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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Josh Sherman Assistant Planner

**Meeting Date:**

June 20, 2023

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**Title:**

Zoning Map Amendment (Rezoning) – Luniak Meadows 2 – Dercks DeWitt, LLC

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**Issue:**

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

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**Background and Additional Information:**

The applicant is proposing to rezone property located at Schmidt Rd. and County Road N, from General Agricultural [AG] to Single Family Residential (Sewered), [RS-1]. The Location ID is 39138. The purpose of the rezoning is to make the existing zoning district suitable for the development of Luniak Meadows 2.

The applicant also is proposing to add a Planned Development Overlay [PDO] over Lot 110 of Luniak Meadows 2 at this same location. The PDO will allow for a higher density of residential development for a possible condo development.

The proposed rezoning is consistent with the Comprehensive Plan. The abutting land to the east of this area is the first phase of Luniak Meadows.

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**Findings of Fact:**

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

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**Recommended Action:**

Staff recommends approval of the Zoning Map Amendment from General Agricultural [AG] to Single Family Residential (Sewered), [RS-1], with a Planned Development Overlay [PDO] over Lot 110 of Luniak Meadows 2, as submitted.

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**Attachments:**

- Aerial Map
- Zoning Map



# Zoning Map

## Village of Harrison

### Calumet & Outagamie Counties, WI

### Legend

Zoning Districts	RoadCenterline
AG   General Agriculture	Local Roads
RR   Rural Residential	County Highway
RS-1   Single-Family Residential (Suburban)	State Highway
RS-2   Single-Family Residential (Traditional)	US Highway
RT   Two-Family Residential	Rail/Roads
RM   Multiple-Family Residential	Streams
CN   Neighborhood Commercial	Town of Harrison
COR   Office & Retail Commercial	Parcels
CC   Community Commercial	
BP   Business Park	
IM   Industrial & Manufacturing	
NC   Natural & Conservancy	
MHO   Mobile Home Overlay	
PDO   Planned Development Overlay	
SHO   Shoreland Overlay*	
SWO   Shoreland-Welland Overlay*	

\* Please note that the SHO & SWO boundaries are subject to change based on determinations of navigable waterways.



This map was created by:  
 Village of Harrison  
 W5298 Hwy 114  
 Harrison, WI 54952  
 920-989-1062  
 Adopted: July 27, 2010  
 Effective: November 1, 2010  
 Current as of: May 30, 2023



#### Disclaimer:

This map was created using data obtained from Calumet County

The map is neither a legally recorded map nor a survey and is not intended to be used as such. The Town of Harrison does not warrant the accuracy, completeness, or timeliness of the information contained herein and is not responsible for any reliance or misrepresentation of the information of its subscribers. In no event shall Calumet County or the Town of Harrison be liable to users of this data for any loss arising from the use or misuse of these maps and data, but only contains the information required for Calumet County business. Original recorded source documents located in the county courthouse should be used for legal or survey purposes.

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

June 20, 2023

---

**Title:**

Update to Harrison Bicycle & Pedestrian Connections Map

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**Issue:**

The Village Board asked the Plan Commission to review the Bicycle & Pedestrian Connections Map (trail map) as part of the Comprehensive Outdoor Recreation Plan (CORP) to identify areas for future trails.

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**Background and Additional Information:**

In order to finalize a change to the Bicycle & Pedestrian Connections Map (trail map) as part of the Comprehensive Outdoor Recreation Plan (CORP) a public hearing must be held.

Information from the May 30<sup>th</sup> Board Meeting

At the May meeting, the Village Board asked staff to revise the trail map to include the following:

1. Trail on Schmidt Rd (From County N to State Park Rd).

Attached to this memo is an updated draft of the Bicycle & Pedestrian Connections Map that includes the four total revised items.

Information from April 18<sup>th</sup> Meeting:

At the March meeting, the Plan Commission asked staff to revise the trail map to include the following:

1. Trail on Woodland Road (from County N to future Eisenhower Drive). {Note, after reviewing the map, staff is recommending that the trail on Woodland Road extend from County N to Lake Park Road.}
2. Trail on future Noe Road (from Manitowoc Road to Woodland Road).
3. Trail on Hwy 114 (from County N/Firelane 12 to Pigeon Road) to be the recommended location instead of a trail along the railroad tracks (from North Shore Road to Pigeon Road). {Note, staff kept the route along the railroad tracks as a second option in case there was willingness from the property owners to sell or deed land for a trail.}

Attached to this memo is an updated draft of the Bicycle & Pedestrian Connections Map as part of the CORP that includes the three items listed above.

Information from March 21<sup>st</sup> Meeting:

At the February 28<sup>th</sup> Village Board meeting, the Board wanted the Plan Commission to review the Trail Map as part of the Comprehensive Outdoor Recreation Plan (CORP) to identify areas for future trails. The current trails map identify the major streets that re identified for future trails. Trails are typically used to connect regional points of interest, such as parks, schools, recreational areas, and commercial areas. Bike lanes, sidewalks, and trails work together to create a safe passage network for pedestrian and recreational users.

One issue to look at is how does the High Cliff Connector Trail (from Menasha to Sherwood) fit into this plan. Currently, there is a trail shown along the railroad from Firelane 12 to Pigeon Road in the Harrison CORP trail map. Is the best route along the railroad or should the plan identify the trail along Hwy 114?

The Village Board adopted an ordinance to require developments to include trails as part of new subdivisions (or provide a fee in lieu of trail construction) on streets identified in the trail map. The trail map should identify all the streets or areas that should have trails.

