

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Identify Potential Conflict 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. May 20, 2025

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

- a. Conditional Use Permit – Tom Roffers – N7190 Hwy 114 – Parcel 38744
- b. Conditional Use Permit – Troy Frederickson – N9586 Bies Rd – Parcel 42314
- c. Village of Harrison Comprehensive Plan Resolution

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

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

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

- a. Conditional Use Permit – Tom Roffers – N7190 Hwy 114 – Parcel 38744
- b. Conditional Use Permit – Troy Frederickson – N9586 Bies Rd – Parcel 42314
- c. Certified Survey Map (CSM) – DeWitt Development – W5896 Edgewood Dr – Parcel 46672
- d. Site Plan Review – Farmers Field Pavilion – W5807 Manitowoc Rd – Parcel 33524
- e. Village of Harrison Comprehensive Plan Resolution

[f.](#) Report: May 2025 & June 2025 Zoning Permits

11. Future Agenda Items

12. Set Next Meeting Date

- a. Tentatively August 19, 2025 at 6:00 pm

13. Adjournment

Agenda posted and published:

July 16, 2025 at Harrison Village Hall, Harrison Utilities and to www.Harrison-WI.org

/s/ Meghan Winkler, Clerk

Accessibility:

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

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

July 22, 2025

Title:

Conditional Use Permit – Tom Roffers – N7190 Hwy 114 – Parcel 38744

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit to the Village Board for a water closet (toilet) in a detached accessory building?

Background and Additional Information:

The applicant seeks a Conditional Use Permit (CUP) to install a toilet and sink (water closet) in a new accessory building. The zoning permit for the pole shed was issued June 16, 2025 with a condition that a water closet shall not be installed without an approved CUP. It is 2,952 square feet and located northwest of the house at N7190 Hwy 114. The property is 10.51 acres and zoned Rural Residential [RR].

Per Section 117-54(a)(7): Any detached accessory use, building and/or structure with a water closet (toilet facility) shall require a conditional use permit, pursuant to article XI, Conditional Use Permits.

More information as provided by the applicant:

- The use of the accessory building is for personal storage and tinkering.
- There will be no living quarters built out within the building.

Findings of Fact:

- Staff finds that the Conditional Use Permit request will comply with the Harrison Zoning Ordinance, subject to the conditions below.
- Property owners within a 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

Staff recommends approval of the Conditional Use Permit (CUP) to install a toilet and sink in an accessory building at N7190 Hwy 114 with the following conditions:

1. The detached accessory building shall not be used as a secondary dwelling (per Section 117-54(a)(9)).
2. The detached garage shall follow the blueprints as submitted with the approved zoning and building permits.

3. The Conditional Use Permit shall be non-transferable.

Attachments:

- Aerial Map



PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

July 22, 2025

Title:

Conditional Use Permit – Troy Frederickson – N9586 Bies Rd – Parcel 42314

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit to the Village Board for a water closet (toilet) in a detached accessory building?

Background and Additional Information:

The applicant seeks a Conditional Use Permit (CUP) to install a toilet and sink (water closet) in a new accessory building. The zoning permit for the pole shed was issued June 26, 2025 with a condition that a water closet shall not be installed without an approved CUP. It is 3,840 square feet and located east of the house at N9586 Bies Rd. The property is 3.27 acres and zoned Rural Residential [RR].

The applicant, in the future, may split the parcel and build a new home east of the accessory building.

Per Section 117-54(a)(7): Any detached accessory use, building and/or structure with a water closet (toilet facility) shall require a conditional use permit, pursuant to article XI, Conditional Use Permits.

More information as provided by the applicant:

- The use of the accessory building is for personal storage and personal use.
- There will be no living quarters built out within the building.

Findings of Fact:

- Staff finds that the Conditional Use Permit request will comply with the Harrison Zoning Ordinance, subject to the conditions below.
- Property owners within a 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

Staff recommends approval of the Conditional Use Permit (CUP) to install a toilet and sink in an accessory building at N9586 Bies Rd with the following conditions:

1. The detached accessory building shall not be used as a secondary dwelling (per Section 117-54(a)(9).
2. The detached garage shall follow the blueprints as submitted with the approved zoning and building permits.
3. The Conditional Use Permit shall be non-transferable.

Attachments:

- Aerial Map



PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

July 22, 2025

Title:

Certified Survey Map (CSM) – DeWitt Development – W5896 Edgewood Dr – Parcel 46672

Issue:

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

Background and Additional Information:

The applicant proposes to create a new lot through a Certified Survey Map (CSM). This would involve splitting parcel 46672 and also taking roughly 8,000 square feet from parcel 46670 to create Lots 2 and 3 of the proposed CSM.

As a result, Parcel 46670—designated as Lot 1 on the CSM—would be reduced from 1.07 acres to 0.886 acres. Parcel 46672 would be divided into two new lots: Lot 2, comprising 17,582 square feet, and Lot 3, comprising 19,024 square feet.

The proposed CSM is located in the Harrison Heights subdivision. Lot 1 is accessed via Woodland Rd and separated by a large drainage ditch/easement from Lots 2 & 3, which are off Edgewood Dr. The area is zoned Single-Family Residential (Suburban) [RS-1] and all proposed lots comply with the zoning code.

Recommended Action:

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

Attachments:

- Aerial Map
- CSM

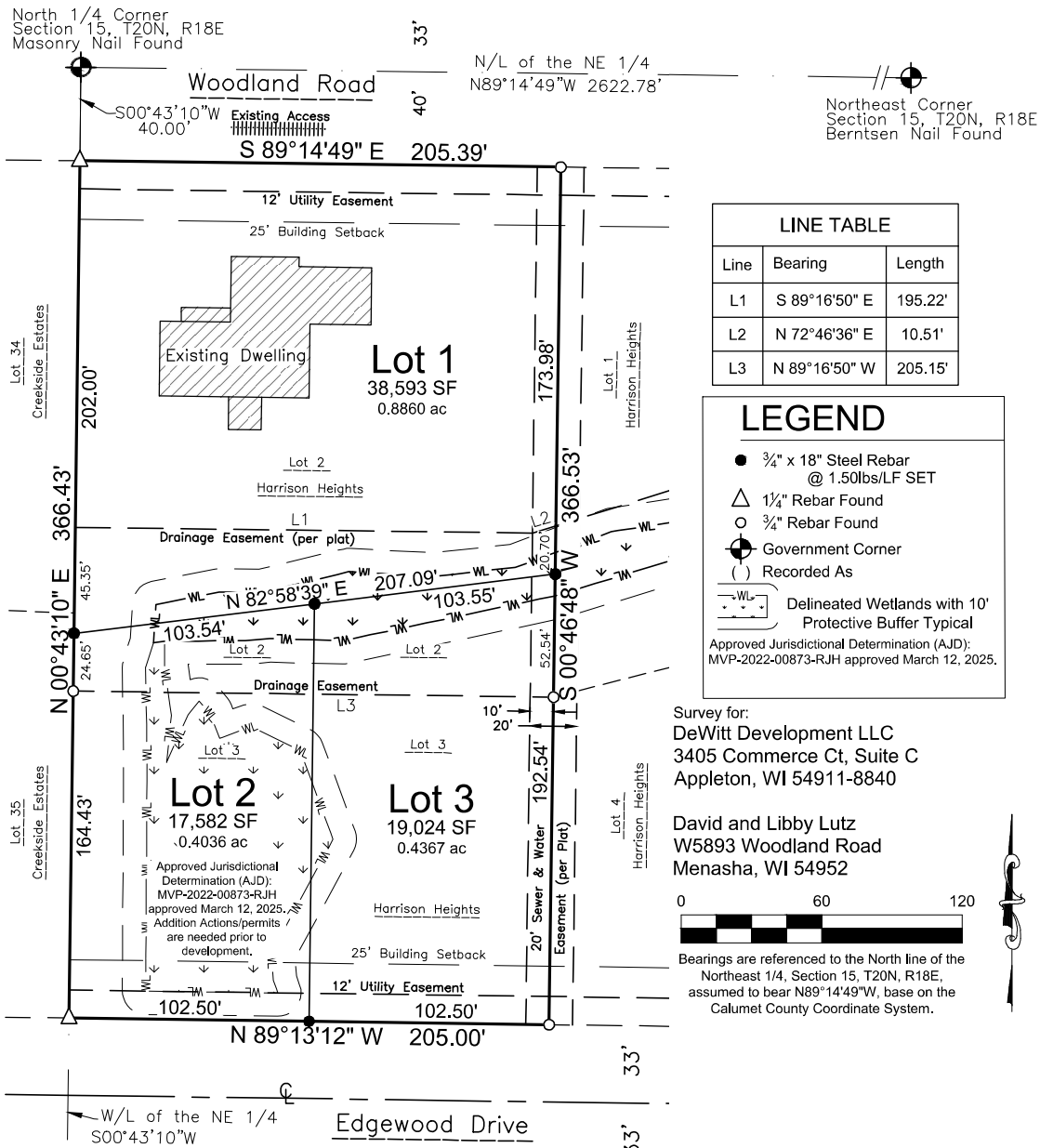


Certified Survey Map No. _____

All of Lot 2 and 3 of Harrison Heights, located in the
Northwest 1/4 of the Northeast 1/4
of Section 15, 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 or documents to be recorded at the Register of Deeds office.



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: 6934CSM2.dwg
Date: 06/30/2025
Drafted By: scott
Sheet: 1 of 4

Certified Survey Map No. _____

All of Lot 2 and 3 of Harrison Heights, located in the
Northwest 1/4 of the Northeast 1/4
of Section 15, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of DeWitt Development, LLC and David and Libby Lutz, 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 2 and 3 of Harrison Heights (Doc. 578271), located in the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 75,199 Square Feet (1.7263 Acres) of land, subject to all easements, and restrictions of record.

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

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

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map 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

Dated this _____ day of _____, 20_____

David Lutz, Owner

Libby Lutz, 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

File: 6934CSM2.dwg
Date: 06/30/2025
Drafted By: scott
Sheet: 2 of 4

Certified Survey Map No. _____

All of Lot 2 and 3 of Harrison Heights, located in the
Northwest 1/4 of the Northeast 1/4
of Section 15, Township 20 North, Range 18 East,
Village of Harrison, Calumet County, Wisconsin

Owner's Certificate

DeWitt 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, 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: DeWitt 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

File: 6934CSM2.dwg
Date: 06/30/2025
Drafted By: scott
Sheet: 3 of 4

Certified Survey Map No. _____

All of Lot 2 and 3 of Harrison Heights, located in the
Northwest 1/4 of the Northeast 1/4
of Section 15, 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, DeWitt Development, LLC and David and Libby Lutz 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:	Recording Information:	Parcel Number(s):
David and Libby Lutz	Doc. 582773	46670
Scott DeWitt	Doc. 571164	46672

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

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Chad Pelishek, Village Manager
Josh Sherman, Assistant Planner

Meeting Date:

July 22, 2025

Title:

Site Plan Review – Farmers Field Pavilion – W5807 Manitowoc Rd – Parcel 33524

Issue:

Should the Plan Commission recommend approval of the new Farmers Field park shelter site plan to the Village Board?

Background and Additional Information:

The Village has been working with McMahon and the Kimberly School District on the design of a new park shelter at Farmers Field.

The approximately 6,000 square foot building will consist of an open air shelter space, indoor meeting space, a kitchen/concession stand, storage and restrooms that are both accessible from inside the building as well as the exterior of the building. Village Hall staff will manage the rental of the indoor space.

The Village will be covering the material costs, and the Kimberly High School Industrial Arts class will be building the shelter over the next school year.

The original master plan for the park (which is included in the packet) included a concession stand building at this location. All the storm water and drainage was previously designed to handle this building.

Water and sewer will eventually come from the south on a separate project the Village is working on to extend water and sewer lines from Woodland to serve the park and future subdivisions along Manitowoc Road.

Recommended Action:

Staff recommends approval of the Site Plan as submitted.

