
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

April 18, 2023

Title:

Zoning Map Amendment – Atlas Development

Issue:

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

Background and Additional Information:

The applicant is proposing to amend the zoning on property located along Old Highway Rd, Location IDs 42188, 45590, & 45592, by adding a Planned Development Overlay [PDO] over the existing zoning of Single-Family Residential (Suburban) [RS-1]. The purpose of the zoning amendment is to accommodate the Northshore Villas Condo Plat, a proposal that consists of ten stand-alone condo units.

The Planned Development Overlay District [PDO] is a supplemental zoning classification applied over the existing Single-Family Residential zoning to provide an opportunity to develop the land in a manner that is not a current permitted use under its existing zoning. The North Shore Woods subdivision, comprising residential lots, is directly south of this proposal.

The Comprehensive Plan and Future Land Use Map identifies these properties as ‘Single Family Residential (sewered). The proposed zoning amendment is consistent with the Comprehensive Plan. The Plan Commission was agreeable to this development during discussions from the January 24, 2023 Plan Commission meeting.

Findings of Fact:

- Staff finds that the zoning amendment 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 to add a Planned Development Overlay [PDO] over the existing Single-Family Residential [RS-1] zoning as submitted.

Attachments:

- Aerial Map
- Zoning Map


Calumet County, WI

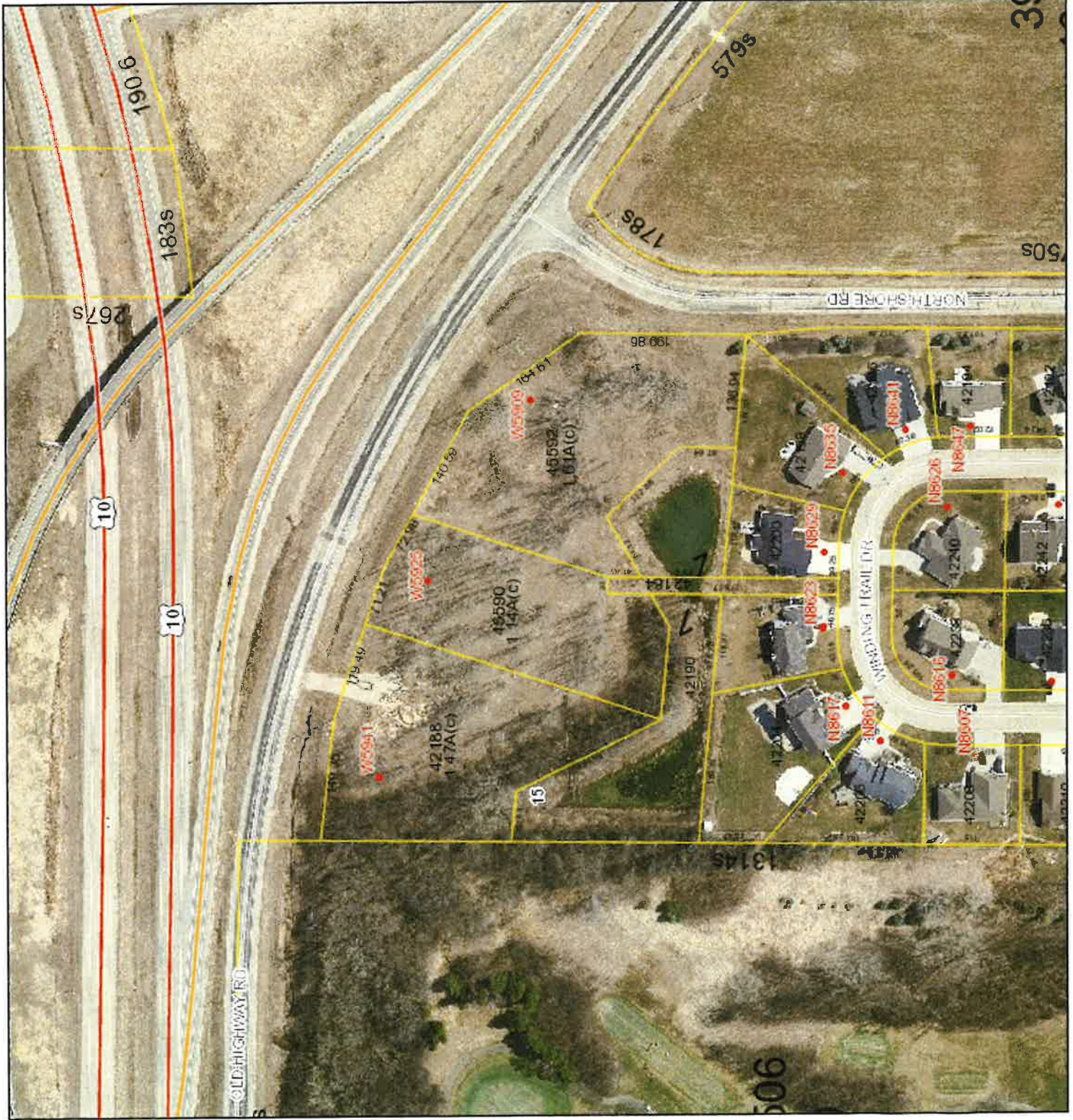
Legend

- 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



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



Zoning Map

Village of Harrison

Calumet & Outagamie Counties, WI

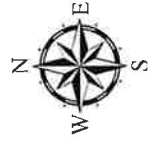
Legend

Zoning Districts		RoadCenterlii	
	AG General Agriculture		Local Roads
	RR Rural Residential		County Highw
	RS-1 Single-Family Residential (Suburban)		State Highway
	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-Weiland Overlay*		

* Please note that the SHO & SWO bounds are subject to change based on determination based on determinat of navigable waterwz

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: October 26, 2022

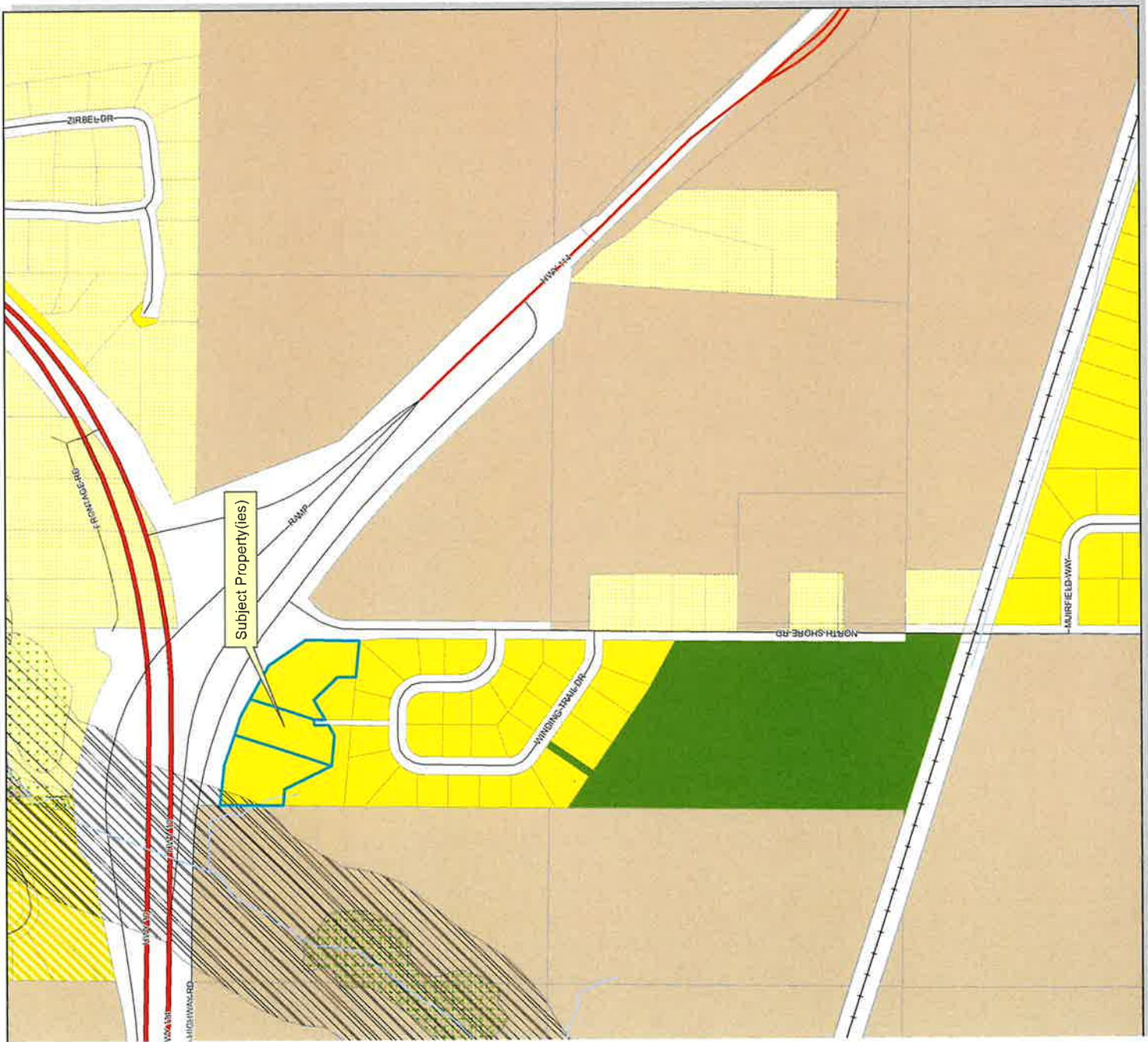


Disclaimer:

This map was created using data obtained from Calumet County

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PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

April 18, 2023

Title:

Condo Plat – Atlas Development – Northshore Villas Condominium

Issue:

The Plan Commission is asked to provide feedback on the Condo Plat for Northshore Villas Condominium. This issue will be brought back to the Plan Commission for the May meeting with a Planned Development Overlay agreement.

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. The property has applied to add a Planned Development Overlay [PDO] 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. Staff assumes the roadway will be a private road. The North Shore Woods subdivision, comprising residential lots, is directly south of this proposal.

The Plan Commission is asked to provide input on the proposed condo plat. Final review will occur at the May meeting.

Recommended Action:

Discussion item only. Further action will be taken at the May Plan Commission meeting. Staff is considering the following:

- Staff needs to draft a Planned Development Overlay Plan agreement for the May Meeting, using the Condo Declaration, which has not yet been received from the developer.
- A grading plan and utilities plan is required from the developer.
- Access and Right-of-Way permits are still required.

Attachments:

- Aerial Map
- Condo Plat

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman Assistant Planner

Meeting Date:

April 18, 2023

Title:

Zoning Map Amendment (Rezoning) – Cobble Creek

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 east of Creekview Road and north of the centerline of Konkapot Creet, from General Agricultural [AG] to Rural Residential [RR]. The purpose of the rezoning is to create three lots for single-family home sites. The Comprehensive Plan and Future Land Use Map identifies this property as ‘Single Family Residential (Transitional)’. The proposed rezoning is consistent with the Comprehensive Plan. The surrounding properties to the west of this area are zoned Rural Residential.

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.

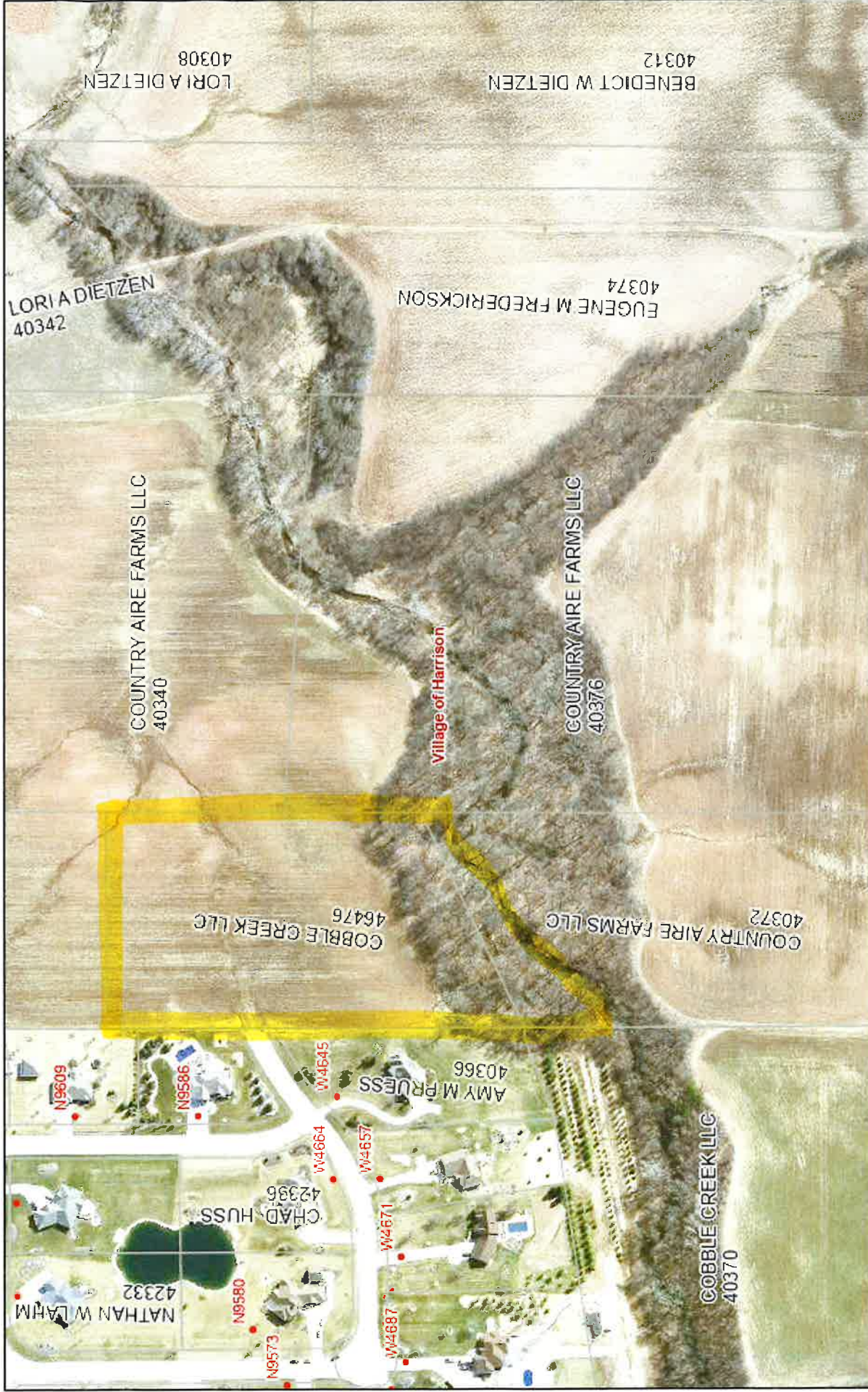
Recommended Action:

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

Attachments:

- Aerial Map
- Rezoning Survey Map
- Zoning Map

Calumet County Parcels



4/3/2023, 10:38:25 AM

Municipal Boundary
 • Address Point
■ Green: Band_2
■ Blue: Band_3

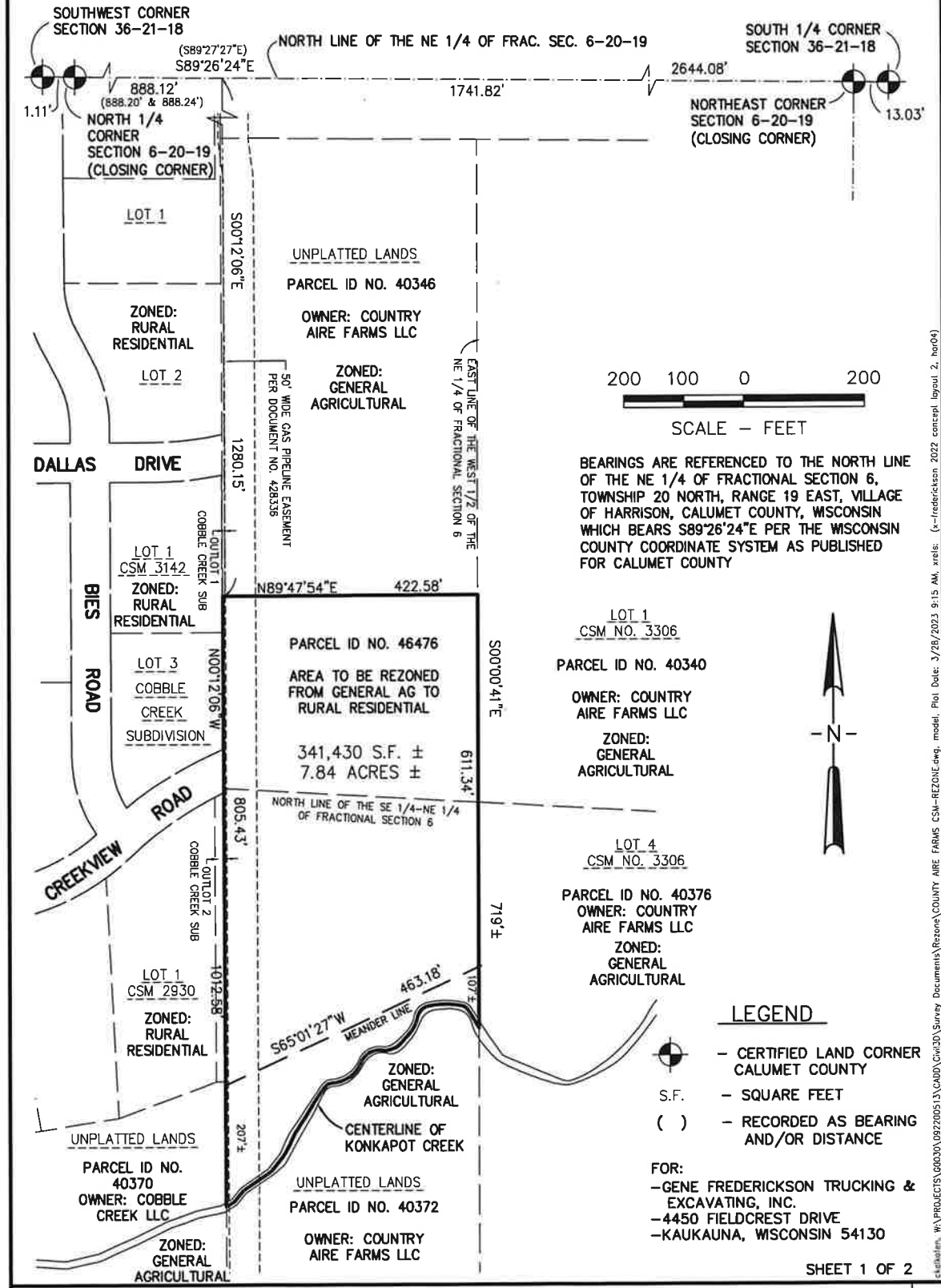
Parcels
 ■ Red: Band_1

0 0.03 0.06 0.09 0.11 mi
 0 0.04 0.08 0.17 km

Esri Community Maps Contributors: County of Calumet, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

REZONING EXHIBIT

PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN WHICH BEARS S89°26'24"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR CALUMET COUNTY

c:\mahon\wa_projects\60030_092200513\CA000_Civil\3D_Survey_Documents\Rezone\COUNTY AIRE FARMS_CSM-REZONE.dwg, model: Plot Date: 7/28/2023 9:15 AM, xref: (x-frederickson 2022 concept layout 2, hpr04)

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

April 18, 2023

Title:

Certified Survey Map (CSM) – Cobble Creek

Issue:

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

Background and Additional Information:

The property owner is proposing a 3-lot Certified Survey Map (CSM) for the property located east of Creekview Road and north of the centerline of Konkapot Creek. The property has applied for rezoning to Rural Residential [RR] from General Agricultural [AG]. The purpose of the CSM is to create three lots for residential use.

Lot 1 is proposed to be 3.274 acres. Lot 2 is proposed to be 2.05 acres. Lot 3 is proposed to be 2.777 acres. The extension of Creekview Road running east will separate Lot 1 from Lots 2 and 3. There are established residential lots zoned Rural Residential to the west of the proposal and land zoned General Agricultural to the south and east.

Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM) as submitted with the condition that a grading plan be developed for the three new lots.

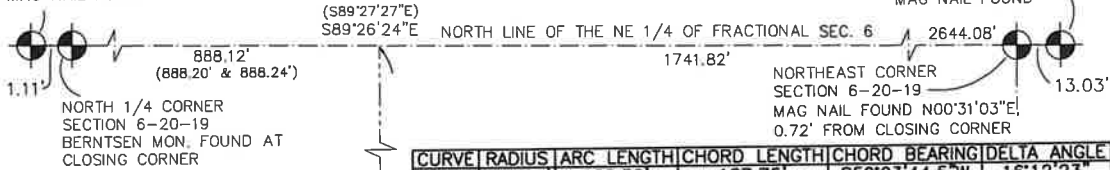
Attachments:

- Aerial Map
- CSM

ALL OF LOT 3 OF COBBLE CREEK SUBDIVISION AND A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 6, ALL LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SOUTHWEST CORNER
SECTION 36-21-18
MAG NAIL FOUND

SOUTH 1/4 CORNER
SECTION 36-21-18
MAG NAIL FOUND

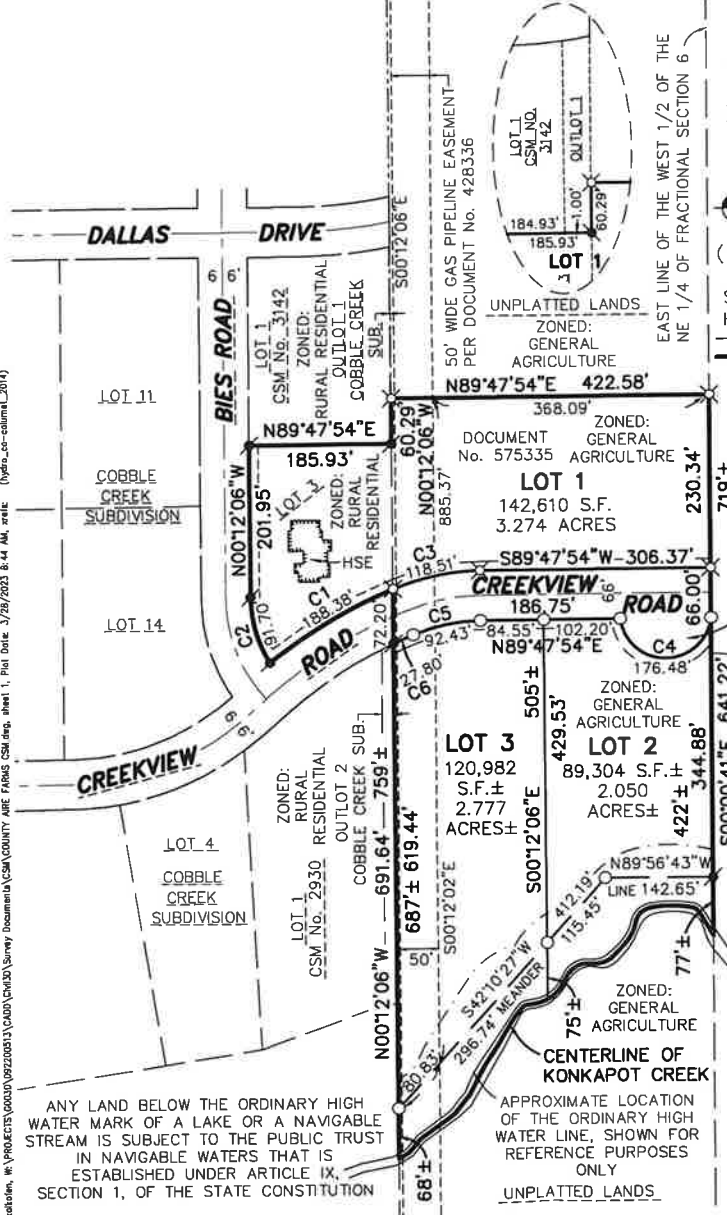


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	666.00'	188.38'	187.75'	S59°03'44.5"W	16°12'23"
C2	167.00'	91.70'	90.55'	N15°55'54"W	31°27'37"
C3	300.00'	118.51'	117.74'	S78°28'55"W	22°37'59"
C4	60.00'	176.48'	119.40'	S89°47'54"W	168°31'18"
C5	234.00'	92.43'	91.83'	N78°28'55"E	22°37'59"
C6	600.00'	27.80'	27.79'	S65°50'18"W	2°39'16"

LEGEND

- - 3/4" x 18" ROUND IRON REBAR WEIGHING 1.50 lbs./lineal ft. SET
- ⊗ - 1 1/4" x 30" ROUND IRON REBAR WEIGHING 4.17 lbs./lineal ft. SET
- ⬤ - 3/4" ROUND STEEL REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER CALUMET COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- HSE - EXISTING HOUSE
- - - UTILITY EASEMENT (12' UNLESS NOTED)

created: W:\PROJECTS\20230513\20230513\0001\20230513\Survey Documents\CSM\COUNTY ARE PARAG_CSM.dwg, sheet 1, Plot Date: 3/28/2023 8:44 AM, entic: (hydro_csr-calumet_2014)



FOR: -GENE FREDERICKSON TRUCKING & EXCAVATING, INC.
-4450 FIELDCREST DRIVE
-KAUKAUNA, WI 54130

DEDICATED TO THE PUBLIC
33,024 S.F.
0.758 ACRES

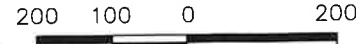
LOT 1
CSM No. 3306

ZONED: GENERAL AGRICULTURE

LOT 4
CSM No. 3306

ZONED: GENERAL AGRICULTURE

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN WHICH BEARS S89°26'24"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR CALUMET COUNTY



SCALE - FEET

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM
DRAFTED BY: COREY W. KALKOFEN

ALL OF LOT 3 OF COBBLE CREEK SUBDIVISION AND A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 6, ALL LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped all of Lot 3 of Cobble Creek Subdivision and a part of the Northwest 1/4 of the Northeast 1/4 and a part of the Southwest 1/4 of the Northeast 1/4 of fractional Section 6, All located in the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of fractional Section 6, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin containing 385,920 square feet (8.859 acres) of land more or less and more particularly described as follows:

Commencing at the North 1/4 corner of said fractional Section 6; thence S89°26'24"E, 888.12 feet along the North line of the Northeast 1/4 of said fractional Section 6 to the Northerly extension of the East line of Cobble Creek Subdivision as recorded in Volume D of Plats on Page 58 as Document No. 466863; thence S00°12'06"E, 1280.15 feet along said extended East line to the Northwest corner of Lands described in Document No. 575335 and the Point of Beginning; thence N89°47'54"E, 422.58 feet along the North line of said Lands to the Northeast corner thereof and the West line of Lot 1 of Certified Survey Map No. 3306 as recorded in Volume 28 of Maps on Pages 168-170 as Document No. 471305; thence S00°00'41"E, 641.22 feet along the West line of Lots 1 and 4 of said Certified Survey Map No. 3306 to the starting point of a meander line to the centerline of Konkapot Creek, said point bears N00°00'41"W, a distance of 77 feet more or less from the centerline of said Konkapot Creek; thence N89°56'43"W, 142.65 feet along said meander line; thence S42°10'27"W, 412.19 feet along said meander line to its termination point at the West line of said Lands described in Document No. 575335, said point bears N00°12'06"W, 68 feet more or less from the centerline of said Konkapot Creek; thence N00°12'06"W, 691.64 feet along said West line to the Southeast corner of Lot 3 of said Cobble Creek Subdivision and the start of a 666.00 foot radius curve to the left; thence 188.38 feet along the Northerly right-of-way line of Creekview Road and the arc of said curve having a 187.75 foot chord which bears S59°03'44.5"W to the Southwest corner of said Lot 3 and the start of a 167.00 foot radius curve to the right; thence 91.70 feet along the Easterly right-of-way line of Bies Road and the arc of said curve having a 90.55 foot chord which bears N15°55'54"W; thence N00°12'06"W, 201.95 feet along said Easterly right-of-way line to the Northwest corner of said Lot 3; thence N89°47'54"E, 185.93 feet along the North line of said Lot 3 to the Northeast corner thereof and the Southeast corner of Outlot 1 of said Cobble Creek Subdivision; thence N00°12'06"W, 60.29 feet along the East line of said Outlot 1 to the Point of Beginning; Including all those Lands lying between the above described meander line and the centerline of Konkapot Creek and the respective lot lines extended to said centerline.

That I have made this survey by the direction of the Owner(s) of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the Village of Harrison Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20_____.

Douglas E. Woelz, WI Professional Land Surveyor S-2327

ALL OF LOT 3 OF COBBLE CREEK SUBDIVISION AND A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 6, ALL LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas and communications service is hereby granted by Cobble Creek, LLC, Grantor,

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

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

- NO UTILITY BOXES OR PEDESTALS ARE TO BE SET WITHIN 1 FOOT OF ANY PROPERTY CORNER.

NOTES FROM COBBLE CREEK SUBDIVISION (AFFECTS LOT 1 OF THIS CSM):

1. FRONT YARD BUILDING SETBACK TO BE 50 FEET UNLESS NOTED OTHERWISE.
2. LOTS MAY HAVE FUTURE ASSESSMENTS FOR STORM WATER DETENTION, SANITARY SEWER AND WATERMAIN, SIDEWALKS AND/OR STREET LIGHTING BY THE TOWN OF HARRISON (NOW VILLAGE OF HARRISON) OR LOCAL JURISDICTION.
3. LOT FENCING IS REGULATED BY THE TOWN OF HARRISON (NOW VILLAGE OF HARRISON) AND CALUMET COUNTY ORDINANCE AND/OR BY PRIVATE COVENANTS.
4. ALL LOTS WHICH ARE ADJACENT TO STORM WATER DRAINAGE EASEMENTS ARE RESTRICTED IN THAT NO EXPOSED BASEMENT WINDOWS ARE ALLOWED TO FACE THE DRAINAGE EASEMENT.
5. THERE ARE ORDINANCE REGULATIONS THAT HAVE BEEN PASSED BY THE TOWN OF HARRISON (NOW VILLAGE OF HARRISON) REQUIRING THE MAINTENANCE OF LOT DRAINAGE PLANS ON A PERMANENT BASIS. SAID REGULATIONS HAVE BEEN PASSED BY THE TOWN OF HARRISON BOARD AS ORDINANCE #73 SERIES 03-2001 AND SHALL APPLY TO ALL SUBDIVISIONS APPROVED AFTER THE 24TH DAY OF APRIL 2002.
6. THE OWNER/SUBDIVIDER HAS NO NOTICE OR KNOWLEDGE OF ANY ENVIRONMENTAL PROBLEMS (THE EXISTENCE OF HAZARDOUS OR TOXIC SUBSTANCES) OF ANY SORT ON THE PROPERTY BEING TRANSFERRED. THE OWNER/SUBDIVIDER UNDERSTANDS THAT IT WILL PAY FOR ANY COSTS TO REMEDIATE ANY ENVIRONMENTAL PROBLEMS ENCOUNTERED DURING CONSTRUCTION OF ANY OF THE PUBLIC IMPROVEMENTS REQUIRED BY THE TOWN ON THE PLAT OR IN THE DEVELOPER'S AGREEMENT. THE OWNER/SUBDIVIDER UNDERSTAND THAT THEY SHALL BE INDIVIDUALLY RESPONSIBLE FOR ANY ENVIRONMENTAL PROBLEMS FOUND ON THE LAND, TRANSFERRED TO THE TOWN ON THE PLAT DURING CONSTRUCTION OF ROADS OR OTHER DEDICATIONS AND AGREE TO HOLD THE TOWN HARMLESS UNTIL CONSTRUCTION, INSTALLATION OR GRADING IS COMPLETE.
7. UPON AVAILABILITY OF PUBLIC SEWER LOT DENSITY MAY INCREASE.
8. WHEN DARBOY JOINT SANITARY DISTRICT NO. 1 OR THE MUNICIPAL UTILITY UTILITIES BECOME AVAILABLE ALL LOTS ARE REQUIRED TO HOOKUP TO THE MUNICIPAL UTILITIES.
9. NO FURTHER LOT SPLITS CAN OCCUR WITHOUT APPROVAL OF THE LOCAL JURISDICTIONS.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

April 18, 2023

Title:

Conditional Use Permit – Crossroad Development, LLC

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit to the Village Board for a topsoil screening operation (resource extraction).

Background and Additional Information:

The Plan Commission recommended to deny this permit during the March 21st meeting. During the March 28th Village Board meeting, the applicant addressed the reasons for denial and provided additional information. Upon hearing this information, the Village Board sent the Conditional Use Permit request back to the Plan Commission for discussion and consideration. The additional information from Crossroads Development is enclosed. This information includes responses to the March 21st Plan Commission meeting, location of the past site (which is different than the proposed site), location of the proposed site area, and pictures of the site equipment.

The applicant Crossroad Development is seeking a Conditional Use Permit (CUP) in order to screen topsoil, which includes shredding and pulverizing, at the property located at N9650 Hwy 55, Loc ID 40386. Loc ID 40378, which is abutting land along the NE corner of Hwy 55 and Highline Dr, would be used as a holding area for overflow materials.

The property is currently zoned Business Park (BP). Resource extraction is a conditional use under Article 117-131 of the zoning ordinance and shall include but is not limited to, the removal for sale or processing of topsoil, fill, sand, gravel, rock or any material. Processing may include crushing, washing, or refining. Storing or stockpiling of such materials on the site is permissible.

There are residential properties within 600 feet of Location IDs 40386 and 40378. There are concerns for dust and noise.

The applicant is proposing hours of operation as 7:00am to 5:00pm, Monday thru Friday. Erosion control will be established and maintained as needed with weekly site inspections and rain events. Equipment on premise would include a topsoil screening shredder, a loader, foreman trucks, a sweeper and skid steer as needed, and repair trucks as needed.

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.* Resource extraction is a conditional use under the Special Provisions article, which fits into the current zoning of Business Park.
2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan.* The proposed use of the property for resource extraction use conforms to the Comprehensive Plan as a conditional use.
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.* Access to the property is from an existing road, Hwy 55. It is anticipated that there will be minimal traffic entering/exiting the development on a daily basis.
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 a proposed silt fence in the 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.* The surrounding land uses are for commercial or business development. There are rural residential lots in the area. There will be minimal traffic for this business. Operations include the screening of topsoil.
6. *Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided.* Sanitary sewer and water are provided to the site. Stormwater management is available. Roadway access is provided via Hwy 55.

Findings of Fact:

- Staff finds that the Conditional Use Permit request will comply with the Harrison Zoning Ordinance with the below conditions.
- Property owners within a 600-feet of the subject property (location IDs 40386 and 40378) have been notified via first-class mail.

Recommended Action:

Staff recommends approval of the Conditional Use Permit (CUP) request with the following conditions:

1. All provisions of Section 117-131 of the zoning ordinance relating to resource extraction shall be met.
2. All Local, State, and Federal regulations shall be met.
3. No refining (pulverizing, shredding, ect.) shall occur during winds speeds greater than a Light Breeze as described by the National Weather Service. A Light Breeze is described as 4 to 7 mph.

4. Shredder/pulverizing operations to be at least 600-feet from Hwy 55 property lines.
5. The Conditional Use Permit shall be granted as temporary approval with an expiration date of July 26, 2023. The Village Board shall have the right to extend the conditional use permit at the July 25th meeting. Any extension shall cease all refining (pulverizing, shredding, ect.) on or before November 10, 2023.
6. Hours of operation shall be Monday-Friday 7:00am-5:00pm. No refining (pulverizing, shredding, ect.) shall occur on Saturdays or Sundays. The only activity to occur on Saturdays is for material to be hauled off site. The Plan Commission may approve different hours of operation upon request and review.
7. The developer shall acknowledge the conditions of approval and agree to abide by all conditions. Failure to abide by conditions may be cause for revocation of Conditional Use Permit.

Attachments:

- Aerial Map
- Site Plan
- Development Plan
- Applicant Responses to previous recommendation of denial
- Location of Past and Proposed Shredder
- Pictures of Site Equipment

Calumet County, WI

Legend

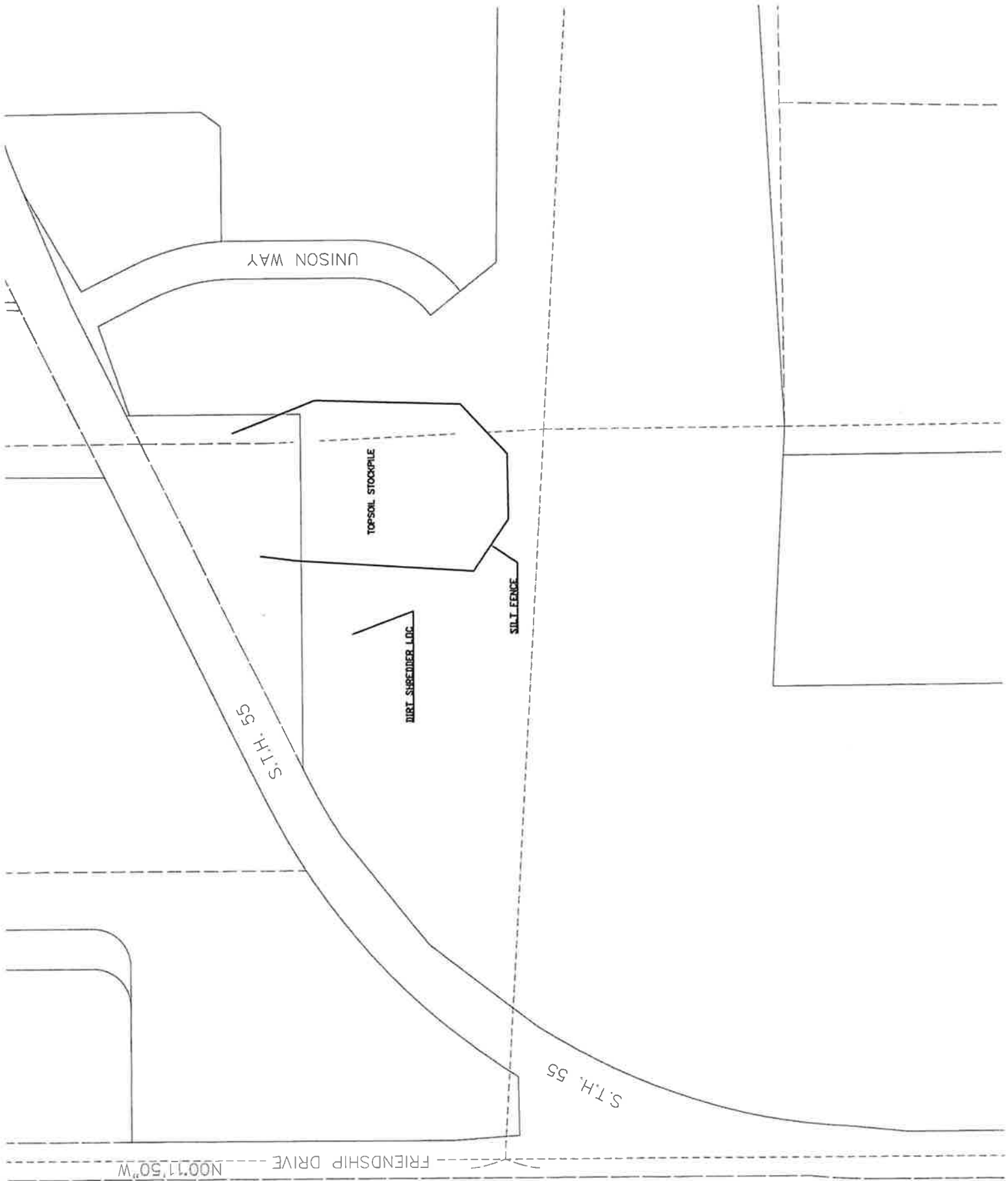
- Address Point
- County Boundary
- Wisconsin Water
- Other Counties
- * Unincorporated Community
- Town Boundary
- Point of Interest
- Parcel Boundary
- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Roads
- Municipal Streets
-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



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

02/28/23 10:28 AM <small>© 2023 Esri</small>	





UNISON WAY

TOPSOIL STOCKPILE

DIRT SHREDDER LOC.