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**Recommended Action:**

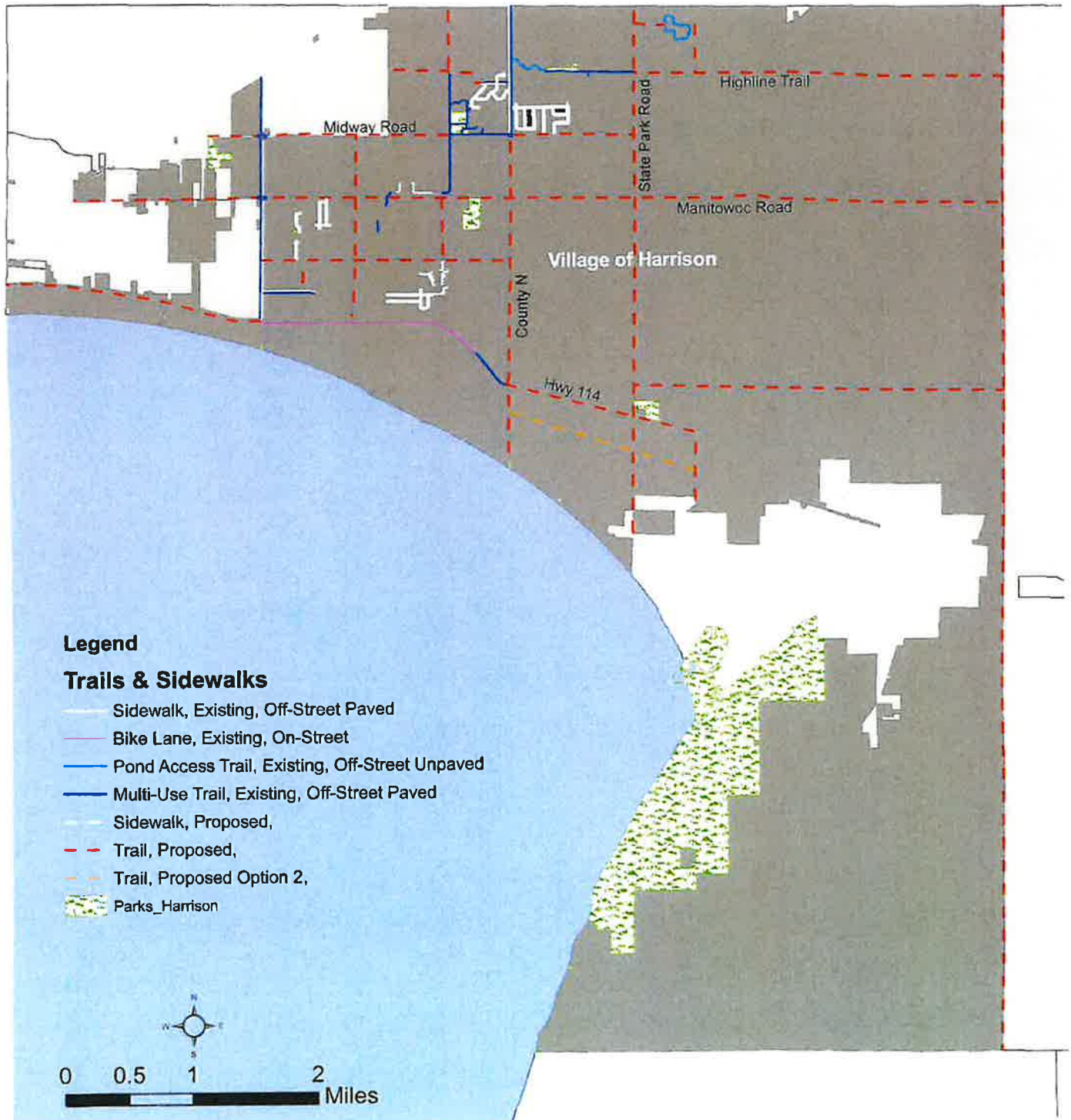
Staff recommends the Plan Commission approve the draft Bicycle & Pedestrian Connections Map (trail map) as part of the Comprehensive Outdoor Recreation Plan (CORP) as presented.

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**Attachments:**

- Draft of the Bicycle & Pedestrian Connections Map (dated May 2023)

# Bicycle & Pedestrian Connections



**Amended (Late Memo) 6/16/2023**

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**PLAN COMMISSION MEETING**

**VILLAGE OF HARRISON**

**From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

June 20, 2023

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**Title:**

Concept Plan for the former Darboy Club Site

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**Issue:**

Property owners are seeking input from the Plan Commission regarding development of property on the former Darboy Club Site, located on the corner of County KK and County N. This agenda item is discussion only.

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**Background and Additional Information:**

Property owners are asking for input from the Plan Commission on a proposed Shell gas station and convenience store development on the former Darboy Club site, located on the corner of County KK and County N. The concept plan also includes a Baskin Robbins ice cream shop within the convenience store and a tunnel car wash directly west of the convenience store. The proposed location is east of the recently developed Mr. Brews Taphouse.

The property is currently zoned Community Commercial [CC]. Car washes and Gasoline/fueling stations are both conditional uses under the Community Commercial zoning district. This location was under a Development Agreement, dated May 12, 2021, where the Developer agreed to market the property to business other than retail fuel for two years. After two years, any use listed within the Zoning District applied to the property may be approved by the Village. It has been over two years since the agreement has been made and entered.

As this time Staff has no other concept plans or proposals for the development of this property.

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**Recommended Action:**

Discussion item only. The property owners are looking for comments related to the attached concept plan related to the this property.

