
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

August 22, 2023

Title:

Certified Survey Map (CSM) – Zach Propson – Hwy 55

Issue:

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

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create a 1-lot residential parcel for a new home. The CSM would split 3.316 acres (Lot 1) from existing parcel 43816, which currently is 23.32 acres.

The applicant has applied to rezone the new lot to Rural Residential [RR] from General Agriculture [AG]. Access points on State Hwy 55 are controlled by the county.

There are established residential lots zoned Rural Residential both to the West and East of the proposed new lot. Parent parcel 43816 will remain zoned General Agriculture.

Recommended Action:

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

Attachments:

- Aerial Map
- CSM

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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PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

August 22, 2023

Title:

Zoning Map Amendment (Rezoning) – Zach Propson – Hwy 55

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 Hwy 55 from General Agriculture [AG] to Rural Residential [RR]. The proposed location is a new lot, created by a Certified Survey Map, that is contained in the lower (southern) part of parcel 43816.

The purpose of the rezoning is to create a 1-lot residential parcel for a new home. The Comprehensive Plan and Future Land Use Map identifies this location as ‘Ag, Vacant, Undeveloped.’ The Rural Residential [RR] district is intended to be approved in areas identified as Single Family Residential (unsewered), Farmstead Homes and Ag, Vacant, Undeveloped on the future land use map in the Comprehensive Plan. The proposed rezoning is consistent with the Comprehensive Plan.

Findings of Fact:

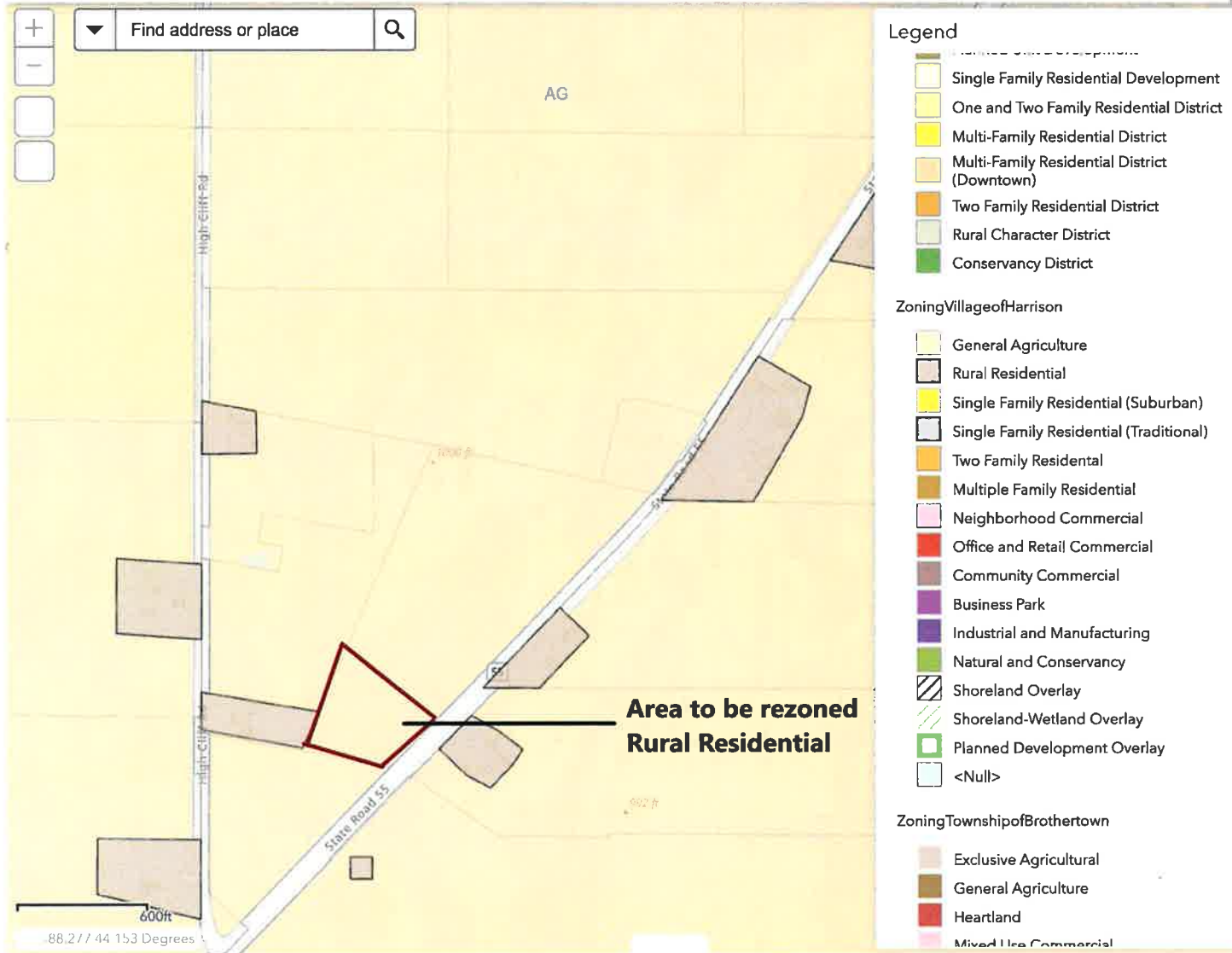
- Staff finds that the Rezoning request complies with the Future Land Use Map as part of the Comprehensive Plan of the Village of Harrison.
 - Property owners within 300-feet of the subject property have been notified via first-class mail.
-

