



PLAN COMMISSION MEETING AGENDA

Tuesday, December 09, 2025 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. October 21, 2025 Meeting Minutes**
- 7. Convene Meeting and Enter Public Hearing**
 - a. Zoning Map Amendment (Rezoning) – Michael Philipps/Tim Johnson – N8815 S Coop Rd – Parcel 46992**
- 8. Close Public Hearing and Reconvene Regular Meeting**
- 9. New Business for Discussion, Consideration, and/or Action**
 - a. Zoning Map Amendment (Rezoning) – Michael Philipps/Tim Johnson – N8815 S Coop Rd – Parcel 46992**
 - b. Certified Survey Map (CSM) – Jim Boucher – W4626 Schmidt Rd – Parcel 40430.**
 - c. Certified Survey Map (CSM) – Sprangers Family Trust – Highline Rd – Parcel 39012.**
 - d. Certified Survey Map (CSM) – Daniel Stumpf – N8840 S Coop Rd – Parcel 33572.**
 - e. Certified Survey Map (CSM) – Crossroads Land Development LLC – Hwy 55 – Parcels 40378, 40398, 40392, 40382.**
 - f. Report: October 2025 & November 2025 Zoning Reports**

10. Set Next Meeting Date

- a. Tentatively January 20, 2026 at 6:00 pm

11. Adjournment

Agenda posted and published:

December 3, 2025, at Harrison Village Hall and to www.harrison.wi.gov

/s/ Jen Tenor, Deputy Clerk

Accessibility:

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

PLAN COMMISSION MEETING

From:

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON

Meeting Date:

December 9, 2025

Title:

Zoning Map Amendment (Rezoning) – Michael Philipps/Tim Johnson – N8815 S Coop Rd – Parcel 46992.

Issue:

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

Background and Additional Information:

The applicant proposes to rezone a 1.6-acre lot area located at N8815 S Coop Rd—Parcel 46992—from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1].

The requested rezoning would allow for the future construction of a single-family residence. Properties directly east and southeast of the site are already zoned Single-Family Residential.

The Village of Harrison Preferred Land Use Map identifies the area as Low Density Residential.

Findings of Fact:

- Staff finds that the Rezoning request complies with the Preferred Land Use Map as part of the Comprehensive Plan of the Village of Harrison.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

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

Attachments:

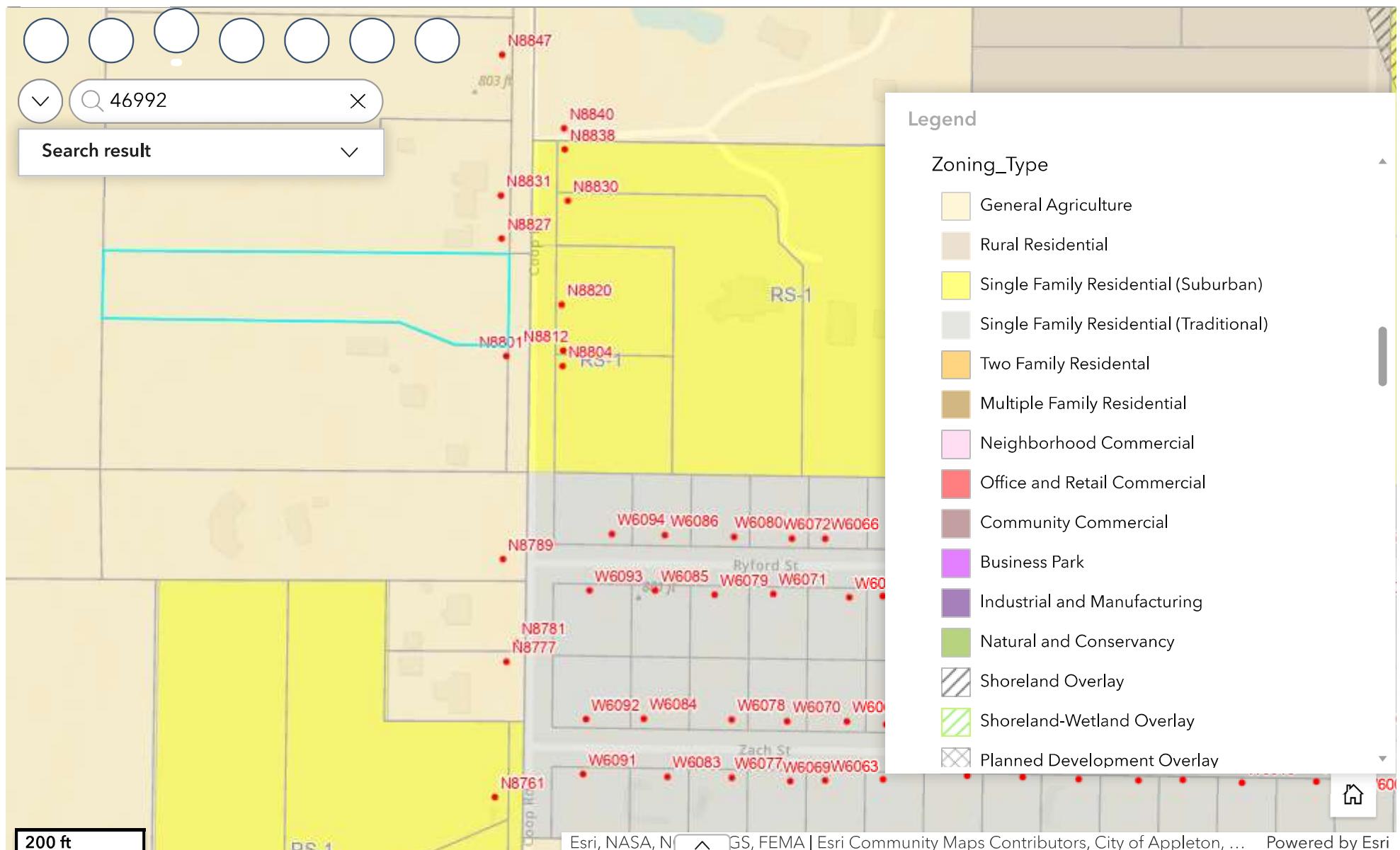
- Aerial Map
- Zoning Map
- Rezoning Ordinance

All-In-One Map

Appleton



Calumet County Zoning Map



Land Information Webpage | Calumet County Data Portal | Contact Us

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

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ORDINANCE V25-19

AN ORDINANCE AMENDING THE VILLAGE OF HARRISON OFFICIAL ZONING MAP (N8815 S Coop Rd, Parcel 46992)

WHEREAS, a public hearing on the zoning map amendment was held by the Harrison Plan Commission on December 9, 2025; and

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

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

THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Harrison, Calumet and Outagamie Counties, Wisconsin, that Article IV of the Village of Harrison Zoning Ordinance pertaining to zoning districts, and the map therein described, is hereby amended by rezoning the below described properties from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1].

Land contained wholly within Parcel No. 46992 and specifically described as:

89-25,84-443,400960 E1/2 NE1/4 NE1/4 SEC.16-20-18 LOT 1 CSM#4087 VOL.38-28.

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 16th day of December 2025.

Scott Handschke, Village President

Attest: Meghan Winkler, Village Clerk

PLAN COMMISSION MEETING

From:

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON

Meeting Date:

December 9, 2025

Title:

Certified Survey Map (CSM) – Jim Boucher – W4626 Schmidt Rd – Parcel 40430.

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant proposes to split Parcel 40430 into two separate parcels via a Certified Survey Map (CSM). The subject property is located at W4626 Schmidt Rd, east of the intersection of Hwy 55 and Schmidt Rd.

Parcel 38762, approximately 40 acres in size, would split to create a new 5.35-acre parcel (Lot 1) located in the southeast corner. The property is zoned General Agriculture and the new parcel will retain this zoning designation.

The owner of Parcel 40430 intends to sell Lot 1. The prospective buyer plans to eventually build a barndominium and establish a hobby farm, both permitted under the current zoning. There is an existing pole barn on Lot 1, which the future owner plans to incorporate into the homestead.

A proposed 40-foot ingress/egress easement runs along the east lot line of Lot 1, providing access and benefit to the remainder of the parent parcel.

Recommended Action:

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

1. The existing pole barn shall be restricted to agricultural use per the zoning code until a principal structure is constructed.
2. Construction of any principal structure other than a barndominium will require rezoning Lot 1 to Rural Residential [RR].

Attachments:

- Aerial Map
- CSM

All-In-One Map

Section 9, Item b.

