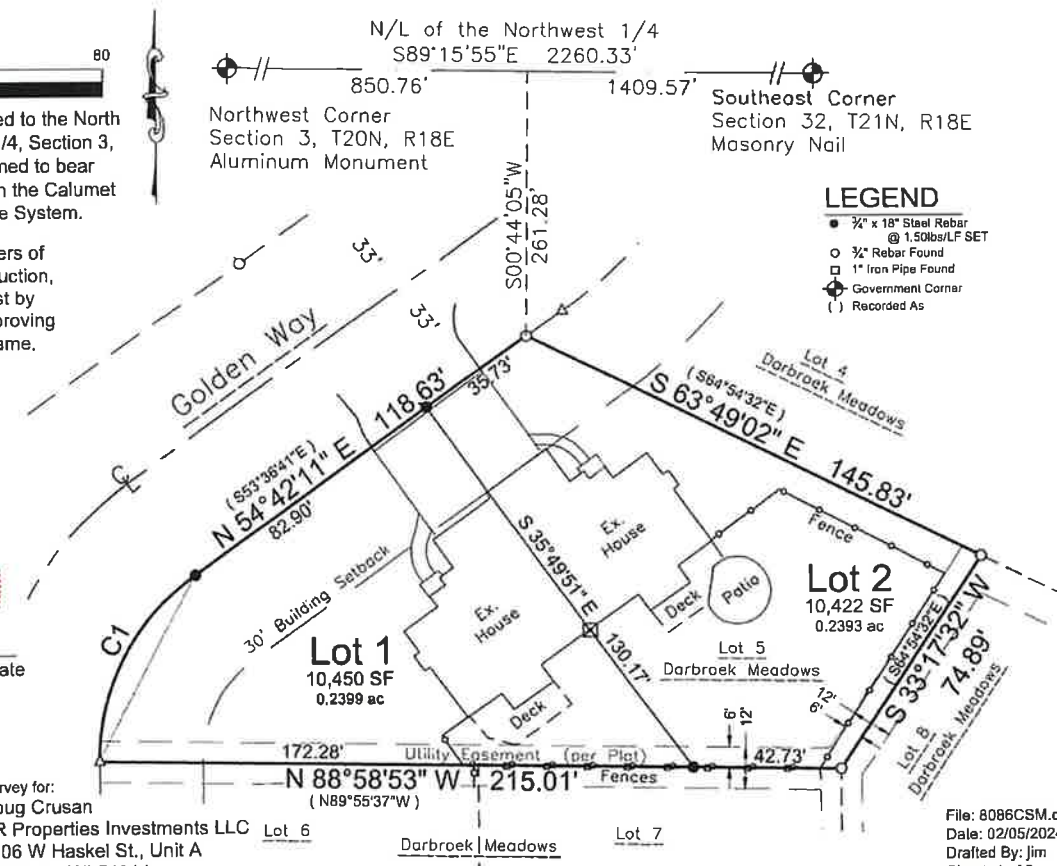
Bearings are referenced to the North line of the Northwest 1/4, Section 3, T20N, R18E, assumed to bear N89°15'55"W, base on the Calumet County Coordinate System.

When attached single-family dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe, use, and maintenance shall be guarded against by private/restrictive covenants and deed restrictions, and no approving authority shall be held responsible for the enforcement of same.

N/L of the Northwest 1/4
 S89°15'55"E 2260.33'
 850.76' 1409.57'
 Northwest Corner Section 3, T20N, R18E Aluminum Monument
 Southeast Corner Section 32, T21N, R18E Masonry Nail

LEGEND

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



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



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Monasha, WI 54952
 Ph: 920-991-1666 Fax: 920-441-0804
 www.davel.pro

Survey for:
 Doug Crusan
 PR Properties Investments LLC
 1606 W Haskel St., Unit A
 Appleton, WI 54914

File: 8086CSM.dwg
 Date: 02/05/2024
 Drafted By: Jim
 Sheet: 1 of 3

Certified Survey Map No. _____

All of Lot 5 Darbroek Meadows, being part of the Northwest 1/4 of the Fractional Northwest 1/4 of Section 03 , 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, PR Properties Investments, LLC, the property owner, is hereby approved by the Village Board of the Village of Harrison.

