

PLAN COMMISSION AGENDA

Tuesday, April 21, 2026 at 6:15 PM

Or immediately after joint meeting

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.](#) March 25, 2026 Meeting Minutes

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

- a. Zoning Map Amendment (Rezoning) – Mueller Farm Development LLC –Woodland Rd – Parcel 33598.
 - b. Zoning Map Amendment (Rezoning) – GEM Back 40 Development LLC – Woodland Rd – Parcel 33528

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

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

- [a.](#) Preliminary Plat – Mueller Farm Estates – Mueller Farm Development, LLC – Woodland Rd – Parcel 33598
 - [b.](#) Zoning Map Amendment (Rezoning) – Mueller Farm Development LLC –Woodland Rd – Parcel 33598.
 - [c.](#) Preliminary Plat – Mader Homestead Acres – Gem Back 40 Development LLC –Woodland Rd – Parcel 33528

- d. Zoning Map Amendment (Rezoning) – GEM Back 40 Development LLC – Woodland Rd – Parcel 33528
- e. Certified Survey Map (CSM) – Steve & Sandra Shimon – Town of Stockbridge – N6439 Lakeshore Dr – Parcel 10592
- f. March 2026 Zoning Report

10. Set Next Meeting Date

- a.** Tentatively May 19, 2026 at 6:00 pm

11. Adjournment

Agenda posted and published:

April 15, 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 MINUTES

Tuesday, March 24, 2026 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

Present: Dennis Perschbacher, Tammy Frassetto, Jim Apitz, Michael Linzmeier, Tony Schumacher, and Tom Uitenbroek

Excused: Mark Van Hefty

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. February 17, 2026 Meeting Minutes

Motion made by Linzmeier, Seconded by Perschbacher, to approve February 17, 2026, meeting minutes as printed and circulated.

Voting Yea: Linzmeier, Perschbacher, Frassetto, Apitz, Schumacher, and Uitenbroek.

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

a. Certified Survey Map (CSM) – John & Susan Drewieske – N6465 Harrison Rd – Parcels 41062, 41068, 41070

Motion made by Apitz, seconded by Uitenbroek to recommend approval for applicant proposal to combine Parcels 41062, 41068, and 41070 into a single lot through a Certified Survey Map (CSM). The subject property is located at N6465 Harrison Road, just north of Faro Springs Road. With the following conditions.

1. A seconded driveway access point is permitted, contingent upon removal of the existing garage, as well as approval of a zoning permit for a new structure and issuance of a right-of-way permit.

Voting Yea: Linzmeier, Perschbacher, Apitz, Schumacher, and Uitenbroek

Voting Nea: Frassetto

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

Motion made by Linzmeier, seconded by Apitz to recommend approval of new Site Plan submitted by Queen of Cleaning 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.11 *Section 7, Item b.*
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
4. Village staff recommends an exception to the 25-foot rear setback, allowing the building to encroach 3-feet into the rear yard setback due to site constraints, including parking stall depth and the corner lot configuration.
5. Only those uses permitted in the applicable zoning district shall be allowed within the development.
6. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Voting Yea: Linzmeier, Apitz, Schumacher, and Uitenbroek

Voting Nea: Frassetto, Perschbacher

c. Report: February 2026 Zoning Report

8. Set Next Meeting Date

- a. April 21, 2026 at 6:00 pm

9. Adjournment

Motion made by Perschbacher, seconded by Schumacher, to adjourn at 6:33 pm.

Voting Yea: Schumacher, Uitenbroek, Perschbacher, Apitz, Frassetto, Linzmeier

Motion carried 6-0

Minutes Submitted by:

Jennifer Tenor, Deputy Clerk

March 25, 2026

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Zoning Administrator

Meeting Date:

April 21, 2026

Title:

Preliminary Plat – Mueller Farm Estates – Mueller Farm Development, LLC – Woodland Rd – Parcel 33598

Issue:

Should the Plan Commission recommend approval of the Mueller Farm Estates preliminary plat to the Village Board?

Background and Additional Information:

The proposed single-family residential subdivision is located along Woodland Rd, directly south of Spring Valley Rd, within parcel 33598. The total site area is 19.71 acres.

Access to the subdivision is proposed via Mueller Farm Court which terminates in a cul-de-sac. It is proposed to be dedicated to the public with a 66-foot right-of-way width. Mueller Farm Court does not align with Spring Valley Rd due to the presence of wetlands in the northeast portion of the plat.

The subdivision includes 13 residential lots and 1 outlot. Lot sizes range from .37 acres and 1.4 acres, with two larger lots (lots 7 and 8), mostly consisting of wetlands, at the southern end of the plat. A stormwater retention pond is proposed within Outlot 1.

The 40-foot right-of-way dedication along Woodland Rd is proposed for future urbanization, including the potential construction of a trail or sidewalk. The right-of-way dedication will also provide needed right-of-way for the future extension of Eisenhower Dr. A 20-foot sanitary sewer and water main easement is proposed between Lots 1 and 2 to provide utility service to W6135 Woodland Road.

The property is currently zoned General Agriculture [AG]. The applicant has submitted a request to rezone the area to Single-Family Residential (Suburban) [RS-1].

Recommended Action:

Staff recommends approval of the Preliminary Plat for the Forest Ridge Subdivision, subject to the following conditions:

1. Final plat shall include language stating that Lots 1 and 13 shall be access-restricted with egress only via Mueller Farm Court.
2. The final plat, plansets, and record drawings shall be subject to review and recommendations by the Village of Harrison's engineer(s) of record.
3. Wetlands shall be shown on the final plat.

4. The developers agreement shall be finalized prior to or concurrent with final plat approval.
5. All lots shall be provided with a storm sewer lateral for sump pump discharge.
6. All review comments from Village staff shall be included in the Plan Commission's discussion and decision.
7. Erosion Control Silt Fencing shall be installed along the right-of-way lines of all streets, in accordance with state specifications, prior to temporary roadway acceptance.
8. A grading/drainage stormwater management plan and erosion control plan, along with application and fee, shall be reviewed and approved by the Village engineer and Village staff.
9. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to final plat approval and prior to construction.
10. Grading/Drainage Plan shall identify elevations of ground at the foundation.
11. All road names shall be approved by Calumet County E911.
12. Street lighting and laterals shall be indicated on the infrastructure plans.
13. Notes required under Section 115-12(d)(1)(f) shall be added to the face of the final plat.
14. The final plat and grading/drainage plans shall include benchmarks for all fire hydrants, referencing hydrant tag bolts.
15. Plans shall be submitted to all applicable utility entities for review (i.e. phone, cable, gas/electric, sewer/water).
16. All easements shall be labeled with ownership and shall grant the necessary rights to the easement holder, including access and maintenance.

