Village of HARRISON
WHERE OPPORTUNITY LIVES

VILLAGE BOARD MEETING | **VILLAGE OF HARRISON**

From:
Chad Pelishek, Assistant Village Manager

Meeting Date:
May 21, 2024

Title:
Proposed Territory Amendment for Tax Incremental District No. 2 – Village of Harrison

Issue:
Should the Plan Commission recommend the Village Board accept the boundary amendment to the TID 2?

Background and Additional Information:
The Village is interested in amending the boundaries of Tax Incremental District No. 2 to include Village owned land and a small parcel owned by Crossroads Development, LLC on the southeast side of the STH 55. The village needs to extend utilities to these parcels for future commercial development and plans use to utilize TIF proceeds to fund the improvements.

Budget Impacts:
None

Recommended Action:
Motion to recommend the approval of Territory Amendment No. 1 of Tax Incremental District No. 2 to the Village Board.

Attachments:
- TID#2 Territory Amendment.pdf
- Resolution.pdf

Territory Amendment #1

Tax Incremental District No. 2

in the

VILLAGE OF HARRISON, WISCONSIN

Village of HARRISON
WHERE OPPORTUNITY LIVES

May 28, 2024

(Anticipated Actions)

Organizational Joint Review Board Meeting Held	May 16, 2024
Public Hearing	May 21, 2024
Consideration by Planning Commission	May 21, 2024
Consideration by Village Board	May 28, 2024
Consideration by Joint Review Board	June 13, 2024

Prepared in Part by:

BAIRD

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Milwaukee, WI 53202
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Contents

Village of Harrison Officials

Village Board

Allison Blackmer	Village President
Julene Baldwin	Village Trustee
Darlene Bartlein	Village Trustee
Mike Brantmeier	Village Trustee
Scott Handschke	Village Trustee
Matt Lancaster	Village Trustee
Mark Van Hefty	Village Trustee

Village Staff

Matt Heiser	Village Manager
Chad Pelishek	Assistant Village Manager
Vicki Tessen	Clerk - Treasurer

Planning Commission

President Allison Blackmer	Darlene Bartlein
Mark Van Hefty	Dennis Reed
Scott Chicione	Chad Weyenberg
Bob Mayfield	

Joint Review Board

President Allison Blackmer	Village Representative
David Maccoux	Calumet County
Amy Van Straten	Fox Valley Technical College
Bob Schafer	Kaukauna Area School District
Chad Weyenberg	Village of Harrison, Public Member

Introduction and Description of Territory Amendment

Tax Incremental District No. 2 (the "TID #2" or the "District") was created by the Village under the authority provided by Wisconsin Statute Section 66.1105 on December 11, 2018. The TID prior to and including this amendment is considered a "Mixed-Use District" based on the findings that no less than 50 percent, by area, of the TID is suitable for a combination of commercial and residential uses. The amended TID boundary will keep the TID as a Mixed-Use District.

Wisconsin Statutes Section 66.1105(4)(h)2 allows a municipality to modify the TID boundaries no more than four times during the life of the TID. This amendment is the first territory amendment in TID #2.

This first amendment adds two parcels to the overall TID boundary. These parcels are planned to be added in the efforts to continue to advance the Village's vision to achieve well-planned, high-quality growth, economic diversification, and development at a prominent location in the village that but for TIF, would not happen in the district. In accordance with Wisconsin Statute Section 66.1105(4)(h), to add these parcels a contiguous connection via parcels of land must be made to the existing TID #2 boundary.

As proposed, the TID #2 territory amendment would keep the village under the 12% TID value threshold using 2023 valuation numbers.

This first territory and project plan amendment only addresses the elements or subject areas (required by Statute) that are affected by the territory and project plan amendment. All other subject areas remain unchanged and can be referenced in the original TID#2 project plan. This first amendment does not remove any projects contemplated in the original TID #2 project plan.

The village confirms with the amendment 15% of the district is land proposed for newly platted residential development adhering to the statue compliance requirement of being less than 35%. Residential Housing density is at least three units per acre.

The maps on page 6 shows the district before this amendment and the map on page 8 shows upon the addition of territory TID # 2 will continue to be contiguous. The new territory boundary demonstrates that the entire District area remains contiguous.

Page 8 of this project plan contains the list of specific parcels to be added and overlapped with this first amendment.

The village anticipates additional public improvement project cost expenditures related towards the amendment of approximately $4,926,328 during the TID's 20-year expenditure period. Proposed public project improvements may include, but not limited to infrastructure, professional and organizational services, administrative costs, and finance costs. As part of the project plan, Developer incentives may be provided by the village to developers of property within the TID in the form of cash grants.

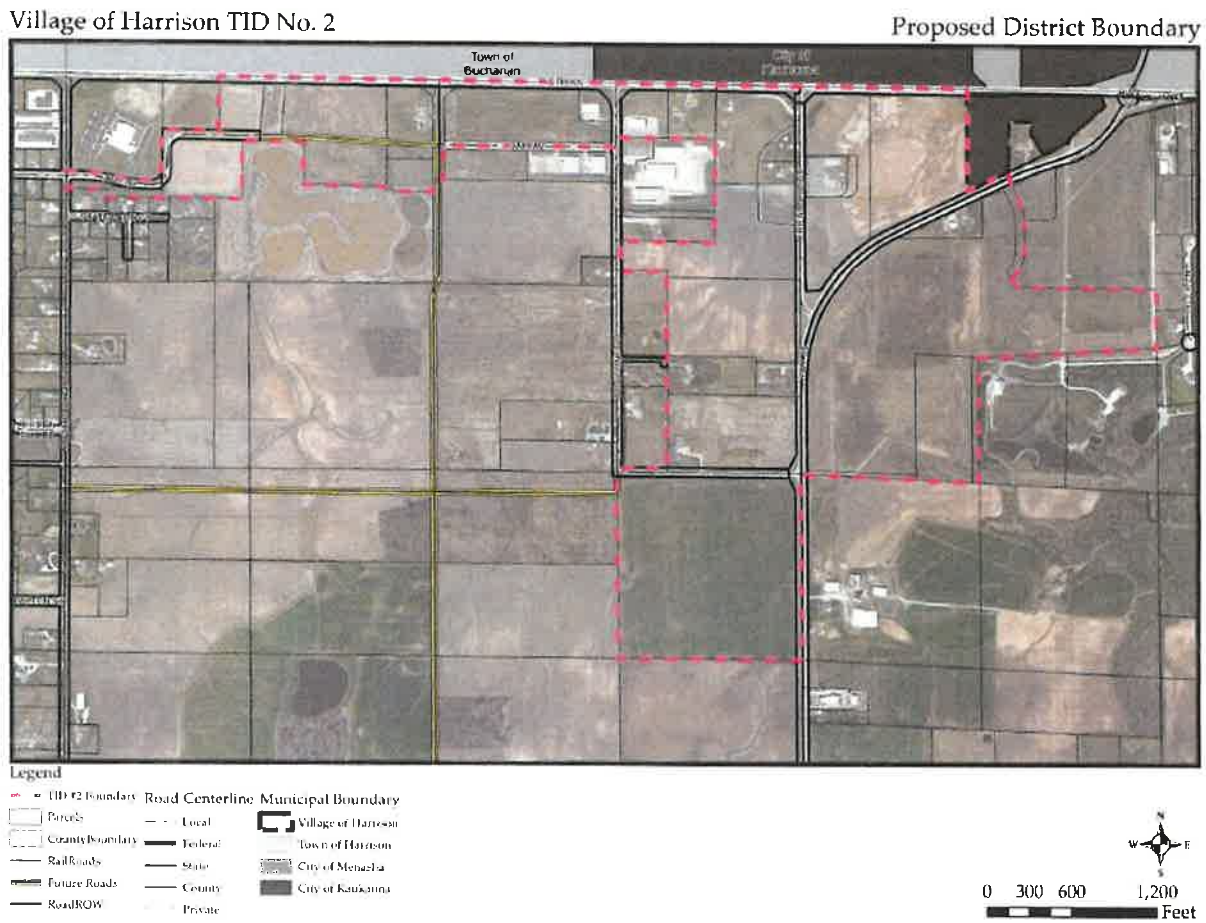
As a result of the amendment of this TID, the village projects a preliminary and conservative cash flow analysis indicating $13,321,277. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The Village projects land and improvement values (increment value) of approximately $11,500,000 by 2026 and the potential for ancillary development creating improvements of approximately $15,500,000 by the end of 2030.

Exhibit A demonstrates revenues for TID #2 are generally trending toward meeting our expenditure commitments (bonds) for projects within the TID boundaries. Although the final year of revenues for TID #2 remains several years off (2040), any additional property tax increment that can be captured by the TID would help to meet the expenditure commitments ahead of time and potentially help with additional redevelopment efforts within the TID. TID #2 has a maximum statutory life of 20 years, closing no later than December 15, 2040, with final tax collection in 2041. The final year to incur TIF related expenditures is 2034. Based on current cash flow projection, TID #2 is expected to close by the end of its maximum statutory life.

The legal description in Exhibit C describes the full TID #2 territory updated for the amended area.

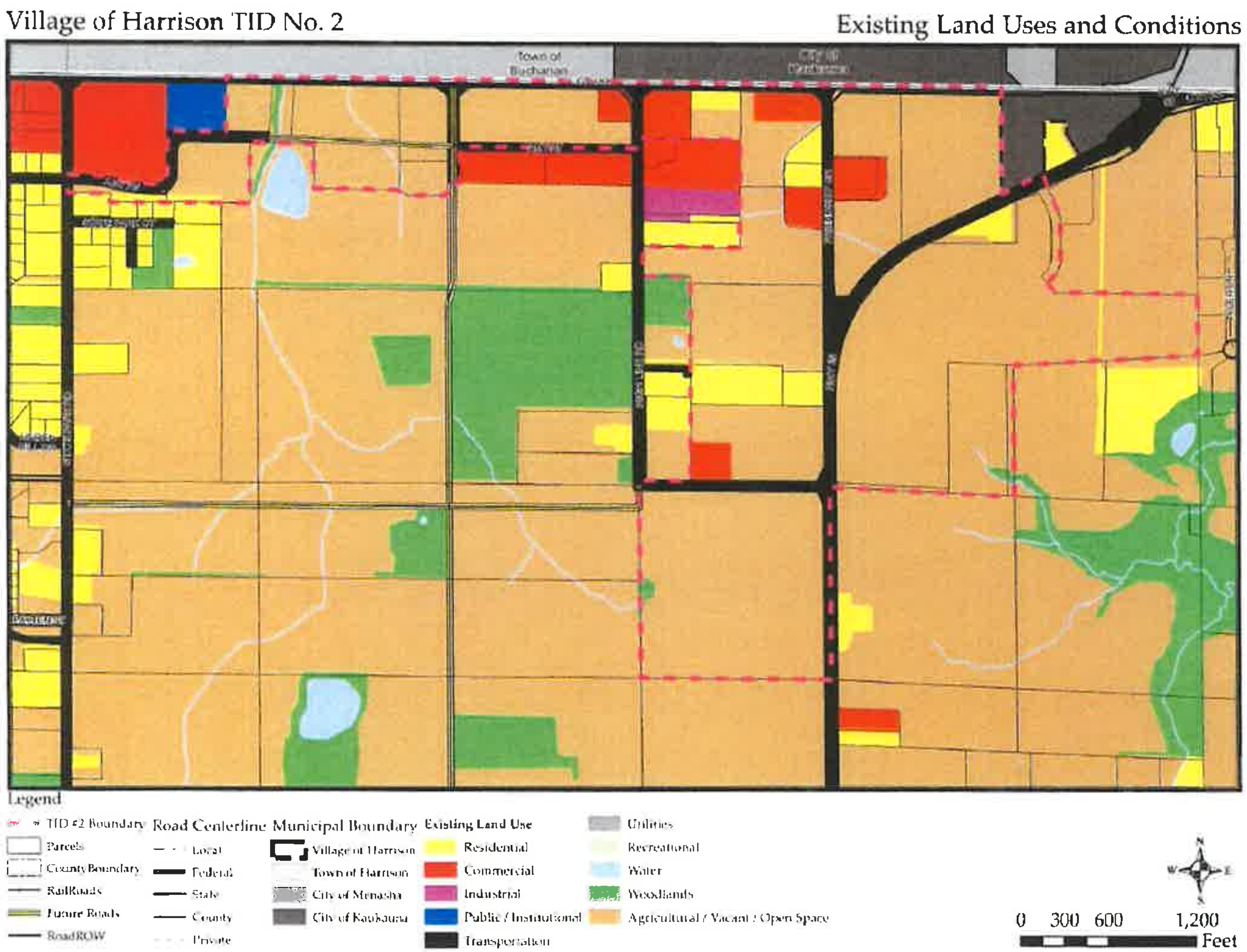
Maps of Territory Amendment and Existing and Proposed Uses

Map shows an outline of the TID before amendment.



