PLAN COMMISSION AGENDA

Tuesday, August 19, 2025 at 6:00 PM

Harrison Village Hall
W5298 State Road 114
Menasha, WI 54952

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Identify Potential Conflicts of Interest**
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.

6. **Corrections and Approval of the Previous Meeting Minutes**

   a. July 22, 2025 Meeting Minutes

7. **Convene Meeting and Enter Public Hearing**

   a. Zoning Map Amendment (Rezoning) – Sprangers Family Trust –Highline Rd – Part of Parcel 39010.

8. **Close Public Hearing and Reconvene Regular Meeting**
9. **Old Business for Discussion, Consideration, and/or Action**

   a. None

10. **New Business for Discussion, Consideration, and/or Action**

    a. Certified Survey Map (CSM) —- Sprangers Family Trust – Highline Rd – Parcels 39012 & 39010

    b. Certified Survey Map (CSM) - Jason Lamine- Fire Lane 12- Parcels 39994, 39996, and 40000

    c. Zoning Map Amendment (Rezoning) – Sprangers Family Trust –Highline Rd – Part of Parcel 39010.

    d. Site Plan Review – North Shore Golf Club – N8421 North Shore Rd – Parcel 39918

e. Site Plan Review – Silvertree Homes, LLC – W4842 Fieldcrest Dr – Parcel 47020 – Crossroads Business Park

f. Site Plan Review – ProEdge Cabinets, LLC – W4836 Crossroads Court – Parcel 47032 – Crossroads Business Park

g. Zoning Report – July 2025

11. Set Next Meeting Date

a. Tentatively September 23, 2025 at 6:00 pm

12. Adjournment

Agenda posted and published:

August 13, 2025 at Harrison Village Hall and to www.VillageofHarrision-WI.org

/s/ Meghan Winkler, Clerk/HR Manager

Accessibility:

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting.

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Josh Sherman, Assistant Planner

Meeting Date:
August 19, 2025

Title:
Certified Survey Map (CSM) — Sprangers Family Trust – Highline Rd – Parcels 39012 & 39010

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

Background and Additional Information:
The applicant proposes to transfer 10,442 square feet from Parcel 39012 to the west side of Parcel 39010, which is a residential lot located at N9609 Highline Rd.

A separate agenda item proposes to rezone the 10,442 square-foot area to Rural Residential, consistent with the existing zoning of parcel 39010.

Additionally, the Certified Survey Map dedicates 33-feet of roadway along Highline Rd to the public for right-of-way. Currently, the legal property lines for parcels 39012 and 39010 extend to the centerline of the Highline Rd.

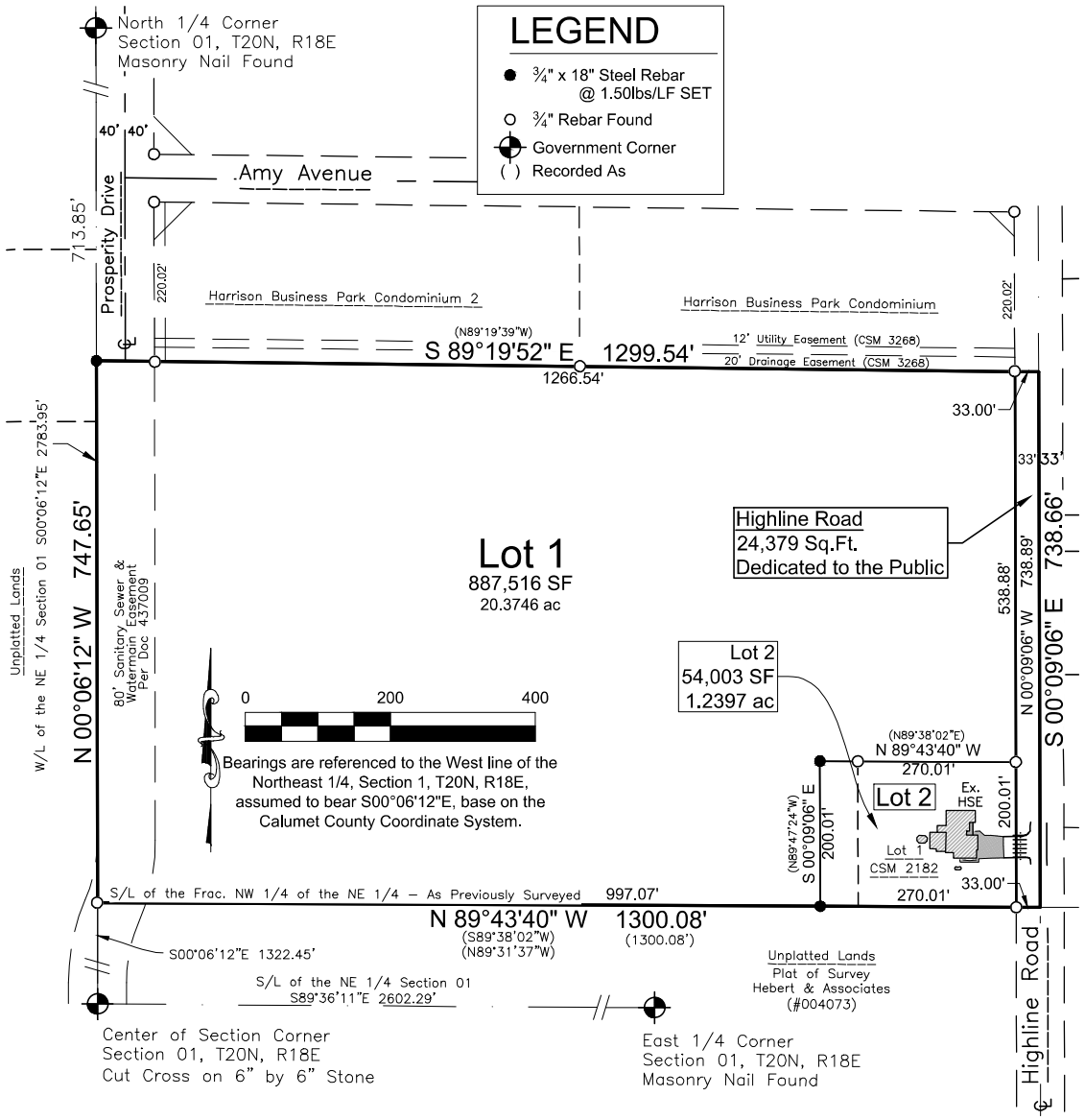
Recommended Action:
Staff recommends approval of the Certified Survey Map (CSM) request as submitted.

Attachments:
- Aerial Map
- CSM

Calumet County Interactive Map
Menasha GIS
Appleton GIS
Calumet Land Informa
39012
Show search results for 39012
ELECTRIC CITY CROSSING LLC
46758
0ac
SPRANGERS ETAL
33112
3.8ac
46766
0ac
RD
0ac
SG ENTERPRISES LLC
42960
0ac
JOHN EFFERTZ
42282
0ac
SPRANGERS FAMILY TRUST
33118
1.65ac
VILLAGE OF HARRISON
33116
27.75ac
SPRANGERS FAMILY TRUST
39012
20.9ac
Area of lot line adjustment & rezone
LINDA L SPRANGERS
39010
1.15ac
BEATRICE M BAETEN RLT
39018
30.47ac
WALLACE FAMILY ENTERPRISES LLP
33168
40ac
-88.27867 44.24022 Degrees
LAKELAND CONSTRUCTION GRP LLC
38996
3.26ac
HARVEY J HUSS JR
38990
3ac
SHEILA H VANHANDEL
39000
6.59ac
HAGENS CONSTRUCTION INC
39006
7.12ac
VANHANDEL IRREV RE TRUST
39002
2.71ac
MERIDIAN INVESTMENTS LLC
43780
1.73ac
PREMIER HARRISON LLC
39024
10.06ac
PREMIER HARRISON LLC
38988
12.46ac
PATRICIA M SCHERER
39038
3.44ac
PATRICIA M SCHERER
39028
3.35ac
KRISTINE M LANDREMAN
39032
MARY H GERRITS
39026

Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map 2182 and Part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.



Caveat: *Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the Village of Harrison and any other local agencies.*

Additional action is required. *This map does NOT transfer ownership of the property or properties shown. Sale or transfer of ownership requires a separate document to be recorded at the Register of Deeds office.*

Survey for:
Fred Sprangers
2114 Old Country Circle
Kaukauna, WI 54130

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date

File: 7816CSM.dwg
Date: 07/29/2025
Drafted By: scott
Sheet: 1 of 4

7/29/2025 4:42 PM J:\Projects\7816spr\dwg\Civil 3D\7816CSM.dwg Printed by: scott

Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map 2182 and Part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison and Calumet County, and under the direction of Sprangers Family Trust and Linda L. Sprangers, the property owners of said land, I have surveyed, combined, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 1 of Certified Survey Map 2182 (Doc. 290499) and part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 965,898 Square Feet (22.1740 Acres) of land described as follows:

Commencing at the North 1/4 corner of said Section 1, Township 20 North, Range 18 East; thence S00°06'12""E along the West line of the Fractional Northeast 1/4 of said Section 1, 713.85 feet to the point of beginning of the parcel being described; thence S89°19'52"E along the South line of Prosperity Drive and the south line of Harrison Business Park Condominium 2 and along the south line of Harrison Business Park Condominium, 1299.54 feet; thence S00°09'06"E, 738.66 feet to the south line Lot 1, CSM 2182 and to the south line of the Fractional Northwest 1/4 of the Northeast 1/4 of said Section 1 as previously surveyed and monumented; thence N89°43'30"W along said south line, 1300.08 feet to the west line of the Fractional Northeast 1/4; thence N00°06'12"W along said west line, 747.20 feet to the point of beginning. Described parcel is subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, 2025.

_____
Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owners' Certificate

As representative of Sprangers Family Trust, I hereby certify that we caused the land described on this certified survey map to be surveyed, combined, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Harrison

In the presence of: Sprangers Family Trust

_____ _____
Authorized Representative/Trustee Date

_____
Print Name

State of Wisconsin)
)SS
_____County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ _____ My Commission Expires _____
Notary Public, Wisconsin

Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map 2182 and Part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, combined, mapped and dedicated all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Harrison

Dated this _____ day of _____, 20_____

_____
Linda L. Sprangers, Owner

State of Wisconsin)
)SS
_____County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ _____ My Commission Expires _____
Notary Public, Wisconsin

_____
Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map 2182 and Part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Village Board Resolution

Resolved, that this certified survey map in the Village of Harrison, Calumet County, Sprangers Family Trust and Linda L. Sprangers, the property owners, is hereby approved and accepted by the Village Board of the Village of Harrison.

_____	_____	_____
Village President	Print Name	Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Harrison.

_____	_____	_____
Village Clerk	Print Name	Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Village of Harrison and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

_____	_____	_____
Village Treasurer	Print Name	Date

_____	_____	_____
County Treasurer	Print Name	Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Number(s):
Sprangers Family Trust	Doc. 267937	39012
Linda L. Sprangers	Doc. 295179	39010

_____

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

File: 7816CSM.dwg
Date: 07/29/2025
Drafted By: scott
Sheet: 4 of 4

Jul 29, 2025 – 03:59 PM J:\Projects\7816spr\dwg\Civil 3D\7816CSM.dwg Printed by: scott

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Josh Sherman, Assistant Planner

Meeting Date:
August 19, 2025

Title:
Certified Survey Map (CSM) - Jason Lamine- Fire Lane 12- Parcels 39994, 39996, and 40000

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

Background and Additional Information:
The applicant proposes to create a flag lot to allow Parcel 39996 to have a separate driveway onto Fire Lane 12 and then to create Lot 1 to utilize the existing driveway on the lot to continue to serve Parcel 39994 and Lot 2 CSM No. 3270.

Village ordinance requires at least 33 feet of street frontage in order to create a flag lot. The CSM meets that requirement.

The owner is interested in potentially selling off Lot 2 and retaining the other parcels for agricultural purposes.

Applicant will need to obtain a right of way permit to construct a new driveway entrance should this be approved.

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

Attachments:
- Aerial Map
- CSM

Village of HARRISON
WHERE OPPORTUNITY LIVES

Villa
W5
Menasha, WI 54952
(920) 989-1062

Land Division Application

Contact Information:

Owner/Applicant

Name:	Jason Lamine
Company:	
Address:	W5753 Firelane 12
City/St/ZIP:	Menasha, WI 54952
Phone:	
Fax:	
Email:	jason.lamine@gmail.com

Engineer/Architect

Name:	Doug Woelz
Company:	McMahon Associates, Inc.
Address:	1445 McMahon Drive
City/St/ZIP:	Neenah, WI 54956
Phone:	920-751-4200
Fax:	
Email:	dwoelz@mcmgrp.com

Property Information:

Project Name: Lamine 2-Lot CSM
Site Address: N8340 Firelane 12
Parcel No.(s): 39996 and 39994
Project Acres: 7.86
Current Zoning: RR Rural Residential
Proposed Zoning: RR Rural Residential

Current Land Use: Residential/Agricultural
Surrounding Land Uses:
North: Residential/Agricultural
East: Agricultural
South: Residential/Agricultural
West: Residential/Agricultural

Submittal Requirements and Fees

Submittal (please check)		Fees	Copies
☐	Preliminary Plat	$200 + $5/lot	16 copies
☐	Final Plat*	$100 + $5/lot	16 copies
☐	Condominium Plat*	$300 + $5/unit	16 copies
☑	Certified Survey Map (CSM)	$75	3 copies

* An erosion control & stormwater management permit application shall also be submitted. All fees shall be paid before issuance of a building permit.

Signatures

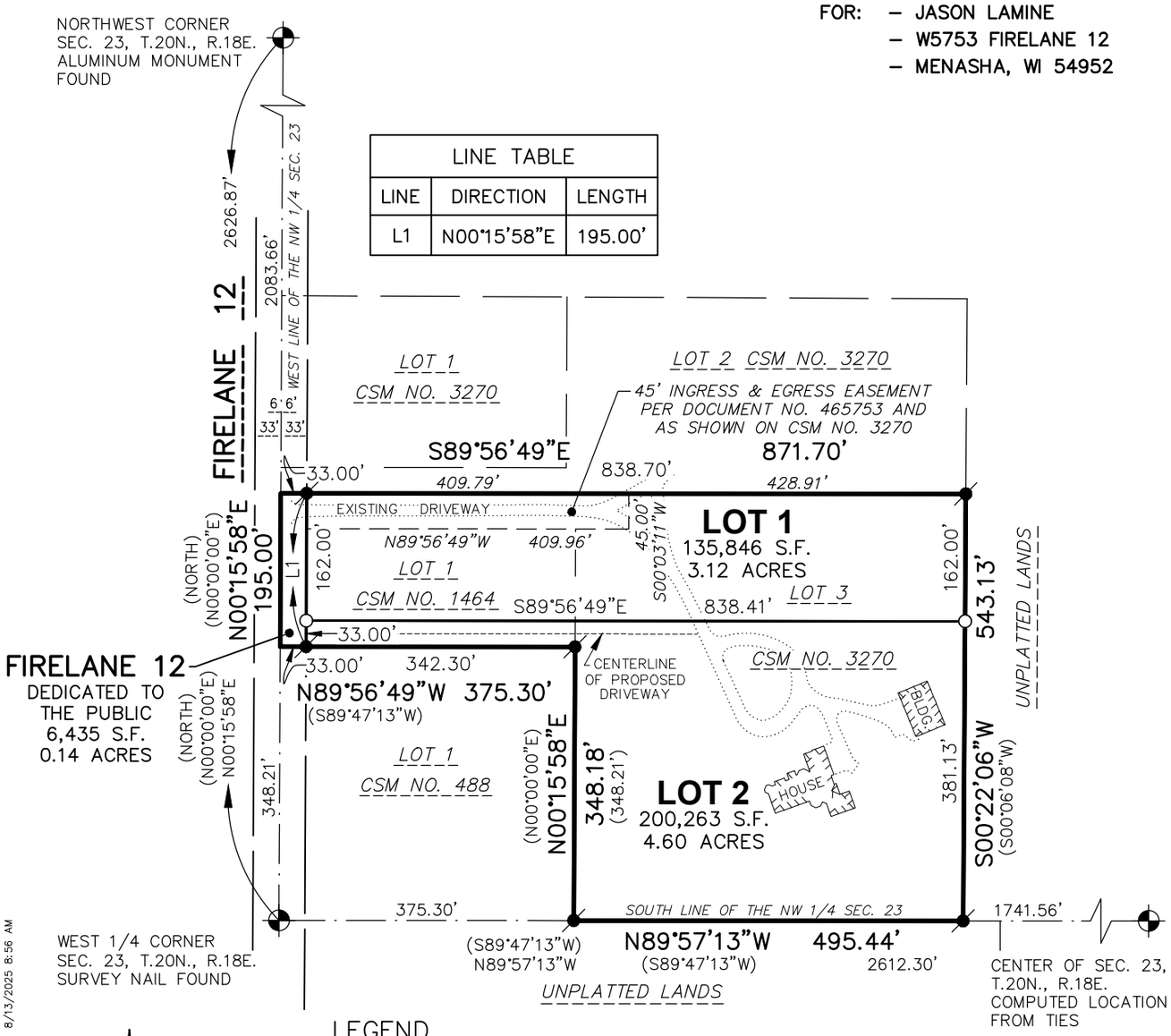
By the execution of this application, the applicant or their agent hereby authorizes the Village of Harrison or its agents to enter the property during the hours of 7:00 AM to 6:00 PM daily for inspection. The applicant grants the Village of Harrison or its agents this authority even if this land is posted against trespass pursuant to Sec. 943.13 Wis. Stats.

Signature: _____ Date: 8-12-2025

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 4

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1464 RECORDED IN VOLUME 10 OF SURVEY MAPS ON PAGES 119–121, AS DOCUMENT NO. 211403 AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3270 RECORDED IN VOLUME 28 OF SURVEY MAPS ON PAGES 49–52, AS DOCUMENT NO. 465751; ALL LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

FOR: – JASON LAMINE
– W5753 FIRELANE 12
– MENASHA, WI 54952



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N00°15'58"E	195.00'

LEGEND

- ○ – 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
- ● – 3/4" STEEL REBAR FOUND
- ⊕ – CERTIFIED LAND CORNER CALUMET COUNTY
- S.F. – SQUARE FEET
- ( ) – RECORDED BEARING AND/OR DISTANCE
- ▭ – EXISTING BUILDING

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, WHICH BEARS N00°15'58"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR CALUMET COUNTY

200 100 0 200

SCALE – FEET
1" = 200'

DRAFTED BY: Amy M. Sedlar

osedlar, W:\PROJECTS\L1018\09250047A\CADD\Civil3D\Survey Documents\CSM\Lamine CSM.dwg Plot Date: 8/13/2025 8:56 AM

McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.CO

CERTIFIED SURVEY MAP NO. _____ SHEET 2 OF 4

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1464 RECORDED IN VOLUME 10 OF SURVEY MAPS ON PAGES 119–121, AS DOCUMENT NO. 211403 AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3270 RECORDED IN VOLUME 28 OF SURVEY MAPS ON PAGES 49–52, AS DOCUMENT NO. 465751; ALL LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 1464 recorded in Volume 10 of Survey Maps on Pages 119–121, as Document No. 211403 and all of Lot 3 of Certified Survey Map No. 3270 recorded in Volume 28 of Survey Maps on Pages 49–52, as Document No. 465751; all located in the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 342,544 square feet (7.86 acres) of land.

That I have made this survey by the direction of the Owners of said land.

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

Dated this _____ day of _____, 20___.

_____
Douglas E. Woelz, WI Professional Land Surveyor S–2327

– THIS CSM IS ALL OF TAX IDENTIFICATION NOS. 39994 AND 39996

– THE PROPERTY OWNER OF RECORD IS JASON LAMINE AND AMANDA LAMINE

– THIS PROPERTY IS CONTAINED WHOLLY WITH IN LANDS DESCRIBED IN DOCUMENT NOS. 591188 AND 589745

CERTIFIED SURVEY MAP NO. _____ SHEET 3 OF 4

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1464 RECORDED IN VOLUME 10 OF SURVEY MAPS ON PAGES 119–121, AS DOCUMENT NO. 211403 AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3270 RECORDED IN VOLUME 28 OF SURVEY MAPS ON PAGES 49–52, AS DOCUMENT NO. 465751; ALL LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

CERTIFICATE OF VILLAGE BOARD

We hereby certify that the Village of Harrison Board of Trustees has approved this Certified Survey Map at their regular meeting on _____, with/without conditions as stated in the minutes. I hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THIS _____ day of _____, 20___.

_____

Scott Handschke, Village President Date

_____

Meghan Winkler, Village Clerk Date

CERTIFICATE OF VILLAGE TREASURER:

I, being the duly appointed, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un–paid taxes or un–paid special assessments on any of the lands included in this Certified Survey Map as of: _____ affecting the lands.

_____

Alissa Van Eperen, Village Treasurer Date

CERTIFICATE OF COUNTY TREASURER:

I, being the duly elected, qualified and acting Treasurer, do hereby certify that the records in my office show no unredeemed taxes and no un–paid taxes or un–paid special assessments on any of the lands included in this Certified Survey Map as of: _____ affecting the lands.

_____

County Treasurer Date

Michael Schlaak

CERTIFIED SURVEY MAP NO. _____ SHEET 4 OF 4

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1464 RECORDED IN VOLUME 10 OF SURVEY MAPS ON PAGES 119–121, AS DOCUMENT NO. 211403 AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 3270 RECORDED IN VOLUME 28 OF SURVEY MAPS ON PAGES 49–52, AS DOCUMENT NO. 465751; ALL LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 of the Wisconsin Statues to be submitted to the following for approval or objection: Village of Harrison

Dated this _____ day of _____, 20___.

_____ _____

Jason Lamine Amanda Lamine

State of _____)
)ss
_____ County)

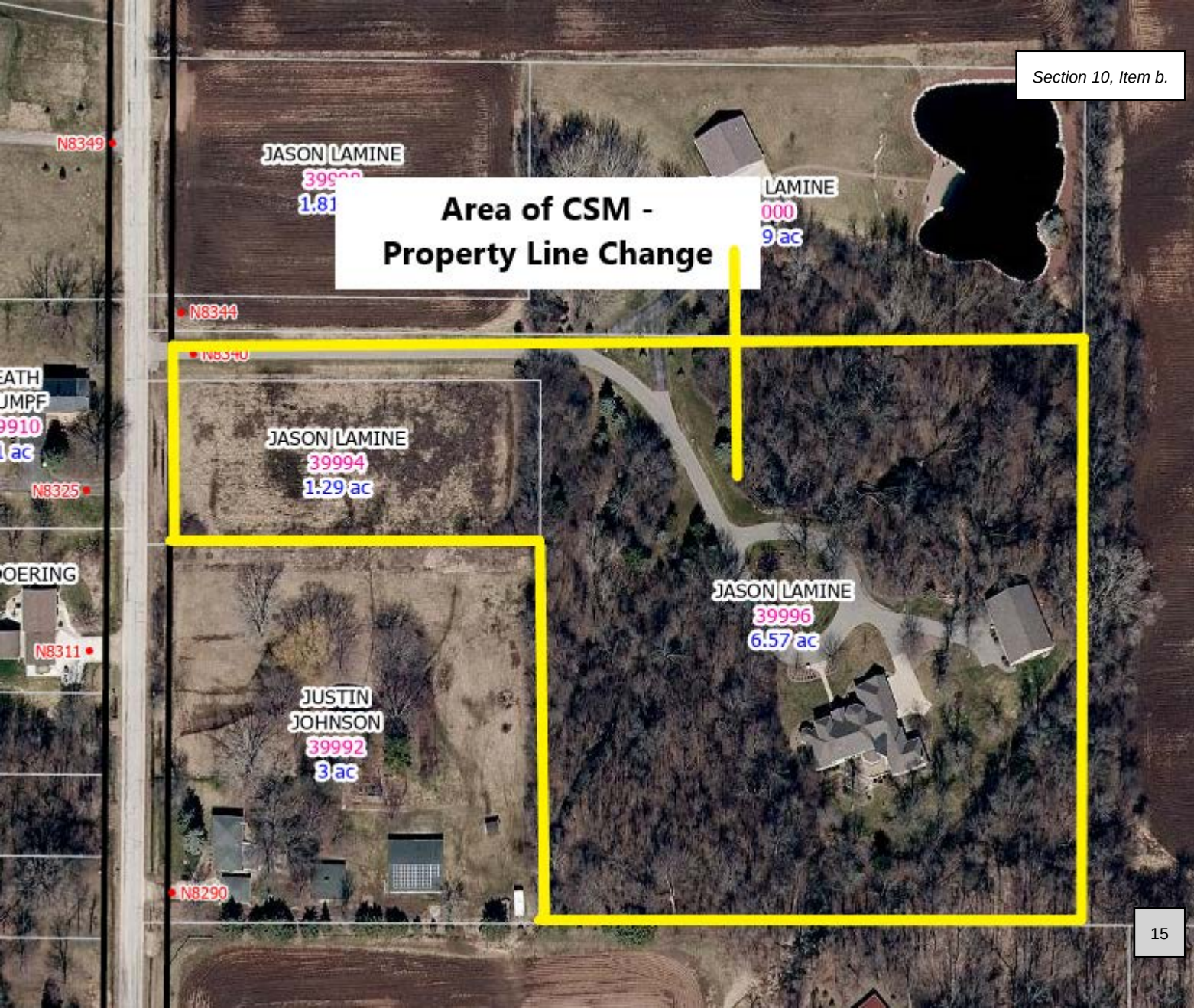
Personally appeared before me on the _____ day of _____, 20___, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

_____

Notary Public

_____ County, State of _____

My commission expires_____


Area of CSM -
Property Line Change
JASON LAMINE
1.81
LAMINE
000
9 ac
N8349
N8344
JASON LAMINE
39994
1.29 ac
JASON LAMINE
39996
6.57 ac
JUSTIN
JOHNSON
39992
3 ac
N8325
N8311
N8290

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Josh Sherman, Assistant Planner

Meeting Date:
August 19, 2025

Title:
Zoning Map Amendment (Rezoning) – Sprangers Family Trust –Highline Rd – Part of Parcel 39010.

Issue:
Should the Plan Commission recommend approval of a zoning map amendment (rezoning) to the Village Board?

Background and Additional Information:
The applicant proposes to rezone a 10,442 square feet area located west of N9609 Highline Rd from General Agriculture [AG] to Rural Residential [RR].

Parcel 39010 is absorbing 10,422 square feet from Parcel 39012 via a Certified Survey Map, which is a separate agenda item. The purpose of the rezone is to make this area consistent with the Rural Residential zoning of Parcel 39010—N9609 Highline Rd.

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.

