

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

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

5. Corrections and Approval of the Previous Meeting Minutes

- a. December 9, 2025 Meeting Minutes

6. Convene Meeting and Enter Public Hearing

- a. Zoning Map Amendment (Rezoning) – Daniel Stumpf – S Coop Rd – Part of Parcel 33572.
- b. Zoning Map Amendment (Rezoning) – Eugene Frederickson – Hwy 55 – Parcel 40398 and Part of Parcels 40378 & 40394.
- c. Conditional Use Permit – Gene Frederickson Trucking and Excavating – Hwy 55 – Parcel 40398

7. Close Public Hearing and Reconvene Regular Meeting

8. Old Business for Discussion, Consideration, and/or Action

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

- a. Zoning Map Amendment (Rezoning) – Daniel Stumpf – S Coop Rd – Part of Parcel 33572.
- b. Certified Survey Map (CSM) – Boyd Dietzen – Schmidt Rd – Parcel 33278
- c. Site Plan Review – Eugene Frederickson – Hwy 55 – Parcel 40398
- d. Zoning Map Amendment (Rezoning) – Eugene Frederickson – Hwy 55 – Parcel 40398 and Part of Parcels 40378 & 40394.

e. Conditional Use Permit – Gene Frederickson Trucking and Excavating – Hwy 55 – Parcel 40398

f. Report: December 2025 Zoning Report

10. Future Agenda Items

11. Set Next Meeting Date

a. Tentatively February 17, 2026 at 6:00 pm

12. Adjournment

Agenda posted and published:

January 13, 2026 at Harrison Village Hall and to www.harrison.wi.gov

/s/ Jennifer Tenor, Deputy Clerk

Accessibility:

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

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

January 20, 2026

Title:

Zoning Map Amendment (Rezoning) – Daniel Stumpf – S Coop Rd – Part of Parcel 33572.

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 36,660 square feet area located near N8840 S Coop Rd from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1].

A Certified Survey Map was approved by the Village Board December 16, 2025 to create a separate lot of the proposed rezone. Calumet County is currently in the process of creating a new parcel at this location.

The requested rezoning would allow for the future construction of a single-family residence. The area directly to the south is 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 Future 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 Amendment from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1] as submitted.

Attachments:

- Aerial Map
- Zoning Map
- Zoning Map Exhibit
- Rezoning Ordinance

All-In-One Map

Section 9, Item a.

Appleton

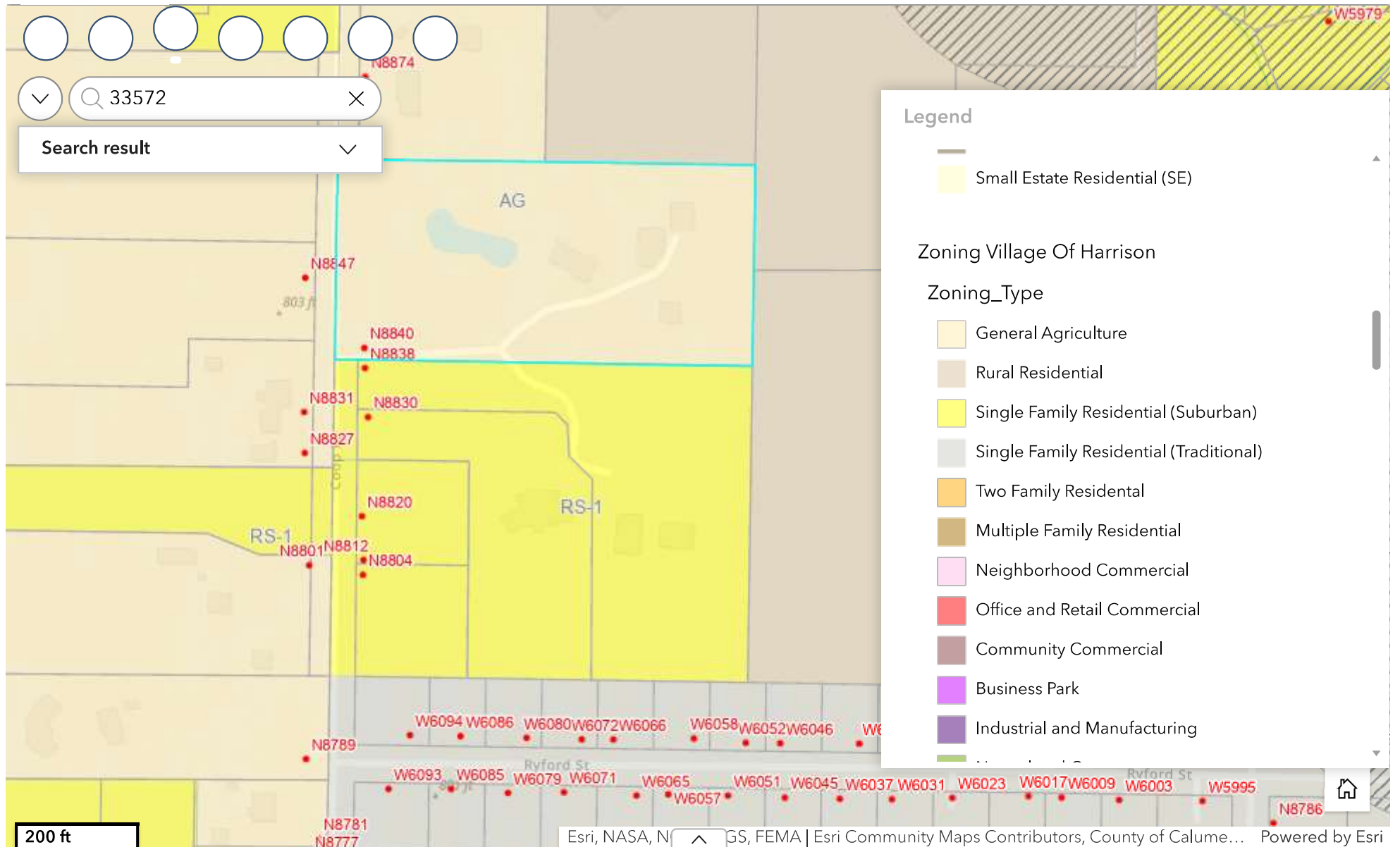


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Calumet County Zoning Map



Land Information Webpage | Calumet County Data Portal | Contact Us

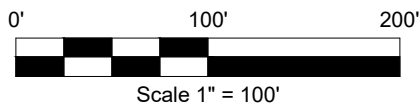
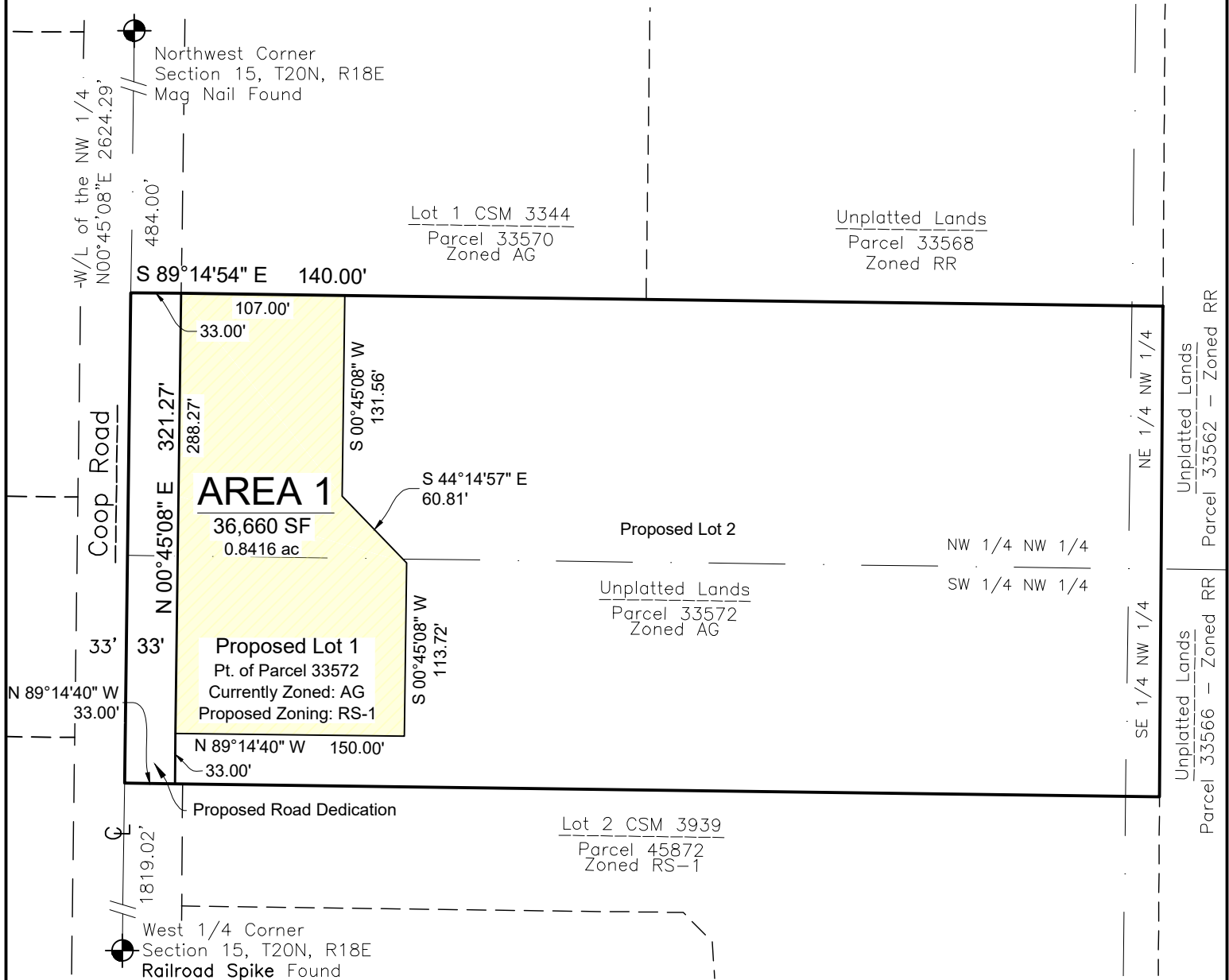
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Rezoning Exhibit

Section 9, Item a.