Allison 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 Tessen, 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:	Recording Information:	Parcel Number(s):
PR Properties Investments, LLC	Doc No. 568361	33976

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



PLAN COMMISSION MEETING**VILLAGE OF HARRISON**

From:

Josh Sherman, Assistant Planner

Meeting Date:

March 19, 2024

Title:

Certified Survey Map – Dercks DeWitt, LLC – County Road N – Parcel 39138

Issue:

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

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create Lot 1, a 10.0853 acre parcel that runs parallel along County Road N. Lot 1 would split from parent parcel 39183. The remainder of land would create Lot 2, which would be 18.9663 acres.

The land encompassing proposed Lot 1 is zoned Single-Family Residential [RS-1] with a Planned Development Overlay [PDO]. Lot 2 is zoned Single-Family Residential [RS-1].

The Kimberly Heights subdivision borders the proposed CSM to the north while the Luniak Meadows subdivision resides to the east.

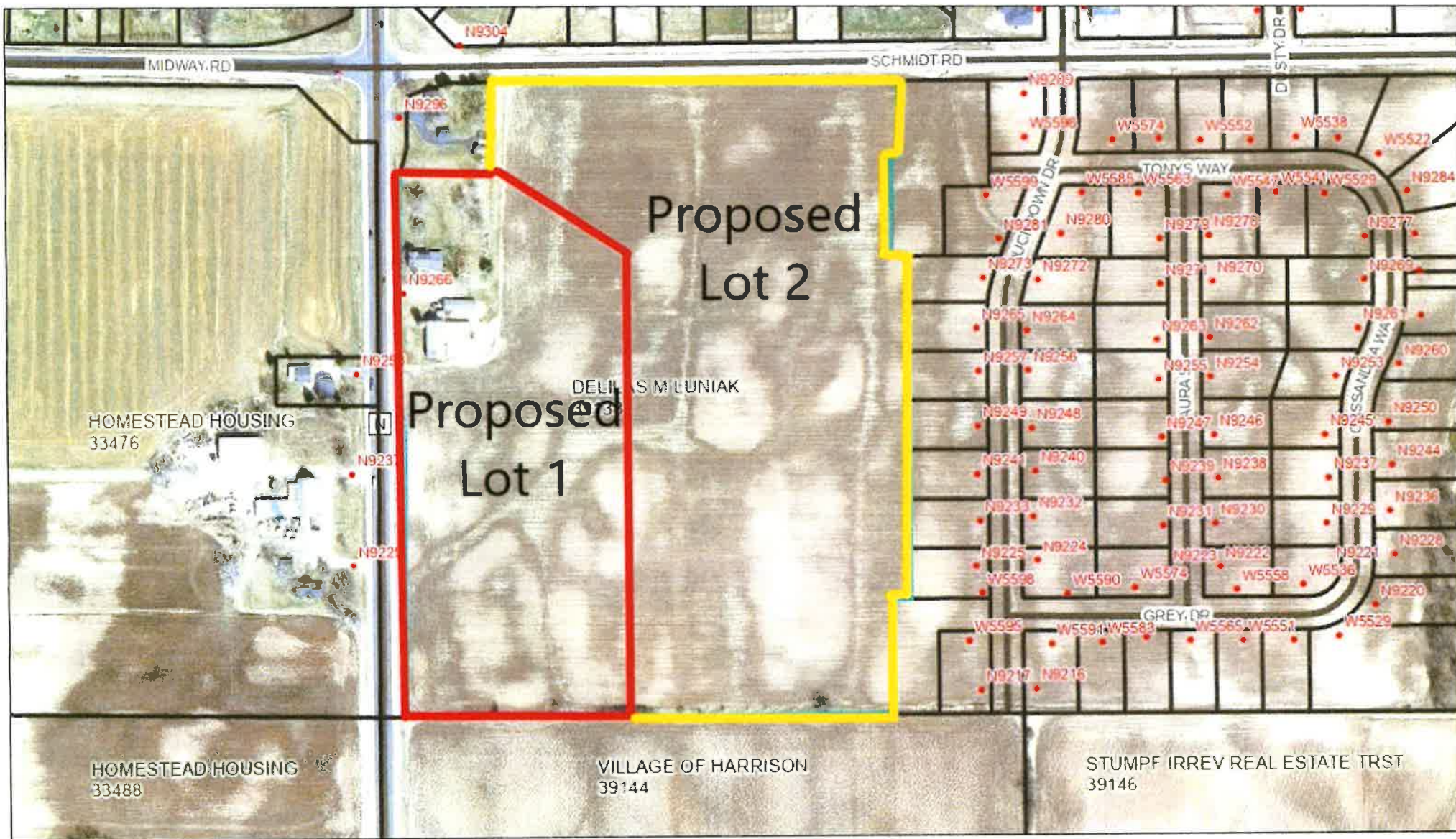
Recommended Action:

Staff recommends approval of the Certified Survey map (CSM) request as submitted.

