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- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Roll Call**
 - 4. Public Comments (Non-Agenda Harrison Related Items)**

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

- 5. Corrections and Approval of the Previous Meeting Minutes**

- a. September 23, 2025 Meeting Minutes Draft

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

- [a.](#) September Village Board Votes: Plan Commission Items
 - [b.](#) Final Plat – Forest Ridge Subdivision – Dercks DeWitt, LLC – North Shore Rd & Hwy 114 – Parcels 39522 and 39526
 - [c.](#) Certified Survey Map (CSM) – Joe Egan/Dave Baerenwald – W4344 Hwy 114 – Parcel 38762
 - [d.](#) Report: September 2025 Zoning Report

- 7. Future Agenda Items**

- 8. Set Next Meeting Date**

- a. Tentatively December 9, 2025 at 6:00 pm

- 9. Adjournment**

Agenda posted and published:

October 15, 2025 at Harrison Village Hall and to www.VillageofHarrison-WI.org

/s/ Jennifer Tenor, Deputy Clerk

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:
Meghan Winkler, Clerk/HR Manager

Meeting Date:
October 21, 2025

Title:
September Village Board Votes: Plan Commission Items

Recommended Action:
Information Only.

Issue:
None.

Background and Additional Information:

Reminder:
The official minutes of the Village Board have not been approved as of today's date.

- A. Site Plan Review- Queen of Cleaning-W5006 Amy Avenue- Parcel 45302
 - Village Board Vote: 5-0
- B. Site Plan Review- Kelderman Plumbing-W4824 Crossroads Ct.- Parcel 47022&47024-Crossroads Business Park.
 - Village Board Vote: 5-0
- C. Certified Survey Map (CSM) – Janice & Maurice Olson- Hwy 55- Parcels 38640 &34644
 - Village Board Vote: 5-0
- D. Certified Survey Map (CSM) – Village of Harrison – Ryford Street -Parcel 44944
 - Village Board Vote: 5-0

Budget Impacts:
None.

Attachments:
None

PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

October 21, 2025

Title:

Final Plat – Forest Ridge Subdivision – Dercks DeWitt, LLC – North Shore Rd & Hwy 114 – Parcels 39522 and 39526

Issue:

Should the Plan Commission recommend approval of the Preliminary Plat of the Forest Ridge subdivision to the Village Board?

Background and Additional Information:

The proposed final plat is a single-family residential subdivision located west of North Shore Road and south of Highway 114, encompassing 39.26 acres. Access to the subdivision is proposed via Marie Drive and Forest Run, both connecting to North Shore Road.

The subdivision includes 65 residential lots and 2 outlots. A future pocket park is proposed on Outlot 2, located north of the stormwater pond. The area is zoned Single-Family Residential (Suburban) [RS-1].

Lot sizes range between 13,000 and 16,000 square feet, with larger lots generally located on the southern end of the plat. All lots meet the minimum size of the RS-1 zoning district.

Lots 1 through 13, which border Hwy 114, include a 50-foot Highway Setback area along the rear lot lines. There are restrictions on permanent structures—including fences—within the setback area, which are addressed on the final plat. Lot 35 is accessed via Forest Run.

All roadways are proposed to be dedicated to the public at a width of 66-feet for the right-of-way.

Sewer and water will be extended through the subdivision and will be serviced by Harrison Utilities Engineering has been approved.

Recommended Action:

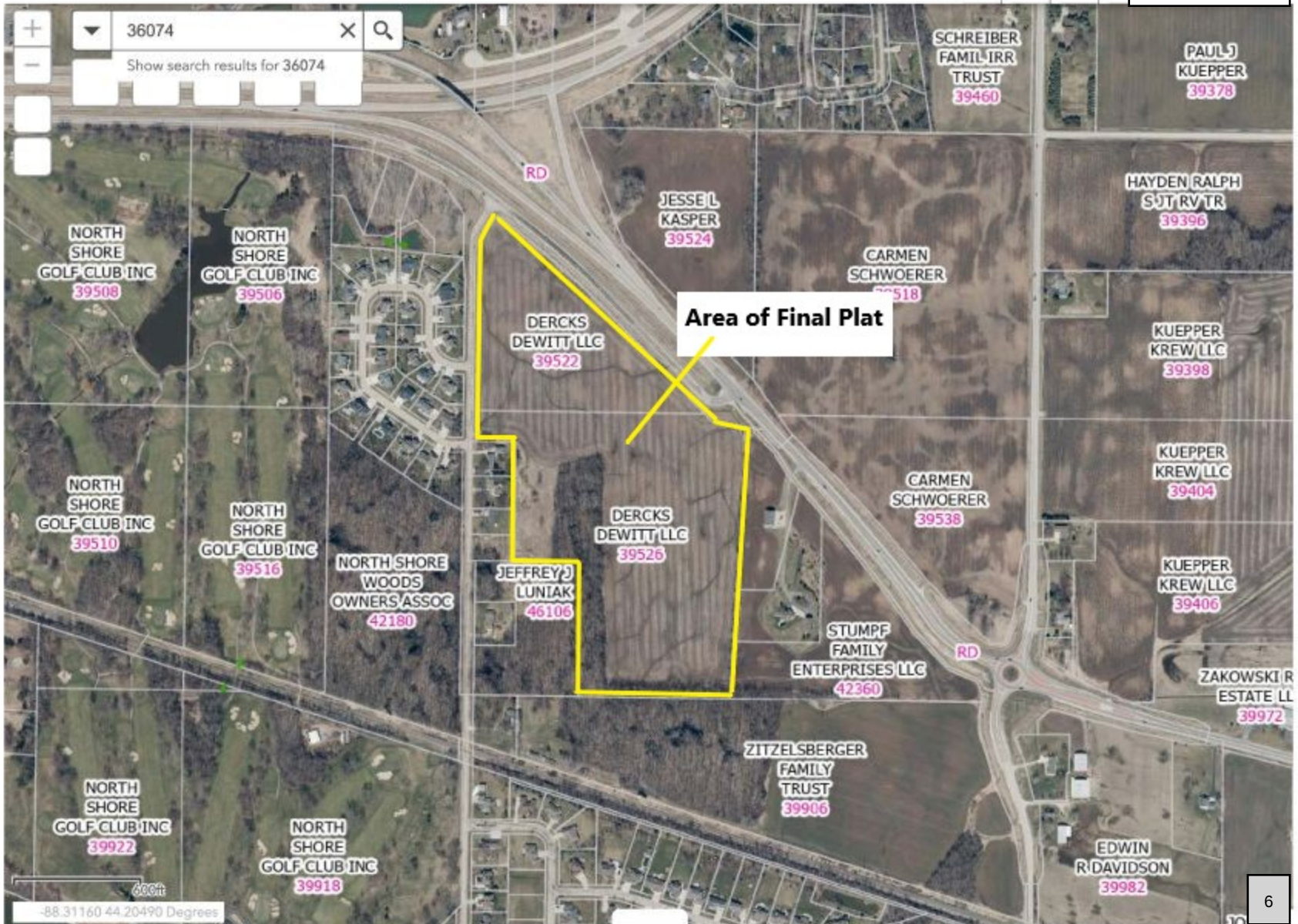
Staff recommends approval of the Final Plat for the Forest Ridge Subdivision, subject to the following conditions:

1. Snow storage accommodations within the cul-de-sac area shall be made on individual site plans with alignment of driveways, leaving ample space for snow accumulation.
2. The developer shall keep the bike lane along Old Highway Rd clear of any construction debris and erosion runoff.

3. Letter of credit as agreed to in the Development Agreement is received before the Village signs the final plat.
4. Lots 7, 8, 15, 31, 51 and 60 Wetlands: Sale of lots shall not occur until wetland impacts are remediated by the WI Department of Natural Resources
5. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
6. All lots shall have a storm sewer lateral provided for sump pump discharge.
7. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
8. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
9. If applicable, wetland determinations and/or studies shall be provided to the Village.
10. Benchmarks shall be established on all hydrant tag bolts.
11. Grading/Drainage Plan shall identify elevations of ground at the foundation.

Attachments:

- Aerial Map
- Final Plat



Forest Ridge

All of Lot 3, Certified Survey Map No. 3963, being located in the Southwest 1/4 of the Southeast 1/4; and Part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.

2. All bearings are computed and measured to the nearest second.

3. **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 information. The phone number may be obtained by contacting the County Highway Department.

4. **Access Restriction Clause:** Lots 1-13, 37, 38, and 65 are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of Highway 114 and North Shore Road as shown on this land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Calumet County or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

LEGEND

- 1 1/4" x 18" Steel Rebar @ 4.30lbs/LF Set
- All Other Corners
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 3/4" Rebar Found
- Government Corner
- () Recorded As
- ▨ Delineated Wetlands
- ▨ Access Restriction
- SF Lot Areas in Square Feet