Appleton



CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

OWNER(S) OF RECORD:

JAMES J. & BETTY A. BOUCHER
REVOCABLE LIVING TRUST

PARCEL NO.(S):

131-0000-0000000-000-0-201906-00-430A

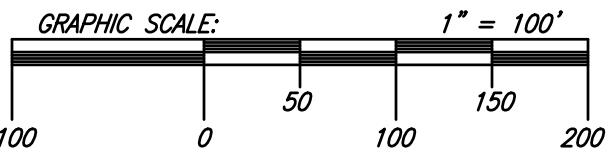
LOCATION ID:

40430

DOCUMENT NO.(S):

507139

UNPLATTED LANDS
JAMES J. & BETTY
A. REVOCABLE
LIVING TRUST



S89°52'00"E

468.78'

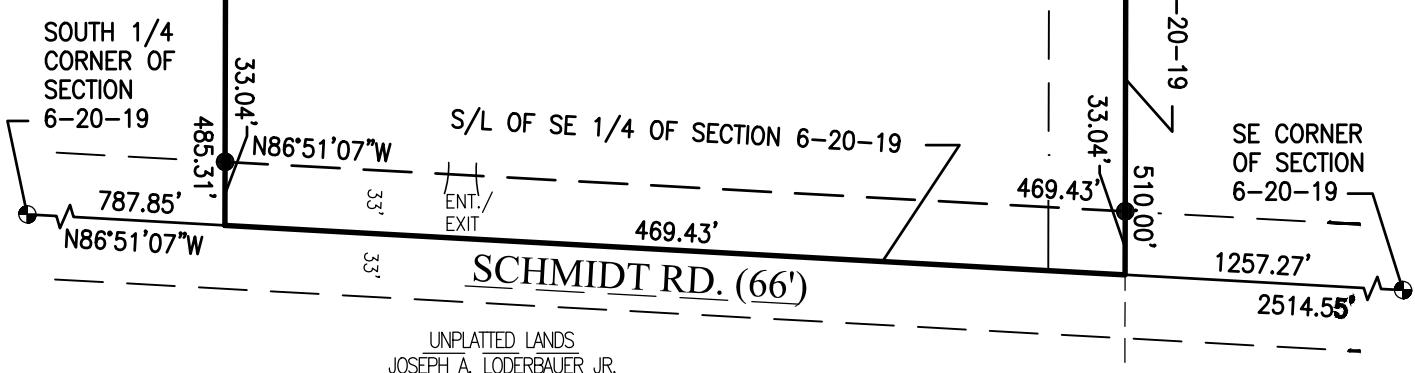
E/L OF SW 1/4 OF SE 1/4 OF SECTION 6-20-19

UNPLATTED LANDS
SCHNEIDER FAMILY TRUST
JANICE A. SCHNEIDER,
TRUSTEE

PROPOSED 40' INGRESS &
EGRESS EASEMENT TO BENEFIT
THE REMNANT PARCEL. THE
RIGHTS, TERMS, CONDITIONS,
RESPONSIBILITIES, REQUIREMENTS,
AND CREATION OF SAID
EASEMENT TO BE ADDRESSED AT
THE TIME OF ASSIGNMENT.

LOT 1

233,291 SQ. FT. TOTAL
[5.3556 ACRES] TOTAL
217,800 SQ. FT. USABLE
[5.0000 ACRES] USABLE



NOTES:

- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS HEREON. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
- FIELD SURVEY DATE: 11/13/25
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE VILLAGE OF HARRISON.

LEGEND:

- = 1 1/4" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.68 LBS. PER LIN. FT.
- (P) = 1 1/4" O.D. ROUND IRON PIPE FOUND
- = 2" IRON PIPE W/ CAP FOUND
- (W) = WELL

NORTH IS REFERENCED
TO THE SOUTH LINE OF
THE SOUTHEAST 1/4 OF
SECTION 6, TOWNSHIP 20
NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON,
CALUMET COUNTY,
WISCONSIN, WHICH
BEARS N86°51'07"W PER
THE WISCONSIN COUNTY
COORDINATE SYSTEM
(CALUMET COUNTY)

CHRISTOPHER E. PERREAU, PLS-2249 DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168
A2511.1 DATED:12/01/2025 DRAFTED BY:fnz-NJO

PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

December 9, 2025

Title:

Certified Survey Map (CSM) – Sprangers Family Trust – Highline Rd – Parcel 39012.

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant proposes to divide Parcel 39012 into two separate parcels via a Certified Survey Map (CSM). The subject property is located on the west side of Highline Rd, directly south of the Harrison Business Park Condominiums.

Parcel 38762, which is approximately 20.37 acres, would be split to create two lots. Lot 1, located on the north side, would comprise 10.35 acres, while Lot 2 would comprise 10.02 acres. The area is zoned General Agriculture, and the newly created parcel will retain this zoning designation.

The purpose of the CSM is to allow the applicant to sell Lot 1 while retaining Lot 2.

Recommended Action:

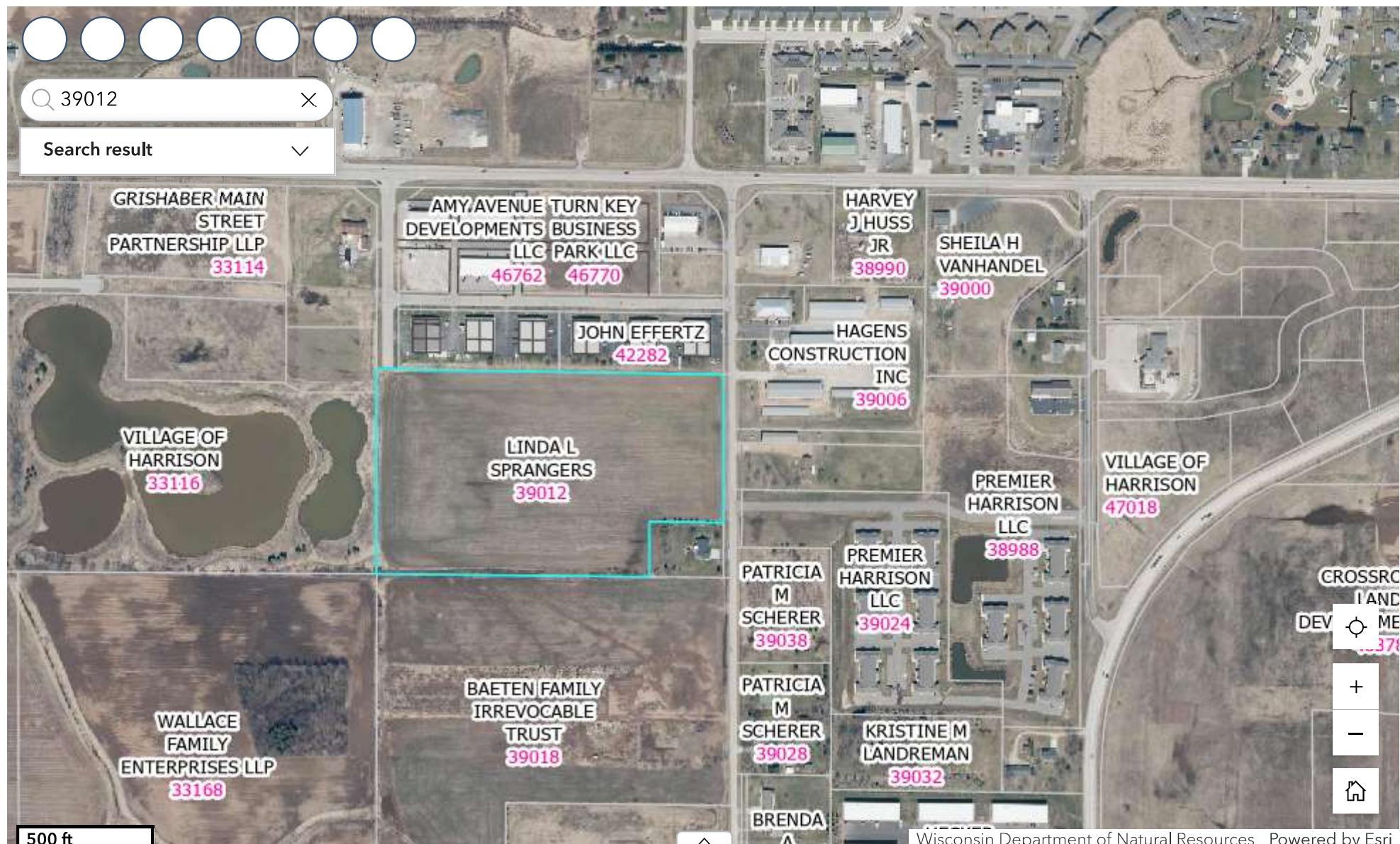
Staff recommends approval of the Certified Survey Map (CSM) request as submitted.