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.



Disclaimer: This instrument is intended for conceptual review purposes ONLY. If this map is used for any other purpose other than its such intent without full approval of the Village of Harrison and/or Calumet County, Davel Engineering & Environmental, Inc. shall not be held responsible. Users of this map assumes all risks associated with such use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use, if any.



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

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

File: 8799Rezone.dwg
Date: 12/02/2025
Drafted By: kristy
Sheet: 1 of 2

Rezoning Exhibit

Section 9, Item a.

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.

Area 1 (Part of Parcel 33572)

Currently Zoned: AG

Proposed Zoning: RS-1

Land being 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, containing 36,660 Square Feet (0.8416 Acres) of land described
as follows:

Commencing at the Northwest 1/4 Corner of Section 15, T20N, R18E; thence S00°45'08"W,
along the West line of the Northwest 1/4 of said Section 15, 484.00 feet; thence S89°14'54"E,
33.00 feet to the Point of Beginning; thence S89°14'54"E, 107.00 feet; S00°45'08"W, 131.56
feet; thence; S44°14'57"E, 60.81 feet; thence S00°45'08"W, 113.72 feet; thence N89°14'40"W,
150.00 feet; thence N00°45'08"E, 288.27 feet to the Point of Beginning. Described area
subject to all easements and restrictions of record.



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866

www.davel.pro

File: 8799Rezone.dwg

Date: 12/02/2025

Drafted By: kristy

Sheet: 2 of 2

ORDINANCE V26-01

**AN ORDINANCE AMENDING THE VILLAGE OF HARRISON
OFFICIAL ZONING MAP**

(S Coop Rd, Part of Parcel 33572)

WHEREAS, a public hearing on the zoning map amendment was held by the Harrison Plan Commission on January 20, 2026; and

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

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

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

Land contained wholly within part of Parcel No. 33572 and specifically described as:

Land being 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, containing 36,660 Square Feet (0.8416 Acres) of land described as follows: Commencing at the Northwest 1/4 Corner of Section 15, T20N, R18E; thence S00°45'08"W, along the West line of the Northwest 1/4 of said Section 15, 484.00 feet; thence S89°14'54"E, 33.00 feet to the Point of Beginning; thence S89°14'54"E, 107.00 feet; S00°45'08"W, 131.56 feet; thence; S44°14'57"E, 60.81 feet; thence S00°45'08"W, 113.72 feet; thence N89°14'40"W, 150.00 feet; thence N00°45'08"E, 288.27 feet to the Point of Beginning.

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 27th day of January 2026.

Scott Handschke, Village President

Attest: Meghan Winkler, Village Clerk

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

January 20, 2026

Title:

Certified Survey Map (CSM) – Boyd Dietzen – Schmidt Rd – Parcel 33278

Issue:

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

Background and Additional Information:

The applicant proposes dividing Parcel 33278 via a Certified Survey Map (CSM). The subject property is located along Schmidt Rd, one-quarter mile east of the Luniak Meadow subdivision.

The proposed CSM would divide Parcel 33278 into two lots: Lot 1, consisting of 1.3564 acres, and Lot 2, consisting of 1.0003 acres. The purpose of the split is to create two buildable residential lots.

Parcel 33278 is currently zoned General Agriculture. Building a residential structure on either proposed lot would require rezoning to Rural Residential [RR].

Recommended Action:

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

1. Construction of a principal structure on either Lot 1 or Lot 2 shall require rezoning to Rural Residential [RR]

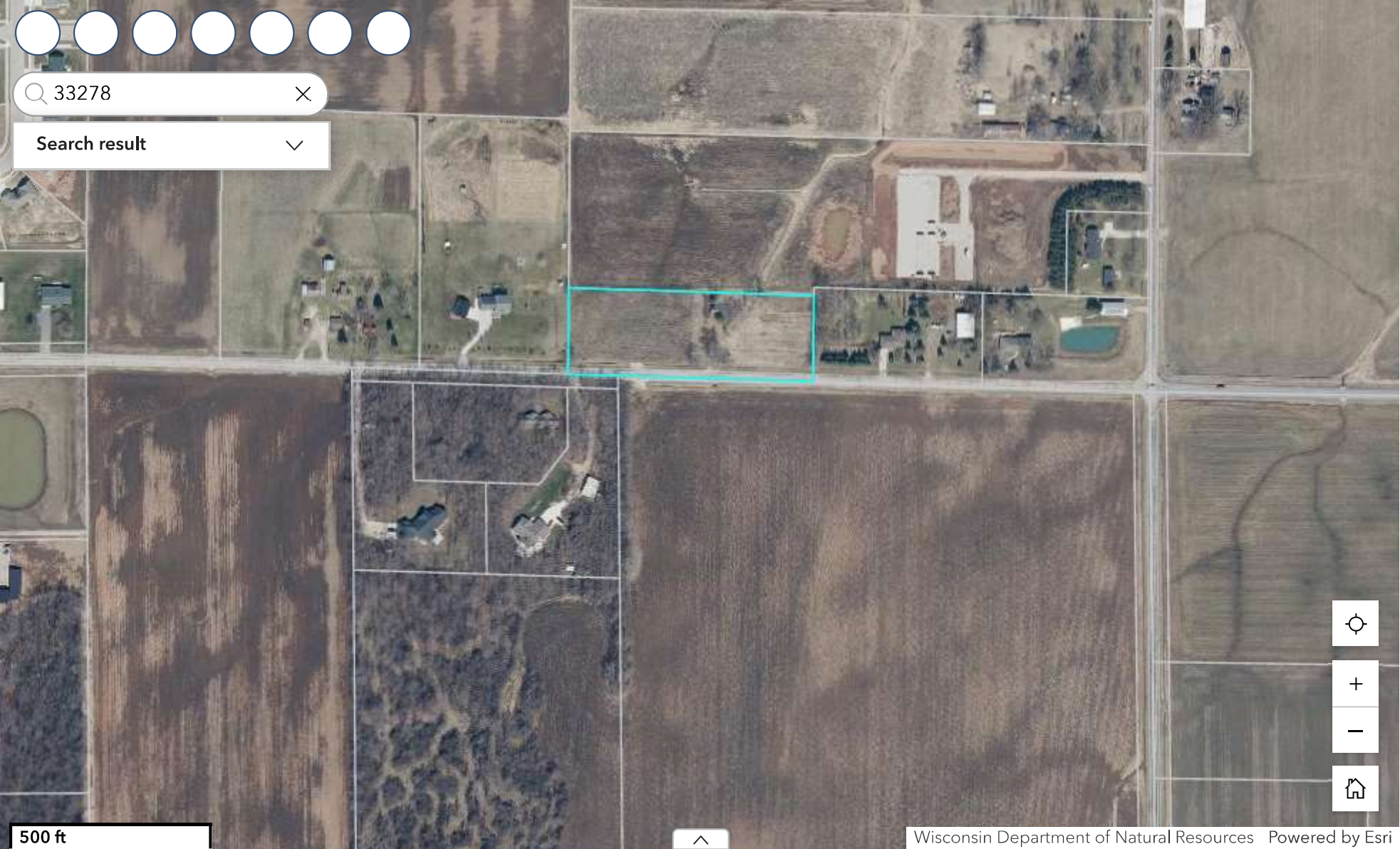
Attachments:

- Aerial Maps
- CSM

All-In-One Map

Section 9, Item b.

Appleton



Land information webpage | Calumet County Data Portal | Contact Us

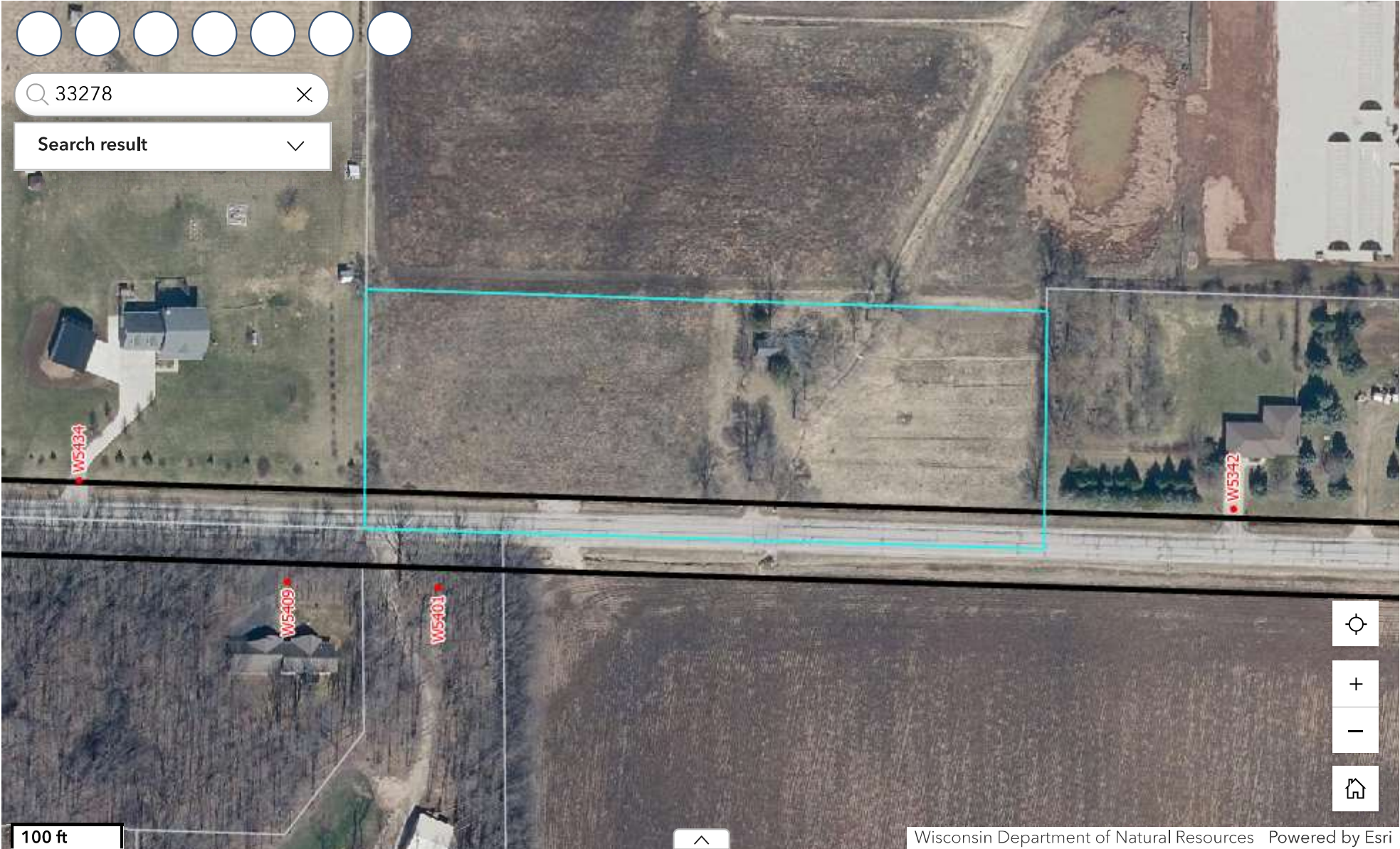
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All-In-One Map

Section 9, Item b.

