

**PLAN COMMISSION MEETING
AGENDA**

Tuesday, July 21, 2026 at 6:00 PM

**Harrison Village Hall
W5298 State Road 114
Menasha, WI 54952**

-
- 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.](#) June 23, 2026 Meeting Minutes

- 7. Convene Meeting and Enter Public Hearing**

- a.** Comprehensive Plan Amendment – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340
 - b.** Zoning Map Amendment (Rezoning) – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340
 - c.** Zoning Map Amendment (Rezoning) – L&F Developments, LLC – State Park Rd – Parcel 33272

- 8. Close Public Hearing and Reconvene Regular Meeting**

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

- [a.](#) Comprehensive Plan Amendment – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340
 - [b.](#) Zoning Map Amendment (Rezoning) – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340

- c. Zoning Map Amendment (Rezoning) – L&F Developments, LLC – State Park Rd – Parcel 33272
- d. Preliminary Plat – Oak Haven – L&F Development, LLC – State Park Rd – Parcels 33260, 33252, 33252 and part of parcel 33272.
- e. Certified Survey Map (CSM) – Bishop Brother Trust – W4292 County B – Parcel 40854
- f. Report: June 2026 Zoning Report

10. Set Next Meeting Date

- a.** Tentatively August 18, 2026 at 6:00 pm

11. Adjournment

Agenda posted and published:

July 16, 2026 at Harrison Village Hall, Harrison Utilities and to www.harrison.wi.gov

/s/ Meghan Winkler, 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 MINUTES

Tuesday, June 23, 2026 at 6:00 PM

Harrison Village Hall
W5298 State Road 114
Menasha, WI 54952

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Excused: Tammy Frassetto and Tony Schumacher

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

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

Motion Carried 5-0

4. Identify Potential Conflicts of Interest

None

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

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

No Comments

6. Corrections and Approval of the Previous Meeting Minutes

a. May 19, 2026 Meeting Minutes

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

Voting Yea: Van Hefty, Perschbacher, Apitz,

Abstaining: Uitenbroek, Babbitts

Motion carried 3-0-2

7. Convene Meeting and Enter Public Hearing

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

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

Motion carried 5-0

- a. Comprehensive Plan Amendment – North Shore Ridge LLC – Firelane 10 – Parcel 39652
Kelly Wenzel- N8645 Firelane 10 spoke about the frequency of change in plans for this piece of land.
- b. Zoning Map Amendment (Rezoning) – North Shore Ridge LLC – Firelane 10 – Parcel 39652

8. Close Public Hearing and Reconvene Regular Meeting

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

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

Motion carried 5-0

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

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

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

Voting Yea: Van Hefty, Perschbacher, Babbitts, Uitenbroek

Voting Nea: Apitz

Motion Carried 4-1

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

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

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

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

Motion Carried 5-0

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

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

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

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

Motion Carried: 5-0

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

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

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

e. Report: May 2026 Zoning Report

10. Set Next Meeting Date

a. July 21, 2026 at 6:00 pm

11. Adjournment

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

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

Motion carried 5-0

Minutes Submitted by:

Jennifer Tenor, Deputy Clerk

June 25, 2026

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

July 21, 2026

Title:

Comprehensive Plan Amendment – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340

Issue:

Should the Plan Commission recommend approval of a Comprehensive Plan Amendment to the Preferred Land Use Map?

Background and Additional Information:

The applicant is proposing a Comprehensive Plan Amendment to change the Preferred Future Land Use Map designation from Agriculture to Rural Residential for part of Parcel 40340. The subject property is located south of the business Milis Flatwork and east of Dallas Drive and Creekview Road.

The Village of Harrison Comprehensive Plan establishes the community's long-term vision for growth and development and serves as a guide for future land use decisions. The purpose of the proposed amendment is to align the future land use designation with a proposed residential subdivision in an area located outside of the Darboy Sanitary District service area.

Residential development borders the west side of the subject property, while Milis Flatwork resides north of the subject area.

The applicant has also submitted a request to rezone the area from General Agriculture [AG] to Rural Residential [RR], which is consistent with the proposed Comprehensive Plan Amendment.

Findings of Fact:

- A Class 1 notice was published for the proposed Comprehensive Plan Amendment.
- Property owners within 300-feet of the subject property were notified via first-class mail.

Recommended Action:

Staff makes no recommendation on the proposed Comprehensive Plan Amendment and forwards the request to the Plan Commission and Village Board for consideration.

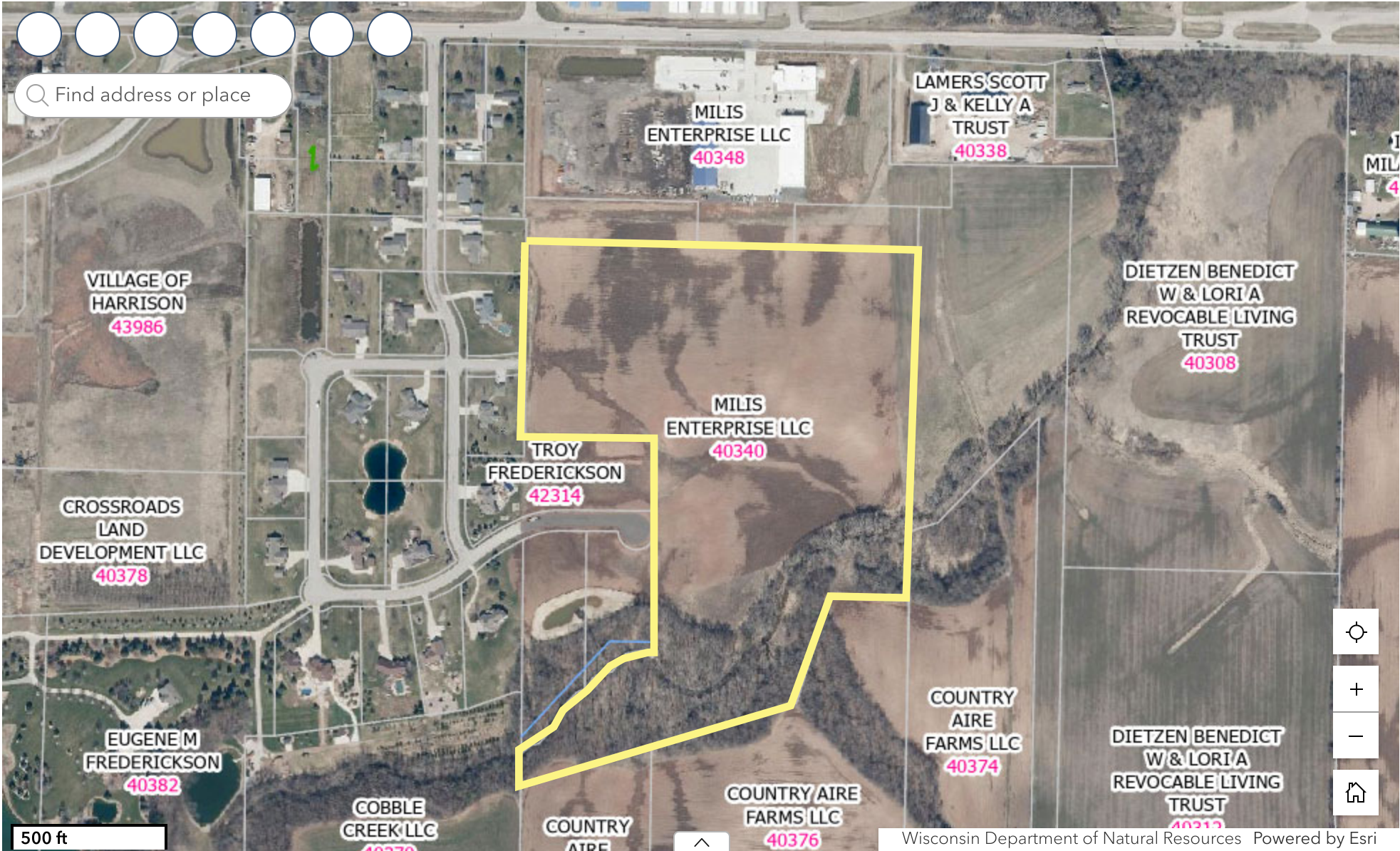
Attachments:

- Aerial Map
- Future Land Use Map
- Public Responses
- Copy of Resolution V2026-06

All-In-One Map

Section 9, Item a.

Appleton



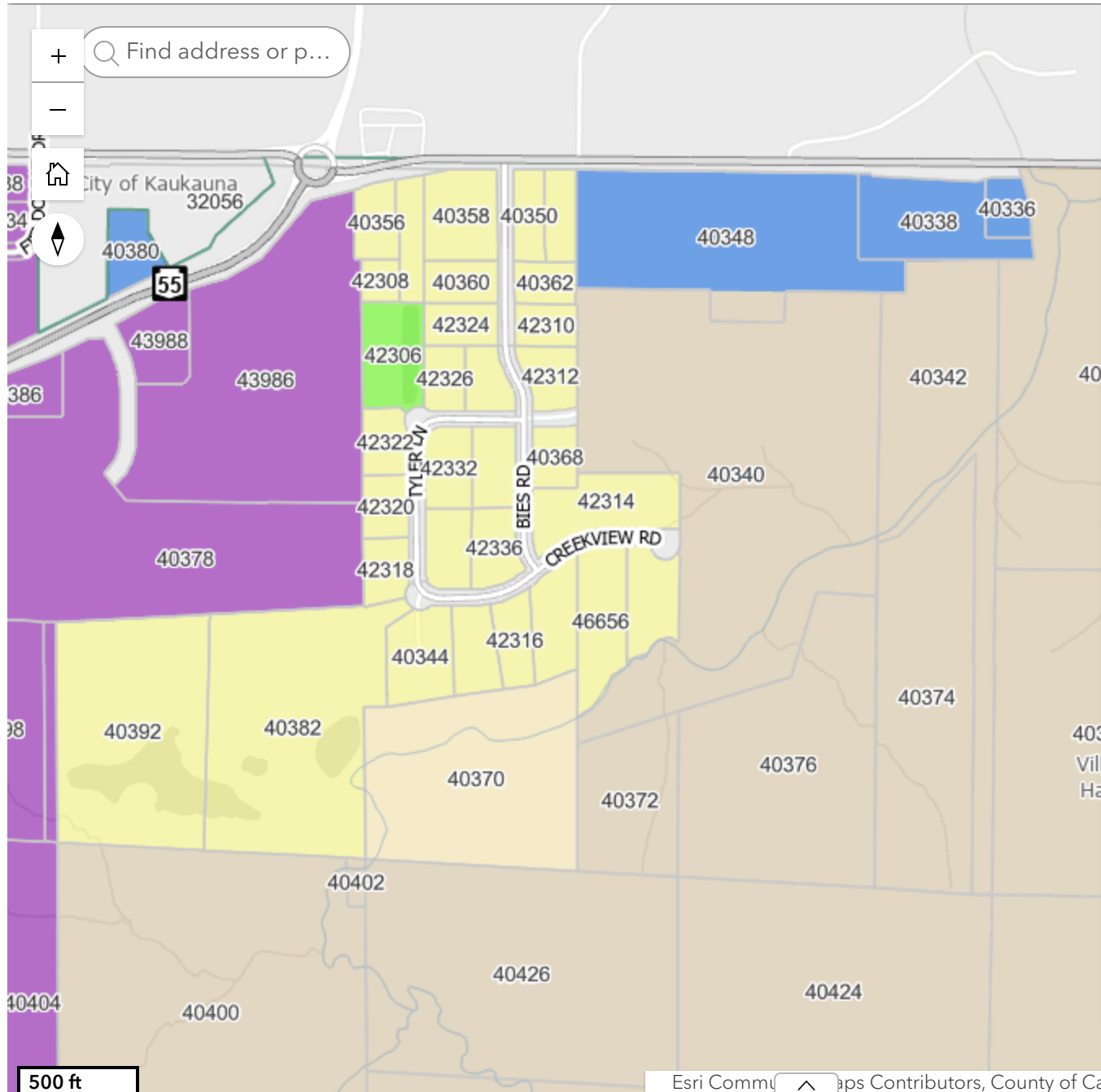
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Village of Harrison Preferred Future Land Use

Section 9, Item a.



