

**PLAN COMMISSION
AGENDA**

**Tuesday, May 23, 2023
6:00PM**

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Participation (Non-Agenda Harrison Related Items)
Please be advised per State Statute Section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
- 5) Approve Minutes
 - April 18, 2023
- 6) Convene Meeting and Enter Public Hearing
 - a. Zoning Map Amendment – Troy Mueller – Pigeon Rd
 - b. Conditional Use Permit – Troy Mueller – Pigeon Rd
 - c. Conditional Use Permit – State Storage Group – Pigeon Rd
 - d. Planned Development Overlay – Atlas Development – Northshore Villas Condominium – Old Highway Rd
 - e. Update to Bicycle and Pedestrian Connections Map – Comprehensive Outdoor Recreation Plan
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Zoning Map Amendment – Troy Mueller – Pigeon Rd
 - b. Conditional Use Permit – Troy Mueller – Pigeon Rd
 - c. Conditional Use Permit – State Storage Group – Pigeon Rd
 - d. Final Plat – North Shore Ridge – FORE Development – Firelane 10
 - e. Planned Development Overlay – Atlas Development – Northshore Villas Condominium – Old Highway Rd
 - f. Condo Plat – Atlas Development – Northshore Villas Condominium – Old Highway Rd
 - g. Conditional Use Permit Modification – Fairways Lawn Care – W5206 Amy Ave
 - h. Special Exception to Design Standard – Fairways Lawn Care – W5206 Amy Ave
 - i. Update to Bicycle and Pedestrian Connections Map – Comprehensive Outdoor Recreation Plan
- 9) Items for Discussion
 - a. Report: Zoning Permits
- 10) Set Next Meeting Date

- Tentatively June 20, 2023 at 6:00pm

11) Adjourn

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting. As such, a quorum of the Village Board, Zoning Board of Appeals, or Committees may be in attendance. However, the only business to be conducted is for the Plan Commission.

Posted: May 16, 2023

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman Assistant Planner

Meeting Date:

May 23, 2023

Title:

Zoning Map Amendment (Rezoning) – Pigeon Rd – Troy Mueller

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 to rezone property located on Pigeon Road, directly north of the railroad tracks, from Rural Residential [RR] to General Agricultural [AG]. The Location ID is 40156. The purpose of the rezoning is to construct and operate a trade and contractor office at this location. A trade and contractor office is a conditional use under General Agricultural zoning. The applicant's residence, where he currently operates his contractor business, is on the other side of Pigeon Road, across from the proposed rezoning.

The proposed rezoning is consistent with the Comprehensive Plan. The surrounding properties to the west of this area are zoned General Agricultural. There is a proposed self-storage facility abutting the west lot line of the proposed rezoning.

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.

Recommended Action:

Staff recommends approval of the Zoning Map Amendment from Rural Residential [RR] to General Agricultural [AG] as submitted.

Attachments:

- Aerial Map
- Zoning Map

Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Other Counties
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2021
- Red: Band_1
- Green: Band_2
- Blue: Band_3



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Zoning Map

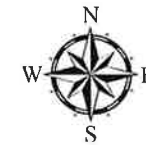
Village of Harrison

Calumet & Outagamie Counties, WI

Legend

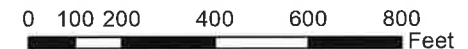
Zoning Districts	RoadCenterli
AG General Agriculture	Local Roads
RR Rural Residential	County Highw
RS-1 Single-Family Residential (Suburban)	State Highwa
RS-2 Single-Family Residential (Traditional)	US Highway
RT Two-Family Residential	RailRoads
RM Multiple-Family Residential	Streams
CN Neighborhood Commercial	Town of Harri:
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-Wetland Overlay*	

* Please note that the SHO & SWO bounds are subject to to cha based on determinat of navigable waterw:



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: April 26, 2023

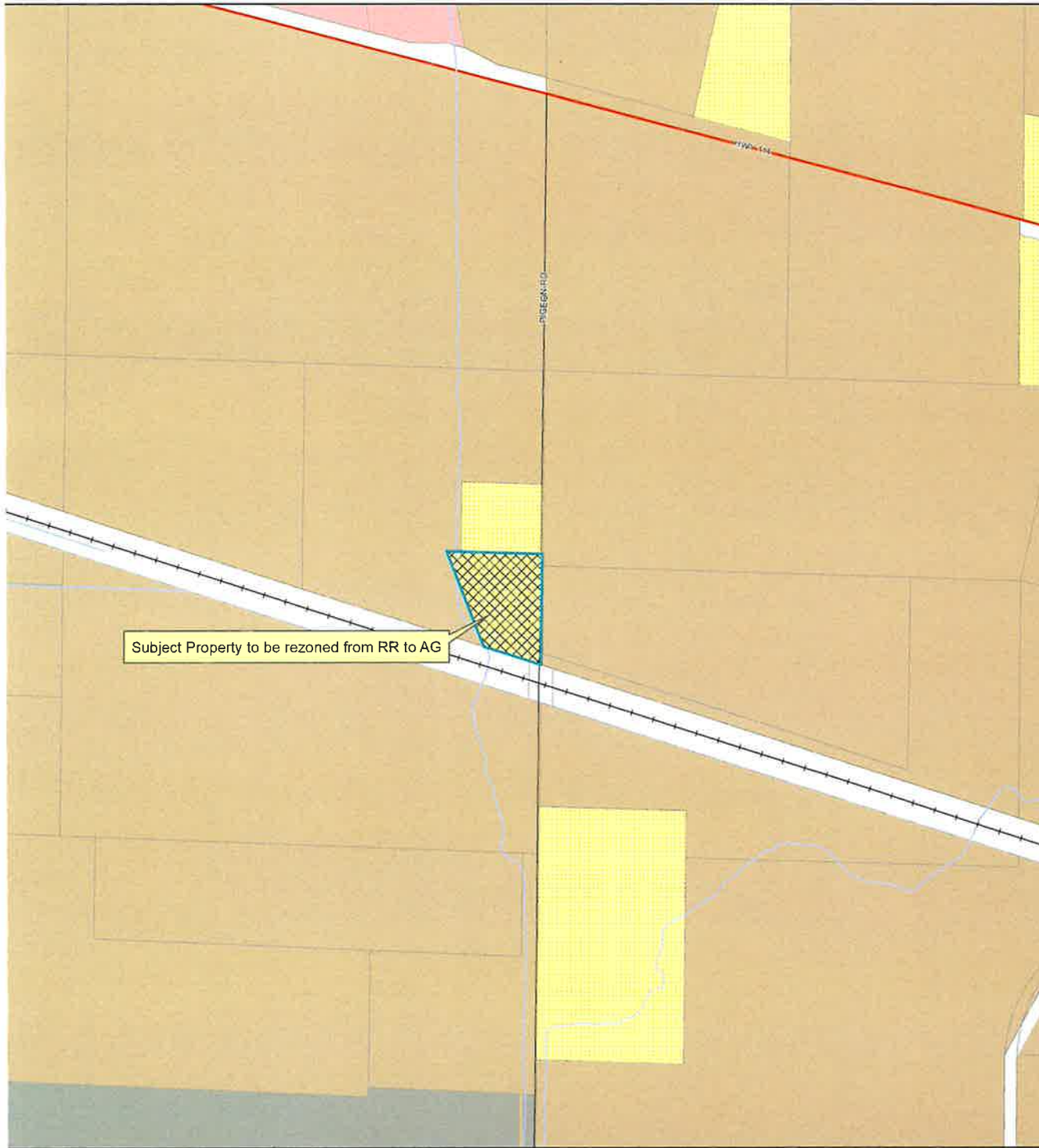


Disclaimer:

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PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

May 23, 2023

Title:

Conditional Use Permit – Pigeon Rd – Troy Mueller

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit to construct and operate a trade and contractor office.

Background and Additional Information:

The applicant is requesting a Conditional Use Permit (CUP) in order to construct and operate a trade and contractor office for the property located on Pigeon Road, directly north of the railroad tracks, location ID 40156. A trade and contractor office is a conditional use under General Agricultural zoning. The applicant has proposed a Zoning Map Amendment to change the zoning from Rural Residential [RR] to General Agricultural [AG]. The applicant's residence, where he currently operates his contractor business, is on the other side of Pigeon Road, across from the proposed rezoning.

The applicant's intention to move the construction operation from its current location, which is directly across Pigeon Road on their personal resident property. They propose to build a 36'x96' contractor building, containing office space, for up to five office staff, and a shop to house vehicles, tools, and materials. The crew staff will only be on site at the beginning and end of day. Hours of operation are Monday to Friday 7:00am – 6:00pm. Work vehicles will be parked inside the shop while there will be parking to the south of the building for three trailers.

Basis for Approval: *(from the Zoning Ordinance Section 117-319) Each item must be met in order to grant approval.*

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 this chapter. Where there is an existing nonconforming structure, the design standards of the underlying zoning district may be waived by the plan commission and village board. Mini-warehousing storage facilities are a conditional use under the AG zoning district.*
2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan. The proposed use of the property as a trade and contractor office conforms to the Comprehensive Plan.*
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. The main entrance is will be on Pigeon Road.*

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. The applicant will leave existing trees to the west and south of the parcel. The application will be required to submit a complete drainage and site plan.*
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. There is a proposed self-storage facility abutting the west lot line of the proposed rezoning.. The applicant's residence is on the other side of Pigeon Rd.*
6. *Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. At present the property has access to single phase electrical service located on Pigeon Road. No other utilities are present at the property boundary.*

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 Conditional Use Permit (CUP) request with the following conditions:

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. A detailed Drainage and Stormwater plan shall be completed prior to issuance of a zoning permit.
3. Hours of operation shall be Monday-Friday 7:00am-6:00pm.. The Plan Commission may approve different hours of operation upon request and review.
4. Access to the development should be from Pigeon Road.
5. Only those uses permitted in the applicable zoning district shall be allowed within the development.
6. All applicable local, County, and State rules, regulations, and ordinances shall be met.
7. Outside trailer storage shall be screened from view from the roadway as much as possible via a landscape berm and plantings.

Attachments:

- Aerial Map
- Narrative from Developer
- Concept Plan

Calumet County, WI

Legend

- Address Point
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- Point of Interest
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- Rwd: Band_1
- Green: Band_2
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PIGEON RD PROPERTY PARCEL #40156

A piece or parcel of land in the North 10.83 acres of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 20 North, Range 18 East, in the Village of Harrison, Calumet County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of the North 10.83 acres of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 24; thence running North 16 rods; thence West about 16 rods to the East line of the creek; thence running in a Southeasterly direction along the East line of said creek to the North right-of-way line of the Chicago, Milwaukee and St. Paul Railway Company; thence running in an Easterly direction along the North right-of-way line of said railroad, about 10 rods to the point of beginning.

We are applying to re-zone this property from rural residential to general agricultural under ***Conditional uses and structures – offices and storage yards, trade and construction.***

The adjacent property to the north where the Pigeon Club is located is zoned rural residential. The adjacent property to the west is currently zoned agricultural. The property just to the south, south of the railroad (Pigeon Road Storage) is zoned general Ag.

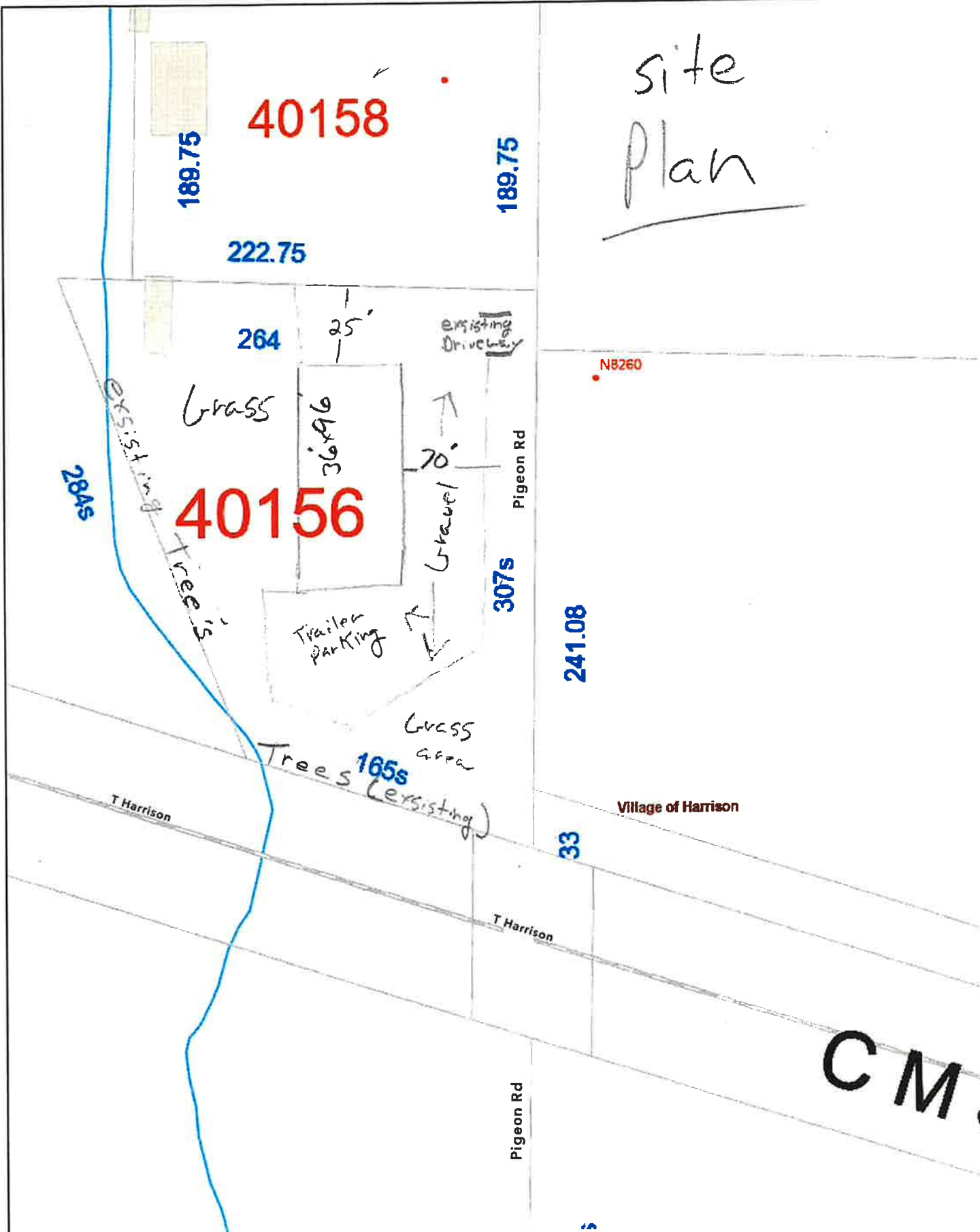
Our intention with this property is to move our construction operation from our current location, which is directly across Pigeon Road on our personal resident property. We plan to build a new shop to house our vehicles, tools, and materials. Additionally, we will have office space for up to five office staff, who are currently working at our office space across the road. Our crew staff is only on site to load up and then they are out in the field all day.