Appleton



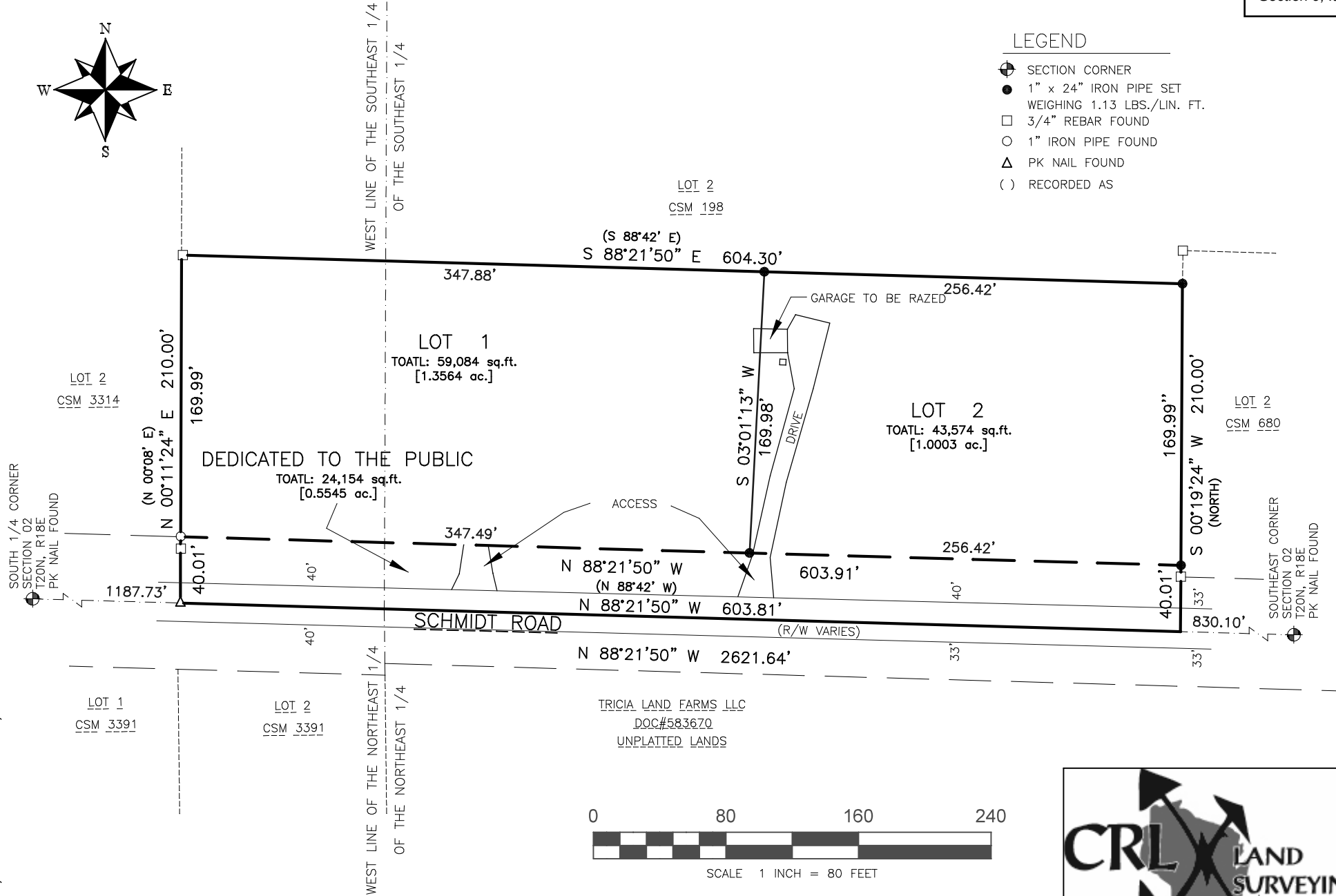
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CERTIFIED SURVEY MAP NO.

ALL OF LOT 3 OF CERTIFIED SURVEY MAP 192, RECORDED AS DOCUMENT NUMBER 129513, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.



Section 9, Item b.

25-110

SHEET 1 OF 4

DECEMBER 16, 2025

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 3 OF CERTIFIED SURVEY MAP 192, RECORDED AS DOCUMENT NUMBER 129513, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE:

I, CRAIG LOCY, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED, DEDICATED, AND MAPPED AT THE DIRECTION OF BOYD DIETZEN, ALL OF LOT 3 OF CERTIFIED SURVEY MAP 192, RECORDED AS DOCUMENT NUMBER 129513, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 18 EAST; THENCE ALONG THE SOUTH LINE OF SOUTHEAST 1/4 OF SECTION 02, NORTH 88 DEGREES 21 MINUTES 50 SECONDS WEST, 830.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4, NORTH 88 DEGREES 21 MINUTES 50 SECONDS WEST, 603.81 FEET; THENCE ALONG THE WEST LINE OF CERTIFIED SURVEY MAP 3314, RECORDED IN THE CALUMET COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 474209, NORTH 00 DEGREES 11 MINUTES 24 SECONDS EAST, 210.00 FEET; THENCE ALONG THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP 198, RECORDED IN THE CALUMET COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 129513, SOUTH 88 DEGREES 21 MINUTES 50 SECONDS EAST, 604.30 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP 680, RECORDED IN THE CALUMET COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 151657, SOUTH 00 DEGREES 19 MINUTES 24 SECONDS WEST, 210.00 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 126,812 SQUARE FEET [2.9112 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I FURTHER CERTIFY THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION OF THE LAND AND THAT I HAVE FULLY COMPLIED WITH 236.34 OF WISCONSIN STATE STATUTES AND THE CALUMET COUNTY AND VILLAGE OF HARRISON SUBDIVISION AND PLATTING REGISTRATIONS IN SURVEYING AND MAPPING OF THE SAME.

DATED THE 17th DAY OF DECEMBER, 2025.

CRAIG LOCY #2940
CRL SURVEYING, LLC.
N2241 MANLEY ROAD
HORTONVILLE, WI 54944

NOTES:

1. THIS CSM IS ALL OF TAX PARCEL NUMBER’S: 131-0000-0000000-000-0-201802-00-440F
2. THE PROPERTY OWNER’S OF RECORD ARE: BOYD DIETZEN AND LAUREN SMITH.
3. THIS CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT: DOCUMENT NUMBER 592858.
4. ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE VILLAGE OF HARRISON AND THE CALUMET COUNTY PLANNING AND ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.



920. 422. 2829

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

January 20, 2026

Title:

Site Plan Review – Eugene Frederickson – Hwy 55 – Parcel 40398

Issue:

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

Background and Additional Information:

The applicant has submitted a proposed site plan for a trade and contractor building with a separate topsoil shredding operation located on Parcel 40398, east of Hwy 55 and Highline Rd.

The proposed 60-foot by 180-foot building will be a multi-tenant facility. The use of the building includes office space for staff, welding and fabrication areas, heavy equipment storage, and equipment maintenance and repair.

The west (street facing) elevation will consist of metal wall paneling above split-face block or masonry. The south and north elevations render metal wall paneling, with the north elevation partially screened by a landscaped berm.

The northeast portion of the site will feature a controlled topsoil shredding operation, which is being reviewed as a separate agenda item. A stormwater pond is proposed in the southeast corner. Landscaped berms enclose the majority of the parcel.

Proposed site access includes either a future Unison Drive connection to Highway 55 to the north or the future extension of Highline Road from Highway 55 to the west. The Village and the applicant are currently coordinating with the Wisconsin Department of Transportation (WisDOT) regarding both access options.

Official WisDOT approval for a commercial entrance is required prior to the issuance of any zoning or building permits. Engineering and site plan approval, however, would allow the applicant to proceed with site grading and preparation for the future topsoil shredding operations, subject to approval of the required Conditional Use Permit (CUP).

The site plan along with stormwater management & erosion control are currently under review by staff and the village engineer.

A rezoning proposal from Business Park [BP] to Industrial & Manufacturing [IM] also is being reviewed as a separate agenda item for this location.

A Certified Survey Map (CSM) was approved by the Village Board on December 16, 2025, to accommodate future development. The CSM includes lot line adjustments affecting Parcels 40398, 40378, and 40394.

Recommended Action:

Staff recommends approval of the site plan with the following conditions:

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. WisDOT approval for a commercial entrance prior to the issuance of any zoning and building permits.
3. Recording of the Certified Survey Map (CSM), approved by the Village Board on December 16, 2025, adjusting lot lines to place the building entirely on Parcel 40398, prior to the issuance of any zoning or building permits.
4. Approval of a Conditional Use Permit (CUP) prior to the start of any topsoil shredding operations.
5. The site plan shall be subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
6. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
7. Only uses permitted within the applicable zoning district shall be allowed on this site.
8. All applicable local, county, and state rules, regulations, and ordinances shall be met.
9. Any changes to the plan shall require an amendment to this site plan approval.