Legend

ParcelFabricService - Parcels



PreferredFutureLandUse

Village of Harrison Preferred Land Use

Preferred Land Use

- Agriculture
- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Parks and Recreation
- Preservation and Open Space
- Public and Institutional
- Rural Residential
- Transitional Residential
- others

From: [Chad Pelishek](#)
To: [Josh Sherman](#)
Subject: FW: Milis Flatwork Development Subdivision
Date: Wednesday, July 8, 2026 10:30:01 AM

Attach to Millis

From: Jeff & Donna Frederickson <jeffdonnaf@gmail.com>
Sent: Wednesday, June 10, 2026 5:09 PM
To: Chad Pelishek <cpelishek@harrison.wi.gov>
Subject: Milis Flatwork Development Subdivision

To whom this concerns:

We are writing to you today on behalf of our household at N9648 Biese Road to formally register our strong opposition to the proposed Milis Flatwork Subdivision.

As residents of over 30 years, we are deeply concerned about the negative impacts this development will bring to our immediate neighborhood. Specifically, we object in the strongest possible terms to any plans that allow construction traffic to utilize Biese Road as a primary inlet or thoroughfare. Our local roads are not structurally designed to handle the heavy, continuous burden of construction vehicles, and allowing such access poses a direct threat to the peace and infrastructure of our community.

Furthermore, we must express our profound frustration regarding the trajectory of our neighborhood's development. While our property taxes consistently rise, the rural character and scenic views that initially drew us to this neighborhood over 30 years ago are being systematically eroded. Replacing these remaining natural spaces with further development will degrade the character of our neighborhood, directly diminishing our quality of life and the enjoyment of our property.

This proposed project is particularly frustrating given that our neighborhood is already burdened by the eyesore and 24/7 operation of Milis Flatwork in our backyards. Compounding that issue with another intrusive development is simply unacceptable.

We urge you to consider the impact this proposal has on the current residents who actively fund and support this town. We stand firmly with our neighbors in full opposition to this development and expect our local government to protect the integrity of our neighborhood.

Thank you for your time and serious consideration of this matter.

Sincerely,

Jeff and Donna Frederickson
N9648 Biese Rd. Kaukauna, WI 54130

From: [Chad Pelishek](#)
To: [Josh Sherman](#)
Subject: FW: Millis Flatwork Subdivision
Date: Wednesday, July 8, 2026 10:29:43 AM

Attach to Millis.

From: Village of Harrison Wisconsin <noreply@civicplus.com>
Sent: Thursday, June 18, 2026 11:40 AM
To: Chad Pelishek <cpelishek@harrison.wi.gov>
Subject: Millis Flatwork Subdivision

Name: Brian Dvorak
Email: BRIAN@THEDVORAKGROUP.COM

Message:

Chad,

I am writing to formally express my opposition to the proposed Milis Flatwork Subdivision development located behind our property.

My family chose to live in this area because of its rural character, open space, natural views, and quiet atmosphere. Over the years, we have invested significantly in our home and property with the expectation that these qualities would remain an important part of our neighborhood. This proposed development threatens to permanently alter the character of the area and negatively impact the quality of life of the residents who already live here.

One of my primary concerns is the increased traffic, noise, and disruption that will result from both the construction phase and the long-term residential development. Biese Road and the surrounding local roads were not designed to accommodate heavy construction traffic, and the additional wear and tear on these roads will ultimately affect current residents. Construction activity, dust, noise, and safety concerns will significantly impact nearby homeowners for an extended period.

I am also concerned about the loss of open green space and the continued encroachment of development into what has historically been a rural and scenic area. As property taxes continue to increase, many long-time residents feel that the very features that attracted us to this neighborhood are gradually disappearing. The proposed subdivision would further diminish the natural landscape and views that current homeowners value and enjoy.

Additionally, residents in this area already experience the impacts associated with the existing Milis Flatwork operation, including commercial activity in close proximity to our homes. Adding a residential subdivision directly adjacent to our properties would further intensify the changes occurring in our neighborhood and place additional burdens on existing residents.

I respectfully ask the Town Board and Planning Commission to carefully consider the concerns of the families who currently live in this area and to deny approval of this proposed subdivision. Existing residents have invested their lives, resources, and commitment into this

community, and our voices should be given significant consideration during this process.

Thank you for your time and consideration of my comments.

Brian Dvorak

RESOLUTION V2026-06
VILLAGE OF HARRISON
 Calumet and Outagamie Counties

**RESOLUTION TO AMEND THE HARRISON COMPREHENSIVE PLAN
 (EAST OF DALLAS DR; PART OF PARCEL 40340)**

WHEREAS, the Harrison Plan Commission received an application to amend the Comprehensive Plan Future Land Use Map from Agriculture to Rural Residential

WHEREAS, a map of the proposed amendment is attached

WHEREAS, the amendments have resulted in a Plan that is compliant with the requirements of Section 66.1001(2) Wis. Stats; and

WHEREAS, the Plan Commission has held at least one public hearing on these amendments and voted to approve the amendment on July 21, 2026, in compliance with the requirements of Section 66.1001(4)(d) Wis. Stats

NOW THEREFORE BE IT RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the future land use map amendment from Agriculture to Rural Residential for the property described as:

Part of lot 2 of certified survey map no. 4069 (recorded in volume 37, page 271 of maps as document no. 582246), being part of the northeast 1/4 of the northeast 1/4, part of the southeast 1/4 of the northeast 1/4, part of the southwest 1/4 of the northeast 1/4, and part of the northwest 1/4 of the northeast 1/4, all in fractional section 6, township 20 north, range 19 east, Village of Harrison, calumet county, which is bound and described as follows:

Commencing at the north 1/4 corner of said section 6; thence south 89°26'24" east along the north line of said northeast 1/4, 888.17 feet; thence south 00°12'06" east 521.65 feet to the northwest corner of said lot 2; thence continuing south 00°12'06" east along the west line of said lot 2, 130.77 feet to the point of beginning; thence south 89°26'37" east 1247.58 feet to the east line of said lot 2; thence south 00°31'03" west along said east line, 1114.69 feet to the southeast corner of said lot 2; thence north 86°36'33" west along the south line of said lot 2, 247.07 feet; thence continuing along said south line, south 17°08'36" west 360.70 feet; thence continuing along said south line, south 72°24'45" west 921.44 feet to the southwest corner of said lot 2; thence north 00°12'06" west along the west line of said lot 2, 52.89 feet to a point on a meander line to the centerline of Konkapot creek, said point being south 00°12'06" east 42 feet more or less from said centerline; thence north 58°10'51" east along said meander line, 493.04 feet to the point of termination, being a point on the west line of the east 1/2 of said northeast 1/4, said point being south 00°00'41" east 65 feet more or less from said centerline; thence north 00°00'41" west along the west line of said east 1/2, being the west line of said lot 2 and the extension thereof, 796.18 feet; thence south 89°47'53" west 422.52 feet to the west line of said lot 2;

thence north 00°12’06” west along said west line, 627.72 feet to the point of beginning. Said parcel contains 1,476,435 sq. Ft. (33.89 acres) more or less, including all lands between said meander line and the centerline of Kankapot creek, and is subject to all existing easements and restrictions of record.

Adopted by the Village Board of the Village of Harrison on this 28th day of July, 2026.

By: _____
Scott Handschke, Village President

Attest: _____
Meghan Winkler, Clerk

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

July 21, 2026

Title:

Zoning Map Amendment (Rezoning) – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340

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 part of Parcel 40340 from General Agriculture [AG] to Rural Residential [RR]. The subject property is located south of the business Milis Flatwork and east of Dallas Drive and Creekview Road.

The purpose of the rezone is for a future residential subdivision located outside the Darboy Sanitary service area. Should residential development occur, the area would be served by individual wells and septic systems.

Residential development borders the west side of the subject property, while Milis Flatwork resides north of the subject area.

The Preferred Future Land Use Map currently designates the subject area as Agriculture. The applicant has submitted a Future Land Use Map amendment to redesignate the area as Rural Residential, which is a separate agenda item.

Findings of Fact:

- A Class 2 notice was published for the rezoning amendment.
- Property owners within 300-feet of the subject property were notified via first-class mail.

Recommended Action:

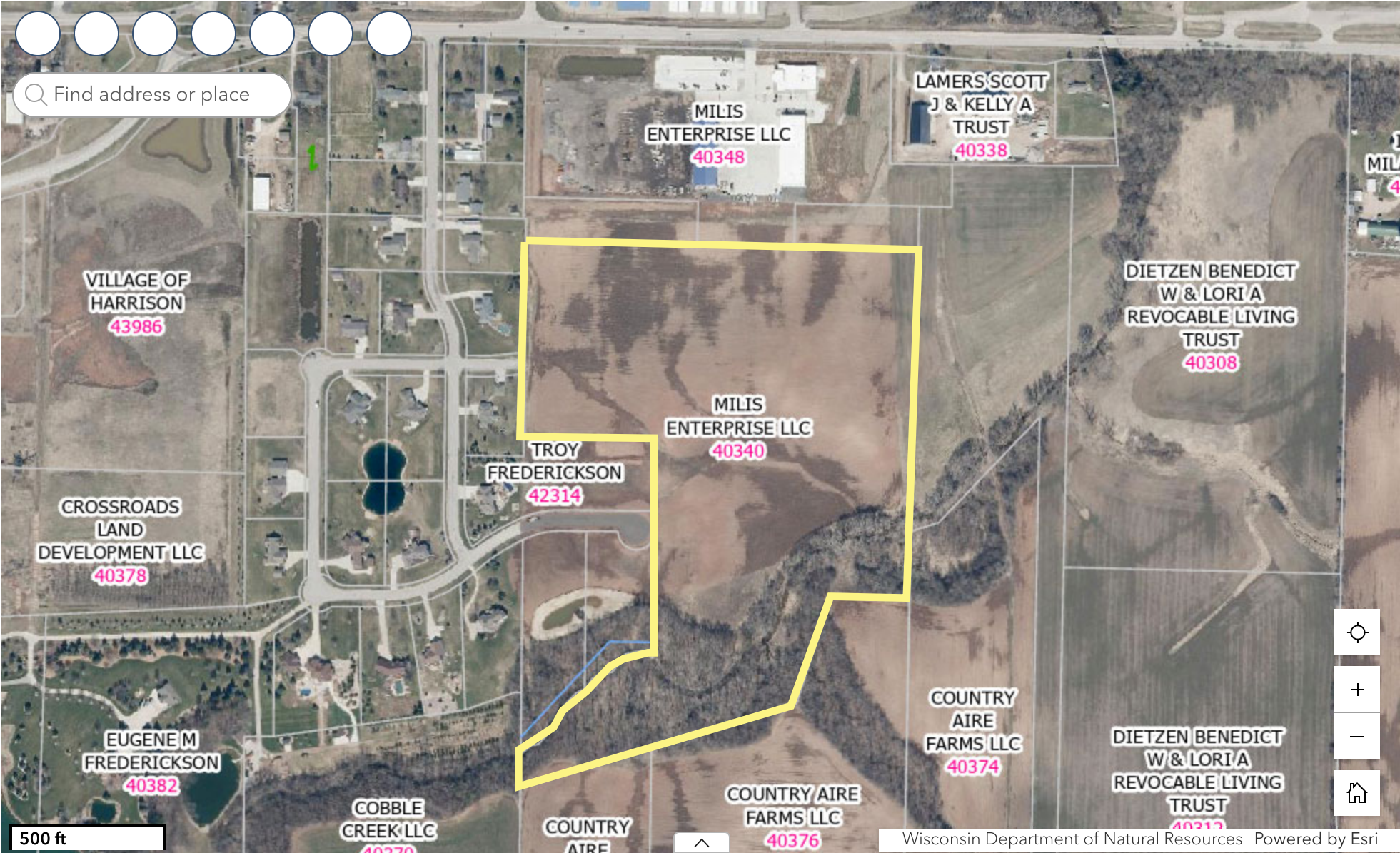
Staff makes no recommendation on the proposed the Zoning Map Amendment from General Agriculture [AG] to Rural Residential [RR] and forwards the request to the Plan Commission and Village Board. However, the following condition must be met prior to approval:

1. The Preferred Future Land Use Map is amended to designate subject area as Rural Residential.

Attachments:

- Aerial Map
- Zoning Map
- Ordinance Amendment

All-In-One Map

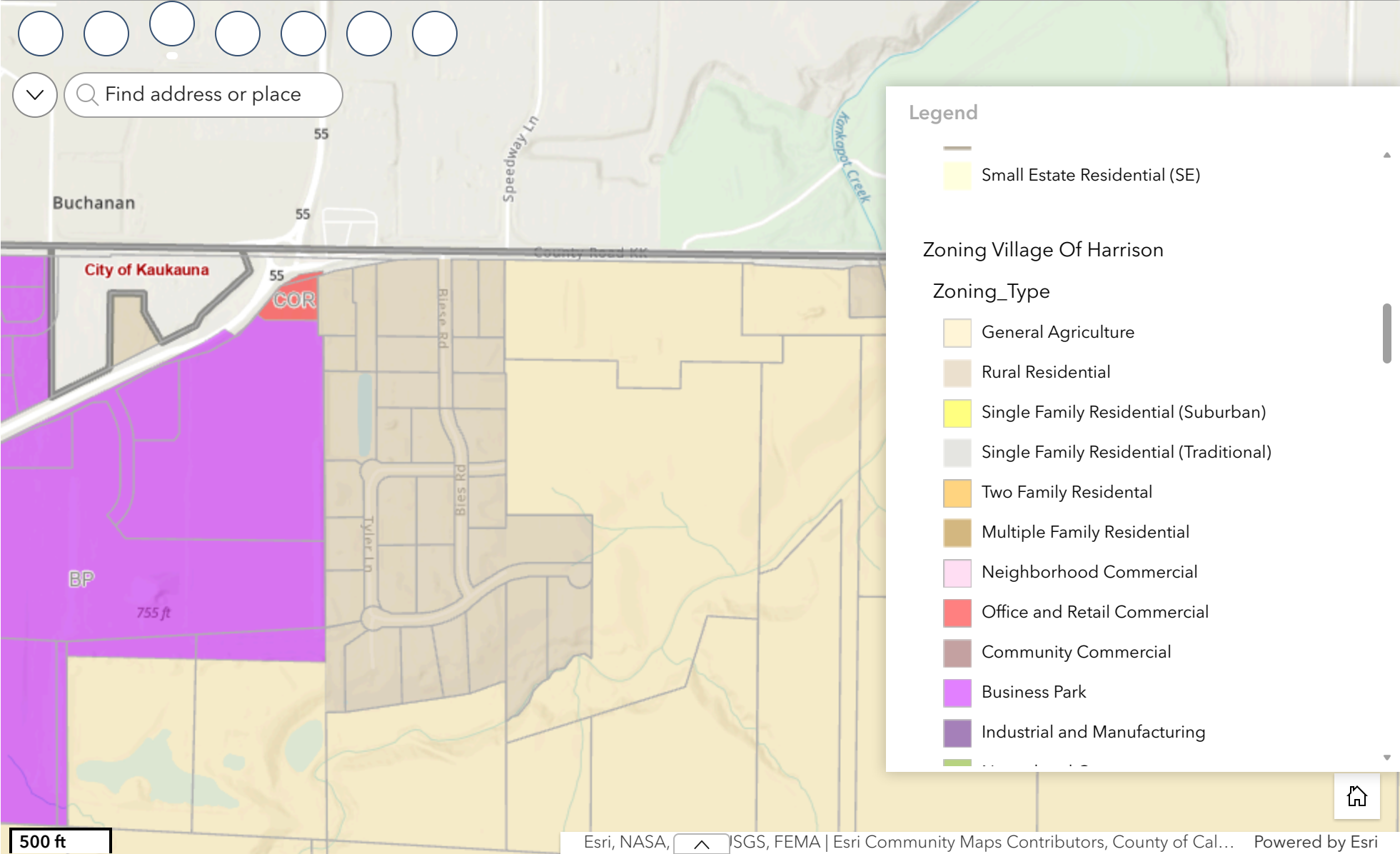


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Calumet County Zoning Map



ORDINANCE V26-10**AN ORDINANCE AMENDING THE VILLAGE OF HARRISON
OFFICIAL ZONING MAP**

(East of Dallas Dr, Part of Parcel 40340)

WHEREAS, a public hearing on the zoning map amendment was held by the Harrison Plan Commission on July 21, 2026; 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 from General Agriculture [AG] to Rural Residential [RR].

Land contained within part of Parcel No. 40340 and specifically described as:

Part of lot 2 of certified survey map no. 4069 (recorded in volume 37, page 271 of maps as document no. 582246), being part of the Northeast 1/4 of the Northeast 1/4, part of the Southeast 1/4 of the Northeast 1/4, part of the Southwest 1/4 of the Northeast 1/4, and part of the Northwest 1/4 of the Northeast 1/4, all in fractional Section 6, Township 20 north, Range 19 east, Village of Harrison, Calumet county, Wisconsin, which is bound and described as follows: Commencing at the north 1/4 corner of said section 6; thence south 89°26'24" east along the north line of said northeast 1/4, 888.17 feet; thence south 00°12'06" east 521.65 feet to the northwest corner of said lot 2; thence continuing south 00°12'06" east along the west line of said lot 2, 130.77 feet to the point of beginning; thence south 89°26'37" east 1247.58 feet to the east line of said lot 2; thence south 00°31'03" west along said east line, 1114.69 feet to the southeast corner of said lot 2; thence north 86°36'33" west along the south line of said lot 2, 247.07 feet; thence continuing along said south line, south 17°08'36" west 360.70 feet; thence continuing along said south line, south 72°24'45" west 921.44 feet to the southwest corner of said lot 2; thence north 00°12'06" west along the west line of said lot 2, 52.89 feet to a point on a meander line to the centerline of Konkapot creek, said point being south 00°12'06" east 47 feet more or less from said centerline; thence north 58°10'51" east along said meander line, 493.04 feet to the point of termination, being a point on the west line of the east 1/2 of said northeast 1/4, said point being south 00°00'41" east 87 feet more or less from said centerline; thence north 00°00'41" west along the west line of said east 1/2, being the west line of said lot 2 and the extension thereof, 796.18 feet; thence south 89°47'53" west 422.52 feet to the west line of said lot 2; thence north 00°12'06" west along said west line, 627.72 feet to the point of beginning. Said parcel contains 1,476,025 sq. Ft. (33.88

acres) more or less, including all lands between said meander line and the centerline of Kankapot creek, and is subject to all existing 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 28th day of July 2026.

Scott Handschke, Village President

Attest: Meghan Winkler, Village Clerk

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

July 21, 2026

Title:

Zoning Map Amendment (Rezoning) – L&F Developments, LLC – State Park Rd – Parcel 33272

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 10.15 acres from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1]. The subject property is located entirely within Parcel 33272, which lies directly west and south of site address N9295 State Park Rd.

The purpose of the rezoning is to accommodate the Oak Haven preliminary plat, which consists of single-family residential lots. Parcel 33272 comprises the southern half of the preliminary plat, while the northern half of the proposed plat is already zoned RS-1. A separate memo regarding the preliminary plat is on the agenda.

The southeastern corner of the rezone area along State Park Rd will be designated as a separate outlot and is not included within the proposed preliminary plat.

Residential development exists on the north and west side of subject area. The Comprehensive Plan's Preferred Future Land Use Map designates the area as low-density residential development.

Findings of Fact:

- Property owners within 300-feet of the subject property have been notified via first-class mail.
- The rezoning request is consistent with the Future Land Use Map of the Village of Harrison Comprehensive Plan, which designates the area for low-density residential development.

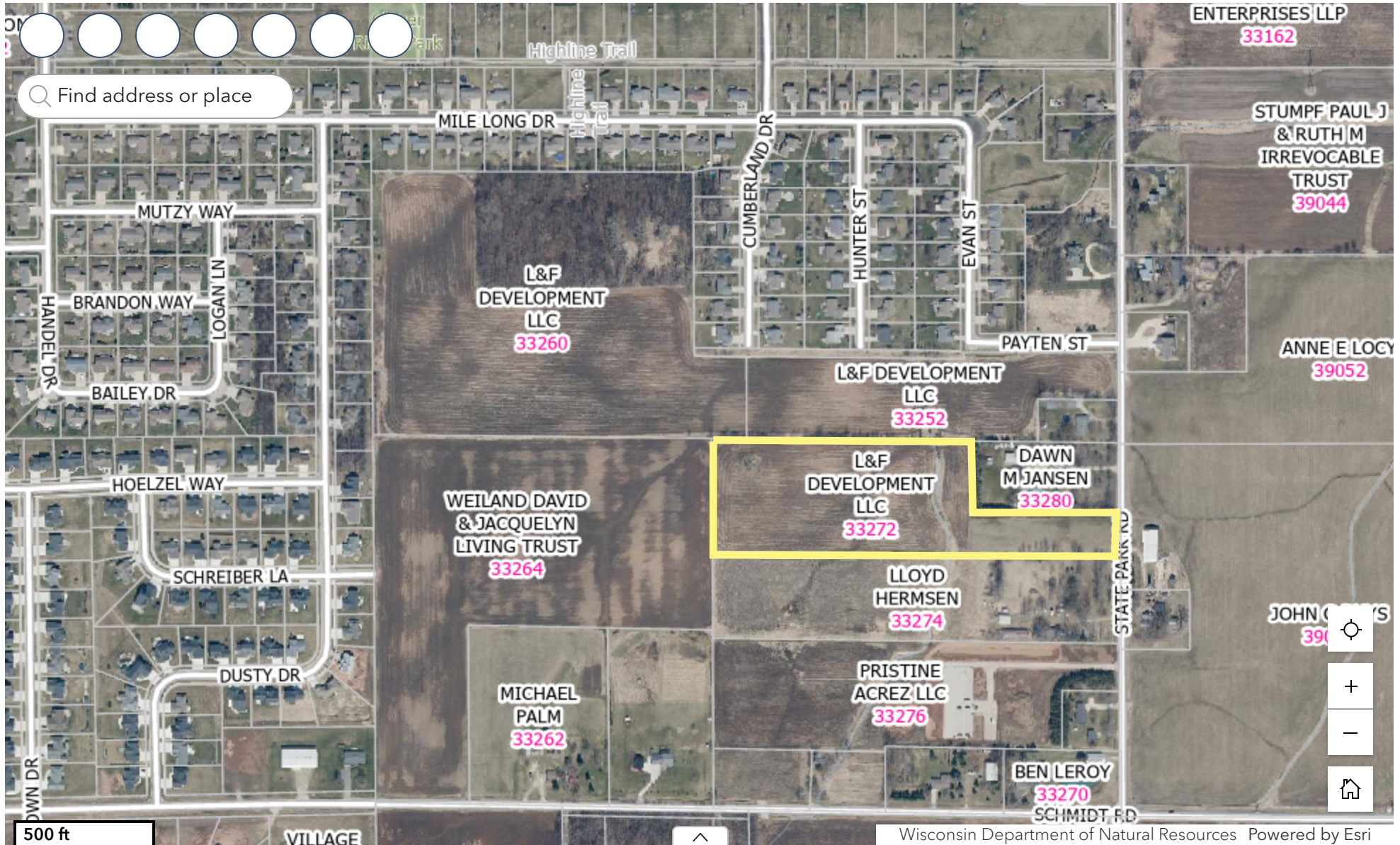
Recommended Action:

Staff recommends approval of the Zoning Map Amendments from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1] as submitted.