Our hours of operation are Monday – Friday 7 am – 6 pm.

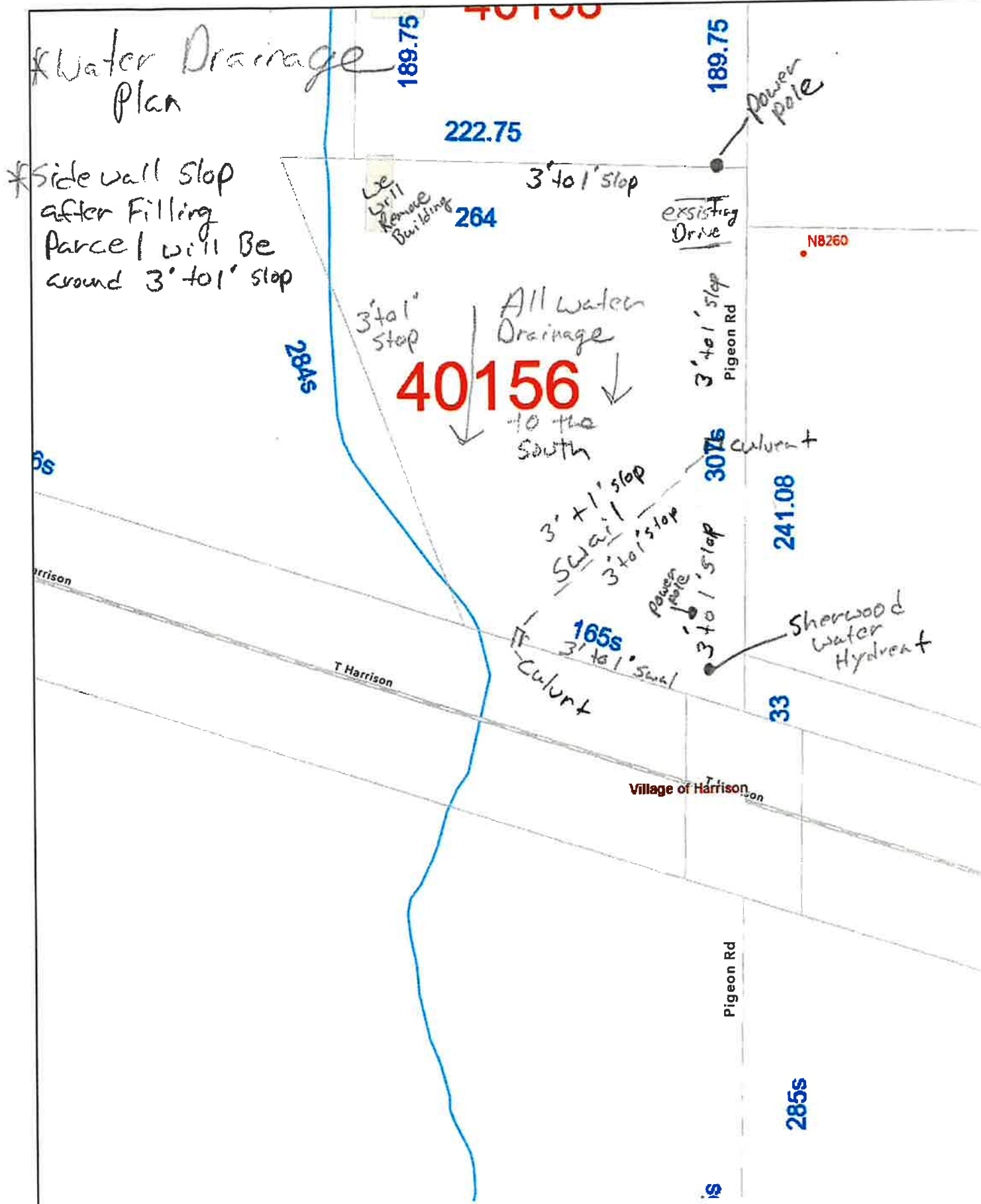
Currently all our vehicles and trailers are parked outside. When the new shop is complete, the vehicles will be parked inside. We will have parking to the south of the building for three trailers.

This year we plan to remove the existing structure that is on the site. We plan to raise and level the site for proper water drainage. Next year we plan to build the proposed building (blueprints attached). If the proposed building does not meet the requirements, we will adjust the building size accordingly.

Calumet County Parcels



Calumet County Parcels



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

May 23, 2023

Title:

Conditional Use Permit – State Storage Group – Pigeon Rd

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit to construct and operate a self storage facility.

Background and Additional Information:

The applicant is requesting a Conditional Use Permit (CUP) in order to construct and operate a self storage facility under the State Storage Group, which currently has four other locations in the Fox Valley. This specific location seeks to serve area residents and businesses with approximately 80,000 square feet of indoor non-heated individual storage units and approximately 60 non-covered parking spaces located within the interior of the property. Parking spaces are planned to serve the demand of nearby residents needing a clean, secure location to park their RV's, campers, and boats. The outdoor storage of "junk" cars will not be permitted.

The buildings will be constructed and orientated to ensure the outdoor parking is placed between the buildings in a courtyard-style arrangement and not visible to neighboring residences (existing and planned) or to Pigeon Road. The site itself will consist of above average steel over frame buildings with a focus on a more improved aesthetic than existing storage units located in the area. Additionally, this site offers mature tree lines to help further improve the aesthetics of the development. The site will also provide a secure area by virtue of access-controlled gates, CCTV monitoring, and unobtrusive site lighting. The site will also be fully paved with asphalt to further enhance the image of the facility, and to eliminate dust issues to adjoining properties.

The property's location is all of Location ID 40154 and 1 acre of the southeast corner of Location ID 40146. Final boundaries will be subject to Certified Survey Map so that the property will consist of 10 acres of contiguous property. The proposed site is currently zoned General Agricultural [AG] and mini-warehousing is a conditional use in the AG zoning district.

The concept plan for this proposal was regarded favorable by the Plan Commission during the January 24, 2023 meeting.

Basis for Approval: *(from the Zoning Ordinance Section 117-319) Each item must be met in order to grant approval.*

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 this chapter. Where*

there is an existing nonconforming structure, the design standards of the underlying zoning district may be waived by the plan commission and village board. Mini-warehousing storage facilities are a conditional use under the AG zoning district.

2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan. The proposed use of the property as a self storage facility conforms to the Comprehensive Plan.*
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. The main entrance is will be on Pigeon Road*
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. The applicant has stated that perimeter landscaping offers mature tree lines to help improve the aesthetics of the development.*
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. The surrounding land uses are for future Ag, Vacant, or Undeveloped development according to the Comprehensive Plan.*
6. *Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided. At present the property has access to single phase electrical service located on the West side of Pigeon Road (same side of as project site). No other utilities are present at the property boundary.*

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 Conditional Use Permit (CUP) request with the following conditions:

1. The outdoor storage of “junk” cars will not be permitted.
2. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of a zoning permit.
3. A detailed Drainage and Stormwater plan shall be completed prior to issuance of a zoning permit.
4. No outside storage, including but not limited to material, equipment, or products, shall be allowed for any business within the development, but exempting RV’s campers, and boats.
5. Access to the development should be from Pigeon Road.
6. Only those uses permitted in the applicable zoning district shall be allowed within the development.
7. All applicable local, County, and State rules, regulations, and ordinances shall be met.

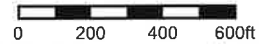
Attachments:

- Aerial Map
- Concept Plan
- Narrative from Developer

Calumet County, WI

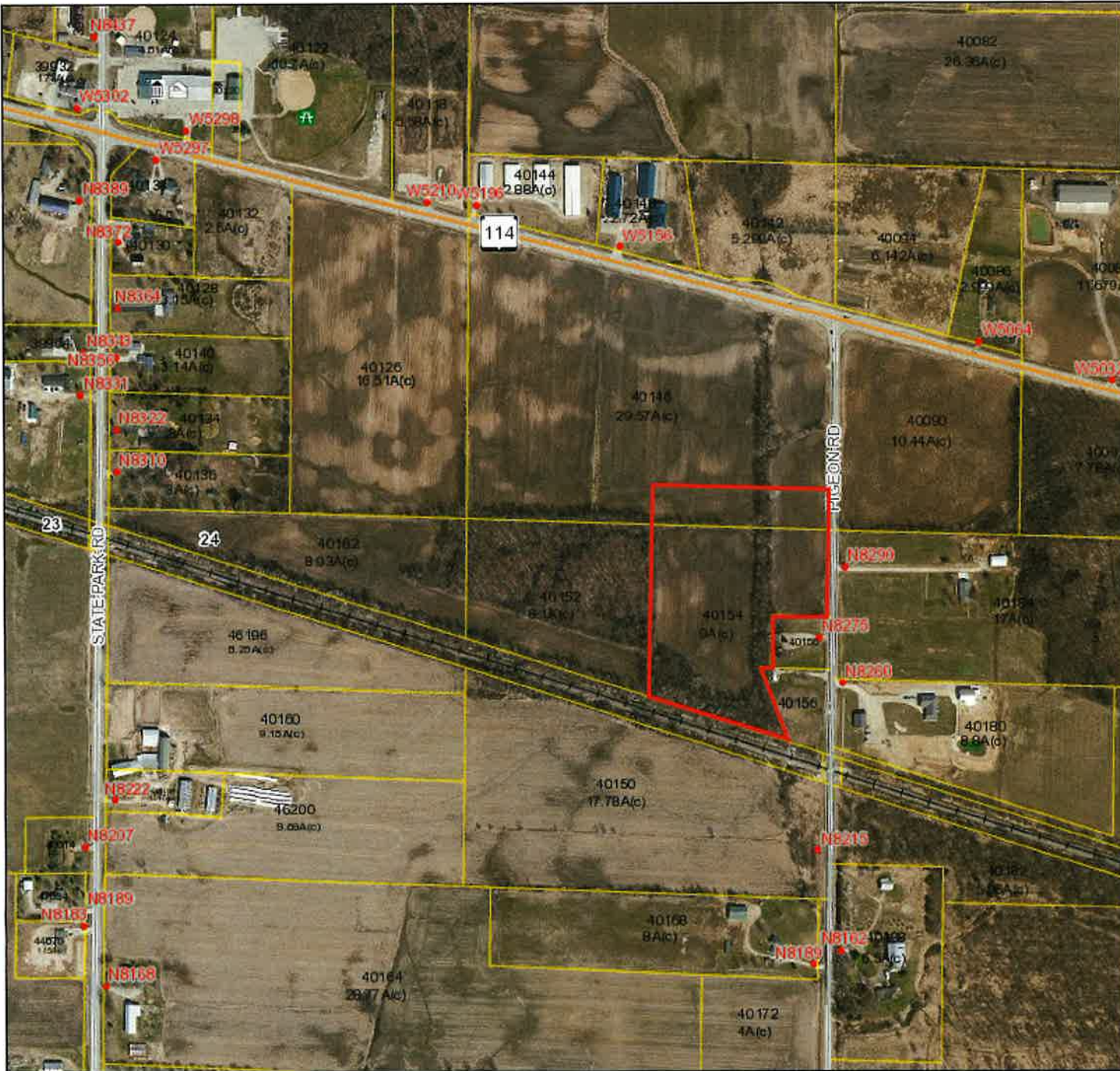
Legend

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- * Unincorporated Community
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State Storage Group – Harrison

Legal description:

Will include all of parcel with tax ID 40154 and (1) acre of the Southeast corner of the parcel with the tax ID of 40146. Final boundaries will be subject to Certified Survey Map so that property will consist of 10 acres of contiguous property.

Legal description for parcel 40154: The North Ten and Eighty-three Hundreths acres of the East Half of the Northeast Quarter of the Southwest Quarter (E 1/2 of NE 1/4 of SW 1/4), Section Twenty-four (24), Township Twenty (20) North, Range Eighteen (18) East, Town of Harrison, Calumet County, Wisconsin.