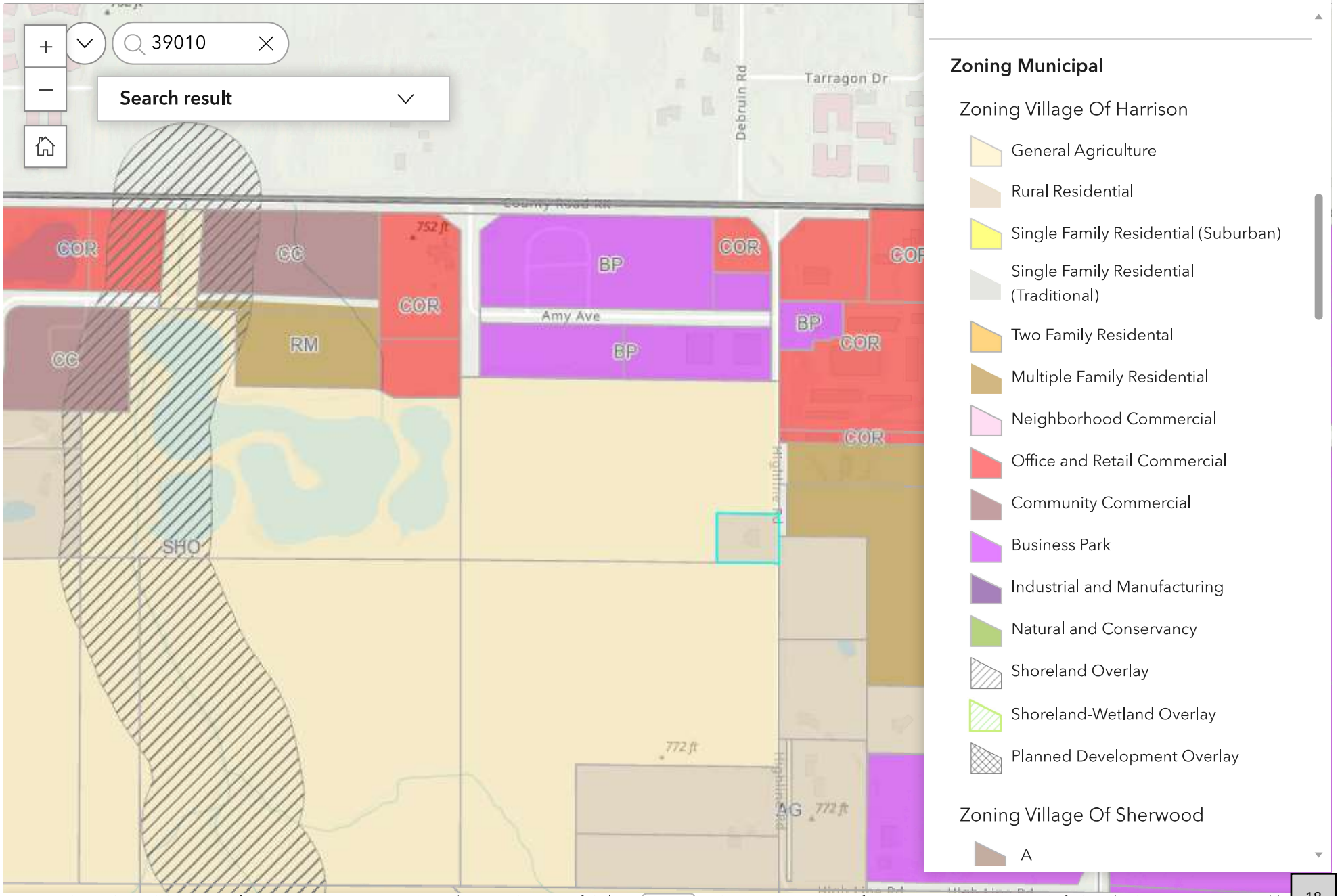
Recommended Action:
Staff recommends approval of the Zoning Map Amendments from General Agriculture [AG] to Rural Residential [RR] as submitted.

Attachments:
- Aerial Map
- Zoning Map
- Zoning Map Exhibit
- Rezoning Ordinance

Calumet County Interactive Map
Menasha GIS
Appleton GIS
Calumet Land Informa
39012
Show search results for 39012
SPRANGERS ETAL
33112
3.8ac
RD
0ac
ELECTRIC CITY CROSSING LLC
46758
0ac
46766
0ac
SPRANGERS FAMILY TRUST
33118
1.65ac
5G ENTERPRISES LLC
42960
0ac
JOHN EFFERTZ
42282
0ac
VILLAGE OF HARRISON
33116
27.75ac
SPRANGERS FAMILY TRUST
39012
20.9ac
Area of lot line adjustment & rezone
LINDA L SPRANGERS
39010
1.15ac
BEATRICE M BAETEN RLT
39018
30.47ac
WALLACE FAMILY ENTERPRISES LLP
33168
40ac
LAKELAND CONSTRUCTION GRP LLC
38996
3.26ac
HARVEY J HUSS JR
38990
3ac
SHEILA H VANHANDEL
39000
6.59ac
HAGENS CONSTRUCTION INC
39006
7.12ac
VANHANDEL IRREV RE TRUST
39002
2.71ac
PREMIER HARRISON LLC
39024
10.06ac
PREMIER HARRISON LLC
38988
12.46ac
PATRICIA M SCHERER
39038
3.44ac
PATRICIA M SCHERER
39028
3.35ac
KRISTINE M LANDREMAN
39032
MARY H GERRITS
39026

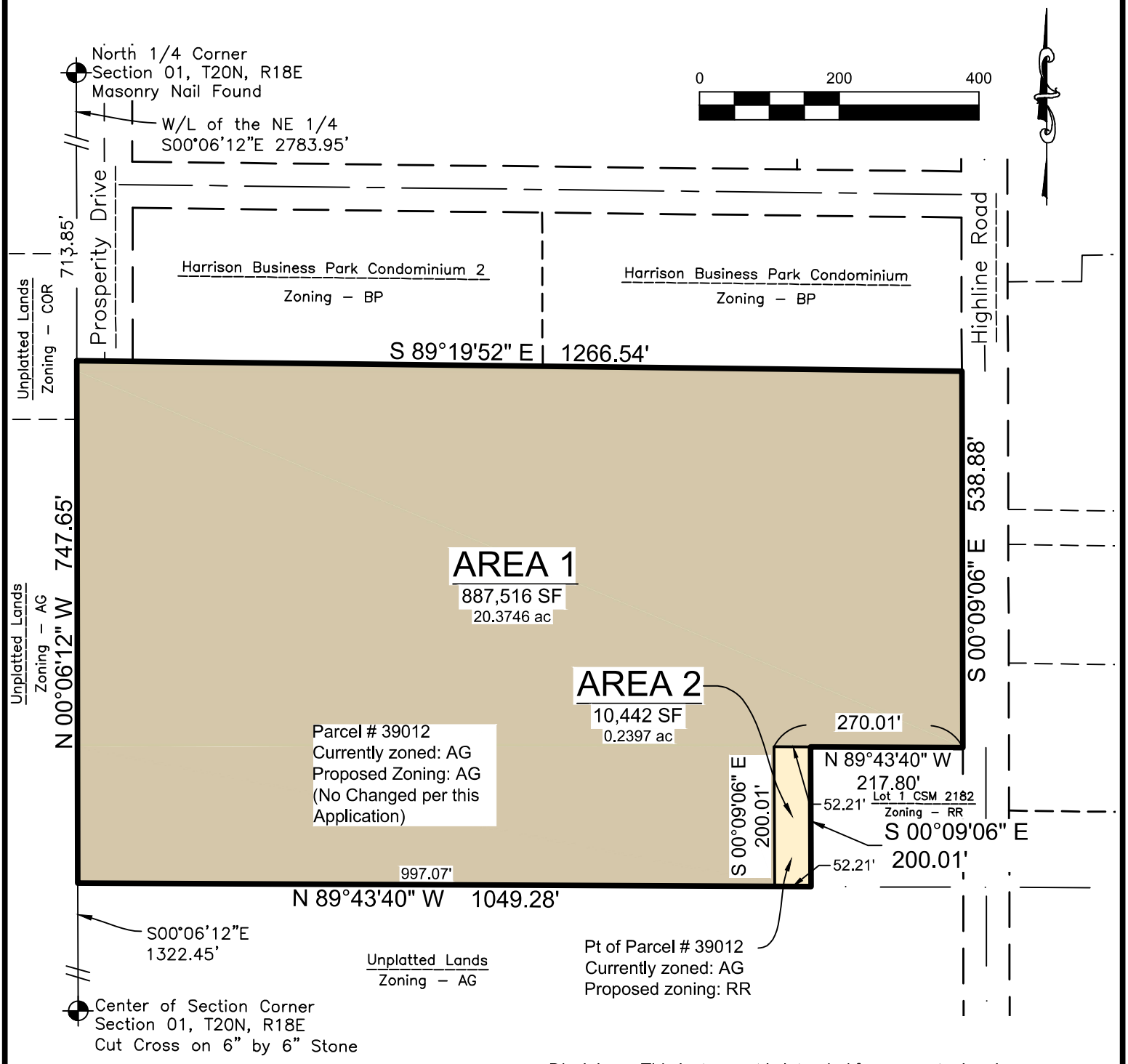
Calumet County
Land Information Office

Calumet County Zoning Map



Rezoning Exhibit

Part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.



Disclaimer: This instrument is intended for conceptual review purposes ONLY. If this map is used for any other purpose other than its such intent without full approval of the Village of Harrison and/or Calumet County, Davel Engineering & Environmental, Inc. shall not be held responsible. Users of this map assumes all risks associated with such use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use, if any.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

File: 7816Rezone.dwg
Date: 07/29/2025
Drafted By: sc
Sheet: 1 of 2

7/29/2025 4:33 PM J:\Projects\7816spr\dwg\Civil 3D\7816Rezone.dwg Printed by: scott

Rezoning Description

Part of Parcel # 39012
Currently Zoned: AG

Area 2 to be rezoned to RR

Land being part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 10,442 Square Feet (0.2397 Acres) of land described as follows:

Commencing at the North 1/4 corner of said Section 1; thence along the West line of the Northeast 1/4 of said Section 1, S00°06'12"E, 713.85 feet; thence S89°19'52"E, 1266.51 feet to the West right-of-way of Highline Road; thence along said West right-of-way, S00°09'06"E, 538.88 feet; thence N89°43'40"W, 217.80 feet to the Point of Beginning; thence N89°43'40"W, 52.21 feet; thence S00°09'06"E, 200.01 feet; thence S89°43'40"E, 52.21 feet; thence N00°09'06"W, 200.01 feet to the point of beginning of the area to be rezoned to RR. Area is subject to all easements, and restrictions of record.

_____

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

File: 7816Rezone.dwg
Date: 07/29/2025
Drafted By: sc
Sheet: 2 of 2

ORDINANCE V25-11

AN ORDINANCE AMENDING THE VILLAGE OF HARRISON OFFICIAL ZONING MAP
(Highline Rd, Part of Parcel 39010)

WHEREAS, a public hearing on the zoning map amendment was held by the Harrison Plan Commission on August 19, 2025; and

WHEREAS, the Plan Commission found the proposed zoning map amendment to be consistent with the Comprehensive Plan; and

WHEREAS, the Plan Commission recommended approval of the zoning map amendment.

THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Harrison, Calumet and Outagamie Counties, Wisconsin, that Article IV of the Village of Harrison Zoning Ordinance pertaining to zoning districts, and the map therein described, is hereby amended by rezoning the below described properties:

1. From General Agriculture [AG] to Rural Residential [RR].

Land wholly contained within Part of Parcel 39010 and specifically described as:

Land being part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 10,442 Square Feet (0.2397 Acres) of land described as follows: Commencing at the North 1/4 corner of said Section 1; thence along the West line of the Northeast 1/4 of said Section 1, S00°06'12"E, 713.85 feet; thence S89°19'52"E, 1266.51 feet to the West right-of-way of Highline Road; thence along said West right-of-way, S00°09'06"E, 538.88 feet; thence N89°43'40"W, 217.80 feet to the Point of Beginning; thence N89°43'40"W, 52.21 feet; thence S00°09'06"E, 200.01 feet; thence S89°43'40"E, 52.21 feet; thence N00°09'06"W, 200.01 feet to the point of beginning of the area to be rezoned to RR.

Subject to all easements and restrictions of record.

EFFECT. This ordinance shall be in force and effect upon passage as provided by law. Upon passage, the Village zoning administrator is authorized and directed to make necessary changes to the official zoning map of the Village of Harrison, all in accordance with this Ordinance.

INTRODUCED, APPROVED, AND ADOPTED by the Village Board of the Village of Harrison, Calumet County, Wisconsin this 26th day of August 2025.

_____
Scott Handschke, Village President

_____
Attest: Meghan Winkler, Village Clerk

Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Josh Sherman, Assistant Planner

Meeting Date:
August 19, 2025

Title:
Site Plan Review – North Shore Golf Club – N8421 North Shore Rd – Parcel 39918

Issue:
Should the Plan Commission recommend approval of the North Shore Gold Club site plan to the Village Board?

Background and Additional Information:
North Shore Golf Club has submitted a proposal for a new pool and Lakehouse improvements. The project consists of replacing the existing pool while adding a new lowered pool deck and a changing building. Also included is a pool mechanical room addition on the Lakehouse and interior renovations. The pool will be chorine based.

The design of the Lakehouse addition and changing building will match the existing architecture, featuring face brick veneer and a patio paver roof. An indoor/outdoor bar will be located on the southeast corner of the existing Lakehouse.

Site work includes regrading the pool terrace to accommodate lowering of the pool deck and improvements to the accessible pedestrian route. Perimeter fencing and landscape lighting will be installed around the pool deck.

Landscaping will be consistent with the standards of the existing area between the new pool and the existing upper patio. Lighting photometrics data will be submitted to the Village as part of the site plan approval process.

The stormwater plan and overall site plan are currently under review by the village engineer and staff. The village engineer is currently reviewing the pool's engineering and the drainage of the chlorinated water.

Recommended Action:
Staff recommends approval of the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

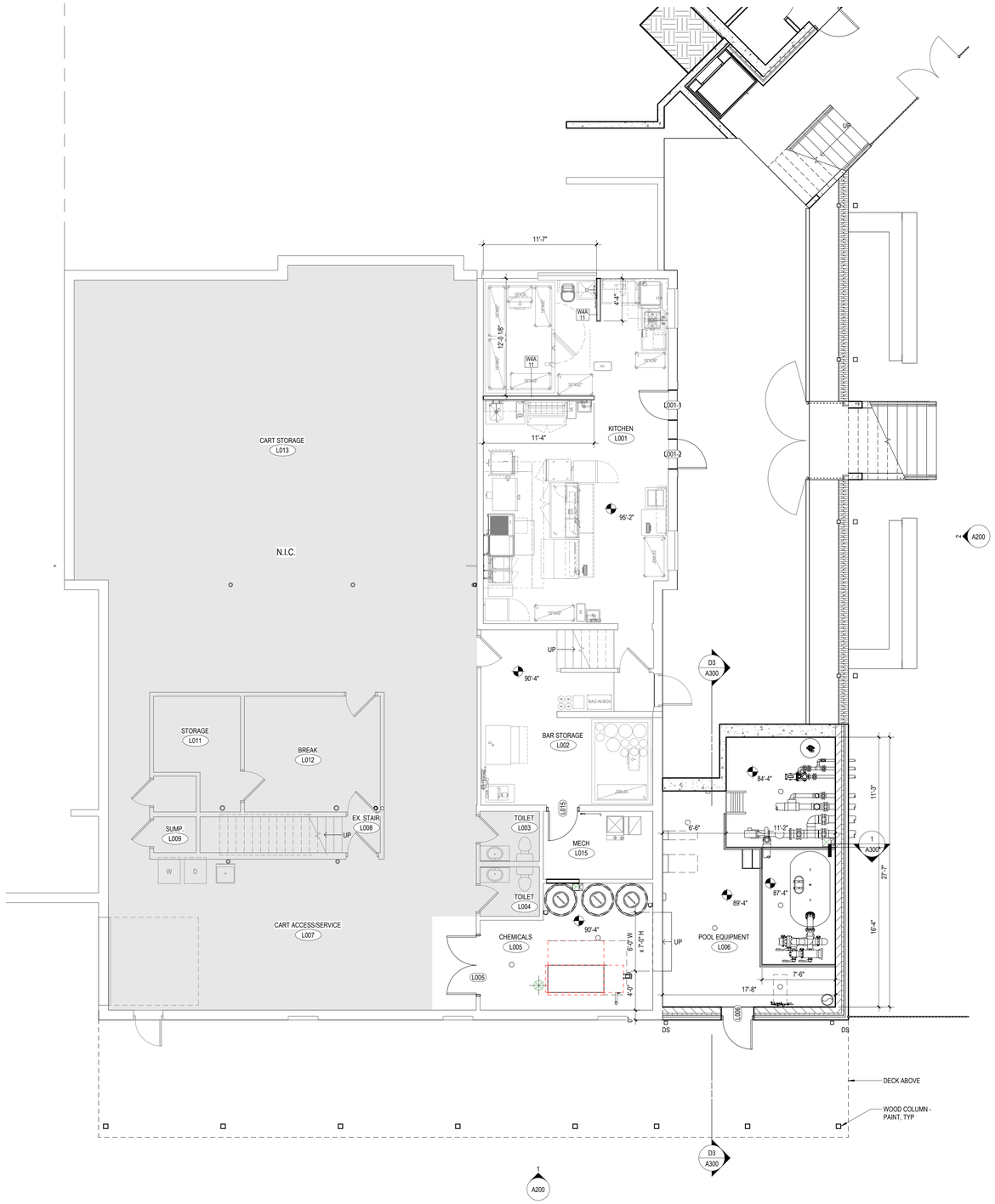
1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.

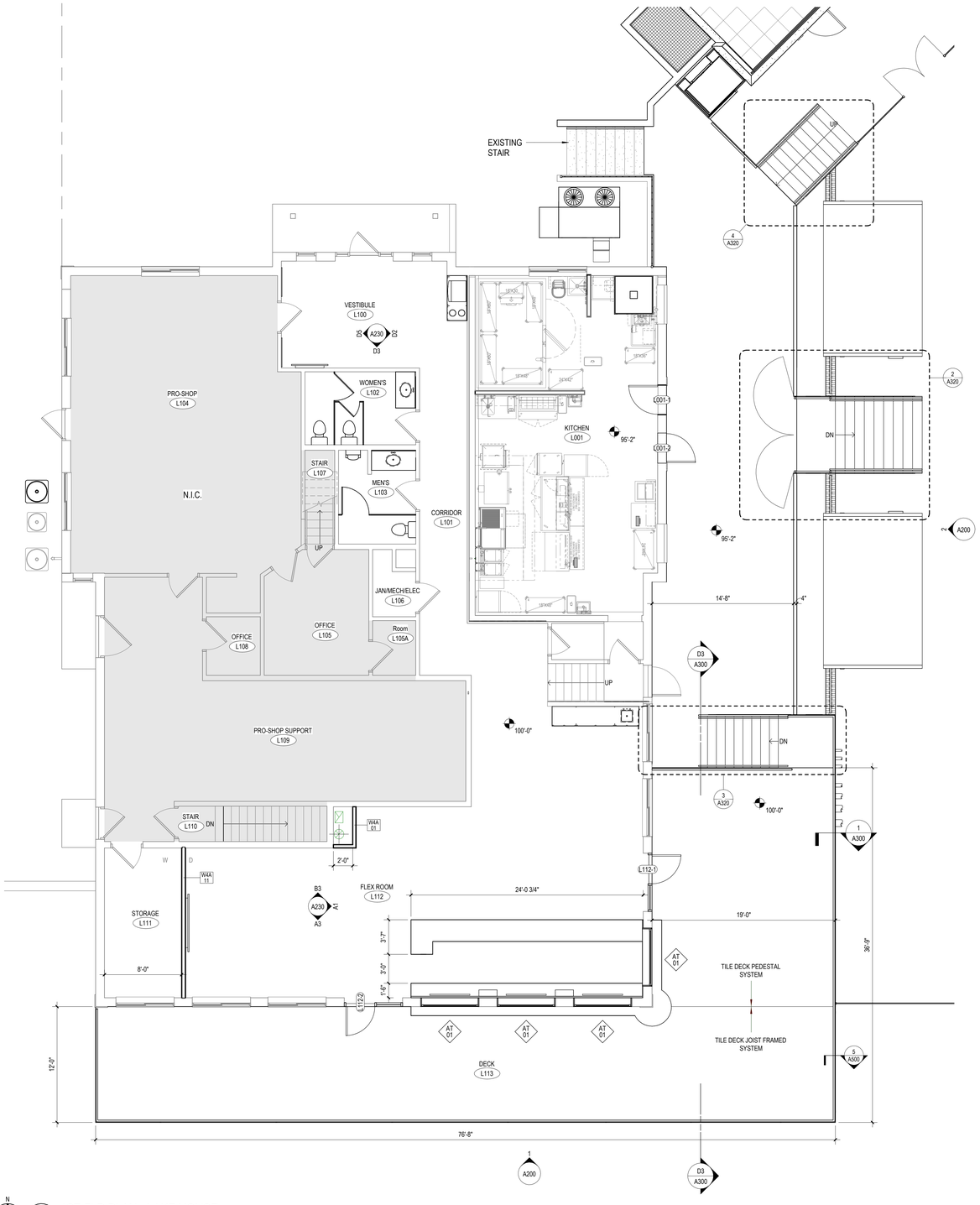
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

- Aerial Map
- Site Plan and Renderings

Calumet County Interactive Map
Menasha GIS
Appleton GIS
Calumet Land Informa
BRICK LN
Show search results for BRICK LN
NORTH SHORE GOLF CLUB INC 39510
NORTH SHORE GOLF CLUB INC 39516
NORTH SHORE WOODS OWNERS ASSOC 42180
JEFFREY J LUNIAK 46106
DERCKS DEWITT LLC 39526
CARMEN SCHWOER 39538
PAUL KLISTER 46810
STUMPF FAMILY ENTERPRISES LLC 42360
JOHN BERE 46802
RD
NORTH SHORE GOLF CLUB INC 39924
NORTH SHORE GOLF CLUB INC 39922
NORTH SHORE GOLF CLUB INC 39918
ZITZELSBERGER FAMILY TRUST 39906
Area of new pool & lakehouse improvements
RICHARD L SZYMANSKI 41886
SUZETTE VOSTERS 42072
KERRI L MADER 42078
680ft
-88.32875 44.20334 Degrees


11'-7"
4'-4"
12'-0 1/8"
WIC
WIC
WIC



N

A3 1ST FLR PLAN - LAKE HOUSE

3/16" = 1'-0" | A102

FLOOR PLAN NOTES

A.	BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
B.	ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
C.	VERIFY STRUCTURAL ELEMENTS AND FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
D.	REFER TO SHEET A010 FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE WAA-S11.
E.	PROVIDE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD AT THE FOLLOWING LOCATIONS: ENTIRE WALL DIRECTLY BEHIND OR ADJACENT TO ANY PLUMBING FIXTURE INCLUDING, BUT NOT LIMITED TO, WATER CLOSETS, SHOWERS, DRINKING FOUNTAINS, SINKS, LAVATORIES AND EYEWASHES; AND ALL WALLS OF AREAS INCLUDING, BUT NOT LIMITED TO, CHANGING ROOMS, SINGLE OCCUPANT TOILET ROOMS, JANITOR CLOSETS, COMMERCIAL KITCHENS, DISHWASHING, ETC. WHERE CERAMIC TILE OR SOLID SURFACE WALL CLADDING IS SCHEDULED, PROVIDE CEMENT BOARD BACKER BOARD IN LIEU OF GYPSUM BOARD.
F.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
G.	REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SKIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
H.	PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
I.	PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS. BLANK COVER PLATES ARE NOT ACCEPTABLE.
J.	PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
K.	ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PROPERLY PREPARED FOR NEW FINISH APPLICATIONS. WHERE ADJACENT FINISHES ARE EXISTING TO REMAIN, PATCH AND MATCH EXISTING FINISHES. CONSULT WITH THE OWNER TO IDENTIFY ATTIC STOCK AND/OR PREVIOUS MATERIAL SPECIFICATIONS.
L.	PROVIDE BLOCKING IN WALLS AS REQUIRED FOR NEW MILLWORK, CASEWORK, DOOR BUMPERS, ACCESSORIES, EQUIPMENT, FIXTURES, AND OWNER'S WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO, TELEVISIONS/MONITORS, MARKER BOARDS, TACK BOARDS AND SIGNAGE. OPEN EXISTING WALLS AS NEEDED TO INSTALL CONCEALED BLOCKING WHERE REQUIRED, AND PATCH WALLS TO MATCH EXISTING CONSTRUCTION. COORDINATE WITH OWNER ON LOCATIONS OF WALL-MOUNTED EQUIPMENT.
M.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR DATA & ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH ELECTRICAL CONTRACTOR.

KEYNOTES PER SHEET

eua
milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

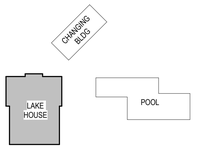
NORTH SHORE GOLF CLUB -

N 8421 N Shore W Rd
Menasha, WI 54952

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN



SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER	TH
PROJECT NUMBER	923505

1ST FLOOR PLAN - LAKE HOUSE

A102

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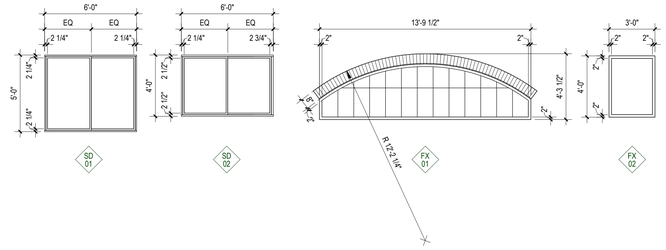
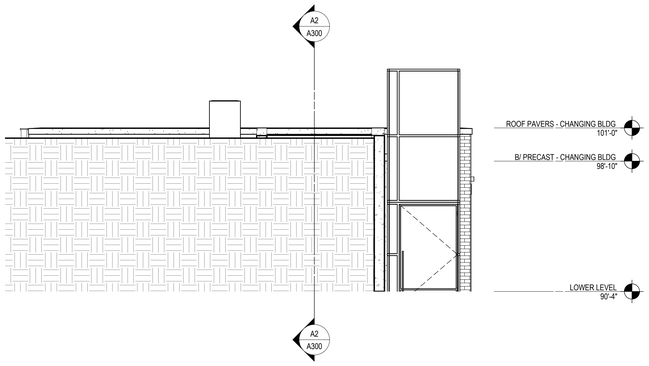


EXTERIOR FRAME TYPES

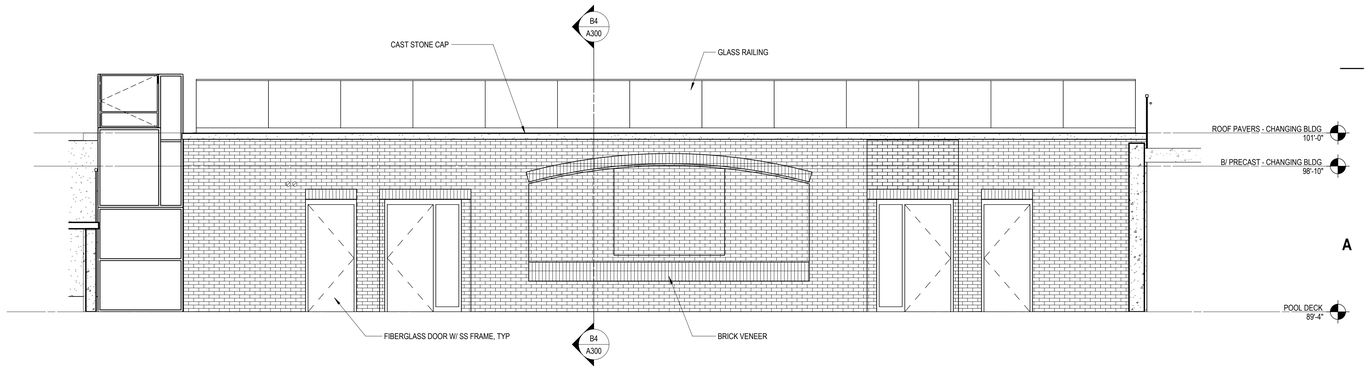
EXTERIOR ELEVATION NOTES

A.	SEE SHEET A201 FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
B.	PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
C.	ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.
D.	EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
E.	ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
F.	CJ = INDICATES CONTROL JOINT - 1/2" GAP.
G.	WINDOW DIMENSIONS ARE NOMINAL. CONTRACTOR TO ACCOUNT FOR SHIM SPACE IN WINDOW SIZING.