Recommended Action:

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

Attachments:

- Aerial Map
- Zoning Map



PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

August 22, 2023

Title:

Certified Survey Map (CSM) – Steven Hackbarth – Plank Rd

Issue:

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

Background and Additional Information:

The applicant is proposing to combine 2 lots into 1 lot by a Certified Survey Map (CSM). The purpose of the CSM is to combine parcel 44126 and parcel 44128 into one parcel totaling 23,666 square feet (0.543 acres).

Both lots are zoned Single-Family Residential. Parcel 44126 does not have an access point on Plank Rd. and does not have a physical site address.

Some of the lots in the Stacker Plat subdivision are below the minimum zoning lot width of 80 feet. Parcel 44126 has a lot width of 75 feet.

Recommended Action:

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

Attachments:

- Aerial Map
- CSM

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
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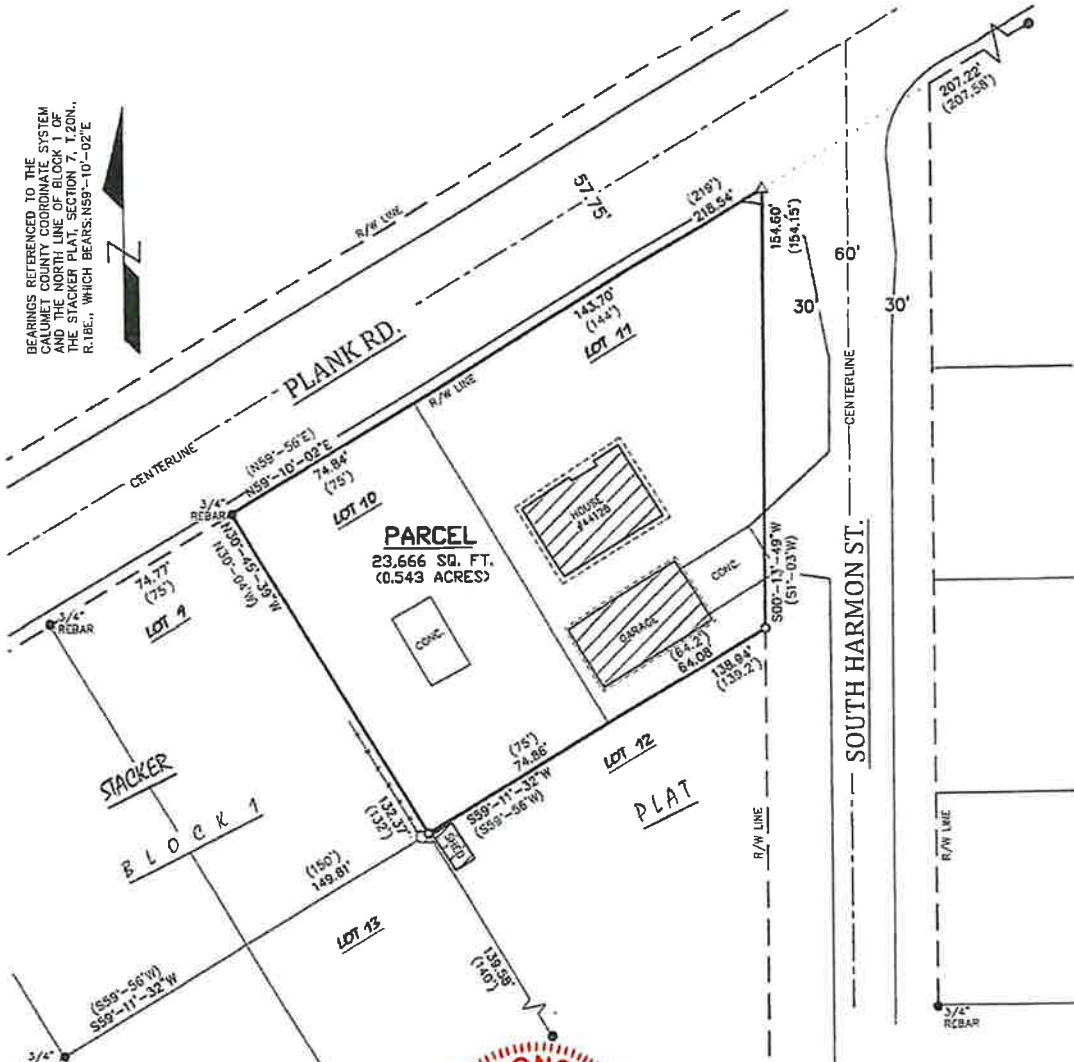