Village of Harrison
TID #2 Territory Amendment #1

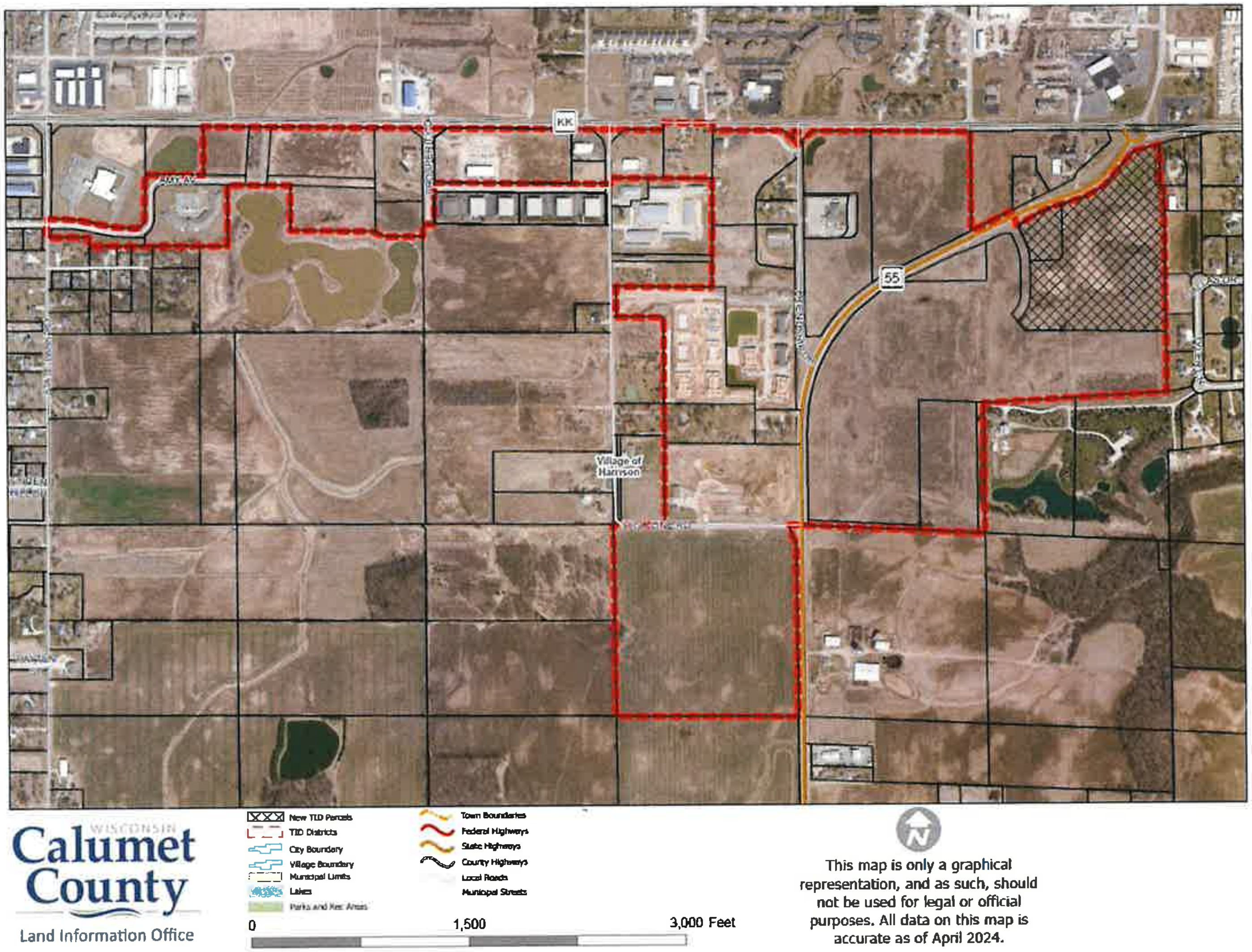
Map shows Existing Land Uses and Conditions before amendment



Village of Harrison
TID #2 Territory Amendment #1

Map of Amended TID#2 Boundary and Proposed Uses

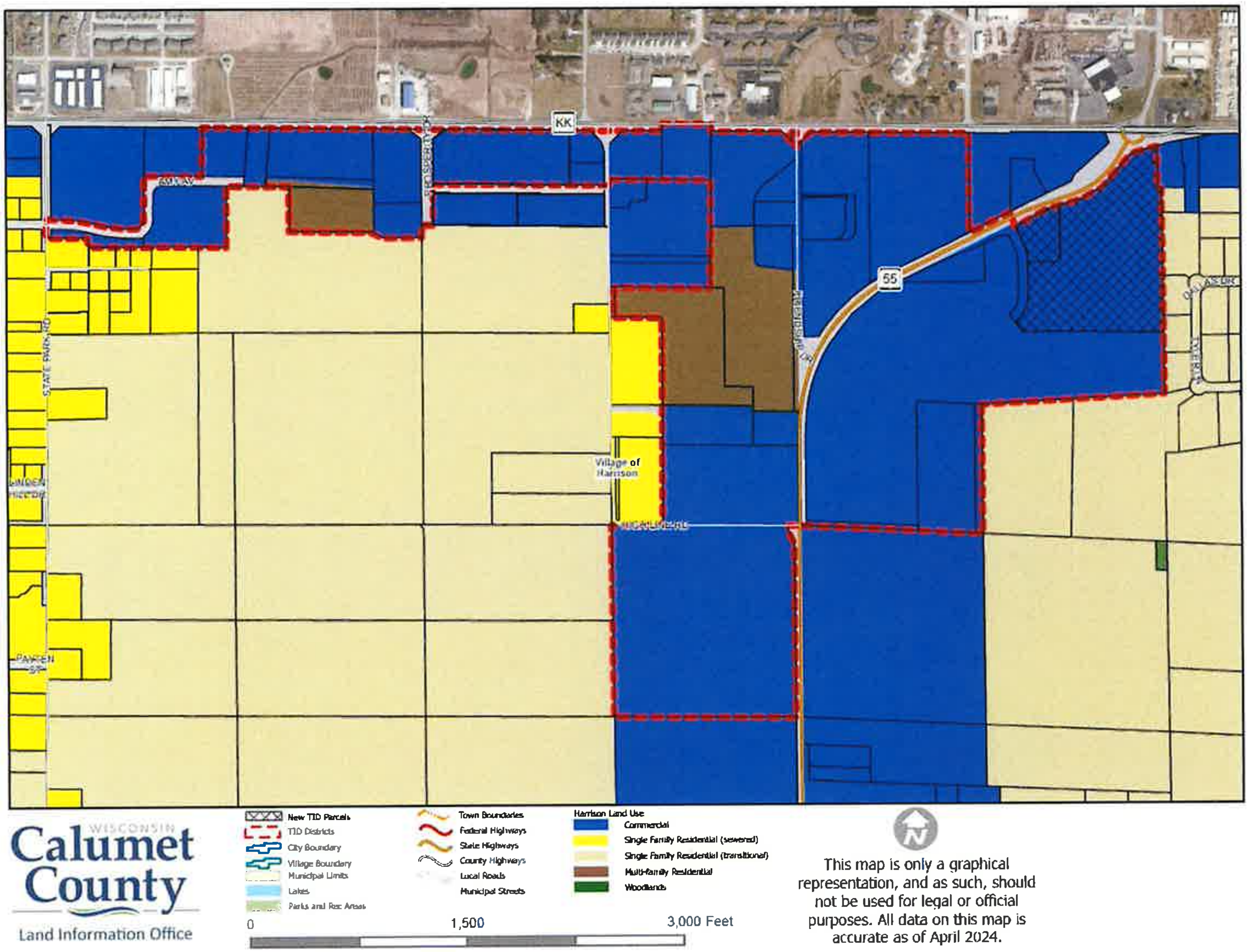
Village of Harrison TID #2



This map is only a graphical representation, and as such, should not be used for legal or official purposes. All data on this map is accurate as of April 2024.

Village of Harrison
TID #2 Territory Amendment #1

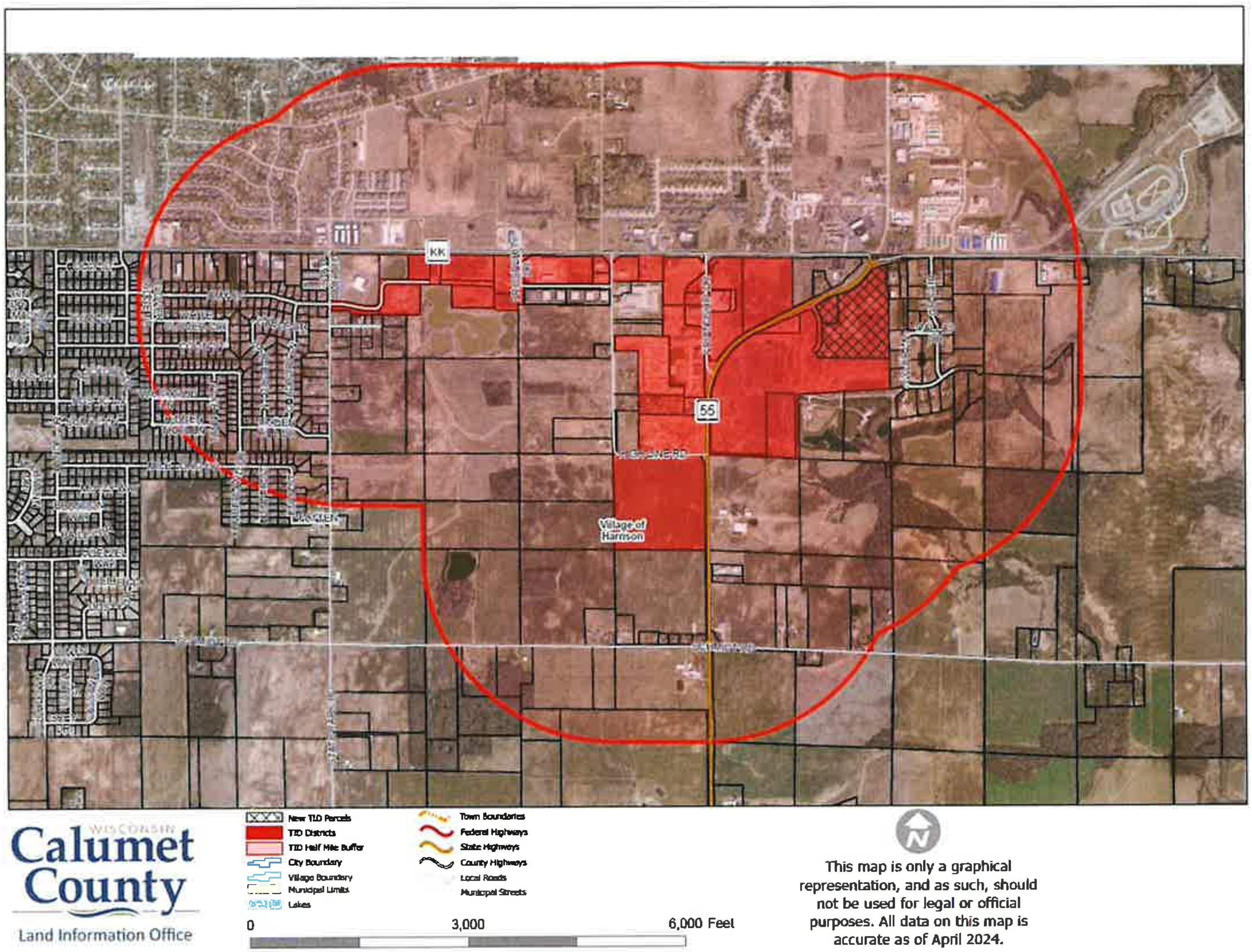
Village of Harrison TID #2



Village of Harrison
TID #2 Territory Amendment #1

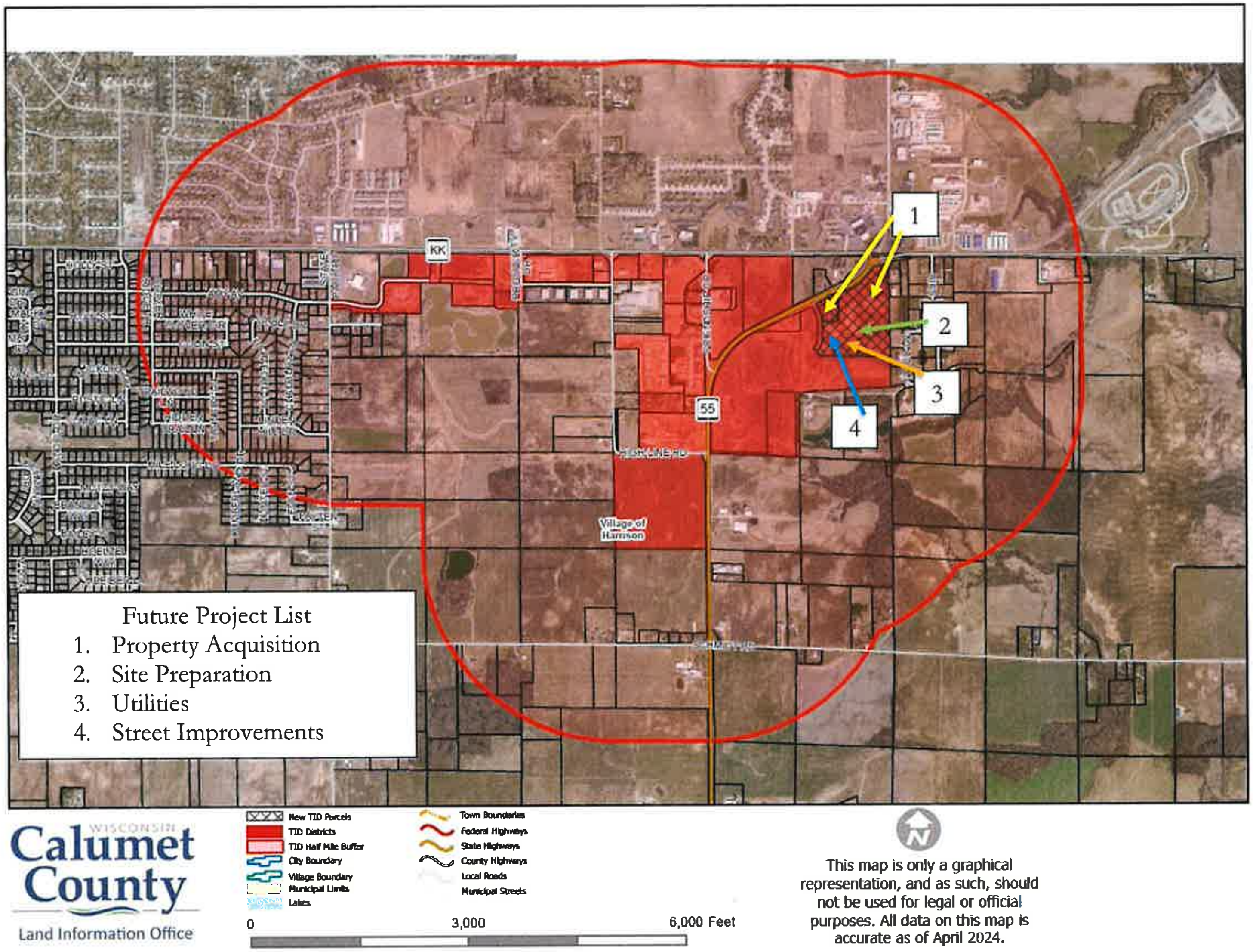
One Half Mile Radius Updated District Boundary Map

Village of Harrison TID #2 Half Mile Buffer



Future Proposed Project Map Updated TID Boundary

Village of Harrison TID #2 Half Mile Buffer



Preliminary Parcel List and Analysis

As of the 01/01/2024 assessed parcel list.