KEYNOTES PER SHEET



2 WEST - CHANGING BLDG
1/4" = 1'-0" | REF: A1/A103



1 SOUTH - CHANGING BLDG
1/4" = 1'-0" | REF: A1/A103

eua

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PROJECT INFORMATION

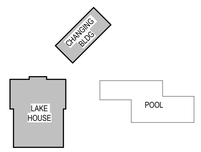
NORTH SHORE GOLF CLUB -

N 8421 N Shore W Rd
Menasha, WI 54952

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN



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PROJECT MANAGER TH

PROJECT NUMBER 923505

EXTERIOR ELEVATIONS AND FRAME TYPES

A201

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FLOOR PLAN NOTES

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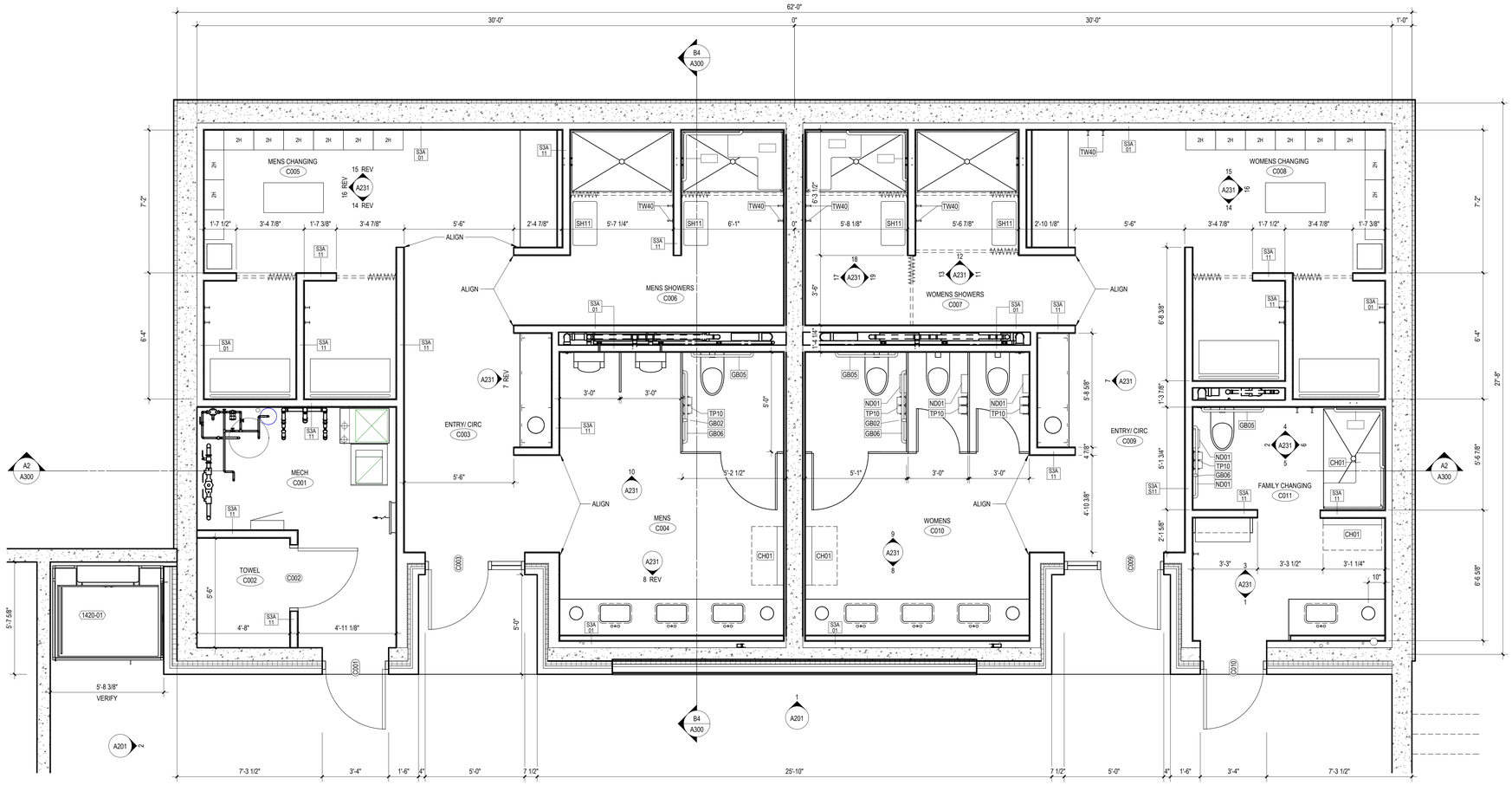
KEYNOTES PER SHEET

1420-01	VERTICAL PLATFORM LIFT, 3 OPENINGS



A1 LOWER LEVEL PLAN - CHANGING BLDG
3/8" = 1'-0" | A103

TRUE N PLAN N

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PROJECT INFORMATION

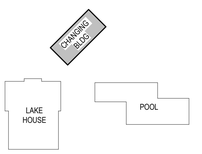
NORTH SHORE GOLF CLUB -

N 8421 N Shore W Rd
Menasha, WI 54952

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN



SHEET INFORMATION

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PROJECT MANAGER TH

PROJECT NUMBER 923505

LOWER LEVEL PLAN - CHANGING BLDG

A103

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EXTERIOR ELEVATION NOTES

A.	SEE SHEET A201 FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
B.	PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
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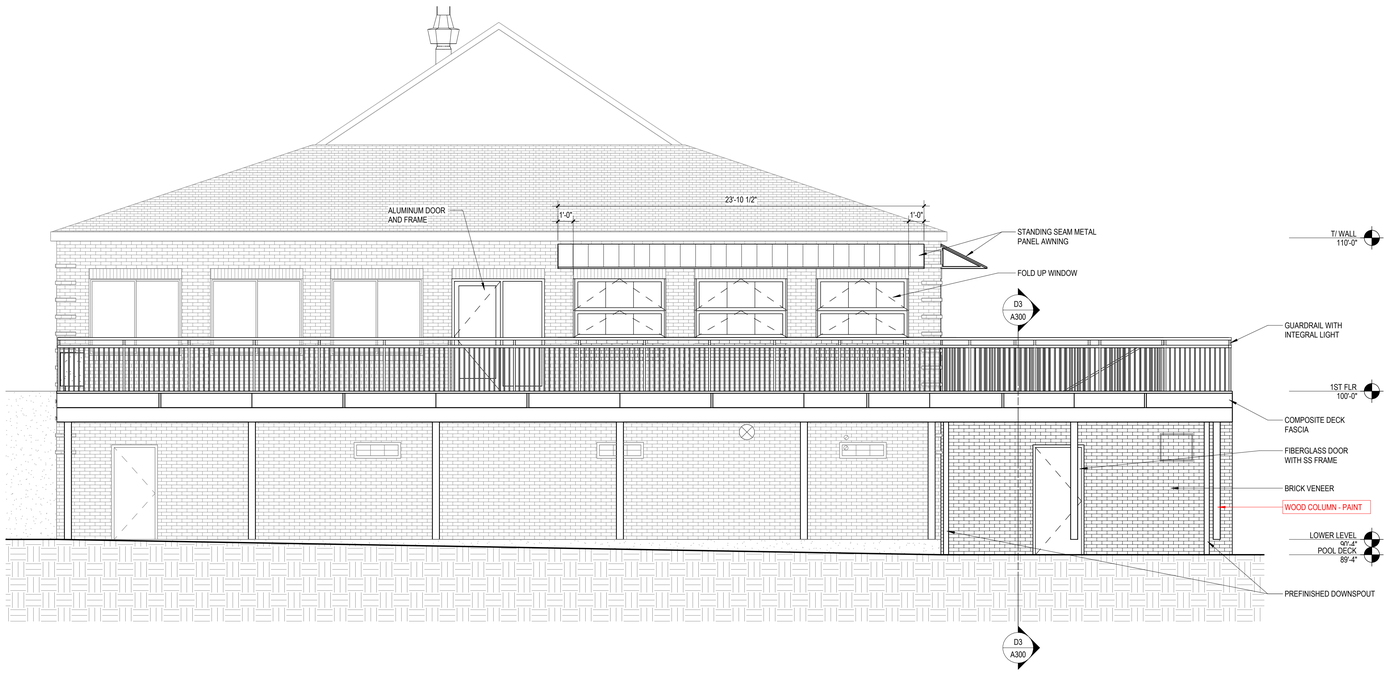
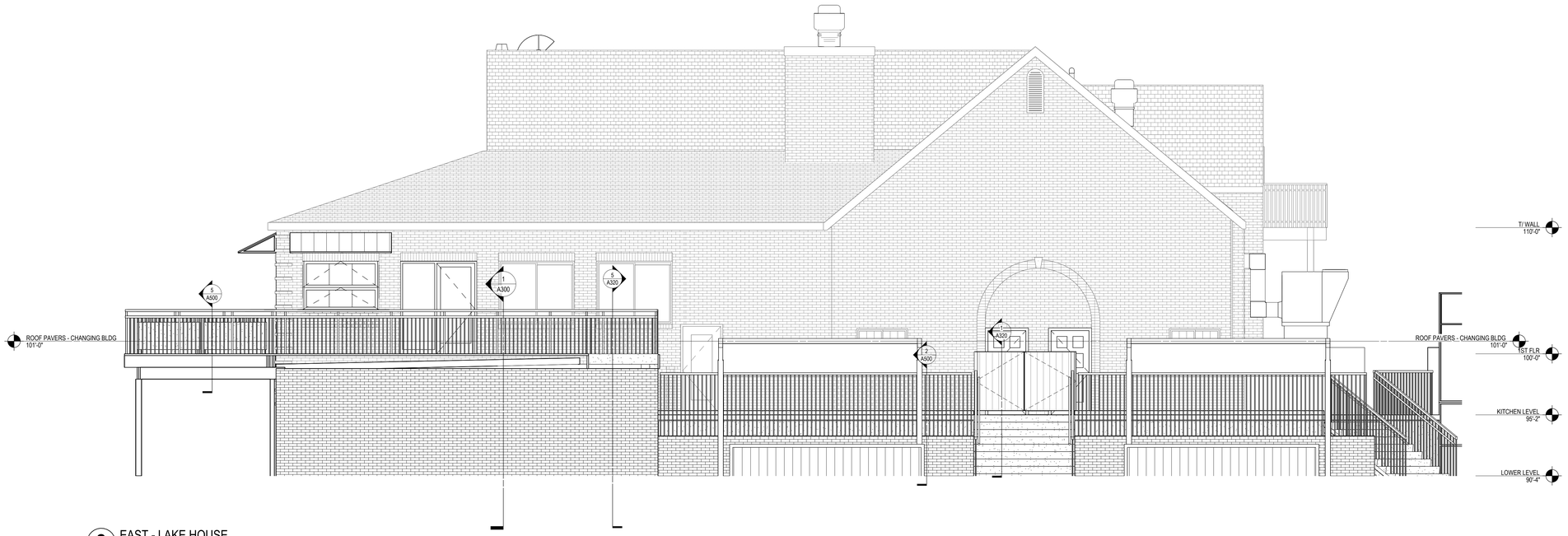


1 SOUTH - LAKE HOUSE
1/4" = 1'-0" | REF: A3/A101



2 EAST - LAKE HOUSE
1/4" = 1'-0" | REF: A3/A101

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PROJECT INFORMATION

NORTH SHORE GOLF CLUB -

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Menasha, WI 54952

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

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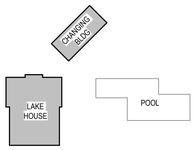

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PROJECT MANAGER	TH
PROJECT NUMBER	923505

EXTERIOR ELEVATIONS

A200

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1 2 3 4 5 6 7

A B C D E

LOCATION MAP

NW 1/4 SEC 22, T 20 N, R 18 E,
VILLAGE OF HARRISON
CALUMET COUNTY, WI

LEGEND

- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Water Main
- Underground Telephone
- Fence - Steel
- Treeline
- Index Contour - Existing
- Intermediate Contour - Existing
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Hydrant
- Utility Valve
- Utility Meter
- Light Pole / Signal
- Electric Pedestal
- Telephone Pedestal
- Air Conditioner
- +799.9 Ex Spot Elevation
- Flag Pole
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Rip Rap
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Watermain
- 608 Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Silt Fence
- Prop. Drainage Direction
- Proposed Ditch Check
- Proposed Tracking Pad
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- 608.73 Prop. Flowline Spot Elev.
- 608.73 TW Prop. Top of Wall Elev.
- (608.7) Existing Grade
- Proposed Inlet Protection
- A Type of Inlet Protection
- Proposed Sanitary Manhole
- Proposed Hydrant
- Proposed Reducer
- Proposed Plug
- Proposed Valve
- Proposed Curb Stop
- Proposed Tee
- Proposed 90° Bend
- Proposed 45° Bend
- Proposed 22.5° Bend

20 0 20 40 60

NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. Contractor shall coordinate with North Shore Golf Club staff for stockpile location and/or remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
4. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

7/14/2025 3:03 PM J:\Projects\8042nor\dwg\Civil 3D\8042engr.dwg Printed by: tim

DRAINAGE & GRADING PLAN

N8421 North Shore Road

Village of Harrison, Calumet County County, WI
For: North Shore Golf Club, Inc.

Date:	07/14/2025
Filename:	8042engr.dwg
Author:	TNW
Last Saved by:	tim
Page	C1.2

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

BENCHMARKS (NAVD 88)

BM 0 NGS Benchmark
PID - DE7787 , Designation - 4K05
Elev 780.50'

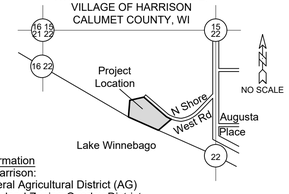
BM 1 "X" Cut in Concrete Light Pole Base
±175' South of Club House, Southerly of 3 Light Poles
Elev 755.82'

BM 2 "X" Cut in Rim of Sanitary Manhole
±65' South of Club House
Elev 781.37'

BM 3 Fire Hydrant, Tag Bolt
±35' North of Clubhouse
Elev 785.67'

LOCATION MAP

NW 1/4 SEC 22, T 20 N, R 18 E,
VILLAGE OF HARRISON
CALUMET COUNTY, WI



General Notes:

1. Zoning Information
   Village of Harrison:
   General Agricultural District (AG)
   Shoreland Zoning Overlay District
   Setbacks:
   Water (OHWM): 50 Feet
   Side Yard: 25 Feet
   Rear Yard: 50 Feet
   Height: Principle - 35 Feet

   Caveat: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the Village of Harrison and any other local agencies.

2. Floodplain Information
   (Subject Site mapped in Multiple Zones per FIRM Map No. 55015C0029E with and effective date of Feb. 02, 2009
   a) Partially Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.
   b) Partially Mapped as "Zone AE": Area of Special Flood Hazard which is subject to flooding by the 1% annual chance flood (100 year flood).

3. Public Trust Information
   s.236.20 (6) "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."

4. Existing utilities shown are indicated in accordance with available records and field measurements. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

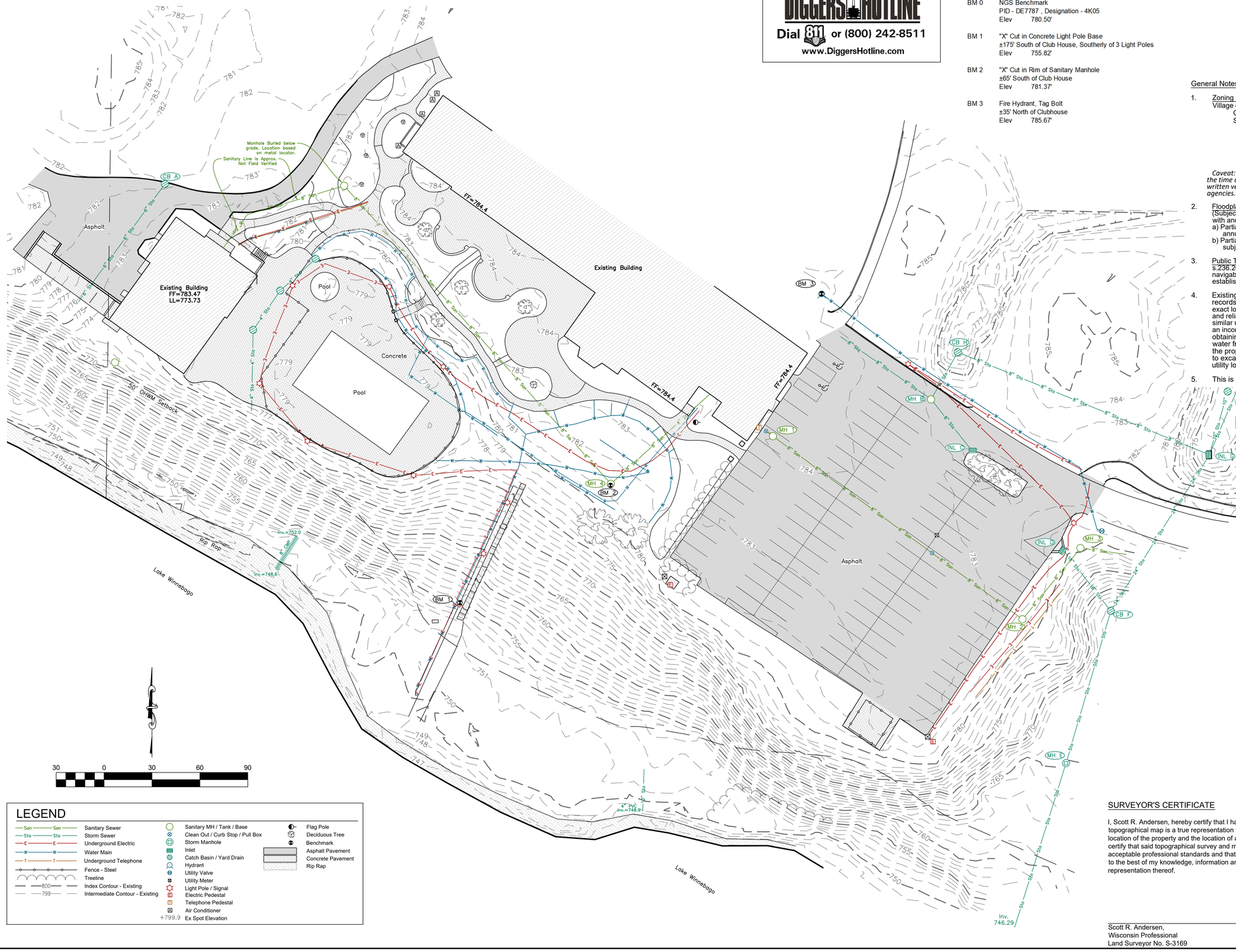
5. This is not a boundary survey.

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	1	783.94				
MH	2	781.47	770.92	8"	PVC	NW
			770.92	8"	PVC	NE
MH	3	780.29	770.71	8"	PVC	SW
			770.71	8"	PVC	E
MH	4	781.38	773.82	8"	PVC	NW
			773.82	8"	PVC	NE

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
CB	A	781.57	776.95	6"	PVC	S
MH	B	782.66	776.71	8"	PVC	NW
			776.93	8"	PVC	SE
			776.57	8"	PVC	N
INL	C	783.31	779.05	8"	PVC	NW
INL	D	779.61	775.21	18"	CMP	SE
MH	E	764.94	751.38	27"	RCP	S
			757.96	16"	RCP	N
CB	F	764.85	760.24	16"	RCP	S
			760.24	24"	RCP	N
INL	G	771.86	765.80	6"	PVC	N
			765.82	8"	PVC	W
			770.07	10"	HDPE	N
			765.59	24"	RCP	S
CB	H	775.04	773.41	6"	PVC	N
			772.73	8"	PVC	E
			772.88	8"	PVC	S



LEGEND

- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Water Main
- Underground Telephone
- Fence - Steel
- Treeline
- Index Contour - Existing
- Intermediate Contour - Existing
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Hydrant
- Utility Valve
- Utility Meter
- Light Pole / Signal
- Electric Pedestal
- Telephone Pedestal
- Air Conditioner
- +799.9 Ex Spot Elevation
- Flag Pole
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Rip Rap

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that I have surveyed this property and this topographical map is a true representation thereof and shows the size and location of the property and the location of all apparent roadways. I hereby certify that said topographical survey and map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief, a true and accurate representation thereof.

Scott R. Andersen, Date
Wisconsin Professional
Land Surveyor No. S-3169

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

TOPOGRAPHIC SURVEY

N8421 North Shore Road

Village of Harrison, Calumet County, WI
For: North Shore Golf Club, Inc.

Date: 07/25/2025
Filename: 8042Topo.dwg
Author: SRA
Last Saved by: scott
Page C1.1

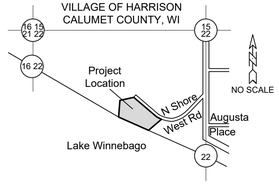
Jul 25, 2025 — 10:12 AM J:\Projects\8042nor\dwg\Civil 3D\8042topo.dwg

LEGEND

- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Water Main
- Underground Telephone
- Fence - Steel
- Treeline
- Index Contour - Existing (800)
- Intermediate Contour - Existing (799)
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Hydrant
- Utility Valve
- Utility Meter
- Light Pole / Signal
- Electric Pedestal
- Telephone Pedestal
- Air Conditioner
- +799.9 Ex Spot Elevation
- Flag Pole
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Rip Rap
- Proposed Storm Sewer
- 608 Proposed Contour
- Proposed Swale
- Proposed Culvert
- 608.73 Prop. Flowline Spot Elev.
- 608.73 TW Prop. Top of Walk Elev.
- (608.7) Existing Grade
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Prop. Drainage Direction
- FF=000.0 Prop. Finished Floor Elev.
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel

LOCATION MAP

NW 1/4 SEC 22, T 20 N, R 18 E,
VILLAGE OF HARRISON
CALUMET COUNTY, WI



NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. Contractor shall coordinate with North Shore Golf Club staff for stockpile location and/or remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
4. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.

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Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
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DRAINAGE & GRADING PLAN

N8421 North Shore Road

Village of Harrison, Calumet County County, WI
For: North Shore Golf Club, Inc.

Date:	07/28/2025
Filename:	8042engr.dwg
Author:	TNW
Last Saved by:	jennifer
Page	C1.2

LEGEND

- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Water Main
- Underground Telephone
- Fence - Steel
- Treeline
- Index Contour - Existing
- Intermediate Contour - Existing
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Hydrant
- Utility Valve
- Utility Meter
- Light Pole / Signal
- Electric Pedestal
- Telephone Pedestal
- Air Conditioner
- +799.9 Ex Spot Elevation
- Flag Pole
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Rip Rap
- Proposed Storm Sewer
- 608 Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Silt Fence
- Prop. Drainage Direction
- Proposed Tracking Pad
- Proposed Ditch Check
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Proposed Urban Type B Erosion Mat
- Proposed Class I Type B Erosion Mat
- Proposed Class II Type B Erosion Mat
- Proposed Inlet Protection

NOTES:

1. Refer to Sheet C2.1 for erosion and sediment control notes.

20 0 20 40 60

Match Line

Regrade Embankment 3.5:1 Slope with Class III Type C Turf Reinforcement Mat, Sod Cover per NSGC Specification

Sod Installation in Lawn Areas

CB A

Asphalt

Proposed Building
1st Floor Elevation
772.50

FF=784.4

Existing Building
FF=783.47
LL=773.73

Pool Deck Drains by Others

Proposed Building Addition

Proposed Pool

50' OHWM Setback

Disturbed Area = 39,500 sq ft

New Impervious = 22,245 sq ft

Perimeter Silt Fence

Restore Slope Immediately After Storm Installation, Repair Silt Fence

Provide 1 Ton Light Riprap Over Type HR Fabric at Storm Sewer Discharge Concurrent with Storm Sewer Installation

Rip Rap

Lake Winnebago

BM 1

BM 2

BM 3

Existing Building

Sod Installation in Lawn Areas

FF=784.4

CB H

MH B

INL C

Asphalt

Provide Tracking Pad Temporary Haul Path

Perimeter Silt Fence

Provide Class 2 Sediment Logs (12"Ø)

Match Line

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Civil Engineers and Land Surveyors
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Ph: 920-991-1866 Fax: 920-441-0804
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EROSION & SEDIMENT CONTROL PLAN

N8421 North Shore Road

Village of Harrison, Calumet County County, WI
For: North Shore Golf Club, Inc.

Date:	07/28/2025
Filename:	8042engr.dwg
Author:	TNW
Last Saved by:	jennifer
Page	C1.3

LEGEND

- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Water Main
- Underground Telephone
- Fence - Steel
- Treeline
- Index Contour - Existing (800)
- Intermediate Contour - Existing (799)
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Hydrant
- Utility Valve
- Utility Meter
- Light Pole / Signal
- Electric Pedestal
- Telephone Pedestal
- Air Conditioner
- +799.9 Ex Spot Elevation
- Flag Pole
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Rip Rap
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Contour (608)
- Proposed Swale
- Proposed Culvert
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Curb Stop
- Proposed Cleanout
- Proposed Reducer
- Proposed Plug
- Proposed Water MH
- Proposed Tee
- Proposed Cross
- Proposed 90° Bend
- Proposed 45° Bend
- Proposed 22.5° Bend

20 0 20 40 60

Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits. The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

The building addition water and sanitary will be serviced internally.

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with water tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.

