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- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Roll Call**
 - 4. Identify Potential Conflicts of Interest**
 - 5. Corrections and Approval of the Previous Meeting Minutes**

a. November 7, 2023 Meeting Minutes

6. 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.

a. Variance – Thomas Kempen – W7171 Firelane 2 – Parcel 39854

7. Convene Meeting and Enter Public Hearing

a. Variance – Thomas Kempen – W7171 Firelane 2 – Parcel 39854

8. Close Public Hearing and Reconvene Regular Meeting

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

a. Variance – Thomas Kempen – W7171 Firelane 2 – Parcel 39854

10. Set Next Meeting Date

a. To Be Determined

11. Adjournment

Agenda posted and published:

October 28, 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.

Josh Sherman

From: John F. Salza, O.P., Esq. <thesalzas@gmail.com>
Sent: Thursday, October 23, 2025 11:19 AM
To: Josh Sherman
Cc: HOME Tom Kempen - Neighbor
Subject: Letter in Support of Kempen Variance Request

October 23, 2025

To the Village of Harrison Zoning Board:

We are the next-door neighbors of Mr. Thomas Kempen who resides at W7171 Firelane 2, parcel 39854. According to your letter to us dated October 13, 2025, Mr. Kempen has applied for a variance from Section 117-82(1)(l) of the Village Zoning Ordinance to construct a second detached garage on his aforesaid property. This detached garage would be located right next to our lot line, on the northwest corner.

Because we are not able to attend the hearing on this matter scheduled for Tuesday, November 3, 2025 at 5.00pm, we have written this letter to inform you that we have no objection to the requested variance. In fact, we would welcome the second detached garage, as it would allow Mr. Kempen to house various items that are currently situated on his driveway.

Please accept this letter into the record as our support of Mr. Kempen’s request for the variance. Should you have any questions, please contact John Salza directly at 414.737.2602.

Best regards,

John and Dawn Salza

cc: Mr. Josh Sherman, Assistant Planner
Mr. Thomas Kempen

ZONING BOARD OF APPEALS MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

November 3, 2025

Title:

Variance – Thomas Kempen – W7171 Firelane 2 – Parcel 39854

Issue:

Should the Zoning Board issue a variance to construct a second detached accessory structure on a residential lot?

Background and Additional Information:

The applicant is requesting a variance from **Village Code Section 117-82(l)(1) and (3)** of the **Harrison Zoning Ordinance**, which limits:

- The maximum number of accessory detached garages and sheds to **one (1)**; and
- The maximum total area of all accessory detached garages and sheds to **900 square feet**.

The request is to allow the construction of a second detached garage at the property located at W7171 Firelane 2, Parcel 39854.

The applicant has provided justification for the requested variance in the attached **Variance Request Document**.

The property currently contains one detached garage measuring 864 square feet (24 ft. x 36 ft.). The home and detached garage were rebuilt in 2023.

The subject property is zoned Single-Family Residential (Suburban) [RS-1] with a Shoreland Overlay [SHO].

Zoning Ordinance:**117-82 – Single-family residential (suburban) district [RS-1]**

(l) Accessory detached garages and sheds.

1. Number. The maximum number of accessory detached garages and sheds shall be one.
2. Size. The maximum size of accessory detached garages and sheds shall be 900 square feet.
3. Total area. The maximum total area of all accessory detached garages and sheds shall be 900 square feet.

Variance Criteria

Per Wis Stats 62.23(7)(d), In all circumstances, a property owner bears the burden on proving that the unnecessary hardship is based on conditions unique to the property, that than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

Per Village Code 117-494(d) Variance:

(3) A variance shall not:

- a. Grant, extend or increase any use prohibited in the zoning district;
- b. Be granted for a hardship based solely on an economic gain or loss;
- c. Be granted for a hardship which is self created.
- d. Damage the rights or property values of other persons in the area;
- e. Allow actions without the amendments to this article or map(s) required in section 117-501, Amendments; and
- f. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

Attachments:

- Variance Request Document
- Aerial Map
- Public Comment

W7171 Firelane 2 Variance Request

Reason for request

Asking for permission to build an additional detached building.
Ordinances only allow one detached building.

Asking for consideration for the following reasons:

Due to the location of the home and the power lines, the required setbacks from the power lines would not allow the garage to be attached to the home.

- Verified by WE Energies on a site visit.
- Moving poles was not an option provided by WE Energies.
- Location of the home on the lot offered no other options for placement of an attached garage.

The building will be used to store recreational vehicles and personal items.
Additional space is needed due to no lower-level storage.

The building's exterior will match the existing home and garage.