SILT FENCE

S.T.H. 55

S.T.H. 55

FRIENDSHIP DRIVE 100'11"50" W

Crossroad Development, LLC
Development Plan

1. Hours of operation will be 7am – 5pm Monday – Friday
2. Erosion control will be established and maintained as needed with weekly site inspections and rain events
3. Equipment would be
 - a. Topsoil Screening plant
 - b. Loader
 - c. Foreman trucks
 - d. Sweeper / skid steer as needed
 - e. Repair trucks as needed
4. Stockpile on the NE corner of STH 55 and Highline Drive: NW Quarter, Section 6, Township 20, Range 19

March 27, 2023

Village of Harrison

C/O: Village Plan Commission

W5298 State Road 114

Harrison, WI 54952

Re: Crossroads Development, LLC Conditional Use Permit Application

Dear Members of the Village of Harrison Plan Commission:

Please accept this letter as a response to your letter dated March 22, 2023 in which the Plan Commission recommended denial of our application involving a Conditional Use Permit (CUP) regarding the screening, shredding and pulverizing of topsoil at Location IDs 40386 and 40378.

I will attempt to address the bullet points for reasons for considering denial in hopes of persuading you to reconsider your stance on this matter.

- 1) Non-compliance within the last five years regarding shredding and pulverizing.
 - a. We are not sure where this comment originates as we have not been required to take out such a permit in the past.
- 2) Inadequate dust control mechanisms, or lack of explanation of such mechanisms.
 - a. A good, quality shredded topsoil has a low moisture content. The machinery required to shred and pulverize this topsoil into a quality product includes high speed conveyors to pile a finished product as the material is being processed. Reasonable dust control is achieved by placing the operations on the backside of material stockpiles to prevent airborne material from becoming fugitive.
- 3) The proposed location of the site and concerns by neighbors who may have been previously exposed to past dust and fine particles in the air.
 - a. The proposed rural location of the current stockpile is relatively remote with most of the property inside the ¼ mile radius of the location being owned by myself or my land holding companies. (Please see provided map.)
 - b. Other neighbors in close proximity to the proposed project location include the following who support our efforts. They are as follows:

GORDON BAUMGART
Print:

Gordon Baumgart
Signature:

Ross Schmidt
Print:

Ross Schmidt
Signature:

JOHN L. VAN TREECK
Print:

John L. Van Treeck
Signature:

- 4) Concern about the origins of soils being brought to the site and potential for contaminants being released into the air through the refining process.
 - a. The material hauled onsite originates from a former agricultural field near the intersection of CTH AP and S. Quest Drive near Darboy. As a result of the large building erected at that location, the topsoil had been stripped and piled as an available, marketable resource. There is no reason to believe that there is any contaminants in this material as this field was in agricultural production in the recent past.

I look forward to further productive discussions in a path forward allowing Crossroads Land Development LLC and Gene Frederickson Trucking to move forward as originally discussed with Village personnel.

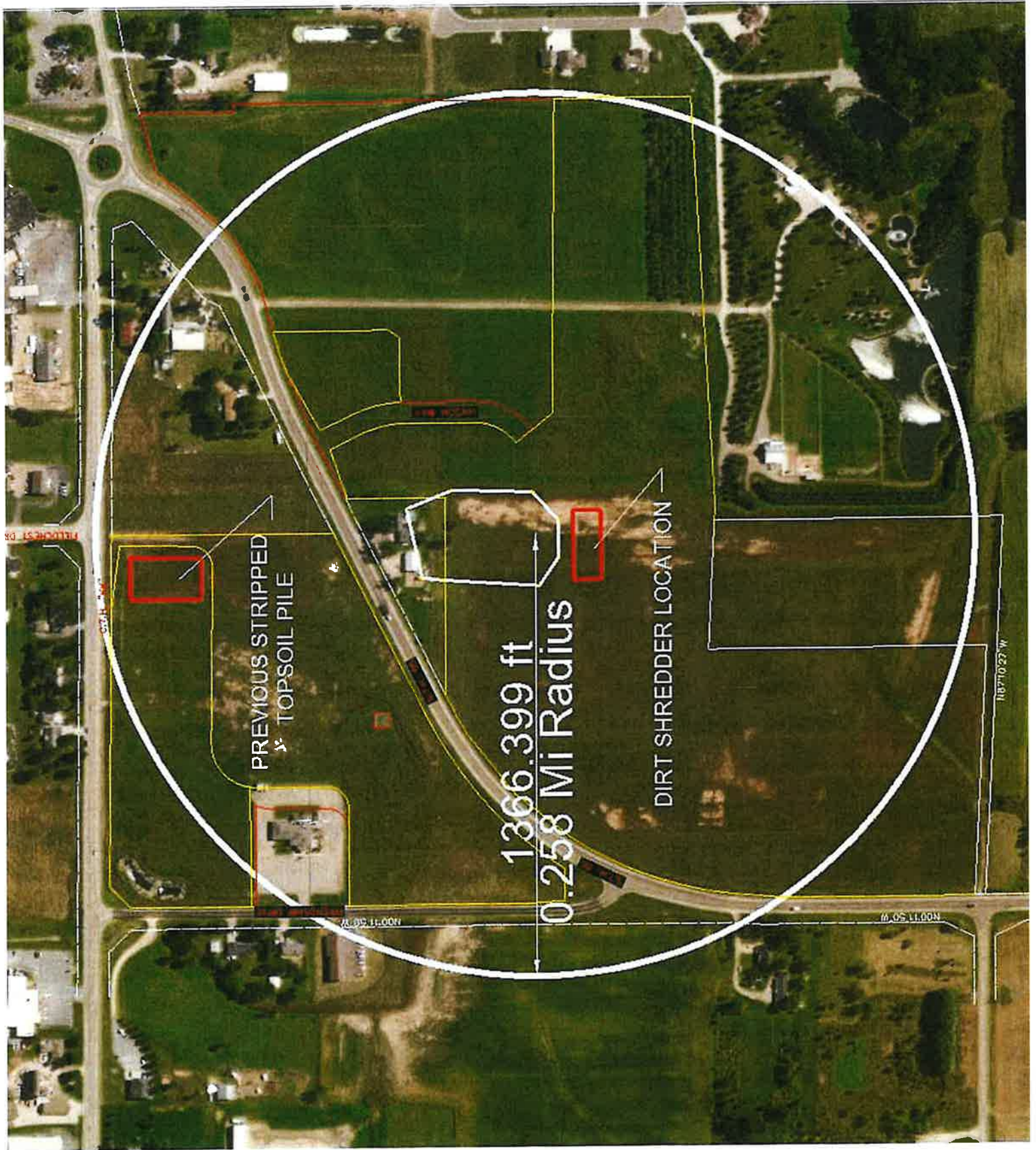
Thank you for taking the time to hear my point of view and objectives as it relates to this matter. I appreciate the opportunity to further comment on this process.

Regards,

A handwritten signature in cursive script that reads "Gene Frederickson". The signature is written in black ink and is positioned above the printed name.

Gene Frederickson

Crossroads Land Development LLC



PREVIOUS STRIPPED
3" TOPSOIL PILE

1366.399 ft
0.258 Mi Radius

DIRT SHREDDER LOCATION

N001150 W

N001150 W

N001150 W

N001150 W







KOMATSU

ROLAND
EXCAVATOR

466

ROYER

*Gene*rickson
TRUCKING
EXCAVATING
766 1100

30

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

April 18, 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:

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:

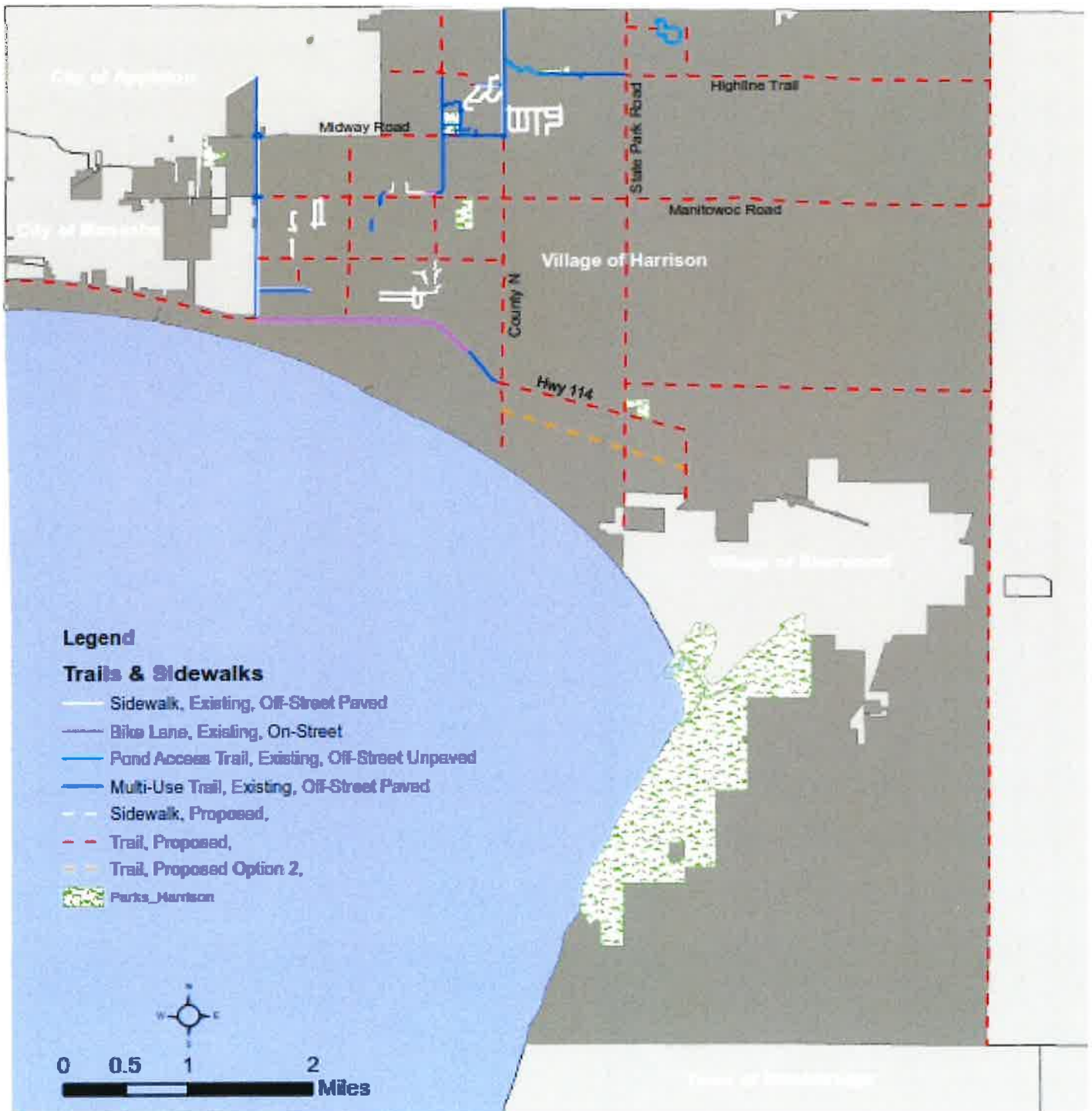
Staff recommends the Plan Commission approve the draft Bicycle & Pedestrian Connections Map (trail map) as part of the Comprehensive Outdoor Recreation Plan (CORP) as presented.

The process to amend the Comprehensive Outdoor Recreation Plan is to hold a public hearing, this will be at the May 23rd meeting, then the Plan Commission can formally recommend amendments to the Village Board. The Village Board would adopt an ordinance approving the changes, probably at the May 30th meeting.