Attachments:

- Aerial Map
- Zoning Map and Exhibit
- Ordinance

All-In-One Map

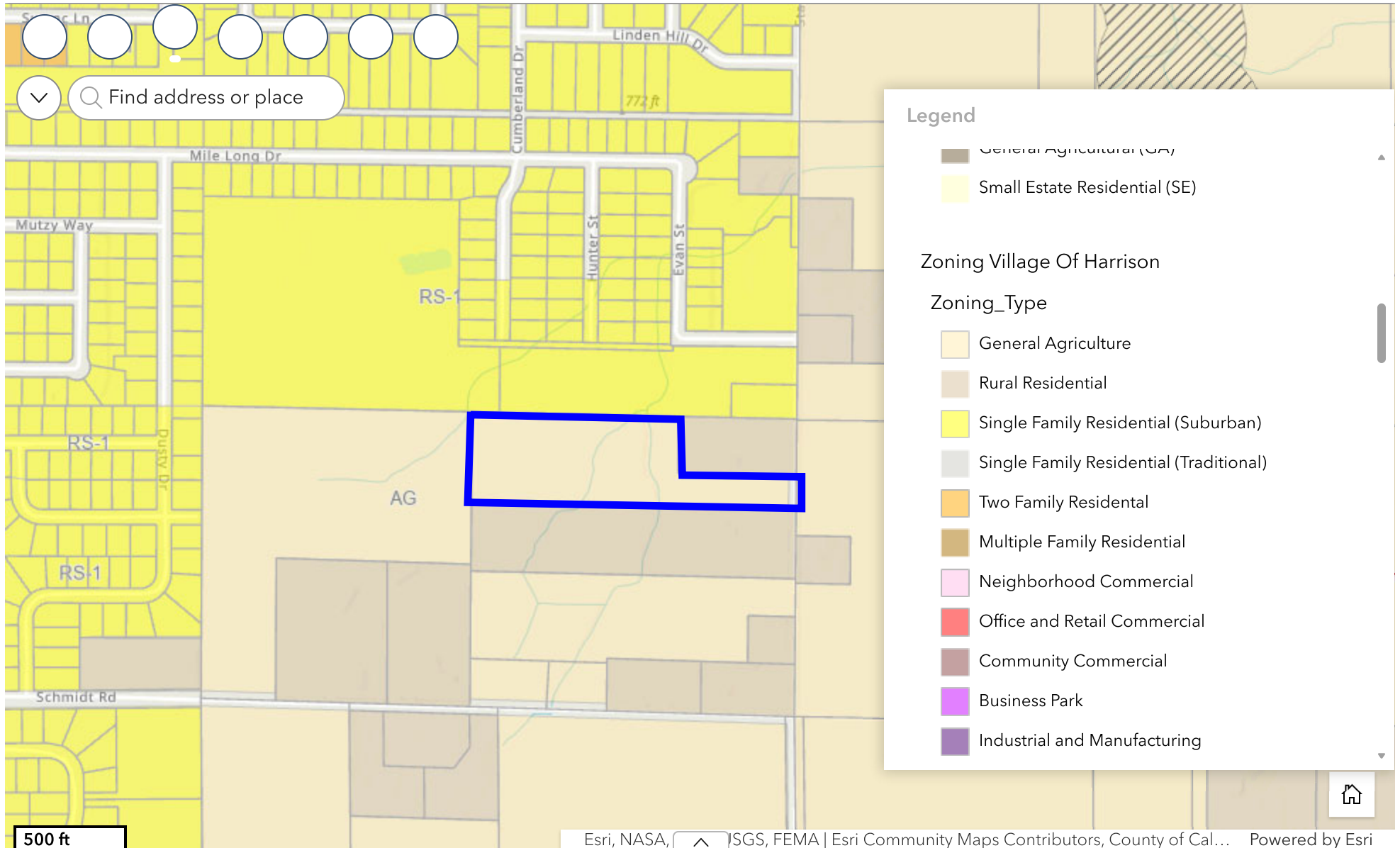


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Calumet County Zoning Map



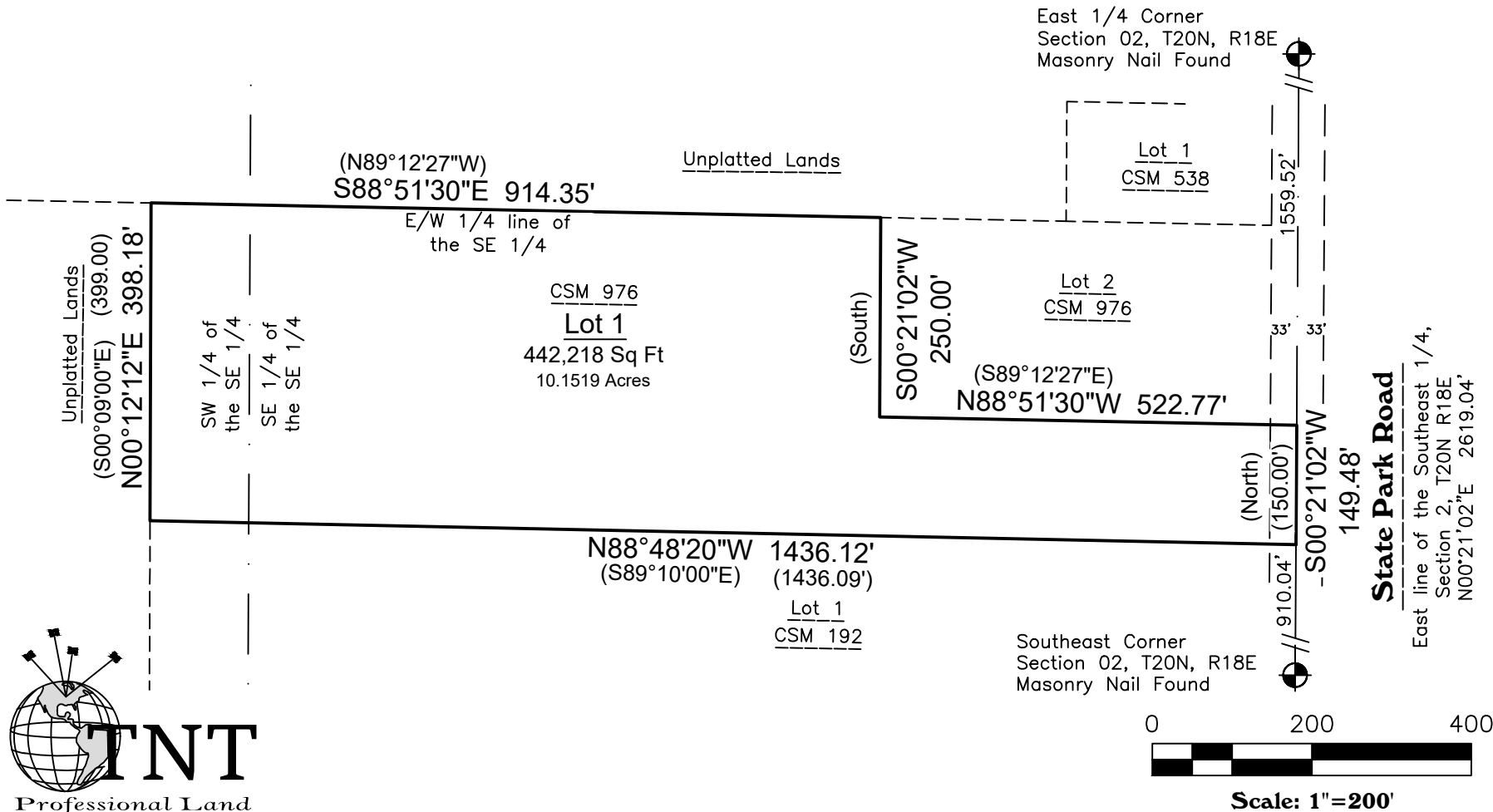
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Rezoning Exhibit

All of Lot 1 Certified Survey Map 976, located in part of Southwest 1/4 of the Southeast 1/4 and Southeast 1/4 of the Southeast 1/4; Section 2, Town 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin



TNT
Professional Land
SURVEYORS Inc.
2165 S. Broadway
Green Bay, WI 54304
(920)406-1477
Job # 0226-112

Bearings referenced East line of the Southeast 1/4
Section 02 T20N, R18E, published to bear
N00°21'02"E Based on the Calumet County
Coordinate System

ORDINANCE V26-09

**AN ORDINANCE AMENDING THE VILLAGE OF HARRISON
OFFICIAL ZONING MAP
(State Park Rd, Parcel 33272)**

WHEREAS, a public hearing on the zoning map amendment was held by the Harrison Plan Commission on July 21, 2026; 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 from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1].

Land contained wholly within Parcel No. 33272 and specifically described as:

All of Lot 1 Certified Survey Map 976, recorded as Document No 168793, located in part of Southwest 1/4 of the Southeast 1/4 and Southeast 1/4 of the Southeast 1/4; Section 2, Town 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 44,218 Square Feet (10.1519 Acres) of land more or less. 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 28th day of July 2026.

Scott Handschke, Village President

Attest: Meghan Winkler, Village Clerk

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Zoning Administrator

Meeting Date:

July 21, 2026

Title:

Preliminary Plat – Oak Haven – L&F Development, LLC – State Park Rd – Parcels 33260, 37598, 33252 and part of parcel 33272.

Issue:

Should the Plan Commission recommend approval of Oak Haven preliminary plat to the Village Board?

Background and Additional Information:

The proposed single-family residential subdivision is south of Mile Long Dr. and Hunter St. and west of State Park Rd. It encompasses parcels 33260, 37598, 33252 and part of parcel 33272.

Access to the majority of the subdivision is via Cumberland Dr. and Hunter St., both of which connect to Mile Long Dr. Lot's 1-4 along Payten St. have access from State Park Rd. and Evans St. There is no existing sanitary sewer or water main within the right-way of Peyton St—the existing utilities are stubbed at the southern end of Evans St. All roadways are proposed to be dedicated to the public with a 66-foot right-of-way.

The subdivision includes 63 lots and 2 outlets. Most lots exceed 15,000 square feet with substantially larger lots located along Oaks Way.

Sanitary sewer and water utilities will be provided by the Darboy Sanitary District.

Parcels 33260, 37598, and 33252 are currently zoned Single-Family Residential (Suburban) [RS-1]. Parcel 33272 is currently zoned General Agriculture [AG]. The applicant has submitted a request to rezone parcel 33272 to Single-Family Residential (Suburban) [RS-1], which is a sperate agenda item.

The proposed subdivision is consistent with the Village's 2025 Future Land Use Plan, which identifies this area for residential development. The proposed lot layout, density, and single-family character are compatible with the planned land use designation and support the orderly expansion of residential growth in this area.

During the Village's 30-day public input period, the Village received emailed comments from four residents regarding the proposed subdivision. The comments generally expressed concerns related to additional traffic on CTH KK, access to the development from Cumberland Dr., and the potential loss of wildlife habitat associated with the project.