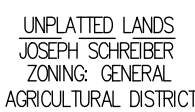
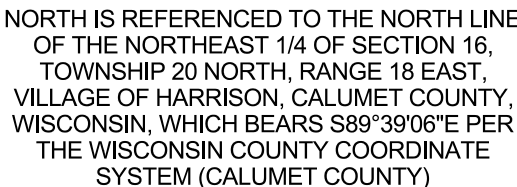
Attachments:

- Preliminary Plat
- Aerial Map
- Development Checklist

PRELIMINARY PLAT OF

PARCEL NUMBER: 33598

ZONING: GENERAL AGRICULTURAL DISTRICT



WOODLAND TRAILS

LOT 66
ZONING: RS-1

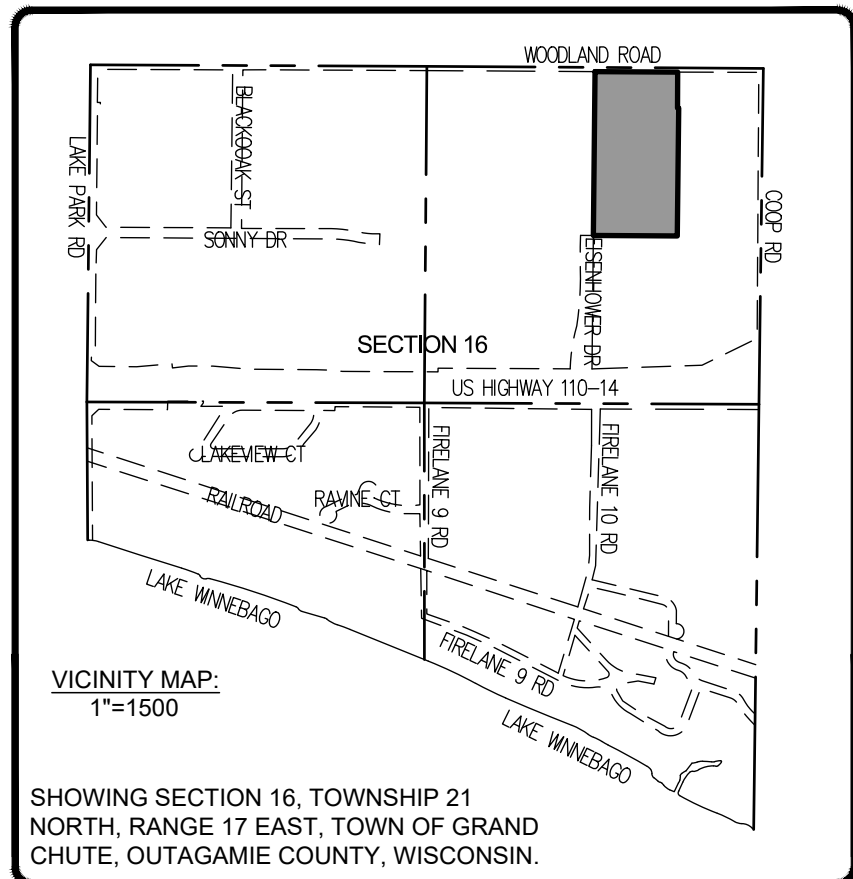
LOT 16
ZONING: RS-1

LOT 15
ZONING: RS-1

LOT 14
ZONING RS-1

LEGEND:

-  = MAG NAIL FOUND
-  = WATER VALVE
-  = FIRE HYDRANT
-  = BENCHMARK
-  = BUILDING SETBACK LINE
-  = WATER MAIN
-  = LIMIT OF WETLANDS TO BE PROTECTED, AS DELINEATED BY MCMAHON ASSOCIATES, INC.
-  = AREA "EXEMPT" FROM STATE WETLAND REGULATIONS PER WETLAND DETERMINATION PER BY THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2025-6-03811, DATED: 12/08/2025.
-  = AREA "NOT" EXEMPT FROM STATE WETLAND REGULATIONS PER WETLAND DETERMINATION BY THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND U.S. ARMY CORPS OF ENGINEERING PERMITS TO BE OBTAINED.



NOTES:
 ALL UTILITIES SHOWN ARE BASED ON INFORMATION OBTAINED FROM DIGGERS HOTLINE MAPS AND UTILITY LOCATION RECORDS. THEIR LOCATION, SIZE, AND DEPTH ARE APPROXIMATE AND ARE NOT GUARANTEED. THE UTILITY INFORMATION SHOWN ON THIS MAP IS NOT A SUBSTITUTE FOR FIELD VERIFICATION. THE PROPERTY OWNER, CONTRACTOR, OR DEVELOPER IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND COORDINATING WITH UTILITY COMPANIES PRIOR TO EXCAVATION OR CONSTRUCTION. OBTAINING AND VERIFYING ENVIRONMENTAL ISSUES ARE THE RESPONSIBILITY FOR ERRORS, OMISSIONS, OR COSTS INCURRED DUE TO RELIANCE ON THE UTILITY INFORMATION SHOWN. ADDITIONALLY UTILITIES NOT SERVING THE SUBJECT PROPERTY MAY NOT BE SHOWN.
 THE PROPERTY OWNERSHIP OF THE LOTS SHOWN ON THIS MAP IS BASED ON THE LOTS, SALE OR TRANSFER OF THE LOTS REQUIRES A DEED. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 83 DATUM.

REQUIRED INFORMATION:

GROSS AREA: 858,603 SQ.FT. OR 19,7106 ACRES
 STREET/DEDICATED AREAS: 72,094 SQ.FT. OR 1,6550 ACRES
 NET SUBDIVIDED AREA: 786,509 SQ.FT. OR 18,0558
 NUMBER OF LOTS: 13 LOTS & 1 OUTLOT
 AVERAGE LOT SIZE: 58,758 SQ.FT. OR 1,3489 ACRES
 TYPICAL LOT DIMENSIONS: 108'x X 300'±
 LINEAL FEET OF STREETS: 1370'
 GENERAL RS-1 LOT SIZE MINIMUM: 12,000 SQ.FT.
 GENERAL AGRICULTURAL DISTRICT LOT SIZE MINIMUM: 1 ACRE
 RS-1 BUILDING SETBACKS FOR PRINCIPAL STRUCTURES: FRONT 25', SIDE 7.5', REAR 25', & WETLAND 50'
 PRELIMINARY RESTRICTIVE COVENANTS: FRONT YARD BUILDING SETBACK SHALL BE NO LESS THAN 30'.



I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPE
IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT
REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Matthew C. Reider 2/24/2022
MATTHEW C. REIDER, PLS-3245 DATED