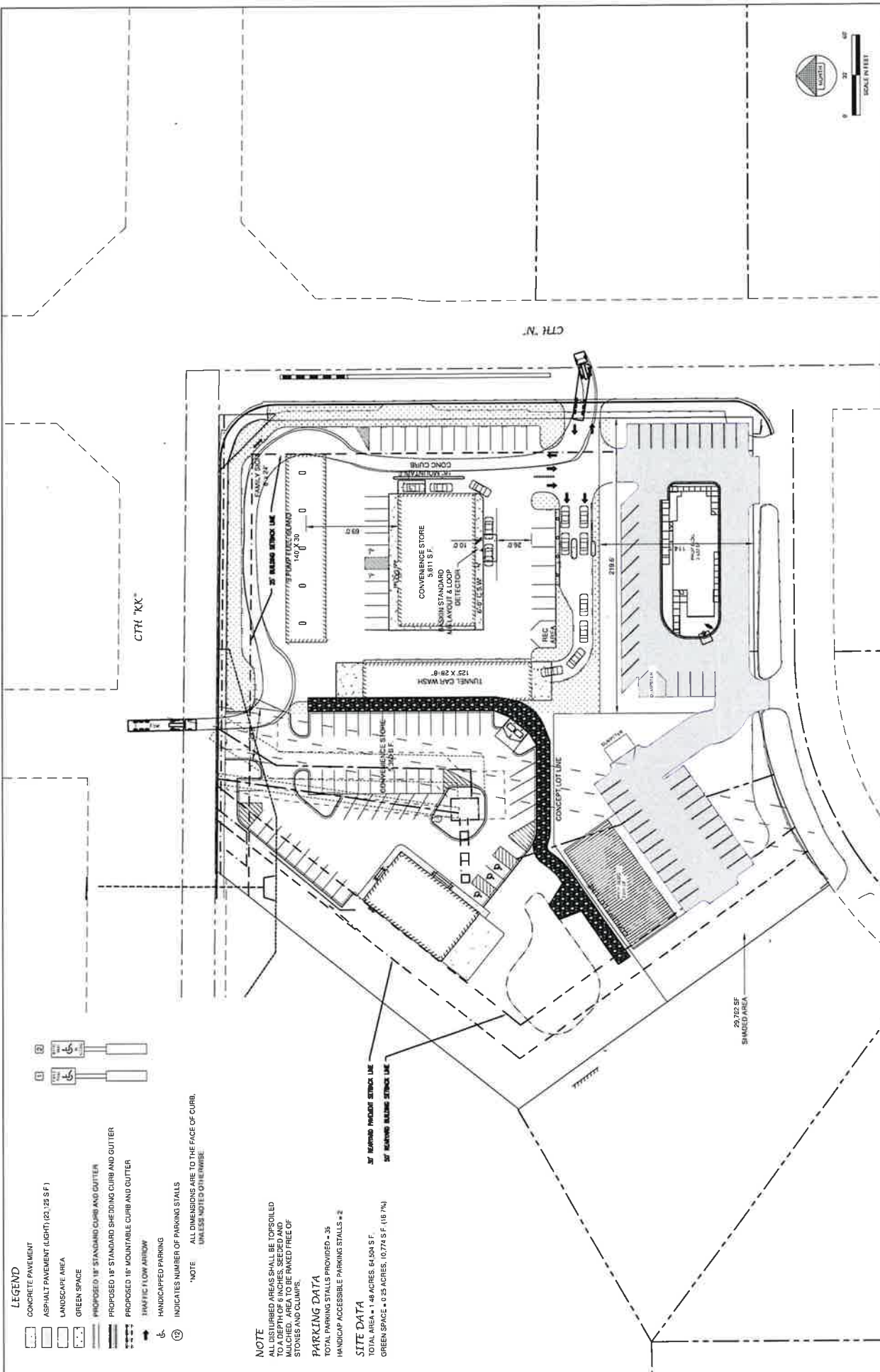
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**Attachments:**

- Aerial Map
- Concept Plan







- LEGEND**
- CONCRETE PAVEMENT
  - ASPHALT PAVEMENT LIGHT (23,125 S.F.)
  - LANDSCAPE AREA
  - GREEN SPACE
  - PROPOSED 18" STANDARD CURB AND GUTTER
  - PROPOSED 18" MOUNTABLE CURB AND GUTTER
  - TRAFFIC FLOW ARROW
  - HANDICAPPED PARKING
  - INDICATES NUMBER OF PARKING STALLS
- NOTE**  
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.

**NOTE**  
 CURBED AREAS SHALL BE TORNOILED TO A DEPTH OF INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

**PARKING DATA**  
 TOTAL PARKING STALLS PROVIDED - 35  
 HANDICAP ACCESSIBLE PARKING STALLS - 2

**SITE DATA**  
 TOTAL AREA = 1.48 ACRES, 64,804 S.F.  
 GREEN SPACE = 0.25 ACRES, 10,774 S.F. (16.7%)

NO.	DATE	APPROVED	REVISION	NO.	DATE	APPROVED	REVISION

DESIGNER: [ ]  
 CHECKED: [ ]  
 DESIGNED: [ ]

**CONCEPT OVERALL SITE PLAN**

**SITE DEVELOPMENT FOR CONVENIENCE STORE**  
 BAYLAND BUILDINGS, INC.  
 VILLAGE OF HARRISON  
 CALUMET COUNTY, WISCONSIN

**Robert E. Lee & Associates, Inc.**  
 ENGINEERS ARCHITECTS PLANNERS  
 325 CENTRAL DRIVE, WISCONSIN  
 WISCONSIN, WI 53155  
 920-962-9241 www.lee.com

SHEET NO. **2**

PROPOSED BUILDING FOR:  
 22-2833  
 CITY, WISCONSIN; COUNTY OF:

**SCALE VERIFICATION**

THIS IS A CONTRACT DOCUMENT. IT IS THE PROPERTY OF BAYLAND BUILDINGS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BAYLAND BUILDINGS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.