Attachments:

- Aerial Maps
- Site Plan and Renderings
- Landscaping Plan

All-In-One Map

Section 9, Item c.

Appleton



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All-In-One Map

Section 9, Item c.

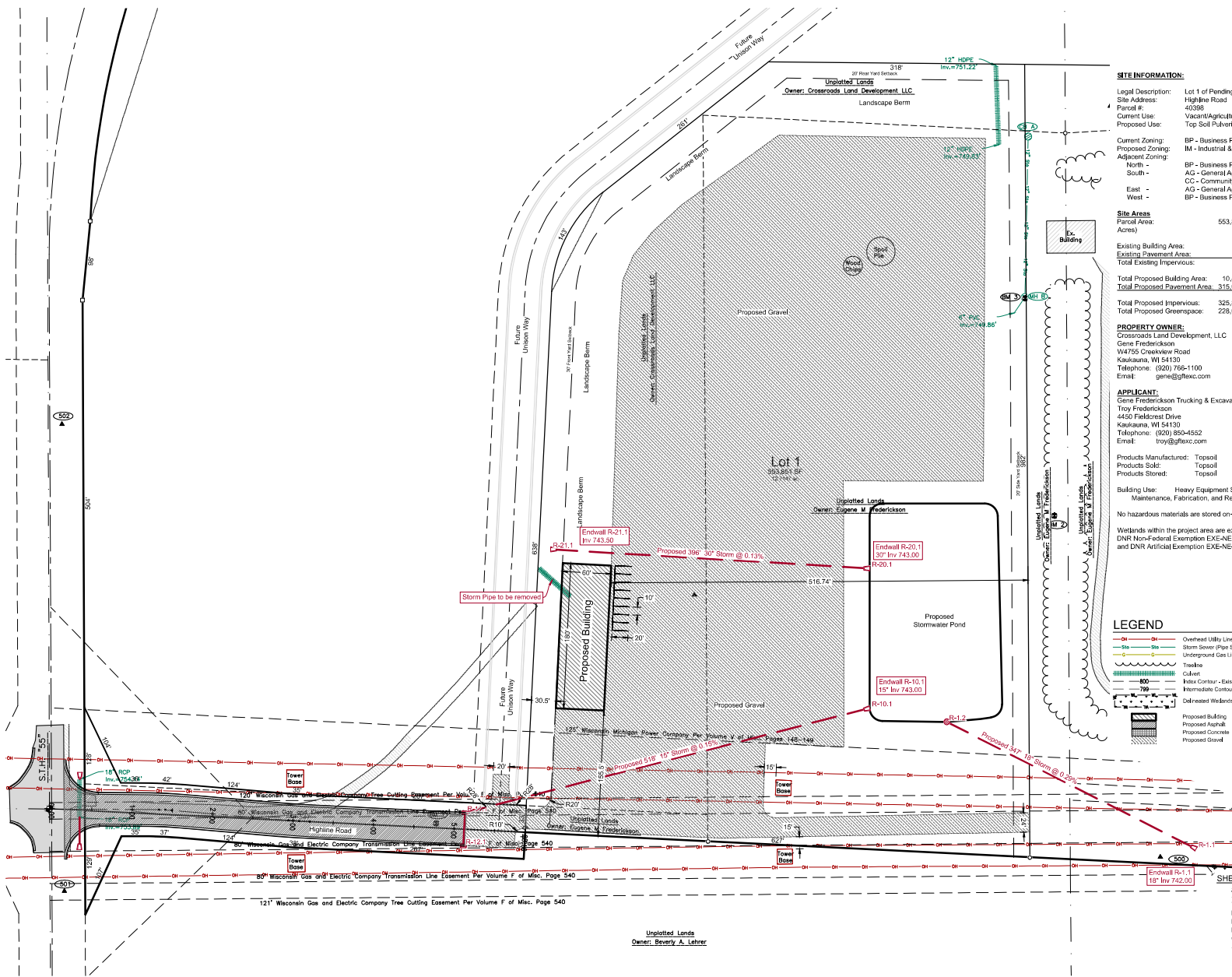
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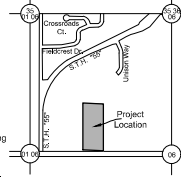
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LOCATION MAP
NW 1/4 SEC 06, T 20 N, R 15 E,
Village of Harrison
Calumet County, WI



SITE INFORMATION:

Legal Description: Lot 1 of Pending CSM
Site Address: Highline Road
Parcel #: 40398
Current Use: Vacant/Agriculture
Proposed Use: Top Soil Pulverizing
Current Zoning: BP - Business Park
Proposed Zoning: IM - Industrial & Manufacturing
Adjacent Zoning:
North - BP - Business Park
South - AG - General Agriculture &
East - CG - Community Commercial
West - AG - General Agriculture
BP - Business Park

Site Areas

Parcel Area: 553,851 SF (12.71 Acres)
Existing Building Area: 0 SF
Existing Pavement Area: 0 SF
Total Existing Impervious: 0 SF (0.00%)
Total Proposed Building Area: 10,800 SF
Total Proposed Pavement Area: 315,000 SF
Total Proposed Impervious: 325,800 SF (58.82%)
Total Proposed Greenspace: 228,051 SF (41.18%)

PROPERTY OWNER:

Crossroads Land Development, LLC
Gene Frederickson
W4755 Creekview Road
Kaukauna, WI 54130
Telephone: (920) 766-1100
Email: gene@glfinc.com

APPLICANT:

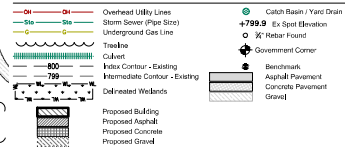
Gene Frederickson Trucking & Excavating, Inc.
Troy Frederickson
4450 Fieldcrest Drive
Kaukauna, WI 54130
Telephone: (920) 850-4552
Email: troy@gtfec.com

Products Manufactured: Topsoil
Products Sold: Topsoil
Products Stored: Topsoil

Building Use: Heavy Equipment Storage and Maintenance, Fabrication, and Repair & Office
No hazardous materials are stored on-site

Windblows within the project area are exempt. Refer to DNR Non-Federal Exemption EXE-NE-2025-8-03912 and DNR Artificial Exemption EXE-NE-2025-8-03745

LEGEND



SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Erosion & Sediment Control Details	C2.1
Construction Details	C2.2
Stormwater Pond Details	C2.3
Improvement Plans: Highline Road - Sta 0+00 to 5+88	C3.1

PRELIMINARY

Frederickson Land - Crossroads Project
Village of Harrison, Calumet County, WI
For: Gene Frederickson Trucking & Excavating

DAVE ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1145 Fremont Avenue, Madison, WI 53702
www.daveinc.com

Gene
Frederickson
Trucking & Excavating, Inc.
4409 Polaris Drive, Kaukauna, WI
9000-0000
Phone: 920-764-1410
Fax: 920-764-1410
trey@trey.com

GFT PROPOSED SHOP

KAUKAUNA, WISCONSIN

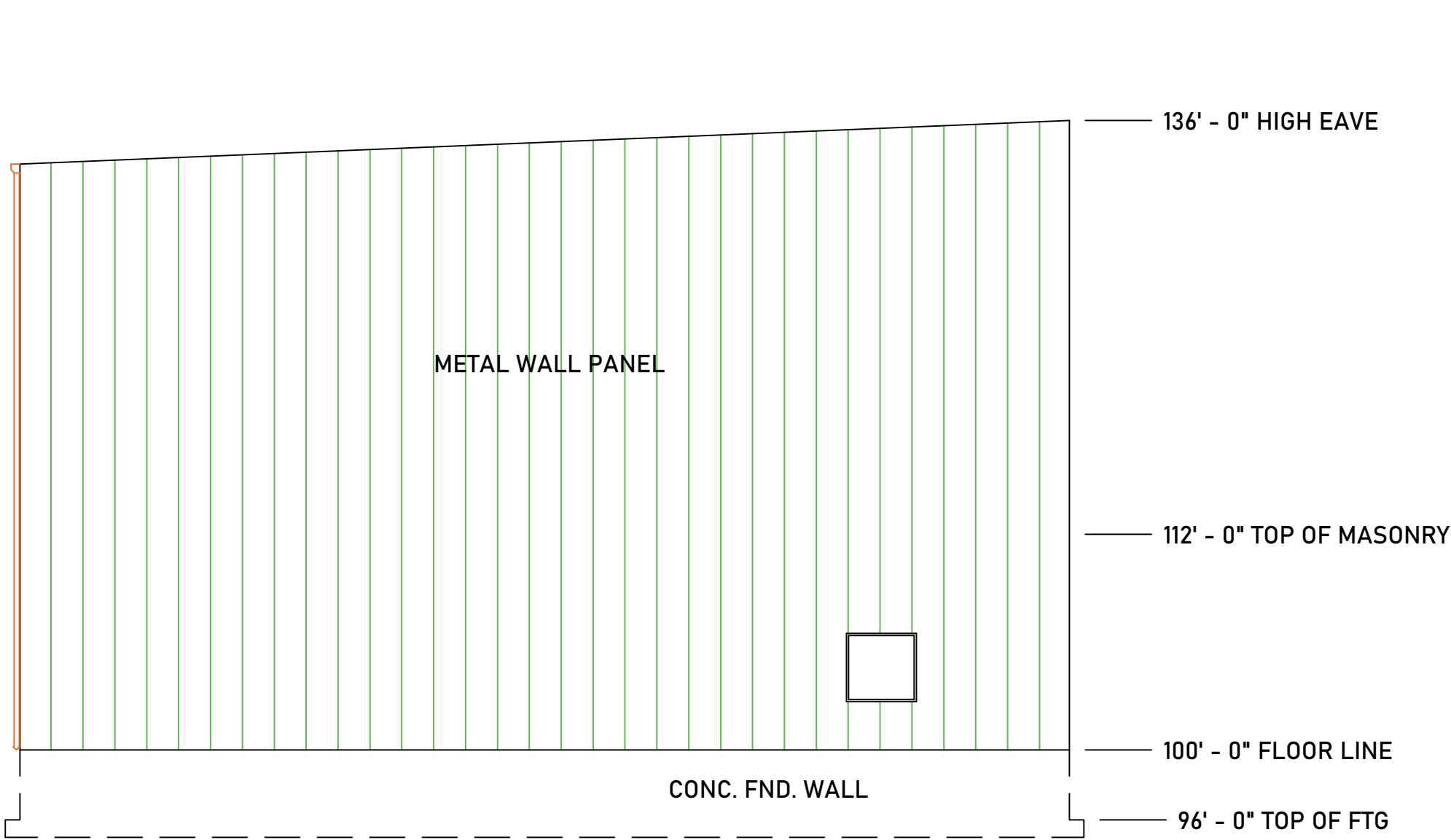
Revisions:

Project Number: 1

Issue Date: 08JAN2025

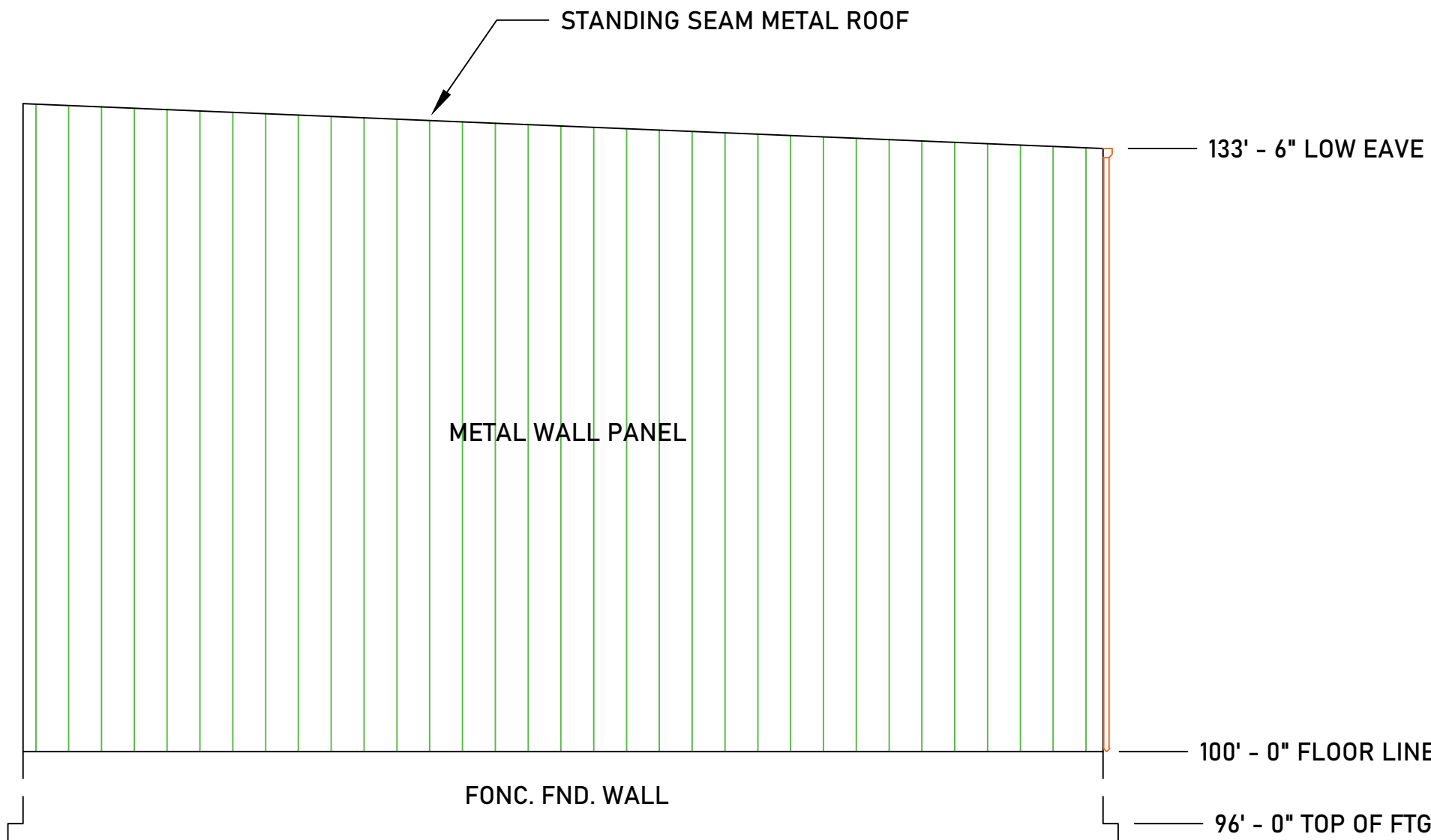
Scale: AS NOTED

A1
ELEVATIONS



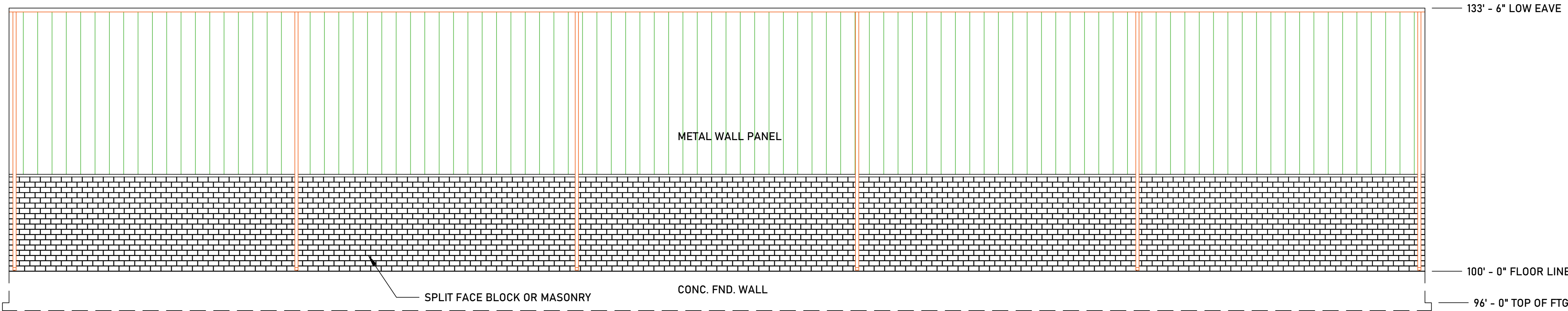
SOUTH ELEVATION

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



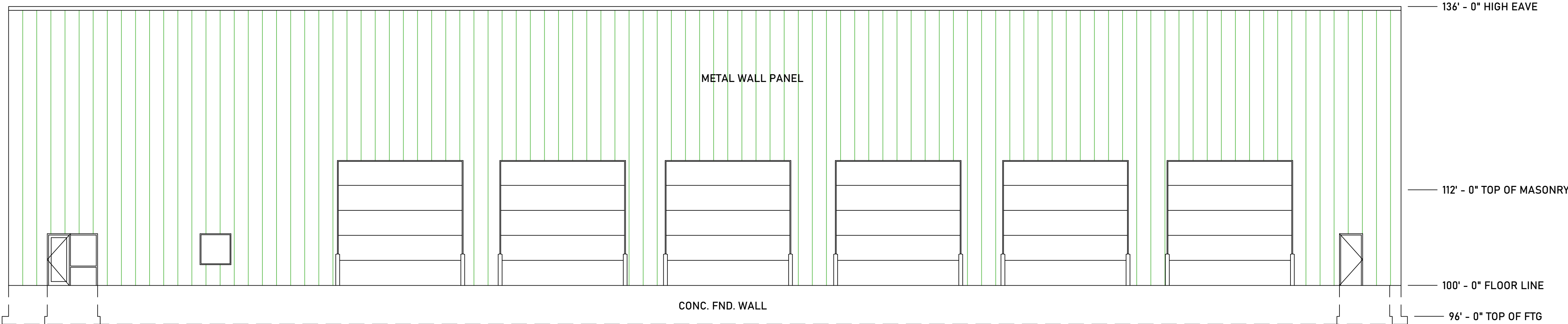
NORTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

Planting Schedule

CODE	COMMON NAME	BOTANICAL NAME	CAL	QTY	Points
TREES					
AC-BLZE	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2" Cal	18	900
QU-BCLR	Bur Oak	Quercus macrocarpa	2" Cal	12	600

EVERGREEN TREES

PC-BLCK	Black Hills Spruce	Picea glauca 'Densata'	6 ft.	92	2760
PI-NORW	Norway Spruce	Picea abies	6 ft.	31	930
PI-SERB	Serbian Spruce	Picea omorika	6 ft.	35	1050

CODE	COMMON NAME	BOTANICAL NAME	QTY	Points
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EVERGREEN SHRUBS