TID # 2 CURRENT PARCELS							
Property Address	Parcel Id	Property Owner	Current Zoning Use	Land	Improvements	Valuation	Acres
W5097 County KK Kaukauna, WI 54130	33112	Anthony T, ETAL Sprangers	Other	$ 1,900.00	$ 4,200 00	$ 6,100.00	3 80
County KK Kaukauna, WI 54130	33114	Trent T Novotny & Richard J Sweere	Agricultural	$ 1,100.00	$ -	$ 1,100 00	5.78
County KK Kaukauna, WI 54130	33118	Kinda L Sprangers	Agricultural	$ 300.00	$ -	$ 300.00	1 65
County KK Kaukauna, WI 54130	33120	Garner Creek Comm Storm Water Utility	Exempt	$ -	$ -	$ -	1.40
W5206 Amy Ave, Kaukauna WI 54130	33148	JF Investment LLC	Agricultural	$ 500 00	$ -	$ 500 00	2 54
State Park Rd, Kaukauna, WI 54130	33154	Village of Harrison	Exempt	$ -	$ -	$ -	0 94
W5219 Amy Ave, Kaukauna, WI 54130	33158	Care Properties LLC	Commercial	$ 120,600 00	$ 5,479,400 00	$5,600,000 00	5.05
Friendship Dr, Kaukauna WI 54130	38988	Premier Harrison LLC	Commercial	$ 56,800.00	$ 6,168 400 00	$6,225,200 00	12.46
W4951 County Kk Kaukauna, WI 54130	38990	Harvey J and Jill Huss	Residential	$ 35,000.00	$ 135,500 00	$ 170,500.00	3.00
N9671 Friendship Dr, Kaukauna, WI 54130	38992	Lynee Vanzeeland and Jerry Morgan	Residential	$ 26,100.00	$ 179,700.00	$ 205,800 00	1.22
N9655 Friendship Dr, Kaukauna, WI 54130	38994	Dennis Blodgett and Kim Koschak	Residential	$ 25,600.00	$ 198,100 00	$ 223,700 00	1 13
N9678 Highline Rd, Kaukauna, WI 54130	38996	Lakeland Construction Grp LLC	Commercial	$ 144 900 00	$ 180,900 00	$ 325,800 00	3.26
N9685 Friendship Drive, Kaukauna, WI 54130	39000	Sheila H Vanhandel & Toby Vanhandel	Commercial	$ 76,100 00	$ 107,700 00	$ 183,800 00	6.59
Amy Ave, Kaukauna, WI 54130	39008	Amy Avenue Developments LLC	Commercial	$ 53,300.00	$ 1,190,000.00	$1,243,300.00	2.03
N9685 Highline Rd, Kaukauna, WI 54130	39014	Ruffing Properties LLC	Commercial	$ 48,600.00	$ 228 300.00	$ 276,900 00	1.10
Highline Rd, Kaukauna, WI 54130	39024	Premier Harrison LLC	Commercial	$ 178,900.00	$ 7,262,400.00	$7,441,300 00	10.06
N9555 Hwy 55 Kaukauna, WI 54130	39026	Arthur J Gerrits and Mary H Gerrits	Residential	$ 26,900 00	$ 181,200 00	$ 208,100 00	1 37
W4954 & W 4928 Highline Rd, Kaukauna WI 54130	39030	Uecker Investments LLP	Commercial	$ 115,600 00	$ 1,449,800 00	$1,565,400 00	14.49
N9574 Highline Rd, Kaukauna, WI 54130	39032	Peter J Bebeau and Krstine M Landreman	Residential	$ 39,600.00	$ 170,400.00	$ 210,000.00	3.91
HWY 55 Appleton, WI 54915	39060	Ralph M Hopfensperger and James & Geraldine Steger	Agricultural	$ 7,700.00	$ -	$ 7,700.00	39.79
HWY 55 Kaukauna, WI 54130	40378	Crossroads Land Development LLC	Agricultural	$ 9,800.00	$ -	$ 9,800.00	50.63
County KK Kaukauna, WI 54130	40384	Crossroads Land Development LLC	Agricultural	$ 2,700 00	$ -	$ 2,700.00	13 89
N9650 HWY 55 Kaukauna, WI 54130	40386	Crossroads Land Development LLC	Residential	$ 30,300 00	$ -	$ 30,300 00	2 06
N9650 Friendship Dr Kaukauna, WI 54130	40388	R Schmidt Realty LLC	Commercial	$ 53,100 00	$ 757,200.00	$ 810,300.00	1 99
Freinship Dr, Kaukauna, WI 54130	40390	Crossroads Land Development LLC	Agricultural	$ 2,100.00	$ -	$ 2,100 00	10.78
HWY 55 Kaukauna, WI 54130	40394	Eugene and Joyce Frederickson	Residential	$ 19,700.00	$ -	$ 19,700.00	0.59
N/A	40396	Eugene and Joyce Frederickson	Undeveloped	$ 4,100.00	$ -	$ 4,100.00	1.03
N/A	40398	Eugene and Joyce Frederickson	Agricultural	$ 400.00	$ -	$ 400.00	2 00
N/A	40398	Eugene and Joyce Frederickson	Undeveloped	$ 25,000 00	$ -	$ 25,000 00	6 24
Friendship Dr, Kaukauna WI 54130	42826	R Schmidt Realty LLC	Commercial	$ 20,900 00	$ -	$ 20,900.00	0 60
Highline Rd, Kaukauna, WI 54130	43780	Meridian Investments LLC	Commercial	$ 19,300.00	$ 347,100 00	$ 366,400.00	1.73

TID # 2 PROPOSED TERRITORY ADDITION PARCELS							
Property Address	Parcel Id	Property Owner	Future Zoning Use	Land	Improvements	Valuation	Acres
HWY 55 Kaukauna, WI 54130	43988	Crossroads Lan Development LLC (P)	Commercial	$ 400 00	$ -	$ 400 00	2 00
HWY 55 Kaukauna, WI 54130	43986	Village of Harrison	Commercial	$ -	$ -	$ -	20 00
					TOTAL	$ 400 00	22 00

Equalized Valuation Test

The following calculations demonstrate that the village is in compliance with Wisconsin State Statute Section 66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the village. With the amendment to TID #2, the value increment of all existing Tax Increment Districts will be approximately 8.36%.

Valuation Test Compliance Calculation

2023 Equalized Valuation (TID IN)	$1,906,862,300
Limit for 12% Test	$228,823,476
Increment Value of Existing TIDs	$159,507,300
Projected Base Value of TID Amendment	$400.00
Total Value Subject to Test	$159,507,700
Compliance ($159,507,700< $228,823,476)	Meets Requirement

Statement of Kind, Number and Location of Proposed Projects

The village expects to implement the proposed public project improvements indicating within the originally project plan and the following additional costs to those sections indicated below. Any costs including eligible administrative costs necessary or convenient to the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

1. **PROPERTY, RIGHT-OF-WAY, AND EASEMENT ACQUSITION**

LOCATION: Hwy 55
TOTAL: $900,000
DESCRIPTION:
PROPERTY ACQUISITION FOR DEVELOPMENT AND DESCRIPTION. To promote and facilitate development and redevelopment the village may acquire property within the district. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development or redevelopment. Any revenue received by the village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total

project costs of the district. If total Project Costs incurred by the village to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in State Statutes Section 66.1105(2)(f)1. c., and subject to recovery as an eligible Project Cost.

ACQUISITION OF RIGHTS-OF-WAY. The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate, and acquire rights-of-way are eligible Project Costs.

ACQUISITION OF EASEMENTS. The village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the village to identify, negotiate, and acquire easement rights are eligible Project Costs.

RELOCATION COSTS. If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

2. SITE PREPARATION ACTIVITIES

LOCATION: Entire TID.

TOTAL: $150,000

DESCRIPTION: **ENVIRONMENTAL AUDITS AND REMEDIATION.** There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the district, any cost incurred by the village related to environmental audits, testing, and remediation is an eligible Project Cost.

DEMOLITION. To make sites suitable for development or redevelopment, the village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

SITE GRADING. Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The village may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the village for site grading are eligible Project Costs.

3. UTILITIES

LOCATION: Entire TID.

TOTAL: $950,000

DESCRIPTION: **SANITARY SEWER SYSTEM IMPROVEMENTS.** There are inadequate sanitary sewer facilities serving portions of the district. To allow development to occur, the village will need to construct, alter, rebuild, or expand sanitary sewer infrastructure within the district. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding, or expansion of collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; and all related appurtenances. To the extent sanitary sewer projects undertaken within the district provide direct benefit to land outside of the district, the village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the district, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the village construct, alter, rebuild, or expand sanitary sewer infrastructure located outside of the district. That portion of the costs of sanitary sewer system projects undertaken outside the district which are necessitated by the implementation of the Project Plan are eligible Project Costs.

WATER SYSTEM IMPROVEMENTS. There are inadequate water distribution facilities serving portions of the district. To allow development to occur, the village will need to construct, alter, rebuild, or expand water system infrastructure within the district. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding, or expansion of distribution mains; manholes and valves; hydrants; service laterals; and all related appurtenances. To the extent water system projects undertaken within the district provide direct benefit to land outside of the district, the village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the district, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the village construct, alter, rebuild, or expand water system infrastructure located outside of the district. That portion of the costs of water system projects undertaken outside the district which are necessitated by the implementation of the Project Plan are eligible Project Costs.

STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS. Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the village will need to construct, alter, rebuild, or expand stormwater management infrastructure within the district. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding, or expansion of stormwater collection mains; inlets, manholes and valves; service laterals; ditches; and infiltration, filtration, and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the district provide direct benefit to land outside of the district, the village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the district, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the village construct, alter, rebuild, or expand stormwater management infrastructure located outside of the district. That portion of the costs of stormwater management system projects undertaken outside the district which are necessitated by the implementation of the Project Plan are eligible Project Costs.

4. STREETS AND STREETSCAPE

LOCATION: Entire TID.

TOTAL: $1,040,000

DESCRIPTION: **STREET IMPROVEMENTS.** There are inadequate street improvements serving portions of the district. To allow development to occur, the village may need to construct and reconstruct streets. Eligible Project Costs include but are not limited to excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts; utility relocation; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

STREETSCAPING AND LANDSCAPING. To attract development and redevelopment consistent with the objectives of this Plan, the village may install amenities to enhance development sites, rights-of-way, and other public spaces. These amenities include but are not limited to landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces, and street crossings. These and any other similar amenities installed by the village are eligible Project Costs.

5. MISCELLANEOUS

LOCATION: Entire TID.

TOTAL: $1,886,328

DESCRIPTION: **PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS.** The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the district, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the district and the implementation of the Plan.

ADMINISTRATIVE COSTS. The village may charge to the district as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by village employees in connection with the implementation of the Plan.

FINANCING COSTS. Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for the public works, legal and other consultant fees, testing, environmental studies, permits, updating village ordinances and plans, judgments or claims for damages and other expenses are included as project costs. In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the village for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan (the "Plan"). **The village reserves the right to implement only those projects that remain viable as the Plan period proceeds.**

Project costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project costs will be diminished by any income, special assessments, or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the district, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

Detailed List of Project Amendment Costs

1. PROPERTY, RIGHT-OF-WAY, AND EASEMENT ACQUISITION	$900,000
2. SITE PREPARATION ACTIVITIES	$150,000
3. UTILITIES	$950,000
4. STREETS AND STREETSCAPE	$1,040,000
5. MISCELLANEOUS	$1,886,328
Total	**$4,926,328**

The project cost is based on current prices and preliminary estimates. The village reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The village retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Village Attorney Opinion

Exhibit B contains a signed opinion from the village attorney advising whether the boundary amendment is complete and complies with Wisconsin Statute Section 66.1105(4)(h)(2).