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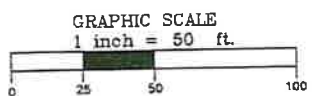
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CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 10 AND LOT 11, BLOCK 1, STACKER PLAT, LOCATED IN THE SW1/4 OF THE NE1/4, SECTION 7, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF BLOCK 1 OF THE STACKER PLAT, SECTION 7, T.20N., R.18E., WHICH BEARS N59°-10'-02"E



-LEGEND-

- = 1" x 18" IRON PIPE SET (1.130 LB./FT.)
- = 1" IRON PIPE FOUND
- ⊙ = EXISTING POWER POLE
- = FENCE LINE
- △ = MAG NAIL SET
- () = RECORDED INFORMATION

MERIDIAN SURVEYING, LLC 19637 Friendship Drive Kaukauna, WI 54130 Office: 920-893-0881 Fax: 920-273-6037	DRAWN BY: K.R. CHECKED BY: S.C.D. JOB NO.: 14749	FIELD WORK DATE: 7-27-23 FIELD BOOK: N/A SHEET 1 OF 4	SURVEYED FOR: STEVEN HACKBARTH W7061 PLANK RD. MENASHA, WI 54952
	MERIDIAN SURVEYING, LLC		

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

August 22, 2023

Title:

Condo Plat – Turn Key Business Park LLC – Amy Avenue

Issue:

Should the Plan Commission recommend approval for the Amy Avenue Condominium Plat.

Background and Additional Information:

The applicant is proposing a condo plat called Amy Avenue Condominium. The property is located on Amy Avenue, directly east of Prosperity Ave, and consists of three parcels, Location IDs 45306, 39008 & 45304. The area is zoned Business Park.

The condominium plat consists of 8 commercial units, with 3 units having existing buildings. The plat shows the layout, boundaries, and dimensions of each unit. There is a common element between units and on the north and east boundaries. The drainage easement along County Road KK has been recently graded and seeded.

The purpose of the Condo Plat is to market each unit separately. When a unit is sold under a land contract, the purchaser shall be the unit owner. Each unit is responsible for its own site plan application and stormwater management and erosion control plan. The Village has obtained copies of the Condo Declaration and bylaws.

The Harrison Business Park Condominiums are located on the southside of Amy Ave, across from the proposed condo plat.

Recommended Action:

Staff recommends approval for the Amy Avenue Condominium Plat as submitted.

Attachments:

- Aerial Map
- Condo Plat



Bearings are referenced to the North line of the Northeast 1/4, Section 01, T20N, R17E, assumed to bear N89°20'19"W, base on the Calumet County Coordinate System.



Amy Avenue Condominium

All of Lot 2, 3 and 4, Certified Survey Map 3828, located in the Northwest 1/4 of the Fractional Northeast 1/4 Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

LEGEND

- 1/2" x 18" Steel Rebar @ 1,500bs/LF SET
- Masonry (PK) Nail SET
- Rebar Found
- ⊕ Government Corner

Notes:
All areas within the condominium boundary are Common Elements unless depicted as "Unit".

Total Common Element Area is:
98,808 Square Feet (2.2683 Acres)

Units are a defined land area as shown on this map.

Units 1, 3 & 4 have improvements including but not limited to buildings, parking and drive aisles.

Drainage and Storm Sewer Easement originally shown on CSM 3268 have no granting documentation found in a records search. It is unclear what parties are responsible for maintenance or benefiting from use of said easements.

