
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

December 12, 2022

Title:

Comprehensive Plan Amendment – Van’s Realty & Construction – Parcel 43838
Zoning Map Amendment – Van’s Realty & Construction – Parcel 43838

Issue:

Should the Plan Commission recommend approval of a Comprehensive Plan Amendment and a Zoning Map Amendment?

Background and Additional Information:

The applicant is proposing to amend the Future Land Use Map and the Zoning Map, from commercial to residential, for the property located at the southwest corner of Midway Rd and Lake Park Rd, parcel 43838.

The purpose of the rezoning is to conform to the Preliminary Plat of Green Meadows that was approved with conditions by the Village Board on June 28, 2022. The Green Meadows Preliminary Plat is a 34-lot and 1-outlot plat for a new subdivision.

Comprehensive Plan Amendment:

The applicant is proposing to amend the future land use map in the Comprehensive Plan to change the land use designation **from Commercial to Single Family Residential (sewered)**.

Note: The Comprehensive Plan has commercial at both the southwest and the southeast intersection of Midway Rd and Lake Park Rd.

Zoning Map Amendment:

The applicant is proposing to rezone **from Neighborhood Commercial [CN] to Single-Family Residential (Traditional) [RS-2]**.

The Plan Commission and Village Board approved the Preliminary Plat in June 2022. This approval included the following conditions:

1. Approval of a Comprehensive Plan amendment to Single Family Residential.
2. Approval of Rezoning from Multi-Family (RM) to Single Family (Traditional) RS-2.

The proposed rezoning location currently does not have an access off of Midway Rd or Lake Park Rd and may compromise future development of this site. Calumet County controls the access points off of Midway Rd.

Findings of Fact:

- A Class 1 notice was published for the proposed Comprehensive Plan Amendment.
- A Class 2 notice was published for the proposed rezoning.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Attachments:

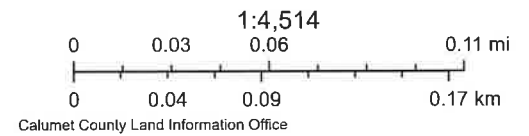
- Aerial Map
- Future Land Use Map
- Zoning Map
- Rezoning Exhibit
- Copy of Preliminary Plat
- Copy of Preliminary Plat Decision Letter

ArcGIS Web Map



12/5/2023, 9:34:15 AM

- | | | | |
|-----------------|----------------------------|--------------------|--------------------------------|
| Parcels | Address Point | City Streets | Calumet County 2021 Orthophoto |
| County Boundary | Calumet Roads Cartographic | Municipal Boundary | Red: Band_1 |
| Trail | County Highways | City Boundary | Green: Band_2 |
| | Local Roads | Village Boundary | Blue: Band_3 |
| | City Streets | | |