Attachments:

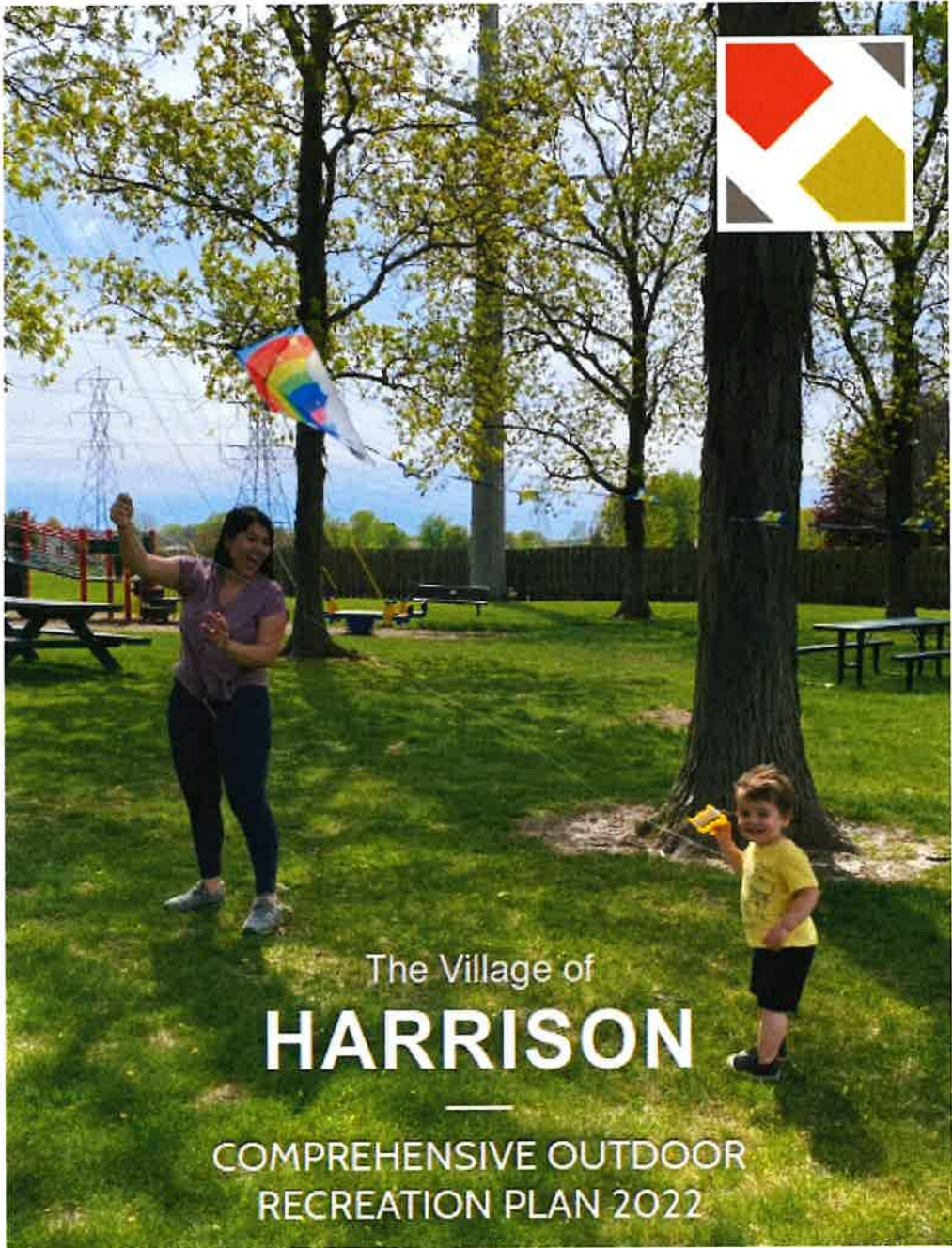
- Draft Bicycle & Pedestrian Connections Map (dated April 2023)
- Excerpt about trails from CORP, including maps
- High Cliff Connection Plan

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.

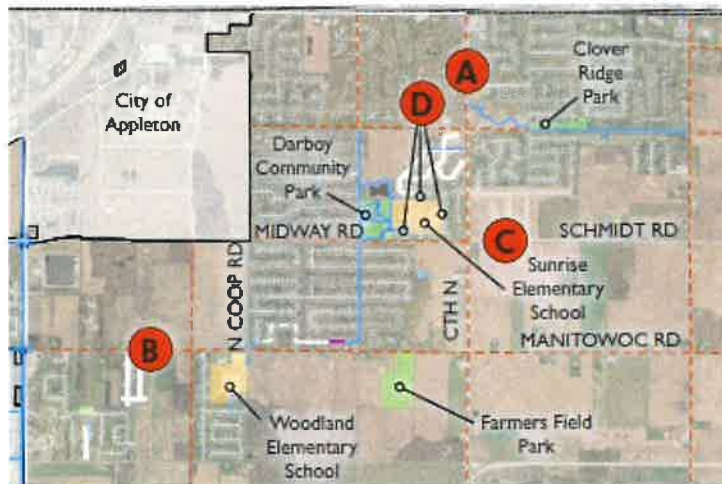
Improvements recommended for these routes are illustrated in the following enlarged map, and include a 10-foot wide off-road multi-use path on the eastern side of County Highway N which

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



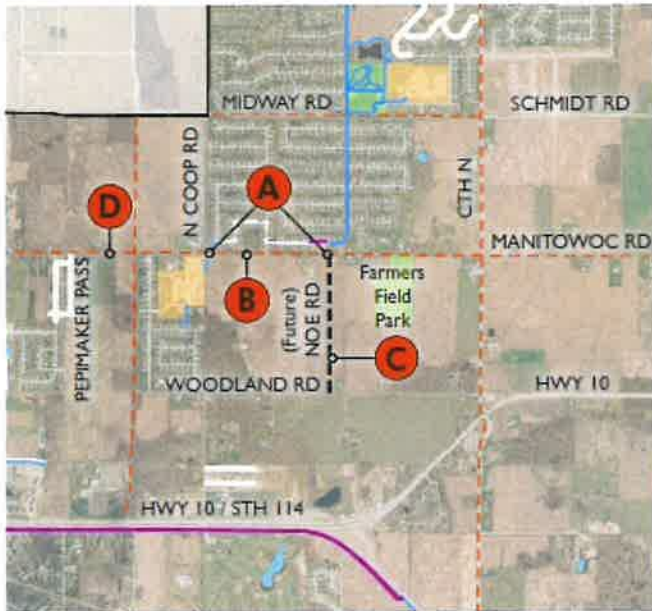
◀ Existing and proposed bicycle and pedestrian facilities. Source: Calumet County and Village of Harrison

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**

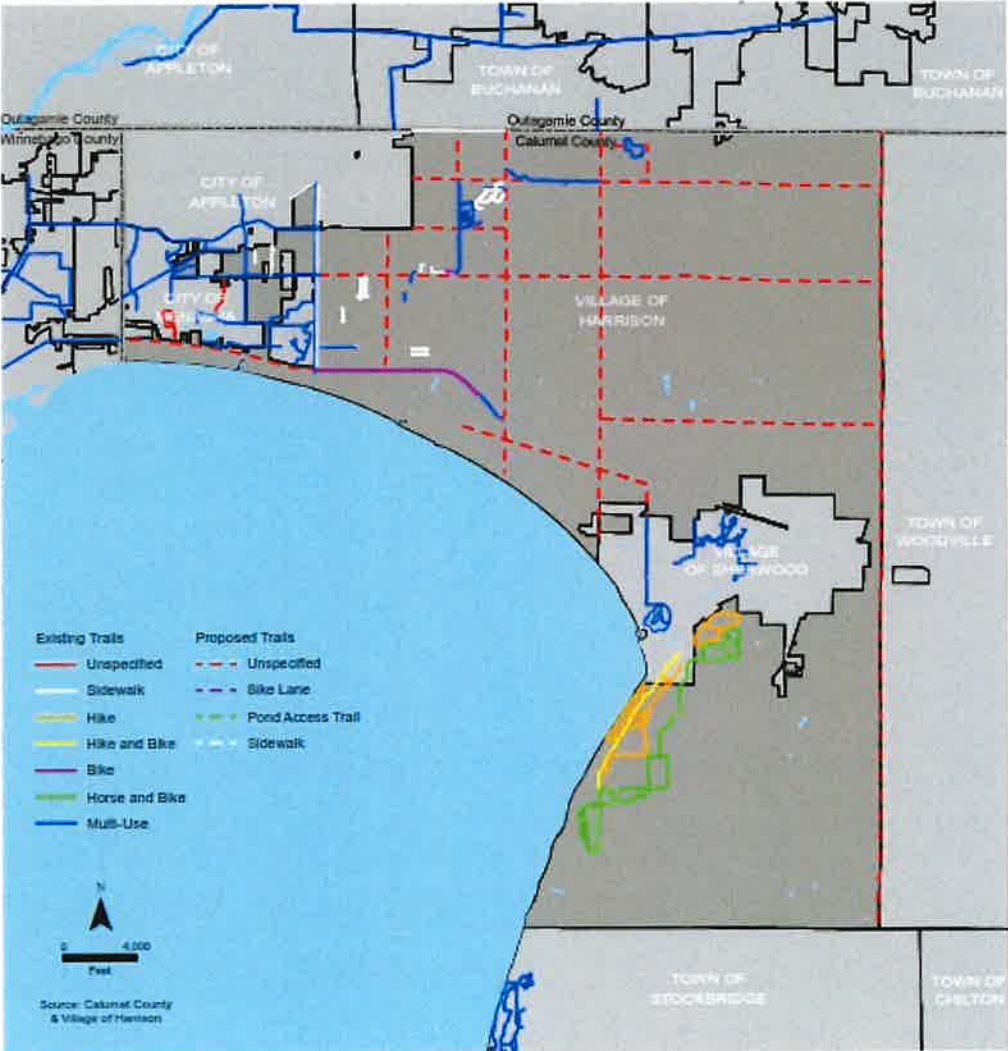


Very minimal residential uses are in the nearby vicinity of Harrison Athletic Association Park. The priority recommendations focus on regional connections:

- 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.

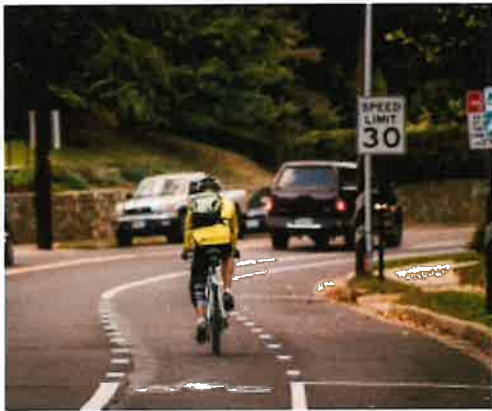


River Trail

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



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 lane) 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 River 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 5.9) 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 outset of this planning study, there was significant community support for establishment 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 ECWSPC with interest in future conversations about future trail easements or acquisition to potentially support a future connection to High Cliff. The long-term recommendation is to create a program to address shared information and to track property owners who are interested in voluntarily pledging easement or land sale. The intention of the program will be to assist together willing property owners to create a continuous trail through the search area to connect 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

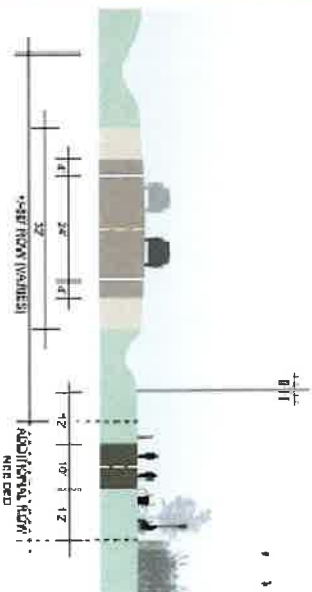


Figure 5.8: Exploration of Future Trail Along STH 114

TRAIL CORRIDOR SEARCH AREA

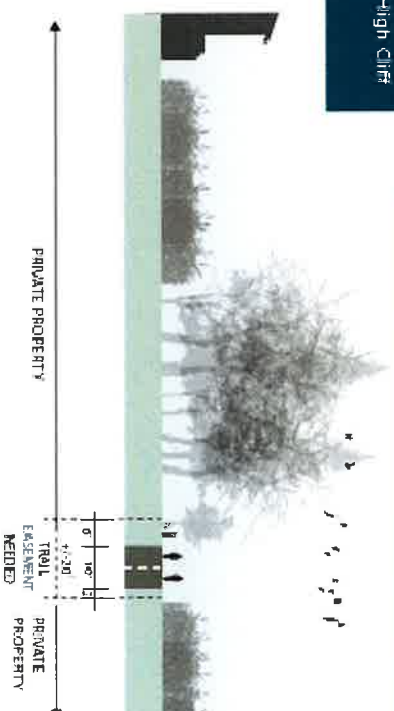


Figure 5.9: Exploration of Future Trail within Search Area

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman Assistant

Meeting Date:

April 18, 2023

Title:

Concept Plan – McKinley Paper Landfill Parking Lot & Building

Issue:

The Plan Commission is asked to provide comments to responses from McKinley Papers on a building and parking lot expansion for McKinley Papers landfill.

Background and Additional Information:

As a follow up to the Plan Commission meeting on January 24, 2023, there were many questions about the proposed project of a 100'x200' building and parking lot, the landfill property, and the owners. The Plan Commission asked staff to consult with the Village attorney to develop a list of questions in an attempt to provide clarity to the situation. Those questions and answers are enclosed.