LOCATION MAP

SE 1/4 SEC 15, T 20 N, R 18 E,
VILLAGE OF HARRISON
CALUMET COUNTY, WI

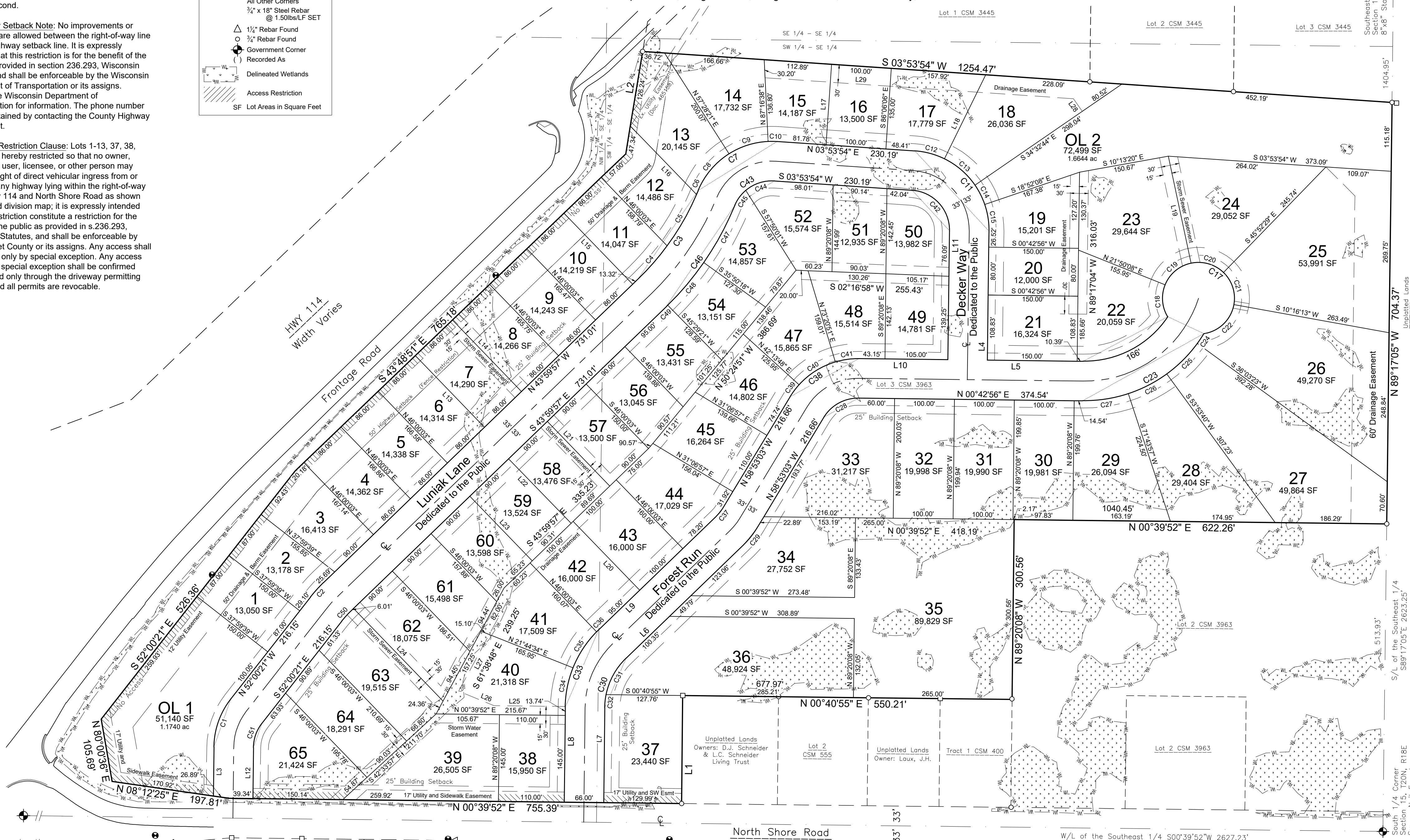
County Road N

State Road 114

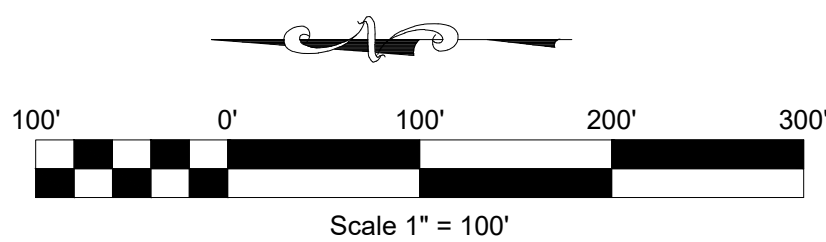
Project Location

North Shore Road

←ZZ→



Center of Section Corner
Section 15, T20N, R18E
Aluminum DOT Monument



Bearings are referenced to the South line of the Southeast 1/4, Section 15, T20N, R18E, assumed to bear S89°17'05"E, base on the Calumet County Coordinate System.

LINE TABLE			
Line	Bearing	Length	(Recorded As)
L1	S 89°23'30" E	180.54'	(189.00')
L2	S 80°36'48" E	173.58'	
L3	N 89°20'08" W	81.83'	
L4	N 89°17'04" W	215.34'	
L5	S 00°42'56" W	160.39'	
L6	N 43°59'57" W	273.20'	
L7	N 89°20'08" W	158.74'	
L8	N 89°20'08" W	158.74'	
L9	N 43°59'57" W	273.20'	
L10	N 00°42'56" E	148.15'	

LINE TABLE			
Line	Bearing	Length	(Recorded As)
L11	N 89°17'04" W	215.34'	
L12	S 89°20'08" E	85.36'	
L13	N 46°00'03" E	166.31'	
L14	N 46°00'03" E	166.03'	
L15	N 46°00'03" E	165.19'	
L16	N 46°00'03" E	159.26'	
L17	S 86°06'06" E	135.00'	
L18	S 63°52'31" E	156.51'	
L19	N 77°58'50" E	182.74'	
L20	N 46°00'03" E	160.00'	

LINE TABLE			
Line	Bearing	Length	(Recorded As)
L21	S 46°00'03" W	150.00'	
L22	S 45°52'52" W	150.00'	
L23	S 46°00'03" W	150.00'	
L24	S 46°00'03" W	215.15'	
L25	N 00°39'52" E	119.16'	
L26	N 22°09'38" E	63.87'	
L27	S 61°38'48" E	107.75'	
L28	S 55°27'16" W	25.62'	
L29	S 03°53'54" W	516.42'	

