

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Present: Mark Van Hefty, Dennis Perschbacher, Tammy Frassetto, Jim Apitz, Tony Schumacher, and Tom Uitenbroek

Excused: Michael Linzameier

4. Public Comments (Non-Agenda Harrison Related Items)

Please be advised per State Statute section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments. It is the policy of the Village that there is a three-minute time limit per person. Time extensions may be granted by the President. Please register your name on the sign-in sheet prior to the start of the meeting.

No Comment

5. Corrections and Approval of the Previous Meeting Minutes

a. December 9, 2025 Meeting Minutes

Motion made by Uitenbroek, Seconded by Perschbacher, to approve the December 9, 2025, Meeting Minutes as printed and circulate.

Voting Yea: Van Hefty, Uitenbroek, Perschbacher, Apitz

Abstained: Frassetto, Schumacher

Motion carried 4-0-2

6. Convene Meeting and Enter Public Hearing

Motion made by Apitz, Seconded by Van Hefty, to enter public hearing.

Voting Yea: Van Hefty, Uitenbroek, Perschbacher, Apitz, Frassetto, Schumacher

Motion carried 6-0

a. Zoning Map Amendment (Rezoning) – Daniel Stumpf – S Coop Rd – Part of Parcel 33572.
No Speakers

b. Zoning Map Amendment (Rezoning) – Eugene Frederickson – Hwy 55 – Parcel 40398 and Part of Parcels 40378 & 40394.
No Speakers

c. Conditional Use Permit – Gene Frederickson Trucking and Excavating – Hwy 55 – Parcel 40398.
No Speakers

7. Close Public Hearing and Reconvene Regular Meeting

Motion made by Van Hefty, Seconded by Perschbacher, to enter public hearing.

Voting Yea: Van Hefty, Uitenbroek, Perschbacher, Apitz, Frassetto, Schumacher

Motion carried 6-0

8. Old Business for Discussion, Consideration, and/or Action

9. New Business for Discussion, Consideration, and/or Action

a. Zoning Map Amendment (Rezoning) – Daniel Stumpf – S Coop Rd – Part of Parcel 33572.

Motion made by Van Hefty, Seconded by Perschbacher, to recommend approval to rezone a 36,660 sq ft area located near N8840 S. Coop Rd. from General Agriculture to Single-Family Residential.

Voting Yea: Van Hefty, Uitenbroek, Perschbacher, Apitz, Frassetto, Schumacher
Motion carried 6-0

b. Certified Survey Map (CSM) – Boyd Dietzen – Schmidt Rd – Parcel 33278

Motion made by Perschbacher, Seconded by Van Hefty, to recommend approval to divide Parcel 33278 via a Certified Survey Map(CSM). The proposed CSM would divide Parcel 33278 into two lots: Lot 1, consisting of 1.3564 acres, and Lot 2, consisting of 1.0003 acres. With the purpose of the split to create two buildable residential lots.

Voting Yea: Van Hefty, Uitenbroek, Perschbacher, Apitz, Frassetto, Schumacher
Motion carried 6-0

c. Site Plan Review – Eugene Frederickson – Hwy 55 – Parcel 40398

Motion made by Van Hefty, seconded by Uitenbroek, to recommend approval for the related to site plan for a trade and contractor building with a separate topsoil shredding operation located on Parcel 40398, east of Hwy 55 and Highline Rd 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. WisDOT approval for a commercial entrance prior to the issuance of any zoning and building permits.
3. Recording of the Certified Survey Map (CSM), approved by the Village Board on December 16, 2025, adjusting lot lines to place the building entirely on Parcel 40398, prior to the issuance of any zoning or building permits.
4. Approval of a Conditional Use Permit (CUP) prior to the start of any topsoil shredding operations.
5. The site plan shall be subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
6. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
7. Only uses permitted within the applicable zoning district shall be allowed on this site.
8. All applicable local, county, and state rules, regulations, and ordinances shall be met.
9. Any changes to the plan shall require an amendment to this site plan approval.

Voting Yea: Van Hefty, Uitenbroek, Perschbacher, Apitz, Frassetto, Schumacher
Motion carried 6-0

d. Zoning Map Amendment (Rezoning) – Eugene Frederickson – Hwy 55 – Parcel 40398 and Part of Parcels 40378 & 40394.

Motion made by Perschbacher, Seconded by Van Hefty, to recommend approval of a zoning map amendment (rezoning) 12.71 acres located east of Hwy 55 and Highline Rd. from Business Park to Industrial & Manufacturing. The rezone is wholly within Parcel 40398 and part of parcels 40378 & 40394 with the following conditions.

1. Recording of the Certified Survey Map (CSM), as approved by the Village Board on December 16, 2025, prior to the Village's signing of the ordinance amending the Village of Harrison Official Zoning Map.

Voting Yea: Van Hefty, Uitenbroek, Perschbacher, Apitz, Frassetto, Schumacher
Motion carried 6-0

- e. Conditional Use Permit – Gene Frederickson Trucking and Excavating – Hwy 55 – Parcel 40398

Motion made by Van Hefty, Seconded by Perschbacher, to recommend approval for a Conditional Use Permit (CUP) to screen topsoil, which includes shredding and pulverizing topsoil. The subject property is parcel 40398, which is located east of Hwy 55 and Highline Rd.

1. All provisions of Section 117-131, Resource Extraction, of the zoning ordinance relating to the shredding of topsoil shall be met.
2. All Local, State, and Federal regulations shall be met.
3. No refining activities (including pulverizing or shredding) shall occur when wind speeds exceed 15 miles per hour.
4. The site shall be screened and developed to the intent of the site plan. All berming shall be completed prior to the start of topsoil screening.
5. Hours of operation shall be limited to daylight hours. Topsoil screening shall only occur from April to November.
6. The applicant shall comply with all conditions of approval.
7. Any substantial violation of these conditions may result in the termination of the Conditional Use Permit (CUP).

Voting Yea: Van Hefty, Uitenbroek, Perschbacher, Apitz, Frassetto, Schumacher
Motion carried 6-0

- f. Report: December 2025 Zoning Report

10. Future Agenda Items

11. Set Next Meeting Date

- a. February 17, 2026 at 6:00 pm

12. Adjournment

Motion made by Perschbacher, Seconded by Van Hefty, to adjourn at 6:28 pm.

Voting Yea: Van Hefty, Uitenbroek, Perschbacher, Apitz, Frassetto, Schumacher

Motion carried 6-0

Minutes submitted by:

Jennifer Tenor, Deputy Clerk

January 23, 2026