In review of the concept plan, the applicant is proposing a building and parking lot as part of the landfill operations for McKinley Papers (formerly the Appleton Papers landfill). The site is located at W4385 Hwy 10. The Village has a yard waste site on the southwest corner of the landfill site. The property is currently zoned General Agricultural [AG]. Landfills are a conditional use in the AG zoning district.

The applicant wishes to use a portion of the landfill site for a building and parking lot. The proposed building will be 100' x 200' with two loading docks and one overhead door. The proposed parking area will be 170' x 504' for 84 semi trailers. The parking area is proposed to be gravel. The parking lot and building are proposed to be enclosed in a chain link fence. Additional gravel around the building is proposed as well.

If the building and parking lot are to be used as part of the landfill operations, then a Conditional Use Permit will be required. If the building and parking lot are to be used as part of the McKinley Paper operations, then it would be considered a "Truck and Transit Terminal" which is only allowed in the Industrial & Manufacturing (IM) zoning district.

Recommended Action:

Discussion item. The applicant wishes to hear preliminary comments on the proposed plan.

Attachments:

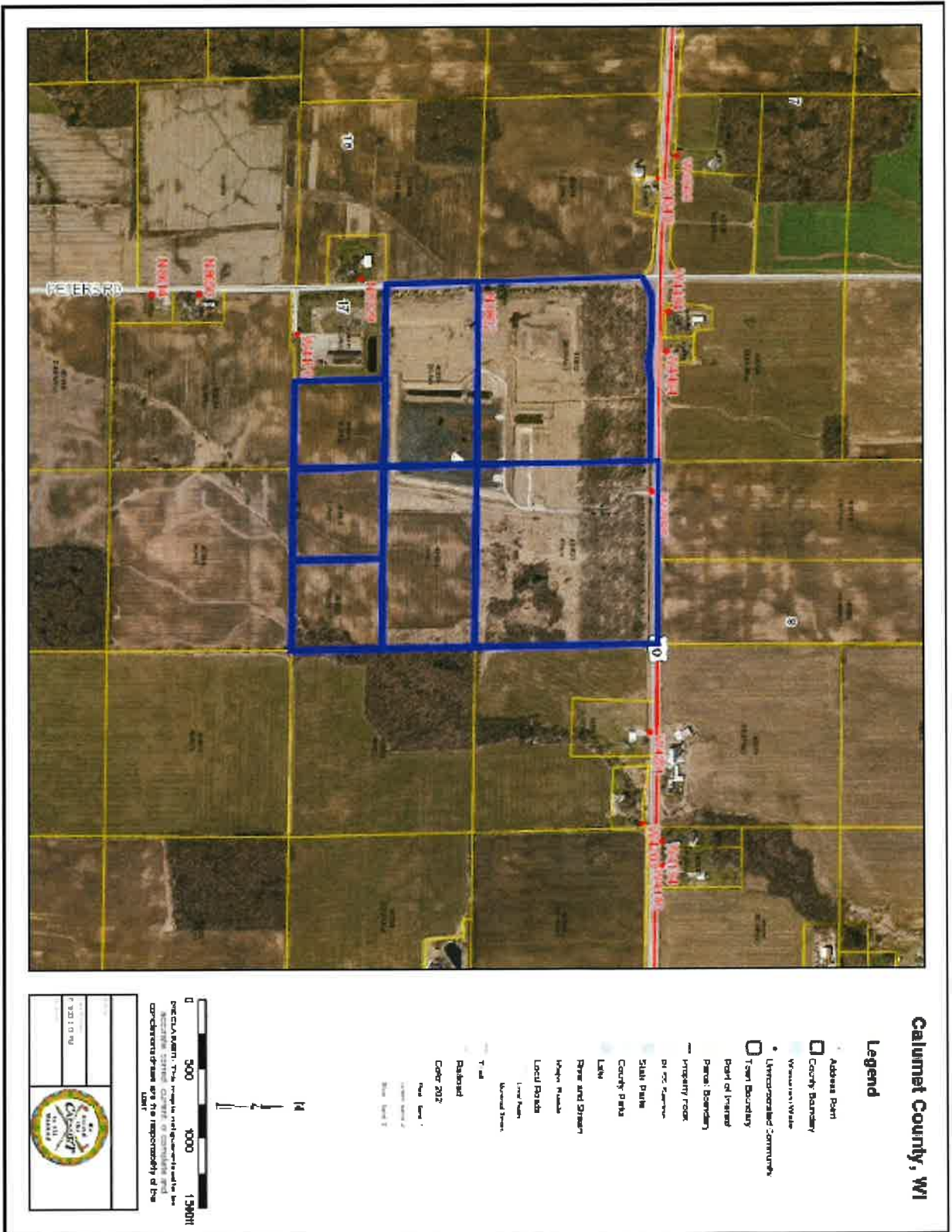
- Responses from McKinley Paper to Village staff questions
- Aerial Map
- Concept Plan

McKinley Paper Responses

1. Who is McKinley Paper and what do they do? *McKinley Paper is a wholly owned division of Bio Pappel. Bio Pappel (www.biopappel.com) is a family-owned, paper and packaging company headquartered in Mexico City. It operates three (3) divisions. In addition to McKinley, there is Titan, which manufactures corrugated and non-corrugated containers, and Scribe, which produces printing and writing paper. McKinley Paper WI Company is a wholly owned subsidiary of McKinley Paper Company. McKinley Paper WI Company owns and operates the Combined Locks paper mill and owns Harrison Landfill Ventures LLC.*
2. How does McKinley Paper relate to Midwest Recycled and Coated Containerboard Mill, LLC and/or Harrison Landfill Ventures, LLC? *Midwest Recycled & Coated Containerboard Mill, LLC was a wholly owned subsidiary of McKinley Paper WI Company. At the end of December 2022, Midwest was officially merged into McKinley Paper WI Company. McKinley Paper WI Company is the sole member (owner) of Harrison Landfill Ventures LLC.*
3. Is the proposed building site located on the same tax parcel that also contains a portion of the subject landfill? *Yes. It would be on parts of parcels 40600 and 40602.*
4. Is the current landfill currently being used as a landfill by any entity that you own or any related entity? *The landfill is licensed only for certain waste materials, specifically ash and sludge, from the Combined Locks mill. While the landfill is operational and could accept waste, since about August 2021 we have chosen to send our sludge to a 3rd party landfill instead.*
5. If so, for what purpose? *See previous answer.*
6. If the landfill is currently be used, approximately how many trucks are accessing the site each day? *Currently the only activity at the site is for upkeep and maintenance and to remove leachate from the tank on the property and transport the leachate to the Combined Locks mill's waste water treatment plant. Leachate removal is approximately 15 loads per week on average.*
7. If the proposed building and parking lot are constructed in accordance with your proposal, approximately how many trucks would be accessing the site each day? *The purpose of this parking lot is to serve as an overflow lot for trailers when spaces around the mill are full. We anticipate that between 20 and 40 trucks per day would access the lot. The principal use of the truck parking area is to store full or empty trailers.*
8. What materials would be transported in and out of the landfill site under your current proposal? *To be clear, the landfill will continue to be used as permitted. Under the proposal, the building is for storage of spare machine parts, which are not frequently used and are deemed critical spares. These are currently stored in a warehouse at the mill, therefore this project will also free additional storage space at the mill for raw materials or finished products. The trailers will be empty or contain bales of fiber raw materials.*

9. Are you in possession of the Town of Harrison Landfill Agreement dated March 1997 and do you acknowledge your obligations thereunder? (noting that Wisconsin Statute §289.37(11) says that landfill agreements are binding on “successors-in-interest.”) *Yes we are in possession of that Agreement and we acknowledge our obligations.*
10. Have you contacted the Department of Transportation to determine whether any sort of permit or modifications including potential acceleration or deceleration lanes would be required (and do you plan to do so)? *There is currently a deceleration lane leading into the site. It is our understanding that without the zoning change, any other such conversations are premature.*
11. Have you been working with the Department of Natural Resources to determine whether any additional permits are required to modify, continue the use of, or closing the current landfill site? *As stated at the meeting we have had informal exploratory discussions with the DNR. Since we are not changing the landfill operations, we do not believe additional permitting will be necessary. However, without the zoning change, any other such conversations are premature.*
12. Will the parking lot and building modification alter the current or proposed use of the subject landfill? *This proposal will not change the operation of the landfill. The proposal would however change the use of the site.*
13. What are your long-term plans for the use of the subject landfill and what do you estimate the remaining useful life of the landfill site is? *The useful life of the landfill has several factors including our ability to continue to use 3rd party landfills, waste generation and beneficial reuses of waste, etc. We do not have plans to close either of the current cells at this time. The original landfill called for three cells, only two have been constructed and used. A design has been completed to construct the 3rd cell but we have not taken action to construct that cell.*
14. We note that the Calumet County Tax Lister still identifies Harrison Landfill Ventures LLC as the owner of the subject parcel. Have you or do you plan to transfer the ownership to a new entity including possibly McKinley Paper? *Harrison Landfill Ventures LLC is a wholly owned subsidiary of McKinley Paper WI Company. There is no plans to merge Harrison Landfill Ventures into McKinley Paper WI Company. McKinley had two other subsidiaries that were recently merged into the Parent.*
15. What additional steps and approvals (from the Village, County, DOT, DNR, or any other state, federal, or local agencies) do you anticipate requiring to move your current proposal forward? *Pending approval from the village, we anticipate conversations and necessary approvals with the county, DNR, DOT or others as required.*

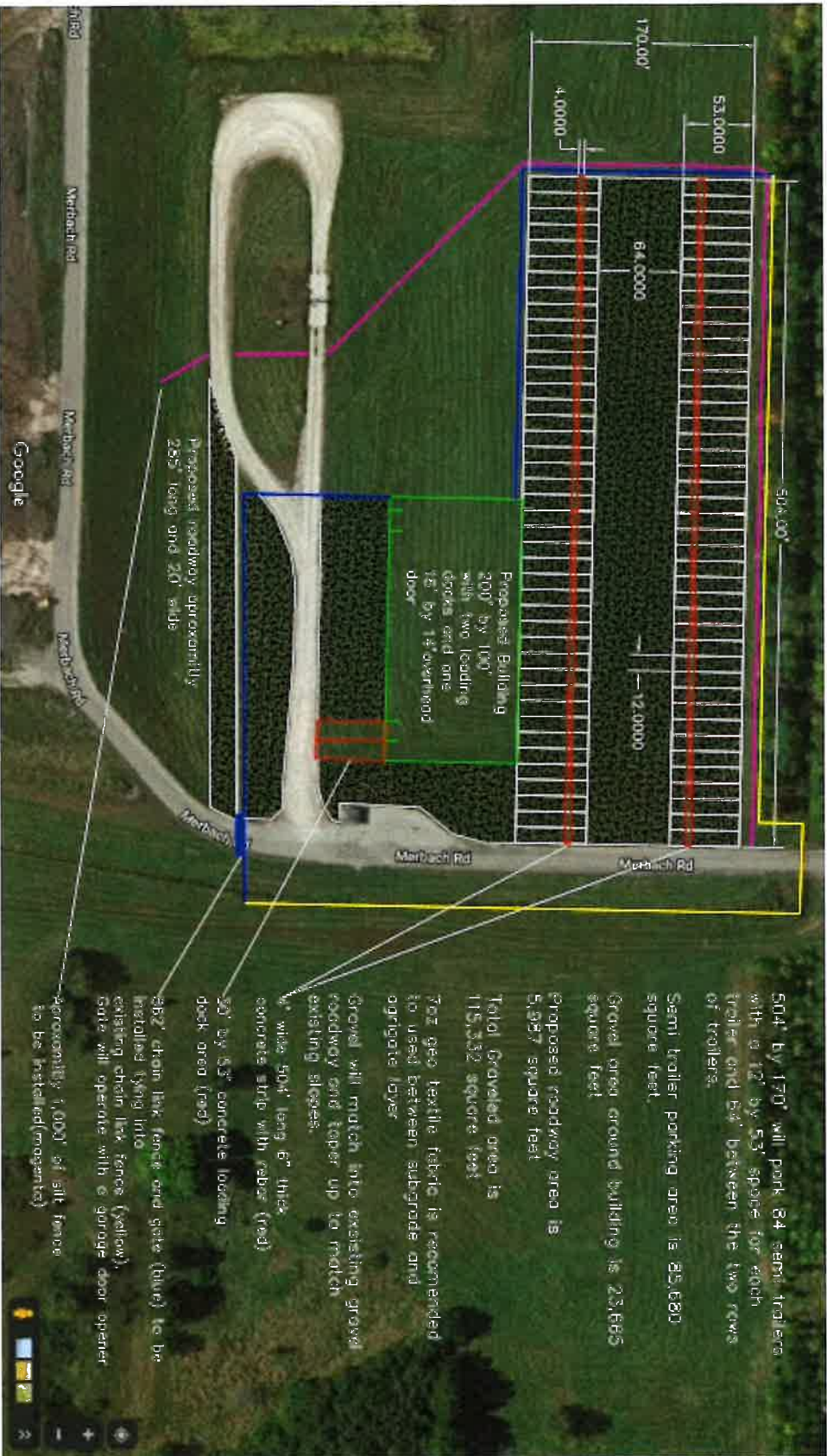
Aerial Map



Concept Plan

Best Enterprises, LLC.
 3230 Eiler Rd
 De Pere, WI 54115
 Phone: (920) 983-9787 Fax: (920) 983-9788

Job: McKinley Paper Landfill Parking lot and Building Proposal
 Job location: N8802 Peters Rd, Village of Harrison, 541030 WI



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

April 18, 2023

Title:

Concept Plan for Sprangers & Baeten and Prosperity Drive

Issue:

Property owners are seeking input from the Plan Commission on development of property along the extension of Prosperity Drive and existing Highline Road.