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

Date _____

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

Certified _____, 20____

Department of Administration



File: 7958Final1.dwg
Date: 08/08/2025
Drafted By: scott
Sheet: 1 of 2



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

Forest Ridge

All of Lot 3, Certified Survey Map No. 3963, being located in the Southwest 1/4 of the Southeast 1/4; and Part of the Northwest 1/4 of the Southeast 1/4 of Section 15, 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 under the direction of Dercks DeWitt, LLC, owner of said land, I have surveyed, divided and mapped Forest Ridge; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 3, Certified Survey Map No. 3963 (Doc. 569157), being located in the Southwest 1/4 of the Southeast 1/4, and part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,710,540 Square Feet (39.2686 Acres) of land, described as follows:

Commencing at the South 1/4 Corner of Section 15, T20N, R18E; thence S89°17'05"E along the South Line of the Southeast 1/4, 513.93 feet to the Point of beginning of the area to be described; thence N00°39'52"E, 622.27 feet; thence N89°20'08"W, 300.56 feet; thence N00°40'55"E, 550.21 feet; thence N89°23'30"W, 180.54 feet to the East right-of-way of North Shore Road; thence N00°39'52"E, along said East right-of-way, 755.39 feet; thence; N08°12'25"E, 197.81 feet; thence N80°00'36"E, 105.69 feet; thence along the Westerly right-of-way of Highway 114, S52°00'21"E, 526.36 feet; thence continuing along said Westerly right-of-way, S43°48'51"E, 765.18 feet; thence S80°36'48"E, 173.58 feet; thence S03°53'54"W, 1254.47 feet to the South Line of the Southeast 1/4 of said Section 15; thence along said South line, N89°17'04"W, 704.37 feet to the Point of Beginning. Described area is subject to all easements and restrictions of record.

Given under my hand this _____ day of _____, 20_____.

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

Owner's Certificate

Dercks DeWitt, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Dercks DeWitt, LLC, does 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 Planning and Zoning Committee
Calumet County Resource Department
Department of Administration
Department of Transportation

IN WITNESS WHEREOF, the said Dercks DeWitt, LLC, has caused these presents to

be signed by its authorized representatives, located at, _____, Wisconsin

this _____ day of _____, 20_____.

In the Presence of: Dercks DeWitt, LLC

Scott DeWitt, President

State of Wisconsin)
_____)ss
_____) County)

Personally came before me this _____ day of _____, 20_____,
the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____) My commission expires: _____.
Notary Public, Wisconsin

Utility Easement Provisions

An easement for electric, natural gas, public utilities and communications service is hereby granted by

Dercks DeWitt, LLC, grantor

to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
SBC, Grantee,
Harrison Utilities, Grantee
Village of Harrison, Grantee
TDS Metrocom, Grantee
and
Time Warner Cable, 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 Areas" 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 incident 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 Areas" 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 four inches without written consent of grantees.

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

Dercks DeWitt, LLC

Scott DeWitt, Managing Member _____ Date _____

Village Board Approval Certificate

Resolved, that the plat of Forest Ridge in the Village of Harrison, Calumet County, Dercks DeWitt, LLC, is hereby approved and accepted by the Village Board of the Village of Harrison.

Chairman _____ Date _____

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

Clerk _____ Date _____

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's 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 plat.

Village Treasurer _____ Date _____

County Treasurer _____ Date _____

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

the property owner of record: Dercks DeWitt, LLC	Recording Information: Doc No. 590634 Doc No. 590634	Parcel Number(s): 39522 39526
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Village Notes:

- 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.
- Building permits and occupancy permits may be withheld for non-compliance with the plat or Village Ordinances relating to drainage and storm water management.
- 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.
- 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.
- 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. After said acceptance please refer to Note 9 for responsibility of owner for maintenance, restrictions and related cost of all Drainage Easements.
- 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."
- 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.
- Pursuant to the Village of Harrison Subdivision Improvements Policy, the developer and/or owner shall comply with the approved Drainage and Grading Plan as submitted to the Village of Harrison.
- Drainage Easement Notes:
 - All lands within areas labeled "Drainage Easement" are reserved for stormwater collection, conveyance, treatment, or infiltration. No buildings, fences, parking areas and landscaping or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way.
 - Any improvement shall be allowed only by special exemption of the Village of Harrison Planner.
 - Landscaping/plantings shall be restricted to ground cover.
 - If Drainage Easements are not adequately maintained, the Village of Harrison may levy the cost and expenses of such inspections, maintenance, and/or repair related actions as a special charge against the property and collected as such in accordance with the procedures under Wis. Stats. 66.0627.
- There shall be no lower exposed openings on lots containing a drainage easement. Any egress windows will require a window well with a top elevation consistent with the top of the house foundation elevation.
- US Army Corps of Engineers Approved Regional General Permit # MVP-2025-00437-JLK and Non-Federal Exemption File # EXE-NE-2025-8-01874 exist within the plat. Additional permits or exemptions will be required prior to building on lots 6, 7, 14-18, 23-36, 46, 51, 52, 54, 55, 5-, 60, 65 if wetlands will be impacted by the development of the lot.