LINE TABLE		
Line	Bearing	Length
L1	S 89°19'39" E	30.00'
L2	S 89°19'39" E	30.00'
L3	N 00°08'59" W	30.00'

Property Description

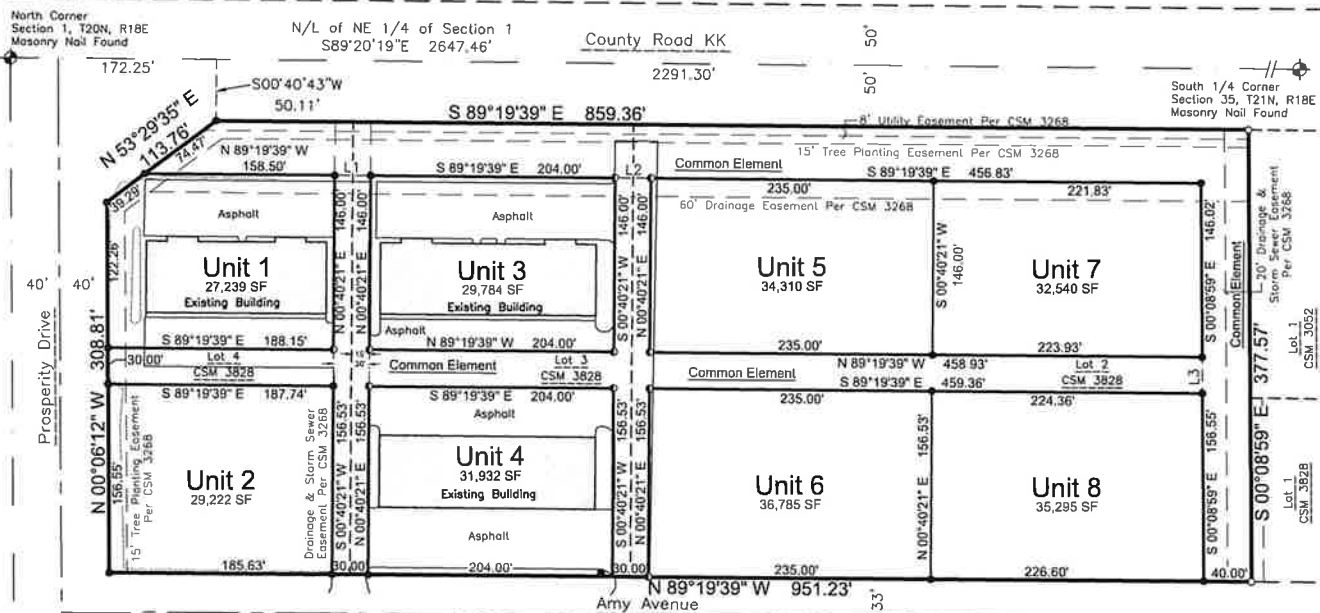
All of Lot 2, 3 and 4, Certified Survey Map 3828, located in the Northwest 1/4 of the Fractional Northeast 1/4 Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 355,914 Square Feet (8.1707 Acres) of Land, subject to all easement and restrictions of record.

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
Wisconsin Professional Land Surveyor No. S-2692

Date



Property Description

This Condominium Plat is contained wholly within the property described in the following recorded instruments:

The property owners of record:
Turn Key Business Park LLC
Amy Avenue Development LLC
Electric City Crossing, LLC

Recording Information:
Doc 560005
Doc 560004
Doc 571377

Parcel Number(s):
45304 (Lot 2 CSM 3828)
39008 (Lot 3 CSM 3828)
45306 (Lot 4 CSM 3828)

File: 7256CPlat.dwg
Date: 07/28/2023
Drafted By: Jim
Sheet: 1 of 1



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Phoenix Terrace, Menasha, WI 54952
Ph: 920-991-1816 Fax: 920-441-6804
www.davel.pro

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

August 22, 2023

Title:

Certified Survey Map (CSM) – Sprangers – County M

Issue:

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

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM), The property is located at N8117 County Road M and has County Road M running through half of it. The property is 39.76 acres. Kesler Rd runs along the west and south borders of the property.

The purpose of the CSM is to create an 11.455 acre hobby farm, which includes the homestead, farm buildings and manure pit. After the split the parent parcel would remain Ag Land. The Village of Sherwood borders the west side of the property.

Parent parcel 40852 is zoned General Agriculture. After the split both parcels would remain zoned General Agriculture.

Recommended Action:

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

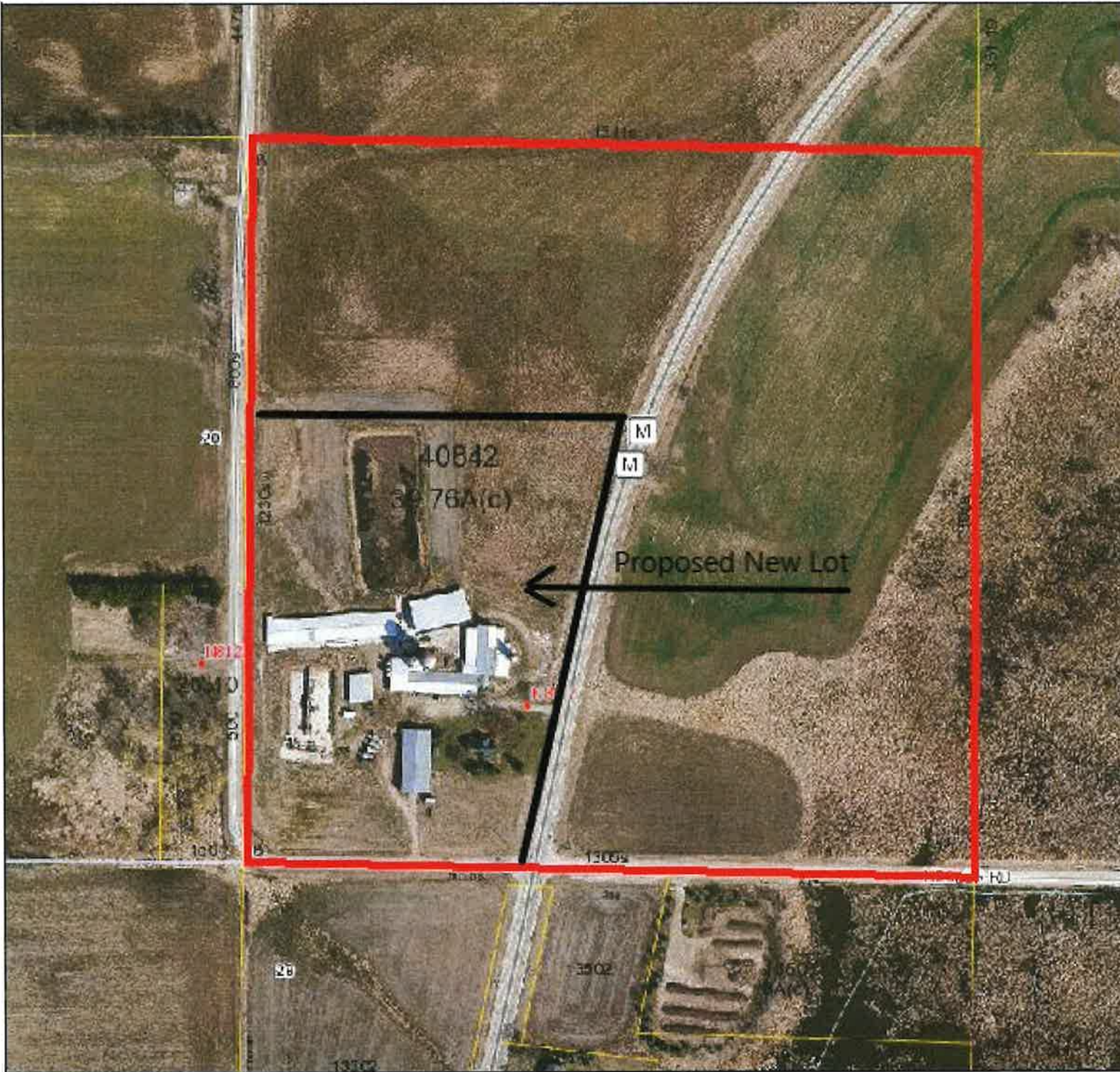
Attachments:

- Aerial Map
- CSM

Calumet County, WI

Legend

- Address Point
- County Boundary
- Wisconsin Water
- Other Counties
- Unincorporated Community
- Town Boundary
- Part of Historical
- Parcel Boundary
- Property Mark
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Levee
- Market Street
- Trail
- Railroad
- Color 2021
- As Built
- Over Built
- Not Built



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conveys data in the responsibility of the user.