Attachments: Aerial and Site Plan

McMAHON
ENGINEERING & SCIENCE
INTERNATIONAL ASSOCIATES, INC.
1001 N. CENTRAL EXPRESSWAY, SUITE 100
MILWAUKEE, WISCONSIN 53233
TEL: 414/333-1100 FAX: 414/333-1101

SHEET NO.		SHEET DESCRIPTION	TOTAL NO. OF SHEETS	SHEET NO.
SHEET NO.				
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0087	087	GENERAL NOTES	1	0087
0088	088			

ARCHITECTURAL

McMAHON
1445 McMAHON DRIVE
NEENAH WI 54956
(920) 751-4200
PROJECT MANAGER ASHLEE PROCHNOW
E-MAIL: APROCHNOW@MCMGRP.COM

STRUCTURAL

McMAHON
1445 McMAHON DRIVE
NEENAH WI 54956
(920) 751-4200
PROJECT MANAGER SPENCER KOCKEN
E-MAIL SKOCKEN@MCMGRP.COM

CIVIL

McMAHON
1445 McMAHON DRIVE
NEENAH WI 54955
(920) 751-4200
PROJECT MANAGER LEE REIBOLD
E-MAIL LREIBOLD@MCMGRP.COM

PLUMBING

DESIGN/BUILD

MECHANICAL

DESIGN/BUILD

ELECTRICAL

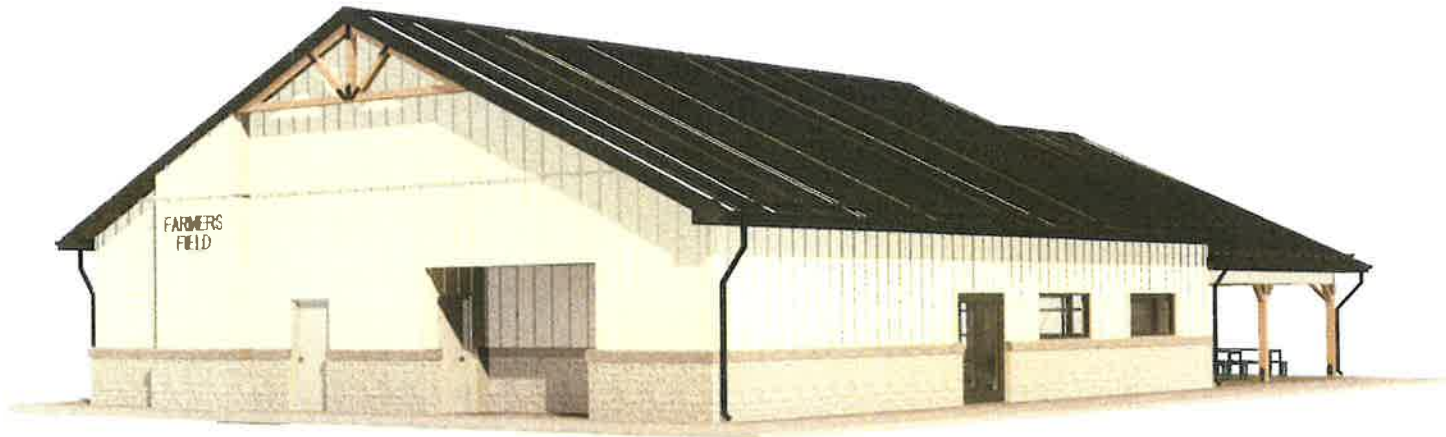
DESIGN/BUILD

IMPORTANT NOTICE: THE DRAWINGS AND THE SPECIFICATIONS TOGETHER REPRESENT THE CONTRACT DOCUMENTS, AND AS SUCH, SHOULD BE USED TOGETHER AS THE BASIS OF THE WORK. ANY CONSTRUCTION OF THE PROJECT MUST BE IN ACCORDANCE WITH THE SCOPE OF THIS PROJECT BASED UPON THE SPECIFICATIONS INDEX. THE CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION IN BOTH THE DRAWINGS AND SPECIFICATIONS INDEX PRIOR TO THE START OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK NO MATTER WHERE IT APPEARS IN THE CONSTRUCTION DOCUMENTS. IN ADDITION, THE CONTRACTOR IS TO REVIEW ANY FORMALLY PROVIDED MODIFICATIONS, CLARIFICATIONS, ADDENDUMS AND/OR OTHER INFORMATION AND INCORPORATE THAT INFORMATION INTO THE CONSTRUCTION OF THE PROJECT.

A NEW FACILITY FOR:
VILLAGE OF HARRISON - FARMERS FIELD
NW5807 MANITOWOC ROAD, MENASHA, WI 54952
TITLE SHEET



CONCEPT VIEW #1

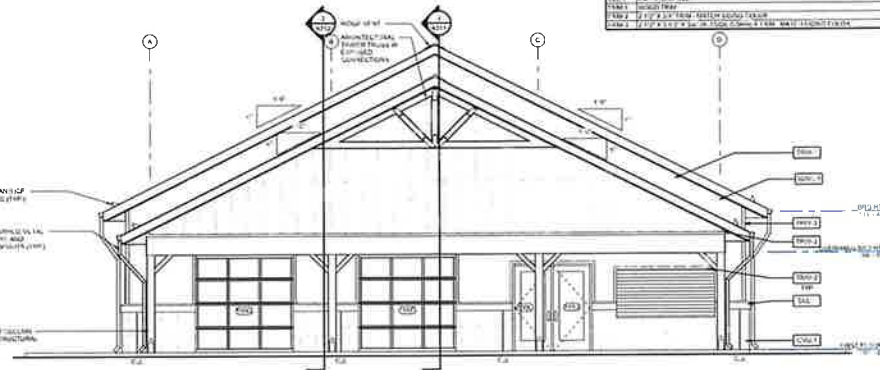


CONCEPT VIEW #2

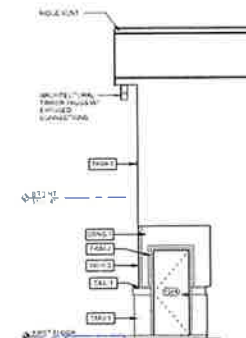
McMAHON
ENGINEERING & ARCHITECTURE
1000 W. WISCONSIN AVE., SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1234
WWW.MCMAHON-ENG.COM