Water Pipe shall be PE, with minimum of 18 gauge, insulated (blue), single-conductor copper tracer wire, or equivalent, per SPS 382.40 (8)(k).

Sanitary Sewer Pipe Main shall be PVC SDR(35), with minimum of 18 gauge, insulated (green), single-conductor copper tracer wire, or equivalent, per SPS 382.30 (11)(h). Sanitary Sewer laterals shall be PVC Schedule 40.

Refer to Sheet C2.2 for the storm sewer pipe and structure schedule.

Refer to pool specifications for pool deck drains, pool deck drain junctions denoted as CO## on this plan.

Pr. 34' of 8" Storm at 2.0%
Flow = 166 gpm
Capacity = 831 gpm

New Location for Electric, Gas, and Fiber Refer to MEP

Provide 8"x4" Factory Wye with 13' of 4" Sanitary Lateral at 1/4" per foot

Branch 2" Water for Service to Both Buildings

Field Verify Sanitary Sewer Pipe Connection, Continue 92' - 8" Sanitary at 0.40% to S-1

CB A

Asphalt

Provide 48" Sanitary MH
Rim Elev 783.74
8" Invert 774.90
Depth 8.84'

Field Verify Electric, Gas, and Fiber Connections

Field Verify 2" water connection, Relocate 2" water (130' +/-)

Field Verify & Remove Ex. Sanitary MH

Field Verify Sanitary Sewer Pipe Connection, continue 52' - 8" sanitary at 0.40% to S-1

Connect 6" Storm Invert 779.30

Proposed Building
1st Floor Elevation
772.50

Pr. 34' of 8" Storm at 25.0%
Flow = 166 gpm
Capacity = 2,938 gpm

Pr. 7' of 8" Storm at 25.0%
Flow = 167 gpm
Capacity = 2,938 gpm

Field Verify for 2" Water Service Reconnection

Pr. 13' of 6" Storm at 1.0%

Pr. 25' of 8" Storm at 3.0%
Flow = 168 gpm
Capacity = 1,018 gpm

Pr. 14' of 6" Storm at 1.0%

Pr. 36' of 6" Storm at 30.0%
Flow = 168 gpm
Capacity = 1,494 gpm

Pr. 33' of 6" Storm at 1.0%
Flow = 57 gpm
Capacity = 273 gpm

Pr. 31' of 6" Storm at 1.0%

Provide Downspout Connection
Pr. 9' of 6" at 1.0% (each)
Flow = 21-33 cfs
Capacity = 273 cfs

Connection Underdrain to R-10

Pr. 11' of 6" Storm at 50.0%
Flow = 102 gpm
Capacity = 1,929 gpm

Pr. 66' of 8" Storm at 1.0%
Flow = 207 gpm
Capacity = 588 gpm

Pr. 32' of 8" Storm at 3.0%
Flow = 380 gpm
Capacity = 1,018 gpm

Pr. 48' of 6" Storm at 1.0%

Pr. 181' of 6" Underdrain at 0.50%
Refer to detail

Proposed Building Addition

Provide Downspout and Building Storm Connection

Pr. 14' of 6" Storm at 1.0%

Pr. 16' of 6" Storm at 1.0%

Pr. 37' of 6" Storm at 1.0%
Flow = 186 gpm
Capacity = 273 gpm

Pr. 12' of 4" Storm at 1.0%

Pr. 22' of 4" Storm at 1.0%

50' OHWM Setback

Pr. 24' of 8" Storm at 2.0%
Flow = 57 gpm
Capacity = 831 gpm

Pr. 58' of 8" Storm at 2.0%
Flow = 486 gpm
Capacity = 831 gpm

Pr. 40' of 8" Storm at 35.0%
Flow = 672 gpm
Capacity = 3,476 gpm

Pr. 60' of 4" Storm at 1.0%
Flow = 53 gpm
Capacity = 93 gpm

Pr. 36' of 8" RCP Storm at 5.0%
Flow = 672 gpm
Capacity = 3,874 gpm

Daylight 6" Underdrain
Invert 767.00
Provide AgriDrain rodent guard or approved equal

12" RCP Endwall
Invert 747.50

Rip Rap

Inv.=752.0

8" CMP

Inv.=748.6

Daylight 4" Storm R-50
Invert 767.00
Provide AgriDrain Rodent Guard or Approved Equal

Lake Winnebago

BM 1

Existing Building

BM 3

Replace CB H with 72" dia. Manhole
Rim Elev. 775.00
Reconnect Pipes:
8" Inv. =,772.73 E
8" Inv. = 772.88 S
6" Inv. = 773.41 N
Sump Inv. = 769.73

CB H

MH B

INL C

FF=784.4

BM 2

Field Verify for Collar to Elevate Casting to Elevation 782.31 (Raised Approx. 11" from Existing)

Asphalt

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Ph: 920-991-1868 Fax: 920-441-0804
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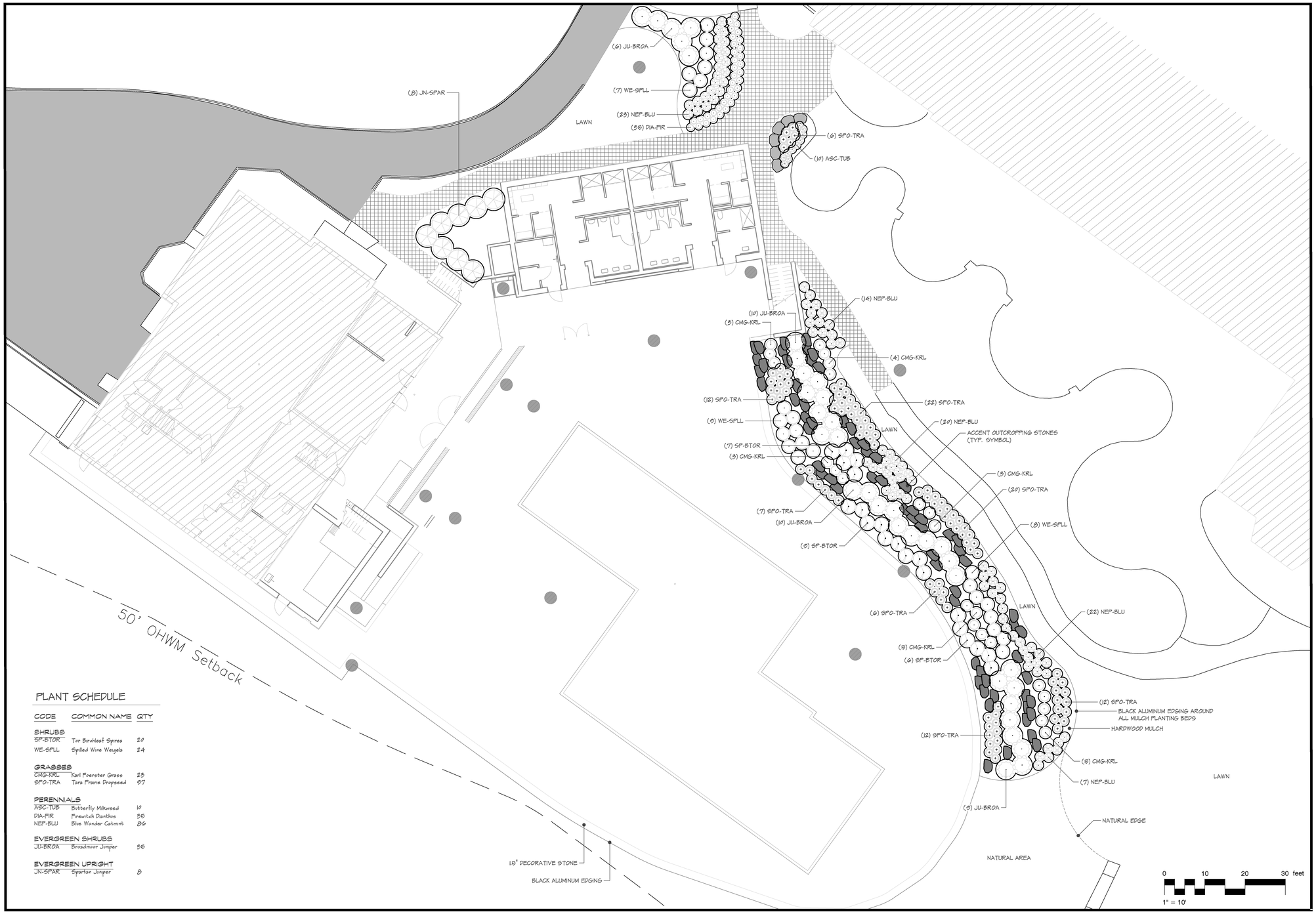
UTILITY PLAN

N8421 North Shore Road

Village of Harrison, Calumet County County, WI
For: North Shore Golf Club, Inc.

Date: 07/28/2025
Filename: 8042engr.dwg
Author: TNW
Last Saved by: jennifer
Page C1.4



PLANT SCHEDULE

CODE	COMMON NAME	QTY
SHRUBS		
SP-BTOR	Tor Birchleaf Spirea	20
WE-SPLL	Spilled Wine Weigela	24
GRASSES		
CMG-KRL	Karl Foerster Grass	23
SPO-TRA	Tara Prairie Dropseed	97
PERENNIALS		
ASC-TUB	Butterfly Milkweed	10
PIA-FIR	Firewitch Dianthus	38
NEP-BLU	Blue Wonder Catmint	86
EVERGREEN SHRUBS		
JU-BROA	Broadmoor Juniper	38
EVERGREEN UPRIGHT		
JN-SPAR	Spartan Juniper	8

Schmalz
Custom Landscaping and Garden Center

LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION

AWARD WINNING DESIGN AND INSTALLATION

W2484 CTY RD KK
APPLETON, WI 54915-9464
PHONE: 920-733-8223
FAX: 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

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Written dimensions on this plan shall have precedence over scaled dimensions.

DO NOT SCALE

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North Shore Golf Club
N8421 N. Shore Rd.
Menasha, WI 54952

DATE: 07/25/2025
REVISED:
PHONE NO.:
EMAIL:
SCALE: 1" = 10'- 0"
DRAWN BY: JRM JSJ
SHEET TITLE: Landscape Plan
SHEET NO.: L-1
JOB # | FILE NO.

eua
milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

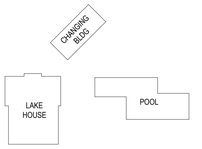
NORTH SHORE GOLF CLUB - NEW POOL & LAKE HOUSE IMPROVEMENTS

N 8421 N Shore W Rd
Menasha, WI 54952

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/25/2025	CONSTRUCTION DOCUMENTS

KEY PLAN



SHEET INFORMATION

PROJECT MANAGER TH
PROJECT NUMBER 923505

LANDSCAPE PLAN

L-1

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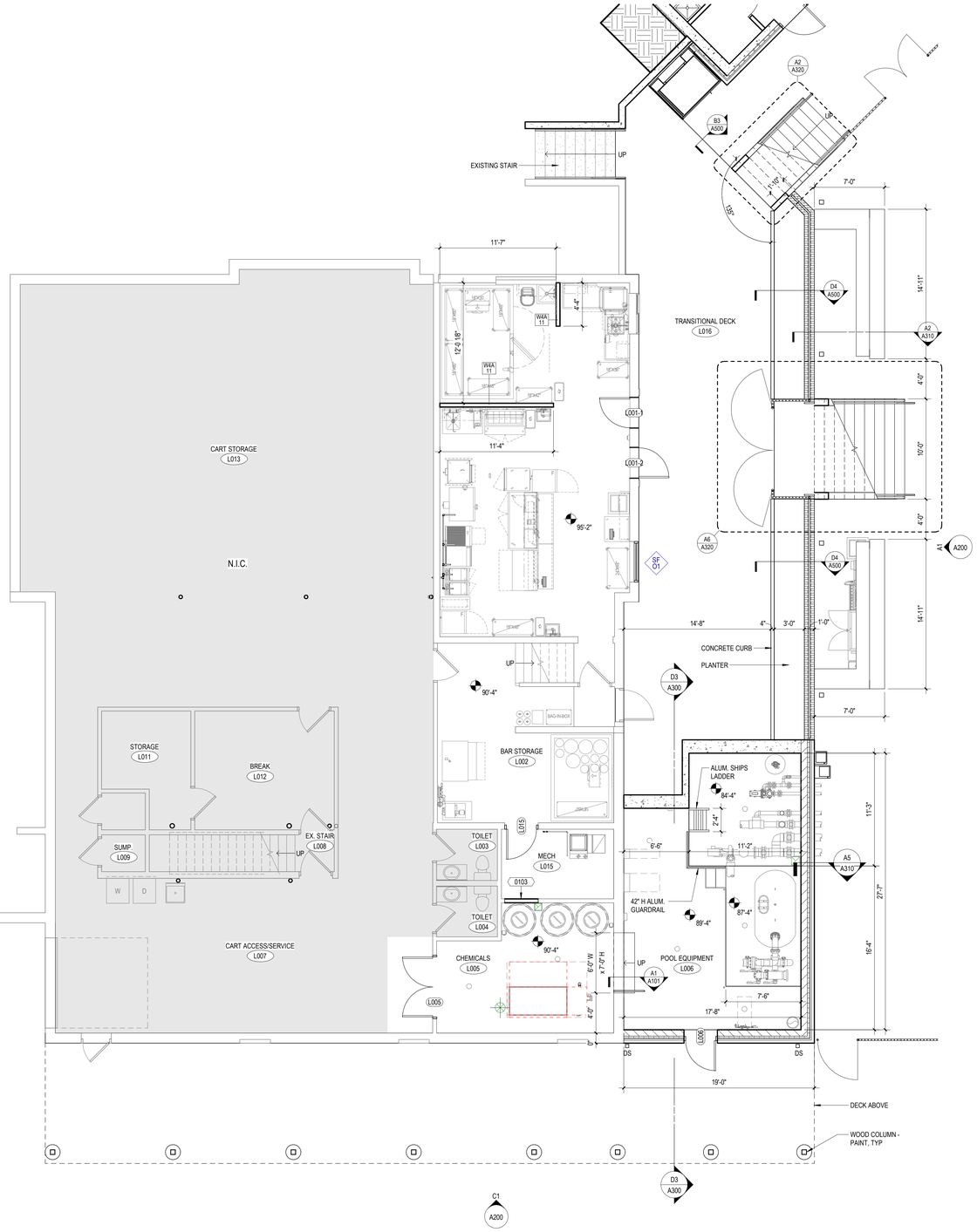
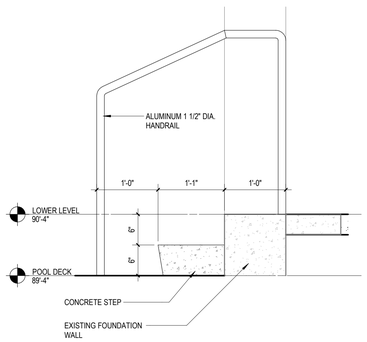
FLOOR PLAN NOTES

A.	BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
B.	ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
C.	VERIFY STRUCTURAL ELEMENTS AND FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
D.	REFER TO SHEET A010 FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE WAA-511.
E.	PROVIDE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD AT THE FOLLOWING LOCATIONS: ENTIRE WALL DIRECTLY BEHIND OR ADJACENT TO ANY PLUMBING FIXTURE INCLUDING, BUT NOT LIMITED TO, WATER CLOSETS, SHOWERS, DRINKING FOUNTAINS, SINKS, LAVATORIES AND EYEWASHES; AND ALL WALLS OF AREAS INCLUDING, BUT NOT LIMITED TO, CHANGING ROOMS, SINGLE OCCUPANT TOILET ROOMS, JANITOR CLOSETS, COMMERCIAL KITCHENS, DISHWASHING, ETC. WHERE CERAMIC TILE OR SOLID SURFACE WALL CLADDING IS SCHEDULED, PROVIDE CEMENT BOARD BACKER BOARD IN LIEU OF GYPSUM BOARD.
F.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
G.	REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SKIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
H.	PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
I.	PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS. BLANK COVER PLATES ARE NOT ACCEPTABLE.
J.	PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
K.	ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PROPERLY PREPARED FOR NEW FINISH APPLICATIONS. WHERE ADJACENT FINISHES ARE EXISTING TO REMAIN, PATCH AND MATCH EXISTING FINISHES. CONSULT WITH THE OWNER TO IDENTIFY ATTIC STOCK AND/OR PREVIOUS MATERIAL SPECIFICATIONS.
L.	PROVIDE BLOCKING IN WALLS AS REQUIRED FOR NEW MILLWORK, CASEWORK, DOOR BUMPERS, ACCESSORIES, EQUIPMENT, FIXTURES, AND OWNER'S WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO, TELEVISIONS/MONITORS, MARKER BOARDS, TACK BOARDS AND SIGNAGE. OPEN EXISTING WALLS AS NEEDED TO INSTALL CONCEALED BLOCKING WHERE REQUIRED, AND PATCH WALLS TO MATCH EXISTING CONSTRUCTION. COORDINATE WITH OWNER ON LOCATIONS OF WALL-MOUNTED EQUIPMENT.
M.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR DATA & ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH ELECTRICAL CONTRACTOR.

KEYNOTES PER SHEET

0103	INFILL EXISTING WALL; MATCH EXISTING WIDTH, CONSTRUCTION, ACOUSTIC INSULATION AND ANY SMOKE OR FIRE RATINGS.





A1 POOL EQUIPMENT ROOM STEP
1" = 1'-0" | REF: A3/A101

N TRUE N PLAN A3 LOWER LEVEL PLAN - LAKE HOUSE
3/16" = 1'-0" | A101

milwaukee | madison | green bay | denver | atlanta

E

PROJECT INFORMATION

NORTH SHORE GOLF CLUB - NEW POOL & LAKE HOUSE IMPROVEMENTS

D

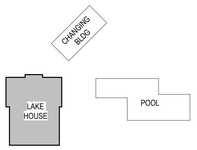
N 8421 N Shore W Rd
Menasha, WI 54952

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/25/2025	CONSTRUCTION DOCUMENTS

C

KEY PLAN



B

SHEET INFORMATION

PROJECT MANAGER	TH
PROJECT NUMBER	923505

A

LOWER LEVEL PLAN - LAKE HOUSE

A101

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1 2 3 4 5 6 7

FLOOR PLAN NOTES

A.	BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
B.	ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
C.	VERIFY STRUCTURAL ELEMENTS AND FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
D.	REFER TO SHEET A010 FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE WA-S11.
E.	PROVIDE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD AT THE FOLLOWING LOCATIONS: ENTIRE WALL DIRECTLY BEHIND OR ADJACENT TO ANY PLUMBING FIXTURE INCLUDING, BUT NOT LIMITED TO, WATER CLOSETS, SHOWERS, DRINKING FOUNTAINS, SINKS, LAVATORIES AND EYEWASHES; AND ALL WALLS OF AREAS INCLUDING, BUT NOT LIMITED TO, CHANGING ROOMS, SINGLE OCCUPANT TOILET ROOMS, JANITOR CLOSETS, COMMERCIAL KITCHENS, DISHWASHING, ETC. WHERE CERAMIC TILE OR SOLID SURFACE WALL CLADDING IS SCHEDULED, PROVIDE CEMENT BOARD BACKER BOARD IN LIEU OF GYPSUM BOARD.
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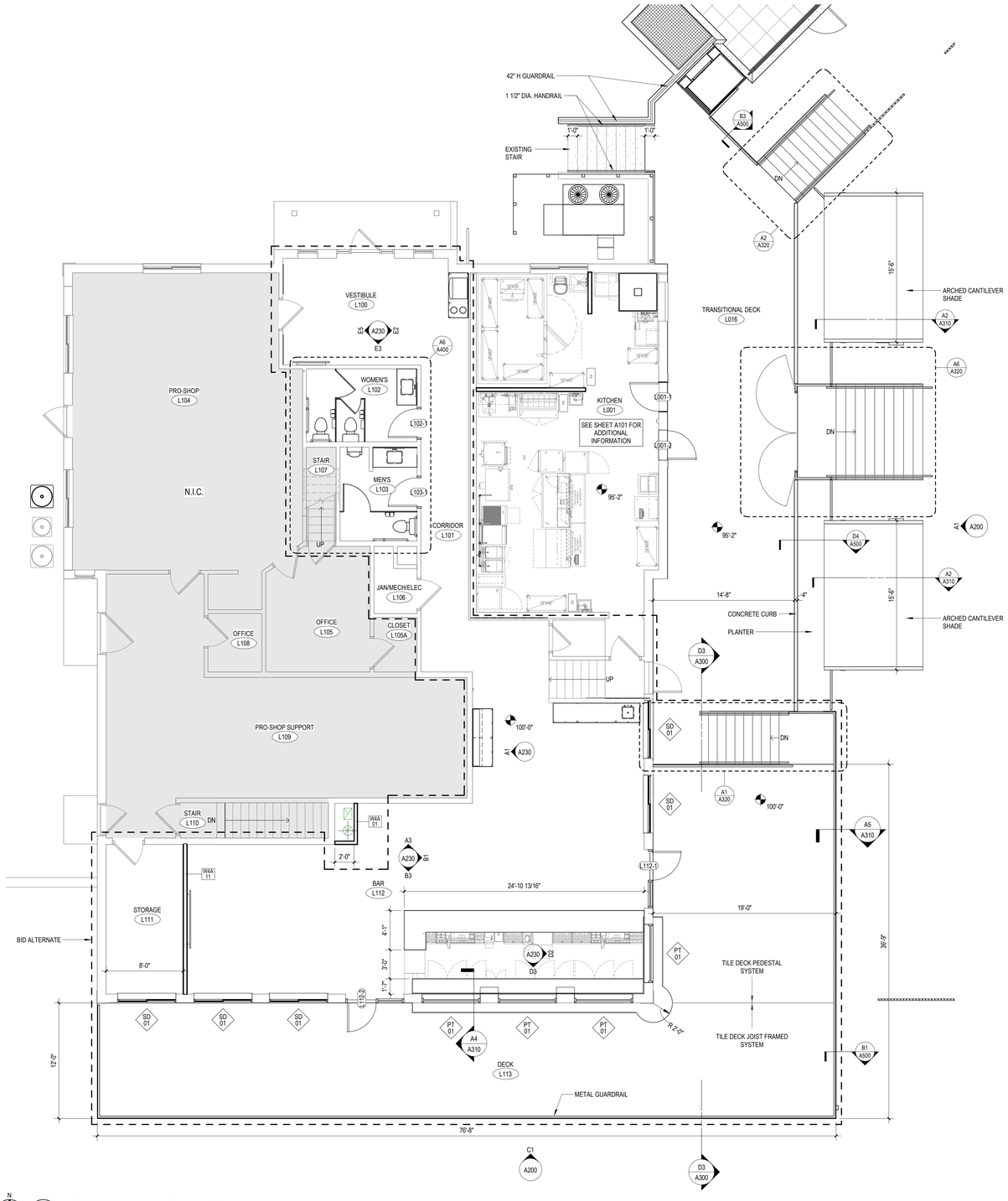
KEYNOTES PER SHEET



N TRUE N PLAN **A3** 1ST FLR PLAN - LAKE HOUSE
3/16" = 1'-0" | A102

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E

PROJECT INFORMATION

NORTH SHORE GOLF CLUB - NEW POOL & LAKE HOUSE IMPROVEMENTS

D

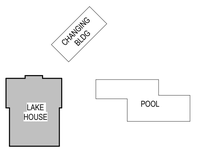
N 8421 N Shore W Rd
Menasha, WI 54952

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/25/2025	CONSTRUCTION DOCUMENTS

C

KEY PLAN



B

SHEET INFORMATION

A

PROJECT MANAGER	TH
PROJECT NUMBER	923505

1ST FLOOR PLAN - LAKE HOUSE

A102

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1 2 3 4 5 6 7

TOILET ROOM ACCESSORY SCHEDULE

TAG	DESCRIPTION	LENGTH	MANUFACTURER	MODEL	REMARKS
CH01	BABY CHANGING STATION SURFACE MOLDED		KOALA	KB310-SSWM-MBLK	
GB02	GRAB BAR STRAIGHT	1'-6"	DELTA	CONTEMPORARY MB	MATTE BLACK
GB03	GRAB BAR STRAIGHT	2'-0"	DELTA	CONTEMPORARY MB	MATTE BLACK
GB05	GRAB BAR STRAIGHT	3'-0"	DELTA	CONTEMPORARY MB	MATTE BLACK
GB06	GRAB BAR STRAIGHT	3'-6"	DELTA	CONTEMPORARY MB	MATTE BLACK
GB23	GRAB BAR STRAIGHT	2'-0"	KOHLER	SQUARE K-23295-2MB	MODERNE BRASS
GB26	GRAB BAR STRAIGHT	3'-6"	KOHLER	SQUARE K-23297-2MB	MODERNE BRASS
MR20	MIRROR WITH FRAME		UTTERMOST	79297709G30 TORDERA ARCH BRASS	
ND01	SURFACE MOUNT NAPKIN DISPOSAL		BOBRICK	TRIMLINE SURFACE MOUNT	MATTE BLACK
PB04	SOAP DISH	0"	SHOWER SURROUND	WALL MOUNT SHAMPOO SHELF	INCLUDE WITH SHOWER SURROUND
PB21	SOAP DISH, CORNER		SHOWER SURROUND	CORNER MOUNT SHAMPOO SHELF	INCLUDE WITH SHOWER SURROUND
PD01	PAPER TOWEL DISPENSER, FOLDED SURFACE		BOBRICK	B-9262.MBLK	MATTE BLACK
SH11	SHOWER SEAT RECTANGLE		GBS	PHEN-RECTANGULAR-SEAT-WOODGRAIN 32"	WOOD GRAIN
SH21	SHOWER SEAT RECTANGLE		GBS	PHEN-RECTANGULAR-SEAT-WOODGRAIN 30"	WOOD GRAIN
SR01	CURTAIN ROD & CURTAIN	<varies>	GATCO	MODERN SHOWER RO829MX	MATTE BLACK, INCLUDE HOOKLESS LINER AND CURTAIN FROM STANDARD TEXTILE
TP10	TOILET PAPER DISPENSER, DOUBLE SURFACE MOUNT		BOBRICK	B-540.MBLK B-540.MBLK B-540.MBLK	MATTE BLACK
TP20	TOILET PAPER DISPENSER, DOUBLE SURFACE MOUNT		KOHLER	SQUARE K-23288-2MB	MODERNE BRASS
TW40	TOWEL PIN		DELTA	TETRA 78935-BL	MATTE BLACK

