
1. Call to Order

Board Member Van Hefty called the meeting to order at 6:00pm

2. Pledge of Allegiance

3. Roll Call

Present: Mark Van Hefty, Dennis Perschbacher, Jim Apitz, Tom Uitenbroek, and Michael Babbitts

Excused: Tammy Frassetto and Tony Schumacher

Motion made by Uitenbroek, Seconded by Perschbacher, to appoint Van Hefty as the chair for the meeting.

Voting Yea: Van Hefty, Babbitts, Uitenbroek, Perschbacher, Apitz

Motion Carried 5-0

4. Identify Potential Conflicts of Interest

None

5. 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 Comments

6. Corrections and Approval of the Previous Meeting Minutes

a. May 19, 2026 Meeting Minutes

Motion made by Perschbacher, Seconded by Apitz, to approve the minutes with correction of the recorded vote for item 6 (a) in the May 19, 2026, meeting minutes.

Voting Yea: Van Hefty, Perschbacher, Apitz,

Abstaining: Uitenbroek, Babbitts

Motion carried 3-0-2

7. Convene Meeting and Enter Public Hearing

Motion made by Uitenbroek, Seconded by Apitz, to enter public hearing.

Voting Yea: Van Hefty, Perschbacher, Apitz, Babbitts, Uitenbroek

Motion carried 5-0

a. Comprehensive Plan Amendment – North Shore Ridge LLC – Firelane 10 – Parcel 39652

Kelly Wenzel- N8645 Firelane 10 spoke about the frequency of change in plans for this piece of land.

b. Zoning Map Amendment (Rezoning) – North Shore Ridge LLC – Firelane 10 – Parcel 39652

8. Close Public Hearing and Reconvene Regular Meeting

Motion made by Uitenbroek, Seconded by Babbitts, to close public hearing.

Voting Yea: Van Hefty, Perschbacher, Apitz, Babbitts, Uitenbroek

Motion carried 5-0

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

- a. Comprehensive Plan Amendment – North Shore Ridge LLC – Firelane 10 – Parcel 39652

Motion made by Uitenbroek, Seconded by Perschbacher, to recommend approval of the Comprehensive Plan Amendment to amend the Preferred Future Land Use Map designation from Industrial to Low Density Residential for the property wholly within Parcel 39652.

Voting Yea: Van Hefty, Perschbacher, Babbitts, Uitenbroek

Voting Nea: Apitz

Motion Carried 4-1

- b. Zoning Map Amendment (Rezoning) – North Shore Ridge LLC – Firelane 10 – Parcel 39652

Motion made by Babbitts, Seconded by Perschbacher, to recommend approval of the Zoning Map Amendment from Business Park [BP] to Single-Family Residential (Suburban) [RS-1], subject to the following condition:

1. The Preferred Future Land Use Map is amended to identify the subject area as Low Density Residential

Voting Yea: Van Hefty, Perschbacher, Babbitts, Uitenbroek, Apitz

Motion Carried 5-0

- c. Final Plat – Mader Homestead Acres – Gem Back 40 Development LLC –Woodland Rd – Parcel 33528

Motion made by Perschbacher, Seconded by Uitenbroek to recommend approval of the Final Plat for the Mader Homestead Acres Subdivision, subject to the following conditions:

1. The Developers Agreement shall be approved by the Village Board in conjunction with approval of the final plat. 11 Section 9, Item c.
2. The developer shall disclose the existence of the recreational trail easement located between Lots 17 and 18 prior to the sale of either lot.
3. Lots 9, 10, 11 and 49 Wetlands: Sale of lots shall not occur until wetland impacts are remediated by the WI Department of Natural Resources.
4. Documentation of any wetland remediation shall be provided to the Village.
5. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
6. All lots shall have a storm sewer lateral provided for sump pump discharge.
7. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
8. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
9. If applicable, wetland remediations, determinations and/or studies shall be provided to the Village.
10. Benchmarks shall be established on all hydrant tag bolts.
11. The Grading/Drainage Plan shall identify elevations of ground at the foundation.

Voting Yea: Van Hefty, Perschbacher, Babbitts, Apitz, Uitenbroek

Motion Carried: 5-0

- d. Certified Survey Map (CSM) – Village of Harrison – Parcel 47408- Homestead Lane- Harrison Commerce Park

Motion made by Apitz, seconded by Babbitts, to recommend approval of the Certified Survey Map to approve the Certified Survey Map request.

Voting Yea: Van Hefty, Perschbacher, Babbitts, Apitz, Uitenbroek
Motion Carried: 5-0

e. Report: May 2026 Zoning Report

10. Set Next Meeting Date

a. July 21, 2026 at 6:00 pm

11. Adjournment

Motion made by Perschbacher, Seconded by Babbitts, to adjourn at 6:23 pm.

Voting Yea: Van Hefty, Perschbacher, Apitz, Babbitts, Uitenbroek

Motion carried 5-0

Minutes Submitted by:

Jennifer Tenor, Deputy Clerk

June 25, 2026