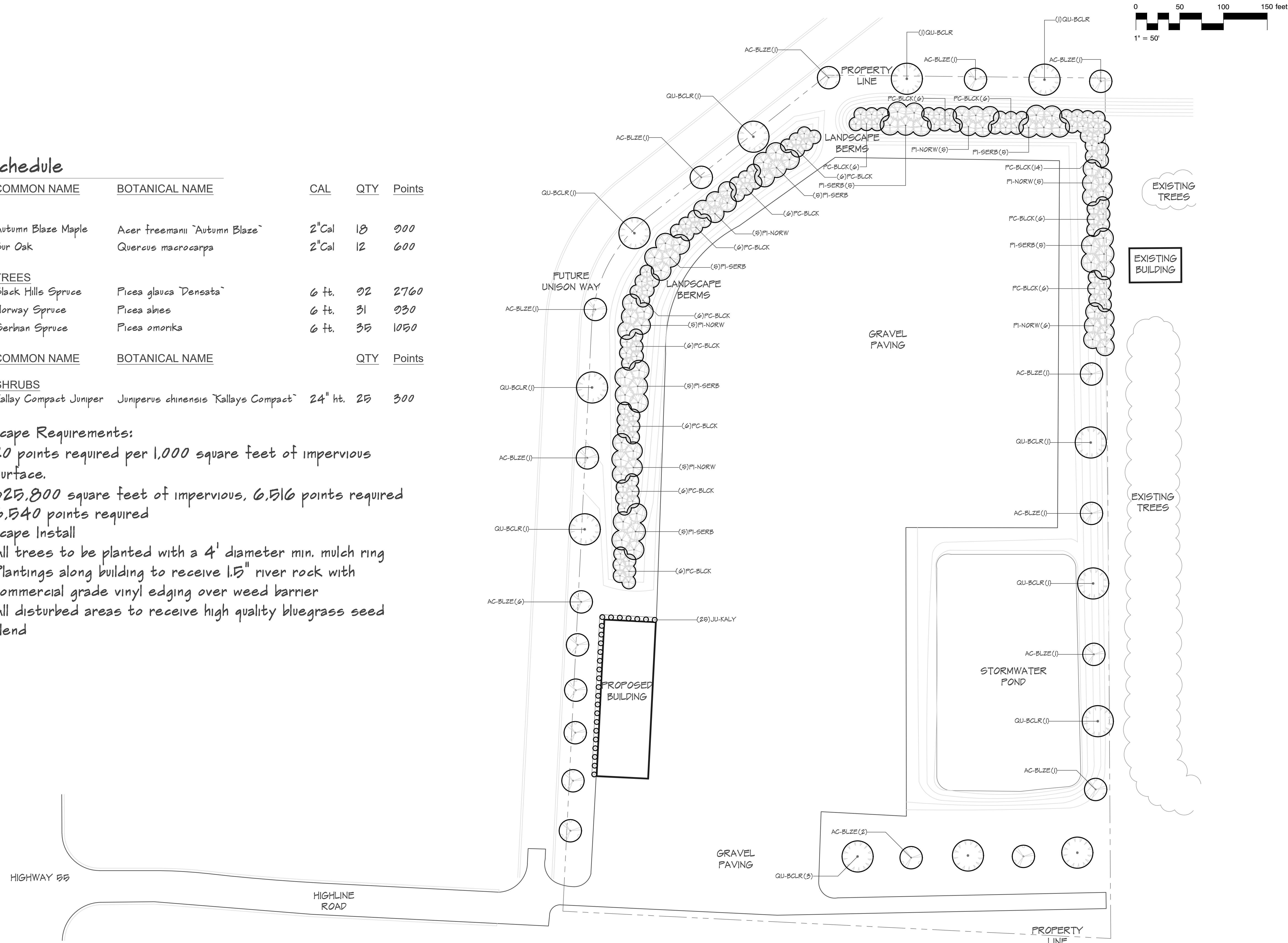
JU-KALY	Kallay Compact Juniper	Juniperus chinensis 'Kallays Compact'	24" ht.	25	300
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1. Landscape Requirements:

- 20 points required per 1,000 square feet of impervious surface.
- 325,800 square feet of impervious, 6,516 points required
- 6,540 points required

2. Landscape Install

- All trees to be planted with a 4' diameter min. mulch ring
- Plantings along building to receive 1.5" river rock with commercial grade vinyl edging over weed barrier
- All disturbed areas to receive high quality bluegrass seed blend



Schmalz
Custom Landscaping
and Garden Center

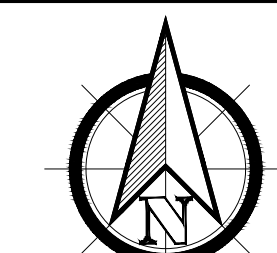
LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION
AWARD WINNING DESIGN
AND INSTALLATION

W2484 CTY RD KK
APPLETON, WI 54915-9464
PHONE 920-733-8223
FAX 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

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DO NOT SCALE
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Gene Frederickson Excavating Soil Shredder
Highline Road
Town of Harrison, Wis. 54130



DATE: 01/05/2026

REVISED:

PHONE NO.: 920.636.8387

EMAIL: alex@schmalzlandscaping.com

SCALE: 1" = 50'-0"

DRAWN BY: AMH

SHEET TITLE

Landscape Plan

SHEET NO.

L-1

JOB #

FILE NO.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

January 20, 2026

Title:

Zoning Map Amendment (Rezoning) – Eugene Frederickson – Hwy 55 – Parcel 40398 and Part of Parcels 40378 & 40394.

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 12.71 acres located east of Hwy 55 and Highline Road from Business Park [BP] to Industrial & Manufacturing [IM]. The rezone area is wholly within Parcel 40398 and part of Parcels 40378 & 40394.

A Certified Survey Map (CSM) was approved by the Village Board on December 16, 2025 to accommodate the area for future development. The CSM included lot line adjustments for Parcels 40398, 40378 & 40394.

The Village will not sign the ordinance amending the Village Zoning Map until the CSM adjusting the lot lines has been recorded.

The requested rezoning supports a site plan that is being reviewed as a separate agenda item.

The Village of Harrison Preferred Land Use Map designates the area as Industrial.

Findings of Fact:

- Staff finds that the rezoning request complies with the Future 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 Amendment from Business Park [BP] to Industrial & Manufacturing [IM] with the following conditions:

1. Recording of the Certified Survey Map (CSM), as approved by the Village Board on December 16, 2025, prior to the Village's signing of the ordinance amending the Village of Harrison Official Zoning Map.

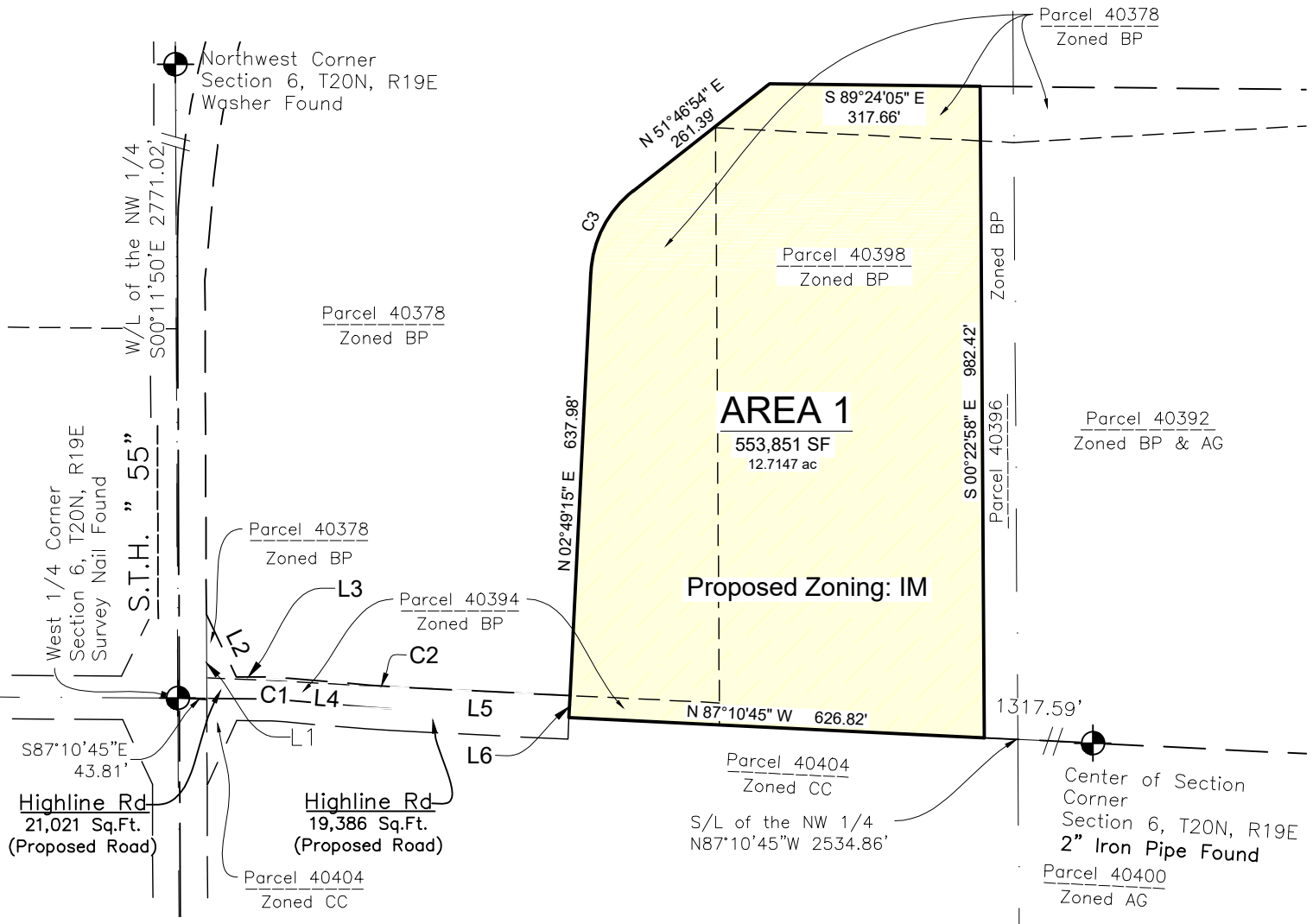
Attachments:

- Zoning Map Exhibit
- Aerial Map
- Zoning Map
- Rezoning Ordinance

Rezoning Exhibit

Section 9, Item d.

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



LINE TABLE

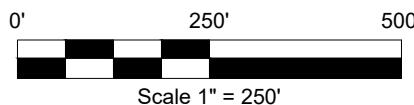
Line	Bearing	Length
L1	N 00°15'04" W	128.39'
L2	S 25°39'50" E	104.35'
L3	S 89°36'11" E	35.92'
L4	S 85°05'42" E	123.53'
L5	S 87°10'45" E	267.32'
L6	N 02°49'15" E	33.00'

Disclaimer: This instrument is intended for conceptual review purposes ONLY. If this map is used for any other purpose other than its such intent without full approval of the Village of Harrison and/or Calumet County, Davel Engineering & Environmental, Inc. shall not be held responsible. Users of this map assumes all risks associated with such use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use, if any.



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

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



File: 9018Rezone.dwg
Date: 12/02/2025
Drafted By: kris
Sheet: 1 of 2

Rezoning Description

Section 9, Item d.