Attachments:

- Aerial Map
- CSM

All-In-One Map

Appleton

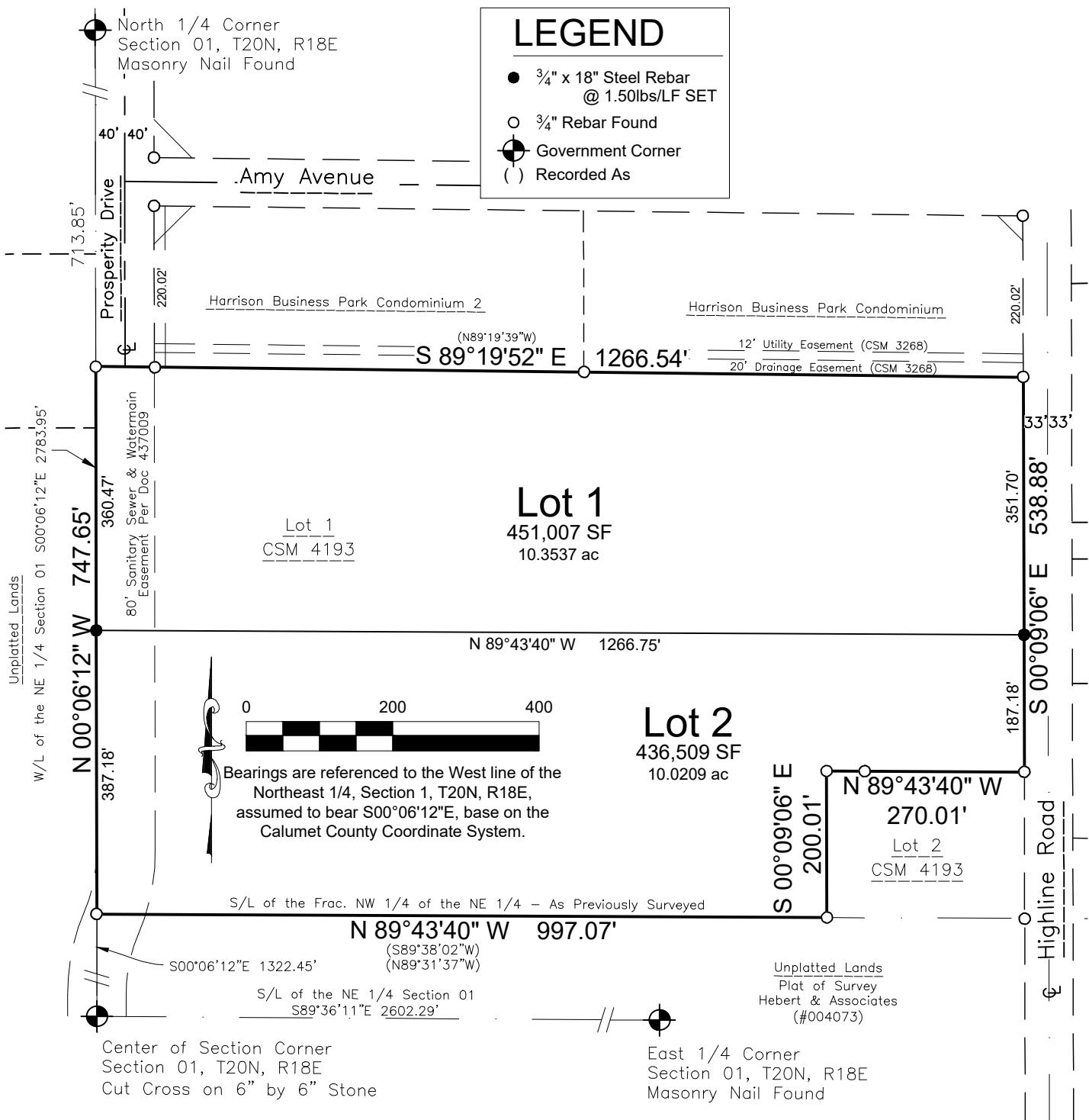
[Land Information Webpage](#) | [Calumet County Data Portal](#) | [Contact Us](#)

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

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Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map 4193, being Part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.



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

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



Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map 4193, being Part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison and Calumet County, and under the direction of Sprangers Family Trust, the property owners of said land, I have surveyed, divided, and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 1 of Certified Survey Map 4193 (Doc. 594042), being part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 887,516 Square Feet (20.3746 Acres) of land. Described parcel is subject to all easements, and restrictions of record.

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

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

Owners' Certificate

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

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

Village of Harrison

In the presence of: Sprangers Family Trust

Authorized Representative/Trustee

Date

Print Name

State of Wisconsin _____)
)SS

 County)

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

My Commission Expires _____
Notary Public, Wisconsin

Certified Survey Map No. _____

All of Lot 1 of Certified Survey Map 4193, being Part of the Fractional Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin.

Village Board Resolution

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

Village President

Print Name

Date

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

Village Clerk

Print Name

Date

Treasurers' Certificate

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

Village Treasurer

Print Name

Date

County Treasurer

Print Name

Date

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

the property owner of record:
Sprangers Family Trust

Recording Information:
Doc. 267937
Doc. 594042 (Lot 1 CS)

Parcel Number(s):
39012

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

Dec 02, 2025 - 11:25 AM J:\Projects\7816spr\dwg\Civil_3D\7816CSM2.dwg Printed by: scott

File: 7816CSM2.dwg
Date: 12/02/2025
Drafted By: scott
Sheet: 3 of 3

PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

December 9, 2025

Title:

Certified Survey Map (CSM) – Daniel Stumpf – N8840 S Coop Rd – Parcel 33572.

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant proposes to divide Parcel 33572 into two separate parcels via a Certified Survey Map (CSM). The subject property is located at N8840 S Coop Rd, south of the Woodland Rd and S Coop Rd intersection.

The CSM would split the current Parcel 38762 to create Lot 1, a new residential lot along S. Coop Road intended for a family member. The existing residence would remain on Lot 2, which would obtain access via a 33-foot ingress/egress easement along the southern lot line, effectively creating a flag lot.

Lot 2 is zoned General Agriculture [AG], in which flag lots are permitted.

Lot 1, however, would have to be rezoned to Single-Family Residential (Suburban) [RS-1] prior to building a primary residence, in accordance with the zoning code.

Recommended Action:

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

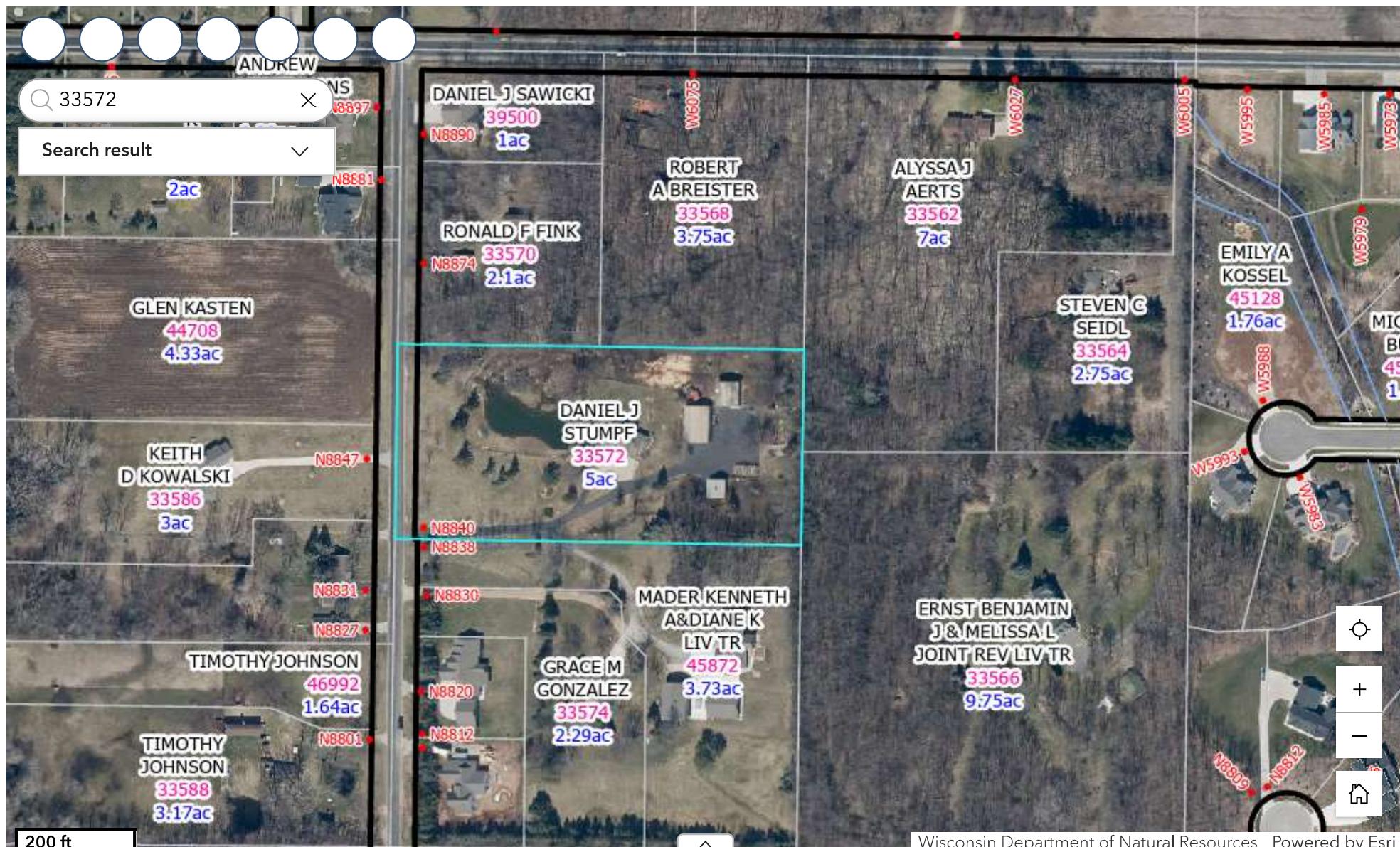
1. Construction of a principal structure on Lot 1 will require rezoning Lot 1 to Single-Family Residential (Suburban) [RS-1]

Attachments:

- Aerial Map
- Zoning Map
- CSM

All-In-One Map

Appleton



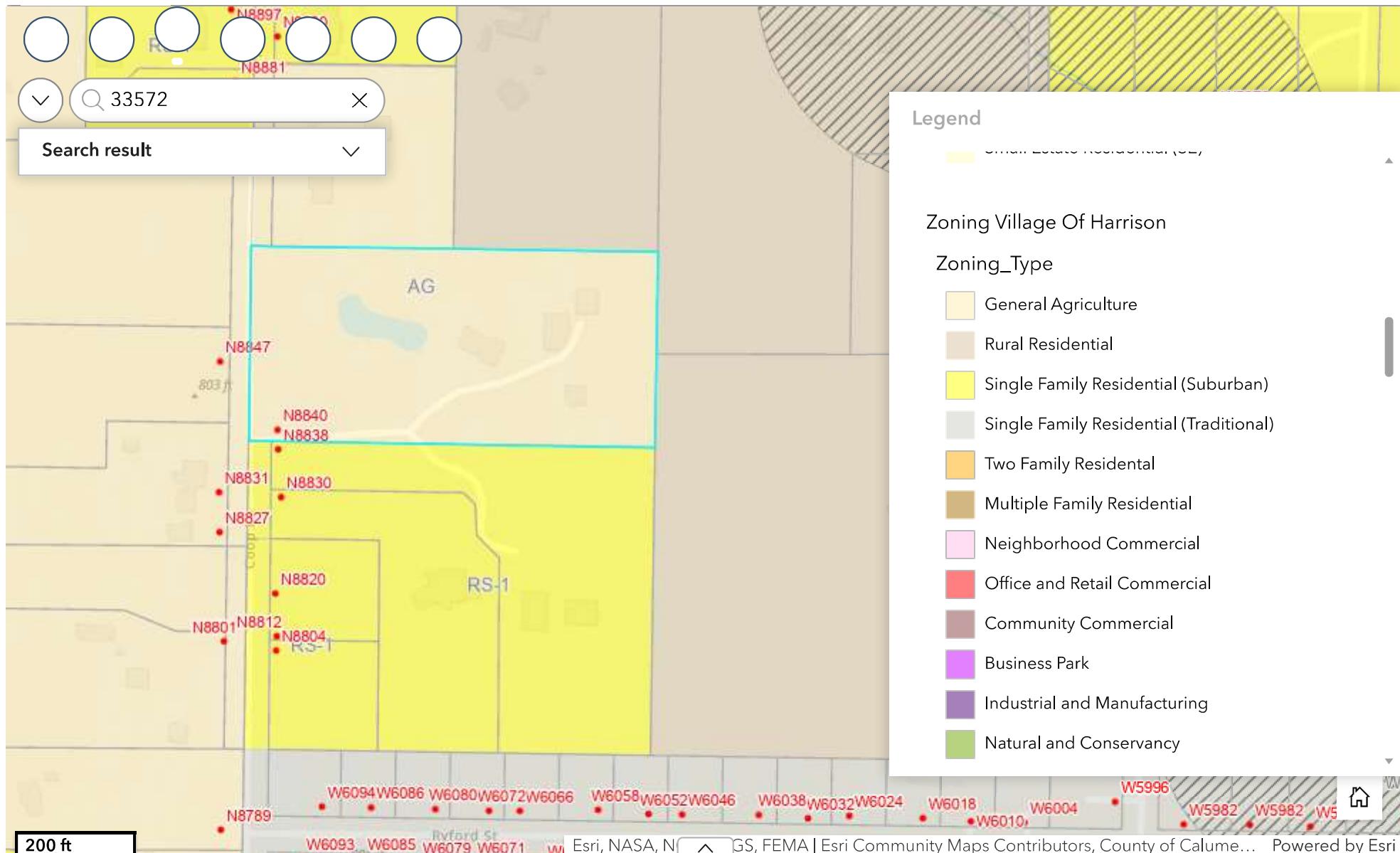
Wisconsin Department of Natural Resources Powered by Esri