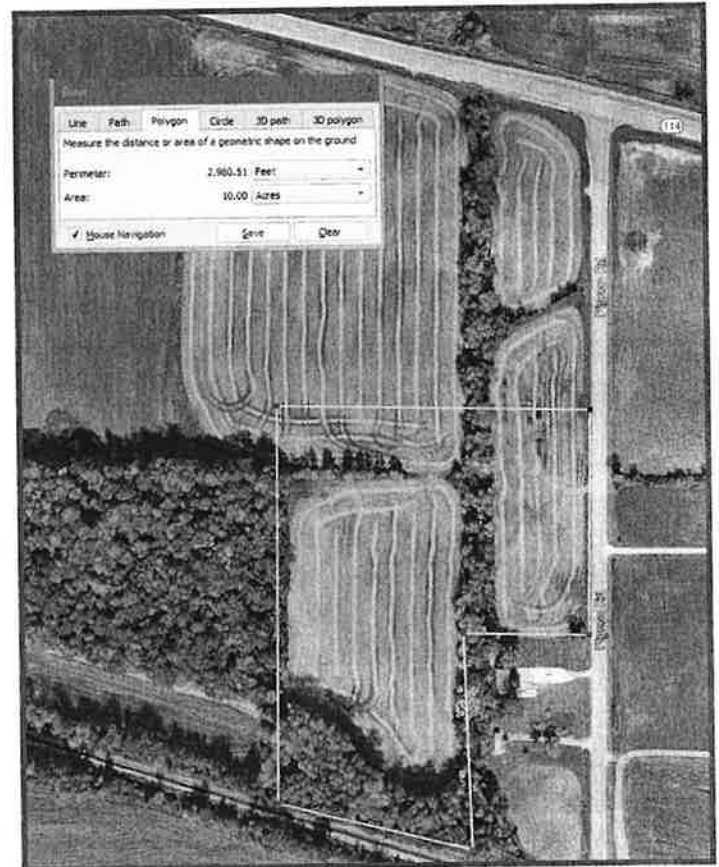
EXCEPTING the following parcels thereof:

Commencing at the Southeast Corner of the North 10.83 acres of the East Half of the NE 1/4 of the SW 1/4 , of Section 24, Town and Range aforesaid; thence running North Sixteen (16) rods, thence West about Sixteen (16) rods, to the East Line of the Creek; thence running in a Southeasterly direction along the East line of said Creek to the North right of way line of the Chicago, Milwaukee, and Saint Paul Railway Company, thence through running in an Easterly direction along the North right of way line of said Railroad about Ten (10) rods to the point of beginning, containing One (1) acre of land, more or less

ALSO EXCEPTING: Commencing at the Southeast Corner of the North 10.83 acres of the East Half of the Northeast Quarter of the Southwest Quarter, Section Twenty-four (24), Town and Range aforesaid, thence running North Sixteen (16) rods, this to be the real point of beginning, thence North Eleven and One Half (11 1/2) rods, thence West about Thirteen and One Half (13 1/2) rods to the East line of the Creek, thence running in the Southerly direction along the East line of the Creek Eleven and One Half (11 1/2) rods to the North of the land Peter Daczyk; thence running East along the North line of the Peter Daczyk property about Thirteen and One Half (13 1/2) rods to the point of beginning, containing One (1) acre of land, more or less.

Description of Proposed Use of Property:

The property will be used as a self storage facility operated under the State Storage Group which currently has (4) other locations in the Fox valley area. This specific location seeks to serve area residents and businesses with approx.. 80,000sqft of indoor non-heated individual storage units



and approx. (60) non-covered parking spaces located within the interior of the property. Parking spaces are planned to serve the demand of nearby residents needing a clean, secure location to park their RV's, campers, and boats. The outdoor storage of "junk" cars will not be permitted. The buildings will be constructed and orientated to ensure the outdoor parking is placed between the buildings in a courtyard-style arrangement and not visible to neighboring residences (existing and planned) or to Pigeon Road. The site itself will consist of above average steel over frame buildings with a focus on a more improved aesthetic than existing storage units located in the area. Additionally, this site offers mature tree lines to help further improve the aesthetics of the development. The site will also provide a secure area by virtue of access-controlled gates, CCTV monitoring, and unobtrusive site lighting. The site will also be fully paved with asphalt to further enhance the image of the facility, and to eliminate dust issues to adjoining properties.

The facility will be managed electronically, providing customers with a contact-less rental experience. Electronic security, CCTV, and access control systems will ensure 24/7 monitoring of the property when management and maintenance staff are not present.

Land use and zoning of adjacent properties:

The property is bordered on all sides by General Agriculturally zoned property with the exception of two (1) acre parcels located on the East property line of the site. The first parcel (northern most) is owned and operated by the Valley Racing Pigeon Club and is zoned for Rural Residential. The property consists of a single structure used for club activities. The second (1) acre parcel (southern most, bordering the railroad tracks) is owned by Austin and Jamie Smith. This property is also zoned Rural Residential. This property consists of a storage shed and outdoor storage of a privately owned recreational vehicle. Directly across from the site is a General Agriculture property consisting of a single family home and several storage buildings. Immediately south of that is another General Agriculture zoned property consisting of a single family home and a commercial building and vehicle parking housing a construction company of the property owner, Finding Time Contracting.

Location of Utilities:

At present the property has access to single phase electrical service located on the West side of Pigeon Road (same side as project site). No other utilities to include broadband internet, storm water, sanitary sewer, water, or natural gas is present at the property boundary.

Drainage & Stormwater:

To be completed with survey and in accordance with storm water retention and drainage requirements. At present the property is bordered on the East side by a drainage ditch previously installed by the prior property owner to address runoff from State Highway 114 that was needed to ensure the fields were dry enough to continue farming. That flows South towards the rail tracks. The property also pitches towards the South.

Trash Collection:



Concept Plan

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

May 23, 2023

Title:

Final Plat – North Shore Ridge –FORE Development

Issue:

Should the Plan Commission recommend approval of the Final Plat of the North Shore Ridge subdivision to the Village Board?

Background and Additional Information:

The applicant is proposing a 21-lot and 2-outlot final plat for a new subdivision called North Shore Ridge. The subdivision is located off of Firelane 10, throughout the southern portion of Firelane 11, and north of Lake Winnebago.

Firelane 10 will be extended from the west, as a private road. Brick Lane, north of the railroad tracks will be dedicated to the public at a width of 60-feet for the right-of-way. South of the railroad tracks, Brick Lane will be a private road. There are 5-lots and 1-outlot north of the railroad tracks with the remainder of the lots south of the railroad tracks. 5 of the lots will have linear water front footage on Lake Winnebago. There is a tributary flowing north to south and emptying into Lake Winnebago running through the lower half of the subdivision. Sewer and water will be extended throughout the subdivision.

Recommended Action:

Staff recommends approval of the Final Plat for Harrison Heights with the following conditions:

1. Utility Easement shall be amended to include sanitary sewer and water facilities.
2. All review comments from the Village staff shall be included in the Plan Commission discussion and decision.
3. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
4. All lots shall have a storm sewer lateral provided for sump pump discharge.
5. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
6. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
7. The Village Board shall accept the roadway in a “graveled state”, with a temporary asphalt binder, prior to issuance of building permits and zoning permits.
8. All final improvements, including but not limited to, curb & gutter, asphalt paving, sidewalks, and trails shall be installed prior to issuance of building permits or zoning permits, unless the Village Board approves a Subdivision Development Agreement to allow for improvements to be installed at a later date.

9. If applicable, wetland determinations and/or studies shall be provided to the Village.
 10. Benchmarks shall be established on all hydrant tag bolts.
 11. Grading/Drainage Plan shall identify elevations of ground at the foundation.
-

Attachments:

- Aerial Map
- Final Plat

Calumet County, WI

Legend

- Address Point
- ▭ County Boundary
- ▭ Wisconsin Water
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- Unincorporated Community
- ▭ Town Boundary
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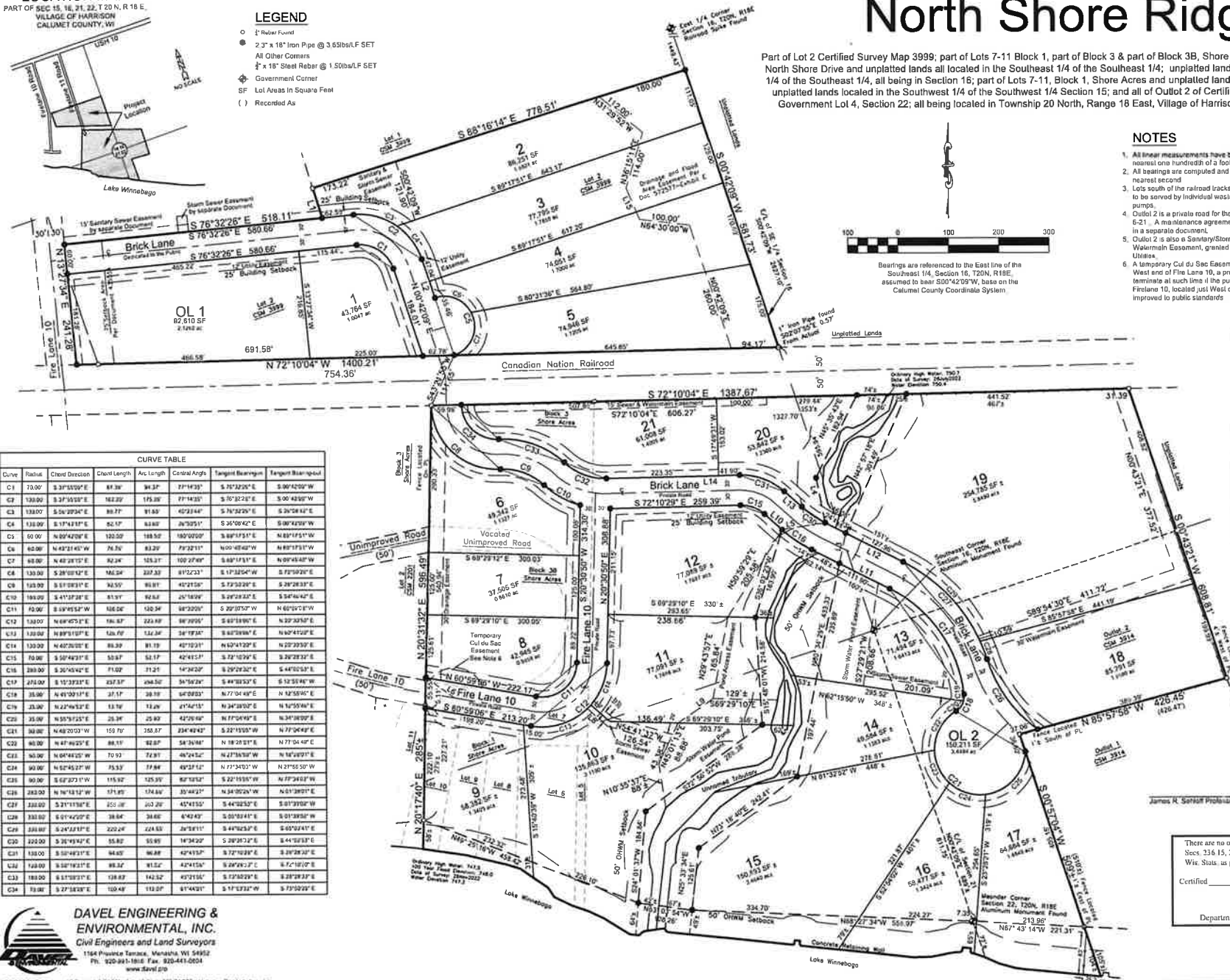
North Shore Ridge

Part of Lot 2 Certified Survey Map 3999; part of Lots 7-11 Block 1, part of Block 3 & part of Block 3B, Shore Acres; the Vacated right-of-way of North Shore Drive and unplatted lands all located in the Southeast 1/4 of the Southeast 1/4; unplatted lands located in part of the Southwest 1/4 of the Southeast 1/4, all being in Section 16; part of Lots 7-11, Block 1, Shore Acres and unplatted lands all located in Section 21; part of unplatted lands located in the Southwest 1/4 of the Southwest 1/4 Section 15; and all of Outlot 2 of Certified Survey Map 3914, located in Government Lot 4, Section 22; all being located in Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

LOCATION MAP
PART OF SEC 16, 21, 22, T 20 N, R 18 E,
VILLAGE OF HARRISON
CALUMET COUNTY, WI

LEGEND

- 2" Relief Found
- 2" x 18" Iron Pipe @ 3.50bs/LF SET
- ▲ All Other Corners
- ⊠ 1" x 18" Steel Rebar @ 1.50bs/LF SET
- ⊕ Government Corner
- SF Lot Areas in Square Feet
- () Recorded As