The building will be located per site plan using set-back guidelines.

All other guidelines spelled out in the Village of Harrison's Detached Garage-Shed brochure will be followed.

All required permits will be secured as needed.



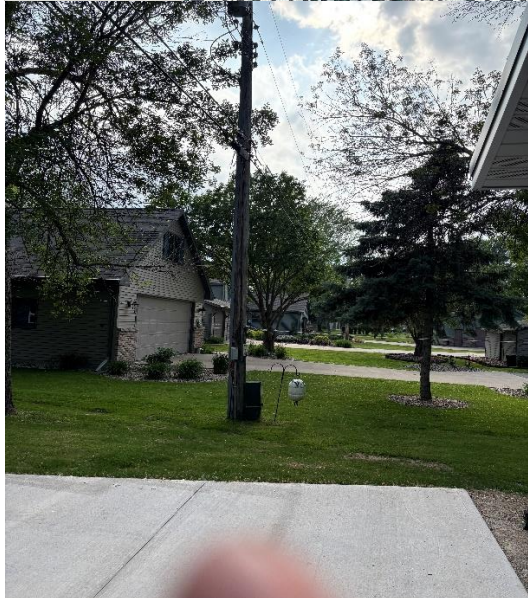
House and garage prior to renovations.
Power lines between house and garage.

House prior to renovations.



Garage after renovations. The footprint of
footprint of
The garage increased from 12 x 20' to 24 x 36'

Home after renovations. The
increase from 20 x 40' to 20 x 70'.



Power lines running between the house the and garage looking East.

Power lines running between houses looking West.



Power lines running between home and garage.

Power lines running between home garage.



Building location looking East.

Building location looking West

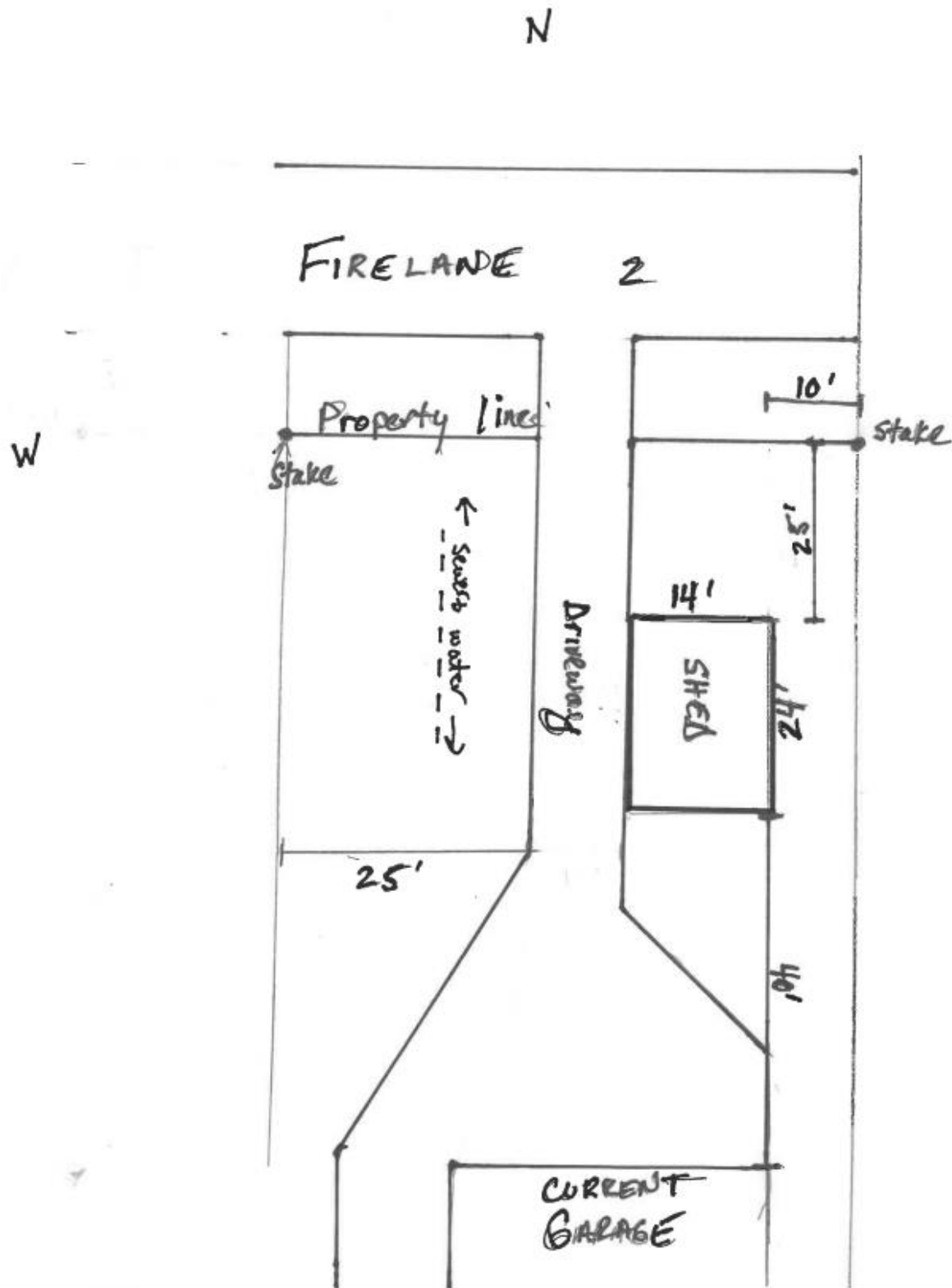
Buildings	
Type	Square feet
House	1448
Garage	864
New shed	336
Total	2648
Allowed	5,000
Hard Surface	
Concrete	2,112