Attachments:

- Aerial Maps
- CSM

ArcGIS Web Map



3/13/2024, 8:32:42 AM

Parcels

Building Footprint

City Streets

Calumet County 2021 Orthophoto

Address Point

Rivers and Streams Zoom

Municipal Boundary

Red: Band_1

County Boundary

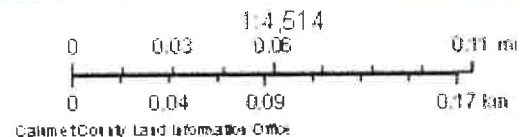
Calumet Roads Cartographic

Village Boundary

Green: Band_2

County Highways

Blue: Band_3

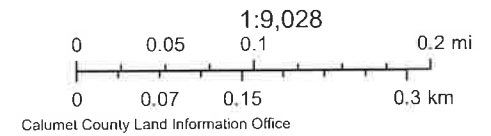


ArcGIS Web Map



3/13/2024, 8:34:12 AM

- | | | | |
|-----------------|----------------------------|--------------------|--------------------------------|
| Parcels | Building Footprint | Local Roads | Calumet County 2021 Orthophoto |
| County Boundary | Rivers and Streams Zoom | City Streets | Red: Band_1 |
| Parks Zoom | Calumet Roads Cartographic | Municipal Boundary | Green: Band_2 |
| Trail | County Highways | Village Boundary | Blue: Band_3 |