UNPLATTED LANDS
VILLAGE OF HARRISON
ZONING: GENERAL
AGRICULTURAL DISTRICT

UNPLATTED LANDS
KATHLEEN M. SCHUH
ZONING: GENERAL
AGRICULTURAL DISTRICT

DESIGNED

DRAWN
DTI

CHECKED



CAROW
LAND SURVEYING
& ENVIRONMENTAL

CAROW LAND SURVEYING & ENVIRONMENTAL

615 N. LYNNDAL DRIVE,
APPLETON, WISCONSIN 54914
PHONE: (920)731-4168

N5841 STATE HIGHWAY 47-55,
SHAWANO, WISCONSIN 54166
PHONE: (920)731-4168

INT	DATE	REVISIONS
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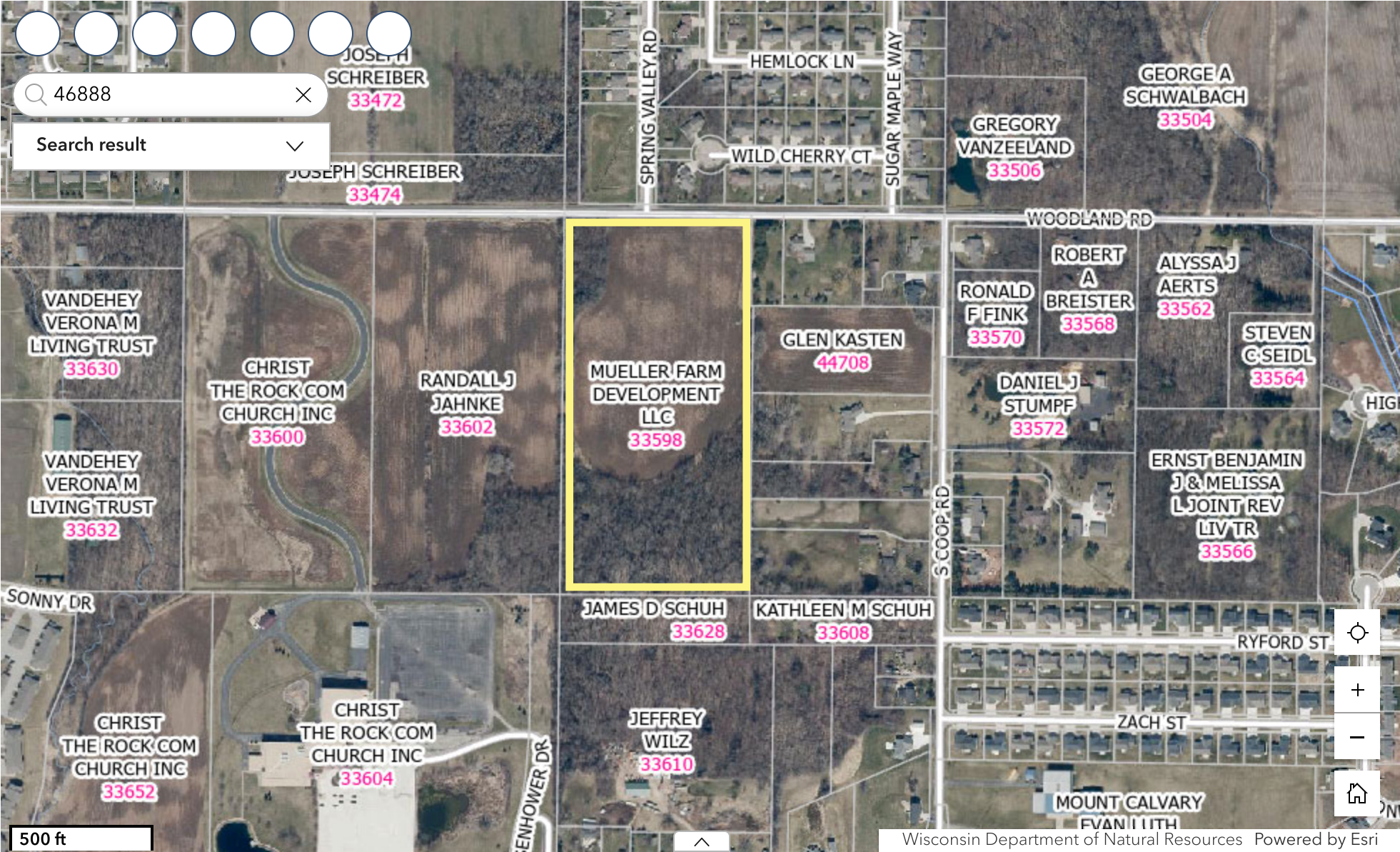
BTL	3/2/2026	REV. COMM
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All-In-One Map

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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SUMMARY CHECKLIST

ACTIVE DESIGN

1. **NEIGHBORHOOD AMENITIES.** How well does the project support access to neighborhood amenities (e.g., convenience store, dry cleaning, community center, café, etc.) within reasonable walking distance from residential developments?
2. **PARKS & OPEN SPACE.** How well does the project incorporate a park or open space within reasonable walking distance of all residential development?
3. **PEDESTRIAN ENVIRONMENT.** How well does the project contribute to creating a safe and comfortable pedestrian environment for residents of all ages?
4. **SIDEWALKS.** How well does the project create or contribute to a network of sidewalks?
5. **FRONTAGE DESIGN.** How well does the project incorporate attractive, pedestrian-scale exteriors and massing to encourage walkability for people of all ages?
6. **PHYSICAL ACTIVITY.** How well does the project incorporate design features to promote the physical activity of all building occupants?

CONNECTIVITY

7. **NETWORK.** How well does the project leverage public open space, sidewalks, pedestrian amenities, bicycle facilities, and multi-use trails to connect safely and comfortably to surrounding neighborhoods?
8. **WALKABILITY.** How well does the project enhance walkability by providing a highly connected street network?
9. **BICYCLE CONNECTIVITY.** How well does the project provide high levels of bicycle connectivity through a safe, well-marked and complete bicycle network?

Complies Completely	Complies Somewhat	Does Not Comply	N/A
☐	☒	☐	☐
☒	☐	☐	☐
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PUBLIC SAFETY

10. **INJURY PREVENTION.** How well does the project foster injury prevention through the use of traffic calming features, such as bulb outs and speed humps, safe pedestrian crossings, and moderate roadway speeds?

Complies Completely Complies Somewhat Does Not Comply N/A

☒☐☐☐

11. **SAFE ACCESS TO SCHOOLS.** How well does the project incorporate safe access to schools within a reasonable walking distance?

☐☒☐☐

12. **LIGHTING.** How well does the project provide adequate neighborhood lighting to prevent crime and increase safety?

☒☐☐☐

13. **POLICE PROTECTION.** How well does the project fit into surrounding neighborhoods with similar land use to minimize the need to expand police protection services?

☒☐☐☐

14. **FIRE PROTECTION.** How well does the project minimize the need for additional fire protection or increased response times due to its location within the village?

☒☐☐☐

COMMUNITY COHESION

15. **PASSIVE SPACES.** How well does the project incorporate spaces that facilitate social engagement?

☐☐☐☒

16. **RECREATIONAL SPACES.** How well does the project incorporate facilities and access to a variety of recreational opportunities for all users?

☐☐☐☒

17. **COMMUNITY SPACES.** How well does the project incorporate facilities and access to a multi-purpose community space accessible to the public?

☐☐☐☒

ACCESS TO FOOD, JOBS, & SERVICES

18. GROCERY. How well does the project integrate access to a full-service grocery store (e.g., sells meat, dairy, fruits & vegetables) within a reasonable walking distance of all residents?

Complies Completely Complies Somewhat Does Not Comply N/A

☐	☐	☐	☒
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19. COMMUNITY GARDEN. How well does the project incorporate space for growing food onsite through community gardens, edible landscaping, or small-scale farming within a reasonable walking distance from residential development?

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20. FARMER'S MARKET. How well does the project designate space or provide access to a farmer's market within a reasonable walking distance?

☐	☐	☐	☒
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21. JOBS. How well does the project design promote shorter commutes and better access to jobs?

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22. CHILDCARE. How well does the project support increased access to affordable and high-quality childcare?

☐	☐	☐	☒
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STORMWATER MANAGEMENT

23. STORMWATER MANAGEMENT. Has the preliminary design been evaluated for stormwater management to ensure compliance with Village and DNR requirements?

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24. WATER RETENTION DESIGN. Does the project contain the maximum possible stormwater improvements on the project site?

☒	☐	☐	☐
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25. STORMWATER MANAGEMENT PONDS. Are stormwater detention ponds being considered for the project?

☒	☐	☐	☐
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TRAFFIC

26. TRAFFIC STUDY. Has a traffic study been completed to determine the amount of new traffic generated as a result of the project?

☐	☐	☒	☐
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27. TRAFFIC IMPACT. How well does the project minimize the impact of traffic on the existing village roads?