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

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Calumet County Zoning Map

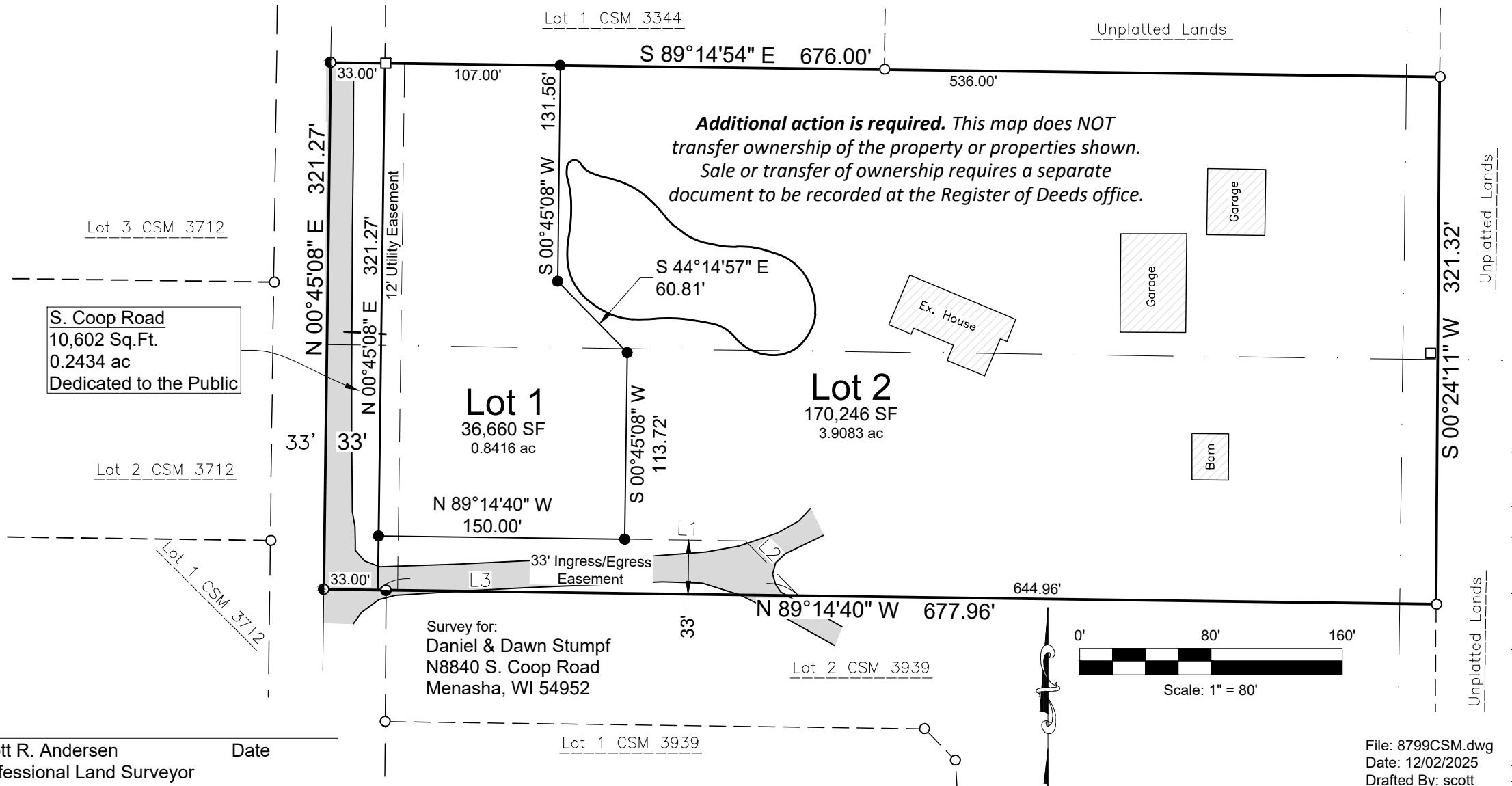


Certified Survey Map No. _____

Part of the Northwest 1/4, Northeast 1/4, Southeast 1/4,
and the Southwest 1/4 of the Northeast 1/4 of
Section 15, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin.



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



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

Date _____

File: 8799CSM.dwg
Date: 12/02/2025
Drafted By: scott
Sheet: 1 of

PLAN COMMISSION MEETING

From:

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON

Meeting Date:

December 9, 2025

Title:

Certified Survey Map (CSM) – Crossroads Land Development LLC – Hwy 55 – Parcels 40378, 40398, 40392, 40382.

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The purpose of the proposed CSM is to accommodate the area for future development and includes the following actions:

- Dedication of public right-of-way to extend Highline Road east of Highway 55.
- Mapping of the future street, Unison Way, which would access Highway 55 to the north and extend south to Highline Road.
- Adjustment of the lot lines for parcels 40378, 40397, 40392, and 40382.
- Creation of a larger Lot 1 to support future development.
- Recording of a 30-foot ingress/egress easement through Lots 2 and 3.

The proposed CSM area is located east of Highway 55 and includes parcels 40378, 40398, 40392, and 40382. Parcels 40378 and 40398 are zoned Business Park (BP). Parcel 40378 borders Village-owned property to the east and south. Parcels 40392 and 40382 are zoned General Agriculture and currently contain agricultural uses and a single-family residence.

Recommended Action:

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

Attachments:

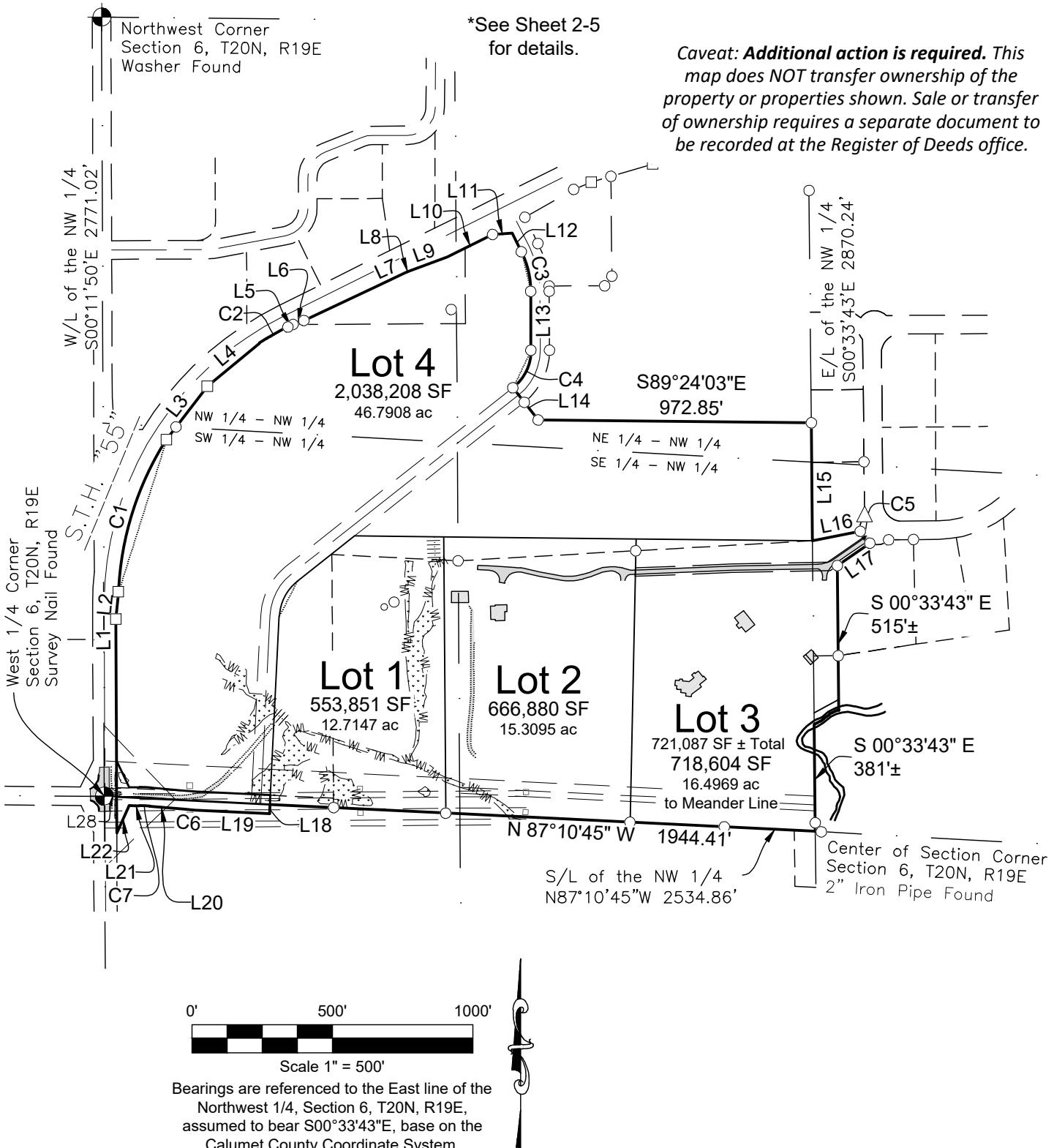
- Aerial Map
- CSM

Certified Survey Map No. _____

Part of the Fractional Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Fractional Northwest 1/4, all of the Northwest 1/4, Section 06, And Part of the Fractional Northwest 1/4 of the Southwest 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

LEGEND

- $\frac{3}{4}$ " x 18" Steel Rebar @ 1.50lbs/LF SET
- $\frac{3}{4}$ " Rebar Found
- 1" Iron Pipe Found
- Government Corner
- △ 1 $\frac{1}{4}$ " Rebar Found
- W Delineated Wetlands



