

- 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. August 19, 2025 Meeting Minutes

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

- a. August Village Board Votes: Plan Commission Items
- b. Site Plan Review – Queen of Cleaning – W5006 Amy Avenue – Parcel 45302
- c. Site Plan Review – Kelderman Plumbing – W4824 Crossroads Court– Parcel 47022 & 47024 – Crossroads Business Park
- d. Certified Survey Map (CSM) –Janice & Maurice Olson – Hwy 55 – Parcels 38640 & 38644
- e. Certified Survey Map (CSM) –Village of Harrison – Ryford Street – Parcel 44944
- f. August 2025 Zoning Report

8. Future Agenda Items

9. Set Next Meeting Date

- a. Tentatively October 21, 2025 at 6:00 pm

10. Adjournment

Agenda posted and published:

September 18, 2025 at Harrison Village Hall, Harrison Utilities, and to www.VillageofHarrison-WI.org
/s/ Meghan Winkler, Clerk/HR Manager

Accessibility:

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



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:
Meghan Winkler, Clerk/HR Manager

Meeting Date:
September 23, 2025

Title:
August 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. Certified Survey Map (CSM) — Sprangers Family Trust – Highline Rd – Parcels 39012 & 39010
 - Village Board Vote: 5-0
- B. Certified Survey Map (CSM) - Jason Lamine- Fire Lane 12- Parcels 39994, 39996, and 40000
 - Village Board Vote: 5-0
- C. Zoning Map Amendment (Rezoning) – Sprangers Family Trust –Highline Rd – Part of Parcel 39010.
 - Village Board Vote: 5-0
- D. Site Plan Review – North Shore Golf Club – N8421 North Shore Rd – Parcel 39918
 - Village Board Vote: 5-0
- E. Site Plan Review – Silvertree Homes, LLC – W4842 Fieldcrest Dr – Parcel 47020 – Crossroads Business Park
 - Village Board Vote: 5-0
- F. Site Plan Review – ProEdge Cabinets, LLC – W4836 Crossroads Court – Parcel 47032 – Crossroads Business Park
 - Village Board Vote: 5-0

Budget Impacts:
None.

Attachments:
None

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

September 23, 2025

Title:

Site Plan Review – Queen of Cleaning – W5006 Amy Avenue – Parcel 45302

Issue:

Should the Plan Commission recommend approval of the Queen of Cleaning site plan to the Village Board?

Background and Additional Information:

Queen of Cleaning has submitted a proposal for the development of a new multi-tenant facility located at W5006 Amy Avenue, Parcel 45302, being the northwest corner of Amy Avenue and Highline Road.

The proposed building will serve as headquarters of Queen of Cleaning with additional tenant spaces for lease. Queen of Cleaning specializes in residential cleaning services, including clutter removal and move-in/move-out cleaning. The business currently employs 35 staff members. Standard hours of operation are from 8:00 a.m. to 4:00 p.m. Monday through Friday. Minimal vehicles, which consist of standard-sized vans, will be stored outside.

The proposed building is 11,760 square feet and features brick or stone detailing along the east and south elevations that border street frontages. Access into the front parking lot is off Amy Avenue.

The proposed development aligns with the existing pattern of multi-tenant buildings to the north, west and south..

Recommended Action:

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

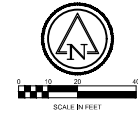
1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.

4. Village staff recommends an exception to the 25-foot rear setback. This request is due to the unique site conditions: the rear of the property abuts a parking lot to the north, and as a corner lot, the site is subject to two 25-foot front yard setbacks, which already limits the buildable area.
5. Only those uses permitted in the applicable zoning district shall be allowed within the development.
6. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

- Aerial Map
- Site Plan and Renderings





Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES	MADISON
N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 Phone (920)766-5795 1-800-236-2534 Fax (920)766-5004	3308 Nursery Drive Middleton, WI 53562 Phone (608)445-2245

MILWAUKEE	WAUSAU
W204 N11509	5605 Liliac Ave
Goldendale Rd	Wausau, WI 54401
Germantown, WI 53022	Phone (715)849-3141
Phone (262)250-9710	Fax (715)849-3181
1-800-236-2534	
Fax (262)250-9740	

www.kellerbuilds.com

QUEEN OF CLEANING

WISCONSIN 54130

AMY AVE. KAUKAUNA,

PROPOSED FOR:

"COPYRIGHT NOTICE"
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REVISIONS

PROJECT MANAGER:
G. FRAZIER

DESIGNER: C. MEISEL

DRAWN BY: 0-00000

EXPEDITOR:

SUPERVISOR: _____

PRELIMINARY NO:

CONTRACT NO:

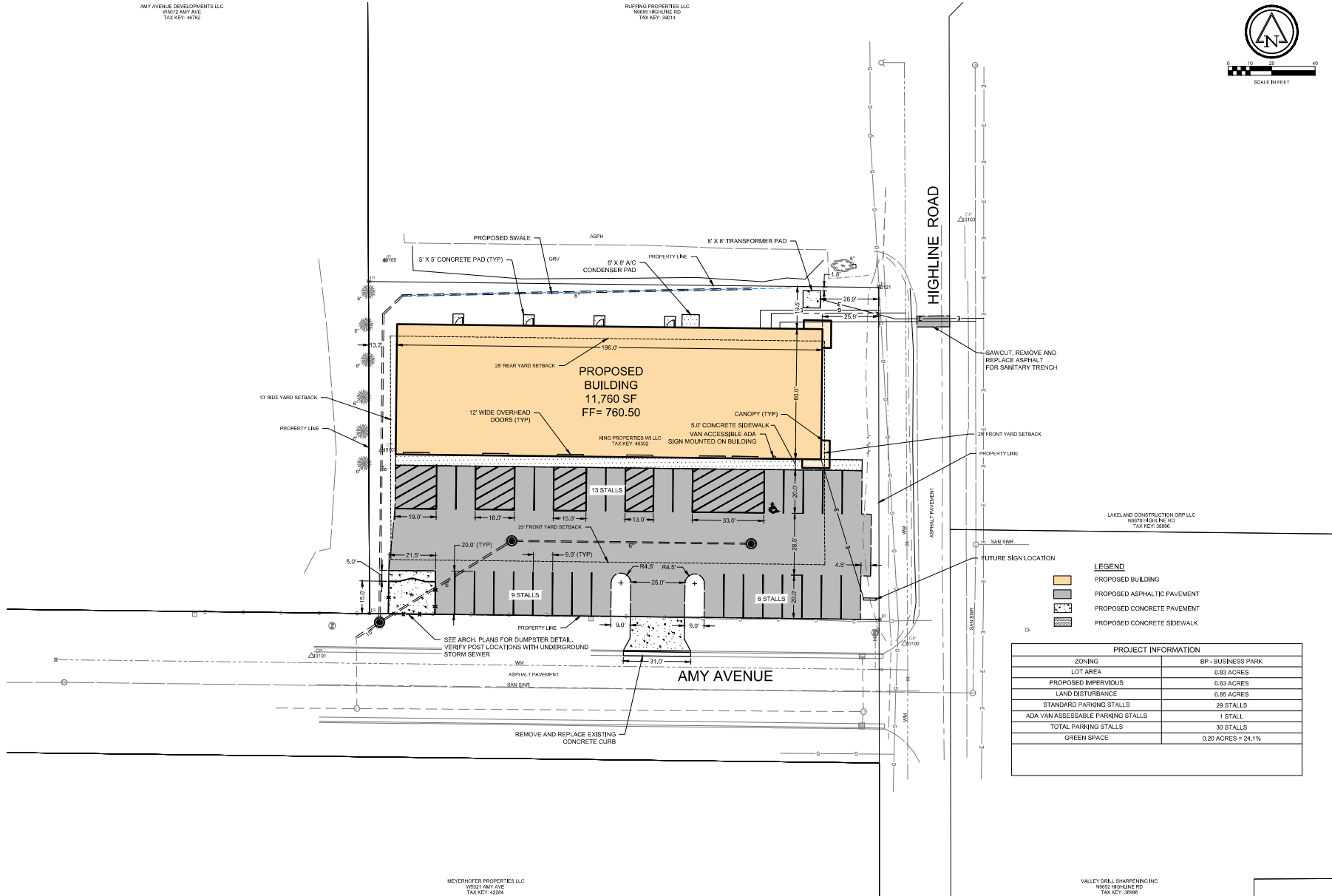
DATE: 09/09/2025

SHEET: C50

SITE PLAN, SHEET: C5.0

"ISSUED NOT FOR CONSTRUCTION"

7



RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO. - & -) SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES

N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (262) 766-2795 /
1-800-236-2534
FAX (920) 766-5004

MADISON

711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

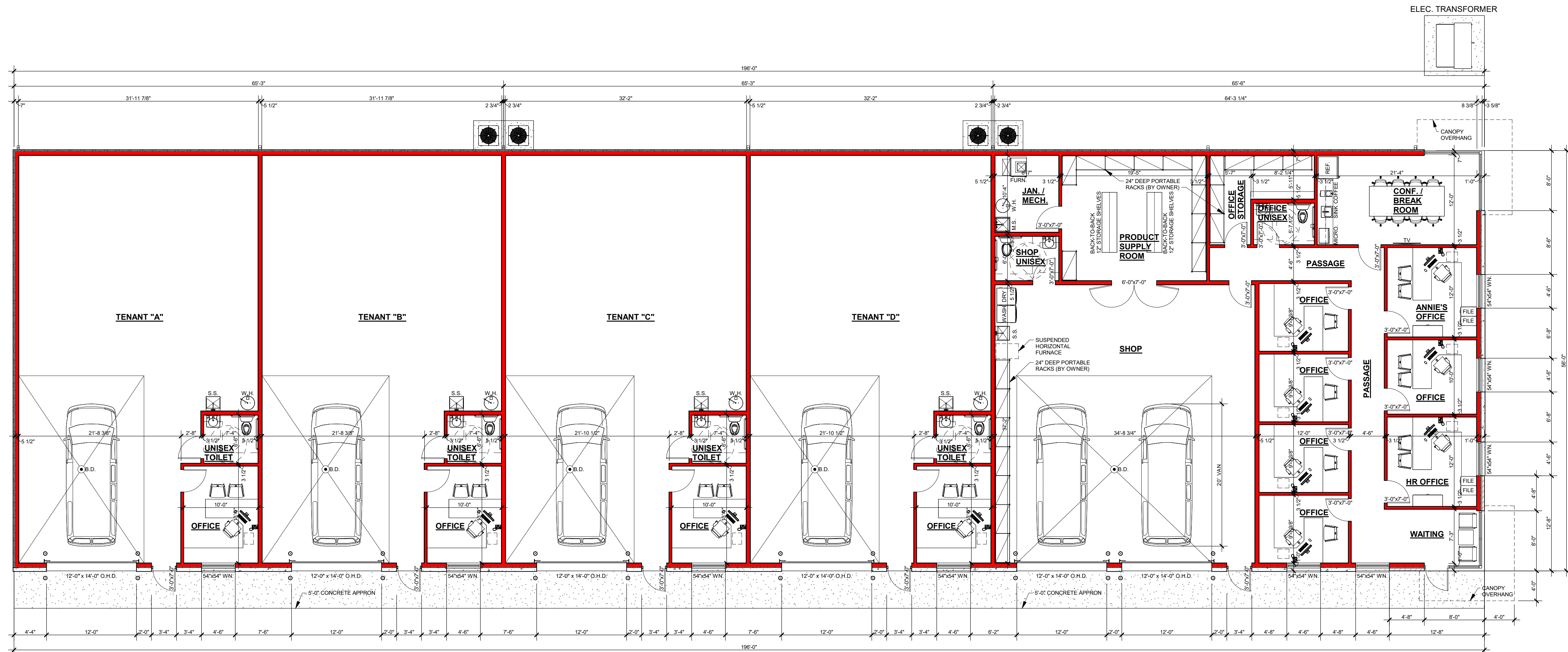
MILWAUKEE

W204 N11509
Coldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU

5605 Lake Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com



NORTH

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

WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENUEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	NEW IMP WALL
	NEW PRECAST WALL
	EXISTING MASONRY WALL
	TYPICAL EXISTING WALL
	DEMO MASONRY WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

PROPOSED FOR:

QUEEN OF CLEANING

AMY AVE.
KAUKAUNA,

WISCONSIN 54130

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REVISIONS

1		
2		
3		
4		
5		
6		

PROJECT MANAGER:

G. FRAZER

DESIGNER:

S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:

J.R.S.