☒	☐	☐	☐
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CONFORMANCE TO VILLAGE
COMPREHENSIVE PLAN AND RESIDENT
FEEDBACK

28. **COMPREHENSIVE PLAN CONFORMANCE.** Does the project conform to the Village's comprehensive plan?

Complies Completely Complies Somewhat Does Not Comply N/A

☒☐☐☐

29. **RESIDENT VISION AND PREFERENCES.** Does the project align with the village's residents and does not create additional concerns from a resident's view point?

☒☐☐☐

OTHER PUBLIC SERVICES IMPACTED

30. **PUBLIC WORKS EXPANSION.** Does the project require the addition of Public Works staff or additional equipment to address items such as street maintenance and snow plowing? The applicant shall discuss this with the Village Operations Manager

☒☐☐☐

31. **INCREASED ADMINISTRATION STAFFING.** Does the project require additional administrative staff? The applicant shall contact the Village Manager to discuss this.

☒☐☐☐

32. **NEW TRAFFIC/ROAD COSTS.** Does the project require new and future road costs for the village's capital improvements program?

☐☒☐☐

REVENUES ANTICIPATED

33. **ANNUAL TAX REVENUE CALCULATION:**

\$9,750,000

/ \$1,000 x \$3.57 = \$ 34,808

Expected Total Assessed Value

Annual Tax Revenue

34. Are the Annual Tax Revenues sufficient to cover the additional costs the Village may see as a result of the development project? Yes/No Yes

OTHER NOTES

This will be an attractive neighborhood for people who appreciate country living and amenities that larger lot sizes offer them.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

April 21, 2026

Title:

Zoning Map Amendment (Rezoning) – Mueller Farm Development LLC –Woodland Rd – Parcel 33598.

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 19.71 acres from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1]. The subject property is located on Woodland Rd, directly south of Spring Valley Rd, within parcel 33598.

The purpose of the rezoning is to accommodate the Mueller Farm Estates preliminary plat, which consists of single-family residential lots. A separate memo for the preliminary plat is on the agenda.

The surrounding area consists of residential development to the north and east, with agricultural land to the west.

Findings of Fact:

- Property owners within 300-feet of the subject property have been notified via first-class mail.
- The rezoning request is consistent with the Future Land Use Map of the Village of Harrison Comprehensive Plan, which designates the area for low density residential development.

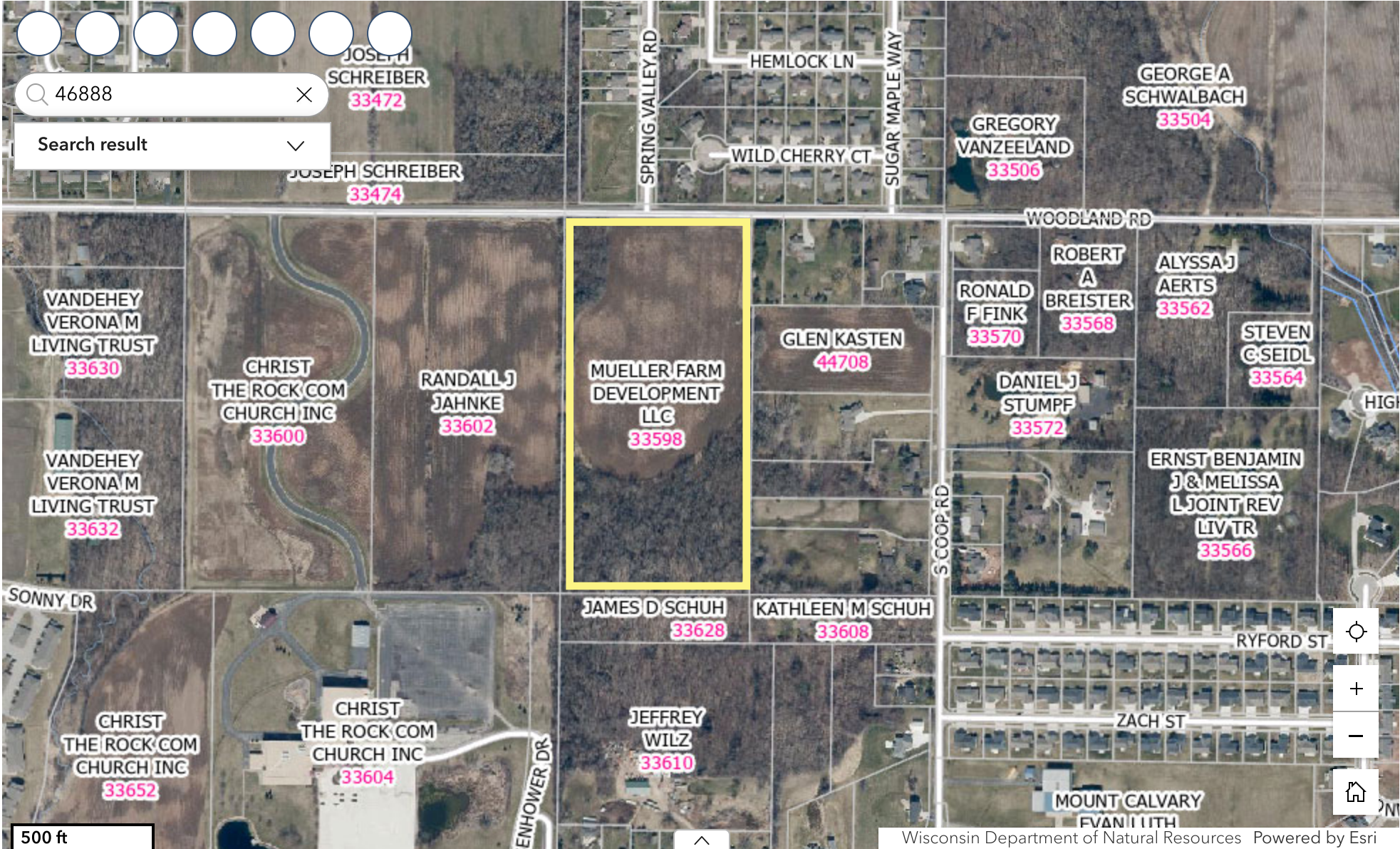
Recommended Action:

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

All-In-One Map

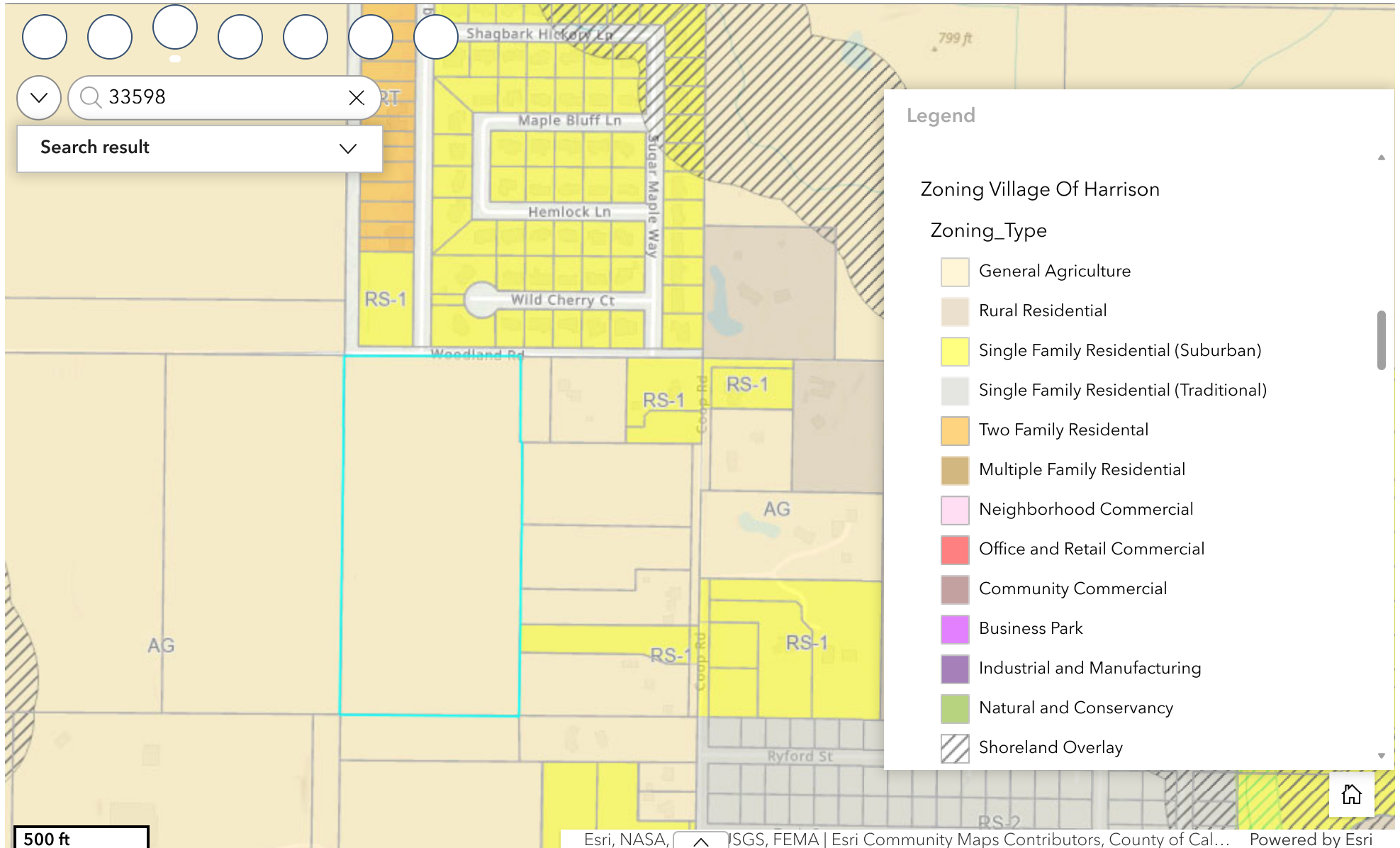


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206 Court Street, Chilton, Wisconsin 53014 | 920-849-1442

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Calumet County Zoning Map



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

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PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

April 21, 2026

Title:

Preliminary Plat – Mader Homestead Acres – Gem Back 40 Development LLC –Woodland Rd – Parcel 33528

Issue:

Should the Plan Commission recommend approval of the Mader Homestead Acres preliminary plat to the Village Board?

Background and Additional Information:

The proposed single-family residential subdivision is located along Woodland Rd, north of Harrison Heights Subdivision, within parcel 33528. The proposed subdivision is directly south of Farmers Field Park. The total site area is 36.91 acres.

Access to the subdivision is provided via Red Robin Road with egress off the north side of Woodland Rd. All roadways are proposed to be dedicated to the public with a 66-foot right-of-way.

The subdivision includes 63 lots and 2 outlets. The average lot size is 15,643 square feet. Outlet 1 is designated for a stormwater pond, eventually being deeded to the Village of Harrison. Outlet 2 mainly consists of wetlands and is to be owned and maintained by the developer.

A 30-foot sidewalk, sanitary sewer & watermain easement is proposed between lots 17 and 18 to provide utility service to the park pavilion located on the south side of Farmers Field. A paved trail is also proposed within this easement to provide pedestrian access to Farmers Field.

A 20-foot sanitary sewer & watermain easement is proposed between lots 54 and 55 to provide utility service to the existing residence at W5844 Woodland Rd, which is not part of the preliminary plat.

Temporary cul-de-sacs with a 66-foot radius are proposed at the east ends of Big Tree Lane and Kickacan Drive. These are intended to be removed upon future road extensions.

The property is currently zoned General Agriculture [AG]. The applicant has submitted a request to rezone the area to Single-Family Residential (Suburban) [RS-1].

Recommended Action:

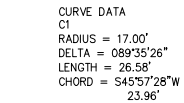
Staff recommends approval of the Preliminary Plat for the Forest Ridge Subdivision, subject to the following conditions:

1. Final plat shall include language stating that Lot 1 shall be access restricted with egress only via Red Robin Road.
2. The final plat, plansets, and record drawings shall be subject to review and recommendations by the Village of Harrison's engineer(s) of record.
3. Wetlands shall be shown on the final plat.
4. The developers agreement shall be finalized prior to or concurrent with final plat approval.
5. All lots shall be provided with a storm sewer lateral for sump pump discharge.
6. All review comments from Village staff shall be included in the Plan Commission's discussion and decision.
7. Erosion Control Silt Fencing shall be installed along the right-of-way lines of all streets, in accordance with state specifications, prior to temporary roadway acceptance.
8. A grading/drainage stormwater management plan and erosion control plan, along with application and fee, shall be reviewed and approved by the Village engineer and Village staff.
9. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to final plat approval and prior to construction.
10. Grading/Drainage Plan shall identify elevations of ground at the foundation.
11. All road names shall be approved by Calumet County E911.
12. Street lighting and laterals shall be indicated on the infrastructure plans.
13. Notes required under Section 115-12(d)(1)(f) shall be added to the face of the final plat.
14. The final plat and grading/drainage plans shall include benchmarks for all fire hydrants, referencing hydrant tag bolts.
15. Plans shall be submitted to all applicable utility entities for review (i.e. phone, cable, gas/electric, sewer/water).
16. All easements shall be labeled with ownership and shall grant the necessary rights to the easement holder, including access and maintenance.

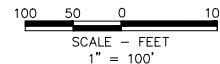
Attachments:

- Preliminary Plat
- Aerial Map
- Development Checklist

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF
THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20
NORTH, RANGE 18 EAST, WHICH BEARS N89°14'49"W
PER THE WISCONSIN COUNTY COORDINATE SYSTEM
AS PUBLISHED FOR CALUMET COUNTY



LEGAL DESCRIPTION:

Part of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,607,874 s.f. (36.91 acres) of land and more particularly described as follows:

Beginning at the South 1/4 of said Section 10; Thence N01°09'45"E, 1313.32 feet along the West line of the Southeast 1/4 of said Section; Thence S89°13'14"E, 1305.37 feet along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section; Thence S00°54'00"W, 1312.70 feet along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section; Thence N89°14'49"W, 440.39 feet along the South line of the Southeast 1/4 of said Section to the East line of Lot 1 of Certified Survey Map No. 2860, recorded in Volume 23 of Certified Survey Maps on Pages 226-228 as Document No. 401801; Thence N01°29'40"E, 546.00 feet along said East line to the Northeast corner of said Lot 1; Thence S88°29'52"W, 203.26 feet along the North line of said Lot 1 to the Northwest corner thereof; Thence N01°29'40"E, 538.00 feet along the West line of said Lot 1 to the Southwest corner thereof and the South line of the Southeast 1/4 of said Section; Thence N89°14'49"W, 668.00 feet along said South line to the Point of Beginning.