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

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

Survey for:
Eugene and Joyce Frederickson
4450 Fieldcrest Dr.
Kaukauna, WI 54130

Date

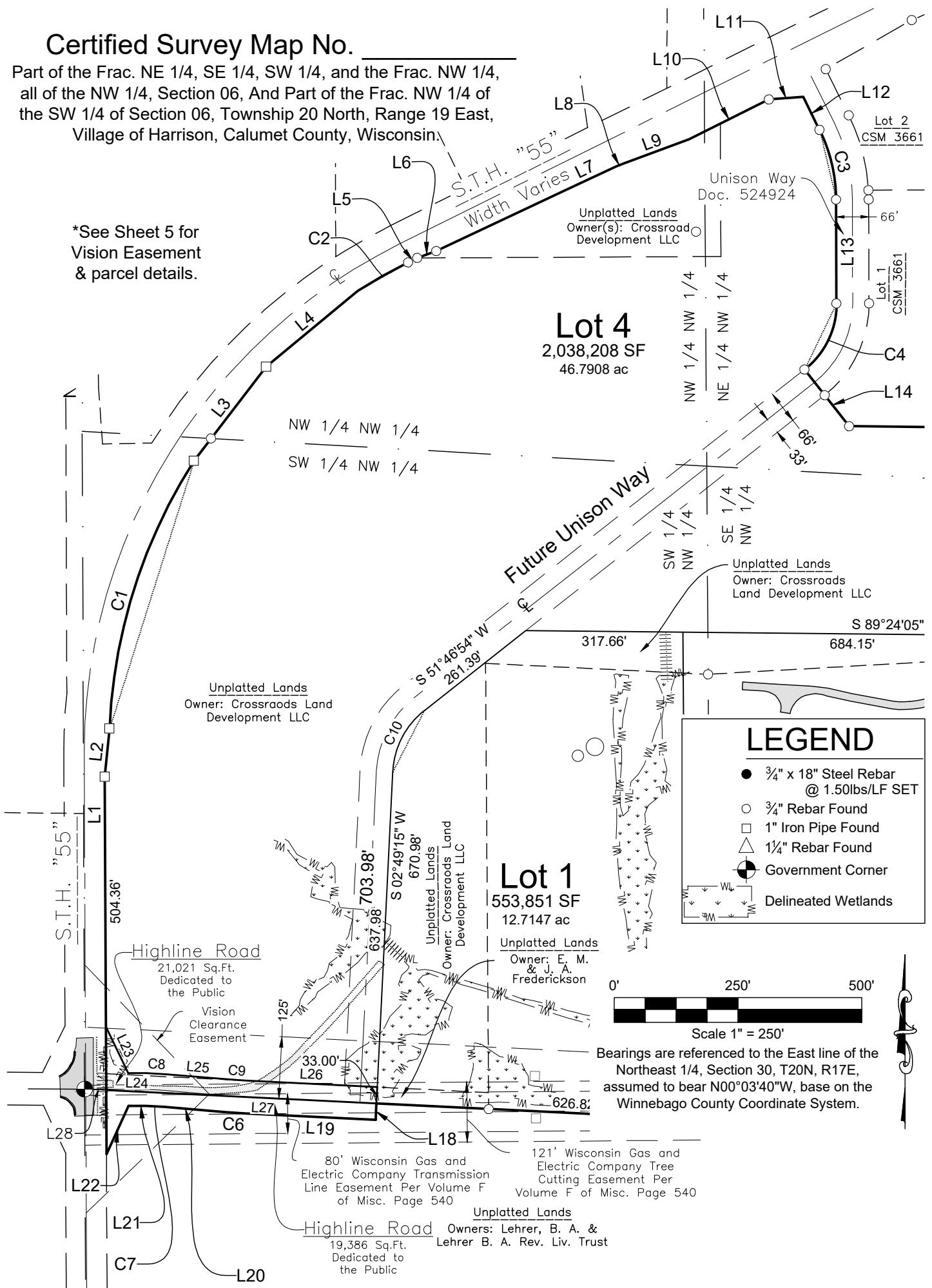
File: 9018CSM.dwg
Date: 12/02/2025
Drafted By: kristy
Sheet: 1 of 11

Certified Survey Map No.

Part of the Frac. NE 1/4, SE 1/4, SW 1/4, and the Frac. NW 1/4, all of the NW 1/4, Section 06, And Part of the Frac. NW 1/4 of the SW 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

Village of Harrison, Calumet County, Wisconsin:

*See Sheet 5 for
Vision Easement
& parcel details.



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

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davelpro.com

12/2/2025 2:45 PM J:\Projects\9018fre\dwg\Civil 3D\9018CSM.dwg Printed by: kristy

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

Date
File: 9018CSM.dwg
Date: 12/02/2025
Drafted By: kristy
Sheet: 2 of 11

Certified Survey Map No. _____

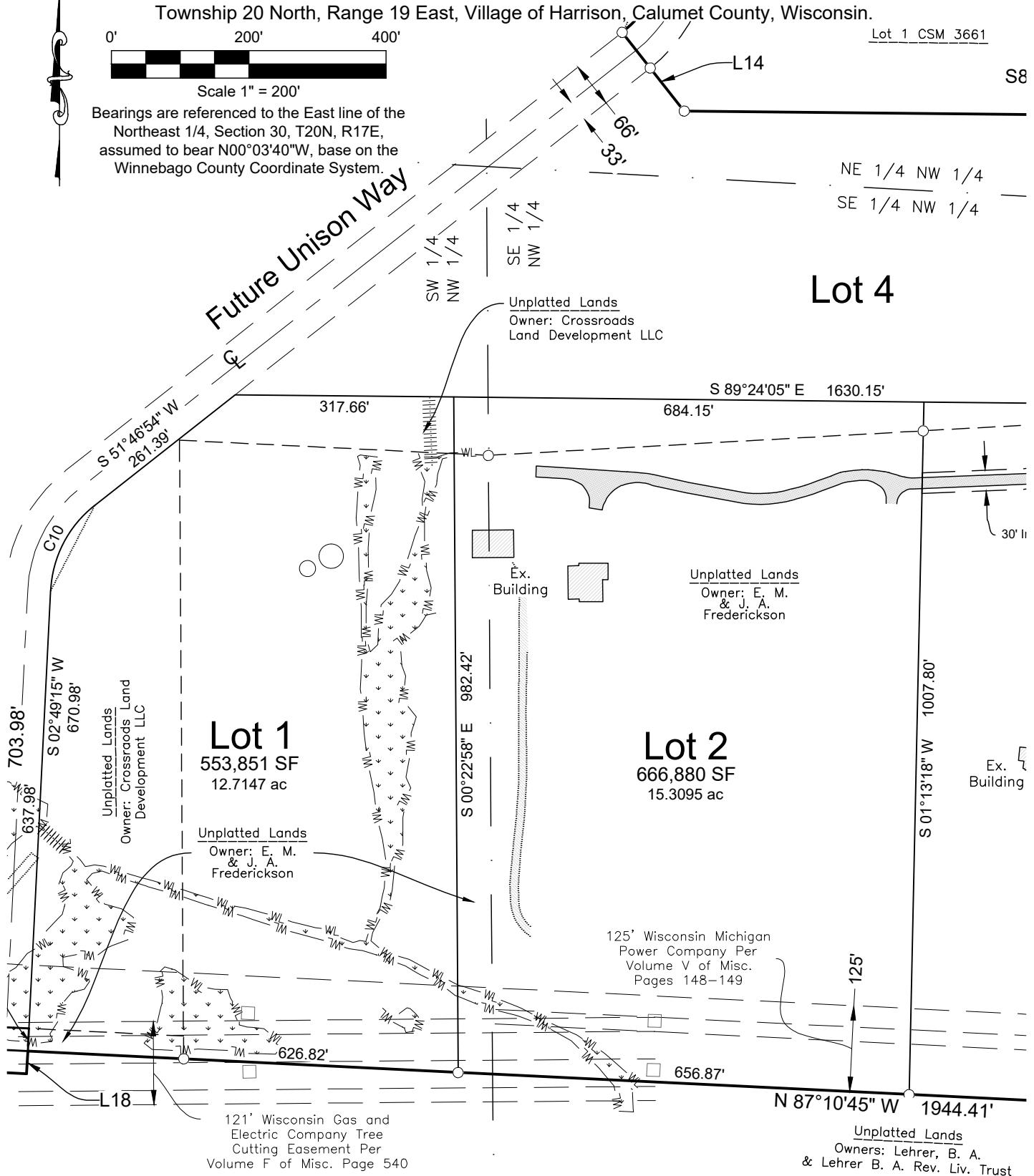
Part of the Fractional Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Fractional Northwest 1/4, all of the Northwest 1/4, Section 06, And Part of the Fractional Northwest 1/4 of the Southwest 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

0' 200' 400'
Scale 1" = 200'

Lot 1 CSM 3661

S8

Bearings are referenced to the East line of the Northeast 1/4, Section 30, T20N, R17E, assumed to bear N00°03'40"W, base on the Winnebago County Coordinate System.



LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- Government Corner
- △ 1 1/4" Rebar Found
- Delineated Wetlands



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

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

Certified Survey Map No. _____

Part of the Fractional Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Fractional Northwest 1/4, all of the Northwest 1/4, Section 06, And Part of the Fractional Northwest 1/4 of the Southwest 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

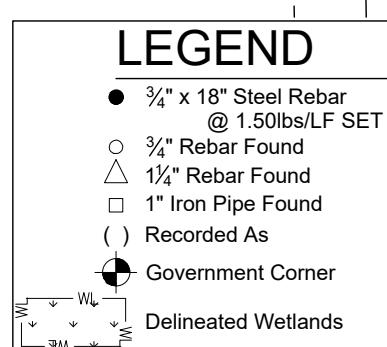
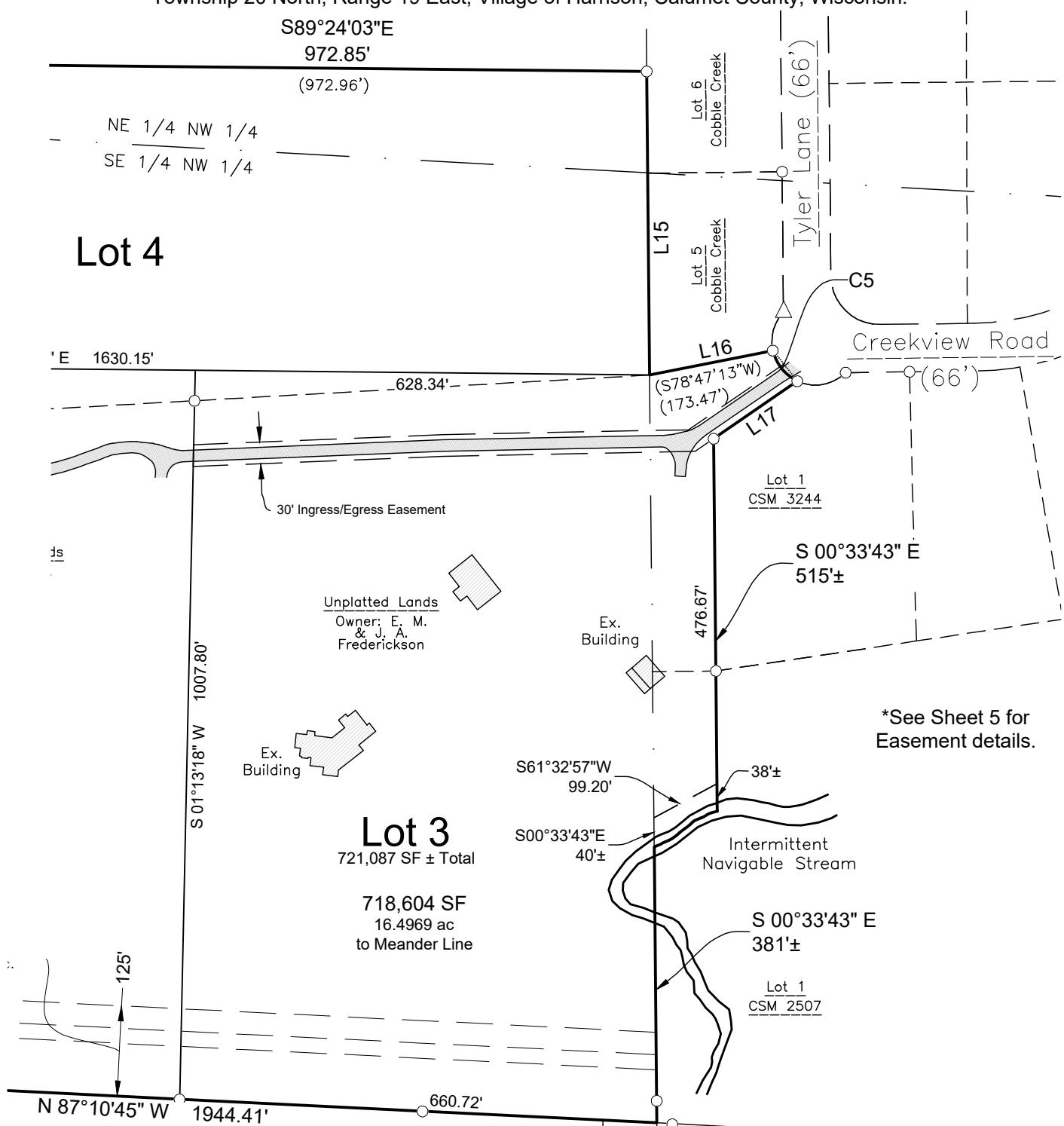
S89°24'03"E

972.85'

(972.96')

NE 1/4 NW 1/4
SE 1/4 NW 1/4

Lot 4



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

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
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Certified Survey Map No. _____

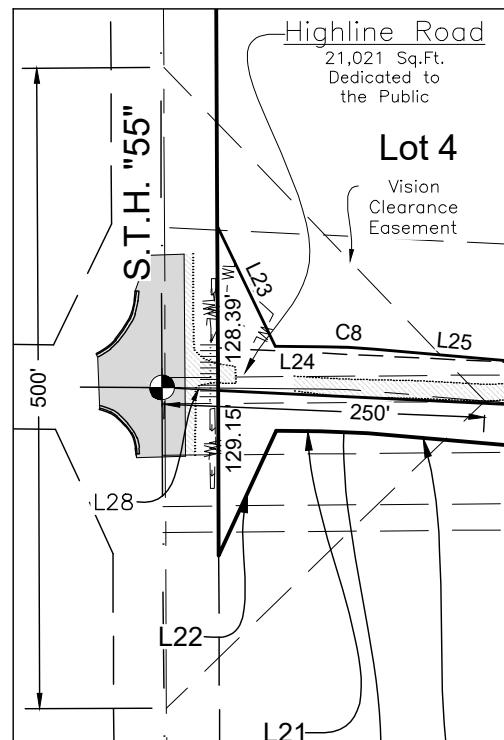
Part of the Fractional Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Fractional Northwest 1/4, all of the Northwest 1/4, Section 06, And Part of the Fractional Northwest 1/4 of the Southwest 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	1095.92'	N 17°31'43" E	567.29'	573.82'	30°00'00"
C2	1104.67'	N 60°32'34" E	116.84'	116.89'	6°03'46"
C3	319.00'	S 13°18'42" E	144.76'	146.03'	26°13'43"
C4	169.00'	S 25°47'31" W	148.11'	153.32'	51°58'42"
C5	60.00'	S 38°47'27" E	54.22'	56.26'	53°43'21"
C6	1033.00'	N 86°08'14" W	37.58'	37.58'	2°05'03"
C7	467.00'	N 87°20'57" W	36.73'	36.74'	4°30'29"
C8	533.00'	N 87°20'57" W	41.93'	41.94'	4°30'29"
C9	967.00'	N 86°08'14" W	35.17'	35.18'	2°05'03"
C10	167.00'	N 27°18'04" E	138.40'	142.71'	48°57'39"

LINE TABLE		
Line	Bearing	Length
L1	N 00°15'04" W	761.90'
L2	N 05°35'08" E	98.06'
L3	N 37°31'39" E	238.94'
L4	N 50°25'25" E	240.14'
L5	N 63°34'27" E	20.67'
L6	N 69°54'53" E	40.91'
L7	N 64°45'18" E	116.96'
L8	N 70°33'39" E	13.38'
L9	N 69°33'03" E	143.76'
L10	N 63°27'22" E	180.37'
L11	N 86°05'34" E	69.47'
L12	S 26°25'33" E	74.06'
L13	S 00°11'50" E	209.71'
L14	S 38°13'06" E	145.75'
L15	S 00°33'43" E	419.68'

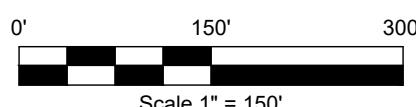
LINE TABLE		
Line	Bearing	Length
L16	N 78°48'20" E	173.46'
L17	S 55°28'09" W	140.30'
L18	S 02°49'15" W	33.00'
L19	N 87°10'45" W	267.32'
L20	N 85°05'42" W	123.53'
L21	N 89°36'11" W	34.68'
L22	S 24°42'09" W	107.30'
L23	N 25°39'50" W	104.35'
L24	N 89°36'11" W	35.92'
L25	N 85°05'42" W	123.53'
L26	N 87°10'45" W	267.32'
L27	S 87°10'45" E	546.64'
L28	S 87°10'45" E	43.81'