Recommended Action:

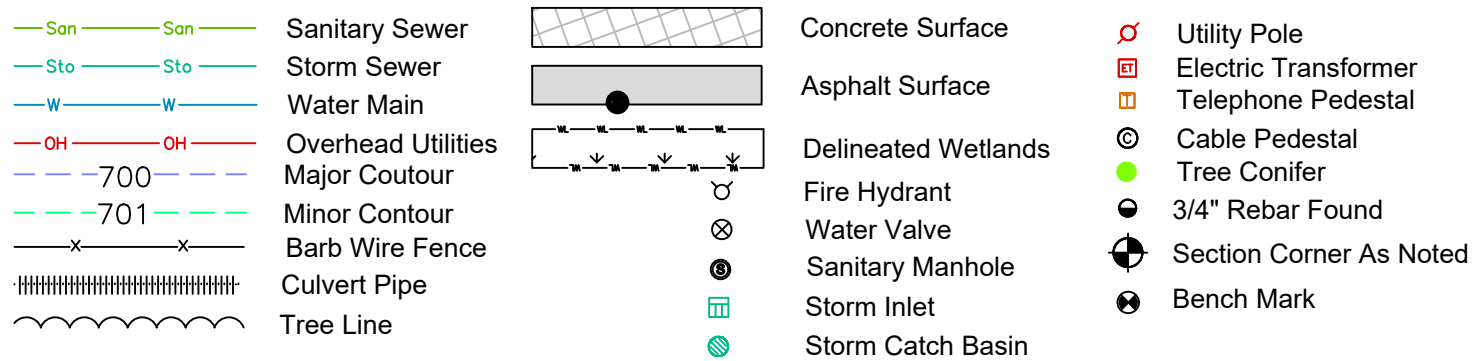
Staff recommends approval of the Preliminary Plat for the Oak Haven Subdivision, subject to the following conditions:

1. Sanitary sewer and water utilities serving Lots 1–4 shall be extended east toward State Park Rd., between the south back of curb and the right-of-way.
2. The final plat shall include a 75-foot building setback from the ordinary high water mark of the intermittent stream running through Lots 5-9.
3. Drainage and storm sewer easements between lots *within* the proposed subdivision shall have minimum easement widths of 30 feet. Drainage and storm sewer easements abutting undeveloped land may be narrower, provided the remaining width necessary to achieve the 30-foot minimum is dedicated when the adjacent undeveloped land is developed.
4. The final plat, plansets, and record drawings shall be subject to review and recommendations by the Village of Harrison’s engineer(s) of record.
5. Wetlands shall be shown on the final plat.
6. The developers agreement shall be finalized prior to or concurrent with final plat approval.
7. All lots shall be provided with a storm sewer lateral for sump pump discharge.
8. All review comments from Village staff shall be included in the Plan Commission’s discussion and decision.
9. Erosion Control Silt Fencing shall be installed along the right-of-way lines of all streets, in accordance with state specifications, prior to temporary roadway acceptance.
10. A grading/drainage stormwater management plan and erosion control plan, along with application and fee, shall be reviewed and approved by the Village engineer and Village staff.
11. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to final plat approval and prior to construction.
12. Grading/Drainage Plan shall identify elevations of ground at the foundation.
13. All road names shall be approved by Calumet County E911.
14. Street lighting and laterals shall be indicated on the infrastructure plans.
15. Notes required under Section 115-12(d)(1)(f) shall be added to the face of the final plat.
16. The final plat and grading/drainage plans shall include benchmarks for all fire hydrants, referencing hydrant tag bolts.
17. Plans shall be submitted to all applicable utility entities for review (i.e. phone, cable, gas/electric, sewer/water).
18. All easements shall be labeled with ownership and shall grant the necessary rights to the easement holder, including access and maintenance.

Attachments:

- Preliminary Plat
- Aerial Map
- Development Checklist
- Public Responses

LEGEND



Preliminary Plat of

Oak Haven

All of Outlot 3, First Addition to State Park Meadows and part of Lot 1 Certified Survey Map 976 and unplatted lands all located in part of the Northwest 1/4 of the Southeast 1/4; part of Northeast 1/4 of the Southeast 1/4; Southwest 1/4 of the Southeast 1/4 and Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4; Section 2, Town 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

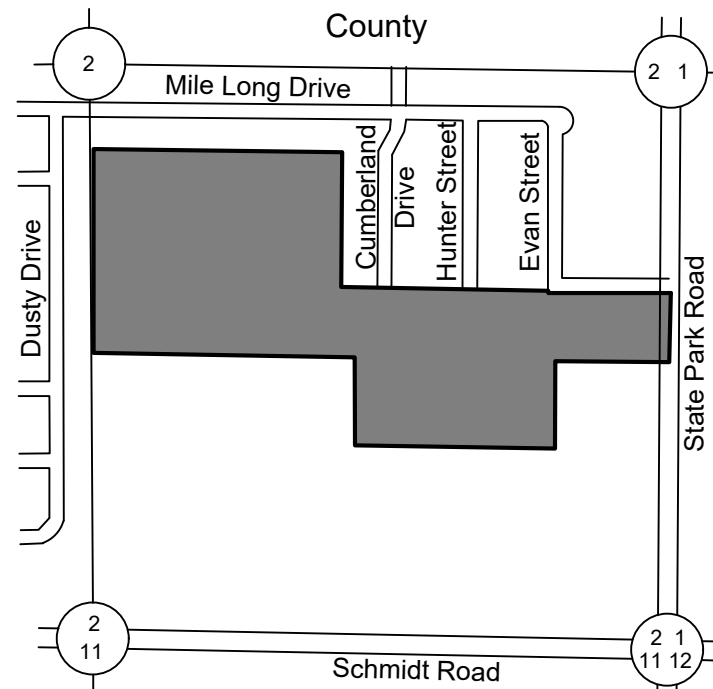
Plat Description

All of Outlot 3, First Addition to State Park Meadows and part of Lot 1 Certified Survey Map 976 and unplatted lands all located in part of the Northwest 1/4 of the Southeast 1/4; part of Northeast 1/4 of the Southeast 1/4; Southwest 1/4 of the Southeast 1/4 and Southeast 1/4 of the Southeast 1/4; Section 2, Town 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,838,772 Square Feet (42.2124 Acres), described as follows:

Commencing at the Southeast 1/4 corner of Section 02, Town 20 North, Range 18 East; thence, along the East line of the Southeast 1/4 of said Section 02, N00°21'02"E, 910.04 feet to the South line of Lot 1, Certified Survey Map 976 recorded as Document No 168793; thence, along said South line, N88°48'20"W, 522.77 feet to the point of beginning; thence, continuing along said South line, N88°48'20"W, 913.36 feet; thence N00°12'12"E, 398.18 feet to the South line of the Northwest 1/4 of the Southeast 1/4; thence, along said South line, N88°51'30"W, 1189.00 feet to the West line of said Northwest 1/4 of the Southeast 1/4 and the East line of Memory Meadows Subdivision, recorded as Document No 324931; thence along said West line, N00°07'58"E, 920.95 feet to the South line of Lots 26-37 of State Park Meadows recorded as Document No 348068; thence, along said South line S89°20'58"E, 1131.78 feet to the West line of Lot 39-42 of State Park Meadows; thence, along said West line and the West line of Lots 77-79 of First Addition to State Park Meadows recorded as Document No. 384872, S00°14'27"W, 614.66 feet to the North line of Outlot 3 of said First Addition to State Park Meadows; thence, along said North line S88°51'15"E, 936.78 feet to the West right of way line of Evans Street; thence, along said West right of way line, S00°20'50"W, 6.52 feet to the South right of way line of said Payten Street; thence, along said South right of way line, S89°39'10"E, 559.74 feet to said East line of the Southeast 1/4; thence, along said East line, S00°21'02"W, 167.13 feet to the North line of CSM 538, recorded as Document No 144643; thence, along said North line, N88°51'30"W, 290.40 feet to the West line of said CSM 538; thence, along said West line, S00°21'02"W, 150.00 feet to North line of Lot 2 of said CSM 976; thence, along said North line, N88°51'30"W, 232.37 feet to West line of said Lot 2; thence, along said West line and the extension thereof, S00°20'57"W, 399.00 feet to the point of beginning, subject to all easements and restrictions of record.

Location Map

SE 1/4 Section 2, T20N R18E
Village of Harrison, Calumet
County



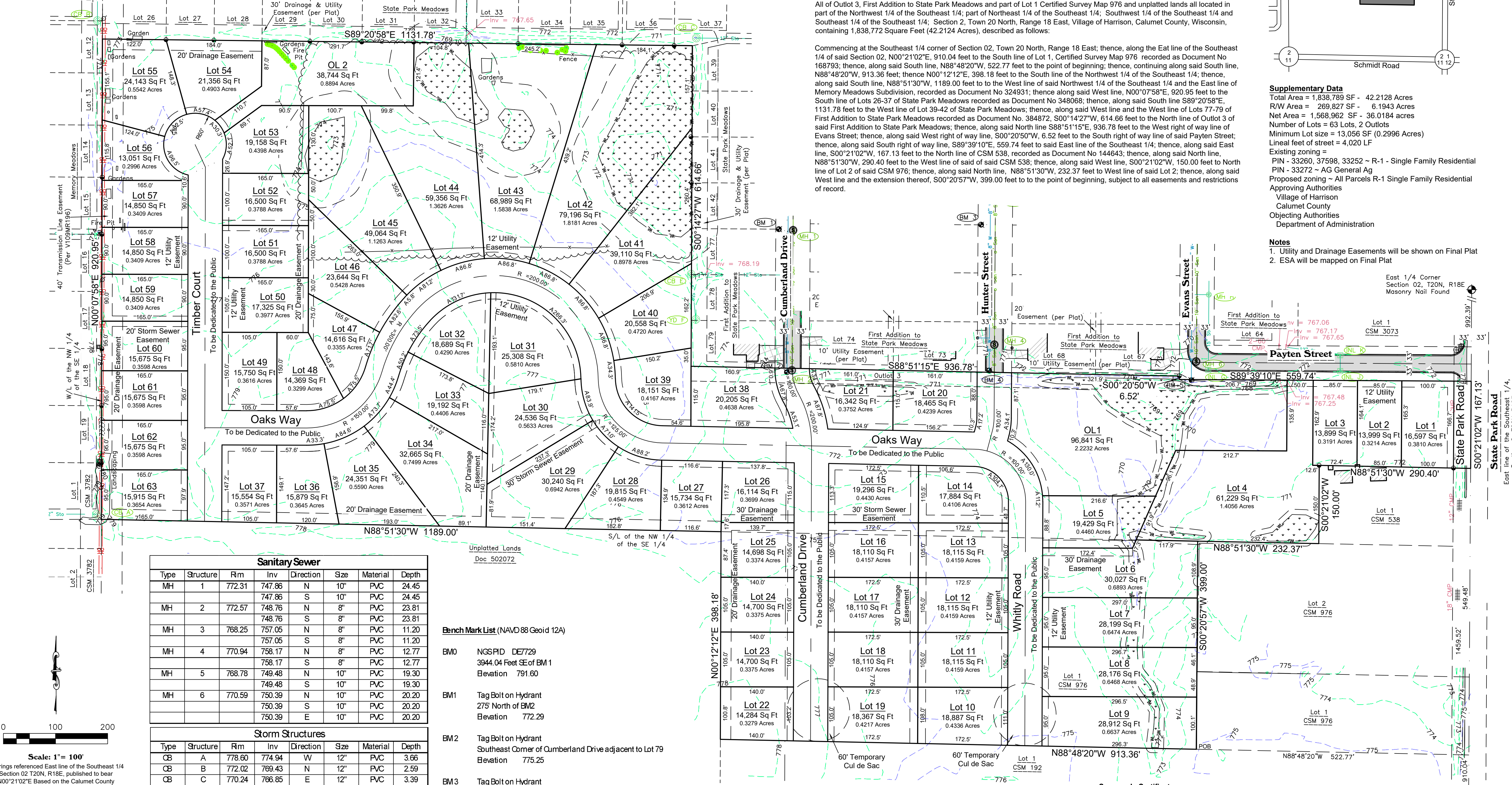
Supplementary Data

Total Area = 1,838,789 SF - 42.2128 Acres
R/W Area = 269,827 SF - 6.1943 Acres
Net Area = 1,568,962 SF - 36.0184 acres
Number of Lots = 63 Lots, 2 Outlots
Minimum Lot size = 13,056 SF (0.2996 Acres)
Lineal feet of street = 4,020 LF
Existing zoning =