CURVE TABLE								
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out	
C1	133.00'	N 70°40'15" W	85.13'	86.65'	37°19'47"	N 52°00'21" W	N 89°20'08" W	
C2	233.00'	S 48°00'09" E	32.53'	32.56'	8°00'24"	S 43°59'57" E	S 52°00'21" E	
C3	434.00'	N 55°49'15" W	177.82'	179.09'	23°38'36"	N 67°38'33" W	N 43°59'57" W	
C4	434.00'	S 48°49'11" E	72.94'	73.03'	9°38'28"	S 53°38'25" E	S 43°59'57" E	
C5	434.00'	S 60°11'03" E	98.92'	99.14'	13°05'16"	S 66°43'41" E	S 53°38'25" E	
C6	434.00'	S 67°11'07" E	6.93'	6.93'	0°54'52"	S 67°38'33" E	S 66°43'41" E	
C7	133.00'	N 31°52'19" W	155.49'	166.07'	71°32'27"	N 03°53'54" E	N 67°38'33" W	
C8	133.00'	S 50°05'06" E	80.24'	81.51'	35°06'54"	S 32°31'39" E	S 67°38'33" E	
C9	133.00'	S 17°37'31" E	68.41'	69.19'	29°48'17"	S 02°43'22" E	S 32°31'39" E	
C10	133.00'	S 00°35'16" W	15.36'	15.37'	6°37'16"	S 03°53'54" W	S 02°43'22" E	
C11	133.00'	S 47°18'25" W	182.79'	201.53'	86°49'02"	S 03°53'54" W	N 89°17'04" W	
C12	133.00'	S 15°00'41" W	51.27'	51.59'	22°13'35"	S 03°53'54" W	S 26°07'29" W	
C13	133.00'	S 40°47'22" W	67.34'	68.08'	29°19'47"	S 26°07'29" W	S 55°27'16" W	
C14	133.00'	S 63°17'34" W	36.28'	36.39'	15°40'37"	S 55°27'16" W	S 71°07'52" W	
C15	133.00'	S 80°55'24" W	45.24'	45.46'	19°35'04"	S 71°07'52" W	N 89°17'04" W	
C17	60.00'	S 25°08'25" W	66.53'	306.47'	292°39'41"	N 58°48'34" E	N 88°31'45" W	
C18	60.00'	N 85°19'21" E	53.57'	55.53'	53°01'33"	N 58°48'34" E	S 68°09'52" E	
C19	60.00'	S 40°05'31" E	56.47'	58.79'	56°08'42"	S 68°09'52" E	S 12°01'10" E	
C20	60.00'	S 16°03'11" W	56.47'	58.79'	56°08'42"	S 12°01'10" E	S 44°07'31" W	
C21	60.00'	N 72°11'52" E	56.47'	58.79'	56°08'42"	N 44°07'31" E	S 79°43'47" E	
C22	60.00'	N 44°07'46" W	69.86'	74.56'	71°12'02"	N 79°43'47" W	N 08°31'45" W	
C23	233.00'	N 29°01'05" W	231.12'	241.83'	59°28'02"	N 58°45'06" W	N 00°42'56" E	
C24	233.00'	N 56°20'51" W	19.55'	19.55'	4°48'29"	N 58°45'06" W	N 53°56'37" W	
C25	233.00'	N 45°01'29" W	72.25'	72.54'	17°50'17"	N 36°06'20" W	N 36°06'20" W	
C26	233.00'	N 27°11'11" W	72.25'	72.54'	17°50'17"	N 36°06'20" W	N 18°16'03" W	
C27	233.00'	N 08°46'33" W	76.84'	77.20'	18°58'59"	N 18°16'03" W	N 00°42'56" E	
C28	67.00'	N 29°05'04" W	66.59'	69.69'	59°35'59"	N 00°42'56" E	N 58°53'03" W	
C29	133.00'	N 51°26'30" W	34.46'	34.55'	14°53'06"	N 58°53'03" W	N 43°59'57" W	
C30	117.00'	N 66°40'03" W	90.18'	92.58'	45°20'11"	N 43°59'57" W	N 89°20'08" W	
C31	117.00'	N 61°17'23" W	69.55'	70.62'	34°34'51"	N 43°59'57" W	N 78°34'48" W	
C32	117.00'	N 83°57'28" W	21.93'	21.96'	10°45'20"	N 78°34'48" W	N 89°20'08" W	
C33	183.00'	N 66°40'03" W	141.05'	144.80'	45°20'11"	N 43°59'57" W	N 89°20'08" W	
C34	183.00'	S 78°47'47" E	66.94'	67.32'	21°04'42"	S 68°15'26" E	S 89°20'08" E	
C35	183.00'	S 56°54'40" E	72.01'	72.48'	22°41'33"	S 45°33'53" E	S 68°15'26" E	
C36	183.00'	S 44°46'55" E	5.00'	5.00'	1°33'56"	S 43°59'57" E	S 45°33'53" E	
C37	67.00'	S 51°26'30" E	17.36'	17.41'	14°53'06"	S 58°53'03" E	S 43°59'57" E	
C38	133.00'	N 29°05'04" W	132.19'	138.35'	59°35'59"	N 00°42'56" E	N 58°53'03" W	
C39	133.00'	S 53°22'57" E	25.50'	25.54'	11°00'13"	S 47°52'50" E	S 58°53'03" E	
C40	133.00'	S 32°16'15" E	71.58'	72.47'	31°13'10"	S 16°39'40" E	S 47°52'50" E	
C41	133.00'	S 07°58'22" E	40.18'	40.34'	17°22'36"	S 00°42'56" W	S 16°39'40" E	
C42	67.00'	N 47°18'25" E	92.08'	101.52'	86°49'02"	N 03°53'54" E	S 89°17'04" E	
C43	67.00'	S 31°52'19" E	78.33'	83.66'	71°32'27"	S 67°38'33" E	S 03°53'54" W	
C44	67.00'	N 18°15'18" W	50.53'	51.81'	44°18'23"	N 40°24'29" W	N 03°53'54" E	
C45	67.00'	N 54°01'31" W	31.55'	31.85'	27°14'04"	N 67°38'33" W	N 40°24'29" W	
C46	500.00'	S 55°49'15" E	204.87'	206.33'	23°38'36"	S 43°59'57" E	S 67°38'33" E	
C47	500.00'	N 61°26'21" W	108.06'	108.27'	12°24'23"	N 55°14'10" W	N 67°38'33" W	
C48	500.00'	N 49°52'24" W	93.46'	93.59'	10°43'31"	N 44°30'39" W	N 55°14'10" W	
C49	500.00'	N 44°15'18" W	4.47'	4.47'	0°30'42"	N 43°59'57" W	N 44°30'39" W	
C50	167.00'	N 48°00'09" W	23.32'	23.34'	8°00'24"	N 52°00'21" W	N 43°59'57" W	
C51	67.00'	N 70°40'15" W	42.88'	43.65'	37°19'47"	N 89°20'08" W	N 52°00'21" W	