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P25171

CONTRACT NO:

DATE:

07.22.2025

SHEET:

A1.0

PRELIMINARY - NOT FOR CONSTRUCTION



Keller
PLANNERS | ARCHITECTS | BUILDERS

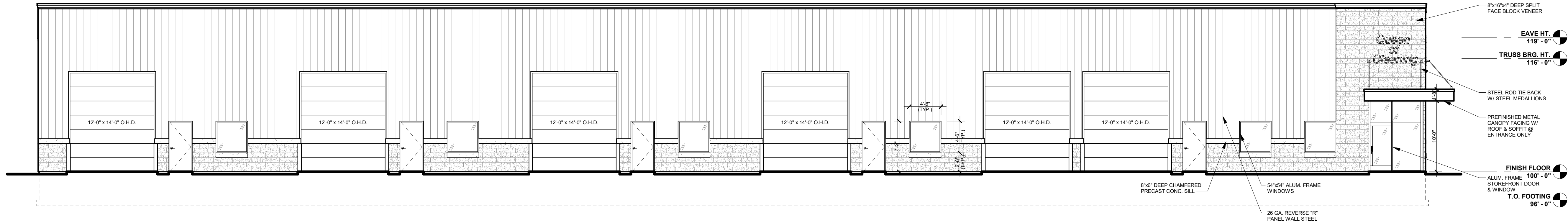
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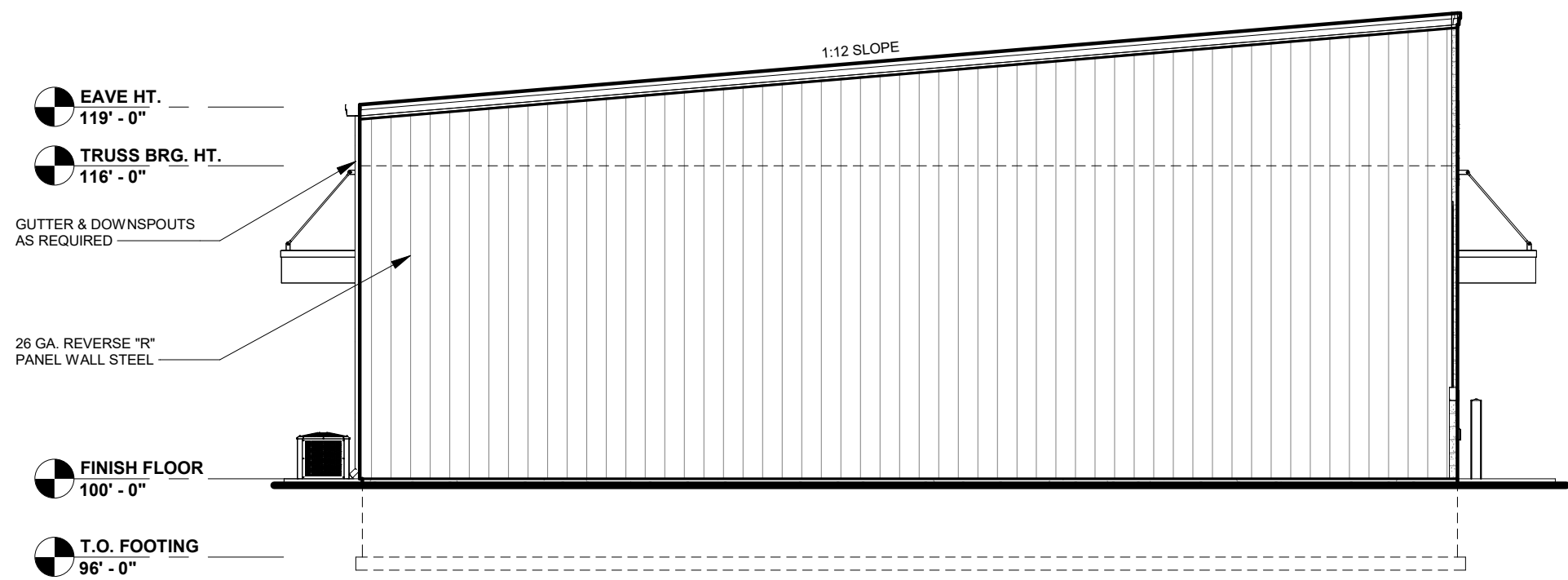
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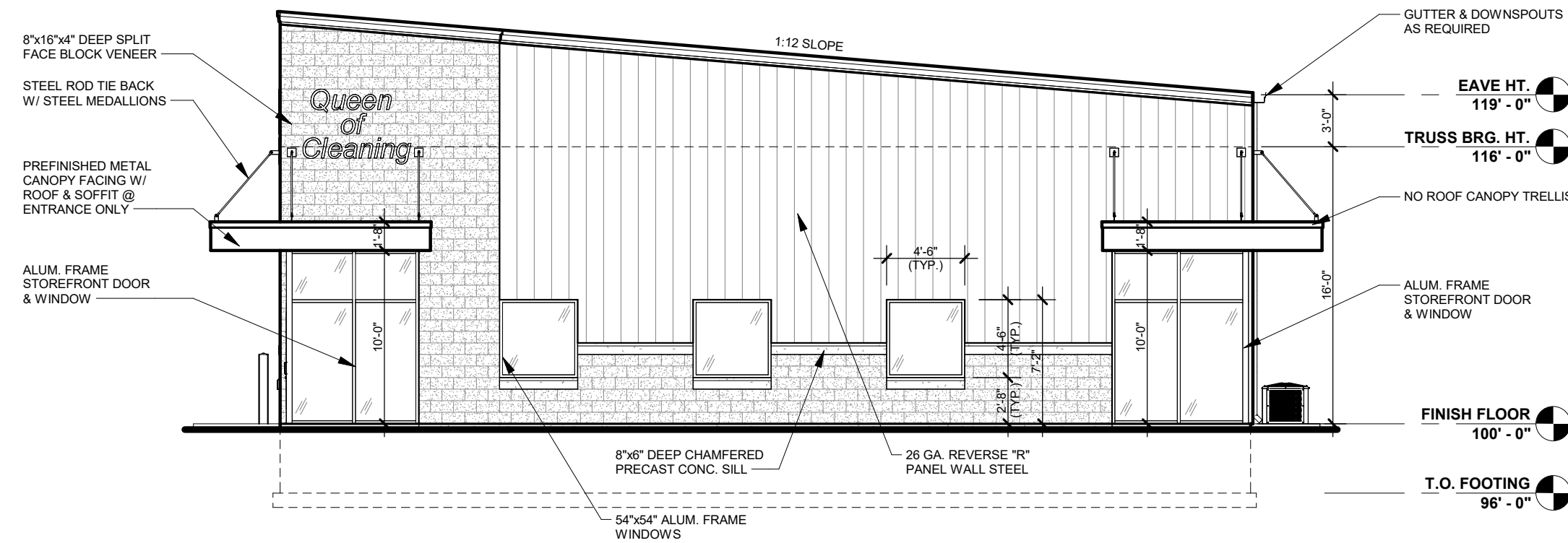
www.kellerbuilds.com



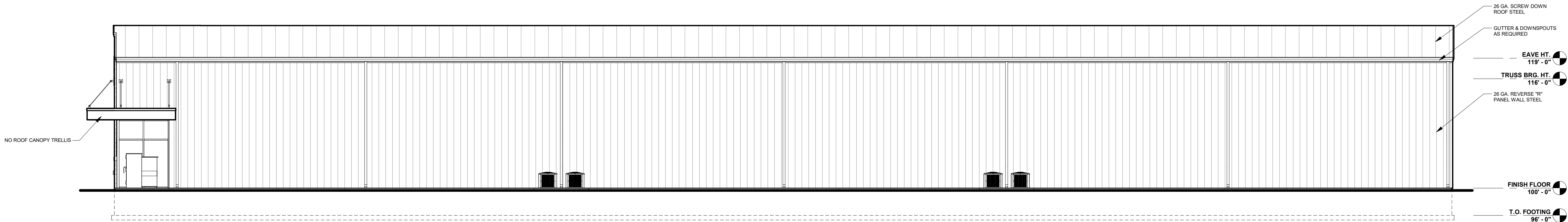
SOUTH ELEVATION
1/8" = 1'-0"



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



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



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

PROPOSED FOR:

QUEEN OF CLEANING

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WISCONSIN 54130

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REVISIONS

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PROJECT MANAGER:

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DESIGNER:

S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:

J.R.S.

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P25171

CONTRACT NO:

DATE:

07.22.2025

SHEET:

A2.0

DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.22
	SHGC	0.22
	VT	0.22
DOORS:	U VALUE	0.38
(SWINGING)		
O.H. DOORS:	U VALUE	0.11
(NON-SWINGING)		
DOORS:	U VALUE	0.22
(90% GLAZING)	SHGC	0.22
	VT	0.22

PRELIMINARY - NOT FOR CONSTRUCTION

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner/Chad Pelishek, Village Manager

Meeting Date:

September 23, 2025

Title:

Site Plan Review – Kelderman Plumbing – W4824 Crossroads Court– Parcel 47022 & 47024 – Crossroads Business Park

Issue:

Should the Plan Commission recommend approval of the Kelderman Plumbing site plan to the Village Board?

Background and Additional Information:

Silvertree Homes, LLC has submitted a proposal for a multi-tenant facility intended for trade and contractor use located at Lot 7 & 8 of Crossroads Business Park, W4824 and W4859 Crossroads Court. Kelderman Plumbing is currently under contract to purchase Lot 7 and 8 from the Village of Harrison, with the agreement to comply with the protective covenants and restrictions governing the Crossroads Business Park.

Kelderman Plumbing provides both commercial and residential plumbing services and is growing substantially and currently up to 30 employees. The submitted site plan includes a two buildings: eastern building that will house Kelderman Plumbing is 9,920 square feet and the storage building is 4,500 square feet.

The easternmost building will house Kelderman Plumbing and the western building will be expansion space for the business in the future and the possible tenants until that time.

Kelderman Plumbing is located in an existing facility on Amy Avenue that they are growing out of and will relocate to this new building in Crossroads Business Park.

Recommended Action:

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

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.

4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

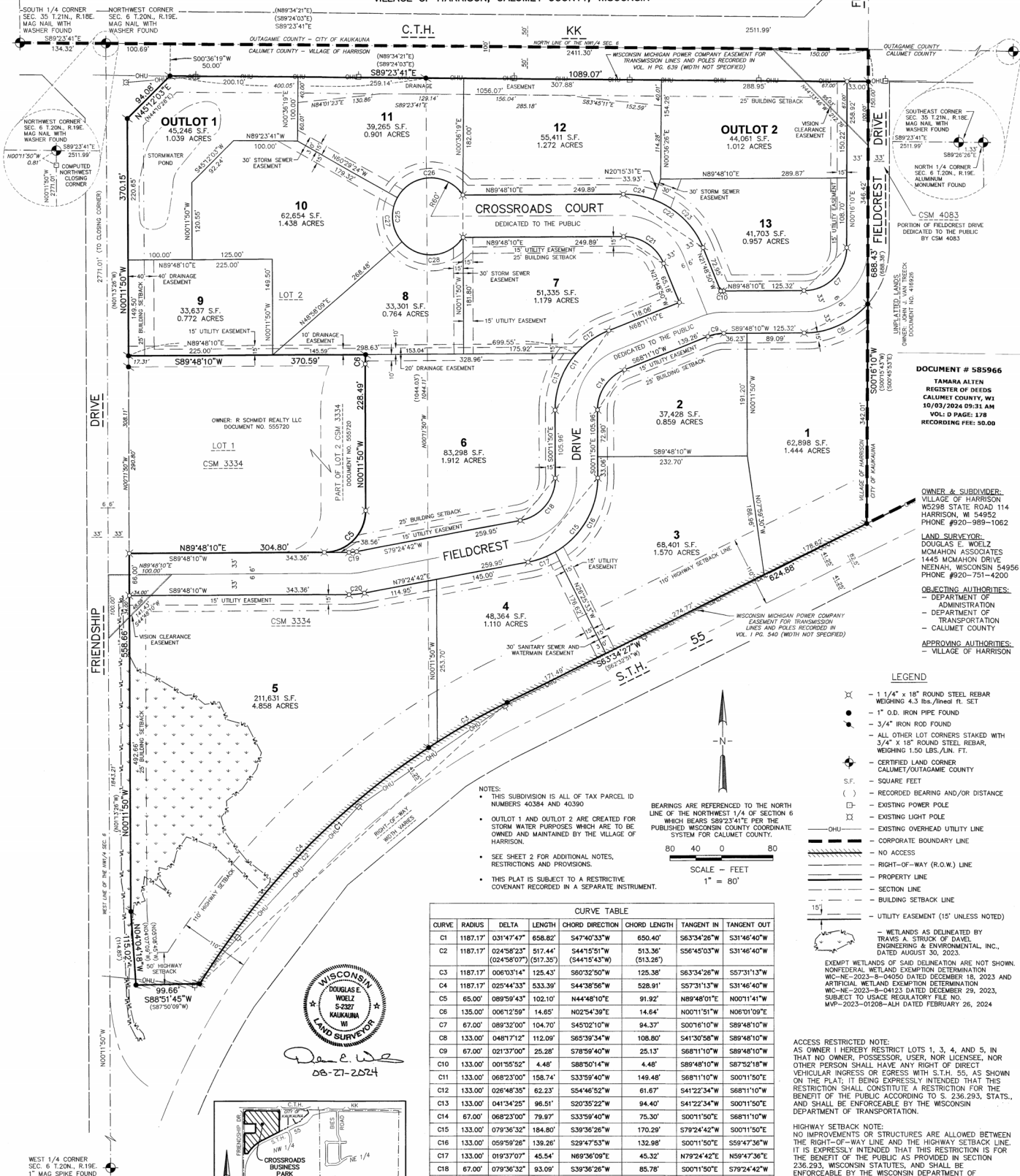
- Aerial Map
- Crossroad Business Park Plat
- Site Plan and Renderings



CROSSROADS BUSINESS PARK

Section 7, Item c.

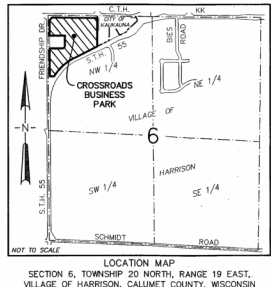
PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3334, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGES 256-259 AS DOCUMENT NO. 477770, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4; AND UNPLATTED LANDS BEING PART OF THE NORTHWEST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



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

Certified September 25, 2024

Dr. Bime
Department of Administration



CURVE TABLE									
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT		
C1	1187.17	031°47'47"	658.82'	S47°40'33"W	650.40'	S63°34'26"W	S31°46'40"W		
C2	1187.17	024°58'23"	517.44'	S44°15'51"W	513.38'	S56°45'03"W	S31°46'40"W		
C3	1187.17	025°44'33"	533.39'	S44°36'56"W	528.91'	S57°31'13"W	S31°46'40"W		
C4	1187.17	025°44'33"	533.39'	S44°36'56"W	528.91'	S57°31'13"W	S31°46'40"W		
C5	65.00	089°59'43"	102.10'	N44°48'10"E	91.92'	N89°48'01"E	N00°11'41"W		
C6	135.00	006°12'59"	14.65'	N02°54'39"E	14.64'	N00°11'51"W	N06°01'09"E		
C7	67.00	089°32'00"	104.70'	S45°02'10"W	94.37'	S00°16'10"W	S89°48'10"W		
C8	133.00	048°17'12"	112.09'	S65°39'34"W	108.80'	S41°30'58"W	S89°48'10"W		
C9	67.00	031°37'00"	25.28'	S78°59'40"W	25.13'	S68°11'10"W	S89°48'10"W		
C10	133.00	021°55'52"	4.48'	S88°50'14"W	4.48'	S89°48'10"W	S87°52'18"W		
C11	133.00	068°23'00"	158.74'	S33°59'40"W	148.48'	S68°11'10"W	S00°11'50"E		
C12	133.00	026°48'30"	62.23'	S54°46'52"W	61.67'	S41°22'34"W	S68°11'10"W		
C13	133.00	041°34'28"	96.51'	S20°35'22"W	94.40'	S41°22'34"W	S00°11'50"E		
C14	67.00	068°23'00"	79.97'	S33°59'40"W	75.30'	S00°11'50"E	S68°11'10"W		
C15	133.00	079°36'32"	184.80'	S39°36'28"W	170.29'	S79°24'42"W	S00°11'50"E		
C16	133.00	059°59'26"	139.28'	S29°47'53"W	132.98'	S00°11'50"E	S59°47'36"W		
C17	133.00	019°37'07"	45.54'	N69°36'09"E	45.32'	N79°24'42"E	S59°47'36"E		
C18	67.00	079°36'32"	93.09'	S39°36'28"W	85.78'	S00°11'50"E	S79°24'42"W		
C19	67.00	010°23'28"	12.15'	S84°36'26"W	12.13'	S79°24'42"W	S89°48'10"W		
C20	133.00	002°32'28"	24.12'	S84°36'26"W	24.09'	S89°48'10"W	S79°24'42"W		
C21	67.00	068°22'59"	79.97'	N56°00'20"W	75.30'	S89°48'10"W	N21°48'50"W		
C22	133.00	068°22'59"	158.74'	N56°00'20"W	148.48'	N21°48'50"W	S89°48'10"W		
C23	133.00	047°55'36"	111.25'	N45°46'40"W	108.04'	N69°44'29"W	N21°48'50"W		
C24	133.00	020°27'20"	47.49'	N79°58'09"W	47.23'	S89°48'10"W	N69°44'29"W		
C25	60.00	29°31'57"	307.11'	S00°11'50"E	66.00'	N33°33'51"W	N33°10'11"E		
C26	60.00	11°34'19"	72.92'	N87°58'59"E	102.26'	N40°31'50"E	S33°31'51"E		
C27	60.00	070°35'00"	132.42'	N05°45'41"W	69.33'	N41°03'11"W	N29°31'50"E		
C28	60.00	105°46'38"	110.77'	S86°03'30"W	95.70'	S33°10'11"W	N41°03'11"W		

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

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

McMAHON
ENGINEERS ARCHITECTS

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

CROSSROADS BUSINESS PARK

Section 7, Item c.