JOB NUMBER: 22-2833

PROJECT: TOM AMBROSUS  
 EXECUTIVE: (920) 271-2544

DRAWN BY: DPOURG

DATE: 06/13/2023

REVISIONS:

1 000000 XYZ

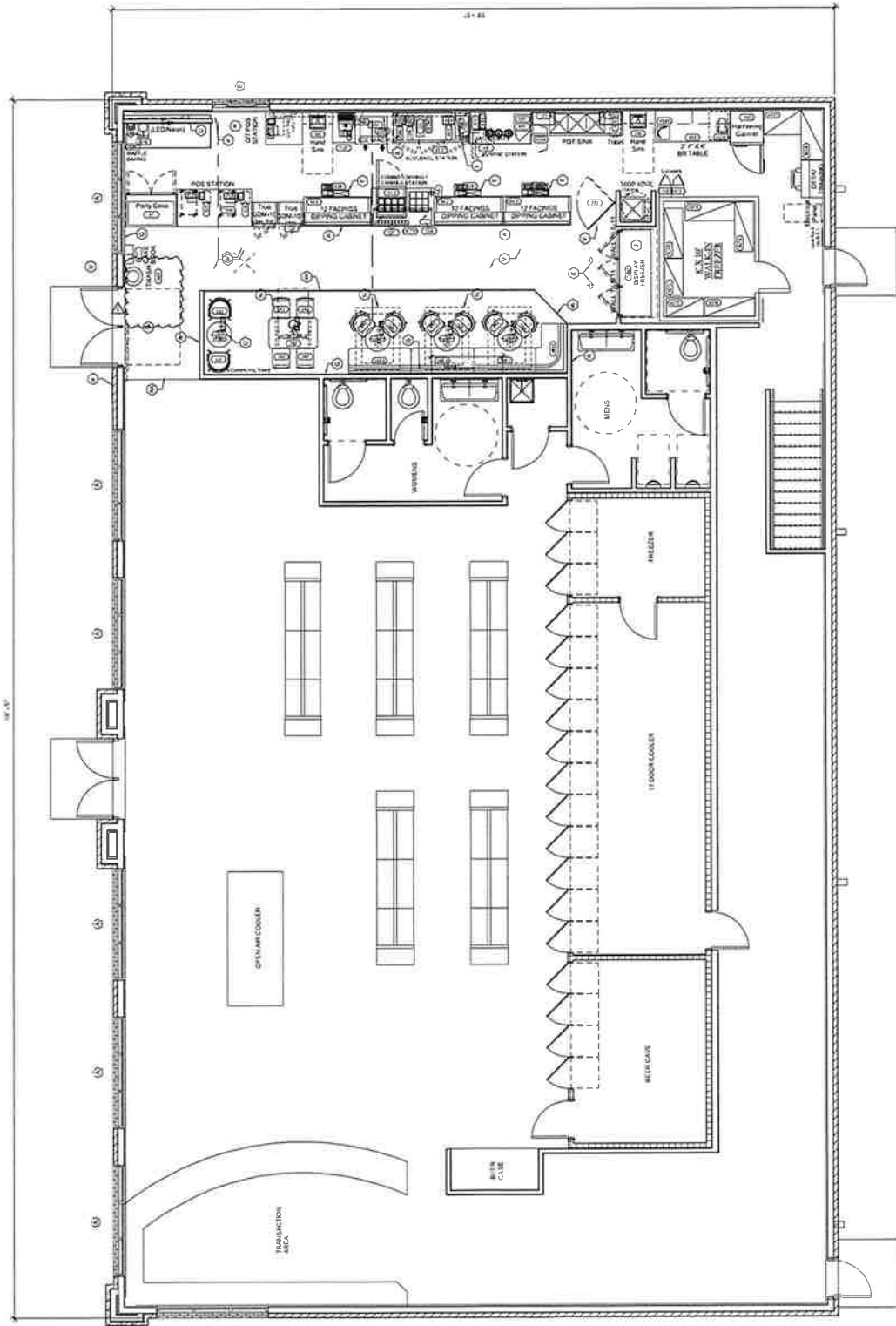
ISSUED FOR: CHECKED DATE:

BY:

- PRELIMINARY
- SET
- REVISIONS
- CORRECT
- REVISIONS

FLOOR PLAN - PROPOSED

**A1.0**



**FLOOR PLAN - PROPOSED**  
 1/4" = 1'-0"

PROPOSED BUILDING FOR:  
 22-2833  
 CITY, WISCONSIN; COUNTY OF:

**SCALE VERIFICATION**

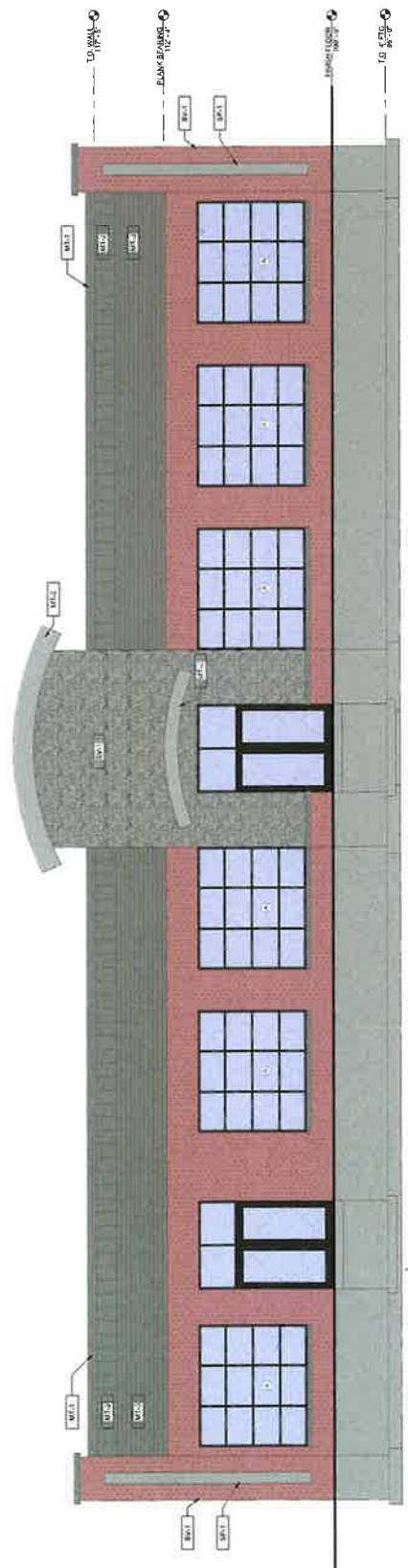
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BAYLAND BUILDINGS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BAYLAND BUILDINGS IS STRICTLY PROHIBITED. BAYLAND BUILDINGS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. CONTACT BAYLAND BUILDINGS AT (920) 494-5200 FOR MORE INFORMATION.