FLOOR PLAN NOTES

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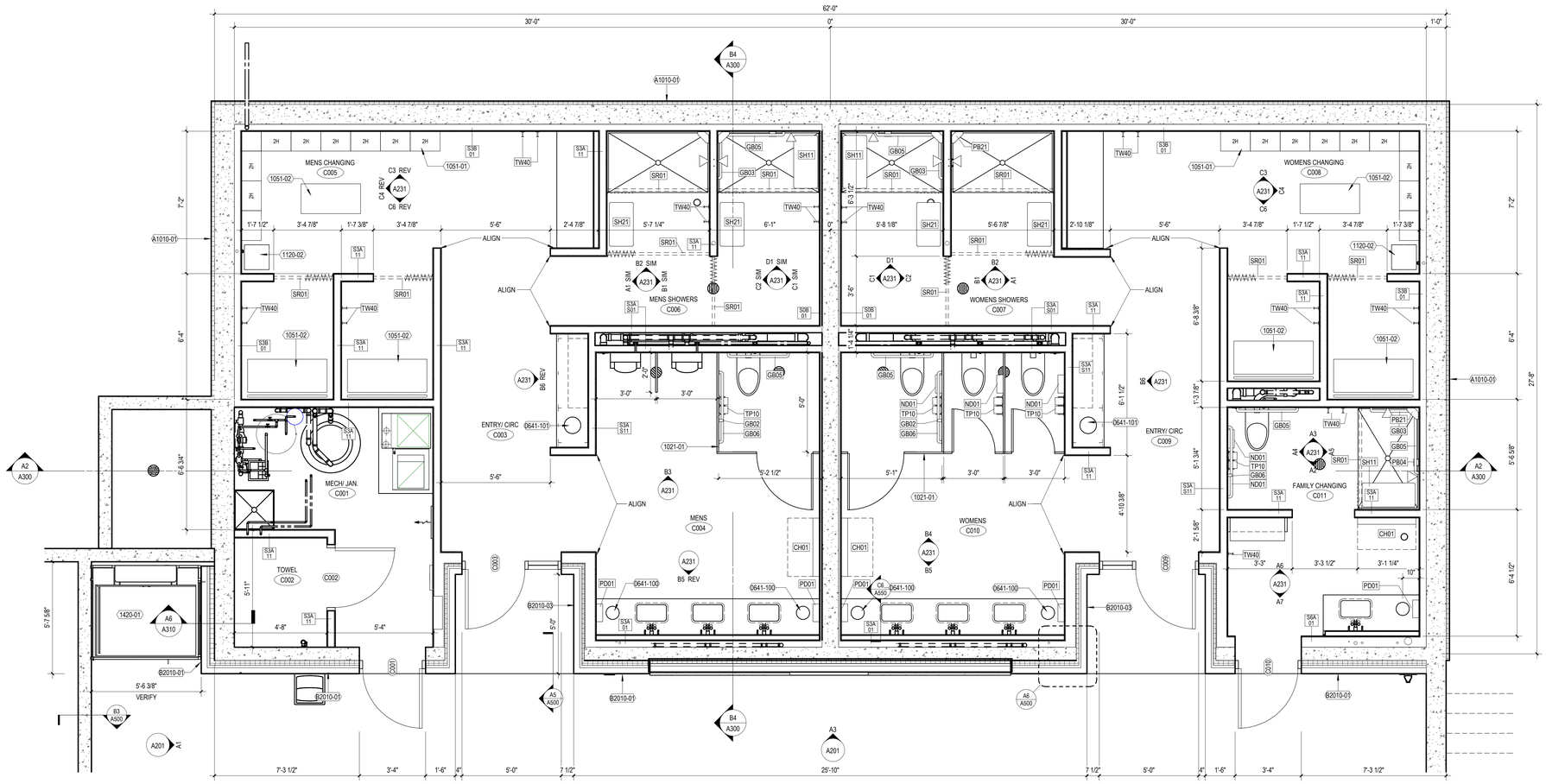
KEYNOTES PER SHEET

0641-100	8" DIAMETER BLACK METAL GROMMET - MOCKETT TM28-90M
0641-101	10" DIAMETER BLACK METAL GROMMET - MOCKETT TM108-90M
1021-01	PHENOLIC CEILING-HUNG TOILET PARTITIONS WITH FLUSH DOORS
1051-01	PHENOLIC 2-TIER LOCKERS
1051-02	PHENOLIC LOCKER BENCH
1120-02	SWIMSUIT SPINNER - SUITMATE EC3
1420-01	VERTICAL PLATFORM LIFT, 3 OPENINGS
A1010-01	RIGID INSULATION, DRAINAGE MAT, WATERPROOFING, FOUNDATION WALL
B2010-01	BRICK VENEER, AIR SPACE, RIGID INSULATION, AIR BARRIER, CONCRETE WALL
B2010-03	BRICK VENEER, AIR SPACE, RIGID INSULATION, AIR BARRIER, EXTERIOR SHEATHING, METAL STUDS W/ BATT INSULATION, GYPSUM BOARD



N TRUE N PLAN **A1** LOWER LEVEL PLAN - CHANGING BLDG
3/8" = 1'-0" | A103

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E

PROJECT INFORMATION

NORTH SHORE GOLF CLUB - NEW POOL & LAKE HOUSE IMPROVEMENTS

D

N 8421 N Shore W Rd
Menasha, WI 54952

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/25/2025	CONSTRUCTION DOCUMENTS

C

KEY PLAN

B

SHEET INFORMATION

A

PROJECT MANAGER TH
PROJECT NUMBER 923505

LOWER LEVEL PLAN - CHANGING BLDG

A103

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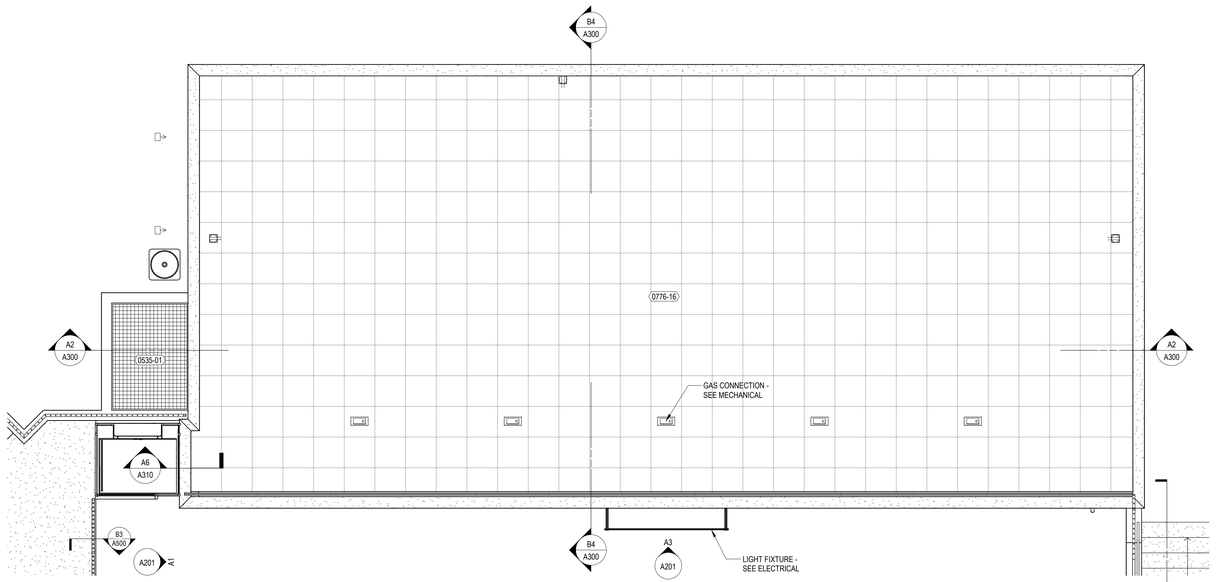
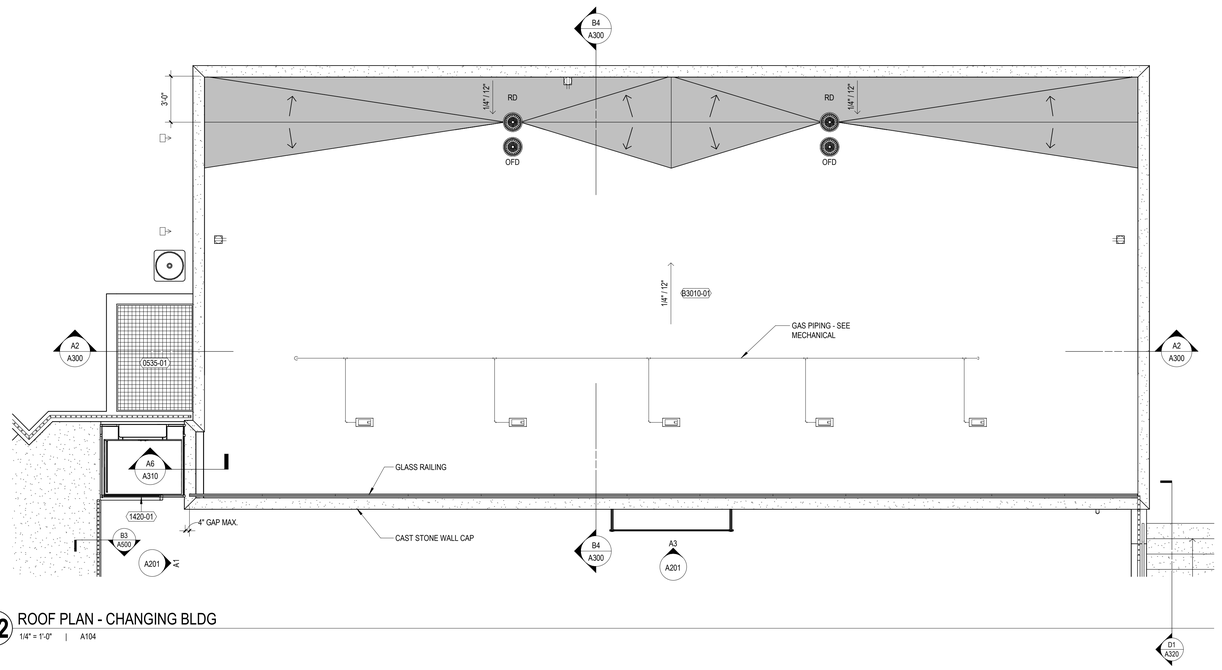


N TRUE N PLAN **C2** ROOF PAVER PLAN - CHANGING BLDG

1/4" = 1'-0" | A104



N TRUE N PLAN **A2** ROOF PLAN - CHANGING BLDG

1/4" = 1'-0" | A104

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ROOF PLAN LEGEND

RD	ROOF DRAIN
OFD	OVERFLOW DRAIN
DS	DOWNSPOUT
←	SLOPE DIRECTION OF ROOF & TAPERED INSULATION
	TAPERED INSULATION

SEE SHEET A010 FOR ROOF ASSEMBLY INFORMATION

KEYNOTES PER SHEET

0535-01	1" X 3/16" GALV. STEEL BAR GRATING W/ L3X3X5/16 (GALV.) AND 5/8" DIA. S.S. EXPANSION ANCHORS AT 24" O.C. ON (4) SIDES
0776-16	PORCELAIN TILE PAVER SYSTEM - ADJUSTABLE PEDESTAL SYSTEM
1420-01	VERTICAL PLATFORM LIFT, 3 OPENINGS
B3010-01	ROOFING MEMBRANE, COVER BOARD, RIGID INSULATION, SLOPED PRECAST CONCRETE PLANKS

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PROJECT INFORMATION

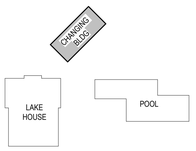
NORTH SHORE GOLF CLUB - NEW POOL & LAKE HOUSE IMPROVEMENTS

N 8421 N Shore W Rd
Menasha, WI 54952

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/25/2025	CONSTRUCTION DOCUMENTS

KEY PLAN



SHEET INFORMATION

PROJECT MANAGER TH

PROJECT NUMBER 923505

ROOF PLAN - CHANGING BLDG

A104

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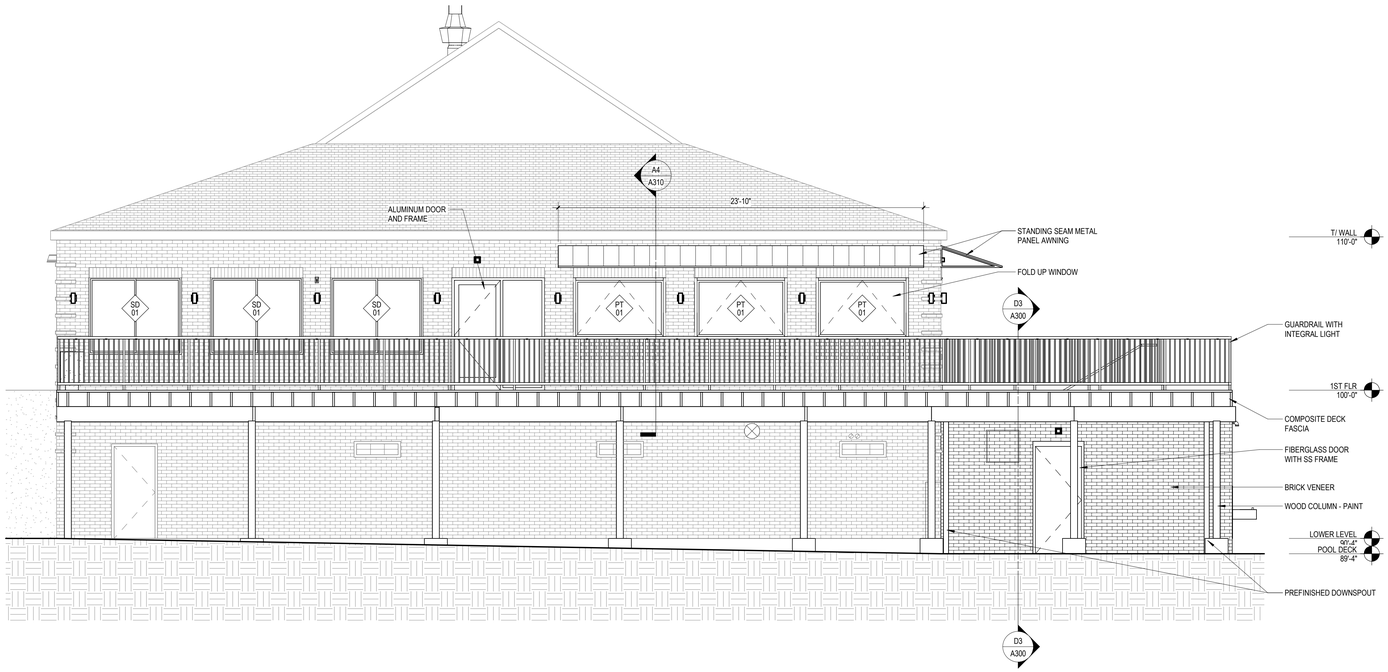
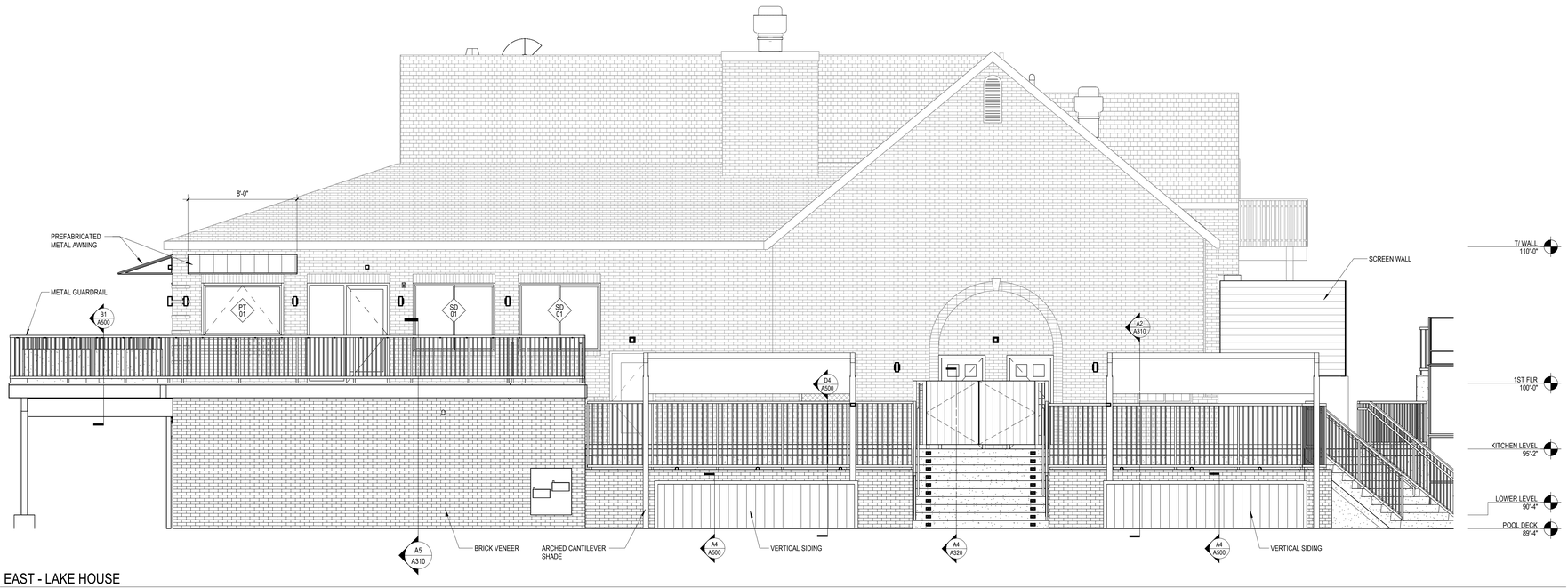
EXTERIOR ELEVATION NOTES

A	SEE SHEET A201 FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
B	ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO BE MITERED.
C	EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
D	ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
E	MJ = INDICATES MOVEMENT JOINT - 1/2" GAP.
F	WINDOW DIMENSIONS ARE NOMINAL. CONTRACTOR TO ACCOUNT FOR SHIM SPACE IN WINDOW SIZING.

KEYNOTES PER SHEET



C1 SOUTH - LAKE HOUSE
1/4" = 1'-0" | REF: A3/A101



A1 EAST - LAKE HOUSE
1/4" = 1'-0" | REF: A3/A101

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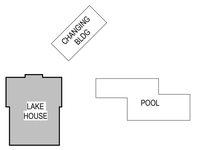

SHEET INFORMATION

PROJECT MANAGER	TH
PROJECT NUMBER	923505

EXTERIOR ELEVATIONS - LAKE HOUSE

A200

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KEYNOTES PER SHEET

A1 WEST - CHANGING BLDG
1/4" = 1'-0" | REF: A1/A103

A3 SOUTH - CHANGING BLDG
1/4" = 1'-0" | REF: A1/A103

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milwaukee | madison | green bay | denver | atlanta

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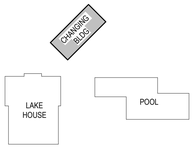

SHEET INFORMATION

PROJECT MANAGER TH

PROJECT NUMBER 923505

EXTERIOR ELEVATIONS - CHANGING BLDG

A201

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Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Josh Sherman, Assistant Planner

Meeting Date:
August 19, 2025

Title:
Site Plan Review – Silvertree Homes, LLC – W4842 Fieldcrest Dr – Parcel 47020 – Crossroads Business Park

Issue:
Should the Plan Commission recommend approval of the Silvertree Homes, LLC site plan to the Village Board?

Background and Additional Information:
Silvertree Homes, LLC has submitted a proposal for a multi-tenant facility intended for trade and contractor use located at Lot 6 of Crossroads Business Park, W4842 Fieldcrest Dr. Silvertree Homes is currently under contract to purchase Lot 6 from the Village Harrison, with the agreement to comply with the protective covenants and restrictions governing the Crossroads Business Park.

Silvertree Homes, LLC specializes in the design and construction of speculative and custom homes in the Fox Valley. The submitted site plan includes a 12,900 square-foot building situated along Fieldcrest Drive to the south and a proposed 15,000 square-foot building along the north lot line. A shared parking area and loading zone will separate the two buildings.

The buildings are designed to accommodate multiple small or mid-sized businesses, particularly those in construction, contracting, or other trades. Spaces will be built out to suit future tenant needs.

Silvertree plans to relocate their headquarters to the southern building, which features offices, a conference room, and a reception area. The proposed building design features brick or stone detailing along the lower portion of the east, south and north elevations with metal panels on the middle and upper levels.

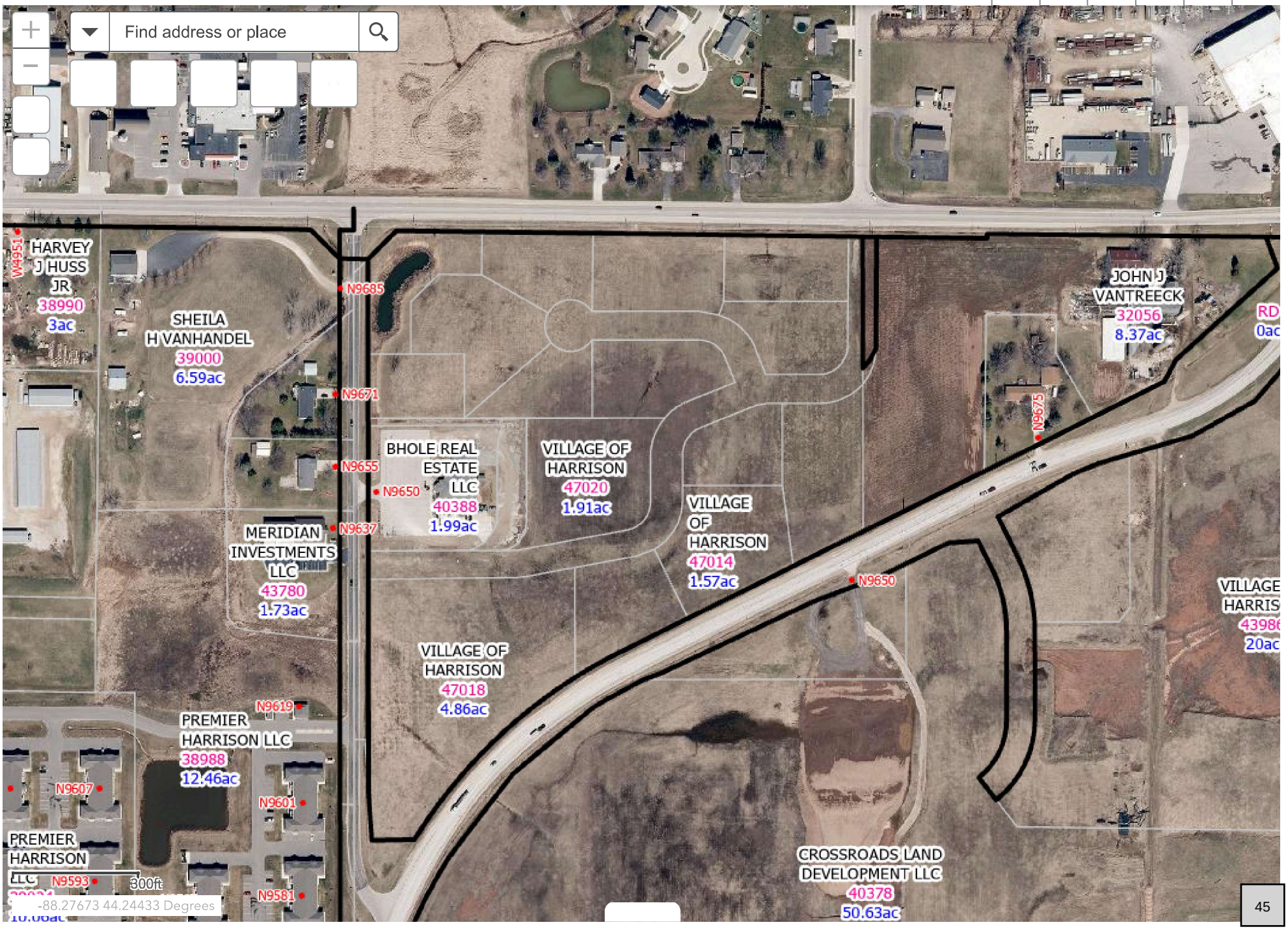
Recommended Action:
Staff recommends approval of the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

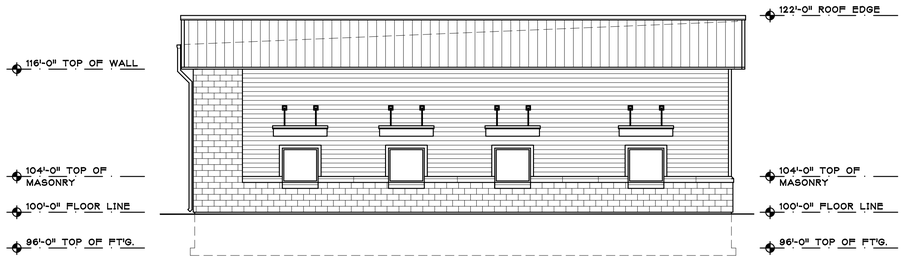
1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.