PIN - 33260, 37598, 33252 - R-1 - Single Family Residential
PIN - 33272 - AG General Ag
Proposed zoning - All Parcels R-1 Single Family Residential
Approving Authorities
Village of Harrison
Calumet County
Objecting Authorities
Department of Administration

Notes

- Utility and Drainage Easements will be shown on Final Plat
- ESA will be mapped on Final Plat



Sanitary Sewer

Type	Structure	Rm	Inv	Direction	Size	Material	Depth
MH	1	772.31	747.86	N	10"	PVC	24.45
			747.86	S	10"	PVC	24.45
MH	2	772.57	748.76	N	8"	PVC	23.81
			748.76	S	8"	PVC	23.81
MH	3	768.25	757.05	N	8"	PVC	11.20
			757.05	S	8"	PVC	11.20
MH	4	770.94	758.17	N	8"	PVC	12.77
			758.17	S	8"	PVC	12.77
MH	5	768.78	749.48	N	10"	PVC	19.30
			749.48	S	10"	PVC	19.30
MH	6	770.59	750.39	N	10"	PVC	20.20
			750.39	S	10"	PVC	20.20
			750.39	E	10"	PVC	20.20

Storm Structures

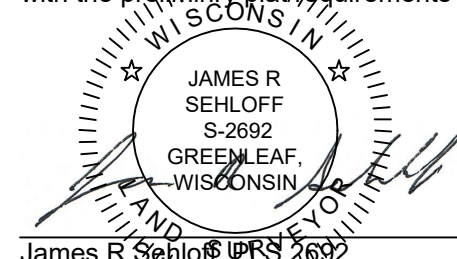
Type	Structure	Rm	Inv	Direction	Size	Material	Depth
CB	A	778.60	774.94	W	12"	PVC	3.66
CB	B	772.02	769.43	N	12"	PVC	2.59
CB	C	770.24	766.85	E	12"	PVC	3.39
MH	D	770.75	765.90	W	12"	PVC	4.85
			765.90	N	18"	PVC	4.85
			765.90	S	18"	PVC	4.85
CB	E	770.31	768.46	E	12"	PVC	1.85
			Null	S	4"	PVC	No Dip
YD	F	772.95	772.35	N	4"	PVC	0.60
MH	G	770.56	764.76	N	15"	PVC	5.80
			764.76	W	12"	PVC	5.80
CB	H	769.38	764.63	S	15	PVC	4.75
			764.63	S	15	PVC	4.75
INL	J	770.84	768.34	N	12"	PVC	2.50
INL	K	770.83	768.13	S	12"	PVC	2.70

Bench Mark List (NAVD 88 Geoid 12A)

BM0	NGSPID DE7729 3944.04 Feet SE of BM1 Elevation 791.60
BM1	Tag Bolt on Hydrant 275' North of BM2 Elevation 772.29
BM2	Tag Bolt on Hydrant Southeast Corner of Cumberland Drive adjacent to Lot 79 Elevation 775.25
BM3	Tag Bolt on Hydrant 280' North of BM4 Elevation 768.64
BM4	Tag Bolt on Hydrant 385' East of BM2 adjacent to Lot 73 Elevation 773.42
BM5	Tag Bolt on Hydrant South side of Payten Street 318.17' East of BM4 Elevation 772.56

Surveyor's Certificate

I, James R. Sehloff, PLS 2692, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features and that I have complied with the preliminary plat requirements of the Village of Harrison and Calumet County.



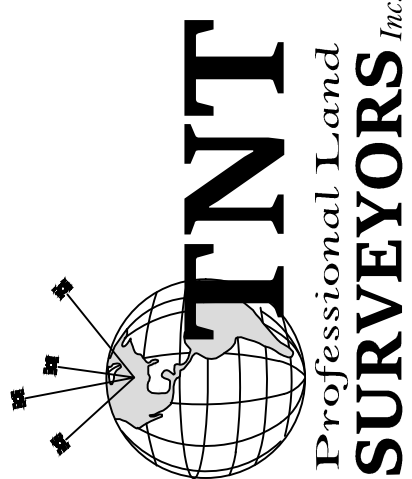
July 1, 2026

Date

Southeast Corner
Section 02, T20N, R18E
Masonry Nail Found

**Preliminary Plat of
Oak Haven**

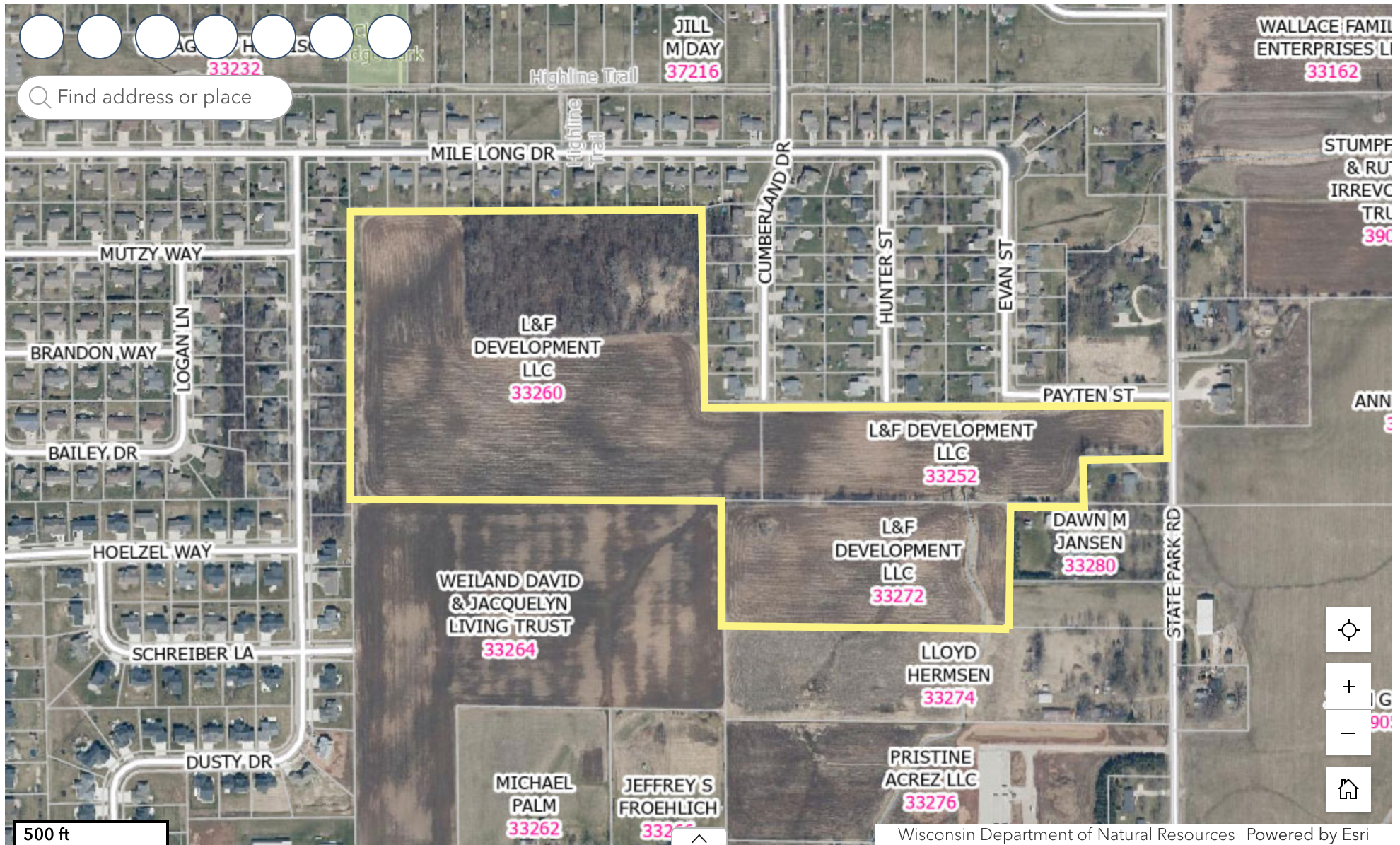
Owner/Developer
L & F Development, LLC
PO Box 35
Kaukauna, WI 54130



2165 S. Broadway
Green Bay, WI 54304
(920)406-1477
tntsurveyors.com
Job # 0226-112

All-In-One Map

Appleton



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

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

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Development Checklist For All New Subdivisions



DEVELOPMENT CHECKLIST & CRITERIA

The design of our community has a great impact on public safety, health, and the well-being of our residents. This checklist provides criteria, observed evidence, and best practices for development in the Village of Harrison. The goal is to encourage developers and decision makers to use this tool to help guide the development of neighborhoods that promote physical and mental health, encourage community engagement, and improve quality of life for all.

HOW TO USE THE CHECKLIST?

The Development Checklist is organized into six topic categories:

- 1. Active Design
- 2. Connectivity
- 3. Public Safety
- 4. Environmental Health
- 5. Community Cohesion
- 6. Access to Food, Services, and Jobs
- 7. Stormwater, Land use and other development principles
- 8. True Costs of Development

A summary checklist is followed by a more detailed catalogue of the checklist. For each checklist question, projects can assess their performance as follows:

- “Complies Completely”
- “Complies Somewhat”
- “Does Not Comply”
- “N/A”

WHO SHOULD USE THE CHECKLIST?

Developers, planning staff, and decision-makers should use the Development Criteria:

- Developers should refer to the checklist as a guide for the design and planning of a project in the early stages, before submitting an application for development review.
- Village Staff/Board can use the checklist to review development proposals and make recommendations to both developers and decision-makers. The checklist can also be used as part of the decision-making process to determine if a new subdivision aligns with the Village’s goals.
- The Checklist is required as part of the Village of Harrison’s Land Division Application. Failure to complete and provide the checklist will result in slower processing of the land division application.

SUMMARY CHECKLIST

ACTIVE DESIGN

1. NEIGHBORHOOD AMENITIES. How well does the project support access to neighborhood amenities (e.g., convenience store, dry cleaning, community center, café, etc.) within reasonable walking distance from residential developments?

Complies Completely Complies Somewhat Does Not Comply N/A

☐ ☒ ☐ ☐

2. PARKS & OPEN SPACE. How well does the project incorporate a park or open space within reasonable walking distance of all residential development?

☒ ☐ ☐ ☐

3. PEDESTRIAN ENVIRONMENT. How well does the project contribute to creating a safe and comfortable pedestrian environment for residents of all ages?

☒ ☐ ☐ ☐

4. SIDEWALKS. How well does the project create or contribute to a network of sidewalks?

☒ ☐ ☐ ☐

5. FRONTAGE DESIGN. How well does the project incorporate attractive, pedestrian-scale exteriors and massing to encourage walkability for people of all ages?

☒ ☐ ☐ ☐

6. PHYSICAL ACTIVITY. How well does the project incorporate design features to promote the physical activity of all building occupants?

☐ ☒ ☐ ☐

CONNECTIVITY

7. NETWORK. How well does the project leverage public open space, sidewalks, pedestrian amenities, bicycle facilities, and multi-use trails to connect safely and comfortably to surrounding neighborhoods?