+ 43838 X Q

Show search results for 43838



Legend

HarrisonLandUse

Harrison Land Use

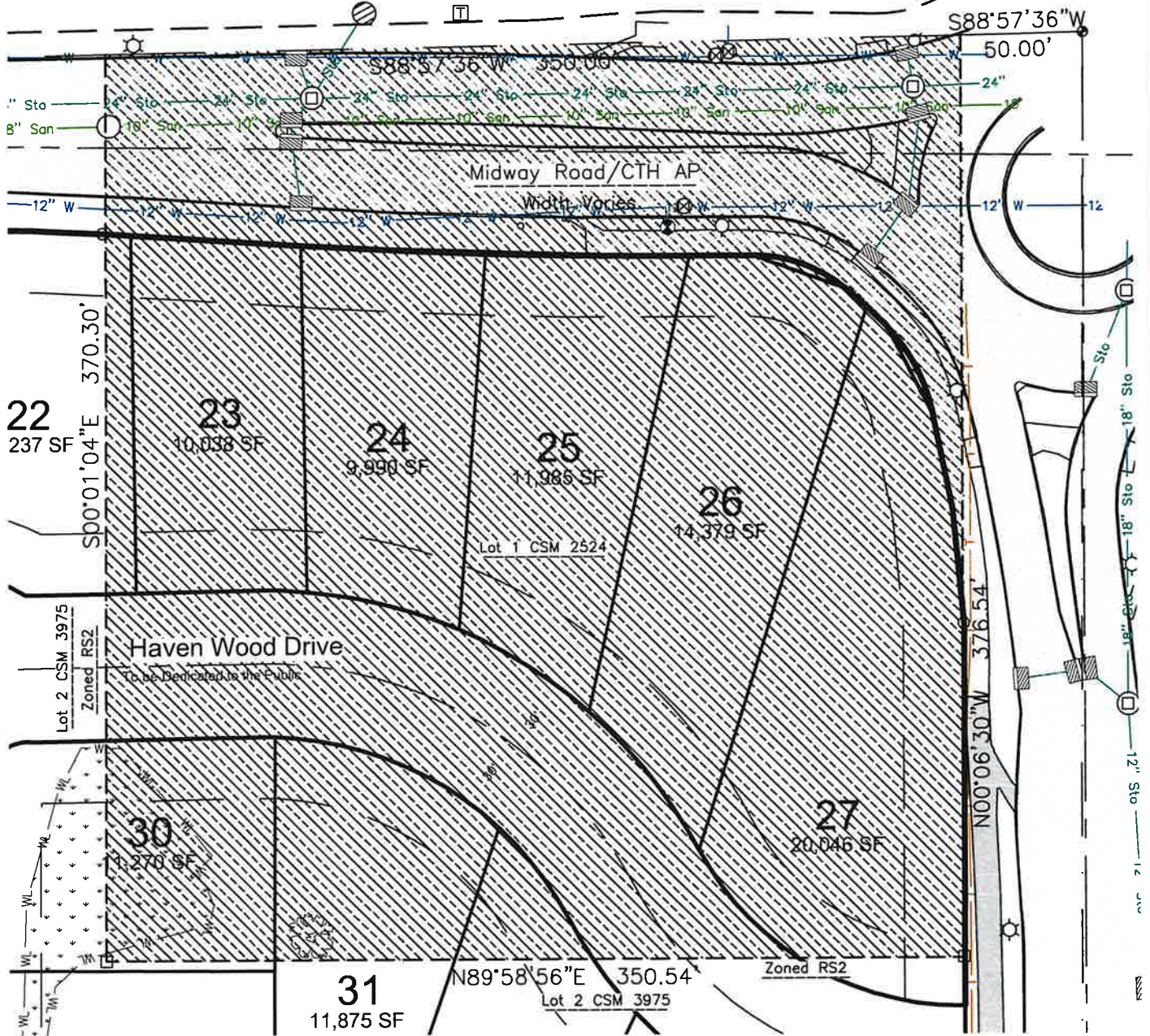
- Agricultural, Vacant, Undeveloped
- Farmstead Homes
- Commercial
- Industrial
- Mixed Use
- Public/Institutional
- Single Family Residential (sewered)
- Single Family Residential (transitional)
- Single Family Residential (unsewered)
- Mixed Single Family & Two Family Residential
- Two Family Residential
- Multi-family Residential
- Mobile Home Park
- Utilities/Quarries
- Parks and Recreation
- Special Ag/Nurseries
- Wetlands
- Woodlands
- Private Rd
- ROW

Rezoning Exhibit

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

 Rezoning Area

Northeast Corner
Section 08, T20N, R18E
Cut Cross Found



Note

Lots and right of way shown on this map are per the approved preliminary plat for "Green Meadows on Lake Park". Said approval required Lot 1 of CSM 2524 to be rezoned prior to submittal of final plat.