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

SURVEYOR'S CERTIFICATE:

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

Commencing at the Northwest corner of said Section 6; Thence S89°23'41"E (recorded as S89°24'03"E and N89°34'21"E), 100.69 feet along the North line of the Northwest 1/4 of said Section 6; Thence S90°35'19"W, 50.00 feet to the South right-of-way line of C.T.H. KK and the Point of Beginning; Thence S89°23'41"E (recorded as S89°24'03"E and N89°34'21"E), 1089.07 feet along said South right-of-way line to the Northwest corner of Certified Survey Map No. 4083, recorded in Volume 38 of Certified Survey Maps on Pages 13-15 as Document No. 583418; Thence S00°16'10"W (recorded as S00°15'43"W and S00°45'53"E), 688.43 feet (recorded as 688.38 feet) along the West line of said Certified Survey Map No. 4083 and its Southerly extension to the Northerly right-of-way line of S.T.H. 55; Thence S63°34'27"W (recorded as S62°32'51"W), 624.88 feet along said Northerly right-of-way line to the start of a 1187.17 foot radius curve to the left; Thence 658.82 feet continuing along said Northerly right-of-way line being the arc of said curve having a 650.40 foot chord which bears S47°40'33"W; Thence S88°51'45"W (recorded as S87°50'09"W), 99.66 feet, continuing along said Northerly right-of-way line to the East right-of-way line of Friendship Drive; Thence N04°07'09"W (recorded as N04°07'09"W and N05°08'45"W), 115.02 feet (recorded as 114.85 feet) along said East right-of-way line; Thence N00°11'50"W (recorded as N01°13'26"W), 558.66 feet continuing along said East right-of-way line to the Southwest corner of Lot 1 of Certified Survey Map No. 3334; Thence N89°48'10"E, 304.80 feet along the South line of said Lot 1 and lands described in Document No. 555720 to the start of a 65.00 foot radius curve to the left; Thence 102.10 feet continuing along said South line of lands described in Document No. 555720 being the arc of said curve having a 91.92 foot chord which bears N44°48'10"E; Thence N00°11'50"W, 228.49 feet along East line of said lands described in Document No. 555720 to the start of a 135.00 foot radius curve to the right; Thence 14.65 feet continuing along said East line being the arc of said curve having a 14.64 foot chord which bears N02°54'39"E to the Northeast corner of said lands described in Document No. 555720; Thence S89°48'10"W, 370.59 feet along the North line of said lands to the East right-of-way line of Friendship Drive; Thence N00°11'50"W (recorded as N01°13'26"W), 370.15 feet along said East right-of-way line to the South right-of-way line of C.T.H. KK; Thence N45°12'03"E (recorded as N44°10'28"E), 94.08 feet along said South right-of-way line to the Point of Beginning.

That I have made such survey, land division, and plat under the direction of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Wisconsin Department of Transportation, dividing and mapping the same.

Dated this 27th day of August, 2024

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



OWNER'S CERTIFICATE OF DEDICATION

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

Department of Administration
Department of Transportation
Calumet County
Village of Harrison

WITNESS the hand and seal of said owner this 24th day of October, 2024
In the Presence of:

Allison Blackmer
Allison Blackmer, Village President

Vicki L. Tessen
Vicki L. Tessen, Village Clerk

State of Wisconsin)
Calumet County)

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

My Commission Expires: 9/11/2026
Notary Public, Calumet County, WI



UTILITY EASEMENT PROVISIONS

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

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

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, and telecommunications, including but not limited to, poles, towers, and other structures, and to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for such purposes. The Grantee agrees 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 Grantee 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 Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantee. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

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

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

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

SANITARY, STORM SEWER, DRAINAGE AND WATERMAIN EASEMENT PROVISIONS

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

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

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

VISION CLEARANCE EASEMENT PROVISIONS

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

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

VILLAGE OF HARRISON APPROVAL:

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

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

STATE OF WISCONSIN)

COUNTY OF CALUMET)

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

Dated 10-02-2024 Vicki L. Tessen
Village Clerk, Vicki L. Tessen

CERTIFICATE OF VILLAGE TREASURER

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

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

CERTIFICATE OF COUNTY TREASURER

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

Michael Schloack 10-3-2024
County Treasurer, Michael Schloack Date

Drainage and Stormwater Management Notes:

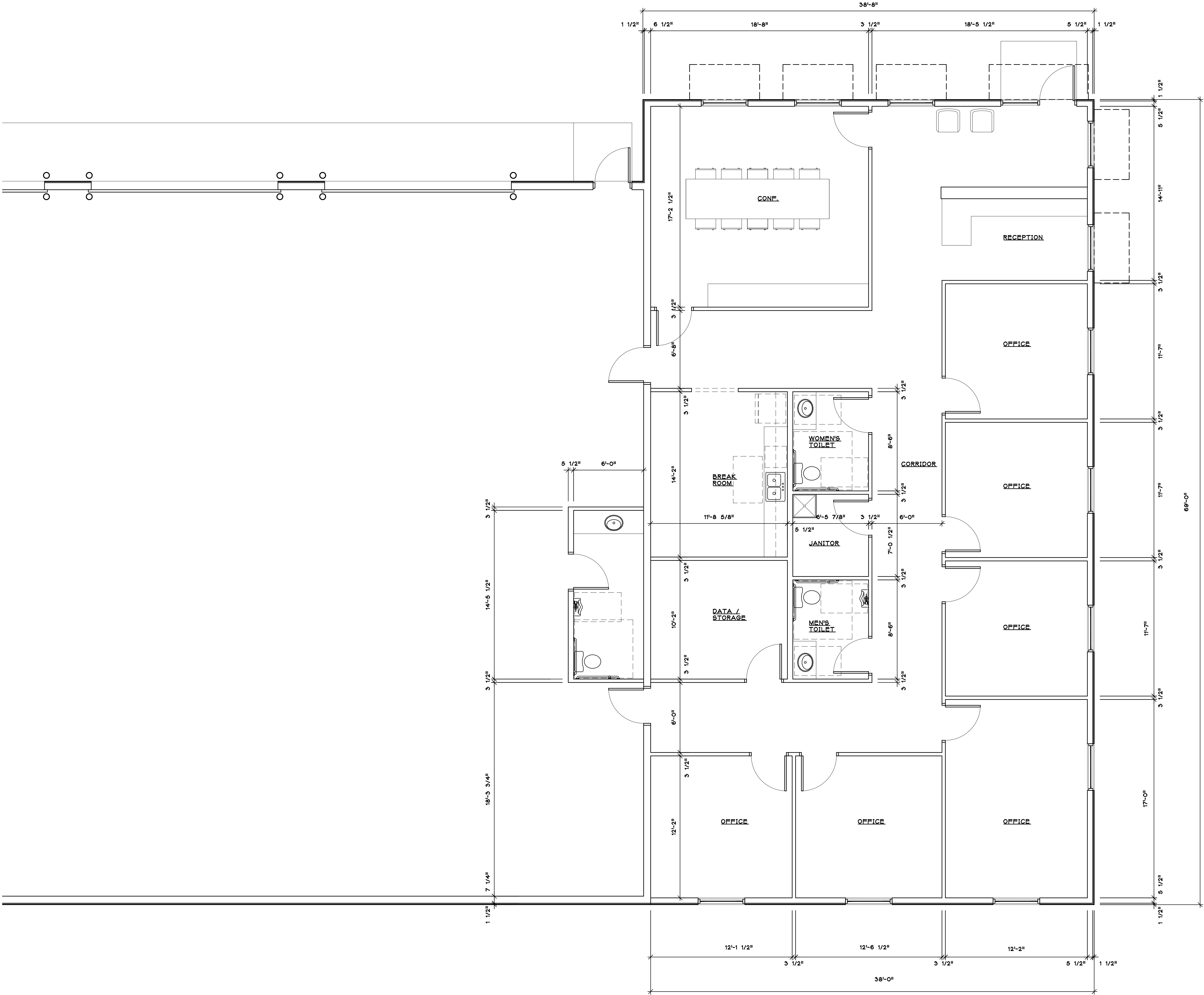
- There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331468, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent laws 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.
- 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.
- A drainage plan has been filed with the Village of Harrison which states the required levels of maintenance for all the identified storm water management systems/facilities.
- No obstruction may be constructed, planted or maintained within any drainage easement so that such obstruction impedes the natural flow of water and/or diminishes the natural aesthetic quality of the drainageway.

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

Certified September 25, 2024

Don Sims
Department of Administration





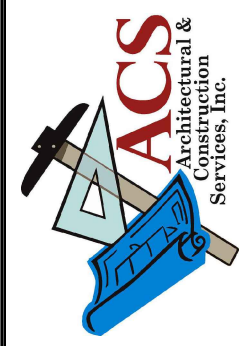
FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FACILITY FOR,
JASON KELDERMAN
HARRISON, WISCONSIN

DATE: MAY 30, 2025
ARCH. K. SPERL
D. BY: _____
JOB: 25-046
REV. _____

A
1.1

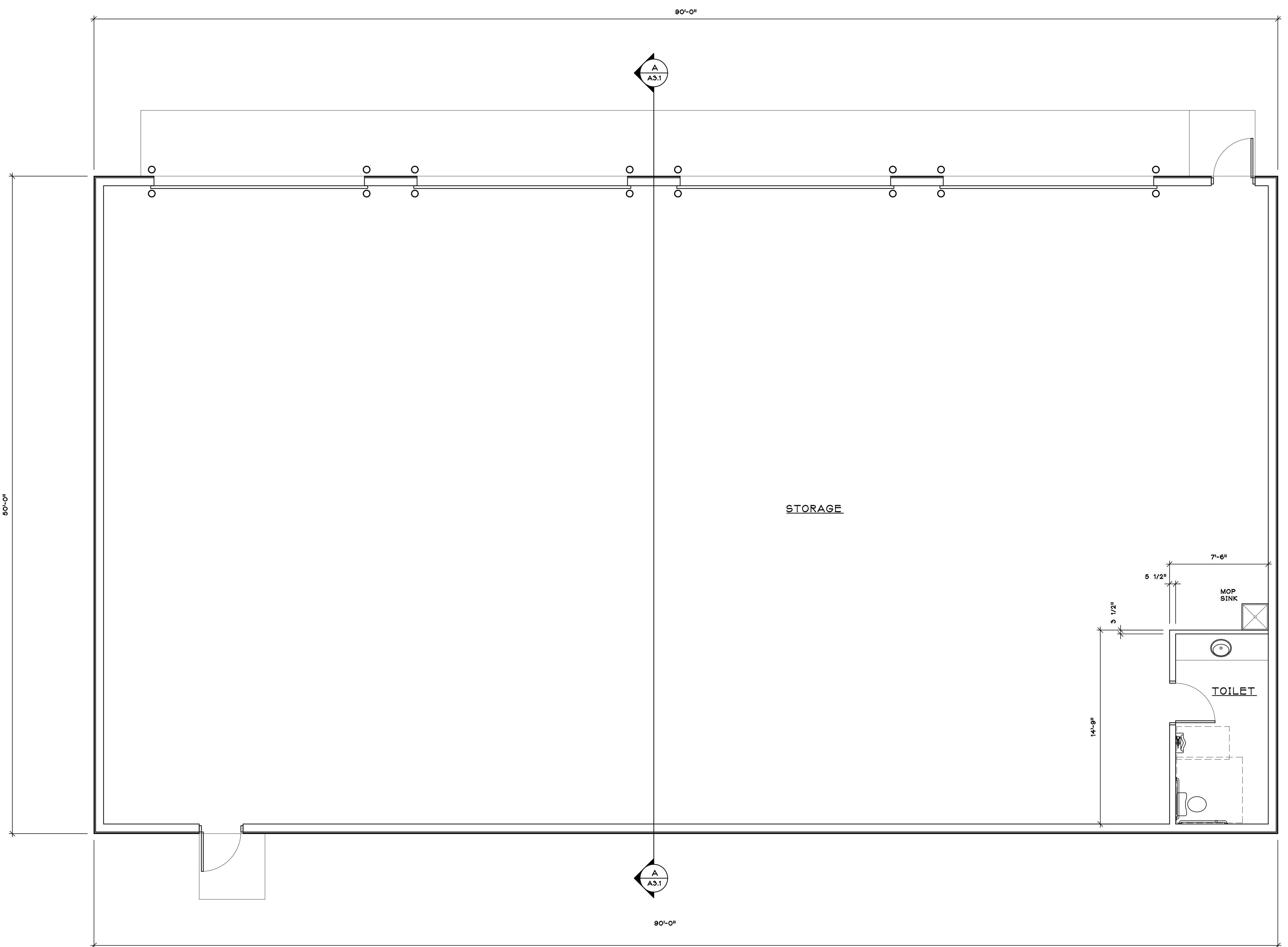


327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226

PROPOSED FACILITY FOR,
JASON KELDERMAN
HARRISON, WISCONSIN

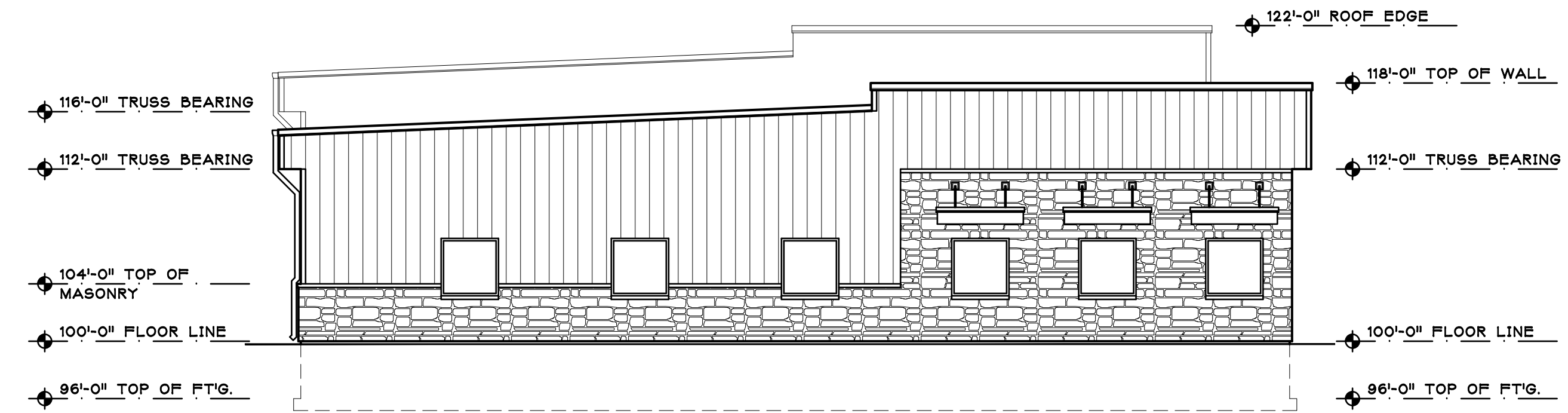
DATE: MAY 30, 2025
ARCH. K. SPERL
D. BY: _____
JOB: 25-046
REV. _____