NOTES:

NOTES:
This property is currently Zoned: AG General Agriculture

Proposed Zoning: RS-1 Single Family Residential

Total area = 1,607,874 s.f. 36.91 acres

Right-of-way area = 334,238 s.f. 7.67 acres

Net subdivided area = 1,273,636 s.f. 29.24 acres

Total number of Lots = 63 Lots, 2 Oulots

Average Lot size = 15,643 s.f. (not including Outlots)

Linear Feet of Red Robin Road = 1,313 l.f.
Linear Feet of Big Tree Lane = 1,306 l.f.
Linear Feet of Kickacan Drive = 1,135 l.f.
Linear Feet of Little Light Lane = 820 l.f.
Total Linear Feet of Street = 4,574 l.f.

Proposed roads will be dedicated to the public on the final plat.

Approved utility and drainage easements will be shown on the final plat.

See Utility Plans for existing and proposed utilities.

Outlot 1 is to be deeded to the Village of Harrison for Storm Water Management Purposes.

Outlot 2 mainly consisting of wetlands is to be owned and maintained by the developer named GEM Back 40 Development LLC

A Wetland Jurisdictional Determination request was submitted on February 24, 2026, and is awaiting agency review and response. The results of the determination will help to define which wetland areas could potentially be exempt and/or permitted for filling upon appropriate applications and approvals.

SURVEYOR'S CERTIFICATE
I, Douglas E. Woelz, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Village of Harrison.

 3-30-2026
Douglas E. Woelz date
WI Professional Land Surveyor S-2327



OWNER/SUBDIVIDER:
GEM BACK 40 DEVELOPMENT LLC
ATTN: FRAN MADER
19 CORN SILK COURT
WRIGHTSTOWN, WI 54180

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION
- CALUMET COUNTY

APPROVING AUTHORITIES:
- VILLAGE OF HARRISON

Section 9, Item c.

McMAHON
ENGINEERING ARCHITECTS
McMAHON ASSOCIATES, INC.

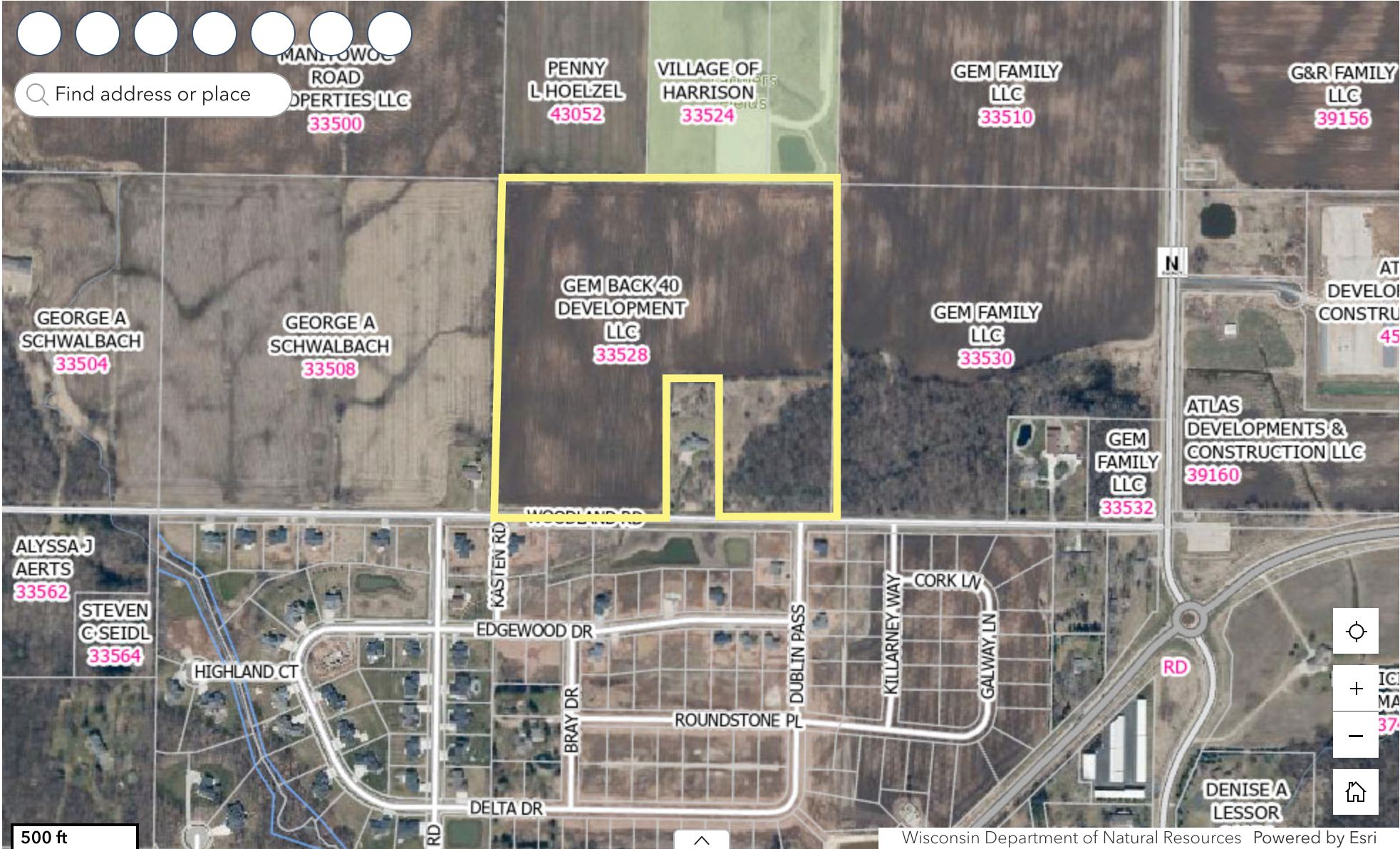
Mailing: P.O.BOX 1025 NEENAH, WI 54951
PH 920.751.4200 FX 920.751.4284 MCMGR

WADSWORTH HOMESTEAD ACRES - PRELIMINARY PLAT
PART OF THE SOUTHEAST 1/4 OF SECTION 10, T20N, R18E,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYED DEW	DRAWN AMS
PROJECT NO. G0903 09-26-00149	
DATE MARCH, 2026	
SHEET NO. 1018	

Usedlar, W:\PROJECTS\G0903\092600149\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\Moder Homestead Acres Preplat.dwg Plot Date: 3/30/2026 1:07 PM

All-In-One Map



Wisconsin Department of Natural Resources Powered by Esri

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Development Checklist For All New Subdivisions



DEVELOPMENT CHECKLIST & CRITERIA

The design of our community has a great impact on public safety, health, and the well-being of our residents. This checklist provides criteria, observed evidence, and best practices for development in the Village of Harrison. The goal is to encourage developers and decision makers to use this tool to help guide the development of neighborhoods that promote physical and mental health, encourage community engagement, and improve quality of life for all.

HOW TO USE THE CHECKLIST?

The Development Checklist is organized into six topic categories:

1. Active Design
2. Connectivity
3. Public Safety
4. Environmental Health
5. Community Cohesion
6. Access to Food, Services, and Jobs
7. Stormwater, Land use and other development principles
8. True Costs of Development

A summary checklist is followed by a more detailed catalogue of the checklist. For each checklist question, projects can assess their performance as follows:

- “Complies Completely”
- “Complies Somewhat”
- “Does Not Comply”
- “N/A”

WHO SHOULD USE THE CHECKLIST?