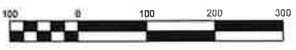


CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Chord Length	Central Angle	Tangent Bearings	Tangent Bearings
C1	70.00'	S 31°30'00" E	81.38'	84.37'	77°14'30"	S 75°32'25" E	S 09°42'00" W
C2	130.00'	S 37°30'00" E	162.39'	173.26'	77°14'30"	S 75°32'25" E	S 09°42'00" W
C3	130.00'	S 54°29'30" E	88.77'	91.89'	45°23'44"	S 76°32'26" E	S 26°58'43" E
C4	130.00'	S 17°43'00" E	82.17'	84.80'	76°30'15"	S 35°00'42" E	S 09°42'00" W
C5	50.00'	N 82°42'00" E	102.50'	108.50'	100°00'00"	S 88°13'31" E	N 88°13'31" W
C6	62.50'	N 42°15'00" E	76.70'	82.29'	72°32'11"	N 00°48'40" W	N 88°13'31" W
C7	62.50'	N 42°15'00" E	76.70'	82.29'	108°27'40"	S 88°13'31" E	N 09°45'40" W
C8	130.00'	S 28°00'00" E	162.39'	173.26'	81°22'31"	S 17°32'54" W	S 72°30'20" E
C9	130.00'	S 61°00'00" E	92.50'	96.91'	42°21'50"	S 72°30'20" E	S 28°28'33" E
C10	180.00'	S 41°30'00" E	81.97'	82.63'	25°10'50"	S 28°28'33" E	S 54°46'42" E
C11	75.00'	S 19°45'00" E	102.00'	107.34'	84°30'00"	S 22°05'50" W	N 60°10'00" W
C12	130.00'	N 68°45'00" E	162.39'	173.26'	89°39'00"	S 62°38'00" E	N 22°32'00" E
C13	130.00'	N 28°15'00" E	102.00'	107.34'	34°19'30"	S 62°38'00" E	N 62°45'00" E
C14	130.00'	N 62°00'00" E	81.38'	84.37'	42°12'31"	N 62°41'20" E	N 22°32'00" E
C15	70.00'	S 57°45'00" E	52.67'	53.17'	42°41'31"	S 72°10'24" E	S 28°28'33" E
C16	280.00'	S 20°45'00" E	71.02'	71.21'	14°28'20"	S 28°28'33" E	S 44°02'33" E
C17	475.00'	S 15°33'00" E	237.57'	244.50'	34°59'20"	S 44°02'33" E	S 12°59'40" W
C18	35.00'	N 49°10'00" E	37.17'	38.59'	48°02'00"	N 77°04'40" E	N 12°59'40" W
C19	25.00'	N 22°45'00" E	13.59'	13.29'	21°46'15"	N 34°28'00" E	N 34°30'00" E
C20	25.00'	N 55°15'00" E	25.34'	25.89'	42°26'40"	N 17°54'00" E	N 34°30'00" E
C21	30.00'	N 40°20'00" E	155.70'	155.87'	334°40'42"	S 22°15'00" W	N 77°04'40" E
C22	80.00'	N 47°40'00" E	88.11'	82.87'	58°36'40"	N 18°25'21" E	N 77°04'40" E
C23	30.00'	N 68°45'00" E	70.73'	72.81'	48°24'52"	N 27°38'00" W	N 18°25'21" E
C24	30.00'	N 52°45'00" E	75.53'	77.84'	49°32'11"	N 77°34'00" E	N 27°38'00" W
C25	30.00'	S 67°27'00" E	115.92'	125.39'	82°10'32"	S 22°15'00" W	N 77°34'00" E
C26	283.00'	N 16°18'15" W	174.84'	174.84'	33°44'21"	N 34°30'24" W	N 61°38'21" E
C27	210.00'	S 21°13'00" E	255.38'	272.20'	45°41'55"	S 44°32'32" E	S 01°39'00" W
C28	330.00'	S 01°45'00" E	38.84'	34.86'	6°42'43"	S 05°03'41" E	S 01°39'00" W
C29	330.00'	S 24°18'00" E	220.24'	224.83'	28°18'11"	S 44°32'32" E	S 05°03'41" E
C30	220.00'	S 26°49'30" E	55.82'	55.89'	18°34'20"	S 28°28'33" E	S 44°32'32" E
C31	130.00'	S 05°48'00" E	84.80'	86.88'	42°41'31"	S 72°10'24" E	S 28°28'33" E
C32	140.00'	S 02°18'00" E	88.32'	81.52'	42°41'31"	S 28°28'33" E	S 72°10'24" E
C33	180.00'	S 01°30'00" E	138.83'	142.32'	49°21'51"	S 72°10'24" E	S 28°28'33" E
C34	18.00'	S 27°18'00" E	100.48'	110.07'	61°44'21"	S 17°13'11" W	S 72°10'24" E

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. Lots south of the railroad tracks that are expected to be served by individual wastewater grinder pumps.
4. Outlot 2 is a private road for the benefit of Lots 5-21. A maintenance agreement will be recorded in a separate document.
5. Outlot 2 is also a Sanitary/Storm Sewer and Watermain Easement, granted to Harrison Utilities.
6. A temporary Cul de Sac Easement located on the West end of Fire Lane 10, a private road, will terminate at such time as the public portion of Firelane 10, located just West of this plat, is improved to public standards.



Bearings are referenced to the East line of the Southeast 1/4, Section 16, T20N, R18E, assumed to bear S00°42'00"W, based on the Calumet County Coordinate System.

LINE TABLE

Line	Bearing	Length
L1	N 82°42'00" E	82.50'
L2	N 09°42'00" E	82.50'
L3	N 28°28'33" E	82.71'
L4	N 58°10'15" E	90.72'
L5	S 72°30'20" E	80.97'
L6	S 35°29'00" E	58.64'
L7	S 18°18'40" E	30.00'
L8	N 28°10'00" W	32.21'
L9	N 17°04'00" E	84.50'
L10	S 22°28'33" E	46.42'
L11	S 44°02'33" E	113.84'
L12	S 44°32'32" E	116.95'
L13	S 22°38'00" E	46.42'
L14	N 04°10'00" W	14.60'

James A. Sartoff Professional Land Surveyor 2692 Date

There are no objections to this plat with respect to Secs 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20

Department of Administration



File 7137Final.dwg
Date: 05/02/2023
Drafted By: Jim
Sheet: 1 of 2
Revision Date: May 02, 2023

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Providence Terrace, Menasha, WI 54952
PH: 920-993-1810 Fax: 920-441-0924
www.davel.pro

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

May 23, 2023

Title:

Planned Development Overlay Declaration – Atlas Development – Northshore Villas Condominium

Issue:

Should the Plan Commission recommend approval of a Planned Development Overlay Declaration Agreement for the Northshore Villas Condominium development?

Background and Additional Information:

The applicant is proposing a condo plat called Northshore Villas Condominium. The property is located on the southwest corner of Old Highway Road and Northshore Road. The property currently consists of three lots, Location IDs 42188, 45590 & 45592. A Planned Development Overlay [PDO] will be recorded over the current zoning of Single-Family Residential (Suburban) [RS-1].

The condo plat compromises ten stand-alone condo units. Each single-story unit averages around 1,500 square feet of living space. Each unit has its own driveway and utilities. The roadway will be a private road. The North Shore Woods subdivision, comprising residential lots, is directly south of this proposal.

As part of the zoning ordinance, any Planned Development Overlay [PDO] Development must have an approved Development Plan and Declaration. Attached to this memo is a draft *Development Plan and Declaration for Planned Development Overlay #23-01*. The declaration addresses development that would typically not be permissible under the regular zoning in exchange for other considerations/conditions that are not typically part of developments. In this case, the PDO Declaration will allow for a higher density of residential development (10-units) in exchange for landscape requirements and building height restrictions (no more than 21-feet).

Recommended Action:

Staff recommends approval of the Development Plan and Declaration for Planned Development Overlay #23-01 for the Northshore Villas Condominium.

Attachments:

- Aerial Map
- Development Plan and Declaration for Planned Development Overlay #23-01
- Condo Plat

**Development Plan and Declaration for
Planned Development Overlay (PDO) #23-01**

This Planned Development Plan and Development Declaration (hereinafter referred to as the "Development Declaration") is approved this _____ day of _____, 20__ by the Village Board of the Village of Harrison, Calumet County, Wisconsin (hereinafter referred to as the "Village") for certain real property located in the Village and described in attached *Exhibit A* (hereinafter referred to as the "Property"). This Development Declaration for Planned Development Overlay (PDO) #23-01 is made and entered into by and between ATLAS DEVELOPMENTS AND CONSTRUCTION, LLC (hereinafter referred to as the "Owner/Developer") and the Village.

WHEREAS, Section 117-93 of the Village Code of Ordinances required the recordation of a Development Plan and Development Declaration for Planned Developments in the Village.

Now, THEREFORE, the Owner/Developer and the Village hereby give notice to interested parties of the following:

1. **Existence of Development Declaration for PDO #23-01.** The parties hereto have entered into a mutually agreeable Development Declaration for the Property. This declaration establishes the general uses which shall be permitted on the Property, a general development plan, a specific implementation plan, and a statement of development guidelines and conditions that must be complied with by the Owner/Developer and all subsequent property owners or agents of the property owners. This Development Declaration specifies improvements that may be required and conditions that must be fulfilled in conjunction with this Development Declaration by the Owner/Developer.
2. **Location of Development Declaration Document.** The Development Declaration for PDO #23-01 approved by Village Board action on the _____ day of _____, 20__ and executed by the parties on the date of filing with the Calumet County Register of Deeds is on file in the office of the Village of Harrison Zoning Administrator/Village Planner.
3. **Subsequent Purchasers.** A Planned Development Overlay (PDO) is a zoning overlay district under the Village of Harrison Zoning Ordinance. The Development Declaration exists for Planned Development Overlays (PDOs) under this zoning district and are covenants that run with the land. All future purchasers of property zoned PDO should review the individual requirements attached to the specific property.

Please return to:
Village of Harrison
Attn: Asst. Village Manager
W5298 Hwy 114
Menasha, WI 54952

4. **Amendments to the Recorded Development Declaration.** Pursuant to Section 117-93 of the Village of Harrison Code of Ordinances, major changes to a PDO require a public hearing and approval by the Village Board and subsequent recording of the amendment. Minor changes may be approved by the Zoning Administrator/Village Planner.

5. **Development Guidelines and Conditions.** The development guidelines and conditions included, but are not limited to, the following:

A. **Allowed Land Uses.**

- 1) **Underlying/Base Zoning District.** The uses listed in the underlying/base zoning district are allowed in PDO #23-01 as permitted, accessory, or conditional, as may be required by the underlying/base district.
- 2) **PDO #23-01 Uses.** In addition to the uses allowed in the underlying/base zoning district, the following uses are consistent with the use regulation exception criteria established by the Village of Harrison Code of Ordinances Section 117-93 and are allowed as permitted uses in PDO #23-01:
 - a) Single-Family, detached condominium units.

B. **Development Conditions.** The following list of conditions was recommended for approval by the Plan Commission and approved by the Village Board due to considerations given to the Owner/Developer and shall be included in this Development Declaration:

- 1) Within this PDO district, up to 10 (ten) Single-Family, detached condominium units are considered permitted uses pursuant to section 117-93 (f), Exceptions to Use Regulations.
- 2) Access to the units shall be through a private driveway with access to Old Highway Road.
- 3) All units are limited to one-story with a roof height not to exceed 21-feet from top of roof to ground grade.
- 4) A landscape barrier shall be constructed along the southern property line. Such barrier may be a staggered double row of evergreens, or a berm with a single row of evergreens on top. Such evergreen plants must be at least 5-feet at time of planting. Other plantings may be incorporated into the landscape barrier. Such landscape barrier shall be maintained by all future owners of the development by replacing dead or dying plants.
- 5) Accessory buildings shall be prohibited.
- 6) Any outdoor lighting shall be of similar nature to outdoor lighting found on a typical single-family home.
- 7) A development declaration shall be recorded pursuant to section 117-93, Planned Development Overlay district [PDO], of the Village of Harrison Zoning Ordinance.

C. **Development Standards.**

- 1) **Principal Use.** All principal uses, buildings and structures shall comply with the minimum district standards, including but not limited to, lot area, lot width,

lot coverage, impervious surface coverage, yard requirements, building height, and other requirements of the underlying/base zoning district of Chapter 117 of the Village of Harrison Code of Ordinances as now in effect or as amended unless exceptions are authorized by the Village as listed below.

District Standard Exceptions:

1. Up to 10 (ten) Single-Family, detached condominium units are allowed.
2. The buildings shall be setback from each other a minimum of 15-feet.
3. The building height shall not exceed 21-feet.

- 2) **Accessory Uses, Buildings and Structures.** All accessory uses, buildings and structures shall comply with the minimum district standards, including but not limited to, yard requirements, building height, number, total size and other requirements of the underlying/base zoning district of Chapter 117 of the Village of Harrison Code of Ordinances as now in effect or as amended unless exceptions are authorized by the Village as listed below.

District Standard Exceptions: No accessory buildings are allowed.

- 3) **Off-Street Parking and Loading Spaces.** All uses established, expanded, change in use shall provide off-street parking space(s), stacking space(s) and loading space(s) in accordance with the requirements of Chapter 117 of the Village of Harrison Code of Ordinances as now in effect or as amended unless exceptions are authorized by the Village as listed below.

Off-Street Parking and Loading Standard Exceptions: None.

- 4) **Outdoor Lighting Standards.** All outdoor lighting shall comply with the requirements of Chapter 117 of the Village of Harrison Code of Ordinances as now in effect or as amended unless exceptions are authorized by the Village as listed below.

Outdoor Lighting Standard Exceptions: None.

- 5) **Landscaping Standards.** Landscaping shall conform with the requirements of the zoning ordinance, including but not limited to, number of plantings, size and placement, dumpster enclosure screening and placement around sign base. All landscaping shall comply with the requirements of Chapter 117 of the Village of Harrison Code of Ordinances as now in effect or as amended unless exceptions are authorized by the Village as listed below.

Landscaping Standard Exceptions: None.

- 6) **Signs.** All signs shall comply with the requirements of Chapter 117 of the Village of Harrison Code of Ordinances as now in effect or as amended unless exceptions are authorized by the Village as listed below.

Sign Standard Exceptions: None.

- 7) **Building Design Standards.** The exterior of all buildings shall be compatible and consistent with the materials and colors within the development. Samples of the exterior building materials and colors or color renderings of the building exterior may be required to be submitted for review and approval. All buildings and building additions shall meet the requirements of the underlying/base zoning district of Chapter 117 of the Village of Harrison Code of Ordinances as now in effect or as amended unless exceptions or conditions are authorized by the Village as listed below.

Building Design Standard Exceptions and/or Conditions: None.

- 8) **Designated Open Space Areas.** Open space areas may either be passive or active in nature and shall fully complement the Property. Such open space may include but is not limited to the form of required yards, parks, playgrounds, landscaped green space, nature trails and natural areas. PDO #23-01 shall provide permanent open space areas in accordance with the requirements of Chapter 117 of the Village of Harrison Code of Ordinances as now in effect or as amended unless exceptions are authorized by the Village as listed below.

Open Space Standard Exceptions: Open space of development plan shall be guaranteed by a restrictive covenant describing the open space and its maintenance and improvement, running with the land for the benefit of the residents of the PDO district.

- 9) **Density of Development.** Density of development as indicated in *Exhibit B* represents the maximum permitted density and levels of use. Each development phase shall meet all applicable standards and requirements of Chapter 117 of the Village of Harrison Code of Ordinances as now in effect or as amended unless exceptions are authorized by the Village as listed below.

Density of Development Standard Exceptions: Up to ten (10) single-family, detached condominium units are allowed.

- 10) **Site Plan Review.** Site Plan Review is required for construction projects pursuant to the requirements of Chapter 117 of the Village of Harrison Code of Ordinances as now in effect or as amended. Such Site Plan Review shall be for stormwater runoff/drainage plan review and approval.