A NEW FACILITY FOR:
VILLAGE OF HARRISON - FARMERS FIELD
W5807 MANITOWOC ROAD, MENASHA, WI 54952
CONCEPT VIEWS

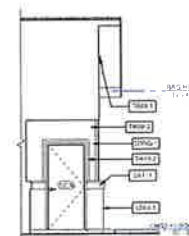
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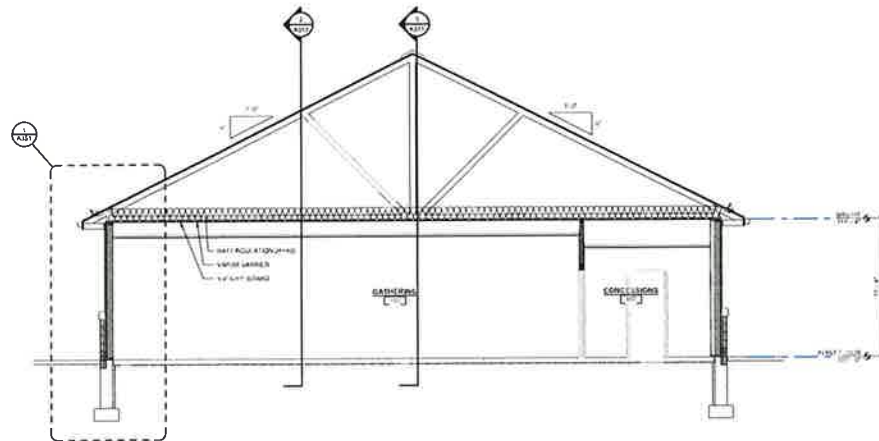
NORTH ELEVATION



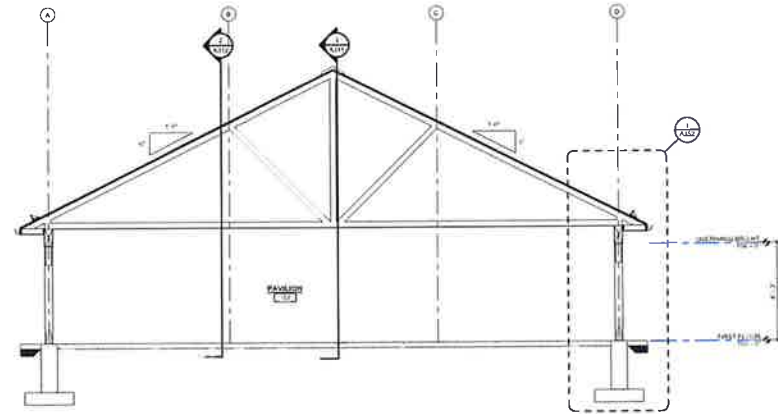
ENTRANCE EAST ELEVATION



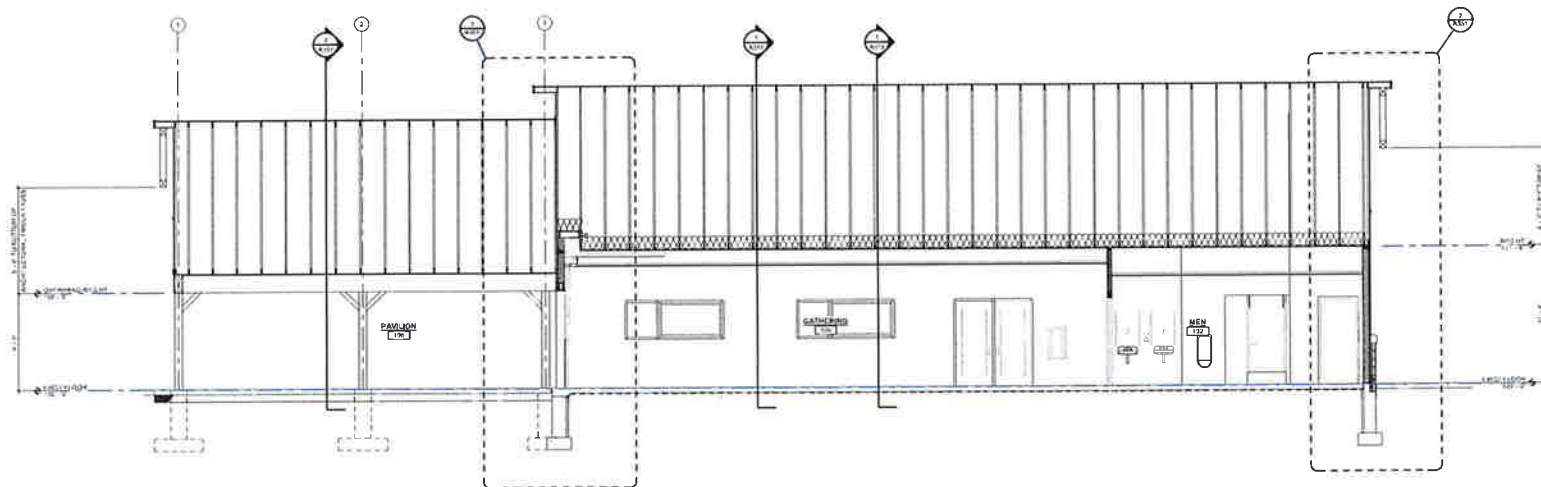
ENTRANCE WEST ELEVATION



BUILDING SECTION
1'-0" = 1'-0"



BUILDING SECTION
1'-0" = 1'-0"



BUILDING SECTION
1'-0" = 1'-0"

McMAHON
ARCHITECTS
P.C.
1000 W. WISCONSIN AVE.
SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1100
WWW.MCMAHONARCHITECTS.COM

A NEW FACILITY FOR:
VILLAGE OF HARRISON - FARMERS FIELD
W5807 MANITOWOC ROAD, MENASHA, WI 54952
BUILDING SECTIONS

Project No. 1000000000
Date 01/11/2011
Drawing No. 1000000000
Scale 1/8" = 1'-0"