Proposed Building
Non-Pervious
Coverage

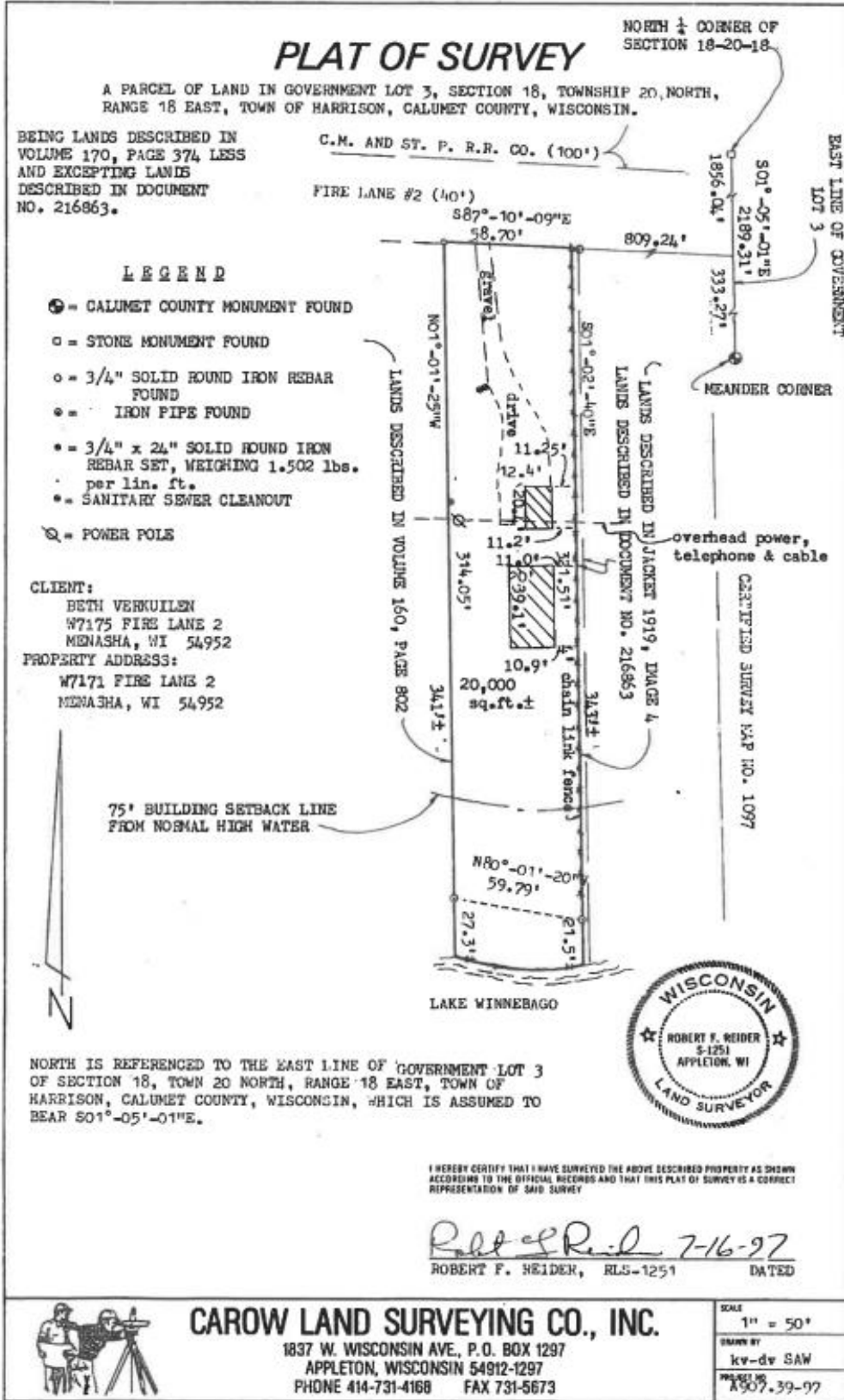


Total Coverage	4,760
Total Allowed	7,000

Building Site Map with Set-backs



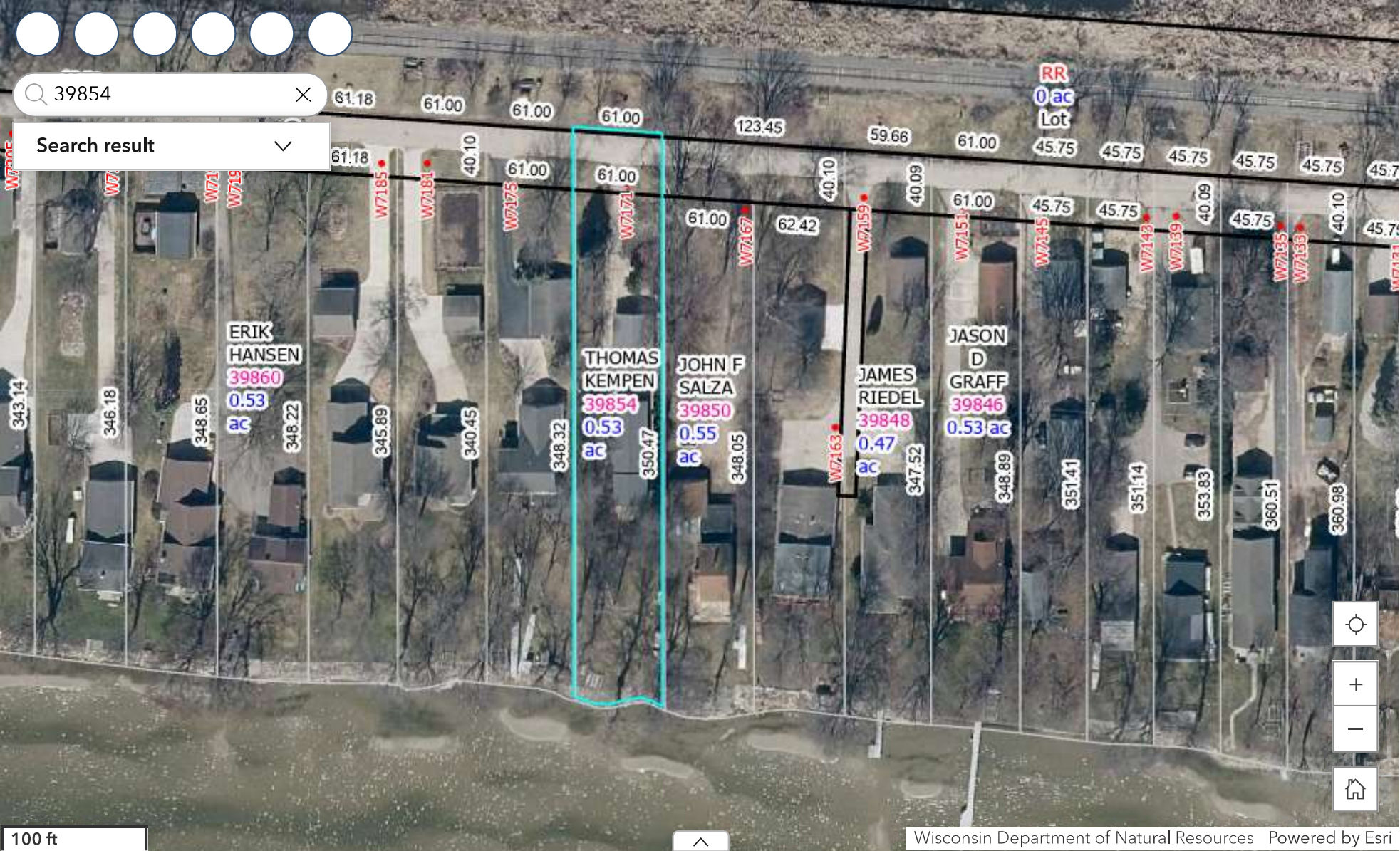
584741



All-In-One Map

Section 9, Item a.

Appleton



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

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

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