3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

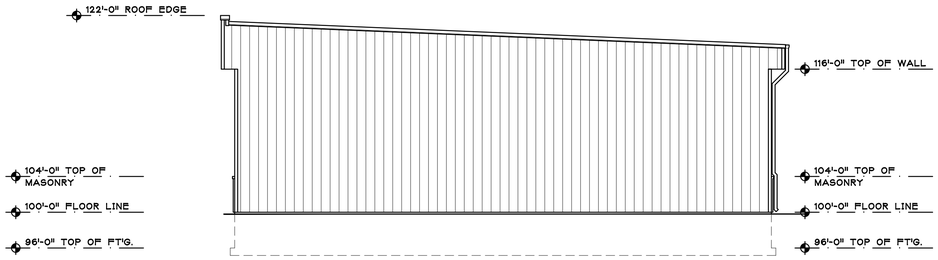
Attachments:

- Aerial Map
- Crossroad Business Park Plat
- Site Plan and Renderings

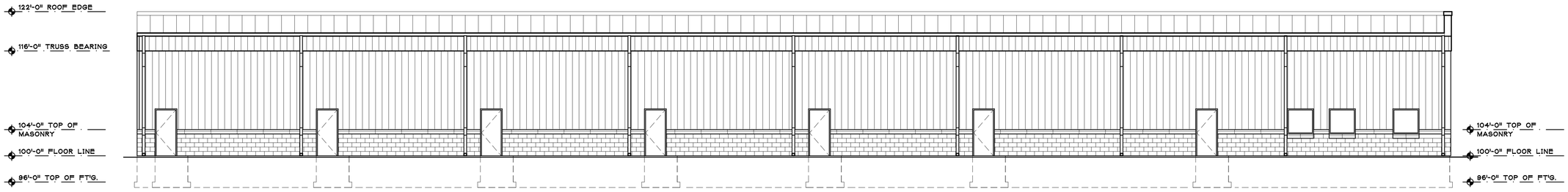

Calumet County Interactive Map
Menasha GIS
Appleton GIS
Calumet Land Informa
Find address or place
W4951
HARVEY J HUSS JR
38990
3ac
SHEILA H VANHANDEL
39000
6.59ac
N9685
N9671
N9655
N9650
N9637
BHOLE REAL ESTATE LLC
40388
1.99ac
VILLAGE OF HARRISON
47020
1.91ac
MERIDIAN INVESTMENTS LLC
43780
1.73ac
VILLAGE OF HARRISON
47014
1.57ac
N9650
VILLAGE OF HARRISON
47018
4.86ac
N9619
PREMIER HARRISON LLC
38988
12.46ac
N9607
N9601
PREMIER HARRISON LLC
N9593
N9581
300ft
-88.27673 44.24433 Degrees
JOHN J VANTREECK
32056
8.37ac
N9675
RD
0ac
VILLAGE
HARRIS
43986
20ac
CROSSROADS LAND DEVELOPMENT LLC
40378
50.63ac



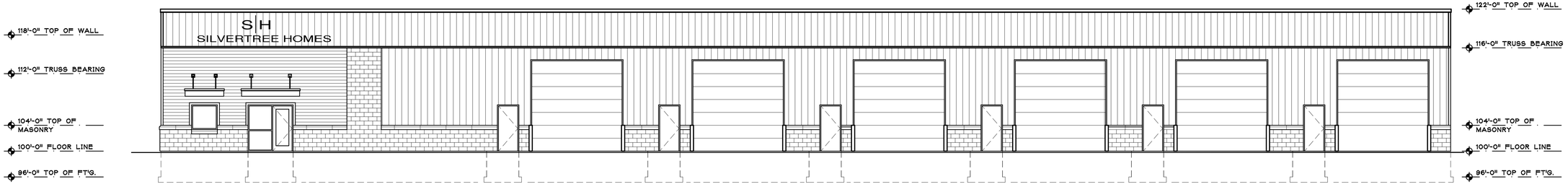
EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ACS Architectural & Construction Services, Ltd.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226

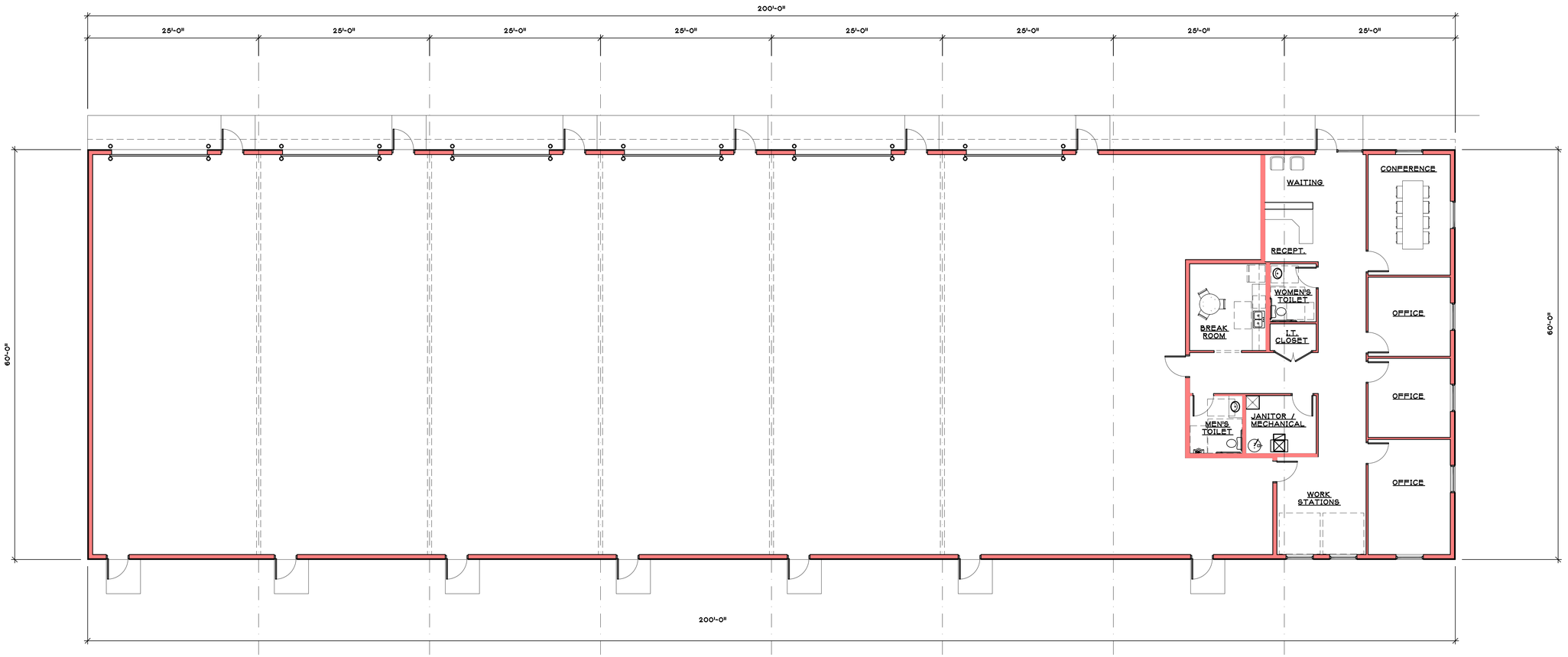
PROPOSED FACILITY FOR,

SILVERTREE HOMES

HARRISON, WISCONSIN

DATE: JULY 18, 2025
ARCH. K. SPERL
D. BY: -----
JOB: 25-057
REV. -----

A 2.0



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

ACS Architectural & Construction Services, Ltd.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226

PROPOSED FACILITY FOR,

SILVERTREE HOMES

HARRISON, WISCONSIN

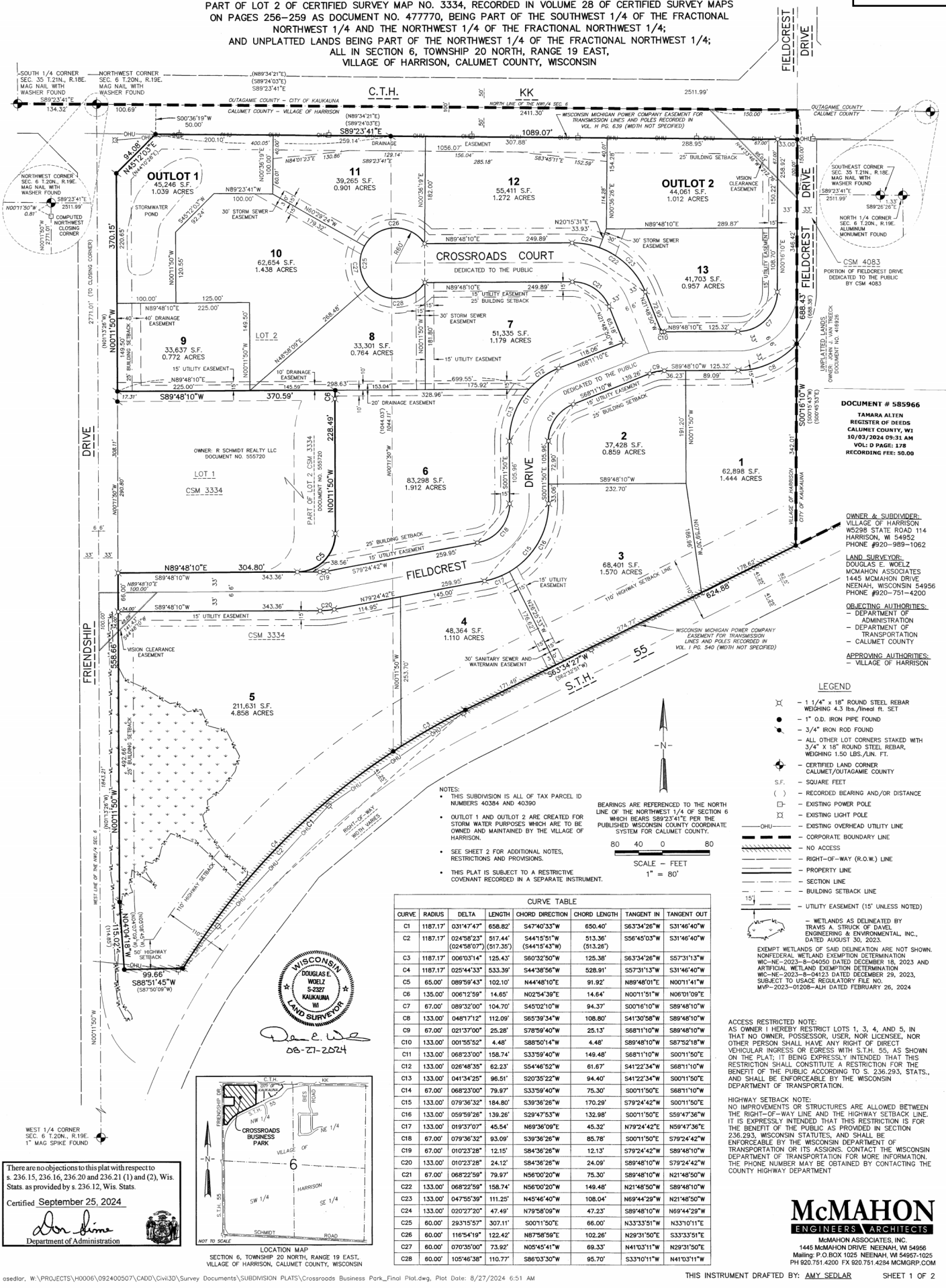
DATE: JULY 18, 2025
ARCH. K. SPERL
D. BY: -----
JOB: 25-057
REV. -----

A 1.0

UNOFFICIAL COPY

CROSSROADS BUSINESS PARK

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3334, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGES 256–259 AS DOCUMENT NO. 477770, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; ALL IN SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



NOTES:
- THIS SUBDIVISION IS ALL OF TAX PARCEL ID NUMBERS 40384 AND 40390
- OUTLOT 1 AND OUTLOT 2 ARE CREATED FOR STORM WATER PURPOSES WHICH ARE TO BE OWNED AND MAINTAINED BY THE VILLAGE OF HARRISON.
- SEE SHEET 2 FOR ADDITIONAL NOTES, RESTRICTIONS AND PROVISIONS.
- THIS PLAT IS SUBJECT TO A RESTRICTIVE COVENANT RECORDED IN A SEPARATE INSTRUMENT.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	1187.17'	031°47'47"	658.82'	S47°40'33"W	650.40'	S63°34'26"W	S31°46'40"W
C2	1187.17'	024°58'23" (024°58'07")	517.44' (517.35')	S44°15'51"W (S44°15'43"W)	513.36' (513.26')	S56°45'03"W	S31°46'40"W
C3	1187.17'	006°03'14"	125.43'	S60°32'50"W	125.38'	S63°34'26"W	S57°31'13"W
C4	1187.17'	025°44'33"	533.39'	S44°38'56"W	528.91'	S57°31'13"W	S31°46'40"W
C5	65.00'	089°59'43"	102.10'	N44°48'10"E	91.92'	N89°48'01"E	N00°11'41"W
C6	135.00'	006°12'59"	14.65'	N02°54'39"E	14.64'	N00°11'51"W	N06°01'09"E
C7	67.00'	089°32'00"	104.70'	S45°02'10"W	94.37'	S00°16'10"W	S89°48'10"W
C8	133.00'	048°17'12"	112.09'	S65°39'34"W	108.80'	S41°30'58"W	S89°48'10"W
C9	67.00'	021°37'00"	25.28'	S78°59'40"W	25.13'	S68°11'10"W	S89°48'10"W
C10	133.00'	001°55'52"	4.48'	S88°50'14"W	4.48'	S89°48'10"W	S87°52'18"W
C11	133.00'	068°23'00"	158.74'	S33°59'40"W	149.48'	S68°11'10"W	S00°11'50"E
C12	133.00'	026°48'35"	62.23'	S54°46'52"W	61.67'	S41°22'34"W	S68°11'10"W
C13	133.00'	041°34'25"	96.51'	S20°35'22"W	94.40'	S41°22'34"W	S00°11'50"E
C14	67.00'	068°23'00"	79.97'	S33°59'40"W	75.30'	S00°11'50"E	S68°11'10"W
C15	133.00'	079°36'32"	184.80'	S39°36'26"W	170.29'	S79°24'42"W	S00°11'50"E
C16	133.00'	059°59'26"	139.26'	S29°47'53"W	132.98'	S00°11'50"E	S59°47'36"W
C17	133.00'	019°37'07"	45.54'	N69°36'09"E	45.32'	N79°24'42"E	N59°47'36"E
C18	67.00'	079°36'32"	93.09'	S39°36'26"W	85.78'	S00°11'50"E	S79°24'42"W
C19	67.00'	010°23'28"	12.15'	S84°36'26"W	12.13'	S79°24'42"W	S89°48'10"W
C20	133.00'	010°23'28"	24.12'	S84°36'26"W	24.09'	S89°48'10"W	S79°24'42"W
C21	67.00'	068°22'59"	79.97'	N56°00'20"W	75.30'	S89°48'10"W	N21°48'50"W
C22	133.00'	068°22'59"	158.74'	N56°00'20"W	149.48'	N21°48'50"W	S89°48'10"W
C23	133.00'	047°55'39"	111.25'	N45°46'40"W	108.04'	N69°44'29"W	N21°48'50"W
C24	133.00'	020°27'20"	47.49'	N79°58'09"W	47.23'	S89°48'10"W	N69°44'29"W
C25	60.00'	293°15'57"	307.11'	S00°11'50"E	66.00'	N33°33'51"W	N33°10'11"E
C26	60.00'	116°54'19"	122.42'	N87°58'59"E	102.26'	N29°31'50"E	S33°33'51"E
C27	60.00'	070°35'00"	73.92'	N05°45'41"W	69.33'	N41°03'11"W	N29°31'50"E
C28	60.00'	105°46'38"	110.77'	S86°03'30"W	95.70'	S33°10'11"W	N41°03'11"W

LEGEND
- 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 lbs./lineal ft. SET
- 1" O.D. IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
- CERTIFIED LAND CORNER CALUMET/OUTAGAMIE COUNTY
- S.F. – SQUARE FEET
- ( ) – RECORDED BEARING AND/OR DISTANCE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- OHU — EXISTING OVERHEAD UTILITY LINE
- CORPORATE BOUNDARY LINE
- NO ACCESS
- RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- 15' — UTILITY EASEMENT (15' UNLESS NOTED)
- WETLANDS AS DELINEATED BY TRAVIS A. STRUCK OF DAVEL ENGINEERING & ENVIRONMENTAL, INC., DATED AUGUST 30, 2023.

EXEMPT WETLANDS OF SAID DELINEATION ARE NOT SHOWN. NONFEDERAL WETLAND EXEMPTION DETERMINATION WIC-NE-2023-8-04050 DATED DECEMBER 18, 2023 AND ARTIFICIAL WETLAND EXEMPTION DETERMINATION WIC-NE-2023-8-04123 DATED DECEMBER 29, 2023, SUBJECT TO USACE REGULATORY FILE NO. MVP-2023-01208-ALH DATED FEBRUARY 26, 2024

LOCATION MAP
SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 25, 2024

Department of Administration

DOCUMENT # 585966
TAMARA ALTEN
REGISTER OF DEEDS
CALUMET COUNTY, WI
10/03/2024 09:31 AM
VOL: D PAGE: 178
RECORDING FEE: 50.00

OWNER & SUBDIVIDER:
VILLAGE OF HARRISON
W5298 STATE ROAD 114
HARRISON, WI 54952
PHONE #920–989–1062

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920–751–4200

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION
- DEPARTMENT OF TRANSPORTATION
- CALUMET COUNTY

APPROVING AUTHORITIES:
- VILLAGE OF HARRISON

ACCESS RESTRICTED NOTE:
AS OWNER I HEREBY RESTRICT LOTS 1, 3, 4, AND 5, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH S.T.H. 55, AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

HIGHWAY SETBACK NOTE:
NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT–OF–WAY LINE AND THE HIGHWAY SETBACK LINE. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT

McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

UNOFFICIAL COPY

CROSSROADS BUSINESS PARK

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3334, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGES 256–259 AS DOCUMENT NO. 477770, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; ALL IN SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped part of Lot 2 of Certified Survey Map No. 3334, recorded in Volume 28 of Certified Survey Maps on Pages 256–259 as Document No. 477770, being part of the Southwest 1/4 of the fractional Northwest 1/4 and the Northwest 1/4 of the fractional Northwest 1/4; and unplatted lands being part of the Northwest 1/4 of the fractional Northwest 1/4; all in Section 6, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin, containing 1,060,168 square feet (24.338 acres) of land more or less and described as follows:

Commencing at the Northwest corner of said Section 6; Thence S89°23'41"E (recorded as S89°24'03"E and N89°34'21"E), 100.69 feet along the North line of the Northwest 1/4 of said Section 6; Thence S00°36'19"W, 50.00 feet to the South right–of–way line of C.T.H. KK and the Point of Beginning; Thence S89°23'41"E (recorded as S89°24'03"E and N89°34'21"E), 1089.07 feet along said South right–of–way line to the Northwest corner of Certified Survey Map No. 4083, recorded in Volume 38 of Certified Survey Maps on Pages 13–15 as Document No. 583418; Thence S00°16'10"W (recorded as S00°15'43"W and S00°45'53"E), 688.43 feet (recorded as 688.38 feet) along the West line of said Certified Survey Map No. 4083 and its Southerly extension to the Northerly right–of–way line of S.T.H. 55; Thence S63°34'27"W (recorded as S62°32'51"W), 624.88 feet along said Northerly right–of–way line to the start of a 1187.17 foot radius curve to the left; Thence 658.82 feet continuing along said Northerly right–of–way line being the arc of said curve having a 650.40 foot chord which bears S47°40'33"W; Thence S88°51'45"W (recorded as S87°50'09"W), 99.66 feet continuing along said Northerly right–of–way line to the East right–of–way line of Friendship Drive; Thence N04°04'18"W (recorded as N04°07'09"W and N05°08'45"W), 115.02 feet (recorded as 114.85 feet) along said East right–of–way line; Thence N00°11'50"W (recorded as N01°13'26"W), 558.66 feet continuing along said East right–of–way line to the Southwest corner of Lot 1 of Certified Survey Map No. 3334; Thence N89°48'10"E, 304.80 feet along the South line of said Lot 1 and lands described in Document No. 555720 to the start of a 65.00 foot radius curve to the left; Thence 102.10 feet continuing along said South line of lands described in Document No. 555720 being the arc of said curve having a 91.92 foot chord which bears N44°48'10"E; Thence N00°11'50"W, 228.49 feet along East line of said lands described in Document No. 555720 to the start of a 135.00 foot radius curve to the right; Thence 14.65 feet continuing along said East line being the arc of said curve having a 14.64 foot chord which bears N02°54'39"E to the Northeast corner of said lands described in Document No. 555720; Thence S89°48'10"W, 370.59 feet along the North line of said lands to the East right–of–way line of Friendship Drive; Thence N00°11'50"W (recorded as N01°13'26"W), 370.15 feet along said East right–of–way line to the South right–of–way line of C.T.H. KK; Thence N45°12'03"E (recorded as N44°10'28"E), 94.08 feet along said South right–of–way line to the Point of Beginning.

That I have made such survey, land division, and plat under the direction of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statues and the Subdivision regulations of the Village of Harrison in surveying, dividing and mapping the same.

Dated this 27th day of August, 2024

Douglas E. Woelz, S–2327
Wisconsin Professional Land Surveyor

WISCONSIN DOUGLAS E. WOELZ S-2327 KAUKAUNA WI LAND SURVEYOR

OWNER'S CERTIFICATE OF DEDICATION

The Village of Harrison, as owner, does hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Department of Administration
Department of Transportation
Calumet County
Village of Harrison

WITNESS the hand and seal of said owner this 2nd day of October, 2024
In the Presence of:

Allison Blackmer, Village President

Vicki L. Tessen, Village Clerk

State of Wisconsin)
)SS
Calumet County)

Personally came before me this 02 day of October, 2024, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Calumet County, WI

My Commission Expires: 9/11/2026

MEGHAN WINKLER NOTARY PUBLIC STATE OF WISCONSIN

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by
VILLAGE OF HARRISON, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee,
SBC, Grantee,
TDS METROCOM, LLC, Grantee,
AT&T WISCONSIN, a Wisconsin Corporation, Grantee,
TIME WARNER CABLE, Grantee, and
SPECTRUM MID–AMERICA, LLC, doing business as Charter Communications, Inc., Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

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

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

SANITARY, STORM SEWER, DRAINAGE AND WATERMAIN EASEMENT PROVISIONS

An easement for sanitary sewer, storm sewer, drainage and watermain is hereby granted by
VILLAGE OF HARRISON, Grantor,
to
VILLAGE OF HARRISON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances, Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances that occur outside of the above described easement area. Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Sanitary Sewer Easement", "Storm Sewer Easement", "Drainage Easement" and "Watermain Easement" Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.

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

VISION CLEARANCE EASEMENT PROVISIONS

An easement for vision clearance is hereby granted by
VILLAGE OF HARRISON, Grantor,
to
VILLAGE OF HARRISON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with a clear sight line. No building, fencing, construction, or planting/landscaping higher than three feet is allowed within the easement area.

VILLAGE OF HARRISON APPROVAL:

Resolved, that the plat of Crossroads Business Park in the Village of Harrison, was hereby approved and accepted by the Village Board of the Village of Harrison, Calumet County, Wisconsin, on this 24th day of September, 2024.

Village President, Allison Blackmer — Date 10-02-2024

STATE OF WISCONSIN)
)ss
COUNTY OF CALUMET)

I, Vicki L. Tessen, being the duly elected, qualified and acting clerk of the Village of Harrison, Calumet County does hereby certify that the Village Board of the Village of Harrison passed by voice vote on this 24th day of September, 2024 authorizing me to issue a certificate of approval of Crossroad Business Park, Village of Harrison as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE 24th day of September, 2024.

Dated 10-02-2024

Village Clerk, Vicki L. Tessen

CERTIFICATE OF VILLAGE TREASURER

As duly appointed qualified and acting Treasurer of the Village of Harrison, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Crossroads Business Park as of the date listed below:

Village Treasurer, Vicki L. Tessen — Date 10-02-2024

CERTIFICATE OF COUNTY TREASURER

I, Michael Schlaak, being the duly elected qualified and acting County Treasurer of the County of Calumet, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in Crossroads Business Park as of the date listed below:

County Treasurer, Michael Schlaak — Date 10-3-2024

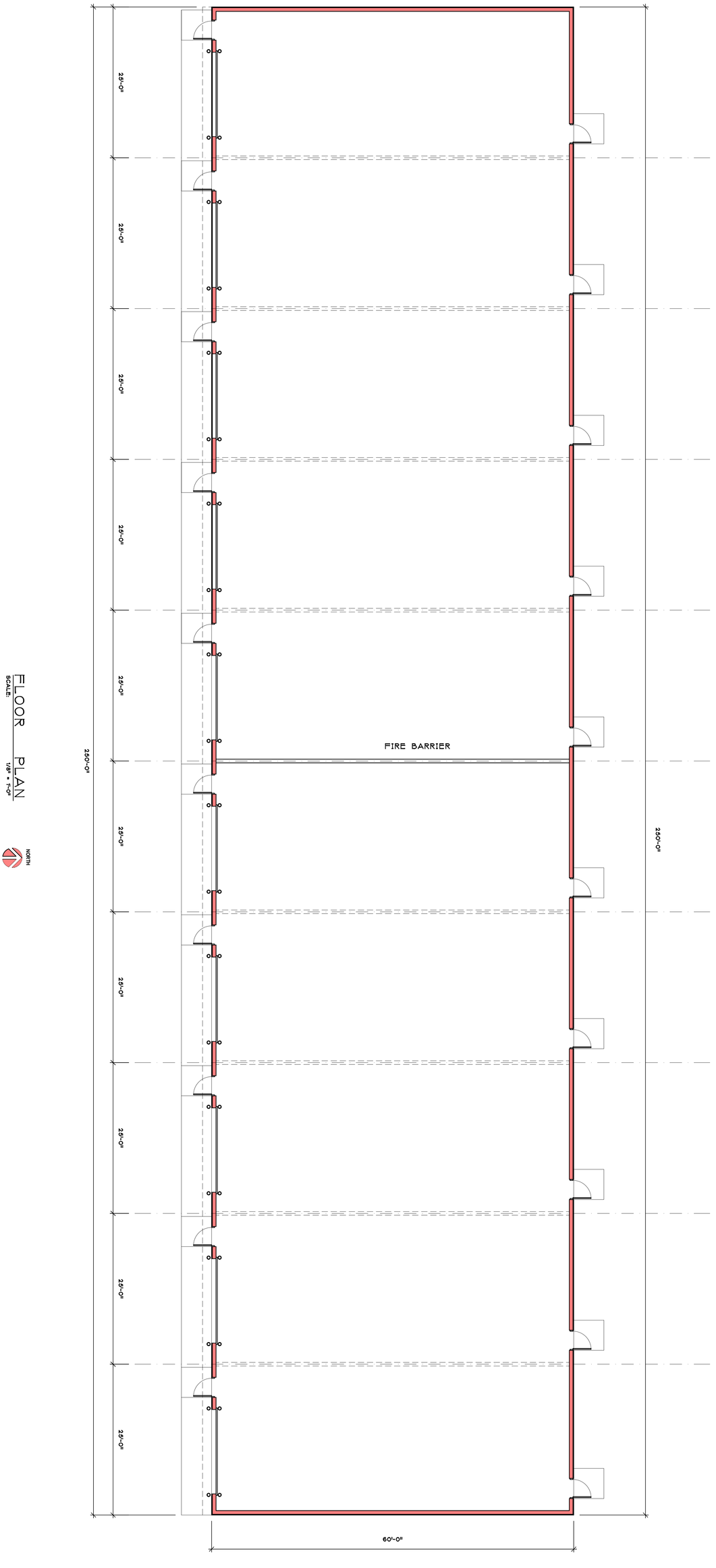
Drainage and Stormwater Management Notes:

1. There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331468, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent lawns be established in conformance with the lot drainage plan elevations within one year after initial occupancy of any house. Failure to maintain grades in accordance with storm water or drainage plans shall entitle the Village or representative thereof to direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be entered on the tax roll as a special charge against the property and collected with other taxes levied thereon.
2. Building permits and occupancy permits may be withheld for non–compliance with the plat or Village Ordinances relating to drainage and storm water management.
3. In the event that the surface drainage facilities required by the plat which are applicable to the lot for which a building permit has been applied, have not been complied with, the building inspector may withhold building permits required by the building code.
4. In the event that, after construction there is a failure to establish surface grades in accordance with the subdivision surface water plan, the building inspector may withhold the occupancy permit required by the building code.
5. Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison.
6. Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivider shall incorporate restrictive covenants in the deeds for the aforementioned lots that, the respective lot owners shall be responsible for maintaining a clear grate on any storm drainage inlets on their lot.
7. Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Harrison retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat.
8. A drainage plan has been filed with the Village of Harrison which states the required levels of maintenance for all the identified storm water management systems/facilities.
9. No obstruction may be constructed, planted or maintained within any drainage easement so that such obstruction impedes the natural flow of water and/or diminishes the natural aesthetic quality of the drainageway.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 25, 2024