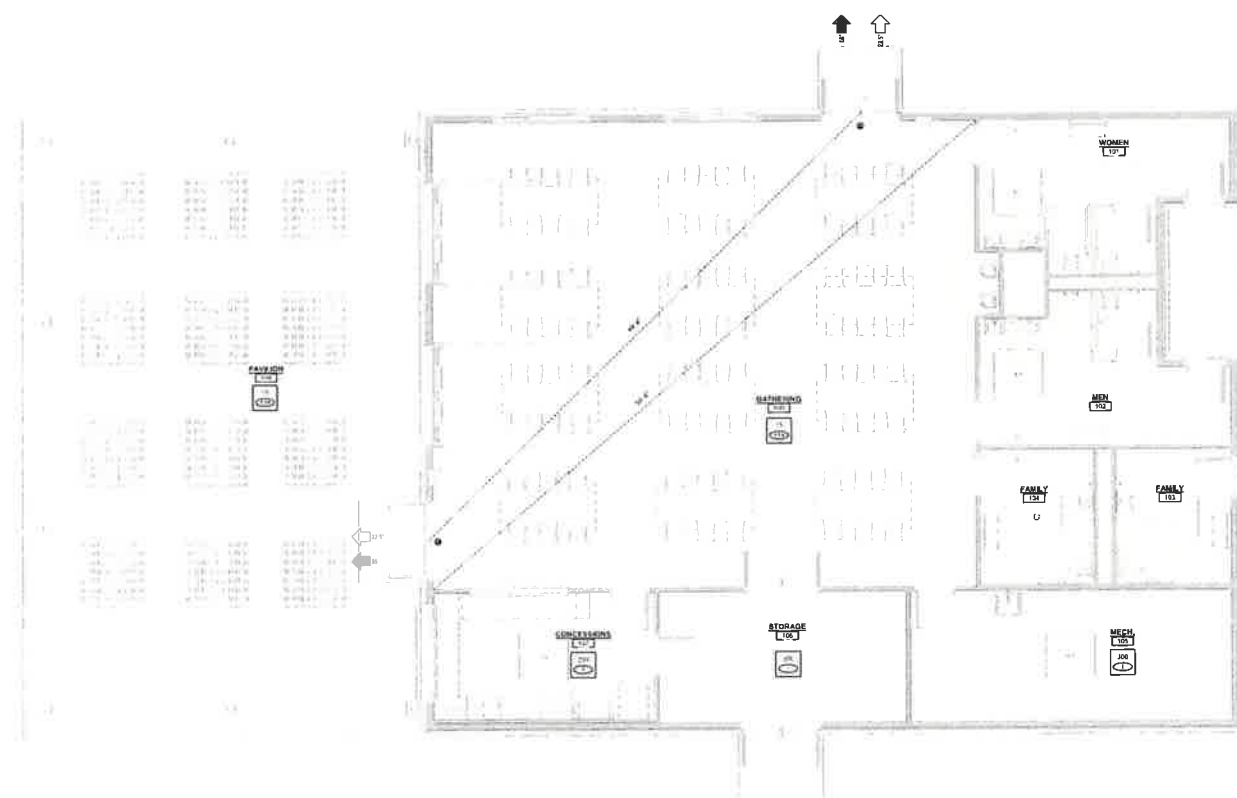
A311

CODE KEY	
	FIRE EXTINGUISHER CANNOT BE REACHED
	EXIT DOOR
	EXIT DOOR REQUIRED (2' MIN WIDTH IN RICHES)
	EXIT DOOR REQUIRED (2' MIN WIDTH IN RICHES)
	EXIT DOOR REQUIRED (2' MIN WIDTH IN RICHES)
	EXIT DOOR

OCCUPANT LOAD KEY	
4	OCCUPANT LOAD FACTOR
1	OCCUPANT LOAD - CALCULATED

BUILDING CODE INFORMATION	
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:	
2015 INTERNATIONAL BUILDING CODE	
2015 INTERNATIONAL FIRE AND SAFETY CODE	

CODE DATA	
BUILDING AREA	1,018 S.F.
OPEN PAVILION AREA	1,018 S.F.
TOTAL	2,036 S.F.
ALLOWABLE AREA PER TALL WALL	6.00 S.F.
ALLOWABLE AREA PER TALL WALL	6.00 S.F.
OCCUPANCY CLASSIFICATION	A-3 ASSEMBLY
CONSTRUCTION CLASSIFICATION	III
ALTERNATE EGRESS PATHS	NA
OCCUPANT LOAD	100 (100 S.F. ÷ 1.00 S.F./PERSON)



LIFE SAFETY PLAN

PLUMBING FIXTURE REQUIREMENTS AND COMPLIANCE										
OCCUPANCY		WATER CLOSURES (SINKS)			LAVATORIES		TUBS/BATHS		SERVISE SINK	
CLASSIFICATION	TOTAL OCCUPANTS	FACTOR	# OF MALE FIXTURES	# OF FEMALE FIXTURES	FACTOR	# OF MALE FIXTURES	# OF FEMALE FIXTURES	FACTOR	# OF MALE FIXTURES	# OF FEMALE FIXTURES
A-5	100	1.0	10	10	1.0	10	10	1.0	10	10
COMPLIANCE CHECK										
REQUIRED	100	1.0	10	10	1.0	10	10	1.0	10	10
PROVIDED	100	1.0	10	10	1.0	10	10	1.0	10	10