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

Certified _____, 20_____

Department of Administration



File: 7958Final1.dwg
Date: 08/08/2025
Drafted By: scott
Sheet: 2 of 2



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

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

October 21, 2025

Title:

Certified Survey Map (CSM) – Joe Egan/Dave Baerenwald – W4344 Hwy 114 – Parcels 38762

Issue:

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

Background and Additional Information:

The applicant proposes to split Parcel 38762 into two separate lots via a Certified Survey Map (CSM). The subject property is located at W4344 Hwy 114, west of the intersection of Hwy 114 and Harwood Rd.

Parcel 38762, approximately 8 acres in size, would be divided evenly into two 4-acre lots. The existing residential property would remain on Lot 1. The property is zoned Rural Residential (RR) and will retain this zoning designation.

The owner of Parcel 38762 intends to sell Lot 2 to the owner of adjoining parcel 38774. At this time, there are no immediate plans to develop Lot 2 or to combine it with parcel 38774.

While there is existing access along the west lot line of Parcel 38774, any future development of Lot 2 would require a separate access point approved by the Wisconsin Department of Transportation. A rezoning may also be required, depending on the proposed use of Lot 2—see conditions of approval below.

Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM), subject to the following conditions:

1. Any development of Lot 2 shall require a separate access point granted by the Wisconsin Department of Transportation
2. Any development of Lot 2 shall require rezoning to a zoning district appropriate for the proposed use.