☐ ☒ ☐ ☐

8. WALKABILITY. How well does the project enhance walkability by providing a highly connected street network?

☒ ☐ ☐ ☐

9. BICYCLE CONNECTIVITY. How well does the project provide high levels of bicycle connectivity through a safe, well-marked and complete bicycle network?

☐ ☐ ☒ ☐

PUBLIC SAFETY

10. INJURY PREVENTION. How well does the project foster injury prevention through the use of traffic calming features, such as bulb outs and speed humps, safe pedestrian crossings, and moderate roadway speeds?

Complies
CompletelyComplies
SomewhatDoes Not
Comply

N/A



11. SAFE ACCESS TO SCHOOLS. How well does the project incorporate safe access to schools within a reasonable walking distance?



12. LIGHTING. How well does the project provide adequate neighborhood lighting to prevent crime and increase safety?



13. POLICE PROTECTION. How well does the project fit into surrounding neighborhoods with similar land use to minimize the need to expand police protection services?



14. FIRE PROTECTION. How well does the project minimize the need for additional fire protection or increased response times due to its location within the village?



COMMUNITY COHESION

15. PASSIVE SPACES. How well does the project incorporate spaces that facilitate social engagement?



16. RECREATIONAL SPACES. How well does the project incorporate facilities and access to a variety of recreational opportunities for all users?



17. COMMUNITY SPACES. How well does the project incorporate facilities and access to a multi-purpose community space accessible to the public?



ACCESS TO FOOD, JOBS, & SERVICES

18. GROCERY. How well does the project integrate access to a full-service grocery store (e.g., sells meat, dairy, fruits & vegetables) within a reasonable walking distance of all residents?

Complies
CompletelyComplies
SomewhatDoes Not
Comply

N/A

☐☐☒☐

19. COMMUNITY GARDEN. How well does the project incorporate space for growing food onsite through community gardens, edible landscaping, or small-scale farming within a reasonable walking distance from residential development?

☐☒☐☐

20. FARMER'S MARKET. How well does the project designate space or provide access to a farmer's market within a reasonable walking distance?

☐☐☒☐

21. JOBS. How well does the project design promote shorter commutes and better access to jobs?

☐☒☐☐

22. CHILDCARE. How well does the project support increased access to affordable and high-quality childcare?

☐☐☒☐

STORMWATER MANAGEMENT

23. STORMWATER MANAGEMENT. Has the preliminary design been evaluated for stormwater management to ensure compliance with Village and DNR requirements?

☒☐☐☐

24. WATER RETENTION DESIGN. Does the project contain the maximum possible stormwater improvements on the project site?

☒☐☐☐

25. STORMWATER MANAGEMENT PONDS. Are stormwater detention ponds being considered for the project?

☒☐☐☐

TRAFFIC

26. TRAFFIC STUDY. Has a traffic study been completed to determine the amount of new traffic generated as a result of the project?

☐☐☐☒

27. TRAFFIC IMPACT. How well does the project minimize the impact of traffic on the existing village roads?

☐☒☐☐

CONFORMANCE TO VILLAGE
COMPREHENSIVE PLAN AND RESIDENT
FEEDBACK

28. **COMPREHENSIVE PLAN CONFORMANCE.** Does the project conform to the Village’s comprehensive plan?

Complies Completely	Complies Somewhat	Does Not Comply	N/A
☒	☐	☐	☐

29. **RESIDENT VISION AND PREFERENCES.** Does the project align with the village’s residents and does not create additional concerns from a resident’s view point?

☐	☒	☐	☐
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OTHER PUBLIC SERVICES IMPACTED

30. **PUBLIC WORKS EXPANSION.** Does the project require the addition of Public Works staff or additional equipment to address items such as street maintenance and snow plowing? The applicant shall discuss this with the Village Operations Manager

☐	☒	☐	☐
--------------------------	-------------------------------------	--------------------------	--------------------------

31. **INCREASED ADMINISTRATION STAFFING.** Does the project require additional administrative staff? The applicant shall contact the Village Manager to discuss this.

☐	☒	☐	☐
--------------------------	-------------------------------------	--------------------------	--------------------------

32. **NEW TRAFFIC/ROAD COSTS.** Does the project require new and future road costs for the village’s capital improvements program?

☐	☒	☐	☐
--------------------------	-------------------------------------	--------------------------	--------------------------

REVENUES ANTICIPATED

33. **ANNUAL TAX REVENUE CALCULATION:**

63 lots at appximate improved value of \$450,000 /\$1,000 x \$3.57 = \$ 101,210

Expected Total Assessed Value

Annual Tax Revenue

34. Are the Annual Tax Revenues sufficient to cover the additional costs the Village may see as a result of the development project? Yes/No _____

OTHER NOTES

The project works towards better connectivity, making strides towards future conecitons to Schmidt Road when that land is developed. For improved fire protection this projects eliminates dead end esitiing road with out turn arounds for fire truck. giving police, fire and rescue better paths around the neighborhood. All new temporary streets over 150 feet in length will have Temporary Turn arounds.

For trafic controls curved streets were designed to slow down trafic making it safer for pedestrians.

From: [Chad Pelishek](#)
To: [Josh Sherman](#)
Subject: FW: New construction impacting traffic on Cumberland Drive
Date: Wednesday, July 8, 2026 10:24:00 AM

FYI, public comment

-----Original Message-----

From: Kevin <Itpitty@yahoo.com>
Sent: Wednesday, July 8, 2026 9:59 AM
To: Chad Pelishek <cpelishek@harrison.wi.gov>
Subject: New construction impacting traffic on Cumberland Drive

Good morning I realize this might be past the public comment period, but I am writing in regard to traffic flow for the proposed new construction south of mile long drive. As I look at the plans, it appears that almost all of these houses are going to have to use Cumberland Drive to enter and exit that new neighborhood. Hopefully in the future, there will be other roads leading in and out, but it appears for some time there will be a lot of extra traffic on our little road, which will also worsen the traffic a mile long drive, which is already a challenging area for those residents. It would be very helpful to the people in that new subdivision as well as the residence our neighborhood if there could be an exit to State Park Road, rather than making them go through the existing neighborhoods.

Thank you for your time,

Kevin Pittenger N9461 Cumberland Dr., Appleton, WI

Sent from my iPhone

From: [Chad Pelishek](#)
To: [Jim Sehloff](#); [Josh Sherman](#)
Subject: FW: Oak Haven Development Comments
Date: Monday, June 22, 2026 7:16:22 AM
Attachments: [image001.jpg](#)

FYI

Chad Pelishek
Village Manager

Logo with TagLine in full Color 17%



Village of Harrison
W5298 State Road 114
Harrison, WI 54952
920-989-1062, ext 109
www.harrison-wi.org
cpelishek@harrison.wi.gov

NOTE: email address change to cpelishek@harrison.wi.gov. Please update your contacts.

From: Kevin Coons <ktc9064@gmail.com>
Sent: Saturday, June 20, 2026 8:12 PM
To: Chad Pelishek <cpelishek@harrison.wi.gov>
Subject: Oak Haven Development Comments

Good evening,

My wife and I own a home on Cumberland Dr just north of this proposed subdivision and have two young children. During the week this will add approximately 60-90 vehicles that drive past my house or down hunter street and 50 of the 60 houses will be closer to come up my street.

We knew that this was a possibility when we bought this house, but I would like to understand how the additional traffic will be controlled getting onto mile long driveway.

Based on the parcel being developed, the development will not extend to Schmidt or offer an outlet to Schreiber Lane, is that in a future plan or will this traffic always be routed past us? Is mile long and Cumberland being evaluated as a 4 way stop?

I appreciate your attention to this matter.

Thank you,
Kevin Coons
N9468 Cumberland Dr

From: [Chad Pelishek](#)
To: [Marty Boyce](#)
Subject: RE: Oak Haven Subdivision
Date: Friday, July 10, 2026 2:13:16 PM
Attachments: [image001.jpg](#)

Hello Marty:

Thanks for your email. This is not a done deal and is just starting the process for approval. The Plan Commission on July 21 will be considering the preliminary plat approval and as well as the Village Board on July 28. Both meetings have opportunities for the public to speak on this plan. I would encourage you to attend and share your concerns with these two bodies.

Thanks,

Chad Pelishek
Village Manager

Logo with TagLine in full Color 17%



Village of Harrison
W5298 State Road 114
Harrison, WI 54952
920-989-1062, ext 109
www.harrison-wi.org
cpelishek@harrison.wi.gov

NOTE: email address change to cpelishek@harrison.wi.gov. Please update your contacts.

From: Marty Boyce <martyboyce184@gmail.com>
Sent: Thursday, July 9, 2026 3:18 PM
To: Chad Pelishek <cpelishek@harrison.wi.gov>
Subject: Oak Haven Subdivision

We are disappointed to see this development happening in our back yard area. Our lot borders the wooded area, and it looks like they will be cutting the trees down.

Do we have any say in this matter, or is a done deal?

There is a lot of wildlife living in the woods, and a lot of mature trees. It would be a shame to destroy this wooded area. It gives us privacy, and is one of the reasons we bought this house. Can't they at least preserve the wooded area and build around it, or better yet, somewhere else?

The traffic is increasingly getting worse on KK and now another subdivision will be built, when will it end?

Please let me know your thoughts on this.

Thanks

Marty Boyce
W5427 Mile Long Drive

From: [Chad Pelishek](#)
To: [Jim Sehloff](#)
Cc: [Josh Sherman](#)
Subject: FW: Oak Heaven
Date: Monday, June 22, 2026 7:15:52 AM

FYI

Chad Pelishek
Village Manager

Village of Harrison
W5298 State Road 114
Harrison, WI 54952
920-989-1062, ext 109
www.harrison-wi.org
cpelishek@harrison.wi.gov

NOTE: email address change to cpelishek@harrison.wi.gov. Please update your contacts.

-----Original Message-----

From: Lindsay Morgan <lindsay92morgan@yahoo.com>
Sent: Saturday, June 20, 2026 8:07 PM
To: Chad Pelishek <cpelishek@harrison.wi.gov>
Subject: Oak Heaven

Hello,

As a resident on Cumberland drive, I have concerns about the new development not having access from any other roads besides our road and hunter road. This will heavily increase traffic off of mile long, which is already a very busy road. My hope is that the new development will at least connect to another access point.

- Lindsay Morgan
Sent from my iPhone

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

July 21, 2026

Title:

Certified Survey Map (CSM) – Bishop Brother Trust – W4292 County B – Parcel 40854

Issue:

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

Background and Additional Information:

The applicant proposes dividing Parcel 40854 via a Certified Survey Map (CSM). The subject property is located at W4292 County B, east of Hwy 55, and borders the Village of Sherwood.

The proposed CSM would divide Parcel 40854 into two lots: Lot 1, consisting of 1.795 acres, and Lot 2, consisting of 37.410 acres. The purpose of splitting the parcel is to create a separate lot for the existing house, garage, and outbuilding.

Both proposed lots would remain zoned General Agriculture. The lots and all existing buildings would comply with the General Agriculture zoning district code.