A NEW FACILITY FOR:
VILLAGE OF HARRISON - FARMERS FIELD
WISDOT MANITOWOC ROAD, MENASHA, WI 54952
LIFE SAFETY PLAN

DESIGNED BY: [Name]
DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

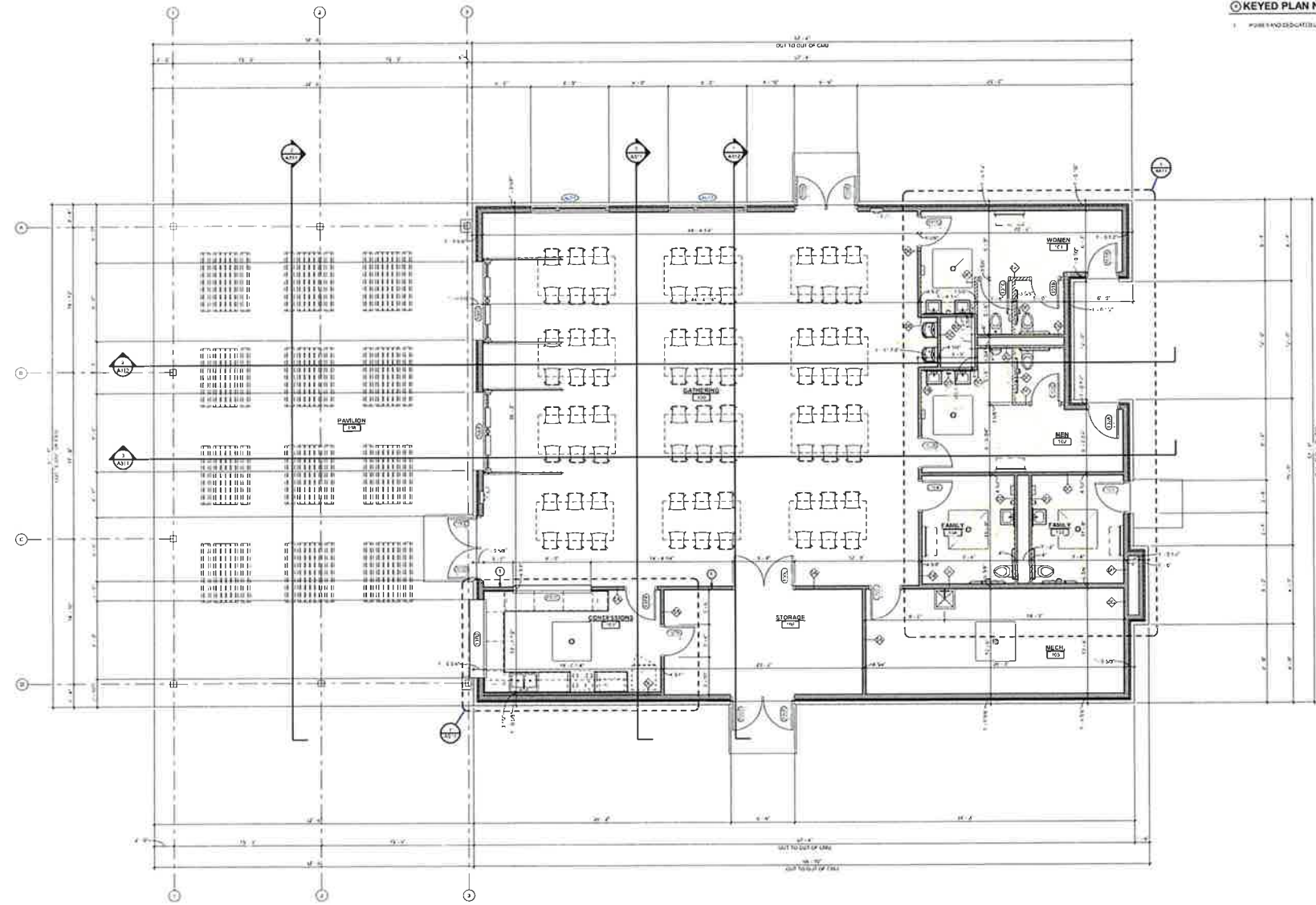
DATE: [Date]

GENERAL PLAN NOTES

- DO NOT SCALE - DIMENSIONS, FINISH AND ARCHITECTURE IS A FUNCTION OF QUALITY.
- COORDINATE LOCATION AND QUALITY OF WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
- ALL DIMENSIONS ARE GIVEN FROM THE FACE OF FINISH WALL OR PARTITION TO FACE OF FINISH WALL OR PARTITION.
- ALL PIPING, CONDUIT AND MECHANICAL AND ELECTRICAL ITEMS SHALL BE FINISHED WITHIN OUTLINE OF WORK. FINISHES SHALL BE SHOWN IN PICTURED AREAS WITH FINISHES SHOWN IN DRAWINGS UNLESS NOTED OTHERWISE.
- PROVIDE METAL PLATE RAILING AND OR TREATED WOOD RAILINGS IN WALLS WHERE THERE IS A CHANGE IN ELEVATION OR IN WALLS OF FINISHES UNLESS NOTED OTHERWISE.

KEYED PLAN NOTES

- WORK IS TO BE COMPLETED WITHIN THE FOLLOWING PERIODS:



FIRST FLOOR PLAN

A NEW FACILITY FOR:
VILLAGE OF HARRISON - FARMERS FIELD
W6807 MANITOWOC ROAD, MENASHA, WI 54952
FIRST FLOOR PLAN

DATE	10/10/2018
BY	10/10/2018
PROJECT	10/10/2018
REVISION	10/10/2018
DATE	10/10/2018
BY	10/10/2018
PROJECT	10/10/2018
REVISION	10/10/2018

GENERAL FINISH NOTES

- SEE SPECIFICATIONS FOR SPECIFIC FINISHES
- SEE MEETINGS FOR FINISHES AND FINISHES
- COORDINATE WITH OTHER TRADES FOR FINISHES

FINISH PLAN LEGEND



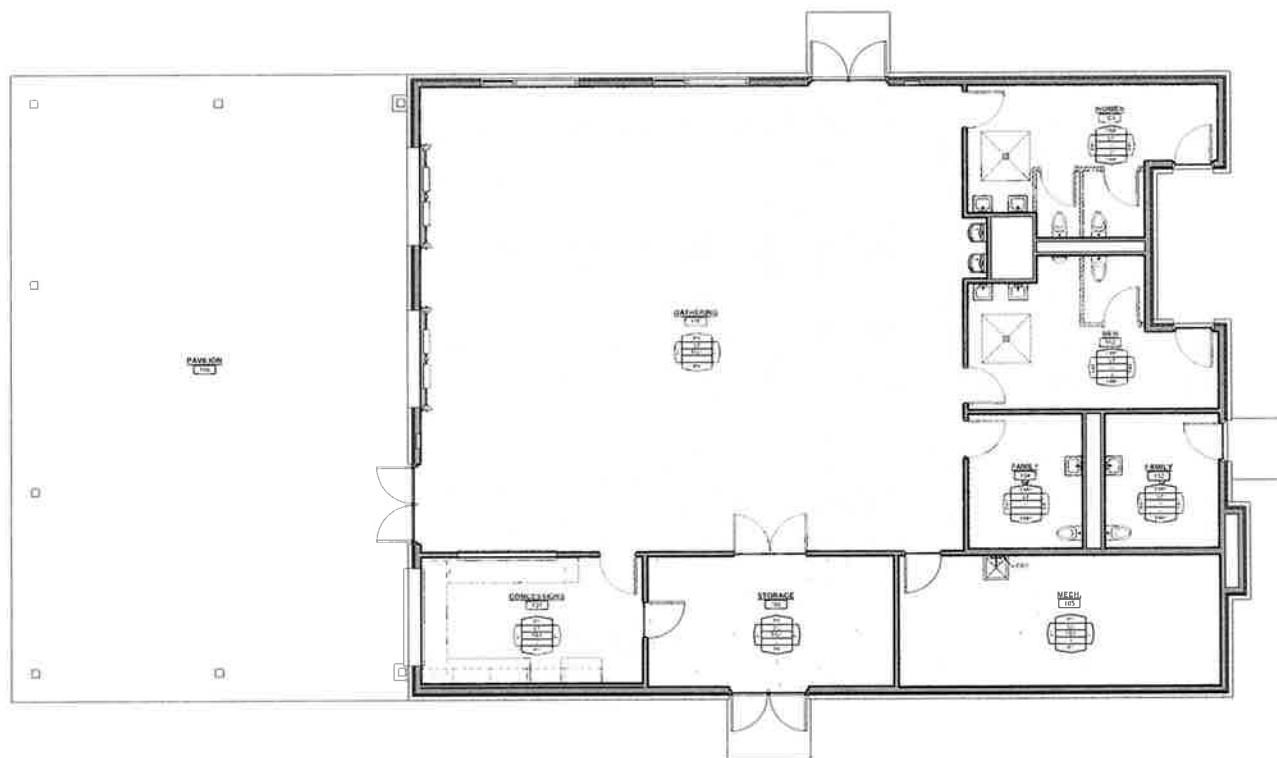
MATERIAL ABREVIATIONS, ALL ABREVIATIONS LISTED AND SPECIFICATIONS FOR ADDITIONAL INFORMATION