**JOB NUMBER:** 22-2833  
**PROJECT:** TOM AMBROSIOUS  
**EXECUTIVE:** (800) 371-7524  
**DRAWN BY:** DPO/JRG  
**DATE:** 06/13/2023

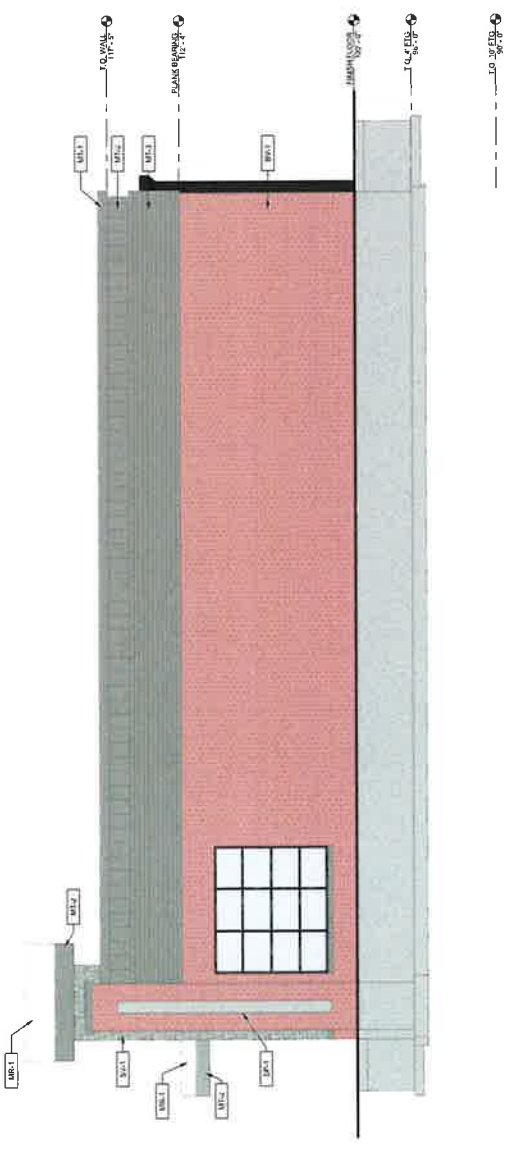
**REVISIONS:**

**ISSUED FOR:** CHECKED DATE: BY:  
 PRELIMINARY  
 NO SET  
 REDESIGNER  
 PERMITS  
 CONSTRUCTION

ELEVATION - EXTERIOR  
**A2.0**



**BUILDING ELEVATION - NORTH**  
 1/4" = 1'-0"



**BUILDING ELEVATION - WEST**  
 2/32.0" = 1'-0"

**EXTERIOR FINISH LEGEND**

MARK	DESCRIPTION
W-1	LOCATION: BASE COURSE & TILES MATERIAL: 00 ALUMINUM COPING CAP COLOR: V-NY COMMENTS:
W-2	LOCATION: VERTICAL FASCIA PANELS MATERIAL: 00 COMPOSITE MATERIAL SUPPLIER: V-NY COMMENTS:
W-3	LOCATION: MARBONICRZ FASCIA PANELS MATERIAL: METAL PANEL COLOR: V-NY COMMENTS:
W-4	LOCATION: SIDING PANELS MATERIAL: 00 COPPY SUPPLIER: V-NY COMMENTS:
W-5	LOCATION: BRICK VENEER MATERIAL: V-NY COLOR: V-NY COMMENTS:
W-6	LOCATION: STONE VENEER MATERIAL: 00 V-NY SUPPLIER: V-NY COMMENTS:
W-7	LOCATION: VERTICAL STONE INSET MATERIAL: 00 STONE PANEL COLOR: V-NY COMMENTS:
W-8	LOCATION: CORNER JOINTS MATERIAL: 00 METAL PANELS SUPPLIER: V-NY COMMENTS:
W-9	LOCATION: NEAR OF ENTRY STRUCTURE MATERIAL: 00 PEIRNME COLOR: V-NY COMMENTS:

PROPOSED BUILDING FOR:  
 22-2833  
 CITY, WISCONSIN; COUNTY OF:

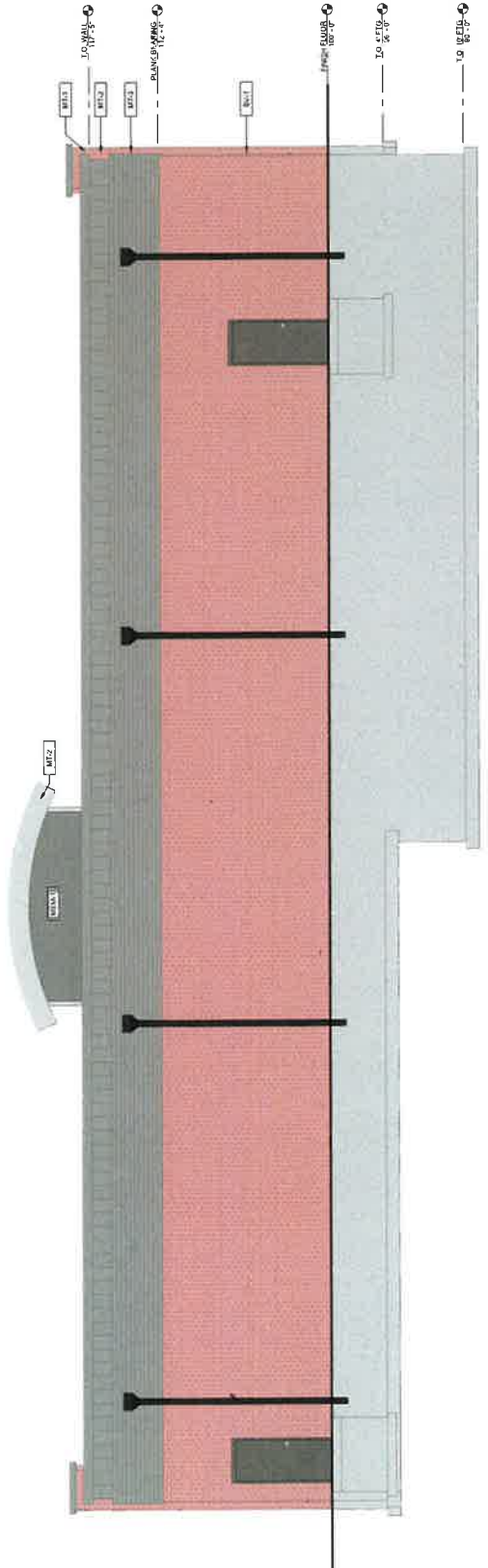
**SCALE VERIFICATION**

**PROJECT:** TOM MARGOSIUS  
**EXECUTIVE:** (82) 371-6241  
**DRAWN BY:** DPO/JRG  
**DATE:** 08/13/2023

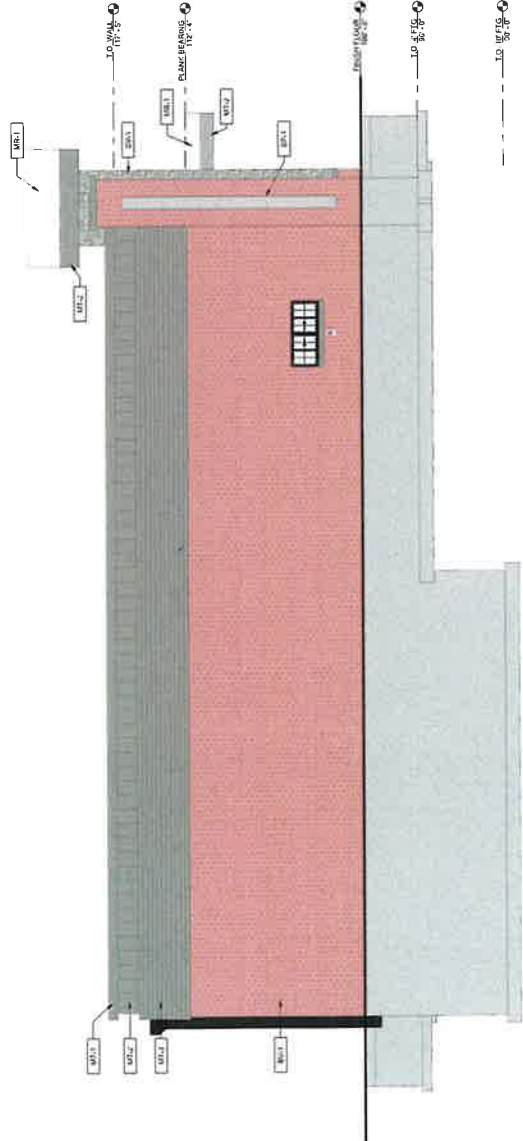
**REVISIONS:**

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<input type="checkbox"/> BID SET		
<input type="checkbox"/> DESIGN REVIEW		
<input type="checkbox"/> CHECKSET		
<input type="checkbox"/> CONSTRUCTION		

ELEVATION - EXTERIOR  
**A2.1**



**BUILDING ELEVATION - SOUTH**  
 1/8"=1'-0"



**BUILDING ELEVATION - EAST**  
 1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

MARK	DESCRIPTION
W12	LOCATION: WALK OUTERS & TRIMS MATERIAL: 600 ALUMINUM COILING LVP COLOR: VARIOUS COMMENTS:
W13	LOCATION: VERTICAL FASCIA PANELS MATERIAL: COMPOSITE INTERPOL COLOR: VARIOUS COMMENTS:
W14	LOCATION: HARBOR/HORIZ FASCIA PANELS MATERIAL: METAL PANEL COLOR: VARIOUS COMMENTS:
W15	LOCATION: METAL PANELS MATERIAL: METAL PANELS COLOR: VARIOUS COMMENTS:
W16	LOCATION: ROCK VINYL MATERIAL: ROCK VINYL COLOR: VARIOUS COMMENTS:
W17	LOCATION: ROCK VINYL MATERIAL: ROCK VINYL COLOR: VARIOUS COMMENTS:
W18	LOCATION: METAL PANELS MATERIAL: METAL PANELS COLOR: VARIOUS COMMENTS:
W19	LOCATION: VERTICAL STONE/INSET MATERIAL: COMPOSITE INTERPOL COLOR: VARIOUS COMMENTS:
W20	LOCATION: METAL PANELS MATERIAL: METAL PANELS COLOR: VARIOUS COMMENTS:
W21	LOCATION: METAL PANELS MATERIAL: METAL PANELS COLOR: VARIOUS COMMENTS:
W22	LOCATION: REAR OF ENTRY STRUCTURE MATERIAL: METAL PANELS COLOR: VARIOUS COMMENTS:



**BAYLAND BUILDINGS**  
 P.O. BOX 1071 GREEN BAY, WI 53007  
 1800 494-2000 FAX 1800 494-2033  
 www.baybuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:  
 22-2833  
 CITY, WISCONSIN; COUNTY OF

**SCALE VERIFICATION**

DATE: 06/13/23

SCALE: 1/8" = 1'-0"

JOB NUMBER: 22-2833

PROJECT: TOM AMSCHEUS

EXECUTIVE: (820) 271-2544

DRAWN BY: JRG

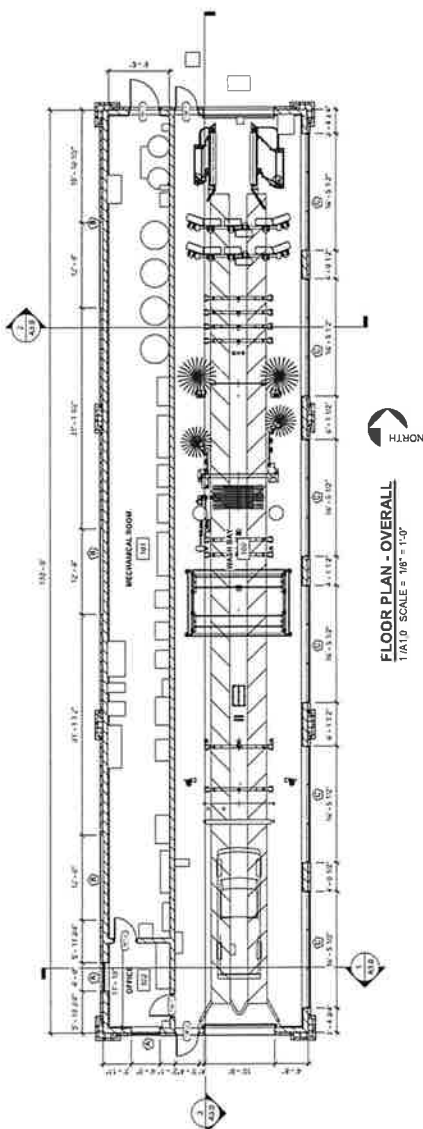
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REVISIONS:

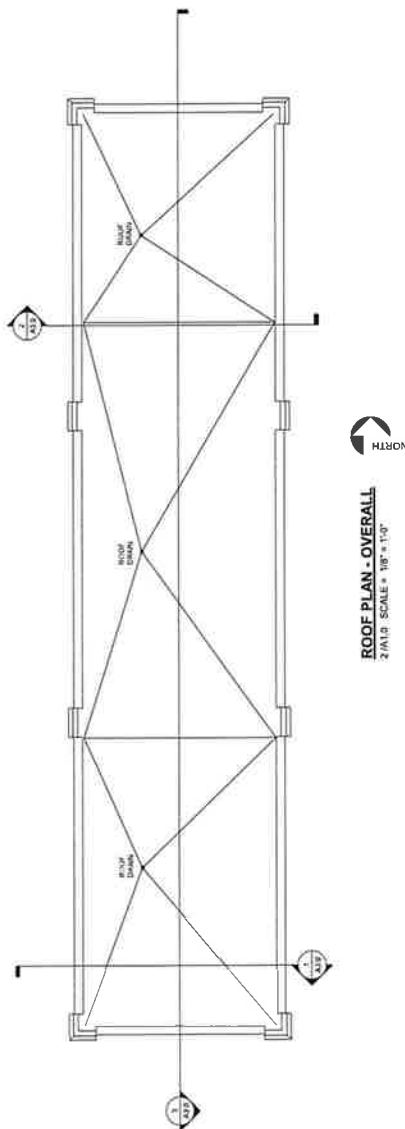
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 PRELIMINARY  
 30 SET  
 DESIGN REVIEW  
 CHECKSET  
 CONSTRUCTION

OVERALL FLOOR PLAN

**A1.0**



**FLOOR PLAN - OVERALL**  
 1/8" = 1'-0"



**ROOF PLAN - OVERALL**  
 1/8" = 1'-0"

PROPOSED BUILDING FOR:  
 22-2833  
 CITY, WISCONSIN; COUNTY OF:

**SCALE VERIFICATION**

PROJECT: TOM AMEROSIUS (683) 371-2544  
 DRAWN BY: JRG  
 DATE: 06/13/23  
 REVISIONS:

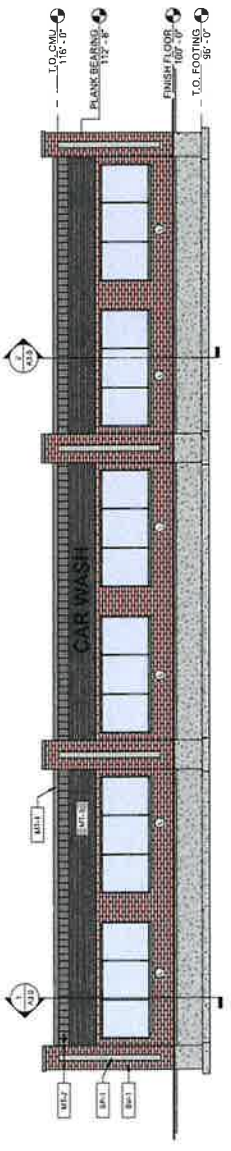
JOB NUMBER: 22-2833  
 PROJECT EXECUTIVE: TOM AMEROSIUS (683) 371-2544  
 DRAWN BY: JRG  
 DATE: 06/13/23  
 REVISIONS:

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 PRELIMINARY  
 NO SET  
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 CONSTRUCTION

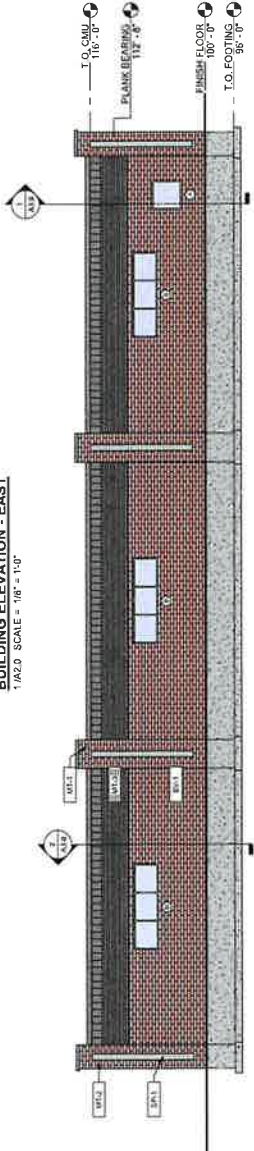
EXTERIOR ELEVATIONS  
**A2.0**

**EXTERIOR FINISH LEGEND**

MARK	DESCRIPTION
MT1	LOCATION: FRAME CONTIGUOUS TO TRIM MATERIAL: 1/2" ALUMINUM CLIPPING CAP COLOR: VENT COMMENT: (1)
MT2	LOCATION: VERTICAL FINISH PANELS MATERIAL: 1/2" CARBON FIBER COMPOSITE LATHING COLOR: VENT COMMENT: (1)
MT3	LOCATION: WINDOW FRAME PANELS MATERIAL: 1/2" CARBON FIBER COMPOSITE LATHING COLOR: VENT COMMENT: (1)
MT4	LOCATION: WINDOW FRAME PANELS MATERIAL: 1/2" CARBON FIBER COMPOSITE LATHING COLOR: VENT COMMENT: (1)
MT5	LOCATION: WINDOW FRAME PANELS MATERIAL: 1/2" CARBON FIBER COMPOSITE LATHING COLOR: VENT COMMENT: (1)
MT6	LOCATION: WINDOW FRAME PANELS MATERIAL: 1/2" CARBON FIBER COMPOSITE LATHING COLOR: VENT COMMENT: (1)
MT7	LOCATION: WINDOW FRAME PANELS MATERIAL: 1/2" CARBON FIBER COMPOSITE LATHING COLOR: VENT COMMENT: (1)
MT8	LOCATION: WINDOW FRAME PANELS MATERIAL: 1/2" CARBON FIBER COMPOSITE LATHING COLOR: VENT COMMENT: (1)



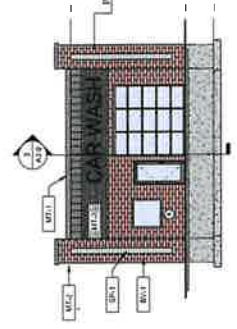
**BUILDING ELEVATION - EAST**  
 1/4"2.0 SCALE = 18" = 1'-0"



**BUILDING ELEVATION - WEST**  
 2/4"2.0 SCALE = 18" = 1'-0"



**BUILDING ELEVATION - NORTH**  
 3/4"2.0 SCALE = 18" = 1'-0"



**BUILDING ELEVATION - SOUTH**  
 4/4"2.0 SCALE = 18" = 1'-0"

Village of Harrison

May-23 Zoning Permit Report

	Current Year			Previous Year		
	Permits	YTD Permits	Estimated Value	YTD Permits	Estimated Value	YTD Estimate Value
<b>Residential</b>						
Single Family	32	55	\$ 11,624,140	27	\$ 1,290,000	\$ 10,734,150
Two Family (units)	0	( 0 )	\$ 0	1	\$ 600,000	\$ 600,000
Multi Family (units)	0	( 0 )	\$ 0	0	\$ 0	\$ 0
Additions	3	5	\$ 310,000	5	\$ 100,000	\$ 245,000
Acc. Structures	6	11	\$ 110,300	9	\$ 45,600	\$ 134,500
Miscellaneous	10	39	\$ 62,000	37	\$ 244,500	\$ 341,190
<b>Total Residential</b>	<b>51</b>	<b>110</b>	<b>\$ 12,106,440</b>	<b>79</b>	<b>\$ 2,280,100</b>	<b>\$ 12,054,840</b>
<b>Com./Ind.</b>						
New	0	1	\$ 0	0	\$ 0	\$ 0
Additions	0	1	\$ 0	1	\$ 0	\$ 5,000,000
Acc. Structures	0	3	\$ 0	0	\$ 0	\$ 0
Miscellaneous	1	3	\$ 1,000	5	\$ 44,485	\$ 362,985
<b>Total Com./Ind.</b>	<b>1</b>	<b>8</b>	<b>\$ 1,000</b>	<b>6</b>	<b>\$ 44,485</b>	<b>\$ 5,362,985</b>
<b>Combined Total</b>	<b>52</b>	<b>118</b>	<b>\$ 12,107,440</b>	<b>85</b>	<b>\$ 2,324,585</b>	<b>\$ 17,417,825</b>

Number of Vacant Lots Remaining 145