Village of Harrison
TID #2 Territory Amendment #1

BAIRD

EXHIBIT A - CASH FLOW PROFORMA ANALYSIS

Current Status Project Plan Proforma

Village of Harrison
Tax Increment District #2 - Current Status
Cash Flow Proforma Analysis

Developer Incentive -- Criteria	
TIF Assistance	$0
Does TIF Cash Flow	YES

Assumptions	
Annual Inflation During Life of TID	0.00%
2023 Gross Tax Rate (per $1000 Equalized Value)	$13.17
Annual Adjustment to tax rate	0.00%
Investment rate	0.00%

Year	Background Data: (a) TIF District Valuation (January 1) Base Value $4,708,200	(b) Construction Increment (1)	(c) TIF Increment Over Base	(d) Tax Rate	Revenues: (e) Tax Revenue	(f) 2021 Tax Transfer In (2)	(g) Total Revenues	Expenditures: (h) Conservation Development Expenses (2)	(i) Combined Expenditures	TID Status: (j) Annual Balance	(k) Year End Cumulative Balance (December 31)	(l) Cost Recovery	Year
2019	$4,708,200	$521,700	$521,700	$16.14			$0	$1,000	$1,000	($1,000)	($1,000)		2019
2020	$5,232,900	$10,868,200	$11,392,900	$17.48			$0	$150	$150	($150)	($1,150)		2020
2021	$16,101,100	($2,017,000)	$9,375,900	$15.61			$0	$150	$150	($150)	($1,300)		2021
2022	$14,081,100	$23,138,300	$32,514,200	$13.48	$177,824	$9,172	$186,996	$3,246	$3,246	$183,750	$182,450	[illegible]	2022
2023	$37,222,400		$32,514,200	$13.17	$126,387		$126,387		$0	$126,387	$308,837		2023
2024	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$736,976		2024
2025	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$1,165,114	[illegible]	2025
2026	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$1,593,252	[illegible]	2026
2027	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$2,021,391	[illegible]	2027
2028	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$2,449,529	[illegible]	2028
2029	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$2,877,668	[illegible]	2029
2030	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$3,305,806	[illegible]	2030
2031	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$3,733,945	[illegible]	2031
2032	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$4,162,083	[illegible]	2032
2033	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$4,590,221	[illegible]	2033
2034	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$5,018,360	[illegible]	2034
2035	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$5,446,498	[illegible]	2035
2036	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$5,874,637	[illegible]	2036
2037	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$6,302,775	[illegible]	2037
2038	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$6,730,914	[illegible]	2038
2039	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$7,159,052	[illegible]	2039
2040				$13.17	$428,138		$428,138		$0	$428,138	$7,587,191	[illegible]	2040
		$31,989,500			$7,582,565	$9,172	$7,591,737	$4,546	$4,546				

Type of TID: Mixed-Use

2019 TID Inception (01/29/2019)

2034 Final Year to Incur TIF Related Costs

2040 Maximum Legal Life of TID (20 Years)

(1) Increment per Village estimates

(2) Provided by Village

Village of Harrison
TID #2 Territory Amendment #1

EXHIBIT A - CASH FLOW PROFORMA ANALYSIS

Updated Project Plan with Amendment

BAIRD

Village of Harrison
Tax Increment District #2 - Current Status
Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	2.00%
2023 Gross Tax Rate (per $1000 Equalized Value)	$13.17
Annual Adjustment to tax rate	0.00%
Investment rate	0.00%

	Background Data					Revenues			Expenditures			TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	
Year	TIF District Valuation (January 1)	Inflation Increment	Construction Increment (1)	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Hypothetical Future Debt Service (2)	Admin. Expenses (2)	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
	Base Value $4,700,200														
2022	$14,084,100			$32,514,200	$13.48								$182,450	Per 2022 Audit	2022
2023	$37,222,400			$32,514,200	$13.17	$126,387	$0	$126,387	$0		$0	$126,387	$308,837		2023
2024	$37,222,400	$744,448	$1,000,000	$34,258,648	$13.17	$428,138	$0	$428,138	$0	$25,000	$25,000	$403,138	$711,976		2024
2025	$38,966,848	$779,337	$5,250,000	$40,287,985	$13.17	$428,138	$0	$428,138	$119,662	$25,000	$144,662	$283,477	$995,452		2025
2026	$44,996,185	$899,924	$5,250,000	$46,437,909	$13.17	$451,109	$0	$451,109	$340,855	$25,000	$365,855	$85,254	$1,080,706		2026
2027	$51,146,109	$1,022,922		$47,460,831	$13.17	$530,502	$0	$530,502	$340,818	$25,000	$365,818	$164,684	$1,245,390		2027
2028	$52,169,031	$1,043,381	$6,000,000	$54,504,211	$13.17	$611,482	$0	$611,482	$340,399	$25,000	$365,399	$246,083	$1,491,473		2028
2029	$59,212,411	$1,184,248	$6,000,000	$61,688,460	$13.17	$624,952	$0	$624,952	$339,768	$25,000	$364,768	$260,184	$1,751,657		2029
2030	$66,396,660	$1,327,933	$3,500,000	$66,516,393	$13.17	$717,697	$0	$717,697	$338,924	$25,000	$363,924	$353,773	$2,105,430		2030
2031	$71,224,593	$1,424,492		$67,940,885	$13.17	$812,297	$0	$812,297	$342,762	$25,000	$367,762	$444,536	$2,549,966	Expenditures Recovered	2031
2032	$72,649,085	$1,452,982		$69,393,866	$13.17	$875,870	$0	$875,870	$341,280	$25,000	$366,280	$509,590	$3,059,556	Expenditures Recovered	2032
2033	$74,102,066	$1,482,041		$70,875,908	$13.17	$894,628	$0	$894,628	$339,587	$25,000	$364,587	$530,041	$3,589,597	Expenditures Recovered	2033
2034	$75,584,108	$1,511,682		$72,387,590	$13.17	$913,760	$0	$913,760	$337,680	$25,000	$362,680	$551,080	$4,140,677	Expenditures Recovered	2034
2035	$77,095,790	$1,541,916		$73,929,506	$13.17	$933,275	$0	$933,275	$220,794	$25,000	$245,794	$687,482	$4,828,158	Expenditures Recovered	2035
2036	$78,637,706	$1,572,754		$75,502,260	$13.17	$953,181	$0	$953,181	$218,250	$25,000	$243,250	$709,931	$5,538,089	Expenditures Recovered	2036
2037	$80,210,460	$1,604,209		$77,106,469	$13.17	$973,484	$0	$973,484	$220,388	$25,000	$245,388	$728,097	$6,266,186	Expenditures Recovered	2037
2038	$81,814,669	$1,636,293		$78,742,762	$13.17	$994,194	$0	$994,194	$222,100	$25,000	$247,100	$747,094	$7,013,280	Expenditures Recovered	2038
2039	$83,450,962	$1,669,019		$80,411,782	$13.17	$1,015,318	$0	$1,015,318	$218,494	$25,000	$243,494	$771,824	$7,785,104	Expenditures Recovered	2039
2040		$0			$13.17	$1,036,864	$0	$1,036,864	$219,569	$25,000	$244,569	$792,295	$8,577,399	Expenditures Recovered	2040
		$20,897,582	$58,909,500			$13,321,277	$0	$13,321,277	$4,501,328	$425,000	$4,926,328				

Type of TID: Mixed-Use
2019 TID Inception (01/29/2019)
2034 Final Year to Incur TIF Related Costs
2040 Maximum Legal Life of TID (20 Years)

(1) Increment per Village estimates
(2) Provided by Village

EXHIBIT B - VILLAGE ATTORNEY OPINION

INSERT ATTORNEY OPINION

EXHIBIT C - ESTIMATED TAX INCREMENT BY TAXING ENTITY

Village of Harrison - TID # 2 Amendment					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	Village	School District	Technical College
2023	$ 126,387.13	$ 36,206.68	$ 24,210.45	$ 58,884.63	$ 7,085.36
2024	$ 428,138.43	$ 122,651	$ 82,013	$ 199,472.63	$ 24,001.79
2025	$ 428,138.43	$ 122,651	$ 82,013	$ 199,472.63	$ 24,001.79
2026	$ 451,108.87	$ 129,231	$ 86,413	$ 210,174.72	$ 25,289.53
2027	$ 530,501.59	$ 151,975	$ 101,622	$ 247,164.33	$ 29,740.35
2028	$ 611,482.17	$ 175,174	$ 117,134	$ 284,893.74	$ 34,280.19
2029	$ 624,951.74	$ 179,033	$ 119,714	$ 291,169.30	$ 35,035.30
2030	$ 717,697.12	$ 205,602	$ 137,481	$ 334,380.01	$ 40,234.68
2031	$ 812,297.41	$ 232,702	$ 155,602	$ 378,454.94	$ 45,538.05
2032	$ 875,870.37	$ 250,914	$ 167,780	$ 408,074.01	$ 49,102.00
2033	$ 894,627.70	$ 256,288	$ 171,373	$ 416,813.18	$ 50,153.55
2034	$ 913,760.18	$ 261,769	$ 175,038	$ 425,727.14	$ 51,226.14
2035	$ 933,275.31	$ 267,360	$ 178,776	$ 434,819.37	$ 52,320.17
2036	$ 953,180.75	$ 273,062	$ 182,589	$ 444,093.45	$ 53,436.08
2037	$ 973,484.29	$ 278,878	$ 186,479	$ 453,553.01	$ 54,574.32
2038	$ 994,193.90	$ 284,811	$ 190,446	$ 463,201.76	$ 55,735.32
2039	$ 1,015,317.70	$ 290,863	$ 194,492	$ 473,043.48	$ 56,919.53
2040	$ 1,036,863.99	$ 297,035	$ 198,619	$ 483,082.04	$ 58,127.43
TOTALS	**$ 13,321,277**	**$ 3,816,205**	**$2,551,796**	**$ 6,206,474**	**$ 746,802**

EXHIBIT C- AMENDED TID #2 BOUNDARY LEGAL DESCRIPTION

VILLAGE OF HARRISON TID #2 BOUNDARY LEGAL DESCRIPTION:
Bearings and distance are from the Calumet County website and may not match recorded distances & bearings. Where applicable the following description is intended to follow tax parcel lines.

A parcel of land being all of Outlot 1 Certified Survey Map No. 2929,
All of Lots 1 and 2 Certified Survey Map No. 3174,
All of Outlot 2 Certified Survey Map No. 2971,
All of Lots 1 and 2 Certified Survey Map No. 3797,
All of Lot 1 Certified Survey Map No. 2378,
All of Amy Avenue Condominium,
All of Lot 1 Certified Survey Map No. 3052,
All of Lot 1 Certified Survey Map No. 3828,
All of Lot 1 Certified Survey Map No. 1344,
All of Lot 1 Certified Survey Map No. 460,
All of Lot 1 Certified Survey Map No. 2307,
All of Lot 1 Certified Survey Map No. 966,
All of Lot 1 Certified Survey Map No. 1099,
All of Lot 2 Certified Survey Map No. 3615,
All of Lots 1 and 2 Certified Survey Map No. 3802,
All of Lots 2 and 3 Certified Survey Map No. 700,
Part of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4,
Part of the Northwest 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4,
Part of the Northeast 1/4 of the Southeast 1/4,
All in Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

All of Lots 1 and 2 Certified Survey Map No. 3334,
All of Lots 1 and 2 Certified Survey Map No. 3661,
Part of the Northwest 1/4 and the Northeast 1/4 and the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4,
All in Section 6, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin

Commencing at the Northwest corner of said Section 1; Thence Easterly 1065.62 feet along the North line of the Northwest 1/4 of said Section 1 to the Point of Beginning;

1. Thence Easterly, 5319.20 feet along the North line of said Sections 1 and 6;
2. Thence S00°14'05"E, 734.95 feet to the North right-of-way line of S.T.H. 55;
3. Thence N63°33'37"E, 315.68 feet along said North right-of-way line;
4. Thence S16°58'29"E, 110.08 feet to the South right-of-way line of S.T.H. 55 and the East right-of-way line of Unison Way;
5. Thence N60°17'06"E, 199.87 feet along said South right-of-way line
6. Thence N67°27'14"E, 67.88 feet along said South right-of-way line;
7. Thence N73°35'45"E, 227.96 feet along said South right-of-way line;
8. Thence N60°43'25"E, 166.13 feet along said South right-of-way line;
9. Thence N40°39'23"E, 313.22 feet along said South right-of-way line;
10. Thence N75°04'12"E, 184.52 feet along said South right-of-way line to the Northwest corner of Outlot 1 of Certified Survey Map No. 3661;
11. Thence S00°34'01"E, 287.00 feet along the West line of Outlot 1 of Certified Survey Map No. 3661;
12. Thence S89°32'01"E, 25.00 feet along the South line of Outlot 1 of Certified Survey Map No. 3661 to the East line of the NW1/4 of said Section 6;
13. Thence S00°34'01"E, 1419.71 feet along the East line of the NW1/4 of said Section 6;
14. Thence S86°45'35"W, 1263.62 feet;
15. Thence S00°22'19"E, 899.69 feet to the South line of the NW1/4 of said Section 6;