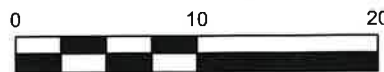
DAVEL ENGINEERING & ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866 Fax: 920-441-0804

www.davel.pro



File: 7098Rezone.dwg

Date: 10/19/2023

Drafted By: Jim

Sheet: Exhibit

June 30, 2022

Richard Kaster (via email: nrkaster@yahoo.com)
Green Meadows Development, LLC
4300 N. Pine Tree Road
Hobart, WI 54155

RE: Village Board Decision Letter – Comprehensive Plan - Rezone – Preliminary Plat –
Green Meadows Subdivision - Lake Park Road

This letter is to inform you that on June 28, 2022 the Village Board approved your Comprehensive Plan Amendment from Multi-Family Residential to Single-Family Residential (sewered). The Village Board also approved your Zoning Map Amendment request from Multi-Family Residential [MF] to Single Family Residential (Traditional) [RS-2]. Lastly, the Village Board also approved your Preliminary Plat/Concept with the following conditions:

1. Approval of a Comprehensive Plan amendment to Single Family Residential.
2. Approval of Rezoning from Multi-Family (RM) to Single Family (Traditional) RS-2.
3. Wetland permits must be obtained from the Wisconsin Department of Natural Resources (WDNR)
4. Sidewalks with curb and gutter must be constructed.
5. Right of way of 66' is preferred.
6. Street Plans must be approved by the Village Public Works.
7. Utility Plans must be approved by the Village Utilities.
8. Should consist of 30' storm water easements.
9. The project shall comply with all other local, state, and federal requirements.

If you have any questions, please contact me at 920.989.1062 or email me at mmommaerts@harrison-wi.org.

Sincerely,



Mark J. Mommaerts, AICP
Assistant Village Manager

cc: Jim Sehloff, Davel Engineering (via email: Jim@davel.pro)

Village of Harrison
November-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 | 7 | 80 | \$ 2,735,000 | \$ 30,843,140 | 3 | 58 | \$ 1,335,000 | \$ 24,149,011 |
| Two Family (units) | 0 (0) | 0 | \$ 0 | \$ 0 | 0 (0) | 2 | \$ 0 | \$ 1,200,000 |
| Multi Family (units) | 0 (0) | 0 | \$ 0 | \$ 0 | 0 (0) | 0 | \$ 0 | \$ 0 |
| Additions | 1 | 10 | \$ 125,000 | \$ 689,500 | 0 | 13 | \$ 0 | \$ 769,000 |
| Acc. Structures | 1 | 36 | \$ 6,900 | \$ 449,400 | 1 | 19 | \$ 4,200 | \$ 741,741 |
| Miscellaneous | 1 | 108 | \$ 0 | \$ 1,153,060 | 5 | 102 | \$ 69,260 | \$ 993,840 |
| Total Residential | 10 | 234 | \$ 2,866,900 | \$ 33,135,100 | 9 | 194 | \$ 1,408,460 | \$ 27,853,592 |
| Com./Ind. | | | | | | | | |
| New | 1 | 4 | \$ 0 | \$ 1,850,000 | 1 | 6 | \$ 1,200,000 | \$ 7,850,000 |
| Additions | 0 | 1 | \$ 0 | \$ 230,000 | 0 | 1 | \$ 0 | \$ 5,000,000 |
| Acc. Structures | 0 | 3 | \$ 0 | \$ 80,000 | 0 | 1 | \$ 0 | \$ 15,000 |
| Miscellaneous | 2 | 6 | \$ 41,000 | \$ 128,695 | 1 | 13 | \$ 9,000 | \$ 617,285 |
| Total Com./Ind. | 3 | 14 | \$ 41,000 | \$ 2,288,695 | 2 | 21 | \$ 1,209,000 | \$ 13,482,285 |
| Combined Total | 13 | 248 | \$ 2,907,900 | \$ 35,423,795 | 11 | 215 | \$ 2,617,460 | \$ 41,335,877 |