11) **Construction/Phasing Schedule.**

- a) Start of Construction: _____
- b) Substantial Completion of Construction: _____

D. **Platting Requirements.** No person, firm or corporation shall combine lots, adjust lot lines, or divide any land within the limits of these regulations which results in a lot combination, lot line adjustment, subdivision, minor land division, or a replat. Such lot combination, lot line adjustment, subdivision, minor land division, or a replat shall be made to comply with the requirements of Chapter 115, Land Division Ordinance, of the Village of Harrison Code of Ordinances.

E. **Installation of Required Improvements.** The installation of all required improvements including but not limited to, storm water, streets, sidewalks, trails, sewer and water systems, and other utilities shall be consistent with the terms and conditions specified in the Development Agreement document, if applicable, made by and between the Owner/Developer and the Village of Harrison on file with the Village or shall be in accordance with all applicable Village of Harrison regulations and standards and specifications.

F. **General Provisions.**

- 1) **Enforcement.** The provisions of this Planned Development Overlay Declaration (PDO #23-01) and development plan relating to the use of land shall be effective and in force unless so amended as required by Chapter 117 of the Village of Harrison Code of Ordinances.
- 2) **Breach of Provisions of PDO Designation.** If at any time any provision or requirement stated in this Development Declaration has been breached by the Owner/Developer, the Village may withhold approval of any or all platting or the issuance of any or all grading, building, zoning or occupancy permits applied for on the Property, until such breach has been remedied. The Village may take such action as outline in Section 117-93 of the Village of Harrison Code of Ordinances.
- 3) **Binding Effect.** This Planned Development Overlay Declaration (PDO #23-01) shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all person who may hereafter acquire and interest in the Property or any part thereof, with the exception that provisions of this Development Declaration may be modified through an amend in accordance with the procedure set forth in Section 117-93 of the Village of Harrison Code of Ordinances. This Development Declaration shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

- 4) **Entire Designation.** Nothing contained in this Development Declaration (PDO #YR-##) shall be construed as waiving any requirements of the Village of Harrison Code of Ordinance, not subject to the exceptions contained herein, or other regulations otherwise applicable to the development of the Property.
- 5) **Period of Validity.** The ordinance approving the zoning map amendment applying the Planned Development Overlay [PDO] district to the Property shall remain in effect until the Village passes an ordinance to remove such Planned Development Overlay [PDO] district designation from the Property.
- 6) **Recording of Development Plan and Development Declaration.** This Development Declaration for PDO #23-01 shall be signed by both the Village of Harrison and the Owner/Developer and shall be recorded at the Calumet County Register of Deeds office and a recorded copy shall be kept in the office of the Village Planner/Zoning Administrator. This constitutes approval of the Development Declaration conditions applied, modification and any exceptions which may be granted to the plan approved by the Village Board.

OWNER/DEVELOPER

IN WITNESS WHEREOF, the Owner/Developer has caused this Agreement to be signed this _____ day of _____, 20____.

ATLAS DEVELOPMENTS AND CONSTRUCTION, LLC

BY: _____
 Print Name: _____
 Title: _____

BY: _____
 Print Name: _____
 Title: _____

STATE OF WISCONSIN)
) SS
 COUNTY OF CALUMET)
 Personally came before me this _____ day of _____, 20____, the above named _____ and _____, to me known to be the persons who executed the foregoing instrument.

 Notary Public-State of Wisconsin
 My Comm. Exp. _____

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

VILLAGE OF HARRISON

The foregoing Agreement was acknowledged before me this ____ day of _____, 20__.

By: _____
Kevin Hietpas
Village President

By: _____
Jennifer Weyenberg
Village Clerk

STATE OF WISCONSIN)
 : ss.
_____ COUNTY)

Notary Public, State of Wisconsin
My commission is/expires _____

This document was drafted by: Mark Mommaerts, AICP
Assistant Village Manager
Village of Harrison
W5298 Hwy 114
Menasha, WI 54952

and approved as to form by : Andrew Rossmessl
Village Attorney
Herrling Clark Law Firm LTD.

Exhibit A

Legal Description of the Property:

Legal Description.

MAP

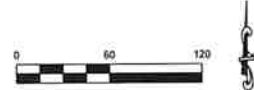
Exhibit B

Development Plan:

PLANS

Northshore Villas Condominium

All of Lot 1, Lot 2 and Lot 3 of Certified Survey Map 3893, located in the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.



Bearings are referenced to the North line of the Southwest 1/4, Section 15, T20N, R18E, assumed to bear S89°11'31"E, base on the Calumet County Coordinate System.

LEGEND

- Rebar Found
- ⊠ 1" Rebar Found
- △ 1.3" O.D. Iron Pipe Found
- ⊙ Government Corner
- () Recorded As

Notes:

Limited Common Elements are depicted on this plat as "LCE".

Limited Common Elements Include:
Patios, Service Walks, Sloops and Driveways

All areas within the condominium boundary are Common Elements unless depicted as "Unit" or "LCE".

Surveyors Certificate

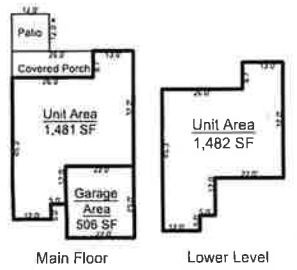
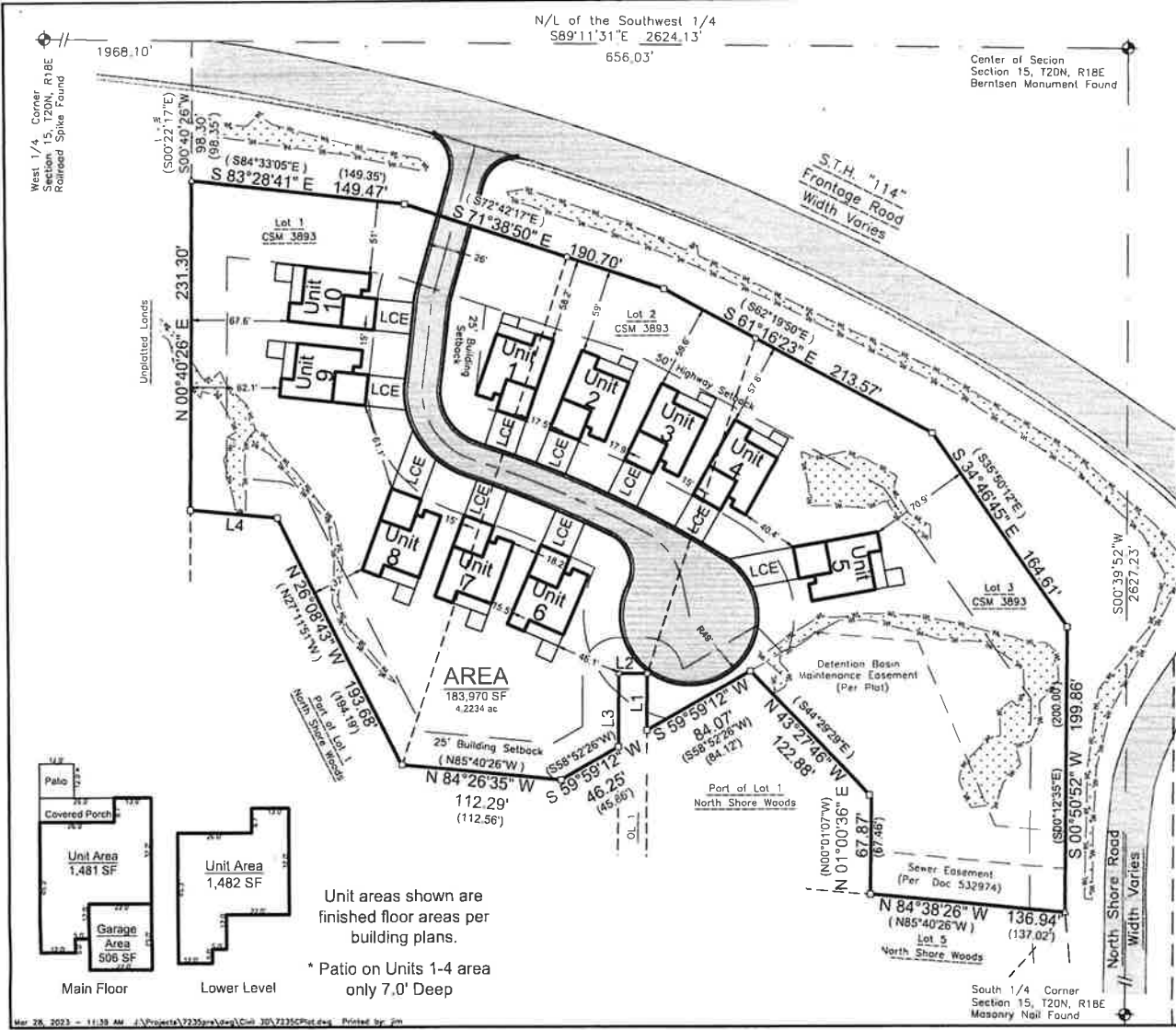
I, James R. Sehloff, Professional Land Surveyor, do hereby certify that this plat is a correct representation of the condominium described and that the identification and location of each unit, limited common elements, and the common elements can be determined from this plat.

James R. Sehloff
PLS-2692

Date
File: 7235CPlat.dwg
Date: 03/28/2023
Drafted By: Jim
Sheet 1



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Riponville Terrace, Menasha, WI 54952
Ph: 920-991-1806 Fax: 920-441-0604
www.davel.pro



Unit areas shown are finished floor areas per building plans.
* Patio on Units 1-4 area only 7.0' Deep

Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Other Counties
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
 - Local Roads
 - Municipal Streets
- Trail
- Railroad
- Color 2021
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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

04/23/23	
04/23/23 2:0 PM	

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

May 23, 2023

Title:

Condo Plat – Atlas Development – Northshore Villas Condominium

Issue:

Should the Plan Commission recommend approval for the Northshore Villas Condominium Planned Development Overlay Plan.

Background and Additional Information:

The applicant is proposing a condo plat called Northshore Villas Condominium. The property is located on the southwest corner of Old Highway Road and Northshore Road. The property currently consists of three lots, Location IDs 42188, 45590 & 45592. A Planned Development Overlay [PDO] will be recorded over the current zoning of Single-Family Residential (Suburban) [RS-1].

The condo plat comprises ten stand-alone condo units. Each single-story unit averages around 1,500 square feet of living space. Each unit has its own driveway and utilities. The roadway will be a private road. The North Shore Woods subdivision, comprising residential lots, is directly south of this proposal.

The developer is proposing an area of easement to be released for proposed pickle ball courts. This area is located in a maintenance easement in the southeast corner of the development.

Recommended Action:

Staff recommends approval for the Northshore Villas Condominium Plat with the following conditions:

- 1) Within this PDO district, up to 10 (ten) Single-Family, detached condominium units are considered permitted uses pursuant to section 117-93 (f), Exceptions to Use Regulations.
- 2) Access to the units shall be through a private driveway with access to Old Highway Road.
- 3) All units are limited to one-story with a roof height not to exceed 21-feet from top of roof to ground grade.
- 4) A landscape barrier shall be constructed along the southern property line. Such barrier may be a staggered double row of evergreens, or a berm with a single row of evergreens on top. Such evergreen plants must be at least 5-feet at time of planting. Other plantings may be incorporated into the landscape barrier. Such landscape barrier shall be maintained by all future owners of the development by replacing dead or dying plants.
- 5) Accessory buildings shall be prohibited.
- 6) Any outdoor lighting shall be of similar nature to outdoor lighting found on a typical single-family home.

7) A development declaration shall be recorded pursuant to section 117-93, Planned Development Overlay district [PDO], of the Village of Harrison Zoning Ordinance.

Attachments:

- Aerial Map
- Condo Plat
- Area Easement Release Request

Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Other Counties
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2021
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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

Author: Date Printed: 04/3/23 2:0 PM	
--------------------------------------------	--

Northshore Villas Condominium

All of Lot 1, Lot 2 and Lot 3 of Certified Survey Map 3893, located in the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.



Bearings are referenced to the North line of the Southwest 1/4, Section 15, T20N, R18E, assumed to bear S89°11'31"E, base on the Calumet County Coordinate System.

LEGEND

- 3" Rebar Found
- △ 1 1/2" Rebar Found
- 1.3" O.D. Iron Pipe Found
- ⊕ Government Corner
- ⋈ Recorded As

Notes:

Limited Common Elements are depicted on this plat as "LCE".

Limited Common Elements Include:
Patios, Service Walks, Stoops and Driveways

All areas within the condominium boundary are Common Elements unless depicted as "Unit" or "LCE".