Detail for Vision Easement



LEGEND

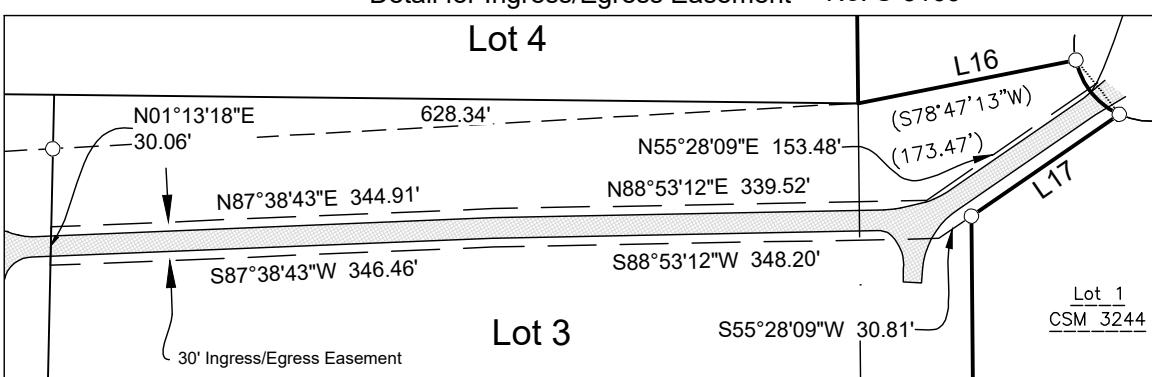
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- △ 1/4" Rebar Found
- 1" Iron Pipe Found
- Government Corner
- W Delineated Wetlands
- () Recorded As



Scott R. Andersen Date
Professional Land Surveyor

No. S-3169

Detail for Ingress/Egress Easement



Certified Survey Map No. _____

Part of the Fractional Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Fractional Northwest 1/4, all of the Northwest 1/4, Section 06, And Part of the Fractional Northwest 1/4 of the Southwest 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

Owner's Certificate of Dedication

Crossroads Land Development, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

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

Village of Harrison

In the presence of: Crossroads Land Development, LLC

Managing Member

Print Name

Date

State of Wisconsin)
)SS
 _____ County)

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

My Commission Expires _____

Notary Public, Wisconsin

Scott R. Andersen Date

Professional Land Surveyor No. S-3169

scott@davel.pro

File: 9018CSM.dwg
Date: 12/02/2025
Drafted By: kristy
Sheet: 7 of 11

Certified Survey Map No. _____

Part of the Fractional Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Fractional Northwest 1/4, all of the Northwest 1/4, Section 06, And Part of the Fractional Northwest 1/4 of the Southwest 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

Owner's Certificate of Dedication

Cobble Creek, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

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

Village of Harrison

In the presence of: Cobble Creek, LLC

Managing Member

Print Name

Date

State of Wisconsin)
)
)SS
County)

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

My Commission Expires _____

Notary Public, Wisconsin

Scott R. Andersen Date

Professional Land Surveyor No. S-3169

scott@davel.pro

File: 9018CSM.dwg
Date: 12/02/2025
Drafted By: kristy
Sheet: 8 of 11

Certified Survey Map No. _____

Part of the Fractional Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Fractional Northwest 1/4, all of the Northwest 1/4, Section 06, And Part of the Fractional Northwest 1/4 of the Southwest 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

Owners' Certificate

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

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

Village of Harrison

Dated this _____ day of _____, 20_____

Eugene M. Frederickson, Owner

Joyce A. Frederickson, Owner

State of Wisconsin)
)SS
 _____ County)

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

My Commission Expires _____
Notary Public, Wisconsin

Scott R. Andersen

Date

Professional Land Surveyor No. S-3169

scott@davel.pro

12/2/2025 3:00 PM J:\Projects\9018fre\dwg\Civil 3D\9018CSM.dwg Printed by: kristy

File: 9018CSM.dwg
Date: 12/02/2025
Drafted By: kristy
Sheet: 9 of 11

Certified Survey Map No. _____

Part of the Fractional Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Fractional Northwest 1/4, all of the Northwest 1/4, Section 06, And Part of the Fractional Northwest 1/4 of the Southwest 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

Owners' Certificate

As Trustees of the Beverly A. Lehrer Revocable Living Trust, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped all as shown and represented on this map.

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

Village of Harrison

Dated this _____ day of _____, 20_____

Beverly A. Lehrer
Trustee

State of Wisconsin)
)
)S
_____ County)

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

Certified Survey Map No. _____

Part of the Fractional Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Fractional Northwest 1/4, all of the Northwest 1/4, Section 06, And Part of the Fractional Northwest 1/4 of the Southwest 1/4 of Section 06, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin.

Village Board Resolution

Resolved, that this certified survey map in the Village of Harrison, Calumet County, Eugene and Joyce Frederickson, Crossroads Land Development, LLC, Beverly A. Lehrer Revocable Living Trust, and Cobble Creek, LLC, the property owners, is hereby approved by the Village Board of the Village of Harrison.

Village President

Print Name

Date

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

Village Clerk

Print Name

Date

Treasurers' Certificate

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

Village Treasurer

Print Name

Date

County Treasurer

Print Name

Date

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

the property owner of record: Crossroads Land Development, LLC	Recording Information: Doc. Doc. 379316	Parcel Number(s): 40386 40378
Eugene and Joyce Frederickson	Doc. Doc. Doc. Doc. Doc. Doc.	40398 40394 40396 40392 40382
Cobble Creek, LLC Beverly A. Lehrer Revocable Living Trust	Doc. 463120 Doc. 531123	40370 40404

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

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File: 9018CSM.dwg
Date: 12/02/2025
Drafted By: kristy
Sheet: 11 of 11

All-In-One Map



Wisconsin Department of Natural Resources Powered by Esri

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

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Village of Harrison
October-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	23	110	\$ 11,138,000	\$ 48,941,700	19	99	\$ 7,953,500	\$ 43,890,200
Two Family (units)	0 (0)	1	\$ 0	\$ 850,000	0 (0)	1	\$ 0	\$ 900,000
Multi Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Additions	4	13	\$ 163,000	\$ 1,037,000	1	11	\$ 75,000	\$ 731,000
Acc. Structures	0	24	\$ 0	\$ 915,500	5	31	\$ 214,700	\$ 613,450
Miscellaneous	15	154	\$ 510,200	\$ 2,111,298	15	127	\$ 174,850	\$ 1,945,500
Total Residential	42	302	\$ 11,811,200	\$ 53,855,498	40	269	\$ 8,418,050	\$ 48,080,150
Com./Ind.								
New	1	5	\$ 800,000	\$ 4,308,100	0	1	\$ 0	\$ 650,000
Additions	1	5	\$ 250,000	\$ 9,740,000	1	1	\$ 12,000,000	\$ 12,000,000
Acc. Structures	0	2	\$ 0	\$ 1,708,500	0	0	\$ 0	\$ 0
Miscellaneous	2	13	\$ 44,900	\$ 178,300	1	8	\$ 50,000	\$ 165,150
Total Com./Ind.	4	25	\$ 1,094,900	\$ 15,934,900	2	10	\$ 12,050,000	\$ 12,815,150
Combined Total	46	327	\$ 12,906,100	\$ 69,790,398	42	279	\$ 20,468,050	\$ 60,895,300

Village of Harrison
November-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	7	117	\$ 4,240,000	\$ 53,181,700	8	107	\$ 3,102,600	\$ 46,992,800
Two Family (units)	0 (0)	1	\$ 0	\$ 850,000	0 (0)	1	\$ 0	\$ 900,000
Multi Family (units)	0 (0)	0	\$ 0	\$ 0	0 (0)	0	\$ 0	\$ 0
Additions	1	14	\$ 120,000	\$ 1,157,000	2	13	\$ 88,000	\$ 819,000
Acc. Structures	0	24	\$ 0	\$ 915,500	2	33	\$ 53,000	\$ 666,450
Miscellaneous	6	160	\$ 78,600	\$ 2,189,898	5	132	\$ 83,700	\$ 2,029,200
Total Residential	14	316	\$ 4,438,600	\$ 58,294,098	17	286	\$ 3,327,300	\$ 51,407,450
Com./Ind.								
New	0	5	\$ 0	\$ 4,308,100	0	1	\$ 0	\$ 650,000
Additions	0	5	\$ 0	\$ 9,740,000	0	1	\$ 0	\$ 12,000,000
Acc. Structures	0	2	\$ 0	\$ 1,708,500	0	0	\$ 0	\$ 0
Miscellaneous	0	13	\$ 0	\$ 178,300	0	8	\$ 0	\$ 165,150
Total Com./Ind.	0	25	\$ 0	\$ 15,934,900	0	10	\$ 0	\$ 12,815,150
Combined Total	14	341	\$ 4,438,600	\$ 74,228,998	17	296	\$ 3,327,300	\$ 64,222,600