<p>State</p> <p>Calumet County</p> <p>Calumet County</p>	
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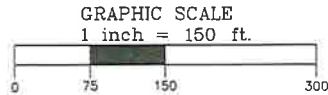
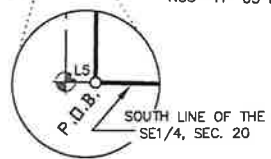
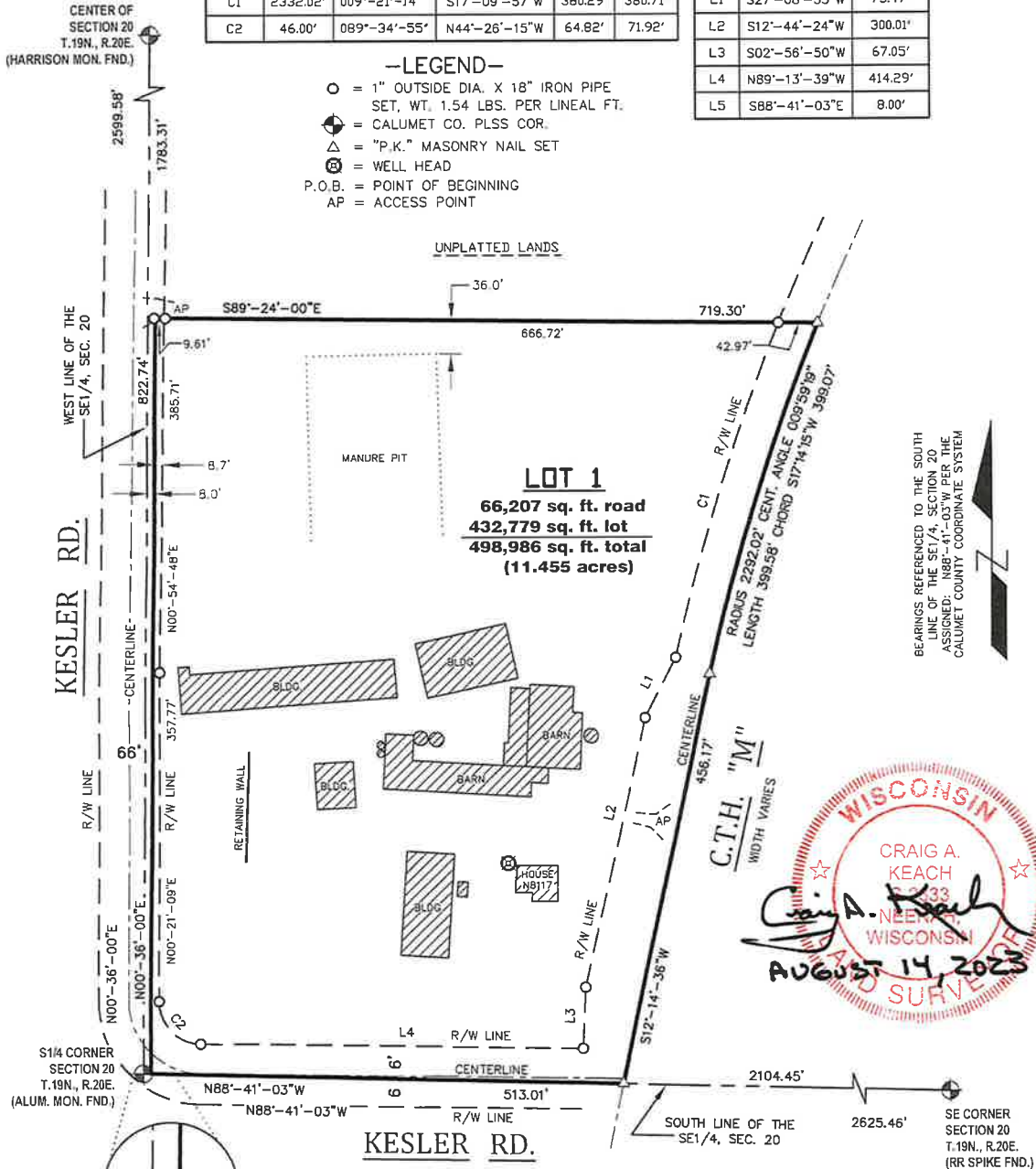
CERTIFIED SURVEY MAP NO. _____

A PART OF THE SW1/4 OF THE SE1/4, SECTION 20, T.20N., R.19E.,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

CURVE TABLE				
CURVE	RADIUS	CENT. ANG.	CHORD BEARING	CHORD LENGTH
C1	2332.02'	009°-21'-14"	S17°-09'-57"W	380.29'
C2	46.00'	089°-34'-55"	N44°-26'-15"W	64.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°-08'-55"W	73.47'
L2	S12°-44'-24"W	300.01'
L3	S02°-56'-50"W	67.05'
L4	N89°-13'-39"W	414.29'
L5	S88°-41'-03"E	8.00'

- LEGEND—
- = 1" OUTSIDE DIA. X 18" IRON PIPE
SET, WT. 1.54 LBS. PER LINEAL FT.
 - ⊕ = CALUMET CO. PLSS COR.
 - △ = "P.K." MASONRY NAIL SET
 - ⊙ = WELL HEAD
 - P.O.B. = POINT OF BEGINNING
 - AP = ACCESS POINT



MERIDIAN SURVEYING, LLC 19637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0581 Fax: 920-273-6037	DRAWN BY: J.D.	FIELD WORK DATE: 8-3-23
	CHECKED BY: C.A.K.	FIELD BOOK: NOTES
	JOB NO.: 14759	SHEET 1 of 4
	SURVEYED FOR: LARRY SPRANGERS N8818 HARWOOD RD MENASHA, WI 54952 PROPERTY ADDRESS: N8117 COUNTY M MENASHA, WI 54952	

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

August 22, 2023

Title:

Concept Plan for W5425 Cty Rd KK

Issue:

The Plan Commission is asked to provide preliminary comments on (1) a proposed Lot Split, via Certified Survey Map, and (2) a Trade and Contractor shop, which would require a conditional use permit. This item is discussion only.