A
1.2

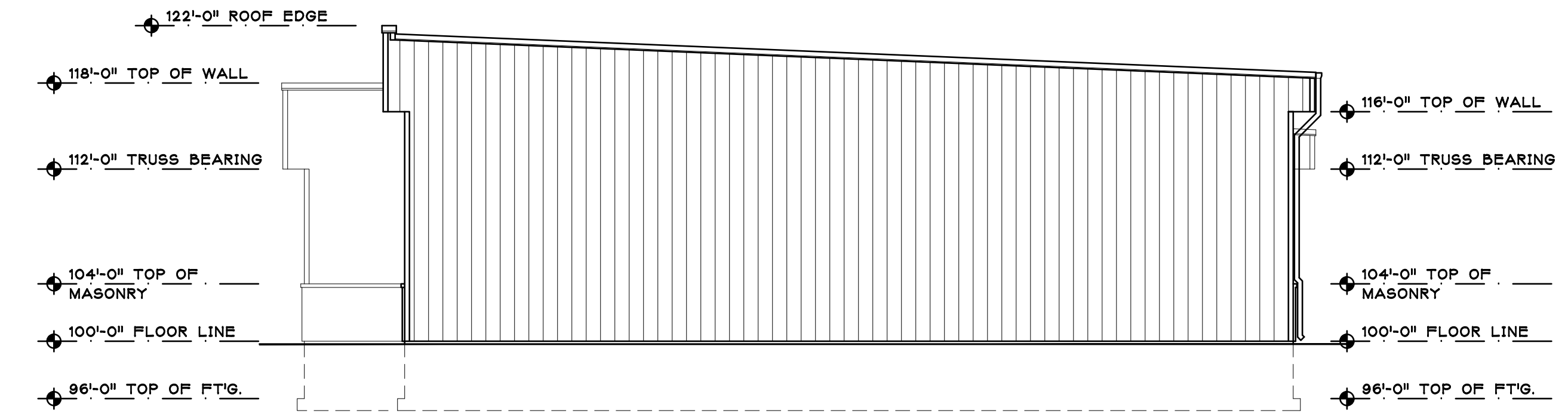


FLOOR PLAN
SCALE: 1/4" = 1'-0"

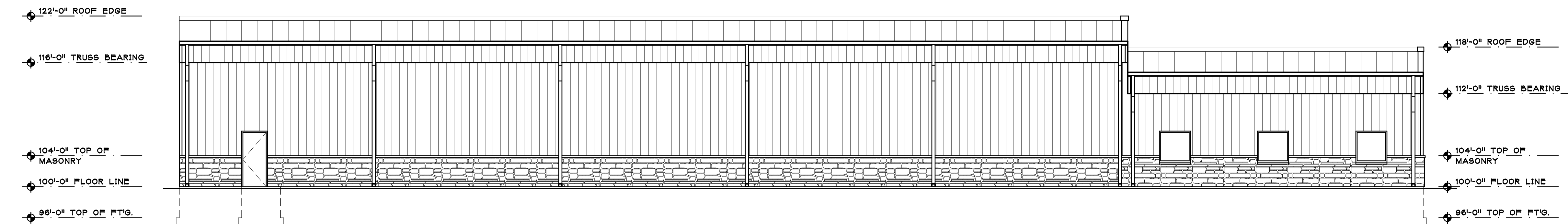




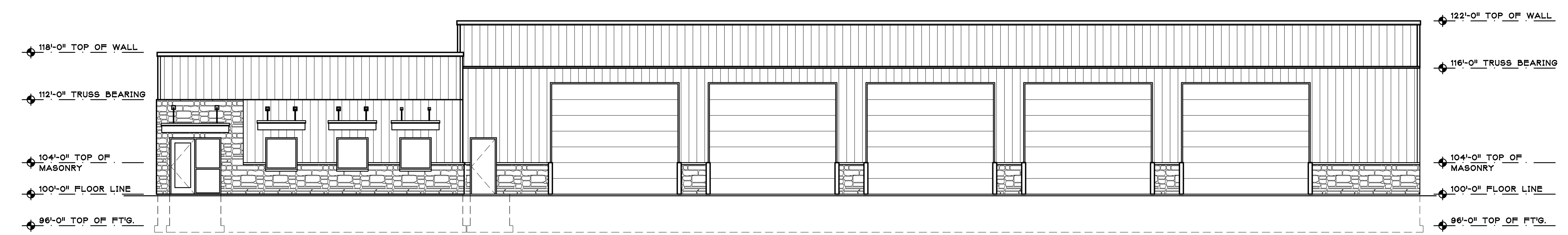
EAST ELEVATION
SCALE: 1/8" = 1'-0"



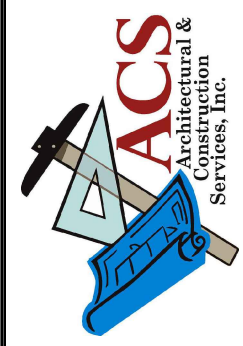
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

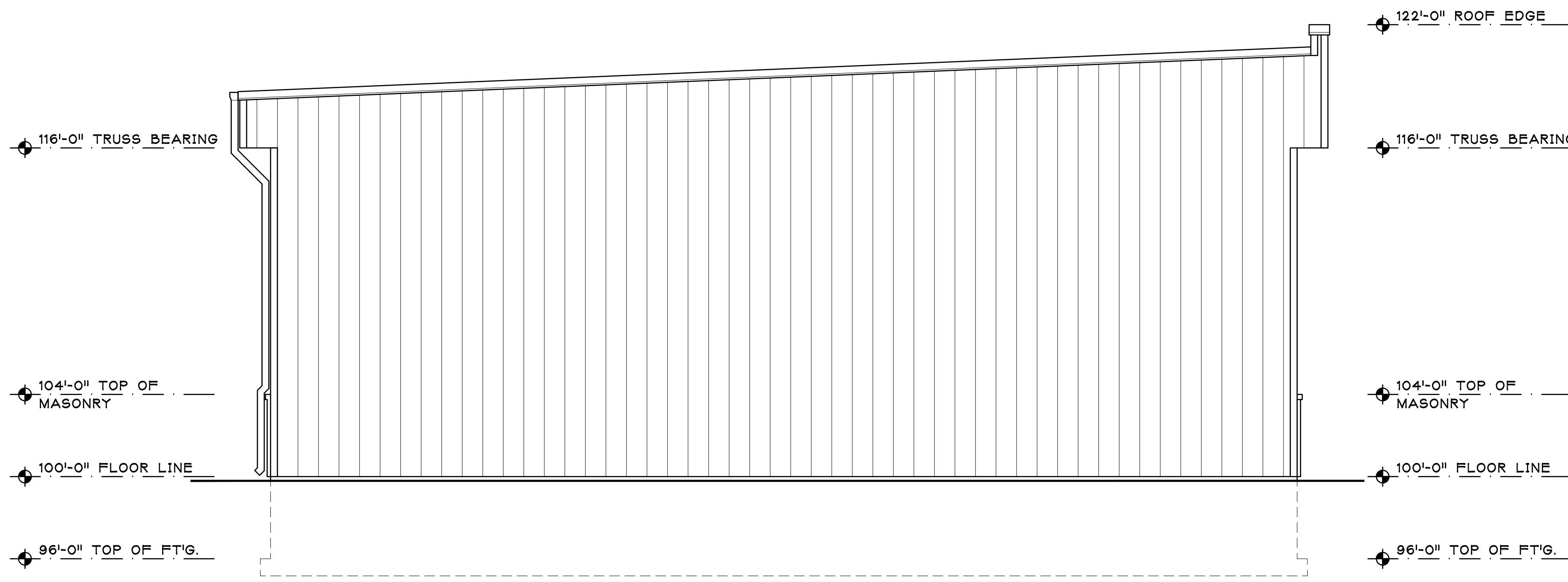


327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226

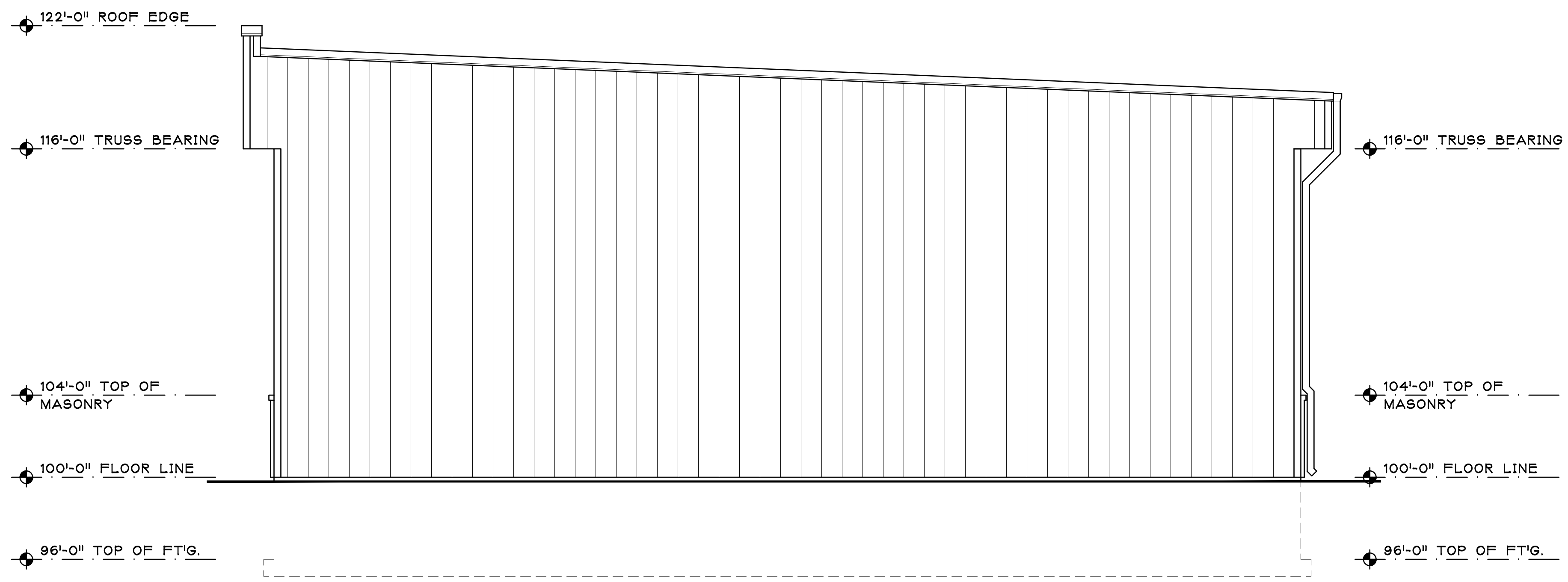
PROPOSED FACILITY FOR,
JASON KELDERMAN
HARRISON,
WISCONSIN

DATE:	MAY 30, 2025
ARCH.	K. SPERL
D. BY:	----
JOB:	25-046
REV.	----

A
2.2



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

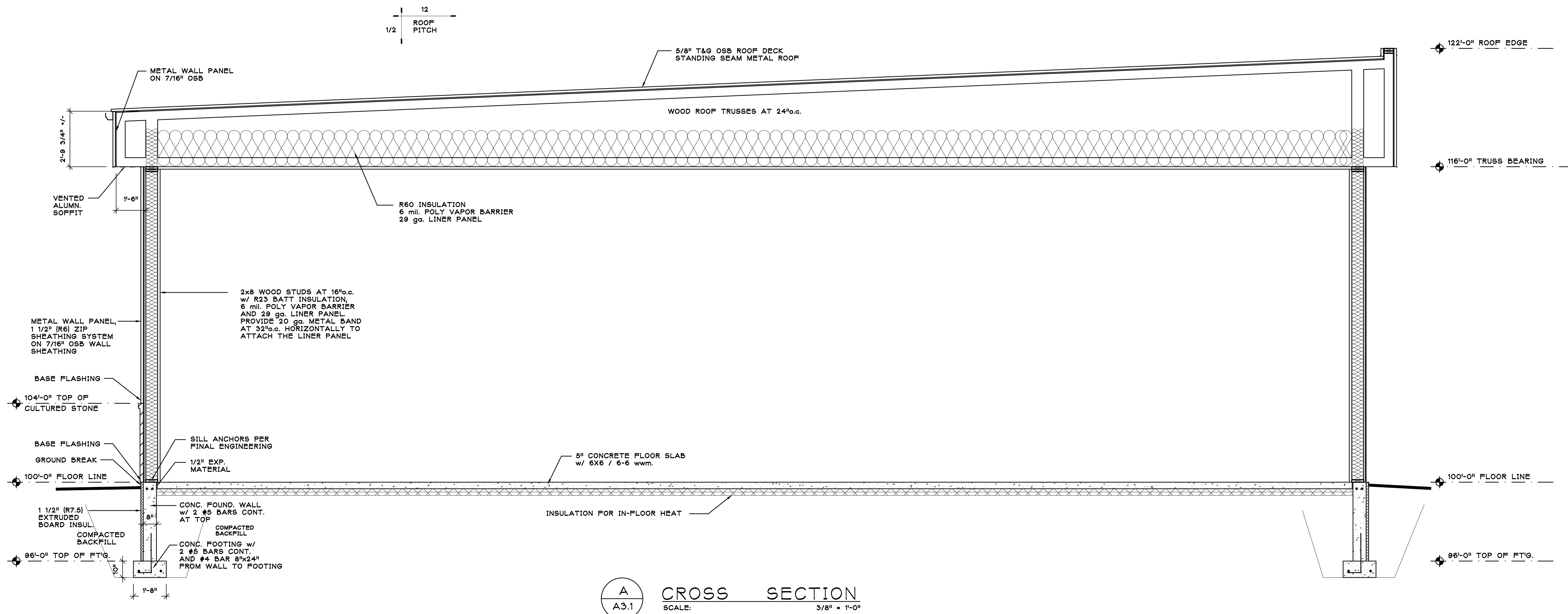


327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226

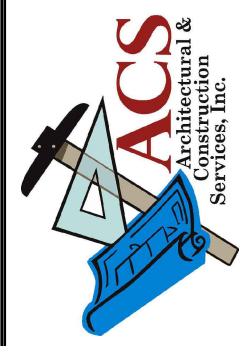
PROPOSED FACILITY FOR,
JASON KELDERMAN
HARRISON, WISCONSIN

DATE: MAY 30, 2025
ARCH. K. SPERL
D. BY: _____
JOB: 25-046
REV. _____

A
3.0



A
A3.1
CROSS SECTION
SCALE: 3/8" = 1'-0"