Department of Administration



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

PROPOSED FACILTY FOR,

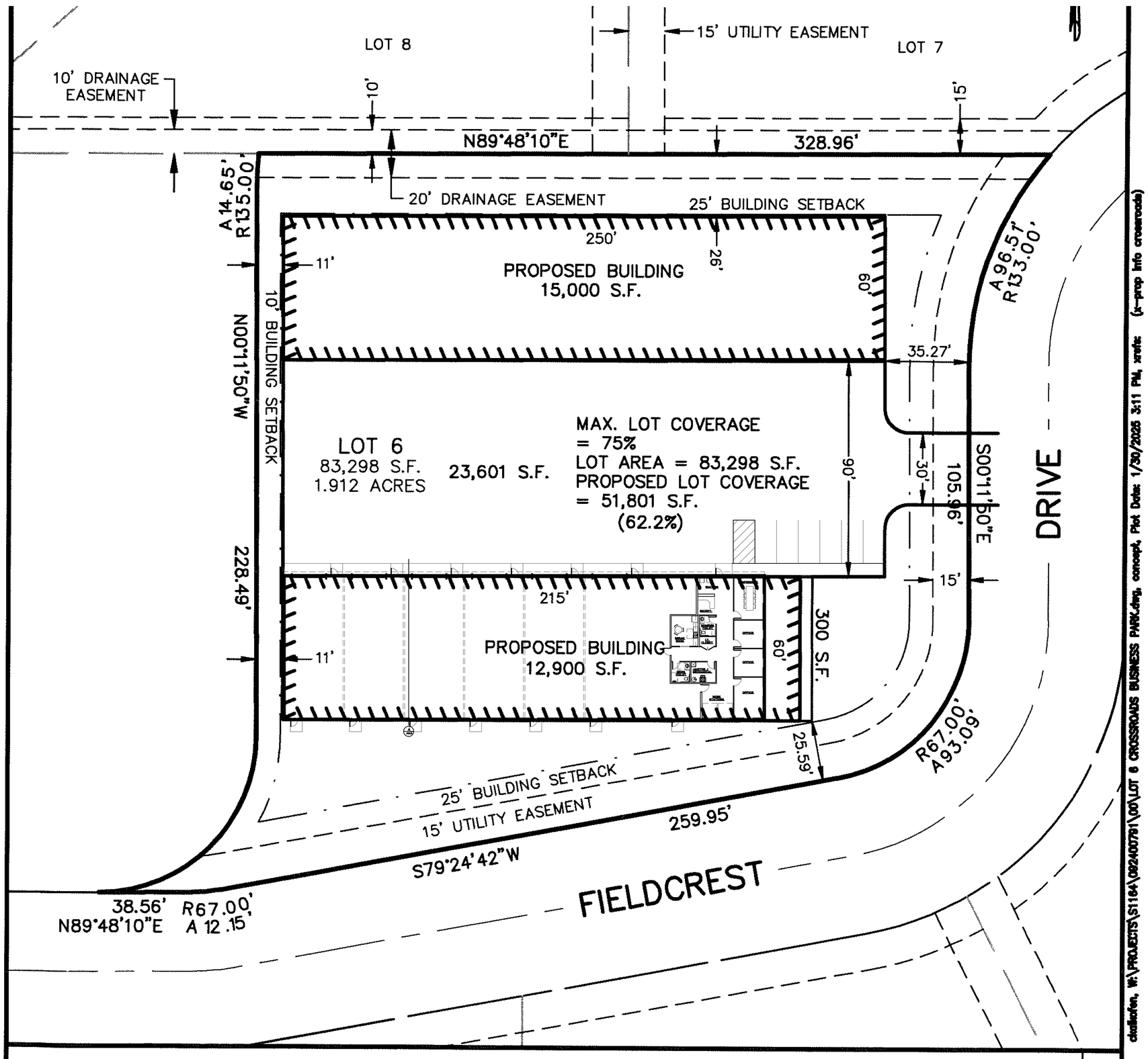
SILVERTREE HOMES

HARRISON, WISCONSIN

ACS Architectural & Construction Services, Inc.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226

DATE: JULY 18, 2025
ARCH: K. SPERL
D. BY: .....
JOB: 25-057
REV. .....

A 1.2



McMAHON
ENGINEERS ARCHITECTS

Project No. S1164 092400791 Date JAN. 2025 Scale 1"=60'

Drawn By CWK Field Book _____ Page _____

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025, NEENAH, WI 54957-1025

File No.

declaration, W:\PROJECTS\S1164\092400791\00\LOT 6 CROSSROADS BUSINESS PARK.dwg, concept, Plot Date: 1/30/2025 3:11 PM, xrefs: (x-prop info crossroads)

ACS
Architectural & Construction Services, Inc.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226

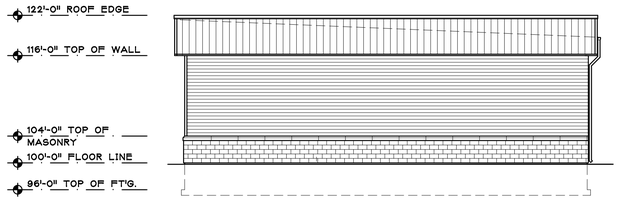
PROPOSED FACILITY FOR,

SILVERTREE HOMES

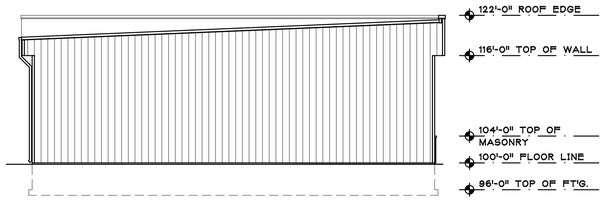
HARRISON, WISCONSIN

DATE: JULY 18, 2025
ARCH. K. SPERL
D. BY: -----
JOB: 25-057
REV. -----

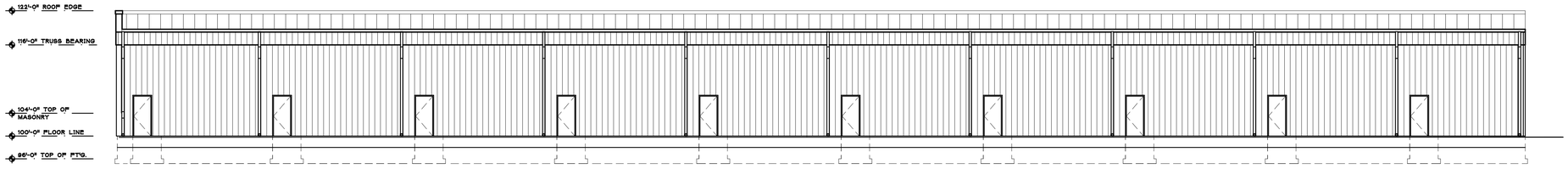
SP 1.0



EAST ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ACS Architectural & Construction Services, llc.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226

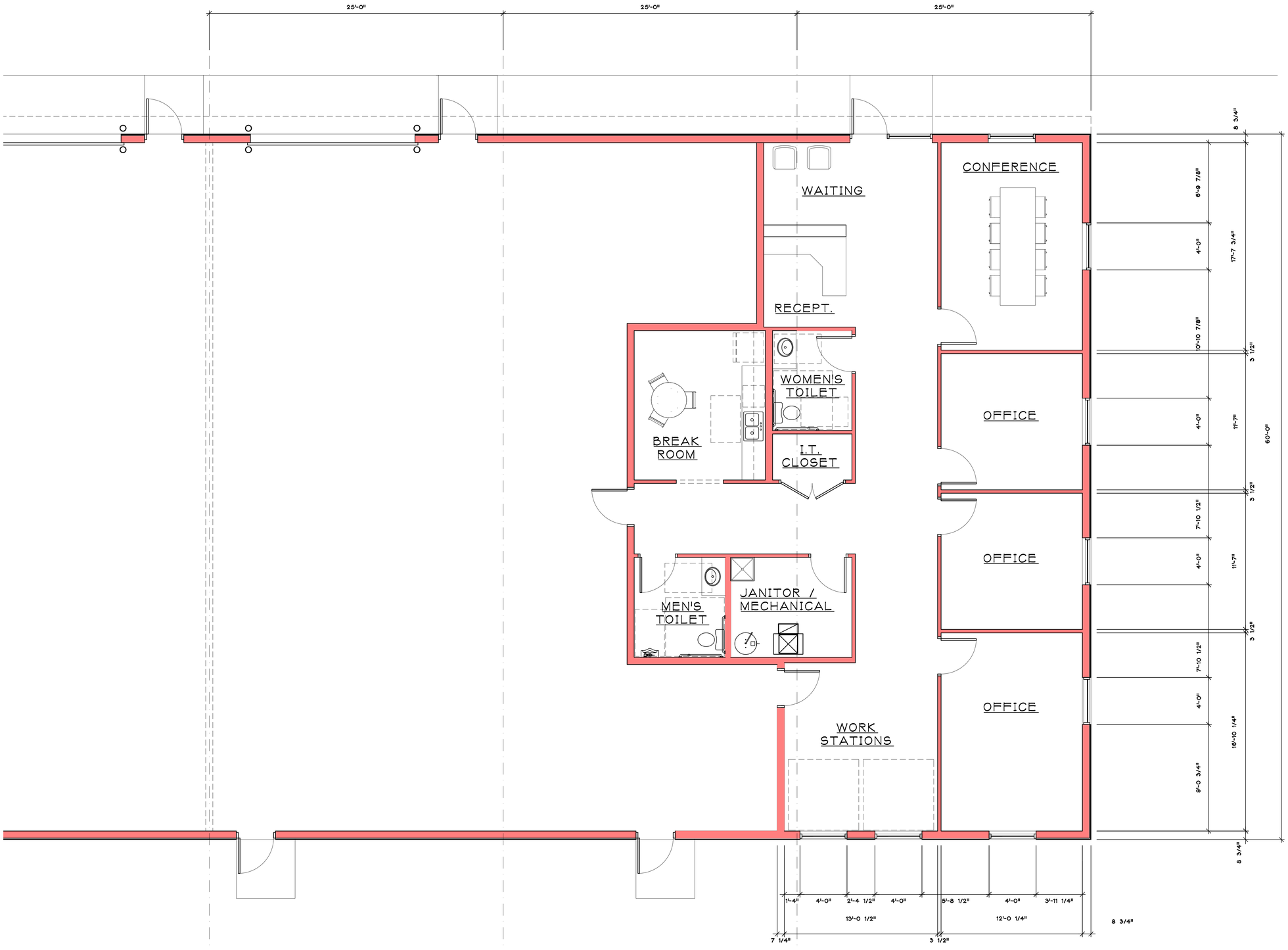
PROPOSED FACILTY FOR,

SILVERTREE HOMES

HARRISON, WISCONSIN

DATE: JULY 18, 2025
ARCH. K. SPERL
D. BY: -----
JOB: 25-057
REV. -----

A 2.1



FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

ACS Architectural & Construction Services, Ltd.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226

PROPOSED FACILTY FOR,

SILVERTREE HOMES

HARRISON, WISCONSIN

DATE: JULY 18, 2025
ARCH. K. SPERL
D. BY: -----
JOB: 25-057
REV. -----

A 1.1

Village of HARRISON
WHERE OPPORTUNITY LIVES

PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Josh Sherman, Assistant Planner

Meeting Date:
August 19, 2025

Title:
Site Plan Review – ProEdge Cabinets, LLC – W4836 Crossroads Court – Parcel 47032 – Crossroads Business Park

Issue:
Should the Plan Commission recommend approval of the ProEdge Cabinets, LLC site plan to the Village Board?

Background and Additional Information:
ProEdge Cabinets, LLC has submitted a proposal for a trade and contractor office located at Lot 12 of Crossroads Business Park, W4836 Crossroads Court. The company is currently under contract to purchase Lot 12 from the Village Harrison, with the agreement to comply with the protective covenants and restrictions governing the Crossroads Business Park.

ProEdge Cabinets is a builder specializing in custom cabinets. The submitted site plan includes a 6,630 square-foot building with front access off Crossroads Court and the rear abutting County KK.

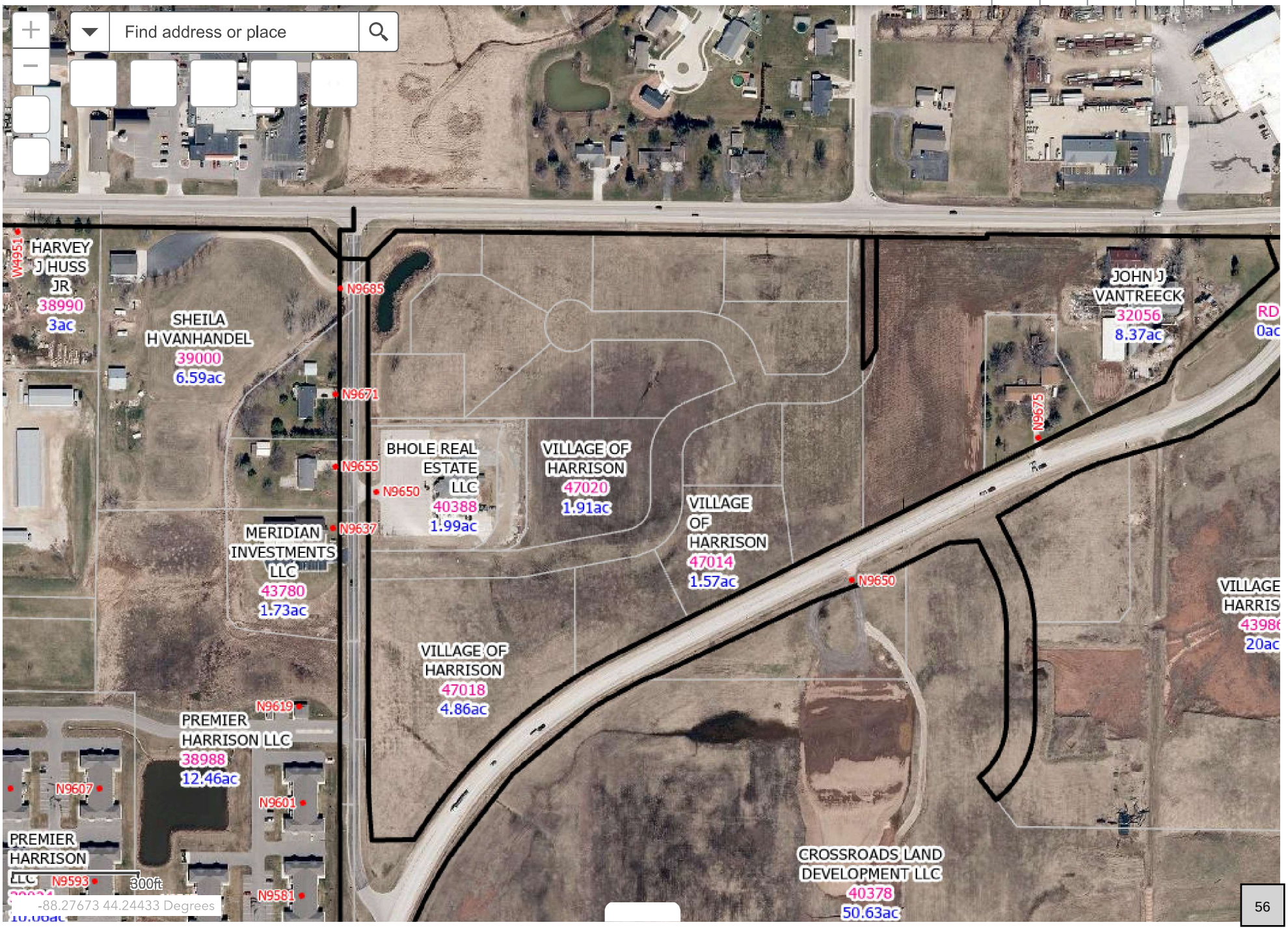
The building will include office space, a conference room, staging area, a work and assembly area, and storage. The proposed architectural design features brick or stone detailing along the lower portion of all four sides, with metal paneling on the middle and upper sections.

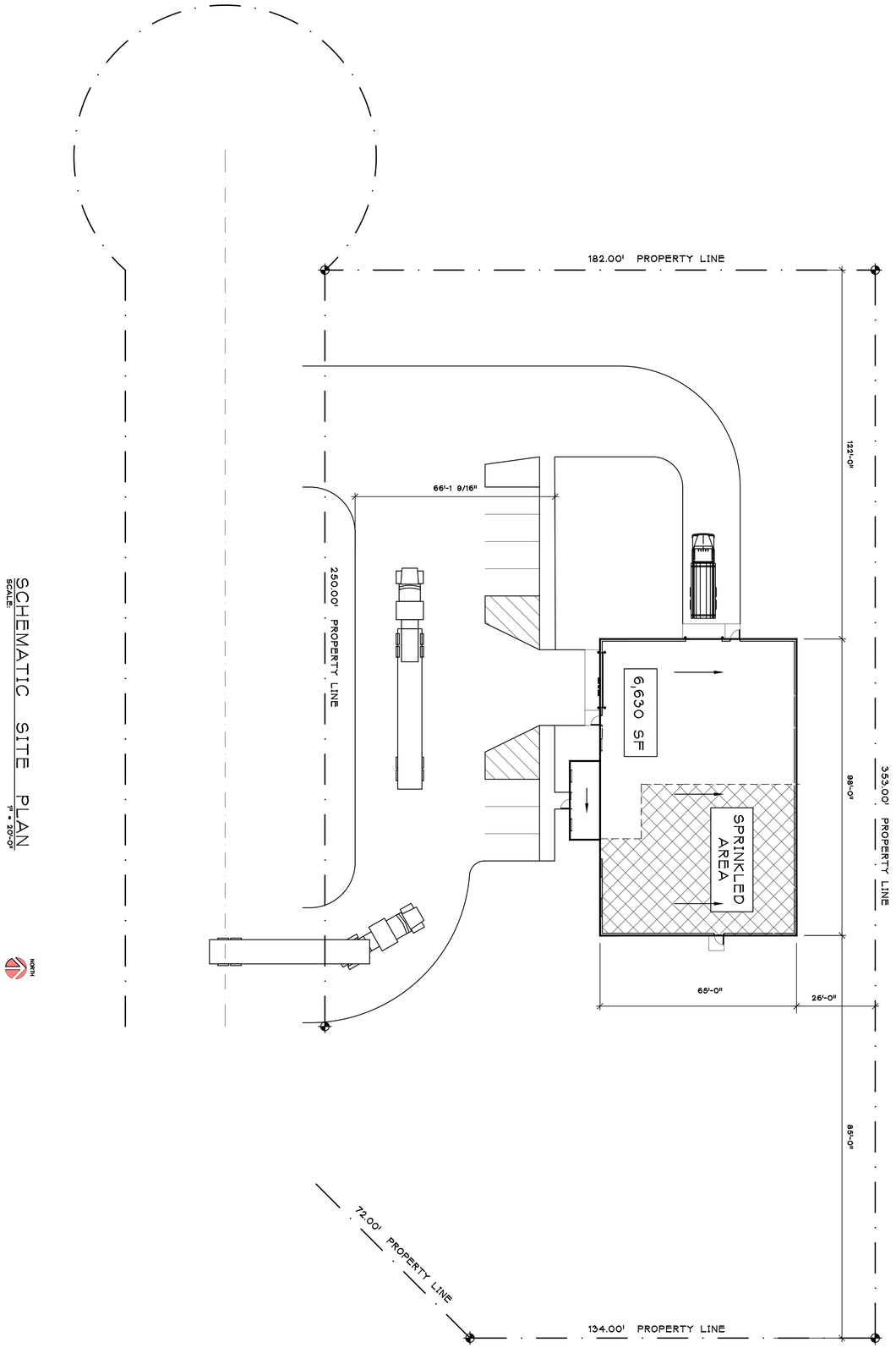
Recommended Action:
Staff recommends approval of the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

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. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

- Aerial Map
- Crossroad Business Park Plat
- Site Plan and Renderings


Calumet County Interactive Map
Menasha GIS
Appleton GIS
Calumet Land Informa
Find address or place
HARVEY J HUSS JR
38990
3ac
W4951
SHEILA H VANHANDEL
39000
6.59ac
N9685
N9671
N9655
N9650
BHOLE REAL ESTATE LLC
40388
1.99ac
VILLAGE OF HARRISON
47020
1.91ac
MERIDIAN INVESTMENTS LLC
43780
1.73ac
N9637
VILLAGE OF HARRISON
47014
1.57ac
N9650
VILLAGE OF HARRISON
47018
4.86ac
N9619
PREMIER HARRISON LLC
38988
12.46ac
N9607
N9601
PREMIER HARRISON LLC
N9593
N9581
300ft
-88.27673 44.24433 Degrees
JOHN J VANTREECK
32056
8.37ac
N9675
RD
0ac
VILLAGE
HARRIS
43986
20ac
CROSSROADS LAND DEVELOPMENT LLC
40378
50.63ac



SCHEMATIC SITE PLAN

SCALE: 1" = 20'-0"

PROPOSED SITE PLANNING FOR,

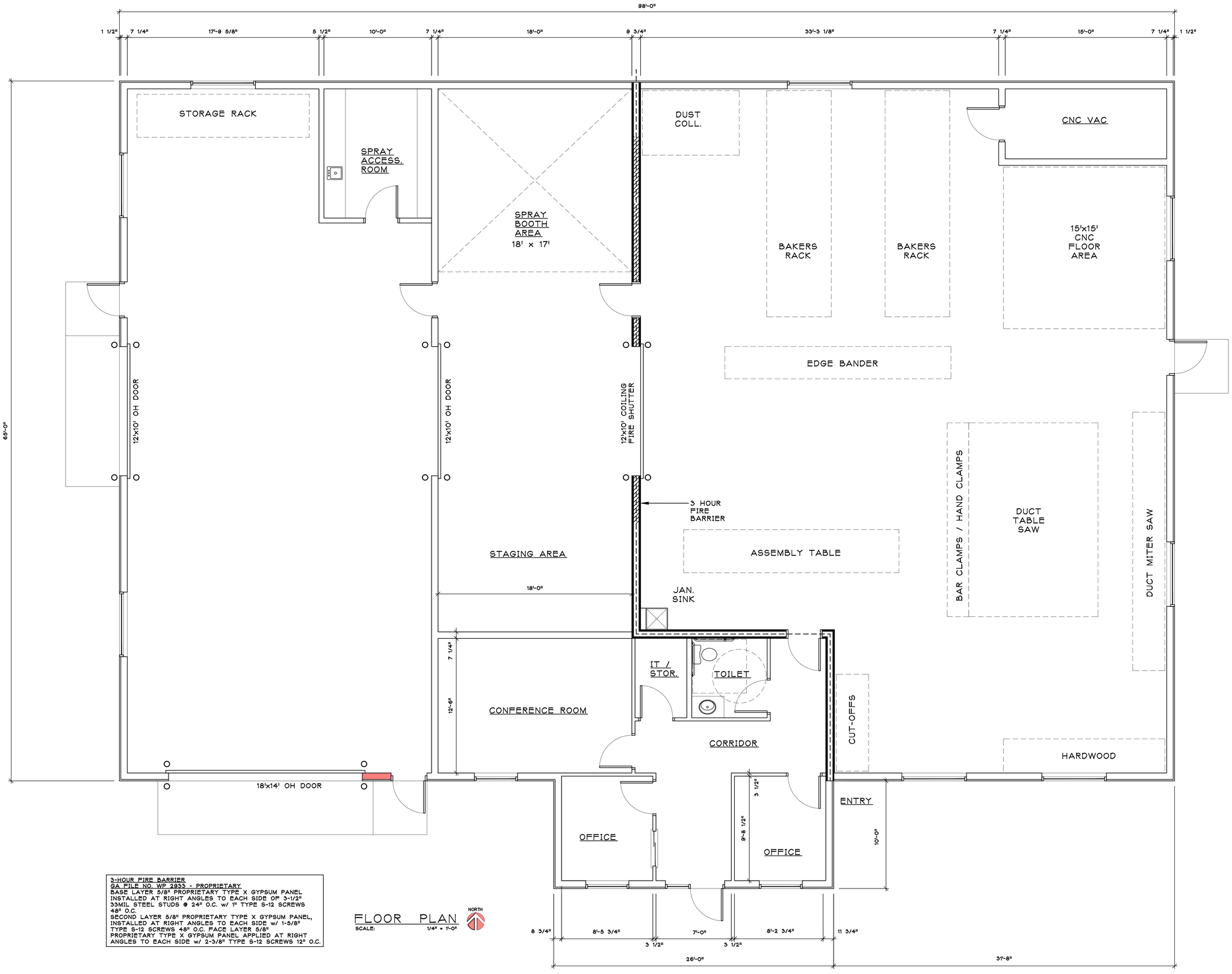
PRO EDGE CABINETRY

KAUKAUNA, WISCONSIN

SP 1.0

DATE: JUNE 24, 2025
ARCH: K. SPERL
D. BY: -----
JOB: 24-047
REV. -----

ACS Architectural & Construction Services, Inc.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-574-2657 FAX: 920-574-2660



3-HOUR FIRE BARRIER
GA FILE NO. WP 2933 - PROPRIETARY
BASE LAYER 5/8" PROPRIETARY TYPE X GYPSUM PANEL INSTALLED AT RIGHT ANGLES TO EACH SIDE OF 3-1/2" 33MIL STEEL STUDS @ 24" O.C. w/ 1" TYPE S-12 SCREWS 48" O.C.
SECOND LAYER 5/8" PROPRIETARY TYPE X GYPSUM PANEL, INSTALLED AT RIGHT ANGLES TO EACH SIDE w/ 1-5/8" TYPE S-12 SCREWS 48" O.C. FACE LAYER 5/8" PROPRIETARY TYPE X GYPSUM PANEL APPLIED AT RIGHT ANGLES TO EACH SIDE w/ 2-3/8" TYPE S-12 SCREWS 12" O.C.

FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

ACS Architectural & Construction Services, Inc.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-574-2657 FAX: 920-574-2660

PROPOSED SITE PLANNING FOR,

PRO EDGE CABINETRY

KAUKAUNA, WISCONSIN

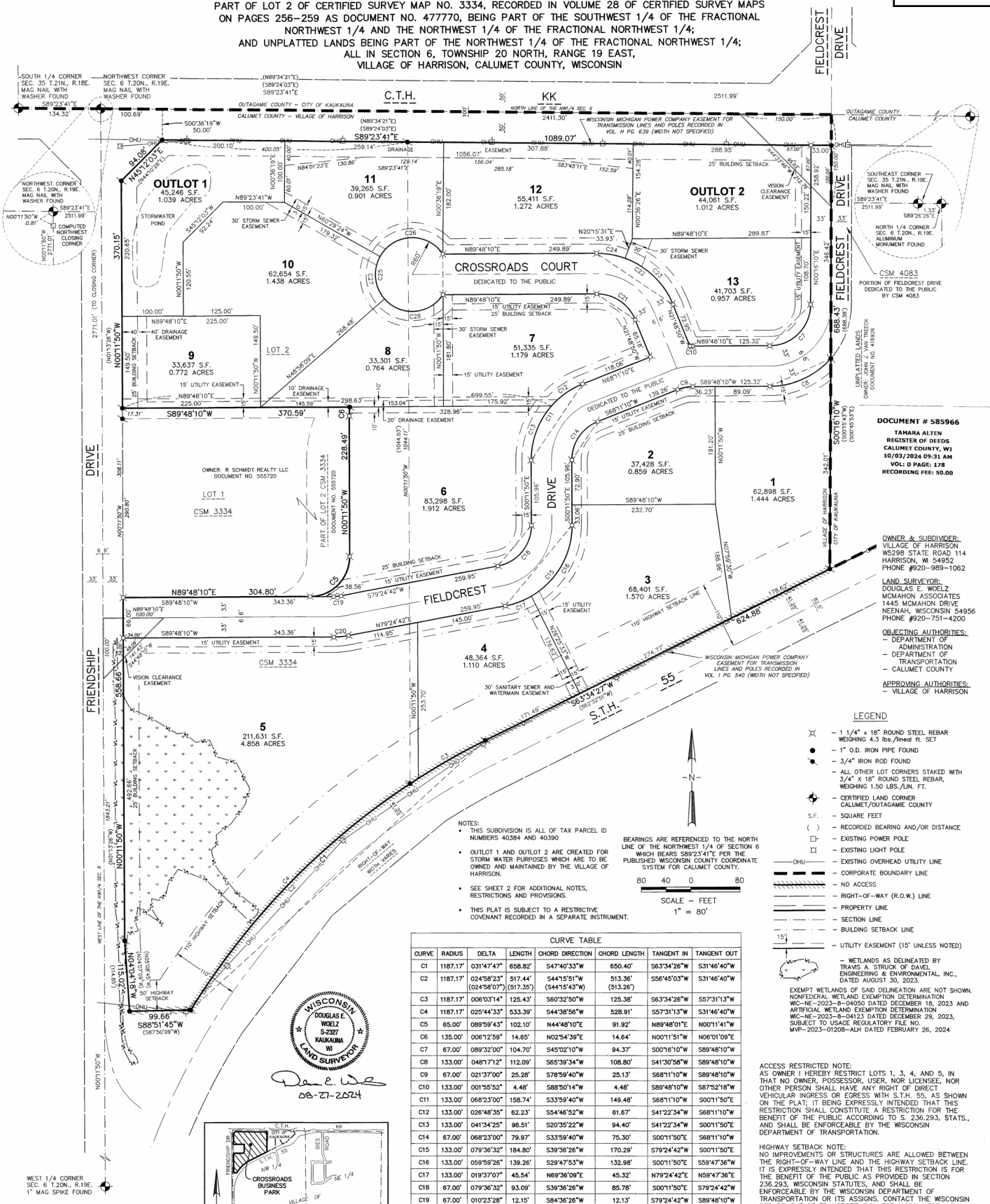
DATE: JUNE 24, 2025
ARCH. K. SPERL
D. BY: -----
JOB: 24-047
REV. -----

A 1.0

UNOFFICIAL COPY

CROSSROADS BUSINESS PARK

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3334, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGES 256–259 AS DOCUMENT NO. 477770, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; ALL IN SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



DOCUMENT # 585966
TAMARA ALTEN
REGISTER OF DEEDS
CALUMET COUNTY, WI
10/03/2024 09:31 AM
VOL: D PAGE: 178
RECORDING FEE: 50.00

OWNER & SUBDIVIDER:
VILLAGE OF HARRISON
W5298 STATE ROAD 114
HARRISON, WI 54952
PHONE #920–989–1062

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920–751–4200

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION
- DEPARTMENT OF TRANSPORTATION
- CALUMET COUNTY

APPROVING AUTHORITIES:
- VILLAGE OF HARRISON

LEGEND

- 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 lbs./lineal ft. SET
- 1" O.D. IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
- CERTIFIED LAND CORNER CALUMET/OUTAGAMIE COUNTY
- S.F. – SQUARE FEET
- ( ) – RECORDED BEARING AND/OR DISTANCE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- OHU — EXISTING OVERHEAD UTILITY LINE
- CORPORATE BOUNDARY LINE
- NO ACCESS
- RIGHT–OF–WAY (R.O.W.) LINE
- PROPERTY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- 15' — UTILITY EASEMENT (15' UNLESS NOTED)
- WETLANDS AS DELINEATED BY TRAVIS A. STRUCK OF DAVEL ENGINEERING & ENVIRONMENTAL, INC., DATED AUGUST 30, 2023.

EXEMPT WETLANDS OF SAID DELINEATION ARE NOT SHOWN. NONFEDERAL WETLAND EXEMPTION DETERMINATION WIC–NE–2023–8–04050 DATED DECEMBER 18, 2023 AND ARTIFICIAL WETLAND EXEMPTION DETERMINATION WIC–NE–2023–8–04123 DATED DECEMBER 29, 2023, SUBJECT TO USACE REGULATORY FILE NO. MVP–2023–01208–ALH DATED FEBRUARY 26, 2024

NOTES:
- THIS SUBDIVISION IS ALL OF TAX PARCEL ID NUMBERS 40384 AND 40390
- OUTLOT 1 AND OUTLOT 2 ARE CREATED FOR STORM WATER PURPOSES WHICH ARE TO BE OWNED AND MAINTAINED BY THE VILLAGE OF HARRISON.
- SEE SHEET 2 FOR ADDITIONAL NOTES, RESTRICTIONS AND PROVISIONS.
- THIS PLAT IS SUBJECT TO A RESTRICTIVE COVENANT RECORDED IN A SEPARATE INSTRUMENT.

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6 WHICH BEARS S89°23'41"E PER THE PUBLISHED WISCONSIN COUNTY COORDINATE SYSTEM FOR CALUMET COUNTY.

80 40 0 80
SCALE – FEET
1" = 80'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	1187.17'	031°47'47"	658.82'	S47°40'33"W	650.40'	S63°34'26"W	S31°46'40"W
C2	1187.17'	024°58'23" (024°58'07")	517.44' (517.35')	S44°15'51"W (S44°15'43"W)	513.36' (513.26')	S56°45'03"W	S31°46'40"W
C3	1187.17'	006°03'14"	125.43'	S60°32'50"W	125.38'	S63°34'26"W	S57°31'13"W
C4	1187.17'	025°44'33"	533.39'	S44°38'56"W	528.91'	S57°31'13"W	S31°46'40"W
C5	65.00'	089°59'43"	102.10'	N44°48'10"E	91.92'	N89°48'01"E	N00°11'41"W
C6	135.00'	006°12'59"	14.65'	N02°54'39"E	14.64'	N00°11'51"W	N06°01'09"E
C7	67.00'	089°32'00"	104.70'	S45°02'10"W	94.37'	S00°16'10"W	S89°48'10"W
C8	133.00'	048°17'12"	112.09'	S65°39'34"W	108.80'	S41°30'58"W	S89°48'10"W
C9	67.00'	021°37'00"	25.28'	S78°59'40"W	25.13'	S68°11'10"W	S89°48'10"W
C10	133.00'	001°55'52"	4.48'	S88°50'14"W	4.48'	S89°48'10"W	S87°52'18"W
C11	133.00'	068°23'00"	158.74'	S33°59'40"W	149.48'	S68°11'10"W	S00°11'50"E
C12	133.00'	026°48'35"	62.23'	S54°46'52"W	61.67'	S41°22'34"W	S68°11'10"W
C13	133.00'	041°34'25"	96.51'	S20°35'22"W	94.40'	S41°22'34"W	S00°11'50"E
C14	67.00'	068°23'00"	79.97'	S33°59'40"W	75.30'	S00°11'50"E	S68°11'10"W
C15	133.00'	079°36'32"	184.80'	S39°36'26"W	170.29'	S79°24'42"W	S00°11'50"E
C16	133.00'	059°59'26"	139.26'	S29°47'53"W	132.98'	S00°11'50"E	S59°47'36"W
C17	133.00'	019°37'07"	45.54'	N69°36'09"E	45.32'	N79°24'42"E	N59°47'36"E
C18	67.00'	079°36'32"	93.09'	S39°36'26"W	85.78'	S00°11'50"E	S79°24'42"W
C19	67.00'	010°23'28"	12.15'	S84°36'26"W	12.13'	S79°24'42"W	S89°48'10"W
C20	133.00'	010°23'28"	24.12'	S84°36'26"W	24.09'	S89°48'10"W	S79°24'42"W
C21	67.00'	068°22'59"	79.97'	N56°00'20"W	75.30'	S89°48'10"W	N21°48'50"W
C22	133.00'	068°22'59"	158.74'	N56°00'20"W	149.48'	N21°48'50"W	S89°48'10"W
C23	133.00'	047°55'39"	111.25'	N45°46'40"W	108.04'	N69°44'29"W	N21°48'50"W
C24	133.00'	020°27'20"	47.49'	N79°58'09"W	47.23'	S89°48'10"W	N69°44'29"W
C25	60.00'	293°15'57"	307.11'	S00°11'50"E	66.00'	N33°33'51"W	N33°10'11"E
C26	60.00'	116°54'19"	122.42'	N87°58'59"E	102.26'	N29°31'50"E	S33°33'51"E
C27	60.00'	070°35'00"	73.92'	N05°45'41"W	69.33'	N41°03'11"W	N29°31'50"E
C28	60.00'	105°46'38"	110.77'	S86°03'30"W	95.70'	S33°10'11"W	N41°03'11"W

ACCESS RESTRICTED NOTE:
AS OWNER I HEREBY RESTRICT LOTS 1, 3, 4, AND 5, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH S.T.H. 55, AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

HIGHWAY SETBACK NOTE:
NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT–OF–WAY LINE AND THE HIGHWAY SETBACK LINE. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT

WISCONSIN DOUGLAS E. WOELZ S-2357 KAUKAUNA WI LAND SURVEYOR
08-27-2024

LOCATION MAP
SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified September 25, 2024
Department of Administration

McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

THIS INSTRUMENT DRAFTED BY: AMY SEDLAR

asedlar, W:\PROJECTS\H0006\092400507\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\Crossroads Business Park_Final Plat.dwg, Plot Date: 8/27/2024 6:51 AM

UNOFFICIAL COPY

CROSSROADS BUSINESS PARK

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3334, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGES 256–259 AS DOCUMENT NO. 477770, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; ALL IN SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped part of Lot 2 of Certified Survey Map No. 3334, recorded in Volume 28 of Certified Survey Maps on Pages 256–259 as Document No. 477770, being part of the Southwest 1/4 of the fractional Northwest 1/4 and the Northwest 1/4 of the fractional Northwest 1/4; and unplatted lands being part of the Northwest 1/4 of the fractional Northwest 1/4; all in Section 6, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin, containing 1,060,168 square feet (24.338 acres) of land more or less and described as follows:

Commencing at the Northwest corner of said Section 6; Thence S89°23'41"E (recorded as S89°24'03"E and N89°34'21"E), 100.69 feet along the North line of the Northwest 1/4 of said Section 6; Thence S00°36'19"W, 50.00 feet to the South right–of–way line of C.T.H. KK and the Point of Beginning; Thence S89°23'41"E (recorded as S89°24'03"E and N89°34'21"E), 1089.07 feet along said South right–of–way line to the Northwest corner of Certified Survey Map No. 4083, recorded in Volume 38 of Certified Survey Maps on Pages 13–15 as Document No. 583418; Thence S00°16'10"W (recorded as S00°15'43"W and S00°45'53"E), 688.43 feet (recorded as 688.38 feet) along the West line of said Certified Survey Map No. 4083 and its Southerly extension to the Northerly right–of–way line of S.T.H. 55; Thence S63°34'27"W (recorded as S62°32'51"W), 624.88 feet along said Northerly right–of–way line to the start of a 1187.17 foot radius curve to the left; Thence 658.82 feet continuing along said Northerly right–of–way line being the arc of said curve having a 650.40 foot chord which bears S47°40'33"W; Thence S88°51'45"W (recorded as S87°50'09"W), 99.66 feet continuing along said Northerly right–of–way line to the East right–of–way line of Friendship Drive; Thence N04°04'18"W (recorded as N04°07'09"W and N05°08'45"W), 115.02 feet (recorded as 114.85 feet) along said East right–of–way line; Thence N00°11'50"W (recorded as N01°13'26"W), 558.66 feet continuing along said East right–of–way line to the Southwest corner of Lot 1 of Certified Survey Map No. 3334; Thence N89°48'10"E, 304.80 feet along the South line of said Lot 1 and lands described in Document No. 555720 to the start of a 65.00 foot radius curve to the left; Thence 102.10 feet continuing along said South line of lands described in Document No. 555720 being the arc of said curve having a 91.92 foot chord which bears N44°48'10"E; Thence N00°11'50"W, 228.49 feet along East line of said lands described in Document No. 555720 to the start of a 135.00 foot radius curve to the right; Thence 14.65 feet continuing along said East line being the arc of said curve having a 14.64 foot chord which bears N02°54'39"E to the Northeast corner of said lands described in Document No. 555720; Thence S89°48'10"W, 370.59 feet along the North line of said lands to the East right–of–way line of Friendship Drive; Thence N00°11'50"W (recorded as N01°13'26"W), 370.15 feet along said East right–of–way line to the South right–of–way line of C.T.H. KK; Thence N45°12'03"E (recorded as N44°10'28"E), 94.08 feet along said South right–of–way line to the Point of Beginning.

That I have made such survey, land division, and plat under the direction of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statues and the Subdivision regulations of the Village of Harrison in surveying, dividing and mapping the same.

Dated this 27th day of August, 2024

Douglas E. Woelz, S–2327
Wisconsin Professional Land Surveyor

WISCONSIN DOUGLAS E. WOELZ S-2327 KAUKAUNA WI LAND SURVEYOR

OWNER'S CERTIFICATE OF DEDICATION

The Village of Harrison, as owner, does hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Department of Administration
Department of Transportation
Calumet County
Village of Harrison

WITNESS the hand and seal of said owner this 2nd day of October, 2024
In the Presence of:

Allison Blackmer, Village President

Vicki L. Tessen, Village Clerk

State of Wisconsin)
)SS
Calumet County)

Personally came before me this 02 day of October, 2024, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Calumet County, WI

My Commission Expires: 9/11/2026

MEGHAN WINKLER NOTARY PUBLIC STATE OF WISCONSIN

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by
VILLAGE OF HARRISON, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee,
SBC, Grantee,
TDS METROCOM, LLC, Grantee,
AT&T WISCONSIN, a Wisconsin Corporation, Grantee,
TIME WARNER CABLE, Grantee, and
SPECTRUM MID–AMERICA, LLC, doing business as Charter Communications, Inc., Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

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

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

SANITARY, STORM SEWER, DRAINAGE AND WATERMAIN EASEMENT PROVISIONS

An easement for sanitary sewer, storm sewer, drainage and watermain is hereby granted by
VILLAGE OF HARRISON, Grantor,
to
VILLAGE OF HARRISON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances, Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances that occur outside of the above described easement area. Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Sanitary Sewer Easement", "Storm Sewer Easement", "Drainage Easement" and "Watermain Easement" Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.

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

VISION CLEARANCE EASEMENT PROVISIONS

An easement for vision clearance is hereby granted by
VILLAGE OF HARRISON, Grantor,
to
VILLAGE OF HARRISON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with a clear sight line. No building, fencing, construction, or planting/landscaping higher than three feet is allowed within the easement area.

VILLAGE OF HARRISON APPROVAL:

Resolved, that the plat of Crossroads Business Park in the Village of Harrison, was hereby approved and accepted by the Village Board of the Village of Harrison, Calumet County, Wisconsin, on this 24th day of September, 2024.

Village President, Allison Blackmer — Date 10-02-2024

STATE OF WISCONSIN)
)ss
COUNTY OF CALUMET)

I, Vicki L. Tessen, being the duly elected, qualified and acting clerk of the Village of Harrison, Calumet County does hereby certify that the Village Board of the Village of Harrison passed by voice vote on this 24th day of September, 2024 authorizing me to issue a certificate of approval of Crossroad Business Park, Village of Harrison as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE 24th day of September, 2024.

Dated 10-02-2024

Village Clerk, Vicki L. Tessen

CERTIFICATE OF VILLAGE TREASURER

As duly appointed qualified and acting Treasurer of the Village of Harrison, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Crossroads Business Park as of the date listed below:

Village Treasurer, Vicki L. Tessen — Date 10-02-2024

CERTIFICATE OF COUNTY TREASURER

I, Michael Schlaak, being the duly elected qualified and acting County Treasurer of the County of Calumet, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in Crossroads Business Park as of the date listed below:

County Treasurer, Michael Schlaak — Date 10-3-2024

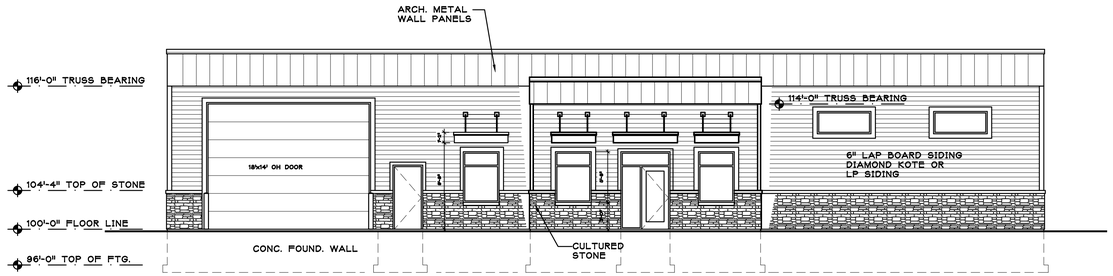
Drainage and Stormwater Management Notes:

1. There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331468, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent lawns be established in conformance with the lot drainage plan elevations within one year after initial occupancy of any house. Failure to maintain grades in accordance with storm water or drainage plans shall entitle the Village or representative thereof to direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be entered on the tax roll as a special charge against the property and collected with other taxes levied thereon.
2. Building permits and occupancy permits may be withheld for non–compliance with the plat or Village Ordinances relating to drainage and storm water management.
3. In the event that the surface drainage facilities required by the plat which are applicable to the lot for which a building permit has been applied, have not been complied with, the building inspector may withhold building permits required by the building code.
4. In the event that, after construction there is a failure to establish surface grades in accordance with the subdivision surface water plan, the building inspector may withhold the occupancy permit required by the building code.
5. Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison.
6. Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivider shall incorporate restrictive covenants in the deeds for the aforementioned lots that, the respective lot owners shall be responsible for maintaining a clear grate on any storm drainage inlets on their lot.
7. Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Harrison retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat.
8. A drainage plan has been filed with the Village of Harrison which states the required levels of maintenance for all the identified storm water management systems/facilities.
9. No obstruction may be constructed, planted or maintained within any drainage easement so that such obstruction impedes the natural flow of water and/or diminishes the natural aesthetic quality of the drainageway.

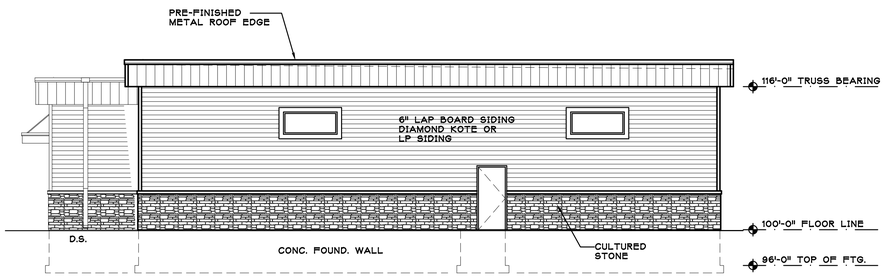
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 25, 2024

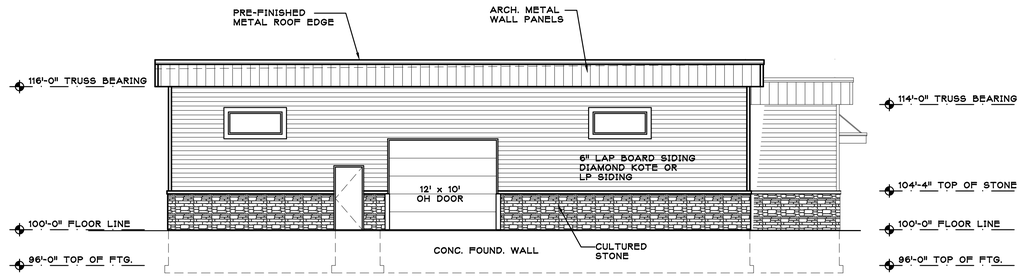
Department of Administration



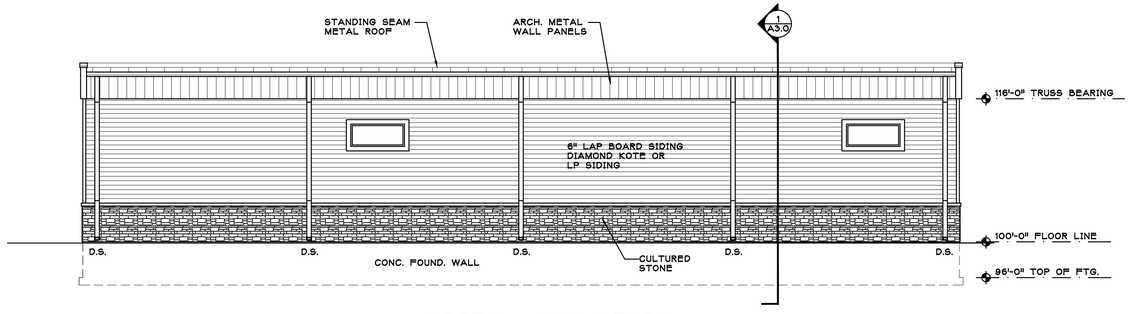
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

ACS
Architectural & Construction Services, Inc.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-574-2657 FAX: 920-574-2660

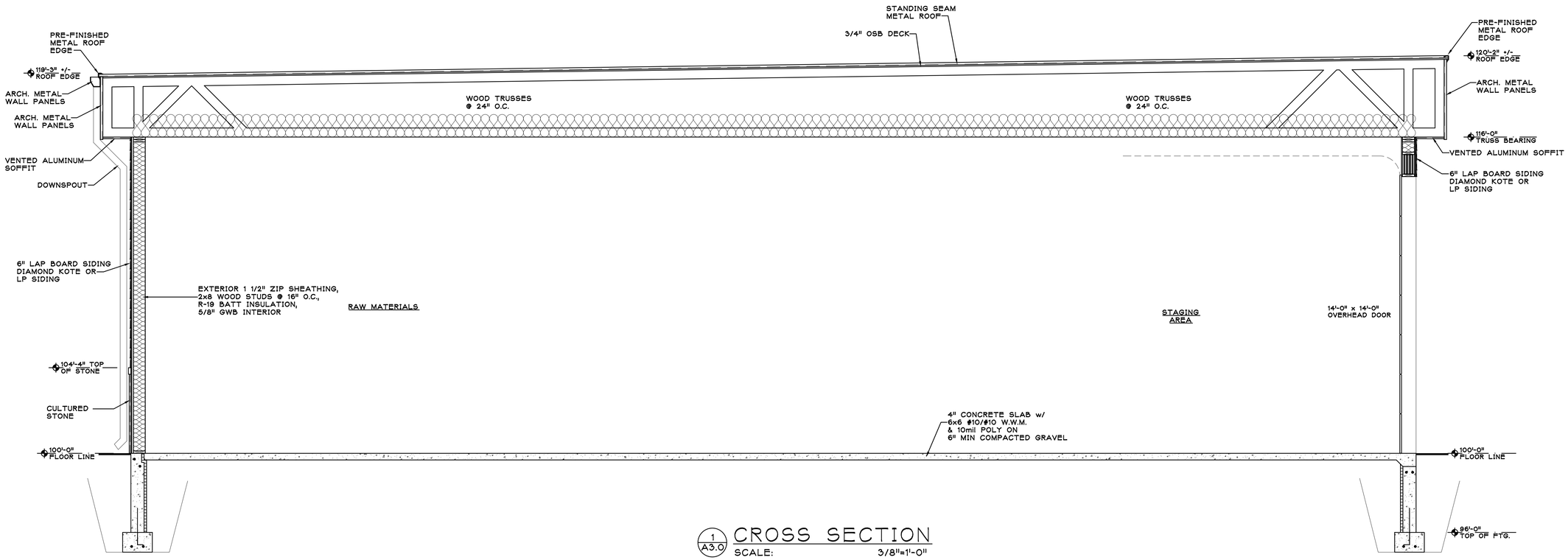
PROPOSED SITE PLANNING FOR,

PRO EDGE CABINETRY

KAUKAUNA, WISCONSIN

DATE: JUNE 24, 2025
ARCH. K. SPERL
D. BY: -----
JOB: 24-047
REV. -----

A
2.0



1 / A3.0 CROSS SECTION

SCALE: 3/8"=1'-0"

ACS Architectural & Construction Services, Inc.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-574-2657 FAX: 920-574-2660

PROPOSED SITE PLANNING FOR,

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KAUKAUNA, WISCONSIN

DATE: JUNE 24, 2025
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D. BY: -----
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REV. -----

A 3.0

Village of Harrison

July-25 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	8	58	$ 3,960,000	$ 26,734,100	13	64	$ 5,246,700	$ 27,554,700
Two Family (units)	0 (0)	0	$ 0	$ 0	1 (0)	1	$ 900,000	$ 900,000
Multi Family (units)	0 (0)	0	$ 0	$ 0	0 (0)	0	$ 0	$ 0
Additions	1	7	$ 75,000	$ 455,900	0	5	$ 0	$ 191,000
Acc. Structures	2	15	$ 32,000	$ 731,900	2	14	$ 14,000	$ 193,500
Miscellaneous	29	105	$ 303,600	$ 1,096,298	13	82	$ 262,500	$ 932,150
Total Residential	40	185	$ 4,370,600	$ 29,018,198	29	166	$ 6,423,200	$ 29,771,350
Com./Ind.								
New	0	4	$ 0	$ 3,508,100	0	1	$ 0	$ 650,000
Additions	0	3	$ 0	$ 2,490,000	0	0	$ 0	$ 0
Acc. Structures	1	2	$ 1,700,000	$ 1,708,500	0	0	$ 0	$ 0
Miscellaneous	0	7	$ 0	$ 65,900	1	5	$ 40,000	$ 115,000
Total Com./Ind.	1	16	$ 1,700,000	$ 7,772,500	1	6	$ 40,000	$ 765,000
Combined Total	41	201	$ 6,070,600	$ 36,790,698	30	172	$ 6,463,200	$ 30,536,350