Surveyors Certificate

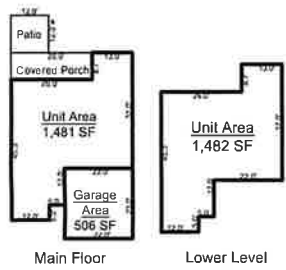
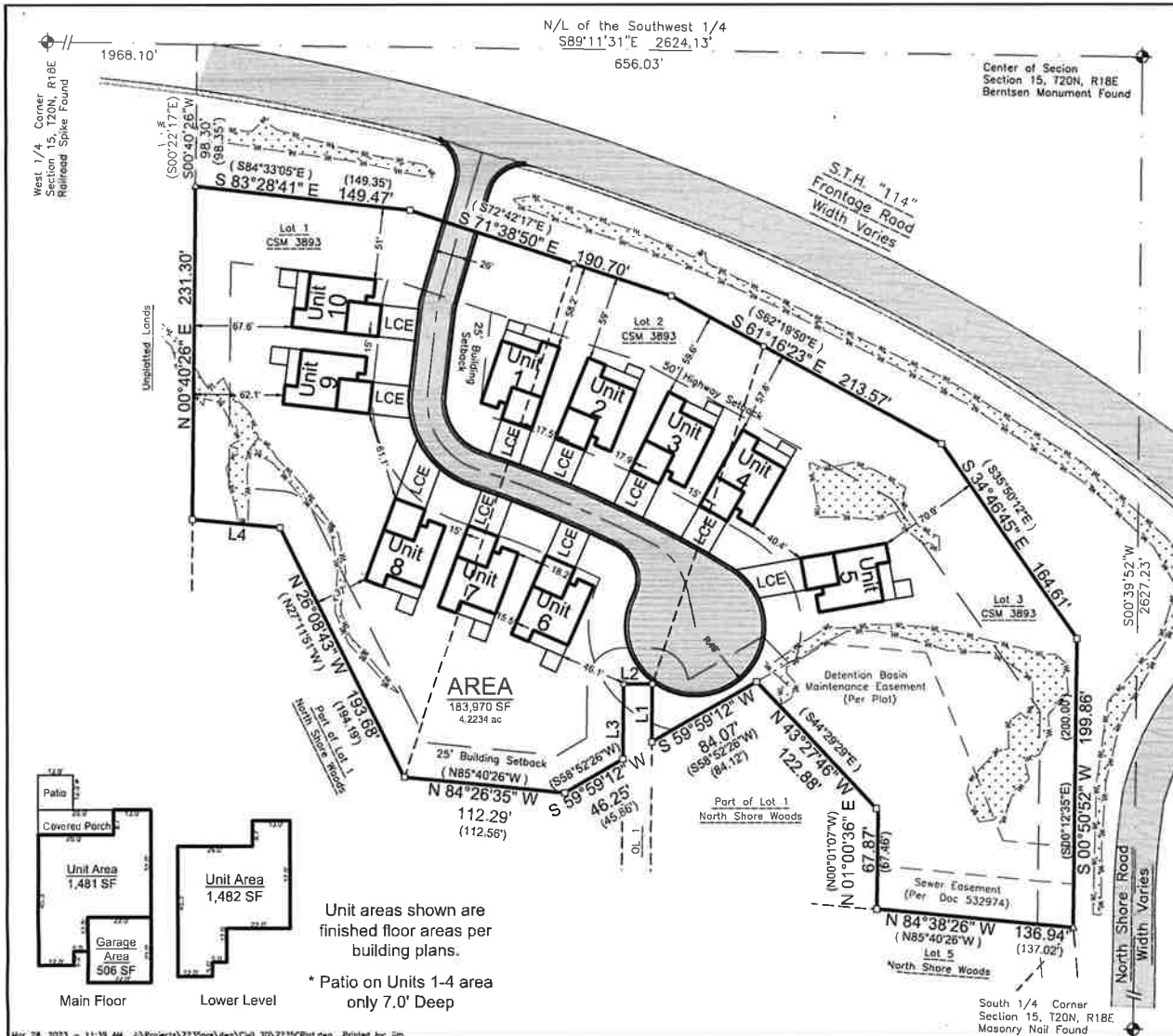
I, James R. Sehoff, Professional Land Surveyor, do hereby certify that this plat is a correct representation of the condominium described and that the identification and location of each unit, limited common elements, and the common elements can be determined from this plat.

James R. Sehoff
PLS-2692

Date
File: 7235CPlat.dwg
Date: 03/28/2023
Drafted By: Jim
Sheet: 1



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha WI 54952
Ph: 920-991-1888 Fax: 920-441-0634
www.davelpro



Unit areas shown are finished floor areas per building plans.
* Patio on Units 1-4 area only 7.0' Deep



Proposed Retaining Wall

Proposed Retaining Wall

area of easement proposed to be released.

S00:39'52"W
2627.23'

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

May 23, 2023

Title:

Conditional Use Permit Modification – Fairways Lawn Care – W5206 Amy Ave

Issue:

Fairways Lawn Care & Snow Removal, LLC is looking to expand its hours of operation for an existing conditional use permit issued August 2021.

Background and Additional Information:

In August 2021, the Village approved a Conditional Use Permit (CUP) for Fairways Lawn Care & Snow Removal, LLC to operate a trade and contractor business at property located at W5206 Amy Ave, Loc ID 33148. As part of the CUP, the Village approved 9 conditions, one of which was to restrict the hours of operation to 7:00am-5:00pm Monday through Friday and 7:00am - 12:00pm on Saturdays. Customer visits will be by appointment only.

The applicant wishes to amend the proposed hours of operation to be Monday through Sunday 7:00am – 6:00pm and during snow events.

The Plan Commission was granted authority under the August 2021 CUP to approve alternate hours than those listed in the CUP, see condition #3. The request is for 6 additional hours on Saturday and 11 additional hours on Sundays.

Recommended Action:

Staff recommends the Plan Commission approve the additional hours of operation for the existing Conditional Use Permit to Monday through Sunday 7:00am – 6:00pm plus during snow events.

Aerial Map attached

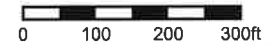
Calumet County, WI

Outagamie



Legend

- Address Point
- Wisconsin Water
- Other Counties
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
- Trail
- Railroad
- Color 2021
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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

Author	
Printed on	
05/12/23 7:58 AM	

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

May 23, 2023

Title:

Special Exception to Design Standard – Rucon Construction – W5206 Amy Ave

Issue:

Should the Plan Commission recommend granting a special exception to design standard for a trade and contractor office located at W5206 Amy Ave.

Background and Additional Information:

The applicant is requesting a special exception for design standards on a trade and contractor office, for Fairways Lawn Care & Lawn Care & Snow Removal, LLC, located at W5206 Amy Ave. The location is zoned [COR] Office & Retail Commercial.

Per Village Code [Sec. 117-87(O)(2)], Special exceptions may be granted by the Plan Commission. The current code states, “*Materials*. At least fifty (50%) percent of all exterior walls facing a public or private street and at least the lower one-third (1/3) of all other exterior walls shall be glass, brick, block, fieldstone, siding or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system.”

The applicant is proposing a 60’x150’ trade and contractor office with exterior building cladding to consist of 3-foot high cultured stone on all four sides of the building with exposed fastener steel above. The applicant is requesting an exception to the (50%) percent of all exterior walls...shall be glass, brick, block, fieldstone, siding or other architectural masonry material.

In April 2021, the Village approved many amendments to the zoning ordinance to reduce the quantity of stone/brick required. This is the first such request under those new provisions.

Recommended Action:

Staff recommends approval of the exception.

Attachments:

- Aerial Map
- Concept Plan
- Narrative from Developer

Calumet County, WI

Legend

- Address Point
- Wisconsin Water
- Other Counties
- Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
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- Major Roads
- Local Roads
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- Trail
- Railroad
- Color 2021
 - Ref: Band_1
 - Green Band_2
 - Blue: Band_3



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

Date: 05/12/23 7:58 AM	User:

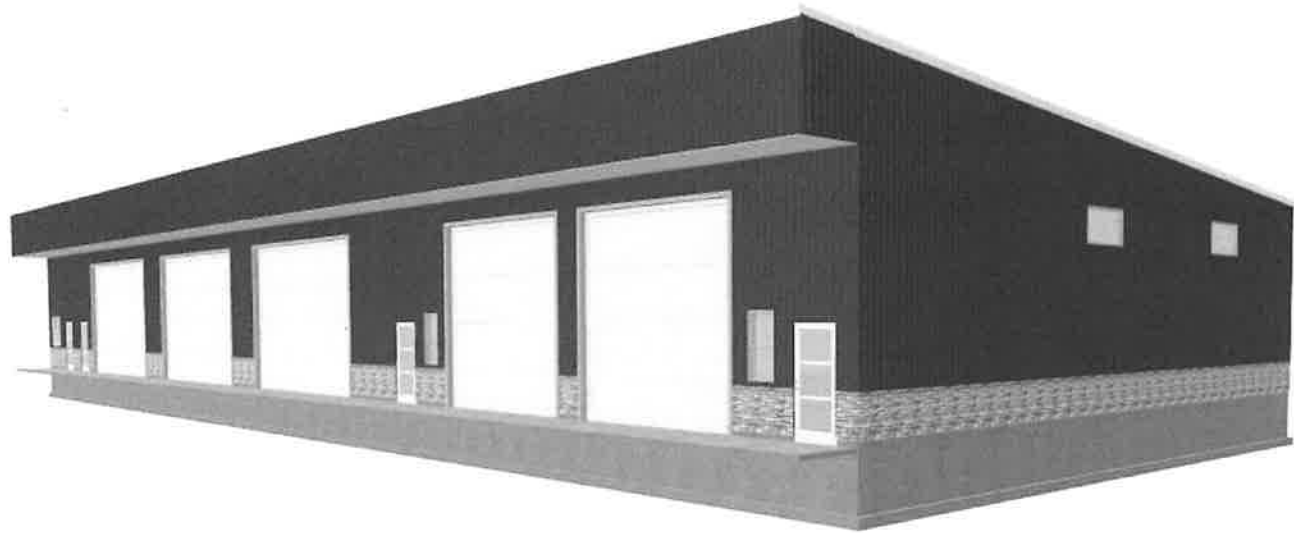
Fairways Landscaping CUP modification

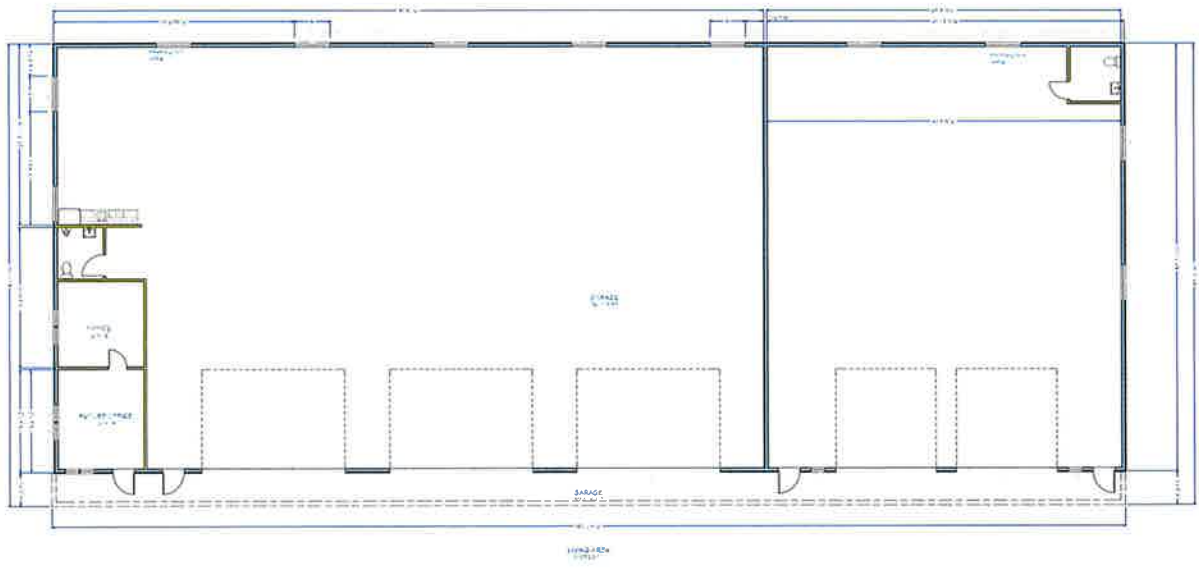
Exterior building cladding to consist of 3' high cultured stone on all 4 sides of building with exposed fastener steel above.

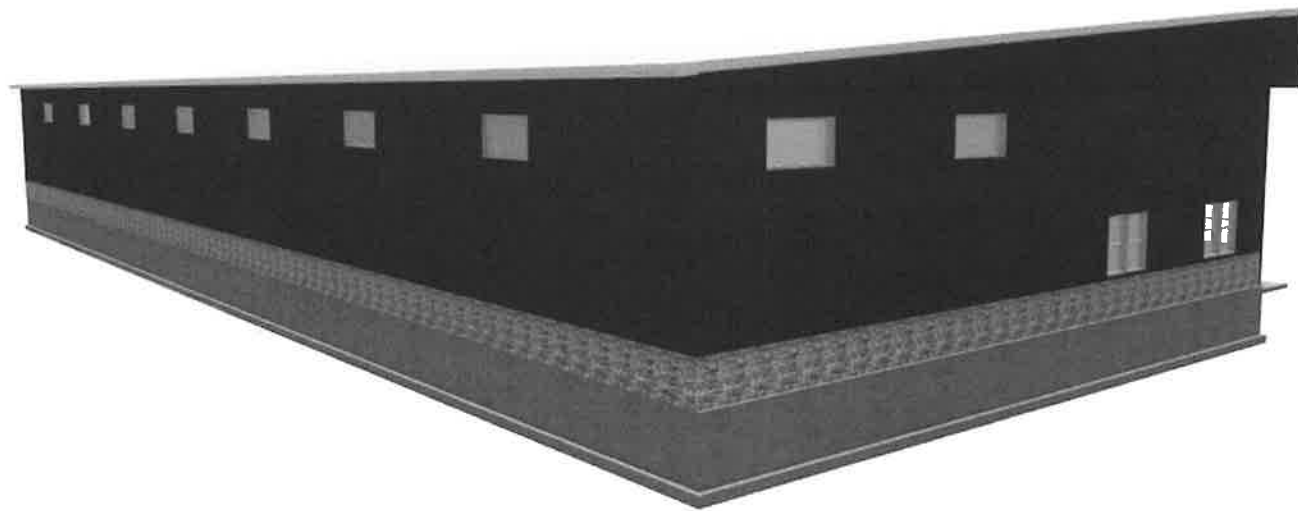
Landscaping plan attached.

Hours of operation to be Monday through Sunday 7am-6pm + during snow events.

All exterior lighting to be direct cut off. See lighting detail on site plan.







PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

May 23, 2023

Title:

Update to Harrison Bicycle & Pedestrian Connections Map

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.

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 April 18th 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 21st Meeting:

At the February 28th 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.