Background and Additional Information:

The property owner wishes to have a discussion on the proposed future land use of the property. The property is located at W5425 Cty Rd KK, parcel 35802. It is zoned Office & Retail Commercial [COR] and is identified as commercial on the Comprehensive Plan future land use map. The property is 3.97 acres and consists of a Colonial-style residence, a 1,500 square foot detached garage, 2 pole sheds around 4,000 square feet, and other smaller outbuildings.

The owner proposes to divide the parcel into 3 lots. The proposed division would create 2 lots each 150-foot wide for commercial development with the remaining lot holding the current residence and detached garage. Under Office & Retail Commercial zoning, lots shall be a minimum of 100 feet in width. There are four commercial lots each 150-foot wide bordering the west side of the parcel. Each new lot would use the existing access point and private service road off Cty Rd KK. A Land Division Application would be required.

On the far west lot, the owner proposes to construct a 50x130 trade and contractor building. The building would service his two companies, Hartwood Homes, a construction company of about 10 employees and Cannonball Pool Inc, which installs fiberglass pools. The preliminary plan has an office and showroom in the front with a 50x80 shop in the rear. There would be a retail area for pool chemicals and supplies.

The office and retail portion of the building are permitted uses while the shop in the rear would be a conditional use under the current zoning. A Conditional Use permit would be required prior to a Site Plan Review Application and a Stormwater Management & Erosion Control Application.

The owner would then market Lot 2 as commercial while the residence would remain on Lot 3.

Prior to submitting a formal Certified Survey Map (CSM) and Conditional Use Permit (CUP) application the Developer is seeking input from the Plan Commission regarding the proposed development.

Recommended Action:

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

Attachments:

- Aerial Map
- Propose CSM (Lot Split)
- Concept Plan
- Narrative from Developer

Calumet County, WI

Outagamie



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
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- Major Roads
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- Local Roads
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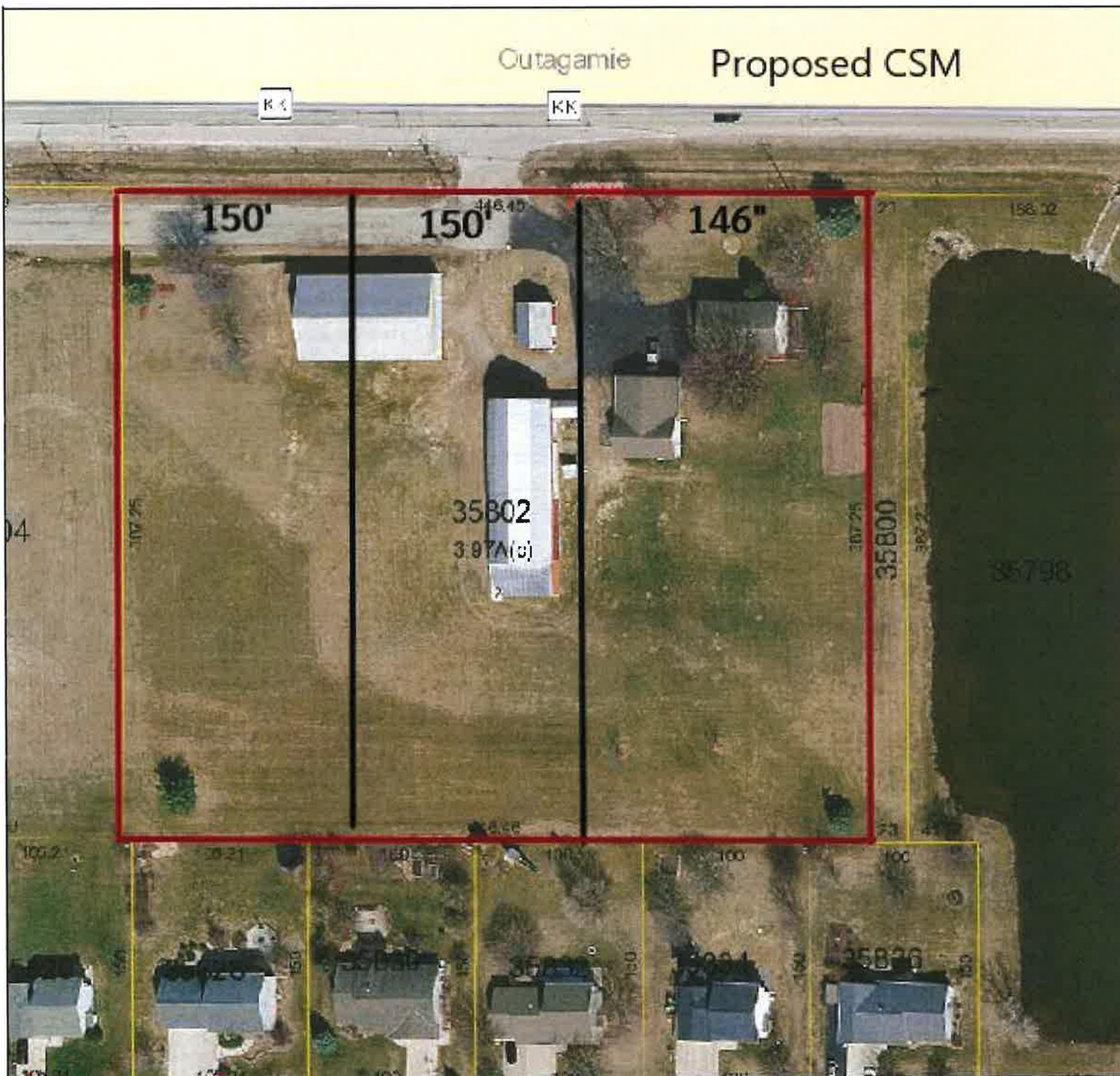