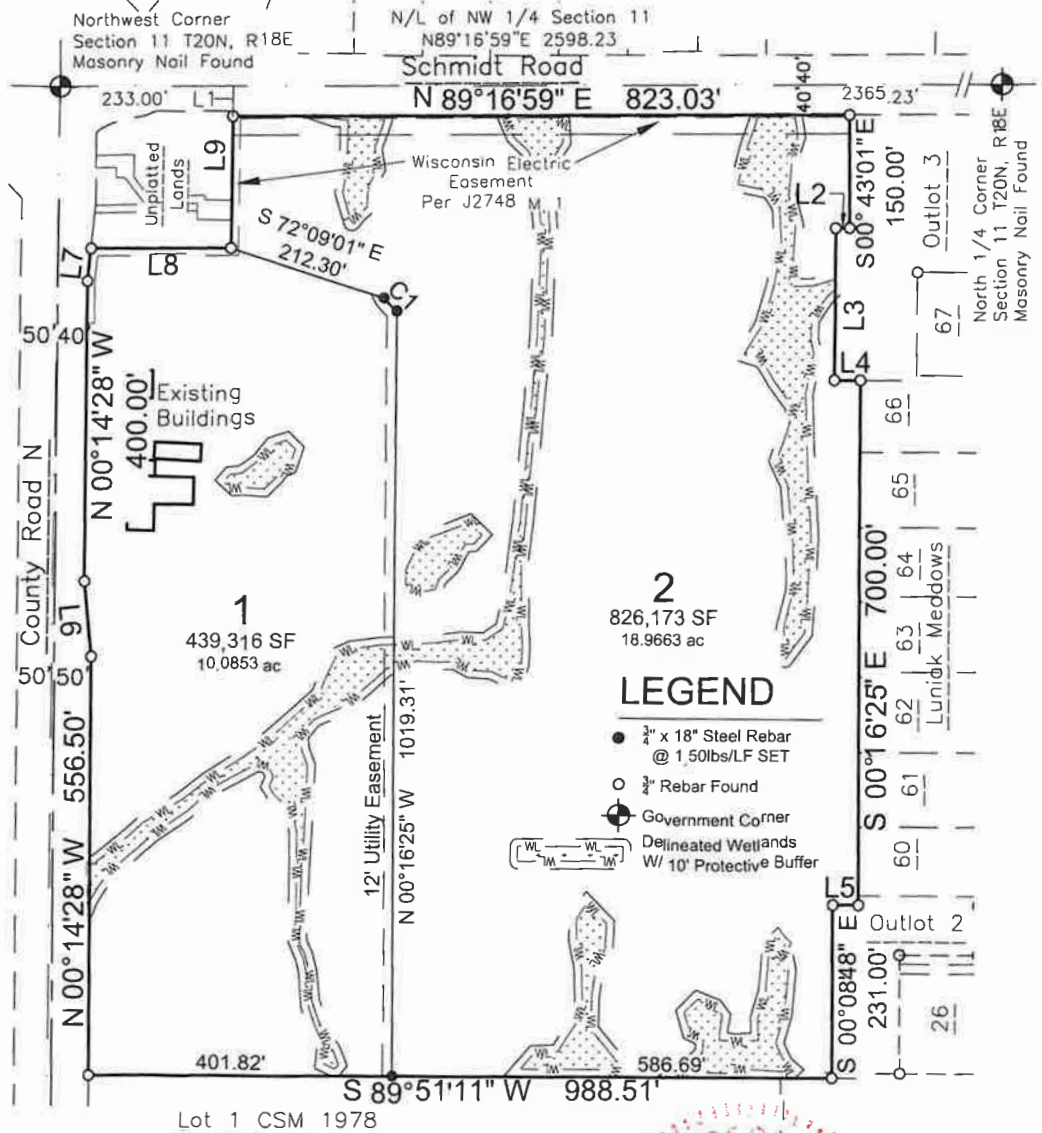


Certified Survey Map No. _____

All of Lot 1, Certified Survey Map 3940, located in part of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin



Bearings are referenced to the North line of the Northwest 1/4 Section 11, T20N, R18E, assumed to bear N89°16'59"E, base on the Calumet County Coordinate System.



LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- ⊙ Government Corner
- W/L Delineated Wetlands W/ 10' Protective Buffer

Survey for:
Dercks-Dewitt, LLC
W857 County Road ZZ
Kaukauna, WI 54130



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1886 Fax: 920-441-0804
www.davel.pro

James R. Sehloff WPLS 2692 Date 28 FEB 2024

Certified Survey Map No. _____

All of Lot 1, Certified Survey Map 3940, located in part of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

Utility Easement Provisions

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

Delilas M. Luniak Survivor's Trust Dated May 11, 2016, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
SBC, Grantee,
Time Warner Cable, Grantee
and TDS Metrocom, Grantee

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

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

Delilas M. Luniak Survivor's Trust Dated May 11, 2016

Delilas M. Luniak, Trustee


James R. Sehloff Professional Land Surveyor No. S-2692 Date 28 FEB 2024

Village of Harrison
February-24 Zoning Permit Report

	Current Year				Previous Year			
	Permits	YTD Permits	Estimated Value	YTD Estimate Value	Permits	YTD Permits	Estimated Value	YTD Estimate Value
Residential								
Single Family	6	14	\$ 2,981,000	\$ 7,181,000	7	11	\$ 2,520,000	\$ 4,490,000
Two Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Multi Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Additions	1	1	\$ 70,000	\$ 70,000	0	1	\$ 0	\$ 12,500
Acc. Structures	0	1	\$ 0	\$ 1,000	1	2	\$ 35,000	\$ 55,000
Miscellaneous	6	10	\$ 50,800	\$ 77,600	2	6	\$ 0	\$ 14,500
Total Residential	13	26	\$ 3,101,800	\$ 7,329,600	10	20	\$ 2,555,000	\$ 4,572,000
Com./Ind.								
New	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Additions	0	0	\$ 0	\$ 0	0	0	\$ 0	\$ 0
Acc. Structures	0	0	\$ 0	\$ 0	1	2	\$ 30,000	\$ 65,000
Miscellaneous	1	1	\$ 35,000	\$ 35,000	1	1	\$ 3,495	\$ 3,495
Total Com./Ind.	1	1	\$ 35,000	\$ 35,000	2	3	\$ 33,495	\$ 68,495
Combined Total	14	27	\$ 3,136,800	\$ 7,364,600	12	23	\$ 2,588,495	\$ 4,640,495