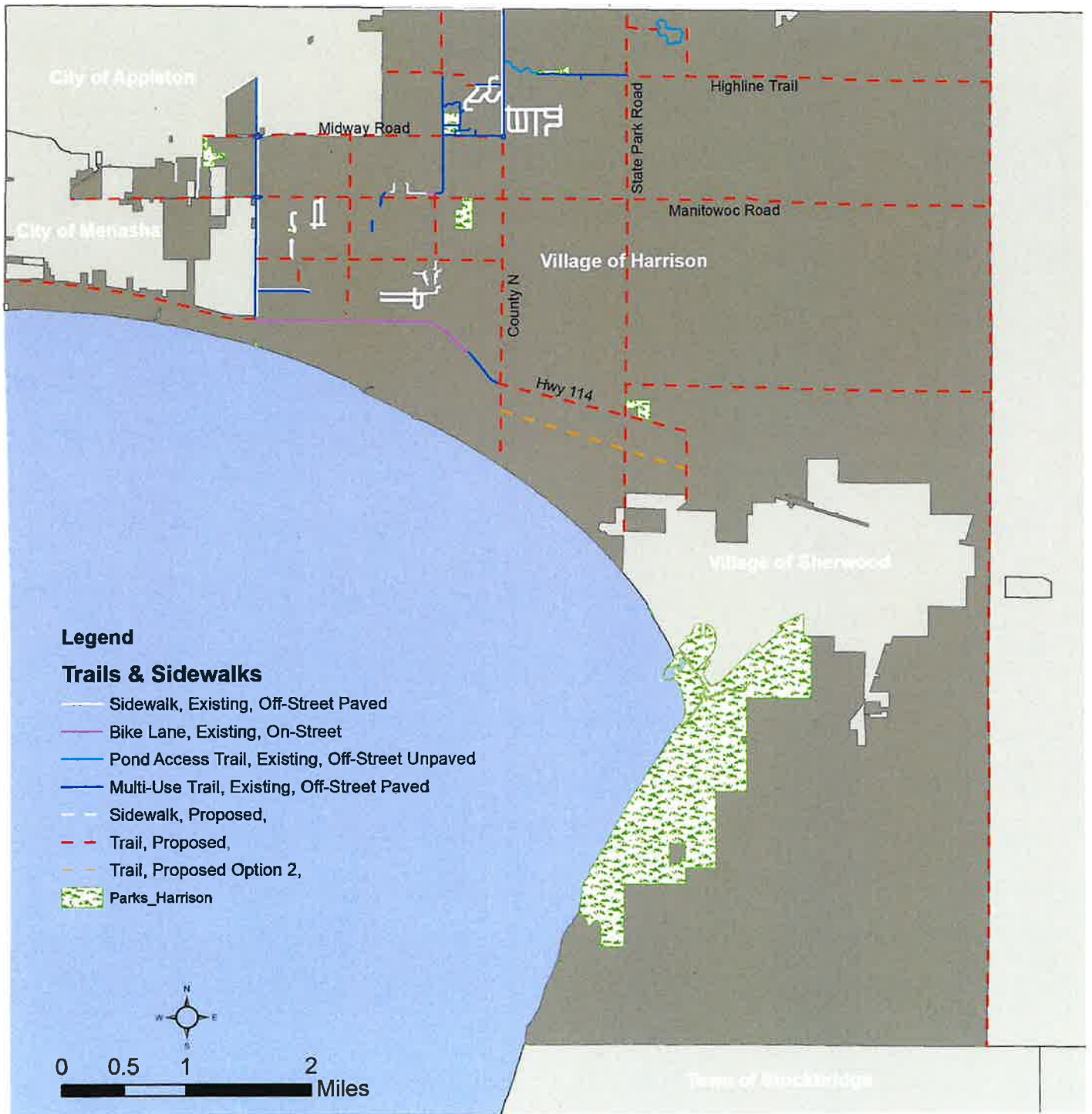
Recommended Action:

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.

Attachments:

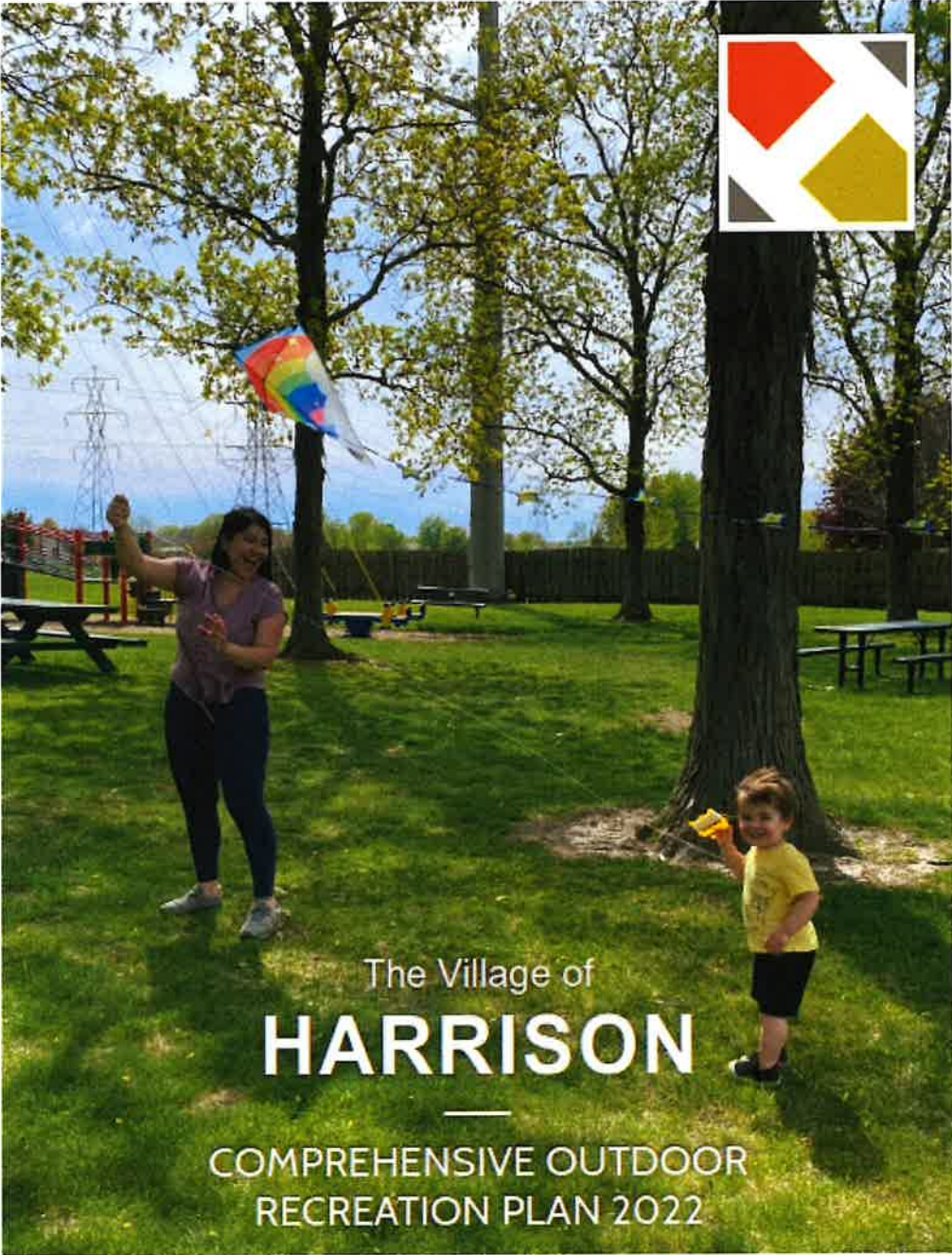
- Draft Bicycle & Pedestrian Connections Map (dated April 2023)
- Excerpt about trails from CORP, including maps
- High Cliff Connection Plan

Bicycle & Pedestrian Connections



Source: Calumet County and Village of Harrison

Date: April 2023



The Village of
HARRISON

COMPREHENSIVE OUTDOOR
RECREATION PLAN 2022

CONNECT

TRAIL DEVELOPMENT

The miles of trails among local northeast Wisconsin comparable communities varies, but Harrison is similar when compared nationally against other communities with a population less than 20,000. When considering that trail development and connectivity ranked very high during the community engagement, compared to other aspirational communities locally, Harrison is considerably lower. The Village of Harrison has 2.81 miles of dedicated trails within its boundaries for walking and cycling. As the rapidly growing community develops, creating and maintaining a trail system to connect residential areas to recreation facilities, schools, and businesses becomes increasingly important.

Trail development is considered a high priority for recommendations in this plan. Opportunities to grow the trail system are included in this section.

REGIONAL TRAIL PLANNING

Harrison's position on Lake Winnebago connects the community to precious natural resources



▲ Trail in wooded area of Darboy Community Park

and park facilities across the region. One way the region is looking to increase connections between communities and improve access to the waterfront is through the Loop The Lake initiative. Part of the larger Friendship Trail plan to connect Manitowoc and Steven's Point, passing through Little Lake Butte des Mortes and on towards the Village of Harrison through Menasha, Fox Crossing, and Neenah, the Loop the Lake trail is a great example of how the region is improving connectivity.

The Village has three main multi-use trail connections: Highline (1.12 miles), Noe Road (1.07 miles), and Friendship State Trail (6.7 miles). Additionally, there are snowmobile trails following an east-west direction mostly south of USH 10, then to High Cliff State Park and Lake Winnebago.

There is current planning taking place to connect the Friendship Trail to High Cliff State Park, through Harrison. This work is being coordinated through the East Central Wisconsin Regional Planning Commission (ECWRPC) with participation from Harrison and surrounding communities.

LOCAL PRIORITIES

The East Central Wisconsin Regional Planning Commission published the 2018 Kimberly Area School District Safe Routes to School (SRTS) Action Plan for use by the Village of Harrison and surrounding communities to identify and walking, bicycling, and driving barriers. This plan is a useful guide to local trail and pedestrian planning relevant to this CORP. The Kimberly Area SRTS Action Plan identifies several locations within the Village of Harrison for trail and sidewalk improvements. While not the direct focus of this CORP, the pedestrian and bicycle connections identified in the SRTS plan contribute to the goal of this CORP to ensure that Harrison's parks are accessible to all residents.

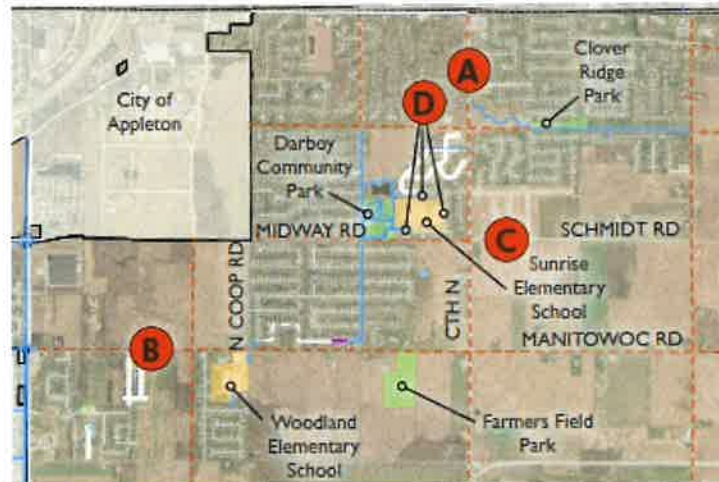
Improvements recommended for these routes are illustrated in the following enlarged map, and include a 10-foot wide off-road multi-use path on the eastern side of County Highway N which

would connect to the Friendship State Trail to the south. More 10-foot wide off-road multi-use paths are recommended along the southern side of Manitowoc Road and the northern side of Midway & Schmidt Roads eastward towards the future Farmers Field Park. Sidewalk installation is recommended for the streets serving Sunrise Elementary where there are currently none along with safe crossing points. More information on the recommended improvements and individual school action plans can be found in the East Central Wisconsin Regional Planning Commission's Kimberly Area School District Safe Routes to School Action Plan.



▲ Child's bike parked at the side of the road at Clover Ridge Park

CONNECTIONS ENLARGED MAP #1 SAFE ROUTES TO SCHOOLS RECOMMENDATIONS



◀ Existing and proposed bicycle and pedestrian facilities.
Source: Calumet County and Village of Harrison

The Kimberly Area SRTS Action Plan makes sidewalk and trail improvement recommendations for seven key streets and roads in the Village of Harrison, four of which are high priority. These four routes are:

- A** County Highway N from County Highway KK to State Highway 10 (in progress 2022)
- B** Manitowoc Road from County Highway LP to N Coop Road
- C** Midway & Schmidt Roads from N Coop Road going east past County Highway N (in progress 2022)
- D** Skippers Lane, Exploration Ave, and Hoelzel Way around Sunrise Elementary

**CONNECTIONS ENLARGED MAP #2
FARMERS FIELD PARK AND PARK SERVICE AREA**

LEGEND FOR ENLARGED MAPS



Recommended priority trail connections:

- A** Safe crossings at Noe and N Coop Roads
- B** Trails on the north and south sides of Manitowoc Road between N Coop Road and Farmers Field Park entry
- C** Trails on the east and west sides of the future Noe Road
- D** Trail on the south side of Manitowoc Road between N Coop Road and Papermaker Pass

▲ Existing and proposed bicycle and pedestrian facilities.
Source: Calumet County and Village of Harrison