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Outagamie

Proposed CSM



Calumet County, WI

Legend

- Address Point
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- Property Hook
- PLSS Section
- State Parks
- County Parks
- Lake
- River and Stream
- Major Roads
- Local Roads
- Local Road
- Highway 360
- Rail
- Railroad
- Color 2001
- Red Area
- Green Area
- Blue Area



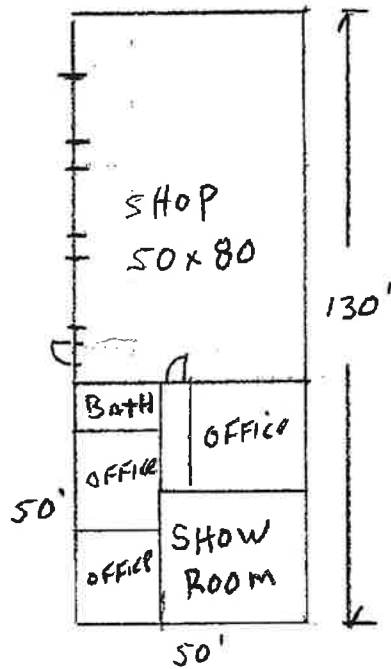
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Date: _____ Title: _____ Drawn: _____	
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- 150' -

N
↓

K-25



1
350'
1

CTY HWY KK

Hello Village Members'

I'm Mark Hartzheim owner of two separate companies

- Hartwood Homes Inc, since 1994, which is a construction company with about 10 employees. Projects consist of New homes, light commercial buildings, remodels both residential and commercial.
- Cannonball Pool Inc since 1994, which installs inground fiberglass pools

My intentions are to divide the parcel at W5425 Cty Rd KK into 3 lots. Starting at the west lot line going east make 2 - 150 wide lots. The remainder of the property would consist of the existing house and garage. On the far west lot I would like to build a building approximately 50 x 150. The use of that would be an office and showroom about 50 x 50 and remaining equipment storage and shop. The office Pool area would be retail for pool chemicals, supplies etc.

Regards,

Village of Harrison
July-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	63	\$ 3,097,000	\$ 24,256,140	2	32	\$ 821,000	\$ 12,685,150
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	0	5	\$ 0	\$ 357,500	2	8	\$ 0	\$ 259,000
Acc. Structures	5	21	\$ 49,200	\$ 301,800	2	12	\$ 125,000	\$ 370,341
Miscellaneous	14	75	\$ 158,000	\$ 904,360	14	71	\$ 143,525	\$ 725,182
Total Residential	26	164	\$ 3,304,200	\$ 25,819,800	20	125	\$ 1,089,525	\$ 15,239,673
Com./Ind.								
New	0	2	\$ 0	\$ 1,050,000	1	2	\$ 650,000	\$ 1,450,000
Additions	0	1	\$ 0	\$ 230,000	0	1	\$ 0	\$ 5,000,000
Acc. Structures	0	3	\$ 0	\$ 80,000	0	0	\$ 0	\$ 0
Miscellaneous	0	3	\$ 0	\$ 12,695	2	11	\$ 40,000	\$ 590,285
Total Com./Ind.	0	9	\$ 0	\$ 1,372,695	3	14	\$ 690,000	\$ 7,040,285
Combined Total	26	173	\$ 3,304,200	\$ 27,192,495	23	139	\$ 1,779,525	\$ 22,279,958

Number of Vacant Lots Remaining 137