Parcel Description

Area 1 to be rezoned to IM

(Parcel 40398, Part of Parcel 40378 & 40394)

Land being part of the part of the Fractional Southwest 1/4 of the Northwest 1/4, of Section 06, Township 20 North, Range 19 East, Village of Harrison County, Wisconsin, containing 553,851 Square Feet (12.7147 Acres) of land described as follows:

Commencing at the West 1/4 Corner of Section 6, T20N, R19E; thence S87°10'45"E along the South line of the Northwest 1/4 of Section 6, 43.81 feet; thence N00°15'04"W, 128.39 feet; thence S25°39'50"E, 104.35 feet; thence S89°36'11"E, 35.92 feet; thence 41.94 feet along the arc of a curve to the right with a radius of 533.00 feet and a chord of 41.93 feet which bears S87°20'57"E; thence S85°05'42"E, 123.53 feet; thence 35.18 feet along the arc of a curve to the left with a radius of 967.00 feet and a chord of 35.17 feet which bears S86°08'14"E; thence S87°10'45"E, 267.32 feet to the Point of Beginning; thence N02°49'15"E, 637.98 feet; thence 142.71 feet along the arc of a curve to the right with a radius of 167.00 feet and a chord of 138.40 feet which bears N27°18'04"E; thence N51°46'54"E, 261.39 feet; thence S89°24'05"E, 317.66 feet; thence S00°22'58"E, 982.42 feet; thence N87°10'45"W, 626.82 feet; thence N02°49'15"E, 33.00 feet to the Point of Beginning. Described parcel subject to all easements and restrictions of record.

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	533.00'	S 87°20'57" E	41.93'	41.94'	4°30'29"	N 89°36'11" W	N 85°05'42" W
C2	967.00'	S 86°08'14" E	35.17'	35.18'	2°05'03"	N 85°05'42" W	N 87°10'45" W
C3	167.00'	N 27°18'04" E	138.40'	142.71'	48°57'39"	N 02°49'15" E	N 51°46'54" E



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File: 9018Rezone.dwg

Date: 12/02/2025

Drafted By: kris

Sheet: 2 of 2

24

All-In-One Map

Section 9, Item d.

Appleton



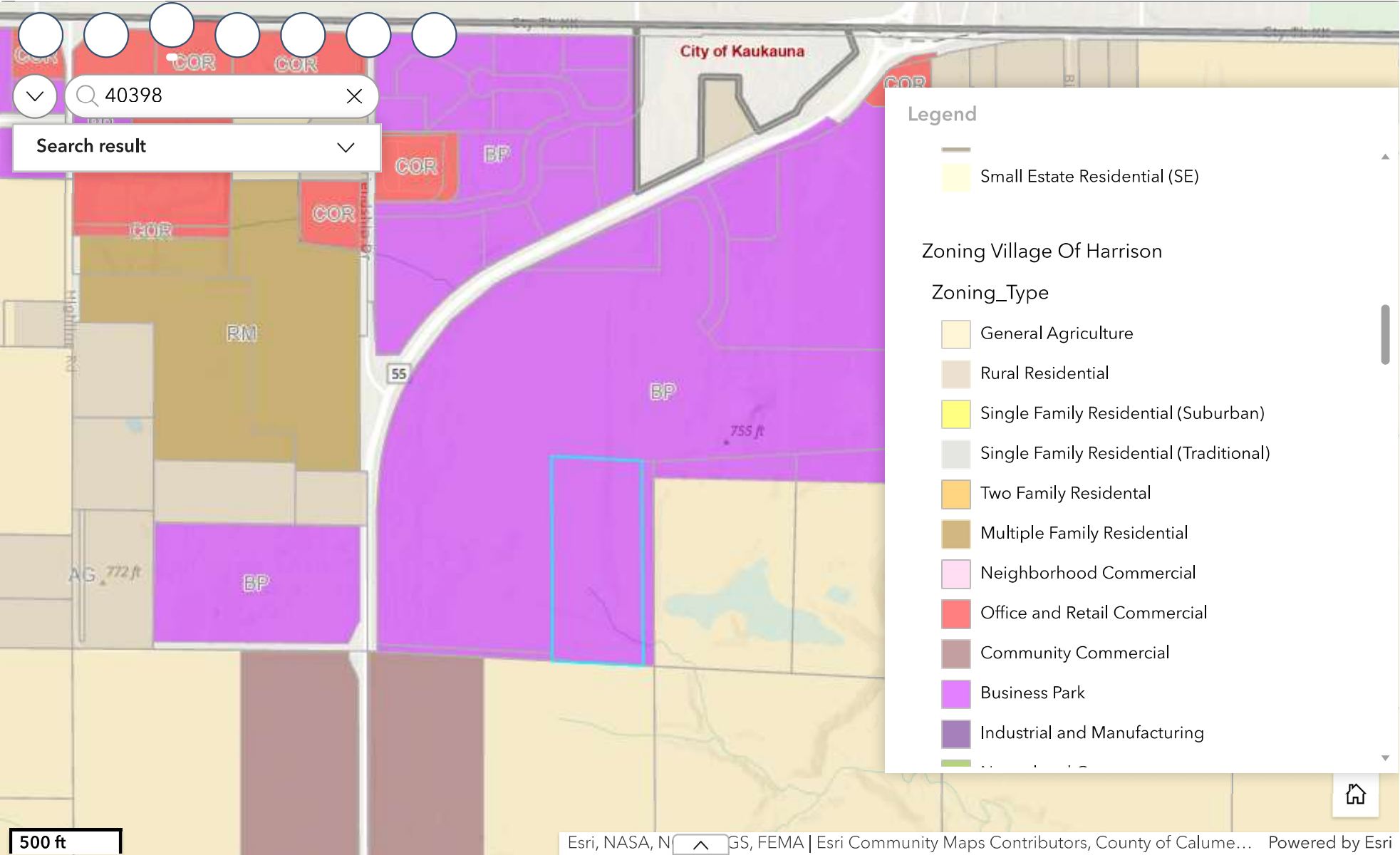
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Calumet County Zoning Map

Section 9, Item d.



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ORDINANCE V26-02

**AN ORDINANCE AMENDING THE VILLAGE OF HARRISON
OFFICIAL ZONING MAP**

(Hwy 55, Parcel 40398 and Part of Parcels 40378 & 40394)

WHEREAS, a public hearing on the zoning map amendment was held by the Harrison Plan Commission on January 20, 2026; and

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

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

THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Harrison, Calumet and Outagamie Counties, Wisconsin, that Article IV of the Village of Harrison Zoning Ordinance pertaining to zoning districts, and the map therein described, is hereby amended by rezoning the below described properties from Business Park [BP] to Industrial & Manufacturing [IM].

Land contained wholly within Parcel No. 40398 and Part of Parcels 40378 & 40394 and specifically described as:

Land being part of the part of the Fractional Southwest 1/4 of the Northwest 1/4, of Section 06, Township 20 North, Range 19 East, Village of Harrison County, Wisconsin, containing 553,851 Square Feet (12.7147 Acres) of land described as follows: Commencing at the West 1/4 Corner of Section 6, T20N, R19E; thence S87°10'45"E along the South line of the Northwest 1/4 of Section 6, 43.81 feet; thence N00°15'04"W, 128.39 feet; thence S25°39'50"E, 104.35 feet; thence S89°36'11"E, 35.92 feet; thence 41.94 feet along the arc of a curve to the right with a radius of 533.00 feet and a chord of 41.93 feet which bears S87°20'57"E; thence S85°05'42"E, 123.53 feet; thence 35.18 feet along the arc of a curve to the left with a radius of 967.00 feet and a chord of 35.17 feet which bears S86°08'14"E; thence S87°10'45"E, 267.32 feet to the Point of Beginning; thence N02°49'15"E, 637.98 feet; thence 142.71 feet along the arc of a curve to the right with a radius of 167.00 feet and a chord of 138.40 feet which bears N27°18'04"E; thence N51°46'54"E, 261.39 feet; thence S89°24'05"E, 317.66 feet; thence S00°22'58"E, 982.42 feet; thence N87°10'45"W, 626.82 feet; thence N02°49'15"E, 33.00 feet to the Point of Beginning.

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 27th day of January 2026.

Scott Handschke, Village President

Attest: Meghan Winkler, Village Clerk

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

January 20, 2026

Title:

Conditional Use Permit – Gene Frederickson Trucking and Excavating – Hwy 55 – Parcel 40398

Issue:

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

Background and Additional Information:

The applicant seeks a Conditional Use Permit (CUP) to screen topsoil, which includes shredding and pulverizing topsoil. The subject property is parcel 40398, which is located east of Hwy 55 and Highline Rd.

The shredding operations will occur in the northeast portion of the site, north of the proposed stormwater pond as shown on the attached site plan. A temporary hoop building will be used for material discharge and processing.

The majority of the shredding area will be graveled and screened by landscaped berms, providing appropriate landscaping and buffering. Site access will be provided from Highway 55, with egress available to the north and/or east.

The two lots directly east of the proposed shredding area are owned by the applicant and are the closest neighboring properties in proximity to the operation.

The Village Board has approved temporary CUPs for topsoil shredding near this site at its April 25, 2023 and April 30, 2024 meetings.

A site plan for the overall development area is being reviewed as a separate agenda item. A rezoning proposal from Business Park [BP] to Industrial & Manufacturing [IM] also is being reviewed as a separate Plan Commission agenda item.

A Certified Survey Map (CSM) was approved by the Village Board on December 16, 2025 to accommodate the area for future development. The CSM included lot line adjustments for Parcels 40398, 40378 & 40394.

Findings of Fact:

- Staff finds that the Conditional Use Permit complies with the Harrison Zoning Ordinance with the below conditions.

- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

Staff recommends approval of the Conditional Use Permit (CUP) request with the following conditions:

1. All provisions of Section 117-131, Resource Extraction, of the zoning ordinance relating to the shredding of topsoil shall be met.
2. All Local, State, and Federal regulations shall be met.
3. No refining activities (including pulverizing or shredding) shall occur when wind speeds exceed 15 miles per hour.
4. The site shall be screened and developed to the intent of the site plan. All berming shall be completed prior to the start of topsoil screening.
5. Hours of operation shall be limited to daylight hours. Topsoil screening shall only occur from April to November.
6. The applicant shall comply with all conditions of approval.
7. Any substantial violation of these conditions may result in the termination of the Conditional Use Permit (CUP).