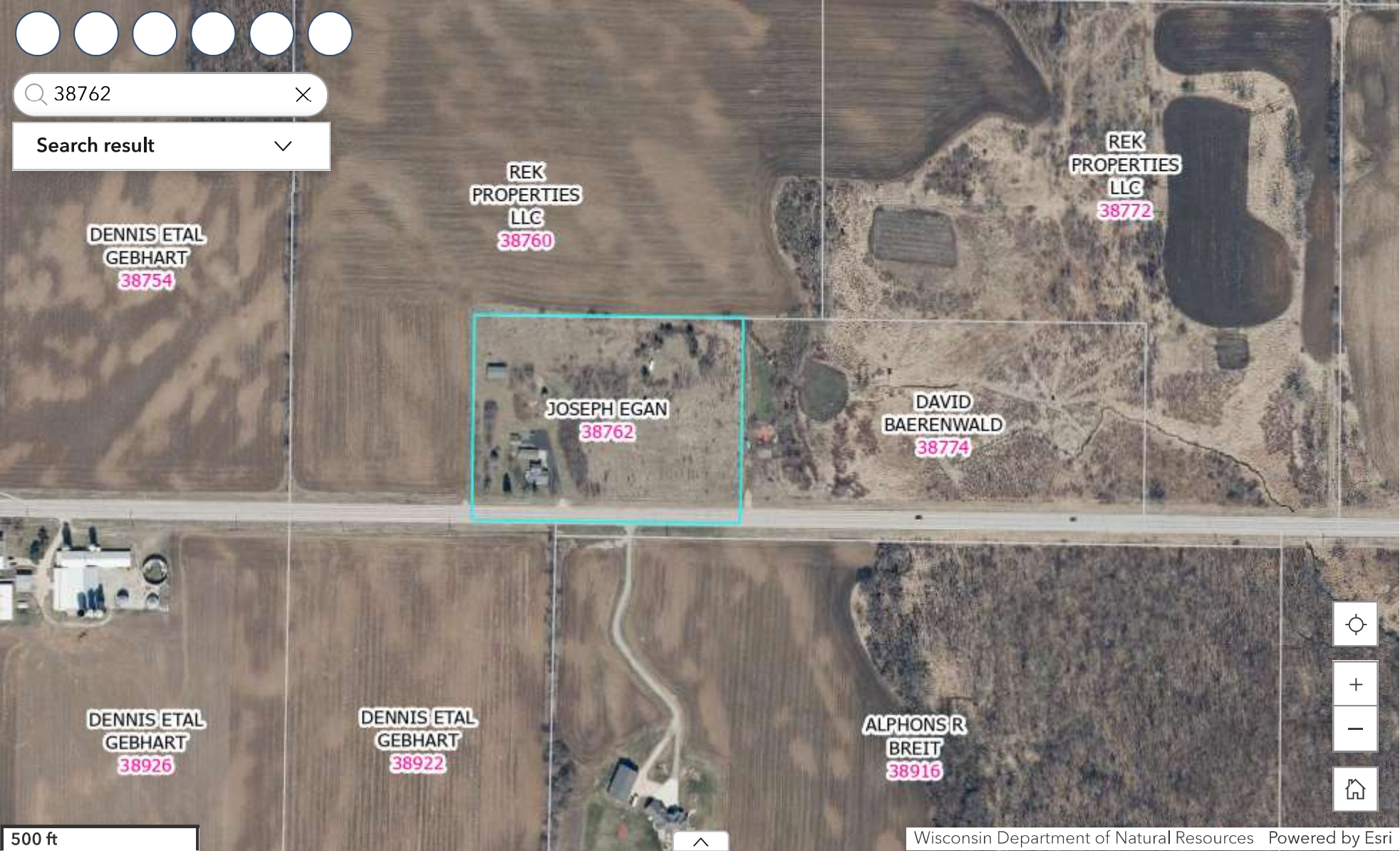
Attachments:

- Aerial Map
- CSM

All-In-One Map

Section 6, Item c.

Appleton



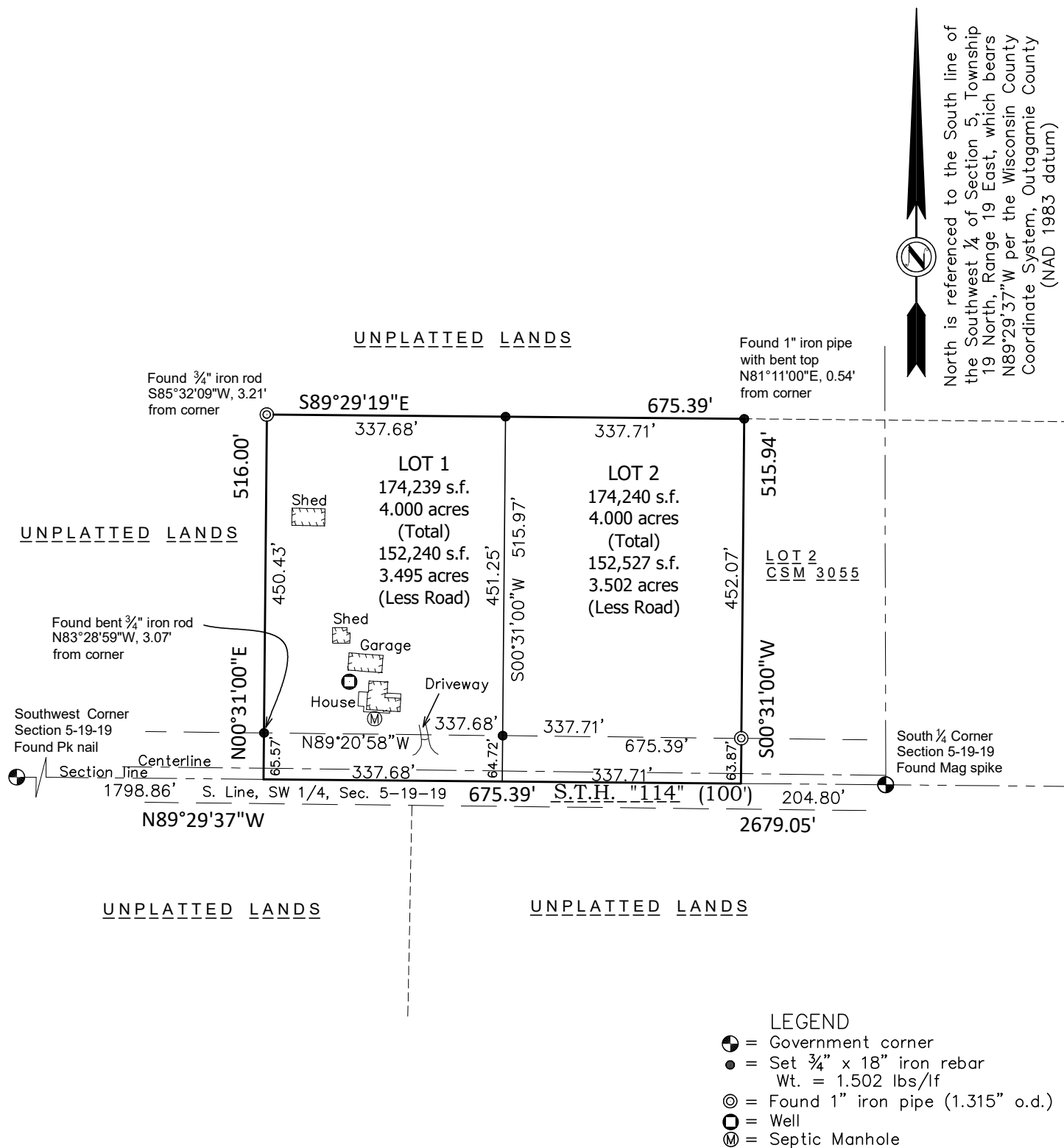
[Land Information Webpage](#) | [Calumet County Data Portal](#) | [Contact Us](#)