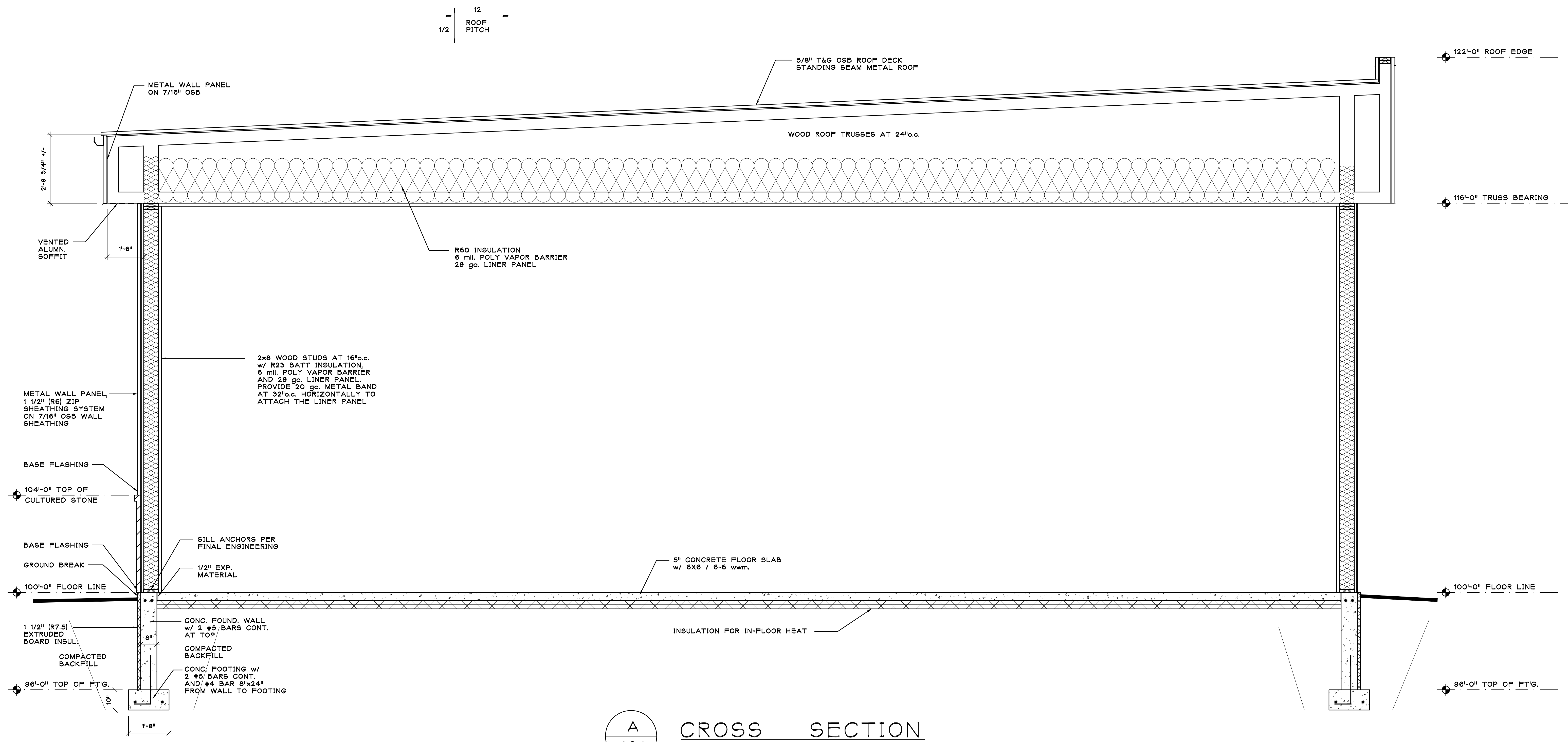


327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226

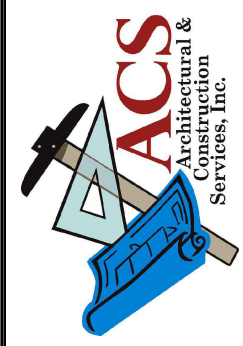
PROPOSED FACILITY FOR,
JASON KELDERMAN
HARRISON,
WISCONSIN

DATE: MAY 30, 2025
ARCH. K. SPERL
D. BY: _____
JOB: 25-046
REV. _____

A
3.1



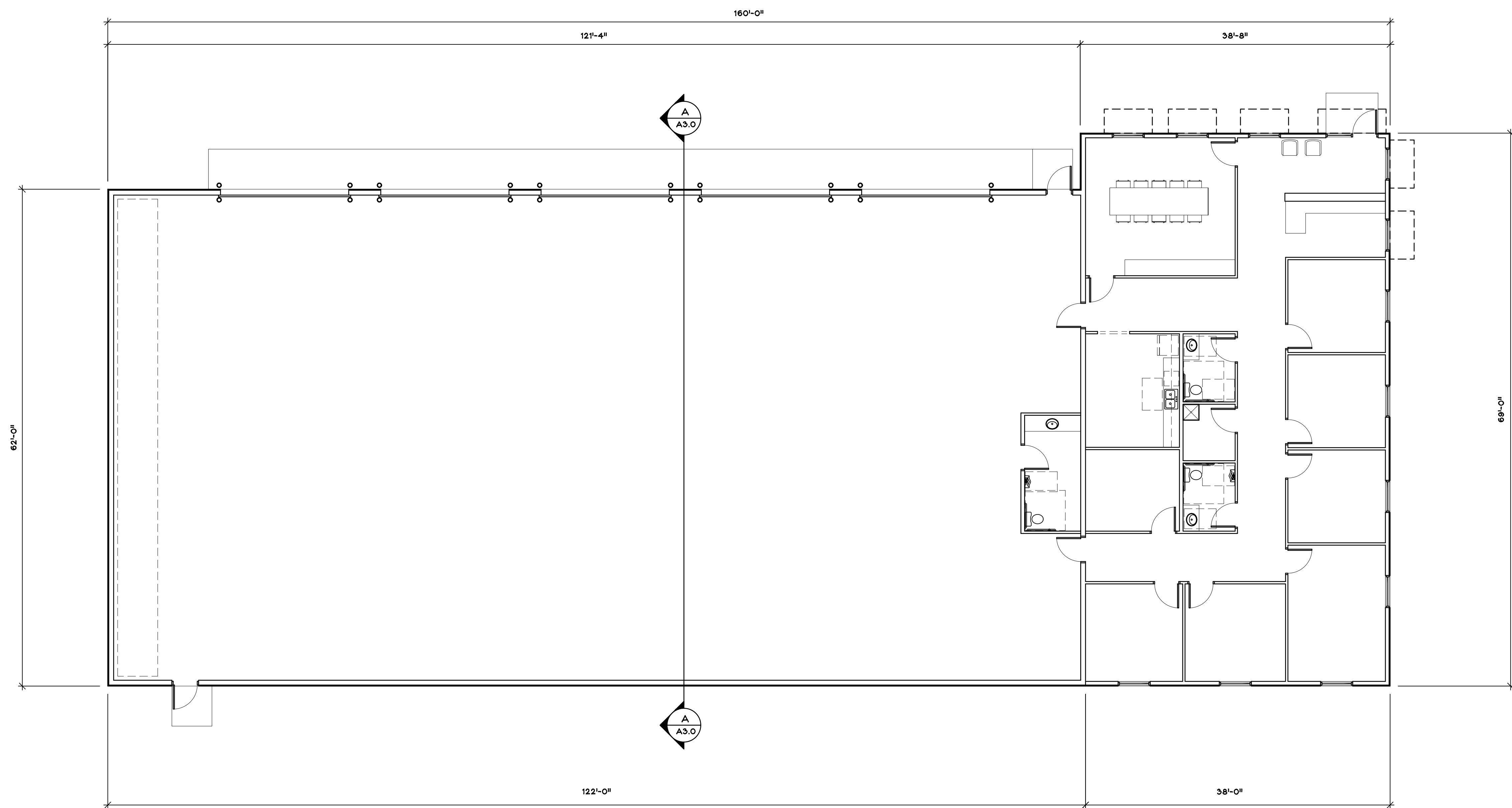
A
A3.1
CROSS SECTION
SCALE: 1/2" = 1'-0"

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

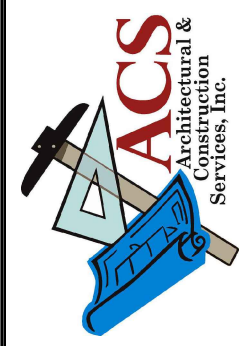
**PROPOSED FACILITY FOR,
JASON KELDERMAN
HARRISON, WISCONSIN**

DATE: MAY 30, 2025
ARCH. K. SPERL
D. BY: _____
JOB: 25-046
REV. _____

**A
1.0**



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

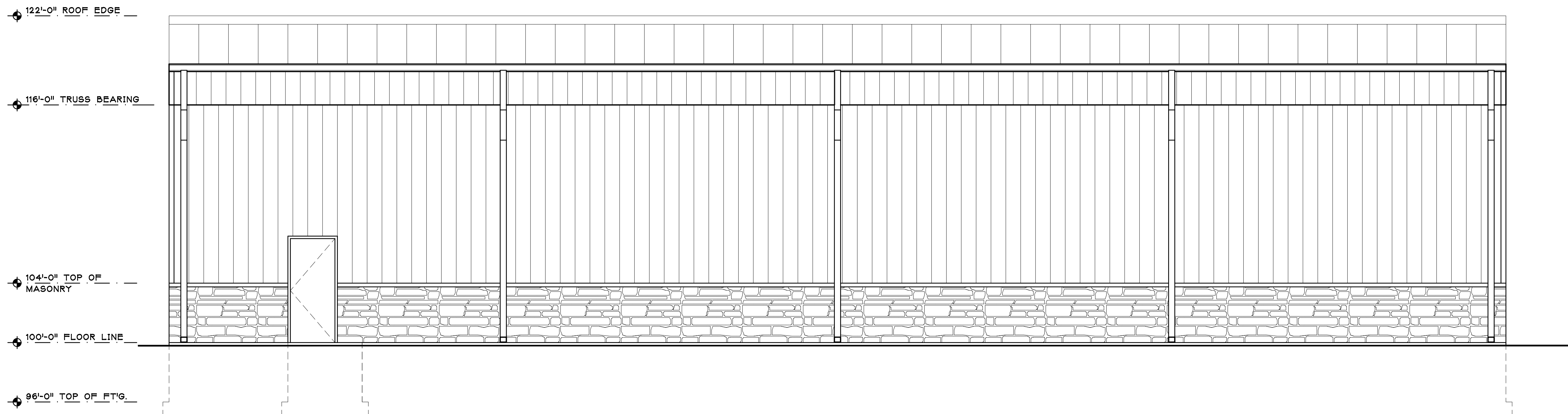


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APPLETON, WI 54913
TELE: 920-707-4226

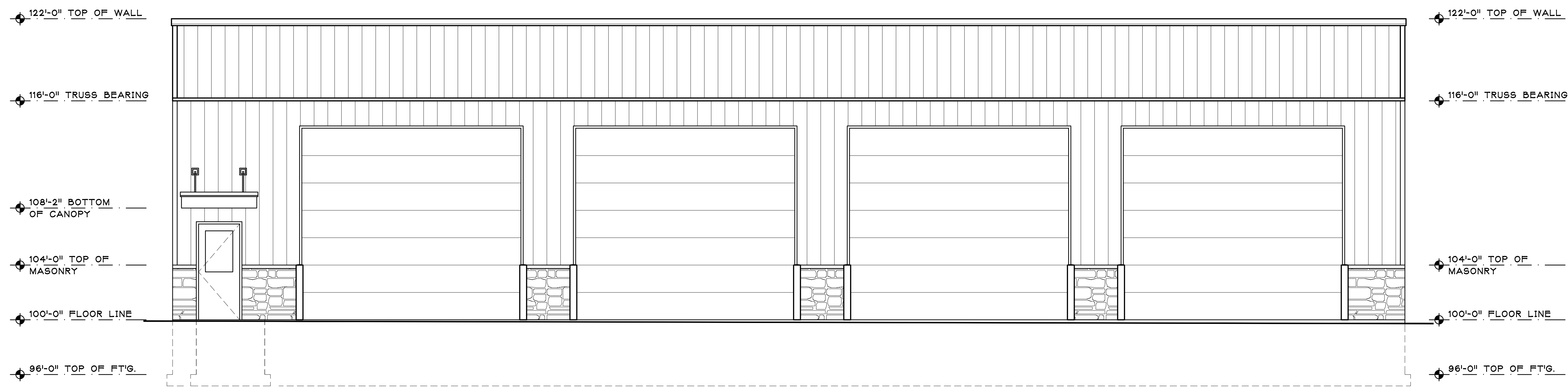
PROPOSED FACILITY FOR,
JASON KELDERMAN
HARRISON, WISCONSIN

DATE: MAY 30, 2025
ARCH. K. SPERL
D. BY: _____
JOB: 25-046
REV. _____

A
2.1



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

September 23, 2025

Title:

Certified Survey Map (CSM) –Janice & Maurice Olson – Hwy 55 – Parcels 38640 & 38644

Issue:

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

Background and Additional Information:

The applicant proposes to create three new lots by subdividing two existing parcels via a Certified Survey Map (CSM). The CSM area is located along Hwy 55, just south of Harrison Road, and involves the division of parcels 38640 and 38644.