16. Thence N87°10'46"W, 1266.64 feet along the South line of the NW1/4 of said Section 6 to the East 1/4 corner of said Section 1;
17. Thence S00°20'10"E, 1322.20 feet along the East line of the NE1/4 of the SE1/4 of said Section 1 to the Southeast corner thereof;
18. Thence N89°36'40"W, 1299.23 feet along the South line of the NE1/4 of the SE1/4 of said Section 1 to the Southwest corner thereof;
19. Thence N00°33'06"W, 1289.28 feet along the West line of the NE1/4 of the SE1/4 of said Section 1 to the South right-of-way line of Highline Road;
20. Thence N26°22'38"E, 73.42 feet to the North right-of-way line of Highline Road;
21. Thence S89°36'45"E, 323.70 feet along the North right-of-way line of Highline Road;
22. Thence Northerly, 1402.33 feet along the East lines of Lot 1 of Certified Survey Map No. 1323, Lot 1 of Certified Survey Map No. 700 and Lot 1 of Certified Survey Map No. 2089 to the Northeast corner thereof;
23. Thence N89°36'44"W, 326.16 feet along the North line of Lot 1 of Certified Survey Map No. 2089 to the East right-of-way line of Highline Road;
24. Thence N00°06'12"W, 211.23 feet along the East right-of-way line of Highline Road to the North line of Lot 1 of Certified Survey Map No. 3802;
25. Thence S89°09'16"E, 663.28 feet along the North line of Lot 1 of Certified Survey Map No. 3802;
26. Thence Northerly, 747.23 feet along the West line of Lot 2 of Certified Survey Map No. 3802 and its Northerly extension to the Southeast corner of Lot 1 of Certified Survey Map No. 460;
27. Thence N89°20'14"W, 702.96 feet along the South line of Lot 1 of Certified Survey Map No. 460 and the South line Lot 1 of Certified Survey Map No. 1344 to the centerline of Highline Road;
28. Thence S00°06'12"E, 74.89 feet along the centerline of Highline Road to the centerline of Amy Avenue;
29. Thence N89°19'38"W, 1202.44 feet along the centerline of Amy Avenue to the East right-of-way of Prosperity Drive;
30. Thence S00°06'12"E, 251.97 feet along the East right-of-way line of Prosperity Drive to the South right-of-way line of Prosperity Drive;
31. Thence S89°54'34"W, 80.00 feet along said South right-of-way line of Prosperity Drive;
32. Thence S00°06'12"E, 84.08 feet;
33. Thence S89°51'48"W, 271.04 feet;
34. Thence N63°08'24"W, 67.14 feet to the Southeast corner of Lot 2 of Certified Survey Map No. 3797;
35. Thence N72°02'07"W, 21.60 feet along the South line of Lot 2 of Certified Survey Map No. 3797;
36. Thence N89°10'10"W, 564.03 feet along the South line of Lot 2 of Certified Survey Map No. 3797;
37. Thence N00°09'30"E, 310.01 feet along the West line of Lot 2 of Certified Survey Map No. 3797;
38. Thence N89°10'27"W, 435.00 feet along the South line of Outlot 2 of Certified Survey Map No. 2971 and the South right-of-way line of Amy Avenue to the Northeast corner of Lot 2 of Certified Survey Map No. 3174;
39. Thence S00°09'45"W, 422.38 feet along the East line of Lot 2 of Certified Survey Map No. 3174 to the Southeast corner thereof;
40. Thence N89°15'54"W, 518.96 feet along the South line of Lot 2 of Certified Survey Map No. 3174;
41. Thence S00°14'38"W, 2.95 feet along the South line of Lot 2 of Certified Survey Map No. 3174;
42. Thence N89°47'12"W, 439.61 feet along the South line of Lot 2 of Certified Survey Map No. 3174 and the South line of Outlot 1 of Certified Survey Map No. 2929;
43. Thence N00°09'40"E, 60.91 feet along a line of Outlot 1 of Certified Survey Map No. 2929;
44. Thence N89°47'12"W, 292.05 feet along the South line of Outlot 1 of Certified Survey Map No. 2929 to the centerline of State Park Road;
45. Thence N00°09'40"E, 126.94 feet along the centerline of State Park Road to the Westerly extension of the North line of Amy Avenue;
46. Thence S89°17'02"E, 101.07 feet along said extended North line of Amy Avenue;

47. Thence Southeasterly along said North right-of-way line of Amy Avenue, 226.21 feet along the arc of a 1000.00 foot radius curve to the right, having a 225.62 foot chord which bears S82°48'23"E;
48. Thence S76°19'44"E, 29.75 feet along the North right-of-way line of Amy Avenue;
49. Thence Southeasterly along said North right-of-way line of Amy Avenue, 234.66 feet along the arc of a 1000.00 foot radius curve to the left, having a 234.12 foot chord which bears S83°03'04"E;
50. Thence S89°46'25"E, 25.37 feet along the North right-of-way line of Amy Avenue;
51. Thence Northeasterly along said North right-of-way line of Amy Avenue, 104.76 feet along the arc of a 67.00 foot radius curve to the left, having a 94.41 foot chord which bears N45°25'58"E to the East line of Lot 1 Certified Survey Map No. 2929;
52. Thence N00°38'22"E, 301.12 feet along the East line of Lot 1 of Certified Survey Map No. 2929 to the Southwest corner of Outlot 1 of Certified Survey Map No. 3174;
53. Thence S89°10'01"E, 381.00 feet along the South line of said Outlot 1 of Certified Survey Map No. 3174 to the Southeast corner thereof.
54. Thence N00°38'22"E, 386.23 feet along the East line of said Outlot 1 of Certified Survey Map No. 3174 and its Northerly extension to the Point of Beginning.

DISCLAIMER TEXT

VILLAGE OF HARRISON
PLANNING COMMISSION
CALUMET COUNTY, WISCONSIN

RESOLUTION

A RESOLUTION DESIGNATING PROPOSED TERRITORY AMENDMENT NO. 1 FOR TAX INCREMENTAL DISTRICT NO. 2 VILLAGE OF HARRISON, WISCONSIN

WHEREAS, the Village of Harrison has determined that Use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 2 (the "District") was created by the Village of Harrison ("the Village") on December 18, 2018 as a mixed-use district, and

WHEREAS, the District will be amended in 2024 by adoption of a territory and project plan amendment No. 1 dated May 28, 2024, which adds territory to the District; and

WHEREAS, the proposed amendment No. 1 to modify the territory for the District was filed with the Assistant Village Manager on May 3, 2024 and made available for inspection on weekdays between the hours of 7:30 a.m. and 4:00 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing was held on May 21, 2024, in accordance with Wis. Stats. §66.1105(4)(a) and (e), in which interested parties were afforded a reasonable opportunity to express their views on the proposed territory amendment No 1: and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent by first class certified mail to the chief executive officers of Calumet County, the Kaukauna Area School District, the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the district; and

WHEREAS. Notice of such hearing was published by Class 1 publication in the Village's official newspaper on May 9, 2024; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4m) of the Tax Increment District No. 2 Joint Review Board was held on May 16, 2024, within fourteen days after the publication of the notice of the above-referenced public hearing; and

WHEREAS, at the above-referenced public hearing conducted at the Harrison Municipal Building within the Village of Harrison on May 21, 2024 at 6:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding proposed Territory Amendment No. 1 for the District and determined that the territory amendment as proposed is in conformity with the Village's Comprehensive Plan and is in the best interests of the Village in order to foster economic development and mixed-use development and further would not otherwise occur without tax incremental financing in that part of the Village.

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Harrison, Wisconsin, that:

> The Plan Commission recommends the boundaries for the district be amended as to those boundaries are set forth in the Territory Amendment No. 1 and the proposed project plan, and to modify the boundary for the district, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

> The Plan Commission hereby adopts the Territory Amendment No. 1 for the District and the Proposed Project Plan, Village of Harrison, as prepared and presented by Robert W. Baird & Co. and Village staff; further, that such territory amendment and project plan is hereby submitted to the Village Board of the Village of Harrison in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the Village of Harrison, Wisconsin, this 21st day of May 2024.

APPROVED:

By ______________________________

Allison Blackmer,
Village of Harrison
Plan Commission Chairperson

<u>ATTEST</u>

____

Vicki Tessen, Clerk-Treasurer
Village of Harrison

PLAN COMMISSION MEETING	VILLAGE OF HARRISON
From: Josh Sherman, Assistant Planner	**Meeting Date:** May 21, 2024

Title:
Conditional Use Permit –Dwayne Nushardt– parcel 39948 – Hwy 55

Issue:
Should the Plan Commission recommend approval of a Conditional Use Permit to the Village Board for a commercial greenhouse and nursery, with a retail shop?

Background and Additional Information:
The applicant seeks a Conditional Use Permit (CUP) to construct and operate a commercial greenhouse and nursery with a retail shop. The property is 5 acres and located on the northside of State Road 114, wholly within parcel 39948. Stumpf Creative Landscapes is roughly 600 feet to the west of the property. Firelane 13 dead ends into the southwest corner of the parcel.

The property is zoned General Agriculture. Under the General Agriculture zoning district, Greenhouses; commercial (d)(9) and Nurseries and orchards; commercial (d)(15) are conditional uses.

As a commercial greenhouse, the proposed use of the property would grow and sell potted bedding plants, vegetables, perennials, hanging flower baskets, and fresh flowers. During seasonal times Christmas trees and wreaths would be sold.

Total employment would be 1 to 3 persons with an estimate of 10 occupants per hour. The proposed business hours are:

Monday through Friday: 9:00am – 6:00pm
Saturday: 9:00am – 4:00 pm
Sunday: 10:00am – 3:00 pm

The retail shop includes a parking area with blacktop paving. The preliminary site plan has the retail shop adjoining two 30x100 foot greenhouses with polycarbonate covering. The back half of the property consists of six 20x60 greenhouse hoop houses. A stormwater pond sits along the rear lot next to a garage shed.

Access into the property is controlled/permitted by the Wisconsin Department of Transportation. Any future mound/septic system is controlled by Calumet County. Any construction of a well on the property requires a licensed water well driller. That licensed professional registers any well with the DNR through the Well Notification System.

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.*

   Under Village Code 117-80, Greenhouses; commercial (d)(9) and Nurseries and orchards; commercial (d)(15) are conditional uses. The proposed use conforms to the Zoning Map and the Future Land Use Map.

2. *Plans. The proposed use conforms to the comprehensive plan and any other officially adopted plan.*

   The proposed use of the property for a commercial greenhouse 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.*

   There is no *present* direct access to the parcel. Any future access point would be off of State Road 114. That access is controlled and permitted by the Wisconsin Department of Transportation.

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 development plan communicates green space in the front of the parcel. Trees will be located throughout other green spaces. The property does not directly border a residential lot.

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 General Agriculture, with Rural Residential and then Neighborhood Commercial to the west.

6. *Services. Adequate facilities, access roads, drainage and/or necessary services have been or will be provided.*

   No utilities are present at the property. A detailed drainage and stormwater plan shall be required prior to any development of the site. Roadway access is provided via State Road 114.

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 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

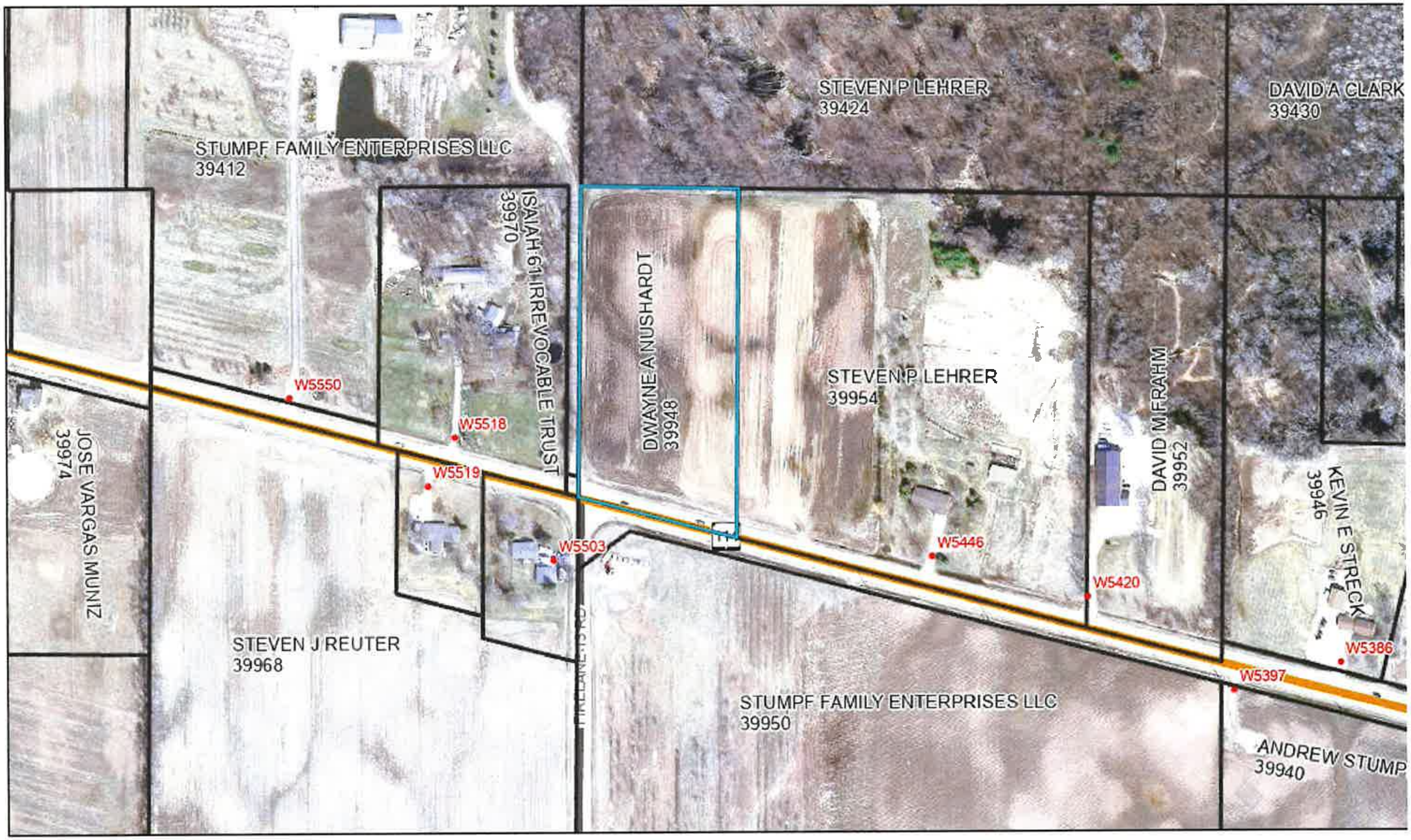
Staff recommends approval of the Conditional Use Permit (CUP) request with the following conditions:

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. A detailed Drainage and Stormwater plan shall be completed prior to issuance of zoning and building permits
3. Access to the property shall be approved by the Wisconsin Department of Transportation.
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. The building(s) shall meet all the design standards of the zoning ordinance.
6. A sign permit must be obtained for all new or changed signage.
7. A zoning permit must be obtained for the additions and accessory buildings.
8. A building permit must be obtained for the additions, interior remodel, and accessory buildings.
9. Any Outdoor Christmas Tree Sales Lot shall obtain an annual Temporary Use Permit Application.
10. All applicable local, County, and State rules, regulations, and ordinances shall be met.
11. The developer shall acknowledge the conditions of approval and agree to abide by all conditions.