ROOM FINISH ABBREVIATIONS

- CEILING**
- SC SCALED CONCRETE
 - ST STAPLED CONCRETE
- FLOOR**
- RBI RUBBER BASE
- WALLS**
- P-1 PAINT
 - P-2 PAINT
 - P-3 PAINT

ROOM FINISH REMARKS

1. FINISHES TO BE 4" AT 1"
2. FINISHES TO BE 4" AT 1"
3. FINISHES TO BE 4" AT 1"



FIRST FLOOR FINISH PLAN

A NEW FACILITY FOR:
VILLAGE OF HARRISON - FARMERS FIELD
W5807 MANITOWOC ROAD, MENASHA, WI 54952
FINISH PLAN

DATE: 10/10/18
BY: J. J. J. J.

A241

PLAN COMMISSION MEETING**From:**

Chad Pelishek, Village Manager
Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

July 22, 2025

Title:

Village of Harrison Comprehensive Plan Resolution

Recommended Action:

Motion to Resolution V2025-13, A Resolution supporting the adoption of the Village of Harrison Comprehensive Plan Update 2025.

Background and Additional Information:

Village staff have been working with SRF Consulting for over a year to gain public input and draft the update to the Comprehensive Plan. State Law provides for the plans to be 20-year timeframe, however since Harrison is changing rapidly, an update to the plan will probably be required in the next 3-5 years.

At the June Village Board meeting, the village board made changes to the Future Land Use Plan related to the Medium Residential Density areas. A copy of the changes made by the board is attached to the Memo as well as the updated plan (which is also included in the plan document).

The Village Board also made a change to the text under the Housing Goals removing language support nursing homes and community based residential facilities (CBRF) due to the fire department/ paramedic staffing issues.

The rest of the report has remained unchanged, and no other comments were received from the Plan Commission or Village Board. Therefore, staff believe it is ready for final adoption.

Budget Impacts: None

Attachments: Draft of the plan is available on the Village of Harrison website at:

www.harrison-wi.org/media/5631

RESOLUTION V2025-13
VILLAGE OF HARRISON
Calumet and Outagamie Counties

**RESOLUTION SUPPORTING THE ADOPTION OF THE VILLAGE OF HARRISON
COMPREHENSIVE PLAN UPDATE 2045**

WHEREAS, the Village of Harrison has by ordinance established a Plan Commission pursuant to Section 62.23 of the Wisconsin Statutes, and

WHEREAS, the Plan Commission is empowered to recommend to the Village Board the adoption of a Comprehensive Plan for the physical development of the Village, pursuant to Sections 62.23 and 66.1001 of the Wisconsin Statutes, and

WHEREAS, the Wisconsin Legislature enacted a comprehensive planning law, which is set forth in Section 66.1001 of the Wisconsin Statutes, that requires "comprehensive" plans be completed and adopted by local governing bodies in order for a Village to enact or amend zoning, subdivision, or official mapping ordinances, and

WHEREAS, the Plan Commission is charged with the responsibility of developing and updating a comprehensive plan consistent with the requirements specified by law; and

WHEREAS, the Village of Harrison Plan Commission has prepared an update to the Comprehensive Plan for the Village of Harrison that includes the nine elements required by Chapter 66.1001 of the Wisconsin State Statutes along with the required maps and descriptive materials; and

WHEREAS, the Villag of Harrison Village Board provided substantial opportunity for the public to submit written comments on the plan materials, and

WHEREAS, Section 66.1001(4)(b) of the Wisconsin State Statutes requires that the planning commission or other authorized body recommend to the Village Board, by a majority vote, the adoption of the prepared comprehensive plan.

WHEREAS, the public comment open house was conducted on March 20, 2025 and a public comment period was held from May 21, 2025 to July 1, 2025.