Parcel 38642—site address N6690 Hwy 55—is a residential property that is embedded within parcel 38640. It is not affected by the proposed CSM.

The proposed new lot sizes are:

- Lot 1: Approximately 21.266 acres, entirely derived from parent parcel 38640.
- Lot 2: Approximately 25.053 acres.
- Lot 3: Approximately 16.70 acres.

Lots 2 and 3 are composed primarily of land from parcel 38644, with additional acreage from parcel 38640. There is shared access for Lot 2 and 3, along the lot line, for agricultural use. The WI DOT will not permit a new driveway for separate entrances.

The intent of the CSM is to divide the jointly owned land into individually owned lots. According to the applicants, the land will remain in agricultural use, with no current plans for residential development.

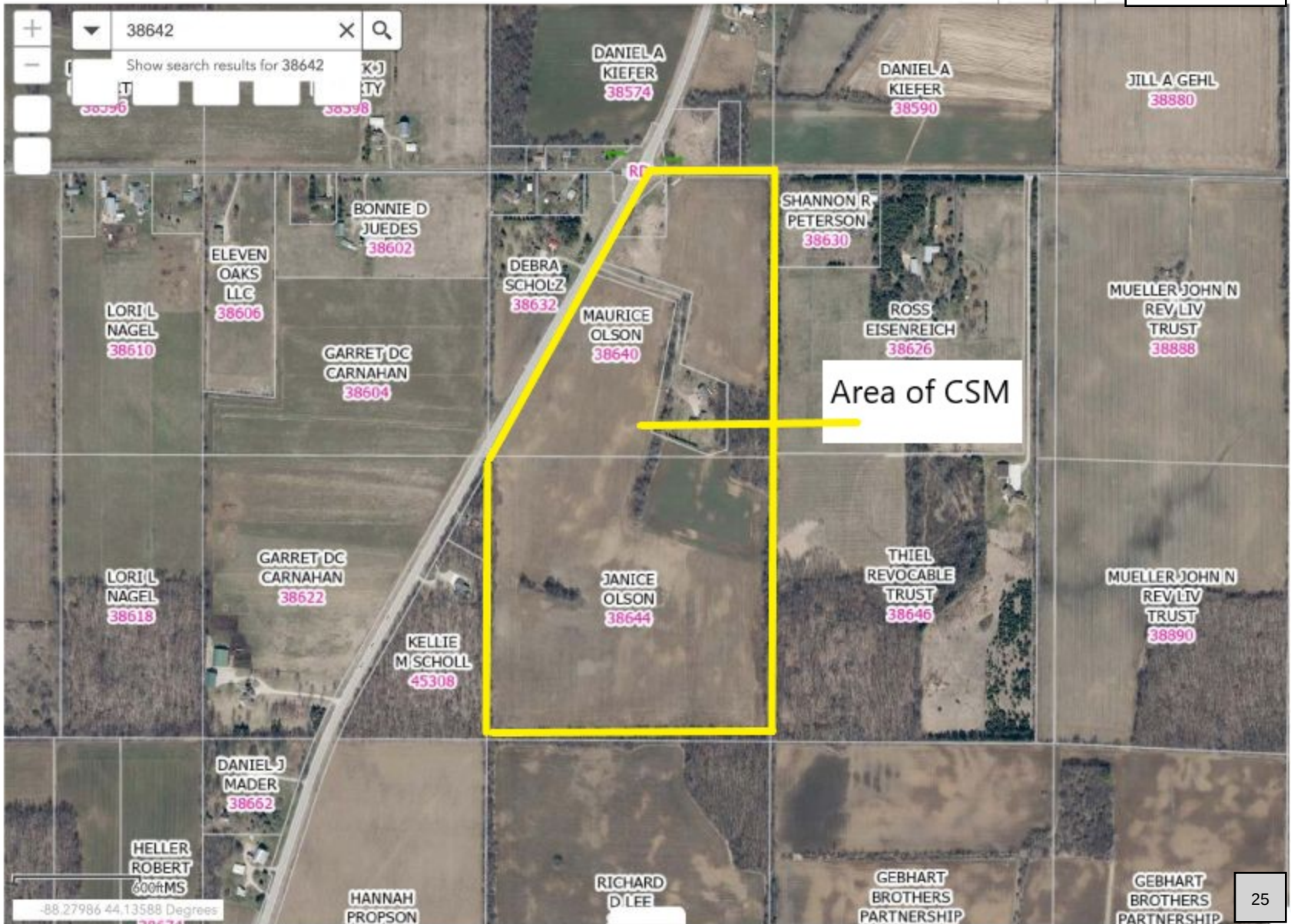
Parcels 38640 and 38644 are both zoned General Agriculture.

Recommended Action:

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

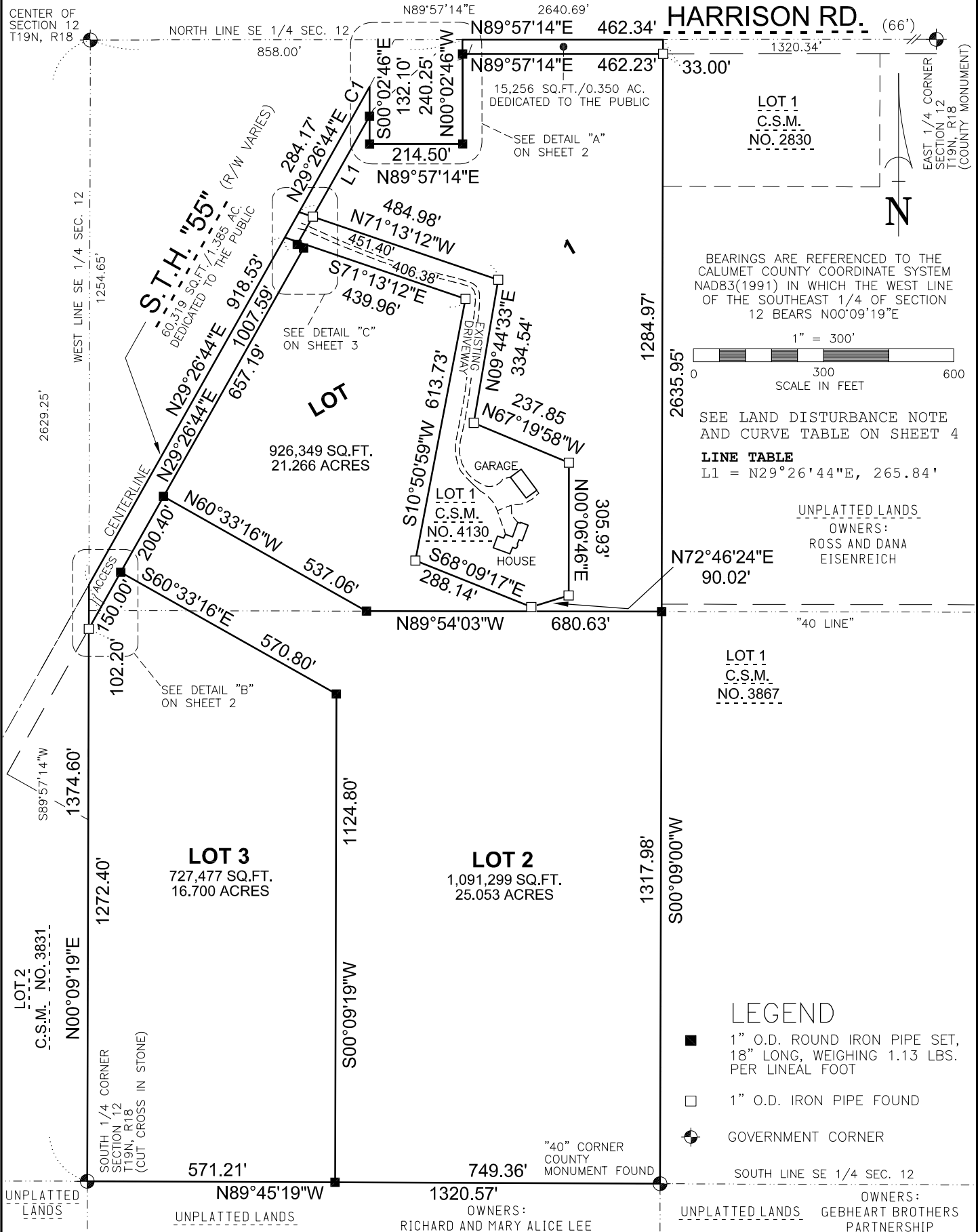
Attachments:

- Aerial Map
- CSM



CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 12, TOWNSHIP 19 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



Martenson & Eisele, Inc.



1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

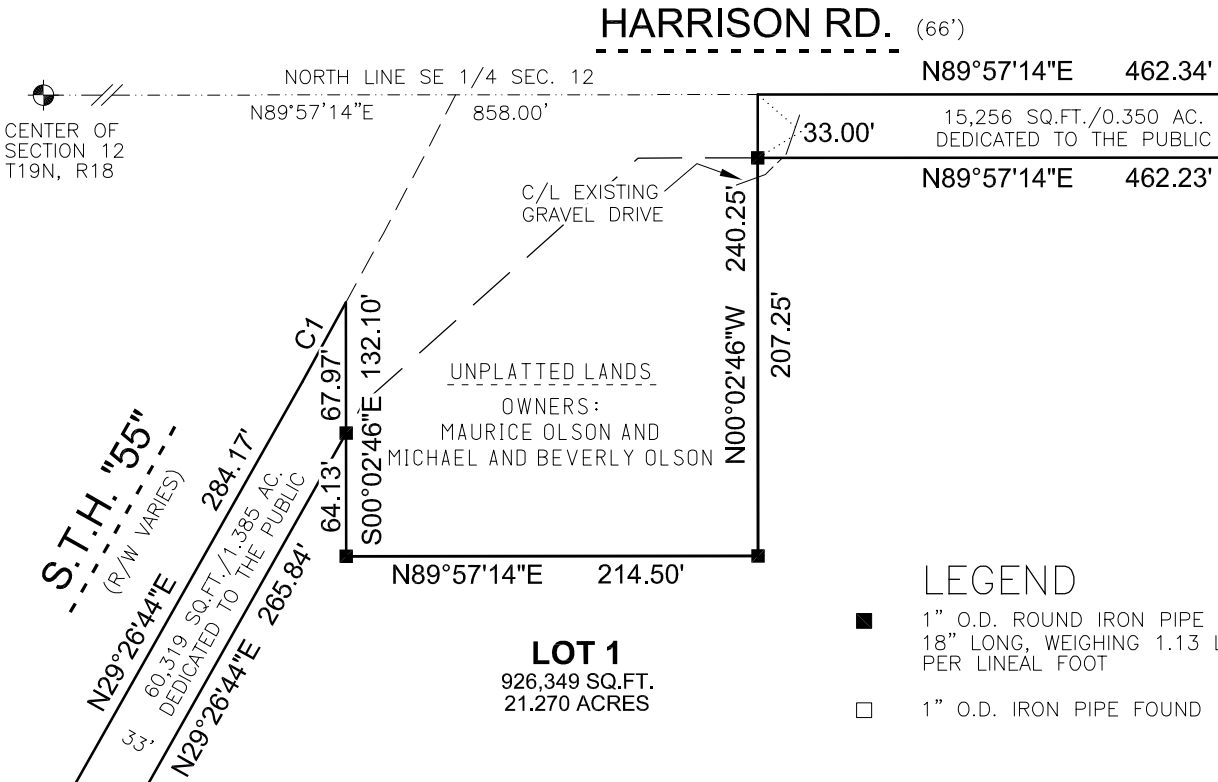
SURVEY FOR:
BRENDA OLSON
W4930 14TH COURT
SHERWOOD, WI 54169

PROJECT NO. 1-2058-001
FILE 1-2058-001csm.dwg SHEET 1 OF 6
THIS INSTRUMENT WAS DRAFTED BY: G.Sm

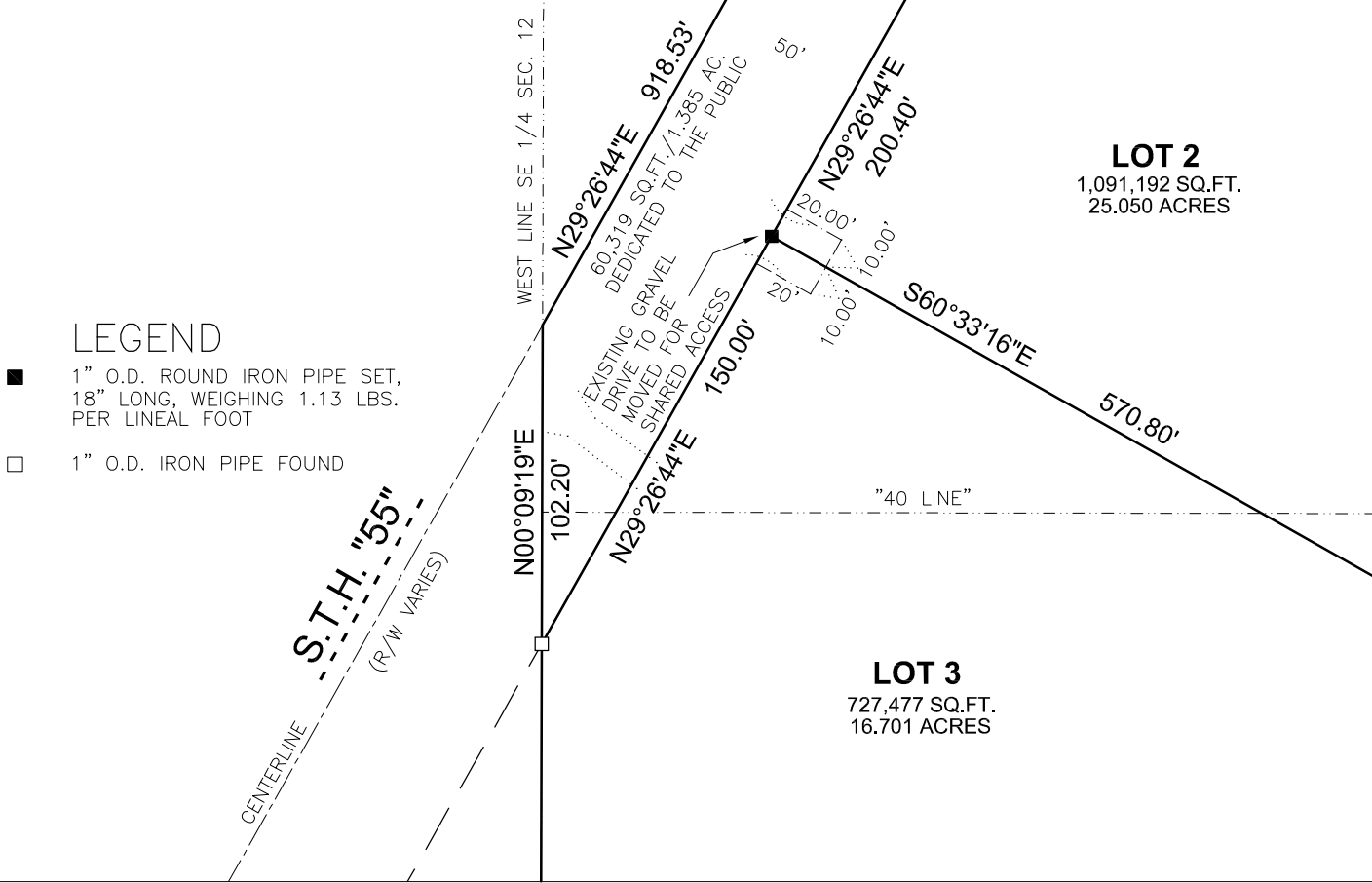
CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 12, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