Developers, planning staff, and decision-makers should use the Development Criteria:

- Developers should refer to the checklist as a guide for the design and planning of a project in the early stages, before submitting an application for development review.
- Village Staff/Board can use the checklist to review development proposals and make recommendations to both developers and decision-makers. The checklist can also be used as part of the decision-making process to determine if a new subdivision aligns with the Village’s goals.
- The Checklist is required as part of the Village of Harrison’s Land Division Application. Failure to complete and provide the checklist will result in slower processing of the land division application.

SUMMARY CHECKLIST

ACTIVE DESIGN

1. NEIGHBORHOOD AMENITIES. How well does the project support access to neighborhood amenities (e.g., convenience store, dry cleaning, community center, café, etc.) within reasonable walking distance from residential developments?

☐☐☐☒

2. PARKS & OPEN SPACE. How well does the project incorporate a park or open space within reasonable walking distance of all residential development?

☒☐☐☐

3. PEDESTRIAN ENVIRONMENT. How well does the project contribute to creating a safe and comfortable pedestrian environment for residents of all ages?

☒☐☐☐

4. SIDEWALKS. How well does the project create or contribute to a network of sidewalks?

☒☐☐☐

5. FRONTAGE DESIGN. How well does the project incorporate attractive, pedestrian-scale exteriors and massing to encourage walkability for people of all ages?

☒☐☐☐

6. PHYSICAL ACTIVITY. How well does the project incorporate design features to promote the physical activity of all building occupants?

☒☐☐☐

CONNECTIVITY

7. NETWORK. How well does the project leverage public open space, sidewalks, pedestrian amenities, bicycle facilities, and multi-use trails to connect safely and comfortably to surrounding neighborhoods?

☒☐☐☐

8. WALKABILITY. How well does the project enhance walkability by providing a highly connected street network?

☒☐☐☐

9. BICYCLE CONNECTIVITY. How well does the project provide high levels of bicycle connectivity through a safe, well-marked and complete bicycle network?

☐☒☐☐

PUBLIC SAFETY

10. INJURY PREVENTION. How well does the project foster injury prevention through the use of traffic calming features, such as bulb outs and speed humps, safe pedestrian crossings, and moderate roadway speeds?

Complies
Completely

Complies
Somewhat

Does Not
Comply

N/A



11. SAFE ACCESS TO SCHOOLS. How well does the project incorporate safe access to schools within a reasonable walking distance?



12. LIGHTING. How well does the project provide adequate neighborhood lighting to prevent crime and increase safety?



13. POLICE PROTECTION. How well does the project fit into surrounding neighborhoods with similar land use to minimize the need to expand police protection services?



14. FIRE PROTECTION. How well does the project minimize the need for additional fire protection or increased response times due to its location within the village?



COMMUNITY COHESION

15. PASSIVE SPACES. How well does the project incorporate spaces that facilitate social engagement?



16. RECREATIONAL SPACES. How well does the project incorporate facilities and access to a variety of recreational opportunities for all users?



17. COMMUNITY SPACES. How well does the project incorporate facilities and access to a multi-purpose community space accessible to the public?



ACCESS TO FOOD, JOBS, & SERVICES

18. GROCERY. How well does the project integrate access to a full-service grocery store (e.g., sells meat, dairy, fruits & vegetables) within a reasonable walking distance of all residents?

Complies
CompletelyComplies
SomewhatDoes Not
Comply

N/A

☐☐☐☒

19. COMMUNITY GARDEN. How well does the project incorporate space for growing food onsite through community gardens, edible landscaping, or small-scale farming within a reasonable walking distance from residential development?

☐☐☐☒

20. FARMER'S MARKET. How well does the project designate space or provide access to a farmer's market within a reasonable walking distance?

☐☐☐☒

21. JOBS. How well does the project design promote shorter commutes and better access to jobs?

☐☐☐☒

22. CHILDCARE. How well does the project support increased access to affordable and high-quality childcare?

☐☐☐☒

STORMWATER MANAGEMENT

23. STORMWATER MANAGEMENT. Has the preliminary design been evaluated for stormwater management to ensure compliance with Village and DNR requirements?

☒☐☐☐

24. WATER RETENTION DESIGN. Does the project contain the maximum possible stormwater improvements on the project site?

☒☐☐☐

25. STORMWATER MANAGEMENT PONDS. Are stormwater detention ponds being considered for the project?

☒☐☐☐

TRAFFIC

26. TRAFFIC STUDY. Has a traffic study been completed to determine the amount of new traffic generated as a result of the project?

☐☐☐☒

27. TRAFFIC IMPACT. How well does the project minimize the impact of traffic on the existing village roads?

☒☐☐☐

CONFORMANCE TO VILLAGE
COMPREHENSIVE PLAN AND RESIDENT
FEEDBACK

28. COMPREHENSIVE PLAN CONFORMANCE. Does the project conform to the Village's comprehensive plan?

Complies Completely	Complies Somewhat	Does Not Comply	N/A
☒	☐	☐	☐

29. RESIDENT VISION AND PREFERENCES. Does the project align with the village's residents and does not create additional concerns from a resident's view point?

☒	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------

OTHER PUBLIC SERVICES IMPACTED

30. PUBLIC WORKS EXPANSION. Does the project require the addition of Public Works staff or additional equipment to address items such as street maintenance and snow plowing? The applicant shall discuss this with the Village Operations Manager

☒	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------

31. INCREASED ADMINISTRATION STAFFING. Does the project require additional administrative staff? The applicant shall contact the Village Manager to discuss this.

☒	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------

32. NEW TRAFFIC/ROAD COSTS. Does the project require new and future road costs for the village's capital improvements program?

☒	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------

REVENUES ANTICIPATED

33. ANNUAL TAX REVENUE CALCULATION:

31,500,000 / \$1,000 x \$3.57 = \$112,455
Expected Total Assessed Value Annual Tax Revenue

34. Are the Annual Tax Revenues sufficient to cover the additional costs the Village may see as a result of the development project? Yes/No Determined by Village

OTHER NOTES

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

April 21, 2026

Title:

Zoning Map Amendment (Rezoning) – GEM Back 40 Development LLC – Woodland Rd – Parcel 33528

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 36.91 acres from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1]. The subject property is located along Woodland Rd, north of the Harrison Heights Subdivision, and within parcel 33528.

The purpose of the rezoning is to accommodate the Mader Homestead Acres preliminary plat, which consists of single-family residential lots. A separate memo regarding the preliminary plat is on the agenda.

The surrounding area consists of residential development to the south, with agricultural land neighboring the west and east sides. Farmers Field, a village park, abuts the northern end of the subject property.

Findings of Fact:

- Property owners within 300-feet of the subject property have been notified via first-class mail.
- The rezoning request is consistent with the Future Land Use Map of the Village of Harrison Comprehensive Plan, which designates the area for low-density residential development.