Attachments:

- Aerial Maps
- Preliminary Site and Development Plan
- Preliminary rendering of Greenhouse

ArcGIS Web Map



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Parcels

Address Point

County Boundary

Building Footprint

Rivers and Streams Zoom

Calumet Roads Cartographic

State Highways

City Streets

Municipal Boundary

Village Boundary

RailRoads

Calumet County 2021 Orthophoto

Red: Band_1

Green: Band_2

Blue: Band_3

1:4,514

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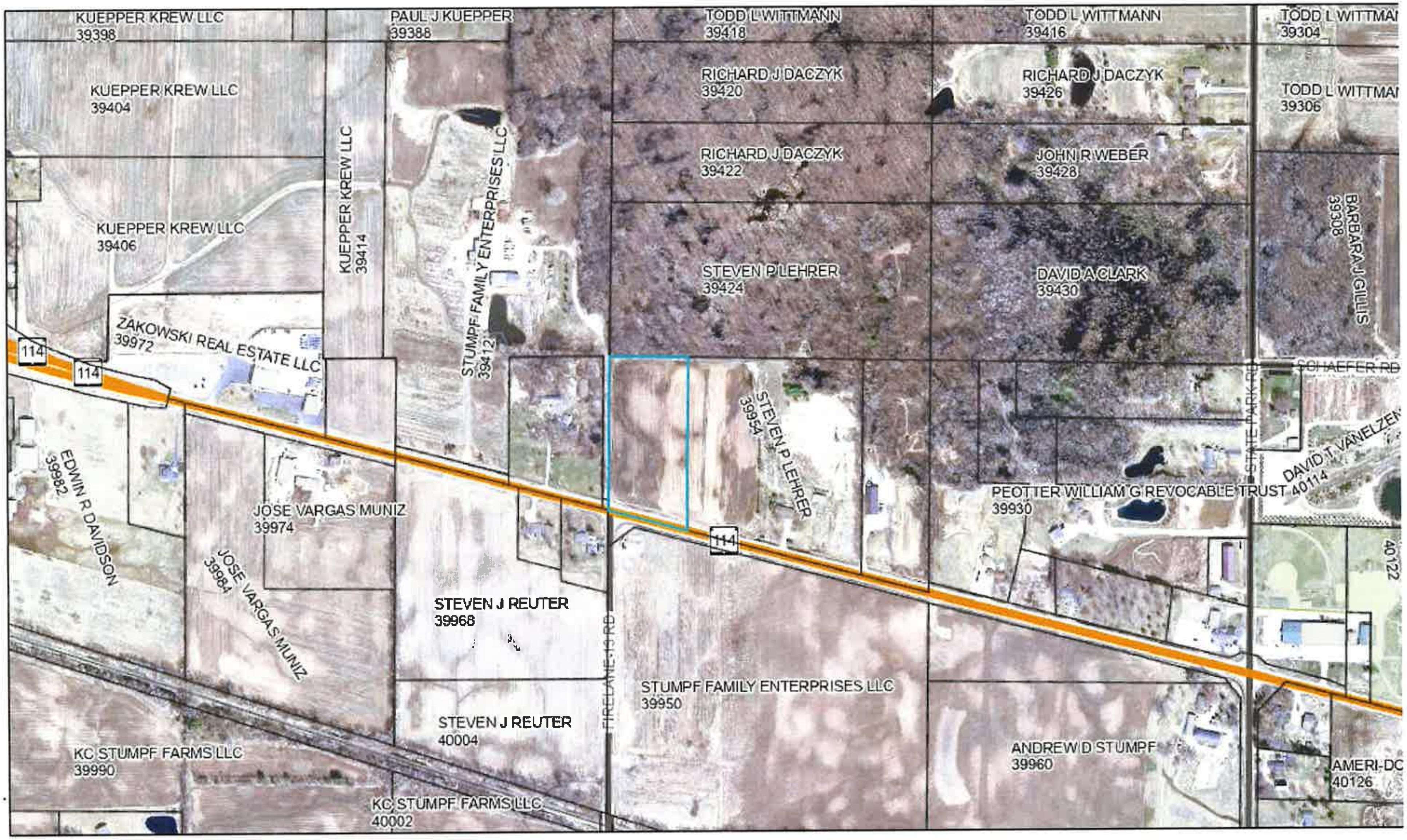
Calumet County Land Information Office

ArcGIS Web A

Esri, NASA, NGA, USGS | County of Calumet, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | Calumet County Land Informatio

ArcGIS Web Map



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Parcels
County Boundary
Parks Zoom
Building Footprint
Rivers and Streams Zoom
Calumet Roads Cartographic
State Highways
City Streets
Municipal Boundary
Village Boundary
RailRoads
Calumet County 2021 Orthophoto
Red: Band_1
Green: Band_2
Blue: Band_3

1:9,028

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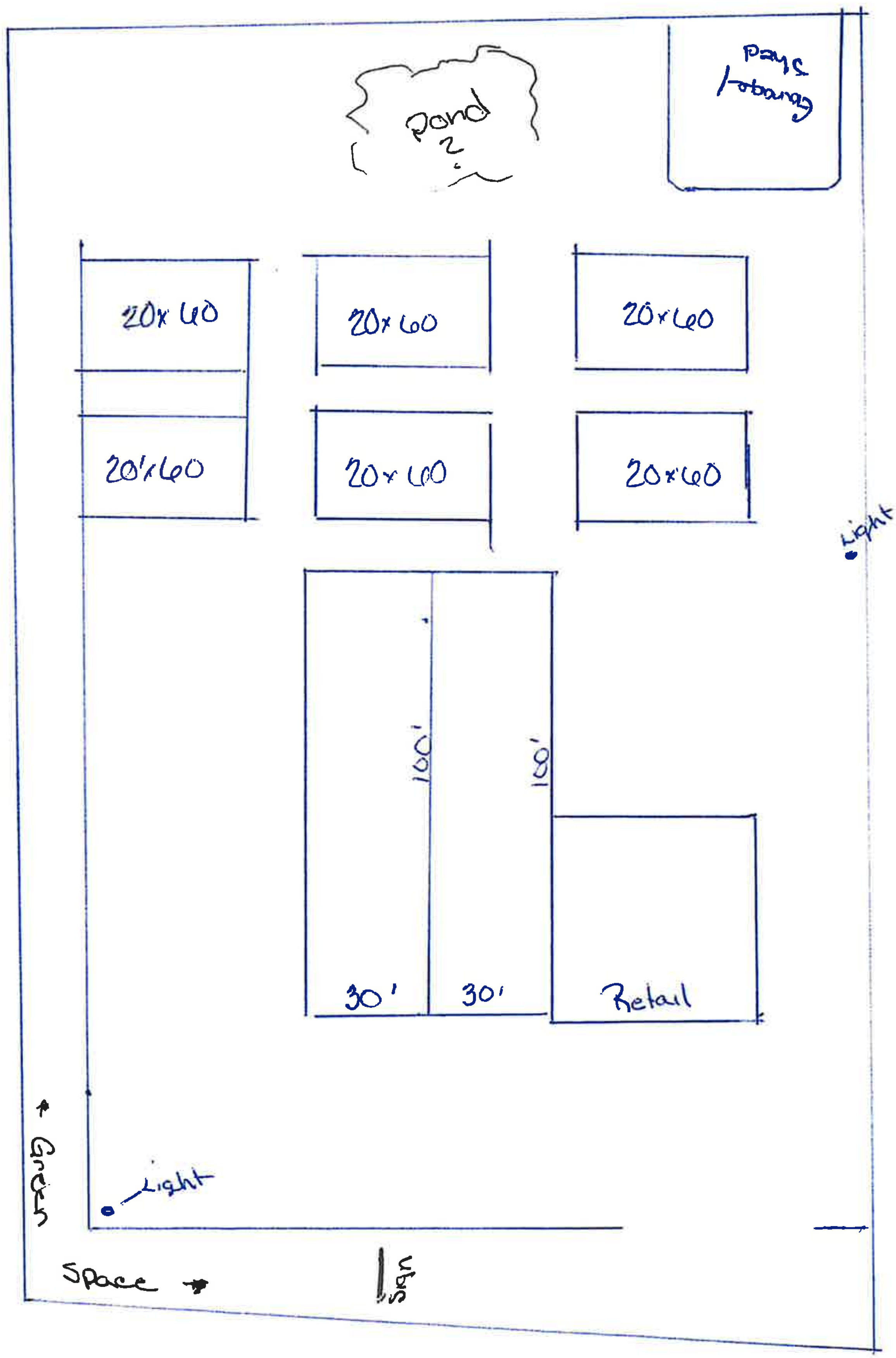
Calumet County Land Information Office

ArcGIS Web A

Esri, NASA, NGA, USGS | County of Calumet, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | Calumet County Land Informatio



Pond
?
Pays
20x60
20x60
20x60
20'x60
20x60
20x60
100'
100'
30'
30'
Retail
Light
Light
Green
Space
Sign

Development Plan

1A. Business Hours:

M-F 9am-6pm

Sat: 9am-4pm

Sun: 10am-3pm

1B. Occupants: 10 per hour

1C. Employees: 1-3

2. Single car garage

3. *Floor plan* update

4.

5. Plat map

6. *Drawing* update

7.

8.

9. *Form*

10.

11. Pond location

12. N/A

13. Trees in green space

14.

15A. TBD

15B. In map

16. Greenspace in front

17. In back near garage

18. Greenspace

19. Blacktop/Pavement/Sidewalks etc.

Development Plan:

An application for a Conditional Use Permit shall be accompanied by the plans/information outlined below. Plan requirements may be assimilated into one (1) or more plan documents. The Zoning Administrator may waive one (1) or more of the requirements when it is deemed unnecessary for the review of a particular type of development.

1 ☐ A narrative detailing the hours of operation, anticipated number of occupants and/or employees.

2. ☐ A narrative explaining any outside storage of materials, equipment, or vehicles.

3 ☐ Submit a floor plan of building(s), size and layout of rooms,

4. ☐ Submit preliminary building(s) façade/elevations for existing and proposed buildings that show sufficient detail to permit an understanding of the architectural style of the development. Design renderings may also be submitted.

5. ☐ A legal description of the property.

6. ☐ The location of all existing and proposed streets, easements, building(s), parking areas, pedestrian and vehicular access points, and pedestrian walkways.

7. ☐ Dimensions of all existing and proposed streets, easements, building(s), parking areas, pedestrian and vehicular access points, and pedestrian walkways shall be indicated.

8 ☐ A graphic outline of any development phasing.

9. ☐ The land use and zoning classifications of adjacent properties shall also be indicated.

10. ☐ A drainage plan shall show existing topography at two (2') foot intervals, and spot elevations of existing and proposed buildings.

11. ☐ The approximate location of any proposed stormwater management facilities needed in order to meet the Post-Construction Storm Water Management requirements.

12. ☐ The location of existing trees and landforms.

13. ☐ Indicate the location, extent, and type of all proposed plantings.

14 ☐ The location, height, opaque characteristics, extent, and type of any required screening.

15 a ☐ The location of all utilities (storm, sanitary, water mains, electrical, natural gas, and communication lines), ☐

b The location and type of all exterior lighting, and light fixture heights.

16. ☐ The location of proposed and existing signs.

17. ☐ The location and details of trash collection areas and their enclosures.

18. ☐ Indicate areas for snow removal storage.

19. ☐ Any other pertinent information necessary for the Plan Commission and Village Board to make a decision.

Prospiant - Carlin for Dirty Hands – Preliminary Renderings

Two Vails 30" wide x 100' long x 14' under-gutter height

6,000 Square Feet – Natural Ventilation

Gable One Elevation – Entrance (South?)