DETAIL "A"
(NOT TO SCALE)



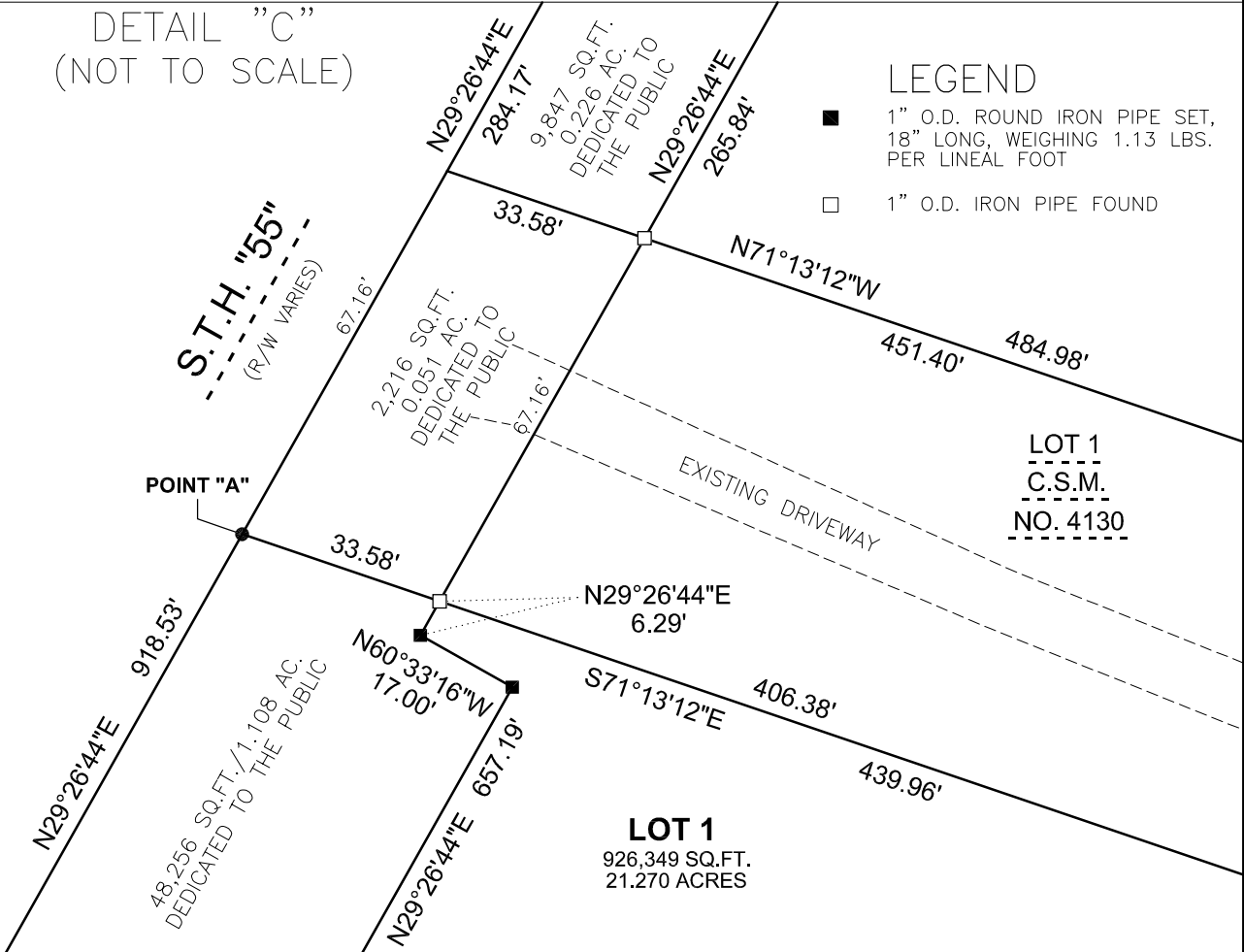
DETAIL "B"
(NOT TO SCALE)



CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 12, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

DETAIL "C"
(NOT TO SCALE)



CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 12, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	4583.75'	000°35'18"	47.07'	N 28°52'59.0" E	47.07'	N 29°10'38" E	N 28°35'20" E

NOTE:
LOTS 1, 2, AND 3 ARE UNBUILDABLE UNTIL SUCH TIME THAT THEY COMPLY WITH VILLAGE ORDINANCES FOR POWTS WHICH WILL NEED SOIL TEST COMPLETED.

SURVEYOR'S CERTIFICATE:
I, GARY A. Zahringer, Professional Land Surveyor, do hereby certify:
that I have surveyed, mapped, and divided at the direction of Brenda Olson, and Maurice and Janice Olson, part of the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4, Section 12, Township 19 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin. More fully described as follows:

Beginning at the South 1/4 corner of said Section 12; thence North 00 degrees 09 minutes 19 seconds East, along the West line of the Southeast 1/4 of said Section 12, a distance of 1374.60 feet to a point on the centerline of S.T.H. "55", thence North 29 degrees 26 minutes 44 seconds East, along the centerline of said S.T.H. "55", a distance of 918.53 feet to point "A"; thence South 71 degrees 13 minutes 12 seconds East, along a South line of Lot 1 of Certified Survey Map No. 4130, a distance of 439.96 feet; thence South 10 degrees 50 minutes 59 seconds West, along the West line of said Lot 1, a distance of 613.73 feet; thence South 68 degrees 09 minutes 17 seconds East, along a South line of said Lot 1, a distance of 288.14 feet; thence North 72 degrees 46 minutes 24 seconds East, along a South line of said Lot 1, a distance of 90.02 feet; thence North 00 degrees 06 minutes 46 seconds East, along an East line of said Lot 1, a distance of 305.93 feet; thence North 67 degrees 19 minutes 58 seconds West, along a North line of said Lot 1, a distance of 237.85 feet; thence North 09 degrees 44 minutes 33 seconds East, along an East line of said Lot 1, a distance of 334.54 feet; thence North 71 degrees 13 minutes 12 seconds West, along a North line of said Lot 1, a distance of 484.98 feet to a point on the centerline of S.T.H. "55"; thence North 29 degrees 26 minutes 44 seconds East, along said centerline of S.T.H. "55", a distance of 284.17 feet; thence 47.07 feet along the arc of a curve to the right and continuing along said centerline of S.T.H. "55", having a radius of 4583.75 feet and a chord that bears North 28 degrees 52 minutes 59 seconds East, a distance of 47.07 feet; thence South 00 degrees 02 minutes 46 seconds East, a distance of 132.10 feet; thence North 89 degrees 57 minutes 14 seconds East, a distance of 214.50 feet; thence North 00 degrees 02 minutes 46 seconds West, a distance of 240.25 feet; thence North 89 degrees 57 minutes 14 seconds East, along the North line of the Southeast 1/4 of Section 12, a distance of 462.34 feet; thence South 00 degrees 09 minutes 00 seconds West, along the East line of the West 1/2 of the Southeast 1/4 of Section 12, a distance of 2635.95 feet to a 40 corner set by Calumet County; thence North 89 degrees 45 minutes 19 seconds West, along the South line of the Southeast 1/4 of Section 12, a distance of 1320.57 feet to the point of beginning containing 2,818,484 square feet [64.703 acres]. Subject to all easements and restrictions of record.

Also an area included to be dedicated more fully described as follows:

Beginning at the above described point "A", thence South 71 degrees 13 minutes 12 seconds East, along a South line of Lot 1 of Certified Survey Map No. 4130, a distance of 33.58 feet; thence North 29 degrees 26 minutes 44 seconds East, a distance of 67.16 feet; thence North 71 degrees 13 minutes 12 seconds West, along a North line of Certified Survey Map No. 4130, a distance of 33.58 feet to a point on the centerline of S.T.H. "55"; thence South 29 degrees 26 minutes 44 seconds West, along said centerline of S.T.H. "55", a distance of 67.16 feet to the point of beginning containing 2,216 square feet [0.051 acres].

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and with the Village of Harrison and Calumet County subdivision ordinance in surveying, dividing, and mapping the same.

That this map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof.

Given under my hand this 20th day of July, 2025.

GARY A. Zahringer,
Professional WI Land Surveyor S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNER OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBERS:
BRENDA OLSON, MARUICE OLSON	DOCUMENT NO. 520675	131-0000-0000000-000-0-191812-00-430A
JANICE OLSON, BEVERLY OLSON		
MICHAEL OLSON		
MARY ANN E OLSON IRREVOCABLE TRUST		
JANICE OLSON, BEVERLY OLSON	DOCUMENT NO. 587995	131-0000-0000000-000-0-191812-00-420E
MICHAEL OLSON, BRENDA OLSON		PROJECT NO. 1-2058-001
MARUICE OLSON		SHEET 4 OF 6
MARY ANN E OLSON IRREVOCABLE TRUST		

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 12, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

VILLAGE TREASURER _____ DATE _____

COUNTY TREASURER _____ DATE _____

CERTIFICATE OF THE VILLAGE OF HARRISON:

BE IT RESOLVED THAT THIS CERTIFIED SURVEY MAP, IN THE VILLAGE OF HARRISON HAS BEEN APPROVED AND ACCEPTED AS SURVEYED, MAPPED, DEDICATED AND DIVIDED BY THE OWNERS SHOWN HEREON,

THIS _____ DAY OF _____, 2025.

VILLAGE PRESIDENT

VILLAGE CLERK

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 12, TOWNSHIP 19 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

MARY ANN E. OLSON IRREVOCABLE TRUST OWNERS CERTIFICATE:

AS OWNER, I THE UNDERSIGNED, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS SHOWN AND REPRESENTED ON THIS MAP.

I ALSO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HARRISON

DATED THIS _____ DAY OF _____, 2025

TRUSTEE SIGNATURE

PRINT NAME

STATE OF WISCONSIN)

) SS

CALUMET COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2025, THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION (IS PERMANENT)

(EXPIRES: _____)

OWNER'S CERTIFICATE:

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

WE ALSO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
VILLAGE OF HARRISON.

DATED THIS _____ DAY OF _____, 2025.

MAURICE OLSON

JANICE OLSON

BEVERLY A. OLSON

MICHAEL W. OLSON

STATE OF WISCONSIN)

) SS

CALUMET COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY
OF _____, 2025, THE ABOVE OWNER(S)
TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

SIGNATURE

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION (IS PERMANENT)

(EXPIRES:)

PROJECT NO. 1-2058-001

SHEET 6 OF 6

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

September 23, 2025

Title:

Certified Survey Map (CSM) –Village of Harrison – Ryford Street – Parcel 44944

Issue:

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

Background and Additional Information:

The Village of Harrison proposes a Certified Survey Map (CSM) to subdivide Village-owned parcel 44944 into two lots.

Lot 1 would be approximately 40,965 square feet and is intended for residential sale. Due to the presence of floodplain/flood fringe along the eastern side and the minimum lot size requirements, buildability is limited, and the lot cannot be further subdivided.

Lot 2 would be approximately 5.19 acres and is significantly constrained by floodplain/flood fringe issues and wetland areas. The Village intends to retain this lot for potential future park development.

The CSM also serves to dedicate a portion of Ryford street to the public. This portion of the roadway was not previously dedicated, as parcel 44944 was not included in the plats for either the Creekside Estates or Kambura Acres IV subdivisions.