**CONNECTIONS ENLARGED MAP #3
HARRISON ATHLETIC ASSOCIATION AND PARK SERVICE AREA**

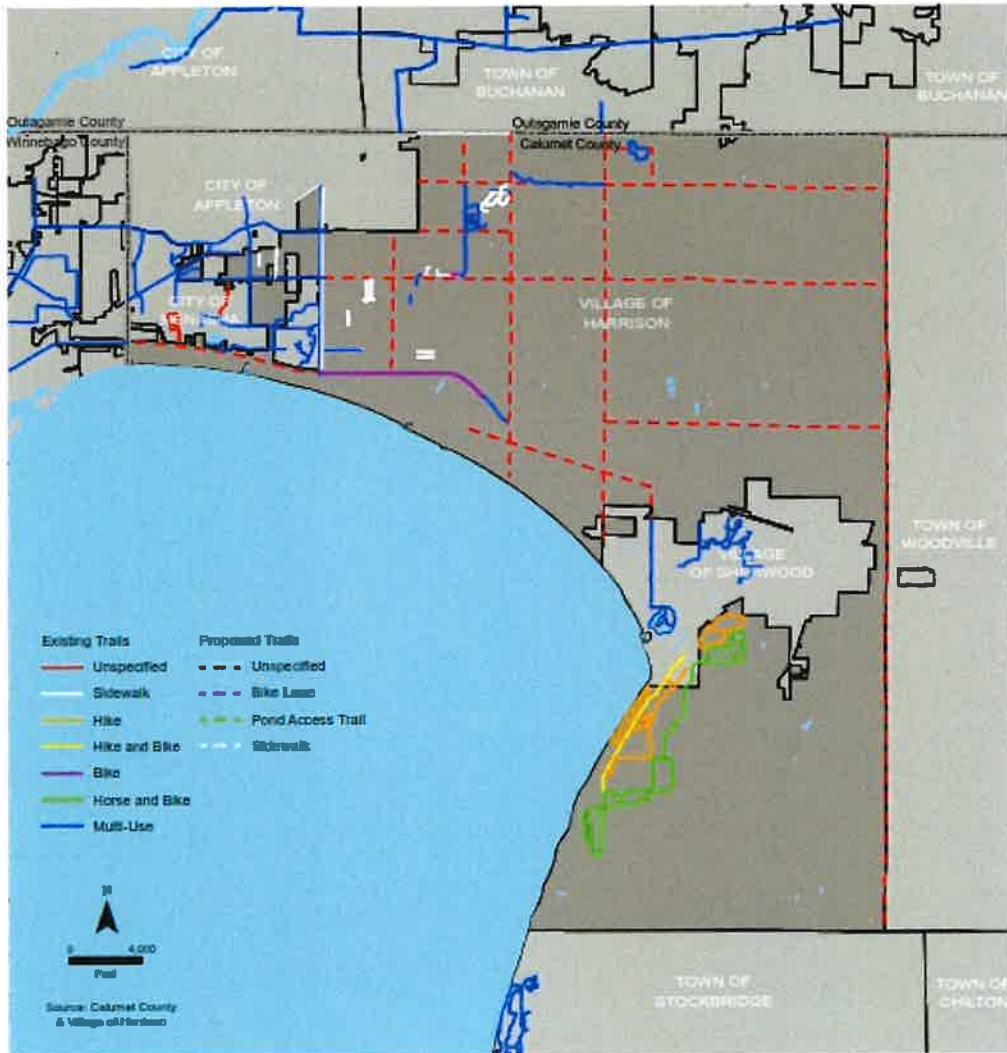


Very minimal residential uses are in the nearby vicinity of Harrison Athletic Association Park. The priority recommendations focus on regional connections:

- A** Connect STH 114 to Lake Winnebago and the planned Friendship State Trail
- B** Trail on State Park Road between the park entrance and the planned Friendship State Trail
- C** Friendship State Trail from N Shore Road to Pigeon Road

▲ Existing and proposed bicycle and pedestrian facilities.
Source: Calumet County and Village of Harrison

Bicycle & Pedestrian Connections



Existing and proposed bicycle and pedestrian facilities. Source: Calumet County and Village of Harrison

Catalog of Trail Types

The following trail types can be used during the design phase of the trail implementation projects and is meant to illustrate the types of trails that the Village can consider.



Shared Use Path

A shared use path can accommodate many different types of users - bikers, walkers, runners, rollerbladers, etc - and can be found in urban, suburban, and rural areas alike.



Sidepath

A sidepath is a shared use path that follows closely alongside of an existing roadway. It may be next to the street or separated by landscaping.



River Trail

A river trail is simply a shared use path, accommodating pedestrians, cyclists, rollerbladers, and runners, that follows alongside a riverway and through the park/conservation land that surrounds these riparian areas.



Catalog of Trail Types

The following trail types can be used during the design phase of the trail implementation projects and is meant to illustrate the types of trails that the Village can consider.



Bike Lane

A bike lane is a defined and marked area on the roadway for cyclists to travel. Bike lanes can be striped only (as shown above), or painted green for greater visibility.



Paved Shoulder

Ensuring that rural and suburban roadways are designed with paved shoulders allows cyclists and walkers to safely navigate streets with light traffic.



Minor Enhancements

Minor enhancements to roadways, such as signage, ensuring drive lanes are marked, and pavement is smooth enough for bike travel, helps keep Harrison's roads safe for all.



Traffic Calming

Bumpouts, raised intersections, and small traffic circles are examples of tools that can be used to flow vehicular traffic, making streets safer for cyclists and pedestrians.

HIGH CLIFF CONNECTION PLAN

Approved October 28, 2022



David L. & Joa E. Nelson
Family Fund





HARRISON + SHERWOOD AREA RECOMMENDATIONS

Beginning at Lake Park Road and heading east, the recommended route for the High Cliff Connection is to utilize the existing Friendship Trail (on-road bike lanes and a short segment with a separated trail) along Old Highway 10 to Fire Lane 12. This segment serves pedestrians and bicyclists well today with low-volume adjacent traffic. However, improved markings, wayfinding, and seating along the segment would improve the trail experience for users.

Within the timeline of this planning study, consensus was not found to determine a preferred route connecting from the intersection of Fire Lane 12 / STH 114 to High Cliff State Park. As a result, two parallel recommendations are presented here as incremental steps towards finding a route for this gap in the connection.

STH 114 Further Exploration: Survey-level engineering study of the STH 114 corridor to determine a potential alignment of a separated trail (likely along the south side of the roadway) to Pigeon Road is recommended. The potential trail would then turn south to connect to the existing trail along the west side of Pigeon Road. With the current roadway alignment, a future separated trail (as shown in Figure 5.10) will require a trail easement or additional land acquisition to build, as there does not appear to be enough ROW width today. The trail alignment could be wrapped into future commercial or residential development.

Trail Corridor Search Area: At the onset of this planning study, there was significant community support for identification of a trail route in this area independent of STH 114. Property owners in the area voiced concern and opposition to a variety of route options. However, a few individual property owners in the area have contacted ECWRPC with interest in future conversations about future trail easements or acquisitions to potentially support a future connection to High Cliff. The long-term recommendation is to create a program to advocate, share information and to track property owners who are interested in voluntarily pledging easement or land sale. The intention of the program will be to piece together willing property owners to create a continuous trail through the search area to complete the corridor.

RECOMMENDATIONS:

- Explore extension of paved trail along STH 114 to Pigeon Road
- Improve wayfinding, trail experience along existing Friendship Trail
- Connect to existing trail on Pigeon Rd
- Develop a program or initiative to collect voluntary pledges for trail easement throughout search area to complete future trail gap
- Wayfinding throughout, potential trailhead locations along STH 114, improved trailhead facilities at High Cliff State Park entry

STH 114: FURTHER EXPLORATION

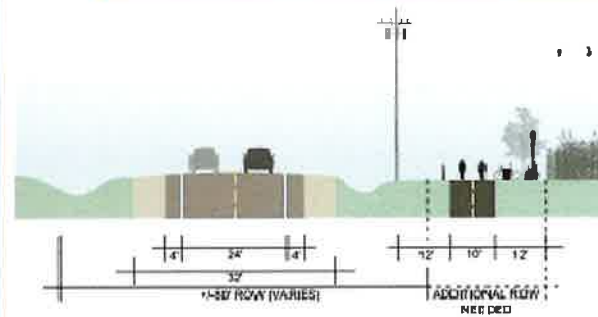


Figure 5.8. Exploration of future trail along STH 114

TRAIL CORRIDOR SEARCH AREA

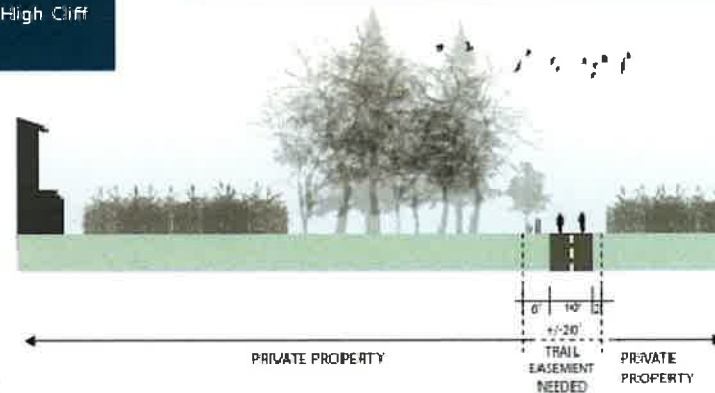


Figure 5.9. Exploration of future trail within Search Area

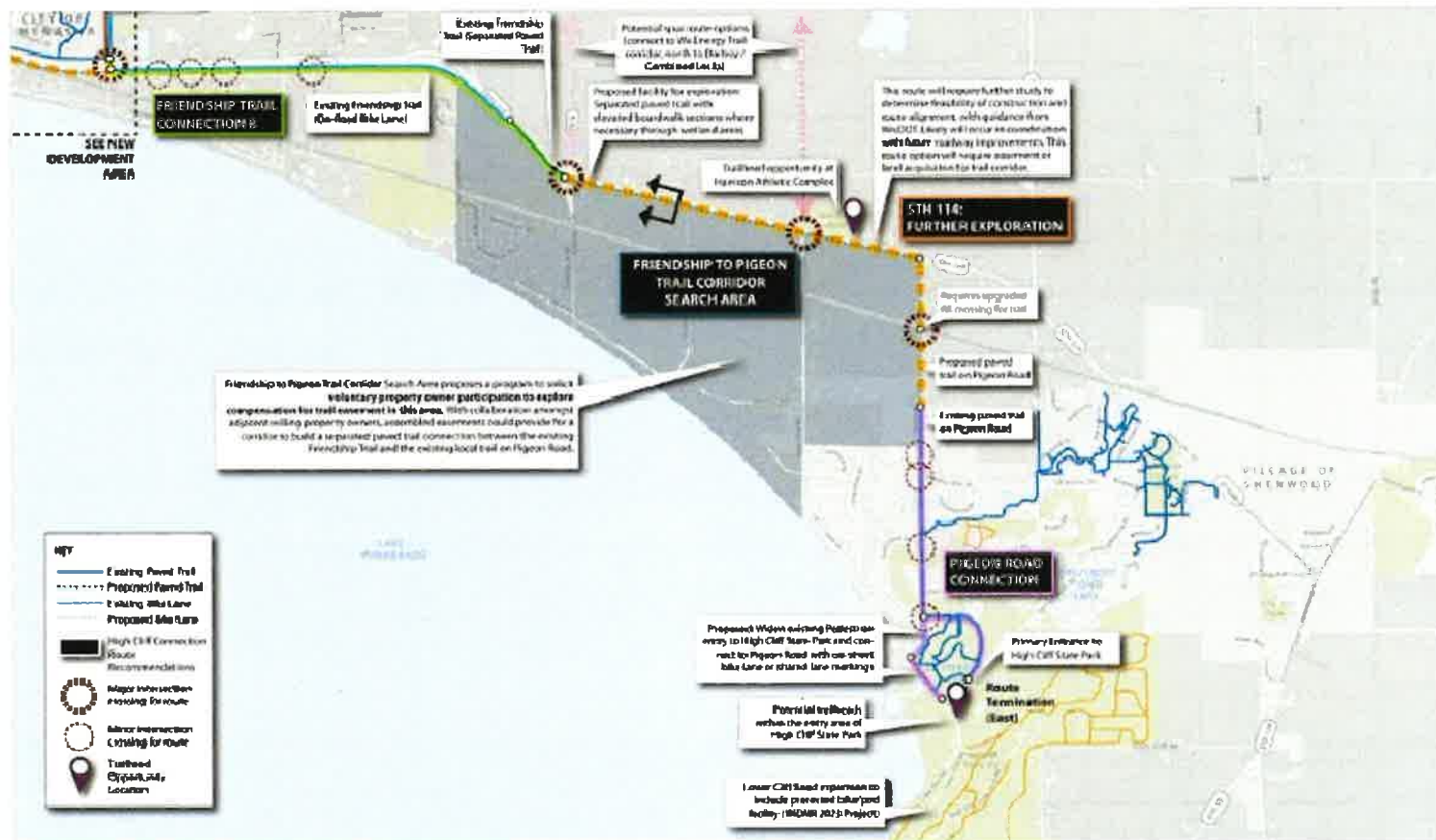


Figure 5.10 Harrison + Sherwood Area Route Recommendations

Note: The Village Board of Sherwood provided a letter dated July 22, 2022 stating a preference for future trail routes to avoid State Park Road in the Village of Sherwood.

Village of Harrison
April-23 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	5	23	\$ 1,590,000	\$ 9,035,000	7	25	\$ 2,907,450	\$ 9,444,150
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	0	2	\$ 0	\$ 47,500	1	4	\$ 60,000	\$ 145,000
Acc. Structures	1	5	\$ 4,100	\$ 70,100	2	3	\$ 86,000	\$ 88,900
Miscellaneous	16	29	\$ 222,800	\$ 356,360	3	18	\$ 15,790	\$ 96,690
Total Residential	22	59	\$ 1,816,900	\$ 9,508,960	13	50	\$ 3,069,240	\$ 9,774,740
Com./Ind.								
New	1	1	\$ 650,000	\$ 650,000	0	0	\$ 0	\$ 0
Additions	0	1	\$ 0	\$ 230,000	1	1	\$ 5,000,000	\$ 5,000,000
Acc. Structures	0	3	\$ 0	\$ 80,000	0	0	\$ 0	\$ 0
Miscellaneous	1	2	\$ 8,200	\$ 11,695	1	3	\$ 15,000	\$ 318,500
Total Com./Ind.	2	7	\$ 658,200	\$ 971,695	2	4	\$ 5,015,000	\$ 5,318,500
Combined Total	24	66	\$ 2,475,100	\$ 10,480,655	15	54	\$ 8,084,240	\$ 15,093,240

Number of Vacant Lots Remaining 177