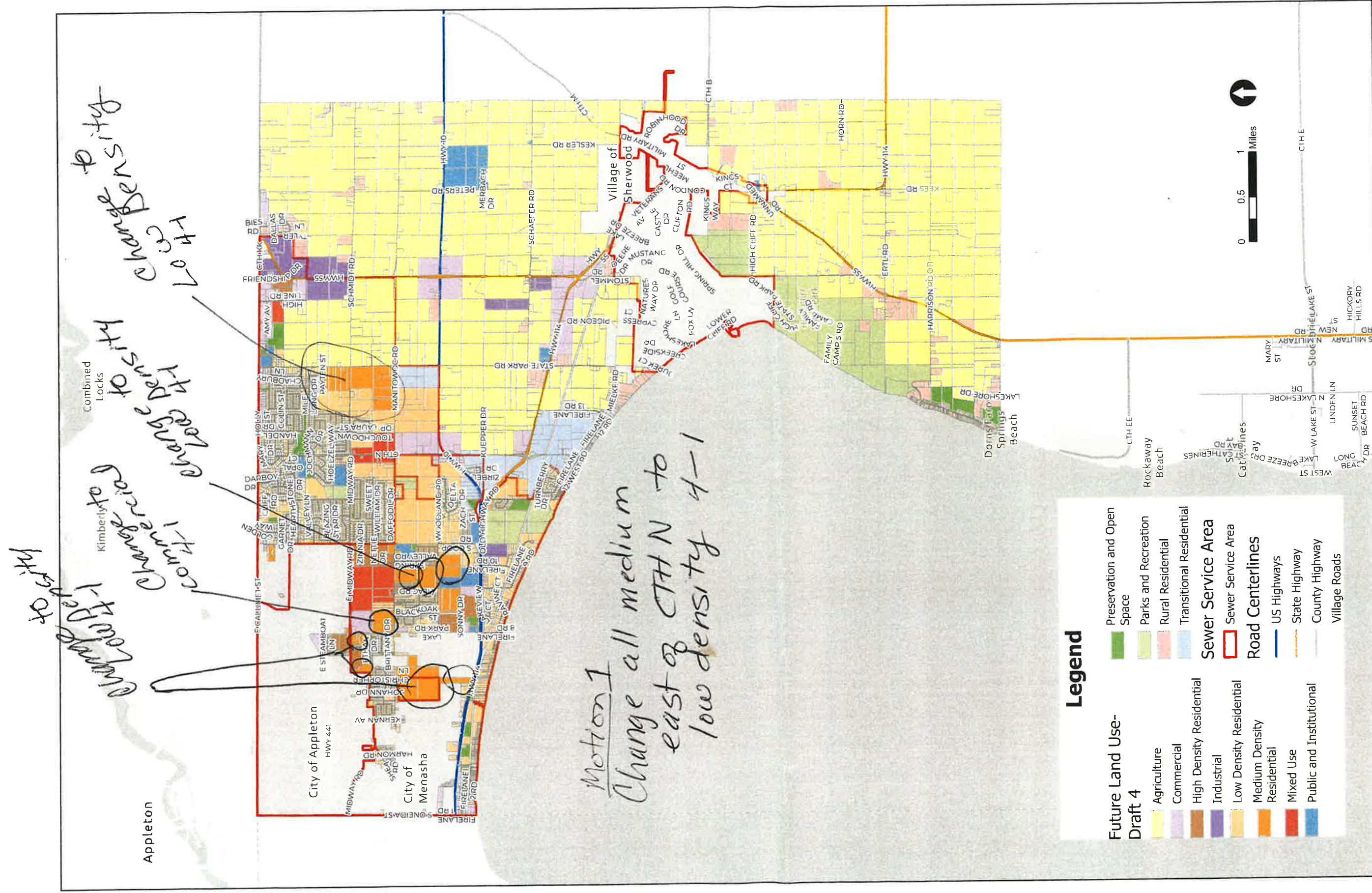
THEREFORE, BE IT RESOLVED, the Commission recommends to the Village Board, by reference, and recommends that the Village Board to adopt the same by ordinance, following notice and a public hearing in the manner provided for in Section 66.1001 (4) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED, that the Plan Commission Chair shall sign this resolution and shall further certify a copy to the Village Board.

Introduced, Approved, and Adopted by the Plan Commission of the Village of Harrison on this 22th day of July 2025.

By: _____
Tammy Frassetto , Chairperson

Attest: _____
Meghan Winkler, Village Clerk



Draft 4 - Preferred Future Land Use Map

Comprehensive Plan Update

Village of Harrison, Wisconsin

April 28, 2025

Village of Harrison

May-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	4		32	\$ 1,535,000	\$ 15,774,300	5		43	\$ 2,325,000	\$ 18,773,400
Two Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Multi Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Additions	1		5	\$ 28,000	\$ 300,900	0		5	\$ 0	\$ 191,000
Acc. Structures	2		11	\$ 94,000	\$ 479,900	6		10	\$ 54,000	\$ 150,500
Miscellaneous	15		52	\$ 169,200	\$ 471,198	17		53	\$ 241,000	\$ 531,950
Total Residential	22		100	\$ 1,826,200	\$ 17,026,298	28		111	\$ 2,620,000	\$ 19,646,850
Com./Ind.										
New	1		4	\$ 650,000	\$ 3,508,100	0		1	\$ 0	\$ 650,000
Additions	0		3	\$ 0	\$ 2,490,000	0		0	\$ 0	\$ 0
Acc. Structures	0		0	\$ 0	\$ 0	0		0	\$ 0	\$ 0
Miscellaneous	0		4	\$ 0	\$ 64,900	0		3	\$ 0	\$ 75,000
Total Com./Ind.	1		11	\$ 650,000	\$ 6,063,000	0		4	\$ 0	\$ 725,000
Combined Total	23		111	\$ 2,476,200	\$ 23,089,298	28		115	\$ 2,620,000	\$ 20,371,850

Village of Harrison
June-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	18		50	\$ 6,999,800	\$ 22,774,100	8		51	\$ 3,534,600	\$ 22,308,000
Two Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Multi Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Additions	1		6	\$ 80,000	\$ 380,900	0		5	\$ 0	\$ 191,000
Acc. Structures	2		13	\$ 220,000	\$ 699,900	2		12	\$ 29,000	\$ 179,500
Miscellaneous	24		76	\$ 321,500	\$ 792,698	16		69	\$ 137,700	\$ 669,650
Total Residential	45		145	\$ 7,621,300	\$ 24,647,598	26		137	\$ 3,701,300	\$ 23,348,150
Com./Ind.										
New	0		4	\$ 0	\$ 3,508,100	0		1	\$ 0	\$ 650,000
Additions	0		3	\$ 0	\$ 2,490,000	0		0	\$ 0	\$ 0
Acc. Structures	1		1	\$ 8,500	\$ 8,500	0		0	\$ 0	\$ 0
Miscellaneous	3		7	\$ 1,000	\$ 65,900	1		4	\$ 0	\$ 75,000
Total Com./Ind.	4		15	\$ 9,500	\$ 6,072,500	1		5	\$ 0	\$ 725,000
Combined Total	49		160	\$ 7,630,800	\$ 30,720,098	27		142	\$ 3,701,300	\$ 24,073,150