Recommended Action:

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

Attachments:

- Aerial Map
- CSM

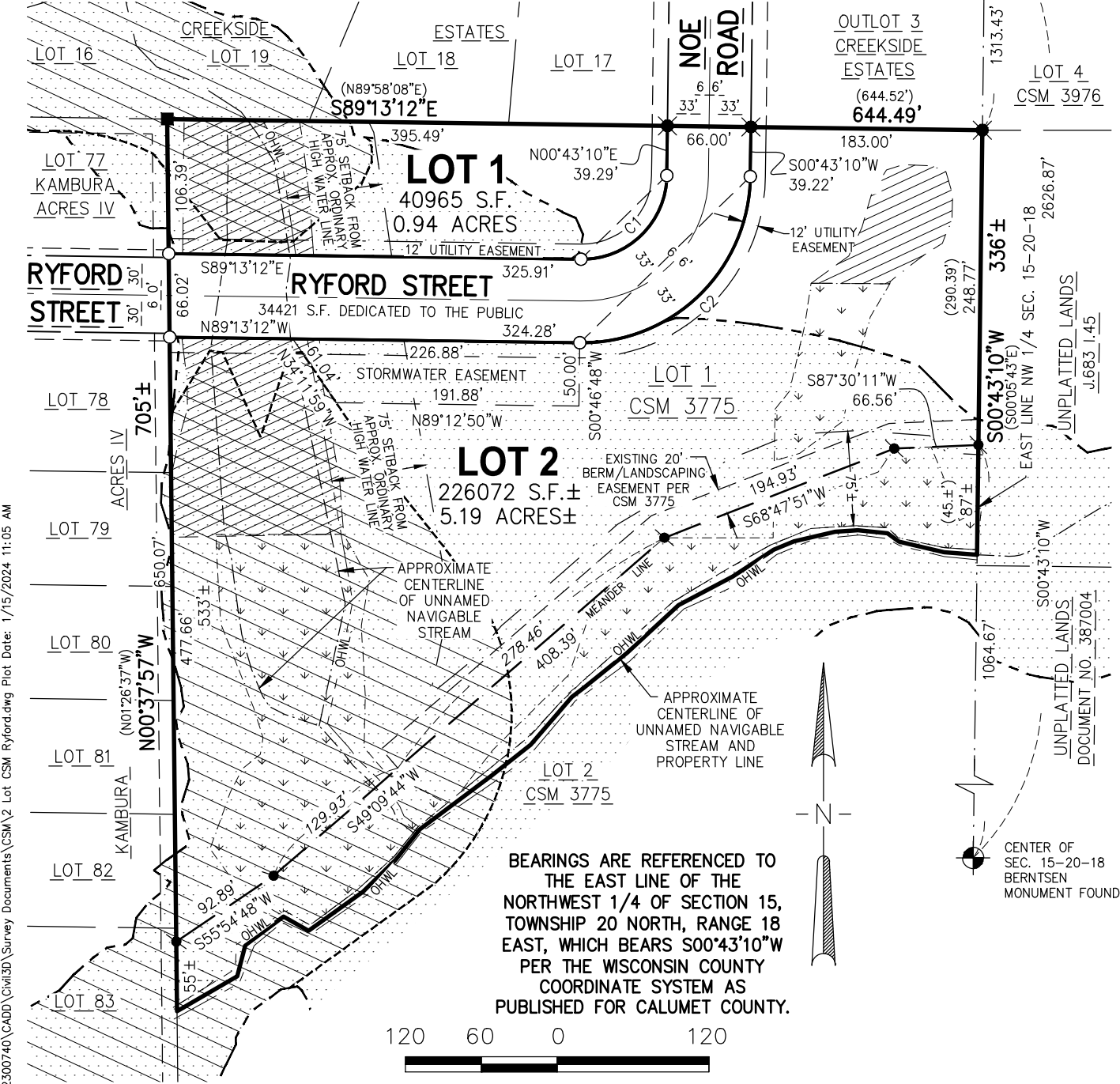


CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 5
ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3775 RECORDED IN
VOLUME 34 ON PAGES 91-94, AS DOCUMENT NO. 540556,
LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE
18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

LEGEND

- - 3/4" x 24" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - BERNTSEN MONUMENT FOUND
- - 3/4" ROUND STEEL REBAR FOUND
- - 1 1/4" ROUND STEEL REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER CALUMET COUNTY
- S.F. - SQUARE FEET
- () - RECORDED BEARING AND/OR DISTANCE
- - EASEMENT PER THIS CSM
- - EXISTING EASEMENT
- [Pattern] - APPROXIMATE FLOODWAY FROM HYDROLOGIC AND HYDRAULIC (H&H) STUDY PREPARED BY McMAHON 2021
- [Pattern] - APPROXIMATE FLOODFRINGE FROM H&H STUDY STATED ABOVE.
- [Pattern] - McMAHON DELINEATED WETLANDS AUGUST 13, 2019
- [Pattern] - MARTENSON & EISELE, INC DELINEATED WETLANDS 2015-2017
- OHWL — - APPROXIMATE ORDINARY HIGH WATER LINE, SHOWN FOR REFERENCE PURPOSES ONLY.

NOTE:
• SEE SHEET 2 FOR DETAIL OF APPROXIMATE LIMITS OF FLOODWAY.
• SEE SHEET 3 FOR ADDITIONAL NOTES AND CURVE TABLE.



BEARINGS ARE REFERENCED TO
THE EAST LINE OF THE
NORTHWEST 1/4 OF SECTION 15,
TOWNSHIP 20 NORTH, RANGE 18
EAST, WHICH BEARS S00°43'10"W
PER THE WISCONSIN COUNTY
COORDINATE SYSTEM AS
PUBLISHED FOR CALUMET COUNTY.

McMAHON
ENGINEERS ARCHITECTS

FOR: -VILLAGE OF HARRISON
-C/O MATT HEISER
-W5298 HWY 114
-MENASHA, WI 54952

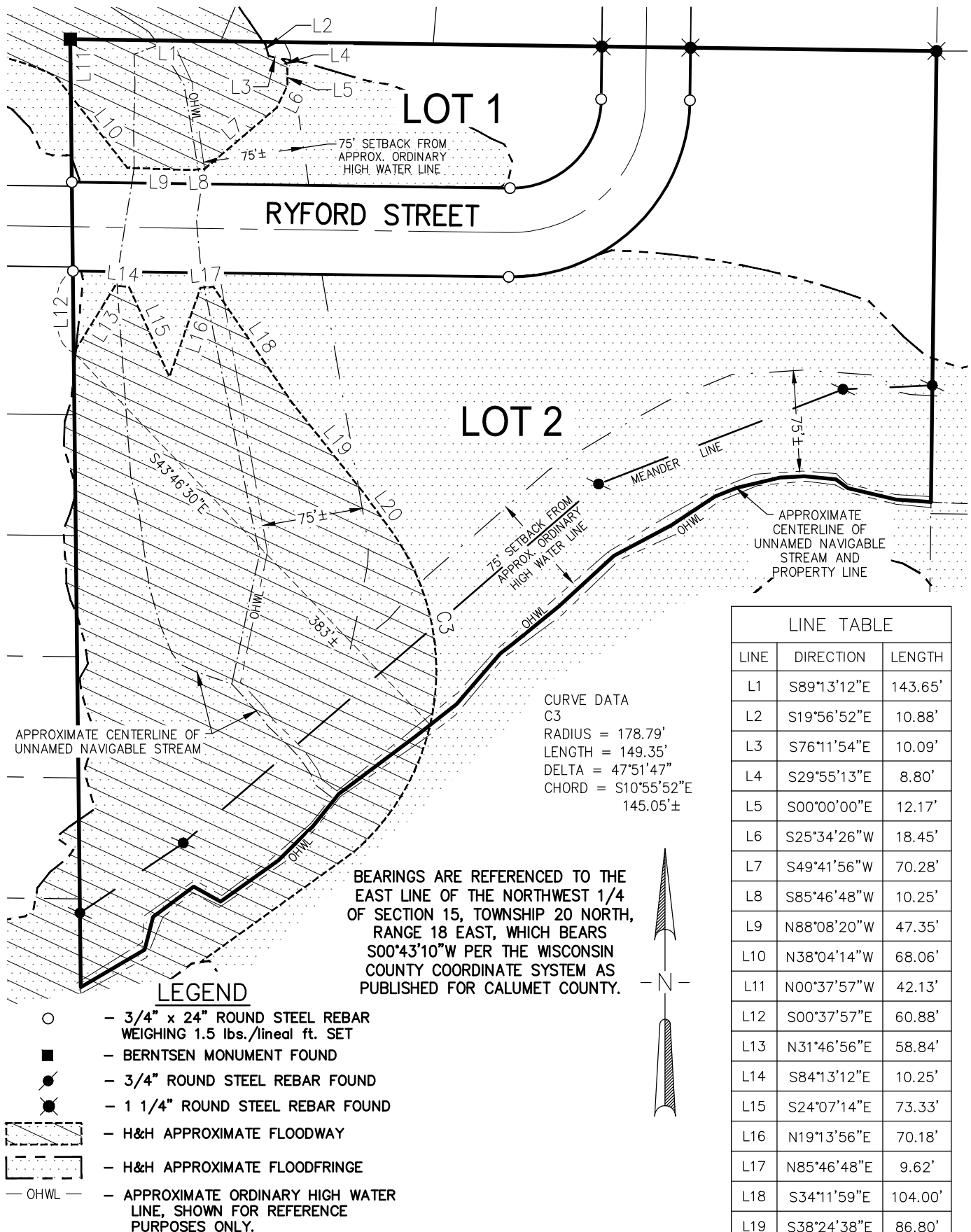
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

DRAFTED BY: Amy Sedlar

SHEET 2 OF 5

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3775 RECORDED IN VOLUME 34 ON PAGES
91-94, AS DOCUMENT NO. 540556, LOCATED IN PART OF THE SOUTHEAST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

DETAIL OF APPROXIMATE LIMITS OF FLOODWAY



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°13'12"E	143.65'
L2	S19°56'52"E	10.88'
L3	S76°11'54"E	10.09'
L4	S29°55'13"E	8.80'
L5	S00°00'00"E	12.17'
L6	S25°34'26"W	18.45'
L7	S49°41'56"W	70.28'
L8	S85°46'48"W	10.25'
L9	N88°08'20"W	47.35'
L10	N38°04'14"W	68.06'
L11	N00°37'57"W	42.13'
L12	S00°37'57"E	60.88'
L13	N31°46'56"E	58.84'
L14	S84°13'12"E	10.25'
L15	S24°07'14"E	73.33'
L16	N19°13'56"E	70.18'
L17	N85°46'48"E	9.62'
L18	S34°11'59"E	104.00'
L19	S38°24'38"E	86.80'
L20	S36°06'37"E	36.30'

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ENGINEERS ARCHITECTS

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100 50 0 100

SCALE - FEET

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 5

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3775 RECORDED IN VOLUME 34 ON PAGES 91–94, AS DOCUMENT NO. 540556, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT-IN	TANGENT-OUT
C1	67.00'	090°03'38"	105.31'	N45°44'59"E	94.80'	S89°13'12"E	N00°43'10"E
C2	133.00'	090°03'38"	209.06'	S45°44'59"W	188.19'	N89°13'12"W	S00°43'10"W

NOTES

- THE ORDINARY HIGH WATER LINE AS SHOWN ON THIS MAP IS APPROXIMATE AND IS SHOWN FOR REFERENCE PURPOSES ONLY. "THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER LINE SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS". CONTACT THE LOCAL REVIEW AUTHORITY OR APPROPRIATE DNR PERSONNEL TO FIELD LOCATE THE ORDINARY HIGH WATER LINE IF NEEDED.
 - "ANY LAND BELOW THE ORDINARY HIGH WATER LINE OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."
 - THE WDNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN LOTS 1 AND 2 OF THIS CSM. DUE TO WETLANDS INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTY, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.
 - THE DELINEATED WETLANDS SHOWN HEREON ARE SHOWN FOR REFERENCE PURPOSES ONLY, DELINEATED WETLANDS ARE VALID FOR 5 YEARS. MARTENSON & EISELE, INC. DELINEATED WETLANDS FROM 2015–2017 ARE NUGATORY. McMAHON ASSOCIATES, INC. DELINEATED WETLANDS EXPIRE AUGUST 13, 2024. PRIOR TO ANY DEVELOPMENT ON LOTS 1 OR 2 AN UPDATED WETLAND DELINEATION WILL BE REQUIRED BY A CERTIFIED WETLAND DELINEATOR, HIRED BY THE AFFECTED LANDOWNER.
 - THE BERM LOCATED WITHIN THE BERM/LANDSCAPING EASEMENT AREA ON SHEET 1 OF 5 CANNOT BE REMOVED AND THE PLANTINGS ON THE BERM MUST BE REPLACED IF REMOVED.
 - THE FLOODFRINGE BOUNDARIES SHOWN HEREON ARE APPROXIMATE.
 - A HYDROLOGIC AND HYDRAULIC (H&H) STUDY PERFORMED BY McMAHON ASSOCIATES, INC. IN 2021 ON THE NORTH/SOUTH UNNAMED NAVIGABLE STREAM ESTABLISHES THE FLOODWAY AND BUILDABLE AREA FOR LOT 1 ONLY.
 - A HYDROLOGIC AND HYDRAULIC (H&H) STUDY OF THE EAST/WEST UNNAMED NAVIGABLE STREAM IS REQUIRED TO ESTABLISH THE FLOODWAY BOUNDARY AND BUILDABLE AREA OF LOT 2.
- THIS CSM IS ALL OF TAX IDENTIFICATION No. 44944.
- THE PROPERTY OWNER OF RECORD IS THE VILLAGE OF HARRISON
- THIS PROPERTY IS CONTAINED WHOLLY WITH IN LANDS DESCRIBED IN DOCUMENT No. 540584.



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CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 5

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 3775 RECORDED IN VOLUME 34 ON PAGES 91–94, AS DOCUMENT NO. 540556, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 3775 recorded in Volume 34 on Pages 91–94, as Document No. 540556, located in part of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 301,458 square feet (6.9 acres) of land more or less.

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

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

Dated this _____ day of _____, 20____.

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

CERTIFICATE OF VILLAGE BOARD

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

Allison Blackmer, Village President Date

Vicki L. Tessen, Village Clerk Date

CERTIFICATE OF VILLAGE TREASURER:

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

Village Treasurer Date
Vicki L. Tessen

CERTIFICATE OF COUNTY TREASURER:

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

County Treasurer Date
Michael Schlaak



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Village of Harrison
August-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	10		68	\$ 3,482,000	\$ 30,216,100	8		72	\$ 3,162,000	\$ 30,716,700
Two Family (units)	1	(0)	1	\$ 850,000	\$ 850,000	0	(0)	1	\$ 0	\$ 900,000
Multi Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Additions	1		8	\$ 26,500	\$ 482,400	2		7	\$ 320,000	\$ 511,000
Acc. Structures	4		19	\$ 118,500	\$ 850,400	7		21	\$ 104,400	\$ 297,900
Miscellaneous	15		120	\$ 247,900	\$ 1,344,198	14		96	\$ 216,100	\$ 1,148,250
Total Residential	31		216	\$ 4,724,900	\$ 33,743,098	31		197	\$ 3,802,500	\$ 33,573,850
Com./Ind.										
New	0		4	\$ 0	\$ 3,508,100	0		1	\$ 0	\$ 650,000
Additions	0		3	\$ 0	\$ 2,490,000	0		0	\$ 0	\$ 0
Acc. Structures	0		2	\$ 0	\$ 1,708,500	0		0	\$ 0	\$ 0
Miscellaneous	2		9	\$ 14,000	\$ 79,900	0		5	\$ 0	\$ 115,000
Total Com./Ind.	2		18	\$ 14,000	\$ 7,786,500	0		6	\$ 0	\$ 765,000
Combined Total	33		234	\$ 4,738,900	\$ 41,529,598	31		203	\$ 3,802,500	\$ 34,338,850