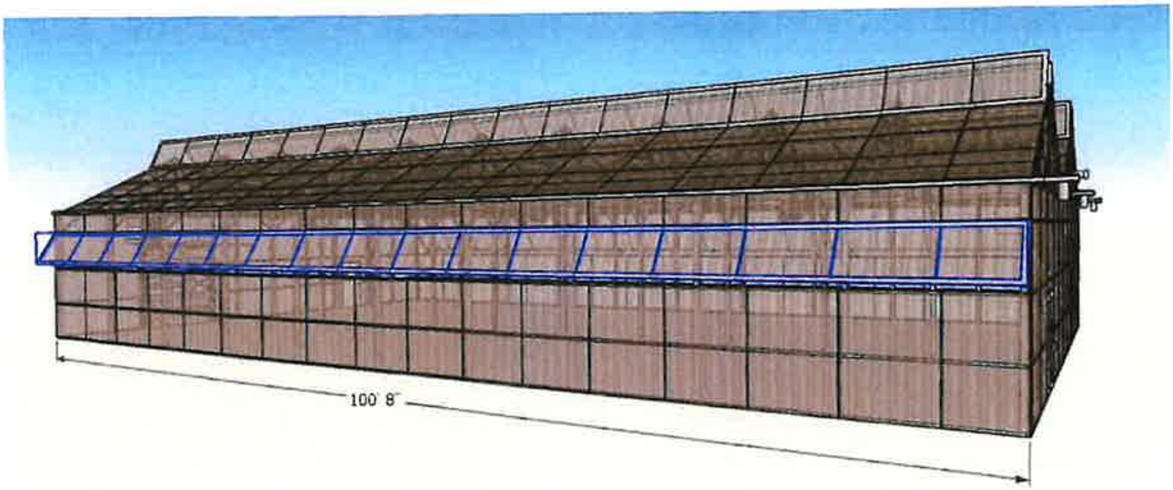
8mm twin wall polycarbonate covering. Two double door framing kits.

Three gutter down spouts. Double Atrium roof vents shown opening.

Side One Elevation

8mm polycarbonate covering.

One 4' tall x 100' long standard swingout side vent highlighted in blue shown opening.

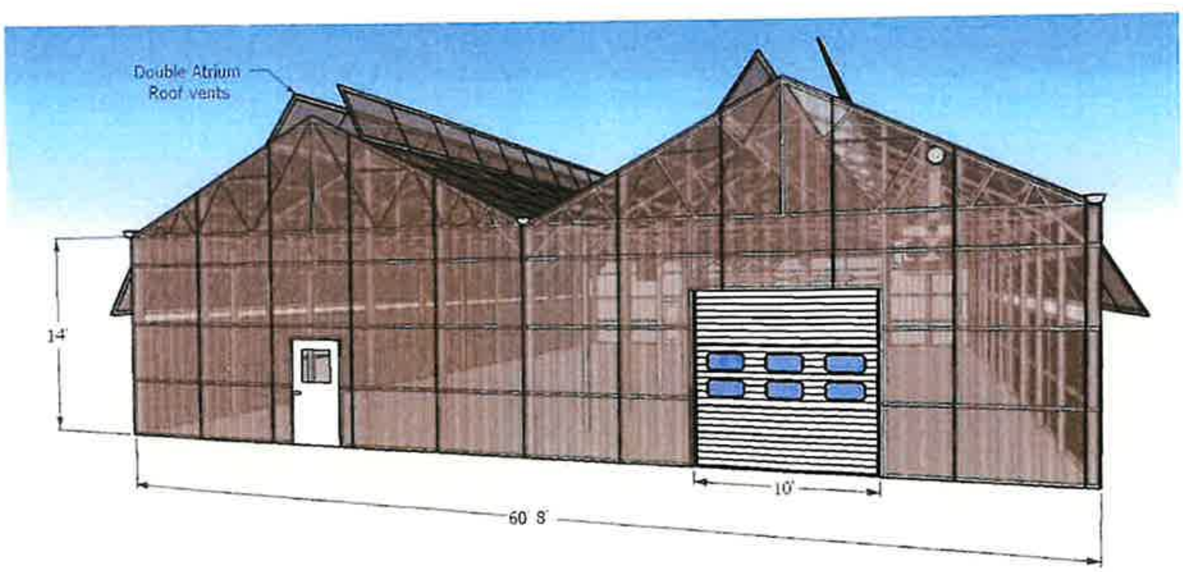


Gable Two Elevation (Rear?)

8mm polycarbonate covering.

One single door kit, one overhead door kit shown as 10' wide x 10' tall.

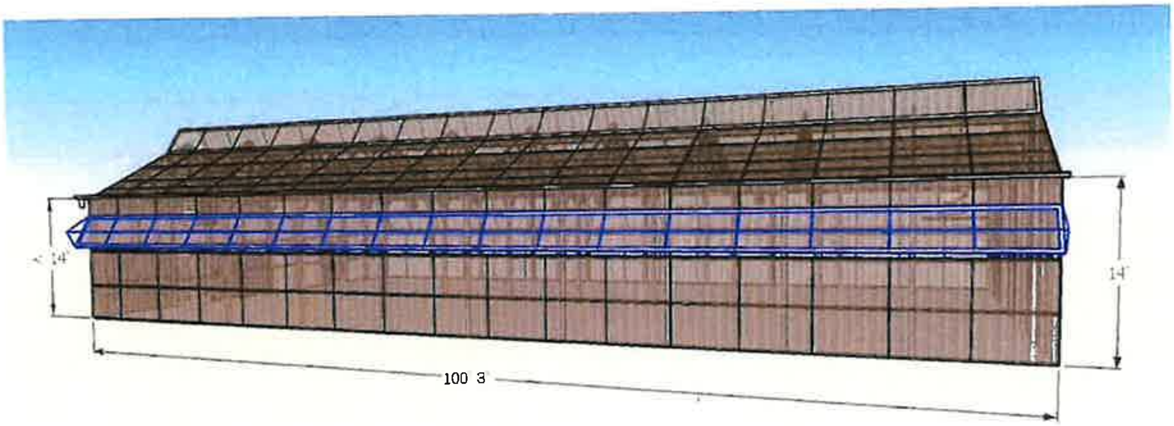
Double Atrium Roof Vents shown opening.



Side Two Elevation (Mirrors Side One Elevation)

8mm polycarbonate covering.

One 4' tall x 100' long standard swingout side vent highlighted in blue shown opening.

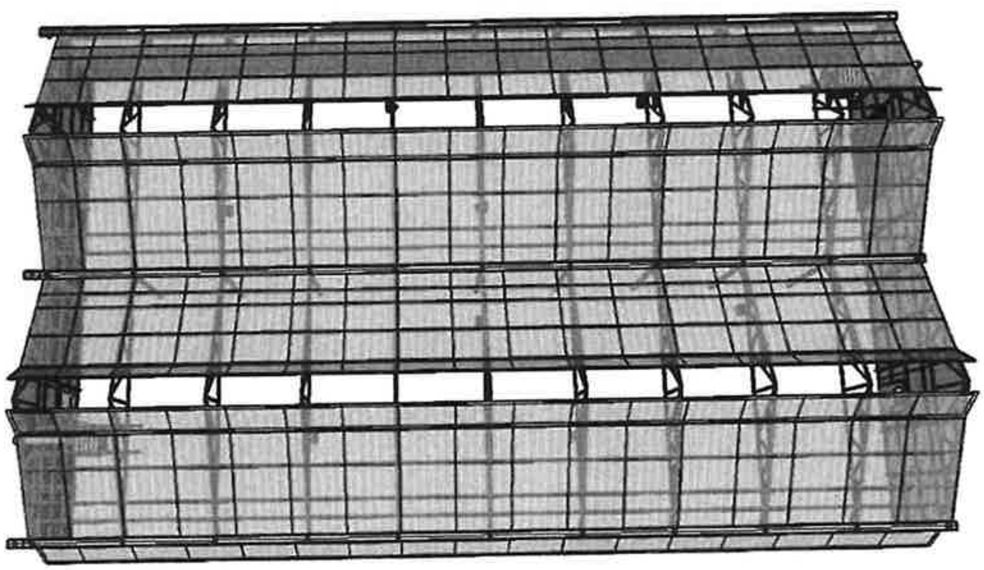


Interior Design

Columns and one piece welded trusses every 10' for a 30# snow load and 105 mph wind rating.

Overhead View

8mm twin wall polycarbonate roof covering shown in 6' wide sheets. Double Atrium roof vents shown opening.



Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING | **VILLAGE OF HARRISON**

From:
Josh Sherman, Assistant Planner

Meeting Date:
May 21, 2023

Title:
Certified Survey Map (CSM) – Mark & Pam Scherer – N9554 Highline Rd – Parcels 39028 & 39038

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

Background and Additional Information:
The applicant is proposing a lot line adjustment between two parcels by Certified Survey Map (CSM). The purpose of the CSM is to move the lot line north that separates parcels 39028 and 39038. **The lot line would move north roughly 182 feet to combine the resident home and tennis court within the same parcel**.

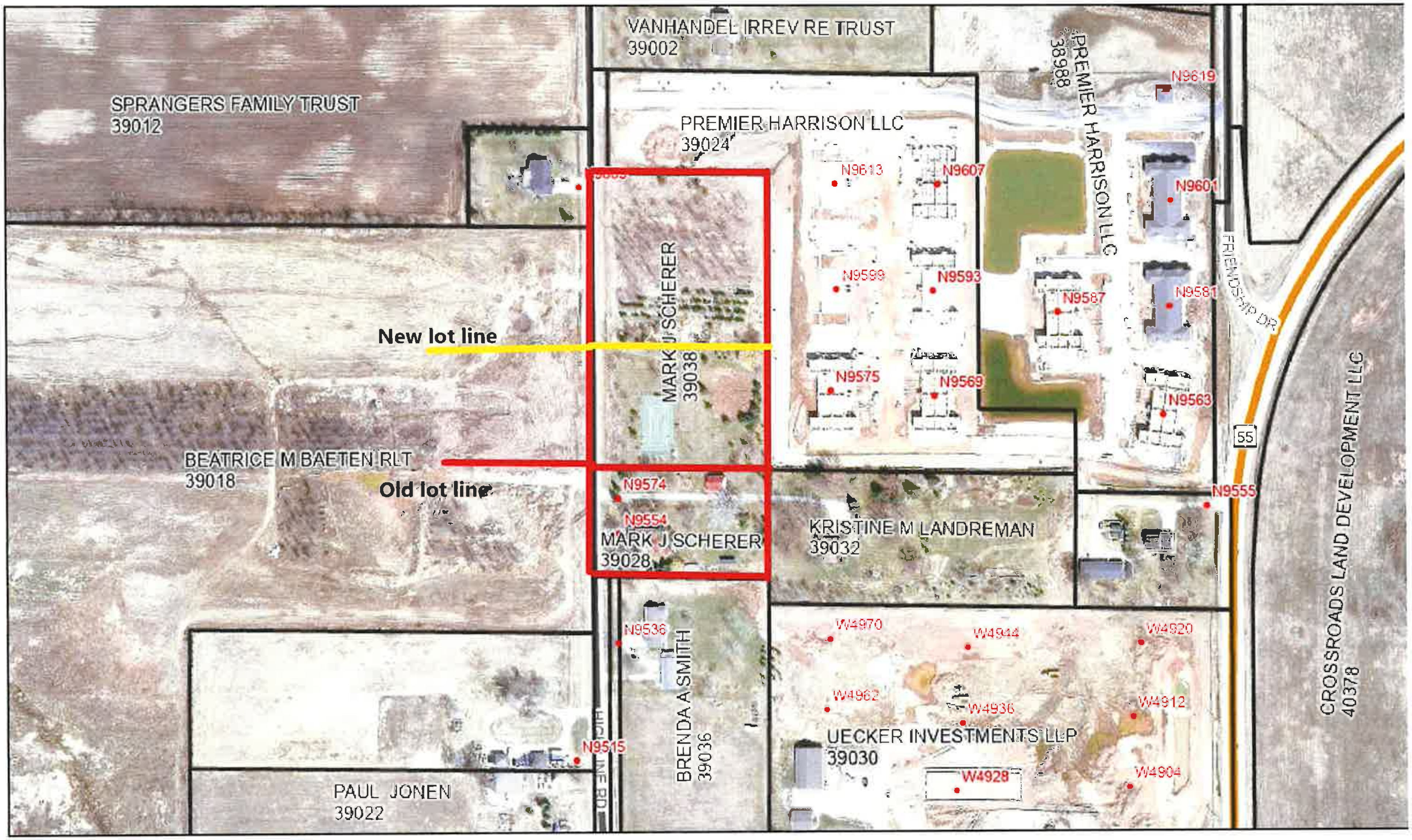
Currently parcel 39028 is 4.95 acres and parcel 39028 is 1.84 acres. After the adjustment, parcel 39038 would be 3.439 acres with parcel 39028 at 3.353 acres.

Both parcels are zoned Rural Residential. Both proposed lots meet the standards of the zoning district.