Background and Additional Information:

Property owners are asking for input from the Plan Commission on a proposed subdivision development on land along Highline Road, parcel 39012. The property is approximately 20-acres and is currently zoned General Agricultural [AG]. The Comprehensive Plan identifies this area as Single-Family Residential (transitional). The “transitional” designation is intended to limit development until public utility services (e.g. sanitary sewer & water) become available. Sanitary and water will be available from the west side of the property. The west side of the property abuts the State Park Court Regional Stormwater Pond, the south side abuts vacant/undeveloped property, and the north side abuts the rear of a commercial development.

The west side of the property is also reserved for the future extension of Prosperity Drive. Public sanitary sewer and water are intended to be extended along the Prosperity Drive right-of-way. Regional stormwater management facilities (e.g. storm sewer pipe) are also intended to be extended along Prosperity Drive. Prosperity Drive is officially mapped from County KK to Manitowoc Road (and ultimately to Hwy 10 and to Hwy 114).

The owner is seeking input that if a sale to developer occurs how the property could be developed? The proposal is for a residential subdivision with two roadways connecting the extension of Prosperity Drive to Highline Road. Lots 1-36 are proposed to be Two-Family (duplex) lots and Lots 37-46 are proposed to be Single-Family. The two-family lots are intended to be a buffer between the commercial development to the north and single-family development that will occur to the south. Sanitary and water would be extended from Prosperity Drive and follow the roadways. Storm sewer would also follow the road right-of-way and most likely utilize the regional stormwater pond.

The owners have some concerns about the costs of the land and roadway construction for Prosperity Drive as well as costs associated with storm sewer pipes for the regional stormwater pond. These concerns will be discussed with the Village Board.

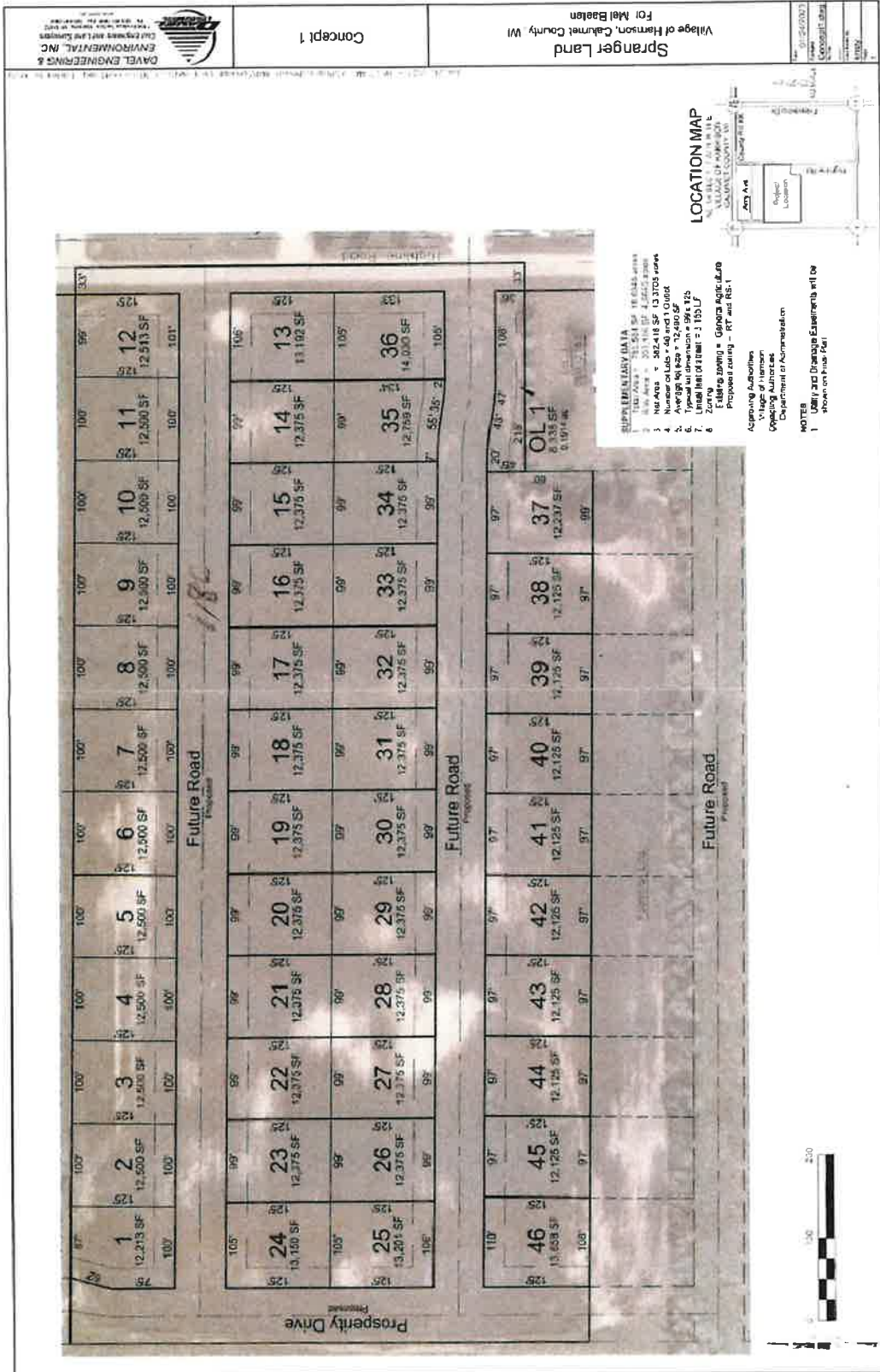
Recommended Action:

Discussion item only. The property owners are looking for comments related to future land uses and roadway layout.

Attachments:

- Aerial Map
- Concept Plan for residential subdivision

Concept Plan



PLAN COMMISSION MEETING**VILLAGE OF HARRISON****From:**

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

April 18, 2023

Title:

Concept Plan for Commercial Development – Village Owned Property on County N

Issue:

The Plan Commission is asked to provide feedback on a concept plan for a 40-acre commercial subdivision on Village owned property on County N?

Background and Additional Information:

At the February 28th meeting, the Village Board approved a motion to work with a commercial broker and engineering firm to develop a plan for the Village owned property on County Road N, located at the northeast corner of County Road N and Manitowoc Road. Staff has reached out to commercial brokers that submitted proposals in 2022 to update their proposals. Proposals are still being reviewed.

At the March 28th meeting, the Village Board approved a motion for an Agreement for Professional Services to survey, delineate, design, engineer, and bid improvements for a commercial subdivision on the property. The agreement identifies creating 6-8 lots within the property and then as businesses come in the Village can further subdivide the property as needed.

Attached to this memo is a concept plan for the property. The Village owns approximately 40-acres on the northeast corner of County N/Manitowoc Road. This area was recently placed in Tax Incremental Financing District #5 (TID #5). The area is intended to be used commercially. The property is currently identified in the Comprehensive Plan as Commercial. The zoning is currently General Agricultural [AG] but could be rezoned by the Village at anytime to a commercial zoning district. [In February 2022 the Village Board directed staff and the Plan Commission to work with the Fire Chief to determine a site for a future public safety building. The Plan Commission discussed the location of possible future public safety building. The ideal location was within ¼ mile of County Road N near Manitowoc Road with approximately 4-6 acres.]

Sewer and water is adjacent to the property at the northeast corner. Sewer and water may also be available closer towards County N as part of the Luniak Meadows 2 subdivision plat. Access to the property can be obtained from Manitowoc Road and a new roadway access to County N is likely to get approved by the County. Stormwater management would have to be handled on site. Since there is a ridge through the property there is likely to be 2 ponds, there is a possibility that only 1 pond will be needed, staff is exploring this with the design engineer.

A concept plan was developed to determine how the property could be developed and split. The concept plan includes extending Touchdown Drive from the north (Luniak Meadows subdivision) to Manitowoc Road. Touchdown Drive is located along the east side of the

property. The concept plan also creates a new east/west road from County N to Touchdown Drive. An internal loop road will allow for the property to be further split and developed with a roadway connection to the north into the proposed Luniak Meadows 2 subdivision. Sanitary sewer and water will follow the roadway layouts.

Does the Plan Commission have any comments on the proposed layout? Based on input from other Village personnel, there is concern that a “straight shot” Touchdown Drive road will lead to speeding and traffic issues in the area. The suggestion was to curve Touchdown Drive to the west before it connects with Manitowoc Road. (a rough drawing is included in the packet)

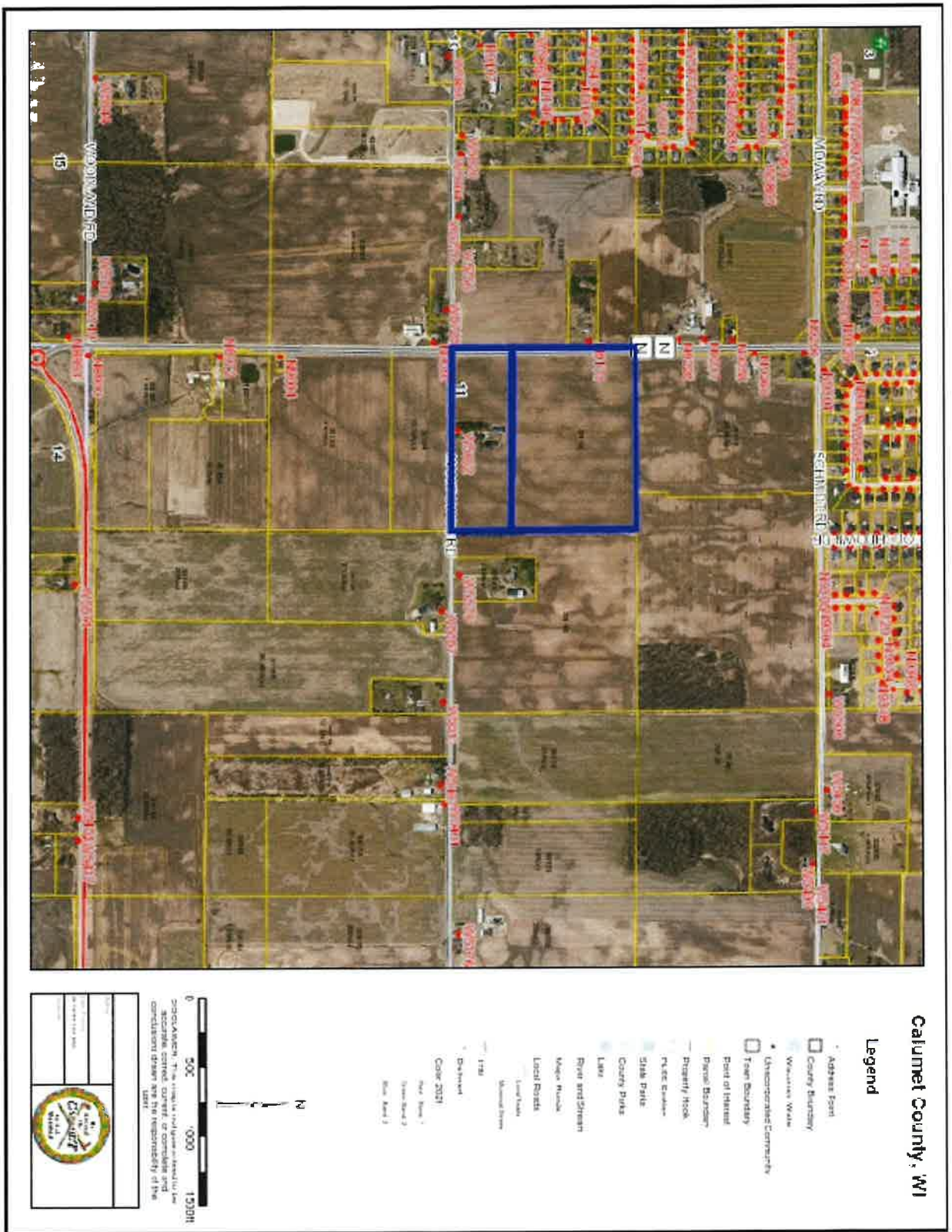
Recommended Action:

Discussion item only. Direction to amend road layout or keep as is.