Attachments:

- Aerial Map
- Site Plan
- Landscaping Plan

All-In-One Map

Section 9, Item e.

Appleton



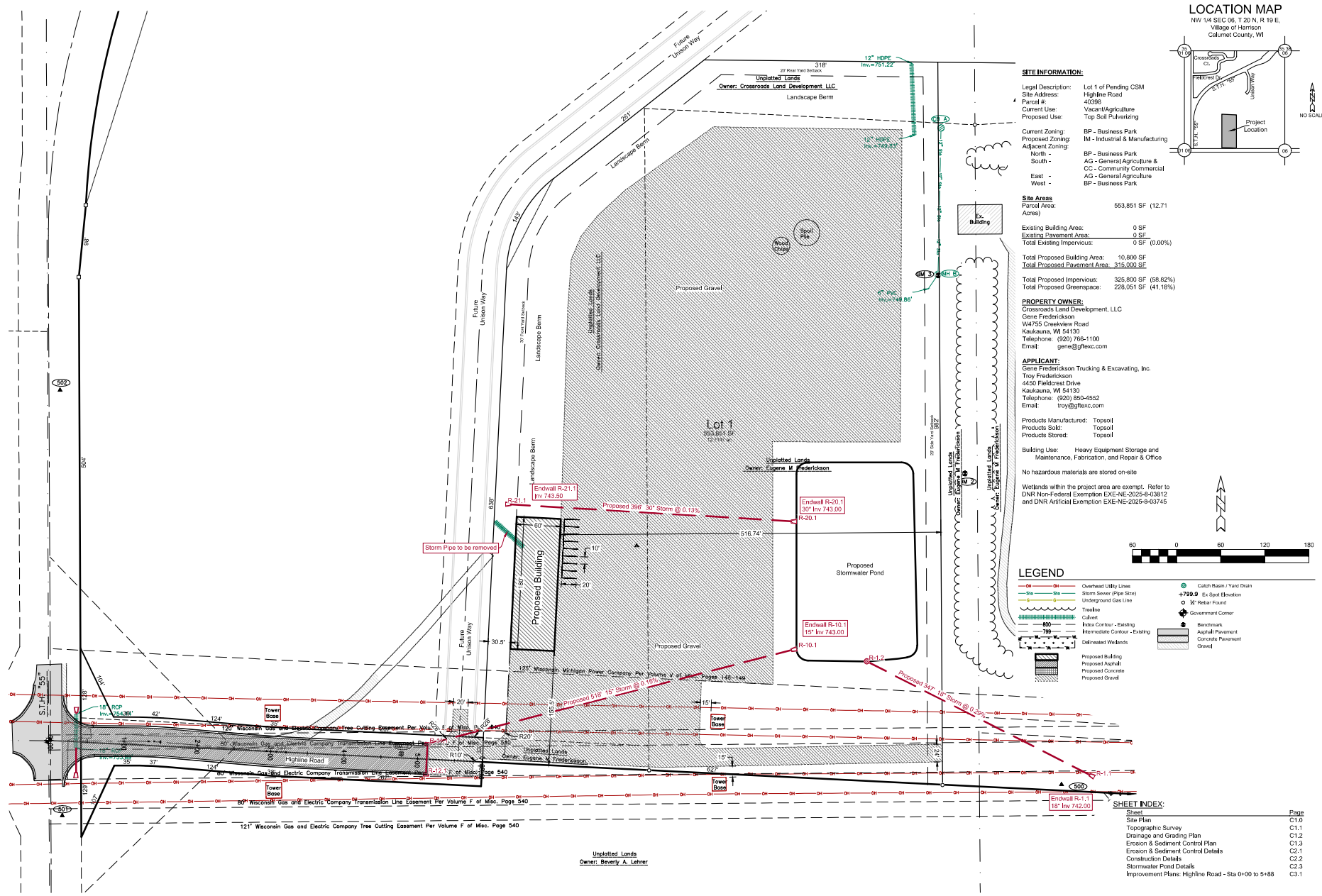
[Land Information Webpage](#) | [Calumet County Data Portal](#) | [Contact Us](#)

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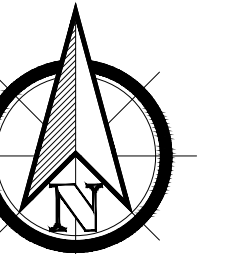
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Frederickson Land - Crossroads Project
Village of Harrison, Calumet County, WI
For: Gene Frederickson Trucking & Excavating

Date:	12/31/2025
Filename:	9018engr.dwg
Author:	MDB
Last Saved by:	mitch
Page	C1.0



Gene Frederickson Excavating Soil Shredder
Highline Road
Town of Harrison, Wis. 54130



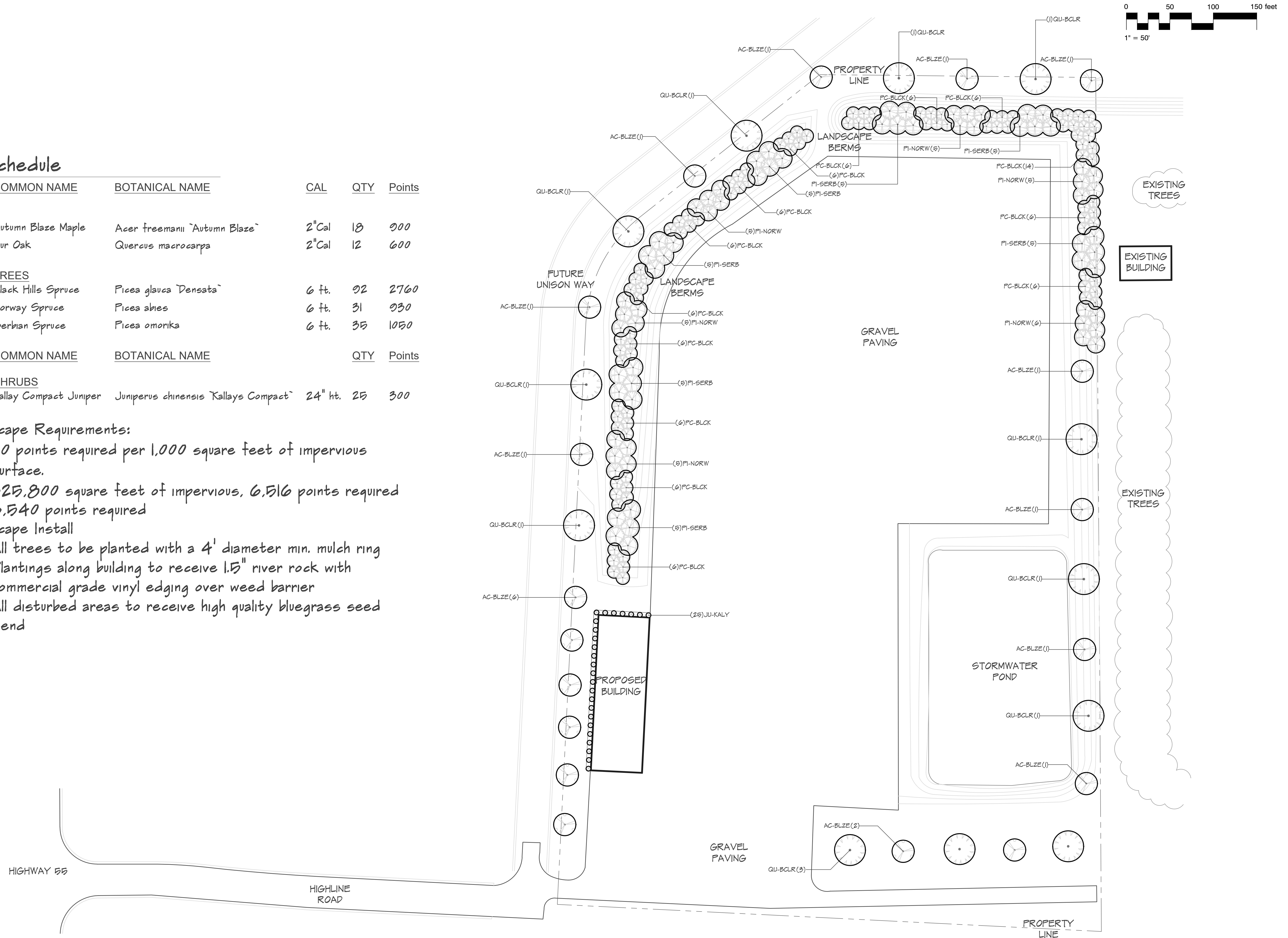
SHEET TITLE

SHEET NO. _____

11

7-1

1. Landscape Requirements:
 - 1.1. 20 points required per 1,000 square feet of impervious surface.
 - 1.2. 325,800 square feet of impervious, 6,516 points required
 - 1.3. 6,540 points required
2. Landscape Install
 - 2.1. All trees to be planted with a 4' diameter min. mulch ring
 - 2.2. Plantings along building to receive 1.5" river rock with commercial grade vinyl edging over weed barrier
 - 2.3. All disturbed areas to receive high quality bluegrass seed blend



Village of Harrison
December-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	5		122	\$ 2,070,000	\$ 55,251,700	1		108	\$ 282,200	\$ 47,275,000
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	0		14	\$ 0	\$ 1,157,000	0		13	\$ 0	\$ 819,000
Acc. Structures	0		24	\$ 0	\$ 915,500	1		34	\$ 14,000	\$ 680,450
Miscellaneous	8		168	\$ 55,500	\$ 2,245,398	7		139	\$ 80,000	\$ 2,109,200
Total Residential	13		329	\$ 2,125,500	\$ 60,419,598	9		295	\$ 376,200	\$ 51,783,650
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	1		14	\$ 0	\$ 178,300	0		8	\$ 0	\$ 165,150
Total Com./Ind.	1		26	\$ 0	\$ 15,934,900	0		10	\$ 0	\$ 12,815,150
Combined Total	14		355	\$ 2,125,500	\$ 76,354,498	9		305	\$ 376,200	\$ 64,598,800