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

Attachments:
- Aerial Maps
- CSM

ArcGIS Web Map



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Parcels
Address Point
County Boundary
Building Footprint
Rivers and Streams Zoom
Calumet Roads Cartographic
State Highways
City Streets
Municipal Boundary
Village Boundary
Calumet County 2021 Orthophoto
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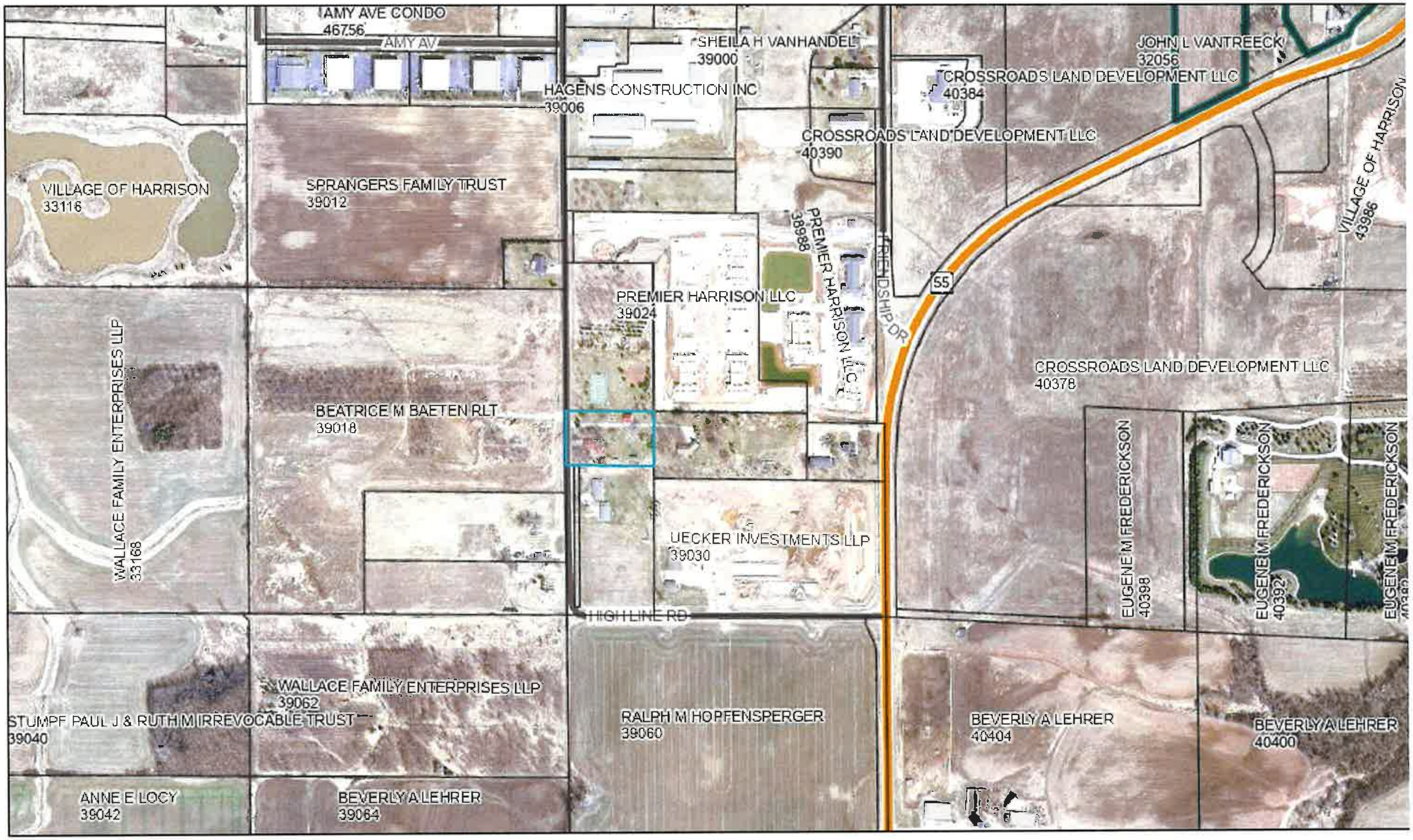
0 0.04 0.09 0.17 km
Calumet County Land Information Office

ArcGIS Web AppBuilder

Esri, NASA, NGA, USGS | County of Calumet, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | Calumet County Land Information Office

ArcGIS Web Map



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Parcels

County Boundary

Building Footprint

Rivers and Streams Zoom

Calumet Roads Cartographic

State Highways

City Streets

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City Boundary

Village Boundary

Calumet County 2021 Orthophoto

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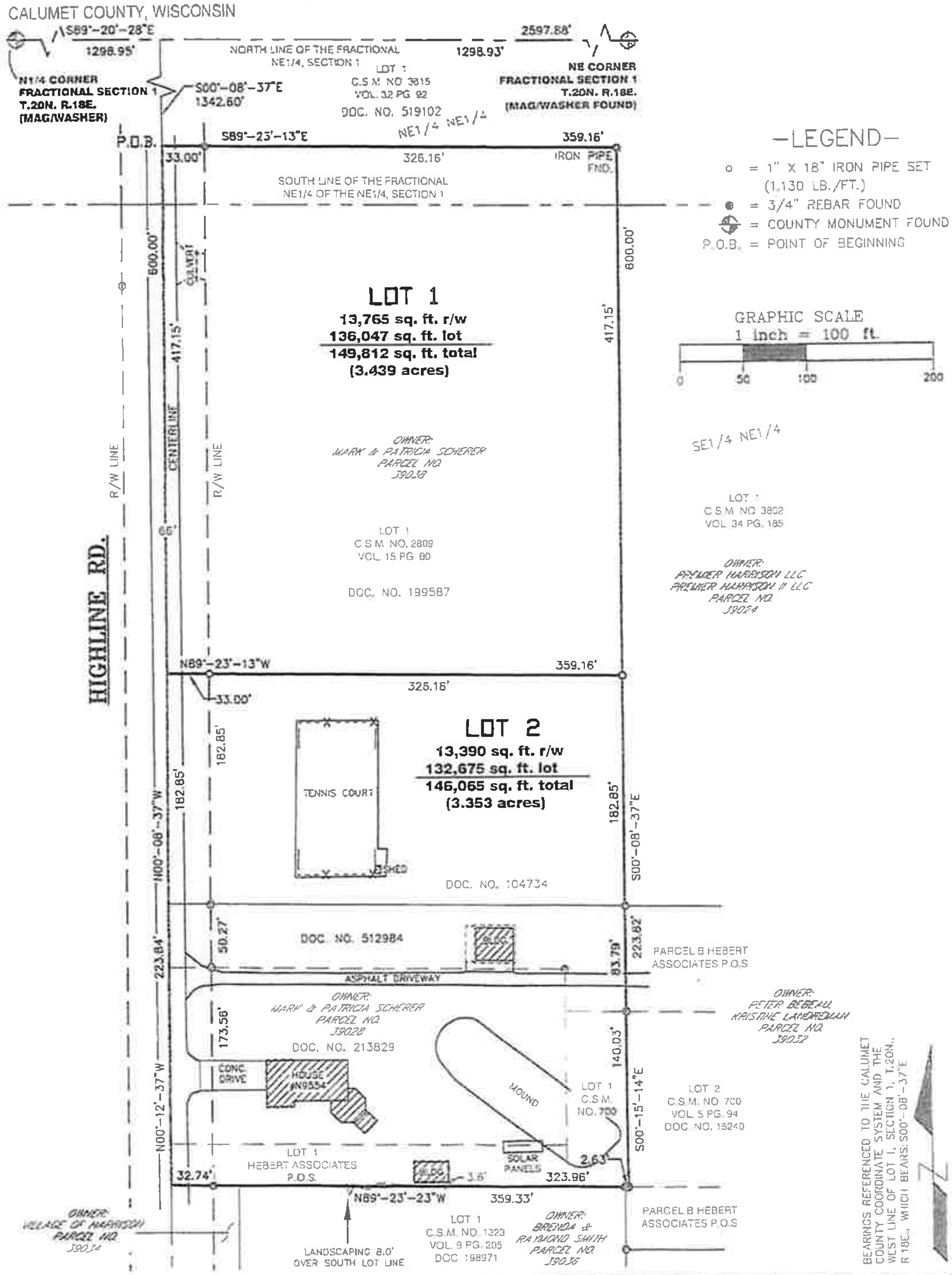
Calumet County Land Information Office

ArcGIS Web Ap

Esri, NASA, NGA, USGS | County of Calumet, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | Calumet County Land Informatio

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 C.S.M. NO 2809, VOL. 15 PG. 80, DOC. NO. 199587 AND ALSO ALL OF LOT 1 C.S.M. 700, VOL. 5 PG. 94, DOC. NO. 15240 AND ALSO A PART OF THE SE1/4 OF THE FRACTIONAL NE1/4, SECTION 1, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



MERIDIAN SURVEYING, LLC N9637 Friendship Drive, Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: KR	FIELD WORK DATE: 3-26-24	SURVEYED FOR: PATRICIA SCHERER N9554 HIGHLAND RD KAUKAUNA, WI 54130
	CHECKED BY: D.A.S.	FIELD BOOK: X	
	JOB NO.: 15275	SHEET 1 OF 4	

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. ________

BEING ALL OF LOT 1 C.S.M. NO 2809, VOL. 15 PG. 80, DOC. NO. 199587 AND ALSO ALL OF LOT 1 C.S.M. 700, VOL. 5 PG. 94, DOC. NO. 15240 AND ALSO A PART OF THE SE1/4 OF THE FRACTIONAL NE1/4, SECTION 1, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, David A. Spielbauer, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Patricia Scherer, all of Lot One (1) of Certified Survey Map No. 2809, recorded in Volume 15 of Certified Survey Maps, on Page 80, as Document No. 199587, and also all of Lot One (1) of Certified Survey Map No. 700, recorded in Volume 5 of Certified Survey Maps, on Page 94, as Document No. 15240, and also a part of the Southeast Quarter (SE1/4) of the Fractional Northeast Quarter (NE1/4), Section One (1), Township Twenty (20) North, Range Eighteen (18) East, Village of Harrison, Calumet County, Wisconsin containing 295,877 square feet (6.792 acres) of land and being described by:

Commencing at the North Quarter Corner of said fractional Section 1; thence S89°-20'-28"E 1298.95 feet along the North line of said fractional NE1/4 of Section 1; thence S00°-08'-37"E 1342.60 feet to the Northwest Corner of Lot 1 of said Certified Survey Map No. 2809 and the point of beginning; thence S89°-23'-13"E 359.16 feet along the North line of said Lot 1 to the Northeast Coner thereof; thence S00°-08'-37"E 600.00 feet along the East line said Lot 1 to the Southeast Corner thereof; thence S00°-15'-14"E 223.82 feet to the Southeast Corner of Lot 1 of Certified Survey Map No. 700 as recorded in Volume 5 Page 94 as Document No. 15240; thence N89°-23'-23"W 359.33 feet along the North Line and its Easterly extension of Certified Survey Map No. 1323 as recorded in Volume 9 Page 205 as Document No. 198971; thence N00°-12'-37"W 223.84 feet to the Southwest Corner of Lot 1 of said Certified Survey Map No. 2809; thence N00°-08'-37"W 600.00 along the West line of said Lot 1 to the Point of Beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, monumenting, and mapping the same.

Dated this ______ day of _________________, 2024.

____

Wisconsin Professional Land Surveyor
David A. Spielbauer, S-3247

Survey Notes:

- Surveyed lands are contained wholly within Parcel No. 39028 and 39038
- Surveyed lands are contained wholly within Document No. 199587, 512984,104734, 213829,15240
- Owner of Record: Mark J. Scherer and Patricia M. Scherer

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. ________

BEING ALL OF LOT 1 C.S.M. NO 2809, VOL. 15 PG. 80, DOC. NO. 199587 AND ALSO ALL OF LOT 1 C.S.M. 700, VOL. 5 PG. 94, DOC. NO. 15240 AND ALSO A PART OF THE SE1/4 OF THE FRACTIONAL NE1/4, SECTION 1, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

VILLAGE OF HARRISON CERTIFICATE

This Certified Survey Map in Fractional Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, is hereby approved.

Village of Harrison - President ________ Date ________

Village of Harrison - Clerk ________ Date ________

VILLAGE TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the Village of Harrison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this ______ day of __________________, 2024 on any lands included in this Certified Survey Map.

Village of Harrison – Treasurer ________ Date ________

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this minor subdivision as of this _____ day of _____________, 2024.

County Treasurer: Calumet County ________ Date ________

STATE OF WISCONSIN)
CALUMET COUNTY) SS

CERTIFIED SURVEY MAP NO. ________

BEING ALL OF LOT 1 C.S.M. NO 2809, VOL. 15 PG. 80, DOC. NO. 199587 AND ALSO ALL OF LOT 1 C.S.M. 700, VOL. 5 PG. 94, DOC. NO. 15240 AND ALSO A PART OF THE SE1/4 OF THE FRACTIONAL NE1/4, SECTION 1, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As owners, We hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided, monumented, & mapped as represented on this map. We also certify that this map is required by S. 236.34 to be submitted to the following for approval or rejection: Village of Harrison

________________________ ________________
Mark J. Scherer Date

________________________ ________________
Patricia M. Scherer Date

NOTARY CERTIFICATE

Personally came before me this________ day of____________ 2024.
The above owner's to me known to be the person's who executed the foregoing instrument and acknowledge the same.

____

Notary Public______________________County, Wisconsin.

My Commission Expires________________

Village of Harrison

April-24 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	11		38	$ 4,574,800	$ 16,448,400	5		23	$ 1,590,000	$ 9,035,000
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	2		5	$ 35,000	$ 191,000	0		2	$ 0	$ 47,500
Acc. Structures	2		4	$ 8,500	$ 96,500	1		5	$ 4,100	$ 70,100
Miscellaneous	14		36	$ 93,900	$ 290,950	16		29	$ 222,800	$ 356,360
Total Residential	29		83	$ 4,712,200	$ 17,026,850	22		59	$ 1,816,900	$ 9,508,960
Com./Ind.										
New	0		1	$ 0	$ 650,000	1		1	$ 650,000	$ 650,000
Additions	0		0	$ 0	$ 0	0		1	$ 0	$ 230,000
Acc. Structures	0		0	$ 0	$ 0	0		3	$ 0	$ 80,000
Miscellaneous	0		3	$ 0	$ 75,000	1		2	$ 8,200	$ 11,695
Total Com./Ind.	0		4	$ 0	$ 725,000	2		7	$ 658,200	$ 971,695
Combined Total	29		87	$ 4,712,200	$ 17,751,850	24		66	$ 2,475,100	$ 10,480,655