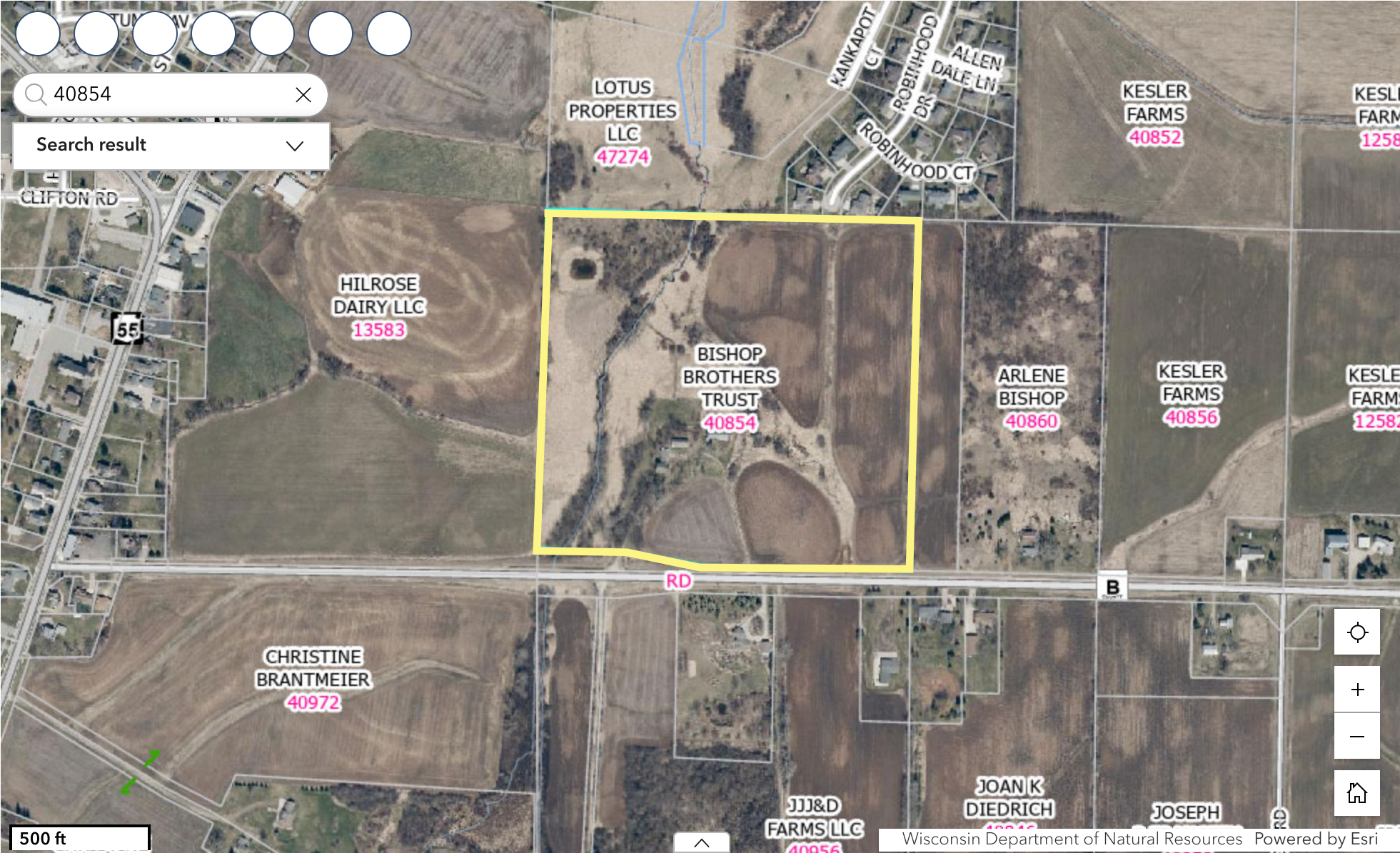
Recommended Action:

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

Attachments:

- Aerial Map
- CSM

All-In-One Map



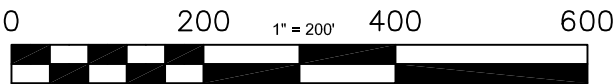
[Land Information Webpage](#) | [Calumet County Data Portal](#) | [Contact Us](#)

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

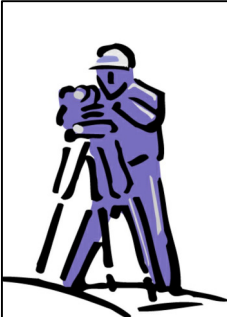
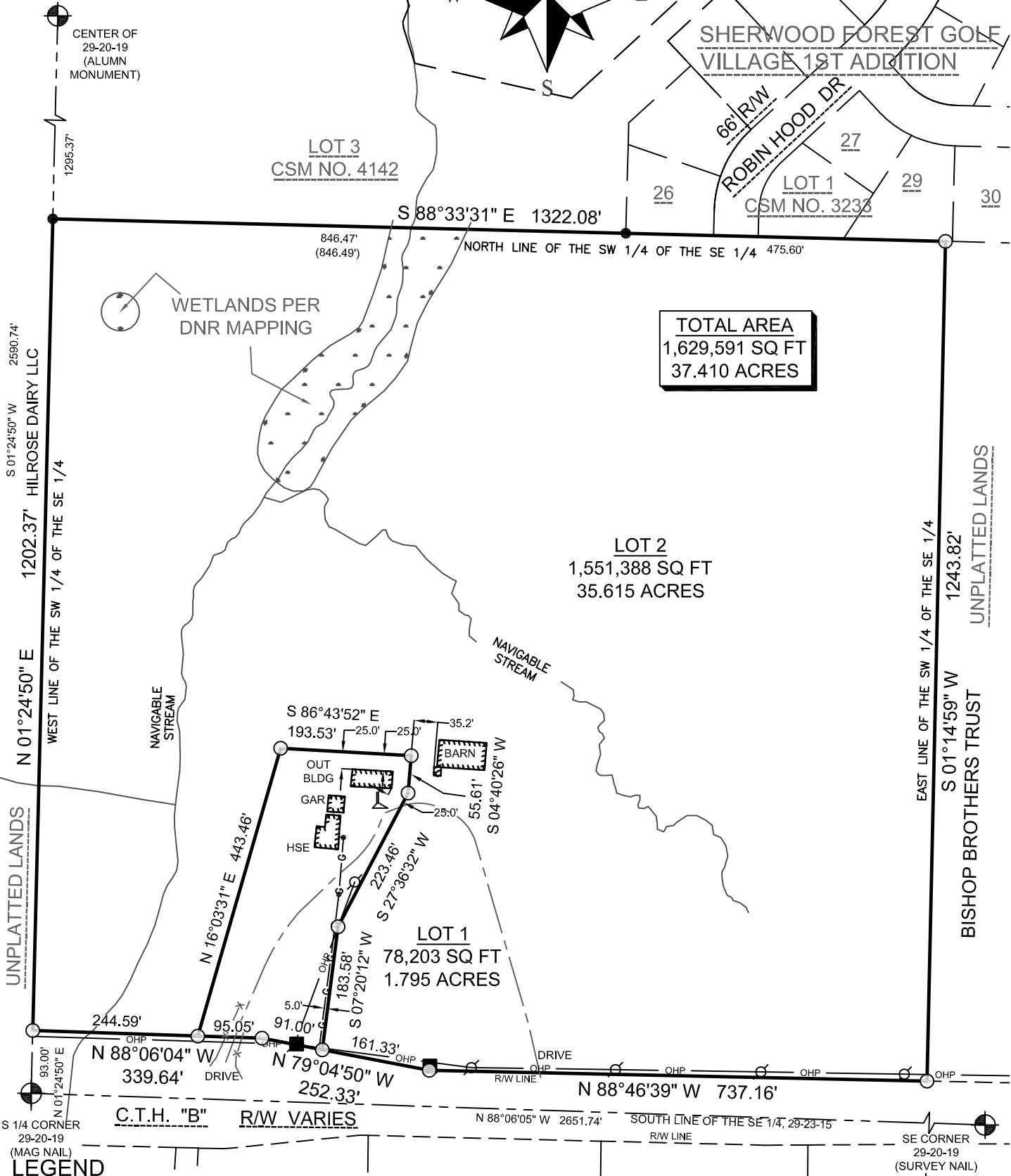
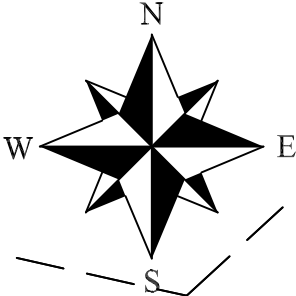
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CERTIFIED SURVEY MAP NO. _____

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, T.20N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



NORTH IS REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 19 EAST, BEARING N 88°06'05" W. PER THE CALUMET COUNTY COORDINATE SYSTEM.



CERTIFIED SURVEY MAP NO. _____

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, T.20N., R.19E., VILLAGE OF
HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
SS)
OUTAGAMIE COUNTY)

I, CHRISTIAN A. HAUSFELD, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, T.20N., R.19E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N01°24'50"E, 93.00 FEET, ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF C.T.H. "B" AND BEING THE POINT OF BEGINNING; THENCE CONTINUING N01°24'50"E, 1202.37 FEET ALONG SAID WEST LINE; THENCE S88°33'31"E, 1322.08 FEET ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4; THENCE S01°14'59"W, 1243.82 FEET ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4; THENCE N88°46'39"W, 737.16 FEET ALONG SAID NORTH LINE RIGHT-OF-WAY LINE; THENCE N79°04'50"W, 252.33 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N88°06'04"W, 339.64 FEET, ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 37.410 ACRES, (1,629,591 SQ. FT.) OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF STEVE BISHOP, 1916 FRANKLIN ST., LITTLE CHUTE, WI 54140.

THAT SUCH IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF THE VILLAGE OF HARRISON AND CALUMET COUNTY AND SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2026

WISCONSIN PROFESSIONAL LAND SURVEYOR PLS-2492
CHRISTIAN A. HAUSFELD

TREASURER CERTIFICATE:

I CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY INCLUDED WITH THE CERTIFIED SURVEY MAP.

COUNTY TREASURER

DATED

VILLAGE TREASURER

DATED

VILLAGE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, AS MAPPED, WAS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF HARRISON ON THIS ____ DAY OF _____ 2026.

VILLAGE PRESIDENT

VILLAGE CLERK

TAX PARCEL INFORMATION:

THIS CERTIFIED SURVEY MAP IS LOCATED IN TAX PARCEL NO. 40854
PART OF DOCUMENT NO. 451067
OWNERS OF RECORD: BISHOP BROTHERS TRUST

CERTIFIED SURVEY MAP NO. _____
PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, T.20N., R.19E., VILLAGE OF
HARRISON, CALUMET COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER I HEREBY CERTIFY THAT WE CAUSED THE LAND ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND
MAPPED AS REPRESENTED ON THIS MAP.

IN THE PRESENCE:

STEVE BISHOP OF BISHOP BROTHERS TRUST

DATED

STATE OF WISCONSIN)
SS)
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026 THE ABOVE NAMED STEVE BISHOP,
OWNER KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING FOREGOING INSTRUMENT AND ACKNOWLEDGE THE
SAME.

NOTARY PUBLIC

_____ WISCONSIN

Village of Harrison
June-26 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	9		53	\$ 3,525,800	\$ 24,457,800	18		50	\$ 6,999,800	\$ 22,774,100
Two Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Multi Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Additions	1		6	\$ 65,000	\$ 361,900	1		6	\$ 80,000	\$ 380,900
Acc. Structures	7		17	\$ 110,200	\$ 410,700	2		13	\$ 220,000	\$ 699,900
Miscellaneous	19		90	\$ 271,900	\$ 1,198,900	24		76	\$ 321,500	\$ 792,698
Total Residential	36		166	\$ 3,972,900	\$ 26,429,300	45		145	\$ 7,621,300	\$ 24,647,598
Com./Ind.										
New	0		4	\$ 0	\$ 5,850,000	0		4	\$ 0	\$ 3,508,100
Additions	0		1	\$ 0	\$ 4,300,000	0		3	\$ 0	\$ 2,490,000
Acc. Structures	0		0	\$ 0	\$ 0	1		1	\$ 8,500	\$ 8,500
Miscellaneous	4		11	\$ 887,000	\$ 998,600	3		7	\$ 1,000	\$ 65,900
Total Com./Ind.	4		16	\$ 887,000	\$ 11,148,600	4		15	\$ 9,500	\$ 6,072,500
Combined Total	40		182	\$ 4,859,900	\$ 37,577,900	49		160	\$ 7,630,800	\$ 30,720,098