206 Court Street, Chilton, Wisconsin 53014 | 920-849-1442

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Certified Survey Map

All of Lot 1 of Certified Survey Map 3055,
recorded in Volume 25 of Certified Survey
Maps on Page 219 as Document # 424304,
being part of the Southeast $\frac{1}{4}$ of the
Southwest $\frac{1}{4}$, Section 5, T19N, R19E, Village
of Harrison, Calumet County, Wisconsin



SCALE: 1"=200'

A horizontal graphic scale bar with tick marks at 0, 100, 200, and 400 feet. The bar is divided into four equal segments, each representing 100 feet. The segments are colored black, white, black, and white from left to right.

David Hebert PLS date

SHEET # 1 of 2	FILE # 25087M01
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CERTIFIED SURVEY MAP

All of Lot 1 of Certified Survey Map 3055, recorded in Volume 25 of Certified Survey Maps on Page 219 as Document # 424304, being part of the Southeast ¼ of the Southwest ¼, Section 5, T19N, R19E, Village of Harrison, Calumet County, Wisconsin

SURVEYOR’S CERTIFICATE

I, David Hebert, Professional Wisconsin Land Surveyor, do hereby certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map 3055, recorded in Volume 25 of Certified Survey Maps on Page 219 as Document # 424304, being part of the Southeast ¼ of the Southwest ¼, Section 5, T19N, R19E, Village of Harrison, Calumet County, Wisconsin

I further certify that the map heron is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have made said division by order and under direction of the owners of said lands; and that I have fully complied with the code of ordinances of the Village of Harrison, Calumet County, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing and mapping the same.

David Hebert PLSDate

NOTES

1. This Certified Survey Map is all of tax parcel number 38762
2. The property owners of record are Joseph Egan and Rachel Ludwig
3. This Certified Survey Map is contained wholly within the lands described in 574774

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described hereon to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this plat is required by S. 236.34 of the Wisconsin statutes and the Calumet County land subdivision regulations to be submitted to the Calumet County Planning and Zoning Committee for approval or objection.

Joseph EganAddress

Rachel LudwigAddress

STATE OF WISCONSIN)
CALUMET COUNTY)^{ss}
Personally came before me this day of , 20, the above-named owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary PublicMy commission expires

VILLAGE OF HARRISON

This Certified Survey Map was approved by the Village of Harrison on this day of , 20.

Village PresidentVillage Clerk

TREASURER'S CERTIFICATE

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this minor subdivision

Village of Harrison TreasurerDateCalumet County TreasurerDate

Village of Harrison
September-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	19		87	\$ 7,587,600	\$ 37,803,700	8		80	\$ 5,220,000	\$ 35,936,700
Two Family (units)	0	(0)	1	\$ 0	\$ 850,000	0	(0)	1	\$ 0	\$ 900,000
Multi Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Additions	1		9	\$ 391,600	\$ 874,000	3		10	\$ 145,000	\$ 656,000
Acc. Structures	5		24	\$ 65,100	\$ 915,500	5		26	\$ 100,850	\$ 398,750
Miscellaneous	19		139	\$ 256,900	\$ 1,601,098	16		112	\$ 622,400	\$ 1,770,650
Total Residential	44		260	\$ 8,301,200	\$ 42,044,298	32		229	\$ 6,088,250	\$ 39,662,100
Com./Ind.										
New	0		4	\$ 0	\$ 3,508,100	0		1	\$ 0	\$ 650,000
Additions	1		4	\$ 7,000,000	\$ 9,490,000	0		0	\$ 0	\$ 0
Acc. Structures	0		2	\$ 0	\$ 1,708,500	0		0	\$ 0	\$ 0
Miscellaneous	2		11	\$ 53,500	\$ 133,400	2		7	\$ 150	\$ 115,150
Total Com./Ind.	3		21	\$ 7,053,500	\$ 14,840,000	2		8	\$ 150	\$ 765,150
Combined Total	47		281	\$ 15,354,700	\$ 56,884,298	34		237	\$ 6,088,400	\$ 40,427,250