Attachments:

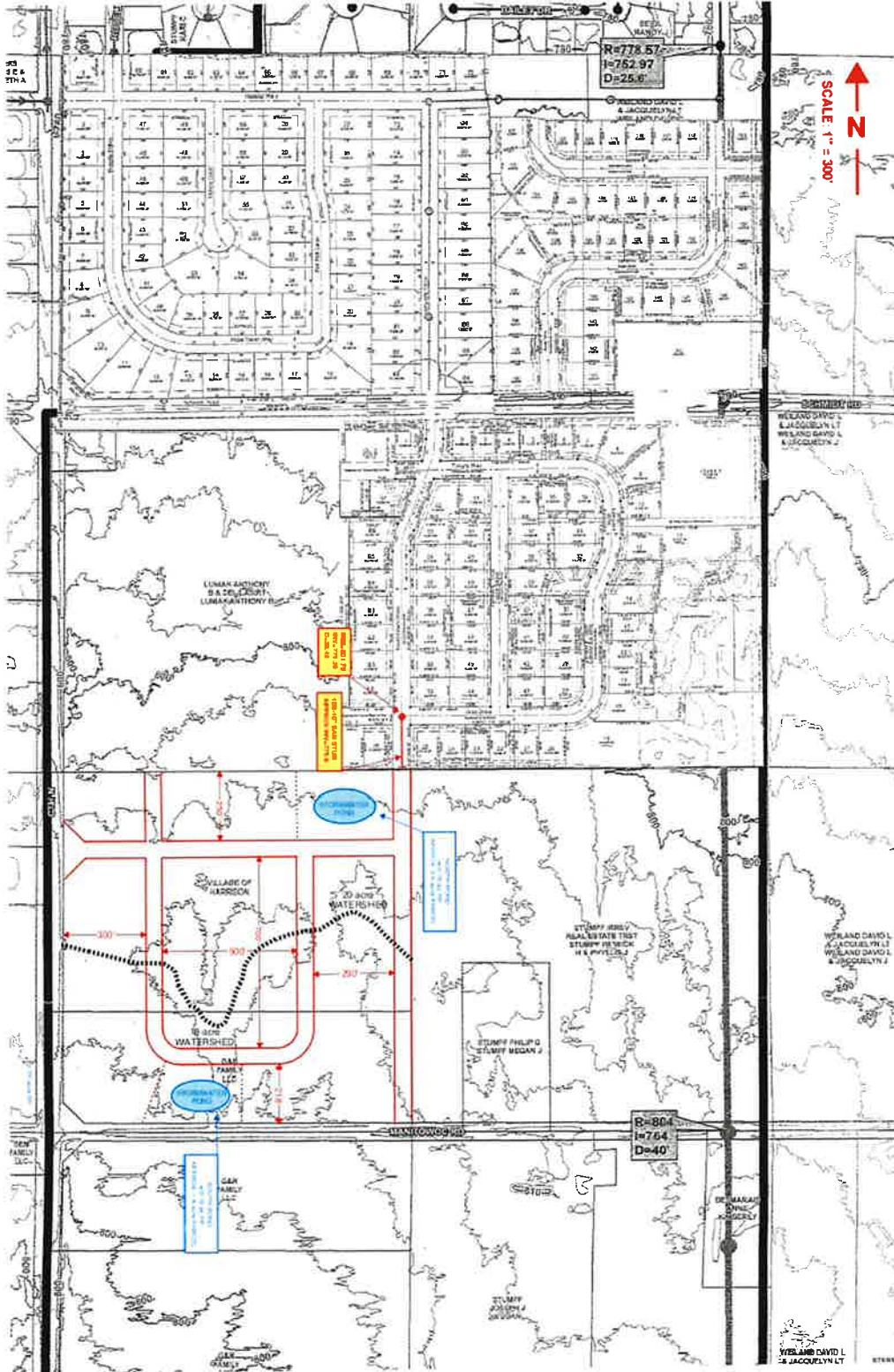
- Aerial Map
- Concept Plan (proposed roadways are identified in red)
- Proposed/Potential Timeline

Aerial Map



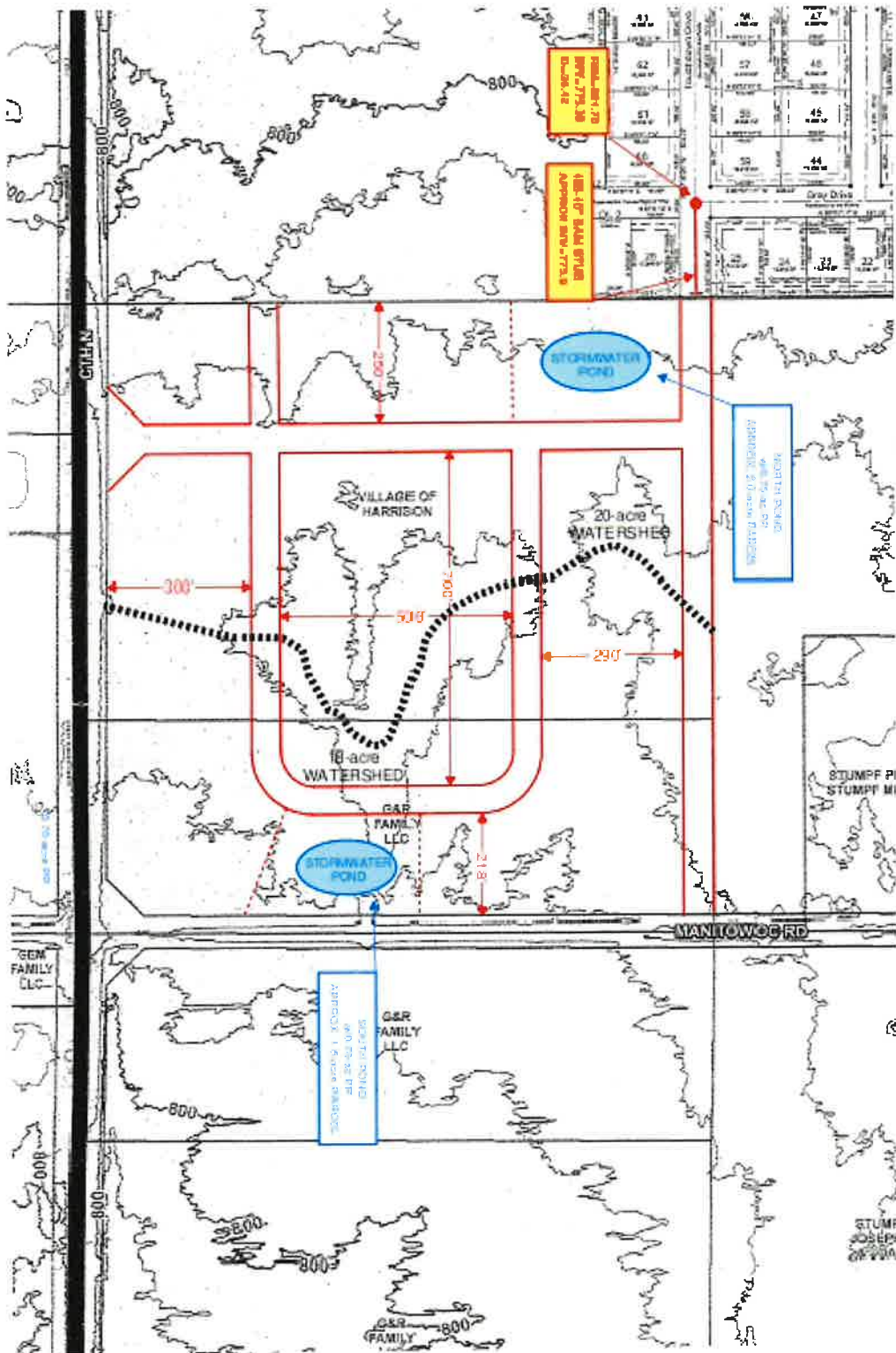
Concept Plan

Exploring option to reduce the number of stormwater ponds and to reroute the roadways so that the major N/S roadway is not a straight line. Possibility to curve roadway before it gets to Manitowoc Road.



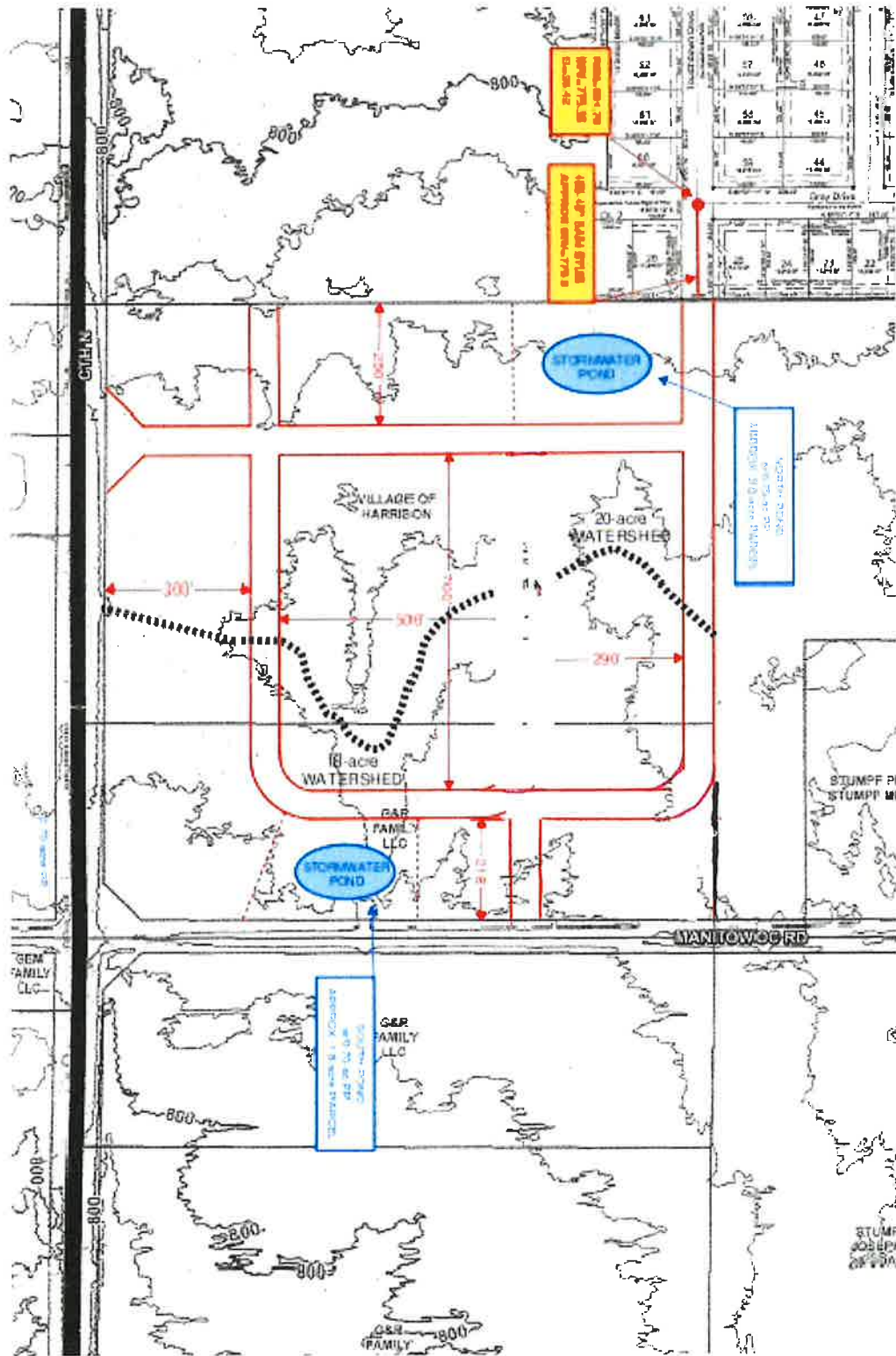
Concept Plan (enlarged)

Exploring option to reduce the number of stormwater ponds and to reroute the roadways so that the major N/S roadway is not a straight line. Possibility to curve roadway before it gets to Manitowoc Road.



Alternate Concept Plan

Eliminates "straight through" Touchdown Drive as a north/south road on the east side of the property.



Village of Harrison
March-23 Zoning Permit Report

	Current Year			Previous Year		
	Permits	YTD Permits	Estimated Value	YTD Permits	Estimated Value	YTD Estimate Value
Residential						
Single Family	7	18	\$ 2,955,000	18	\$ 2,527,700	\$ 6,536,700
Two Family (units)	0	(0)	\$ 0	0	\$ 0	\$ 0
Multi Family (units)	0	(0)	\$ 0	0	\$ 0	\$ 0
Additions	1	2	\$ 35,000	3	\$ 15,000	\$ 85,000
Acc. Structures	2	4	\$ 11,000	1	\$ 2,900	\$ 2,900
Miscellaneous	7	13	\$ 119,060	15	\$ 2,900	\$ 80,900
Total Residential	17	37	\$ 3,120,060	37	\$ 2,548,500	\$ 6,705,500
Com./Ind.						
New	0	0	\$ 0	0	\$ 0	\$ 0
Additions	1	1	\$ 230,000	0	\$ 0	\$ 0
Acc. Structures	1	3	\$ 15,000	0	\$ 0	\$ 0
Miscellaneous	0	1	\$ 0	2	\$ 300,000	\$ 303,500
Total Com./Ind.	2	5	\$ 245,000	2	\$ 300,000	\$ 303,500
Combined Total	19	42	\$ 3,365,060	39	\$ 2,848,500	\$ 7,009,000

Number of Vacant Lots Remaining
182