Recommended Action:

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

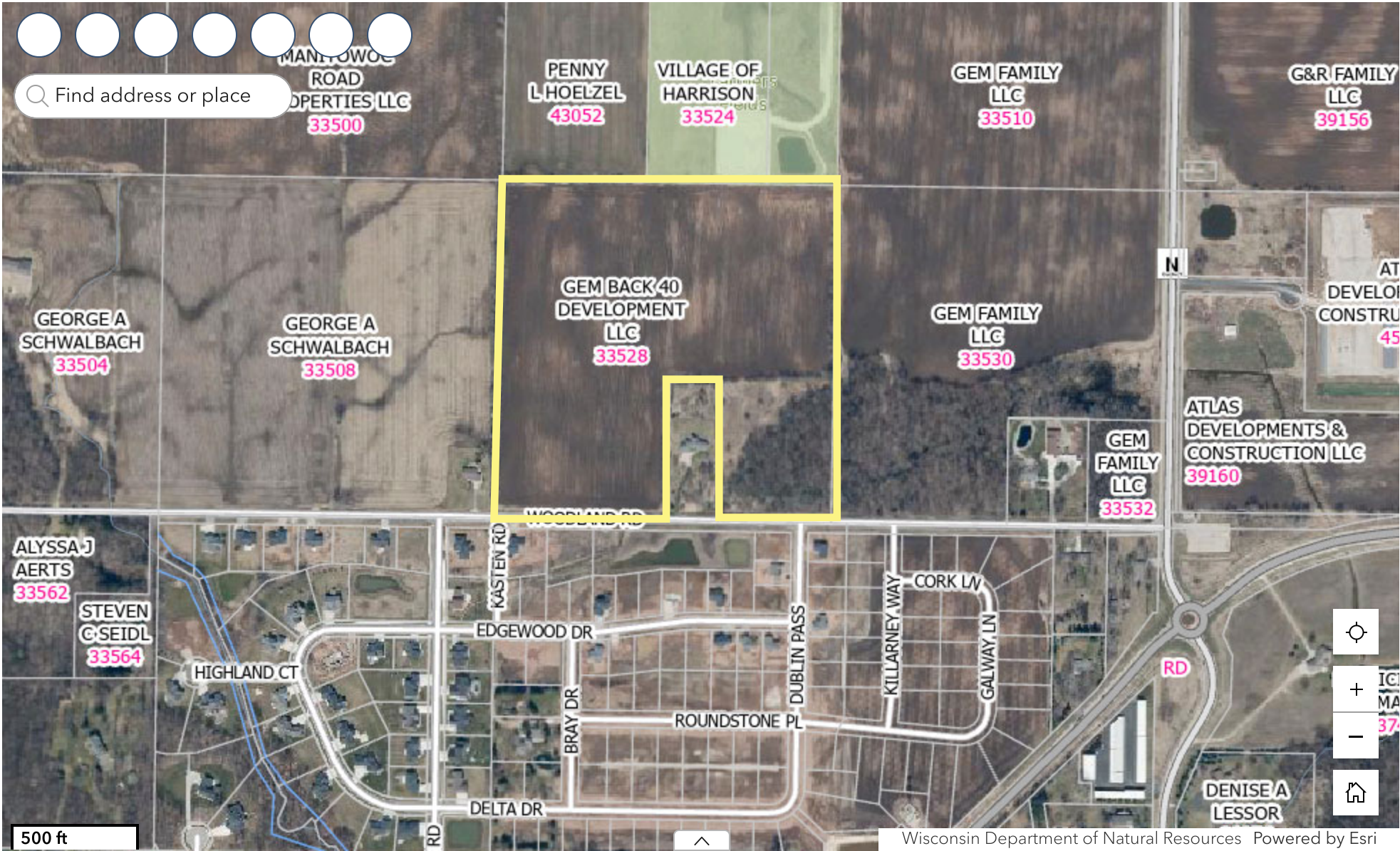
Attachments:

- Aerial Map
- Zoning Map and Exhibit

All-In-One Map

Section 9, Item d.

Appleton

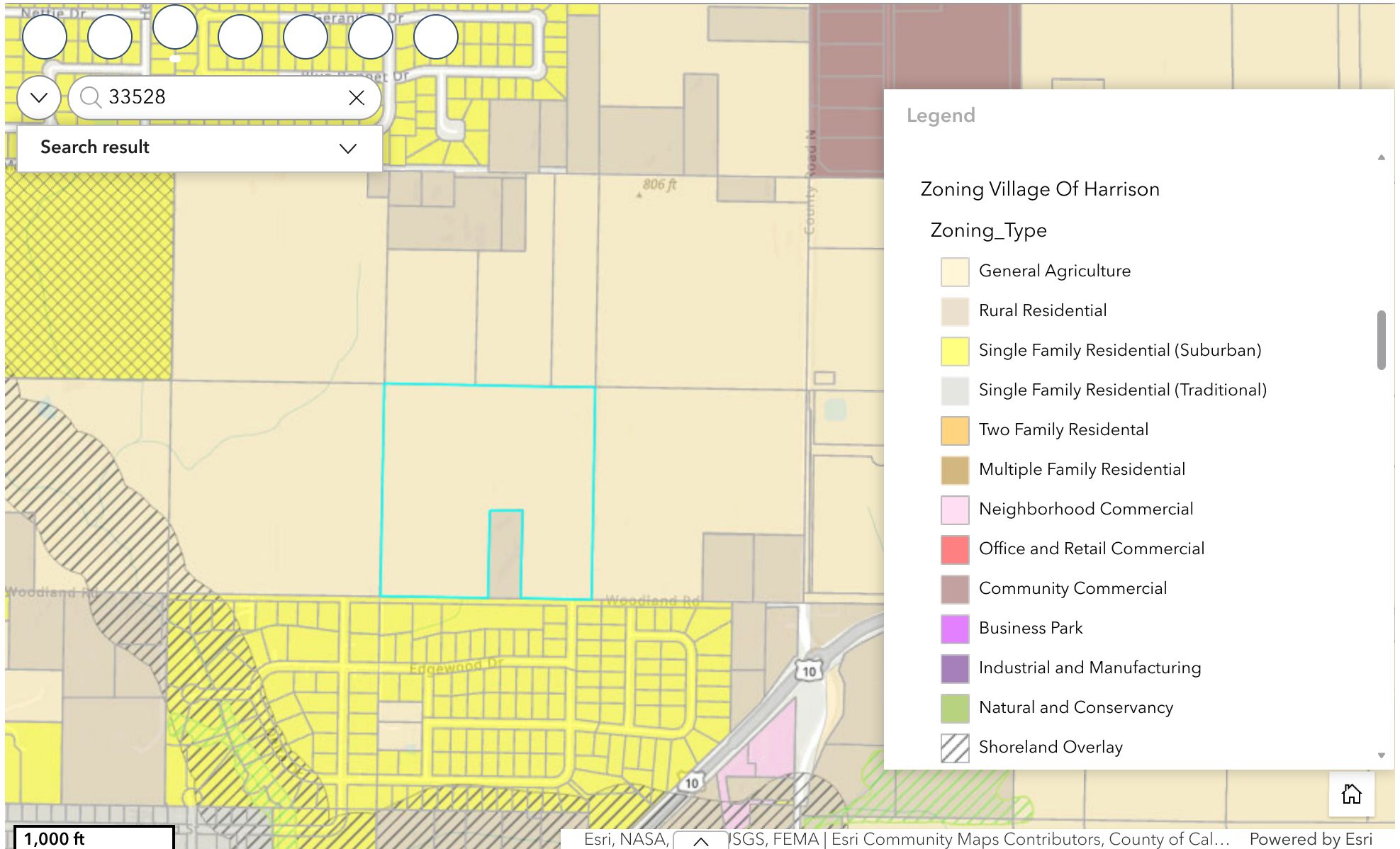


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Calumet County Zoning Map



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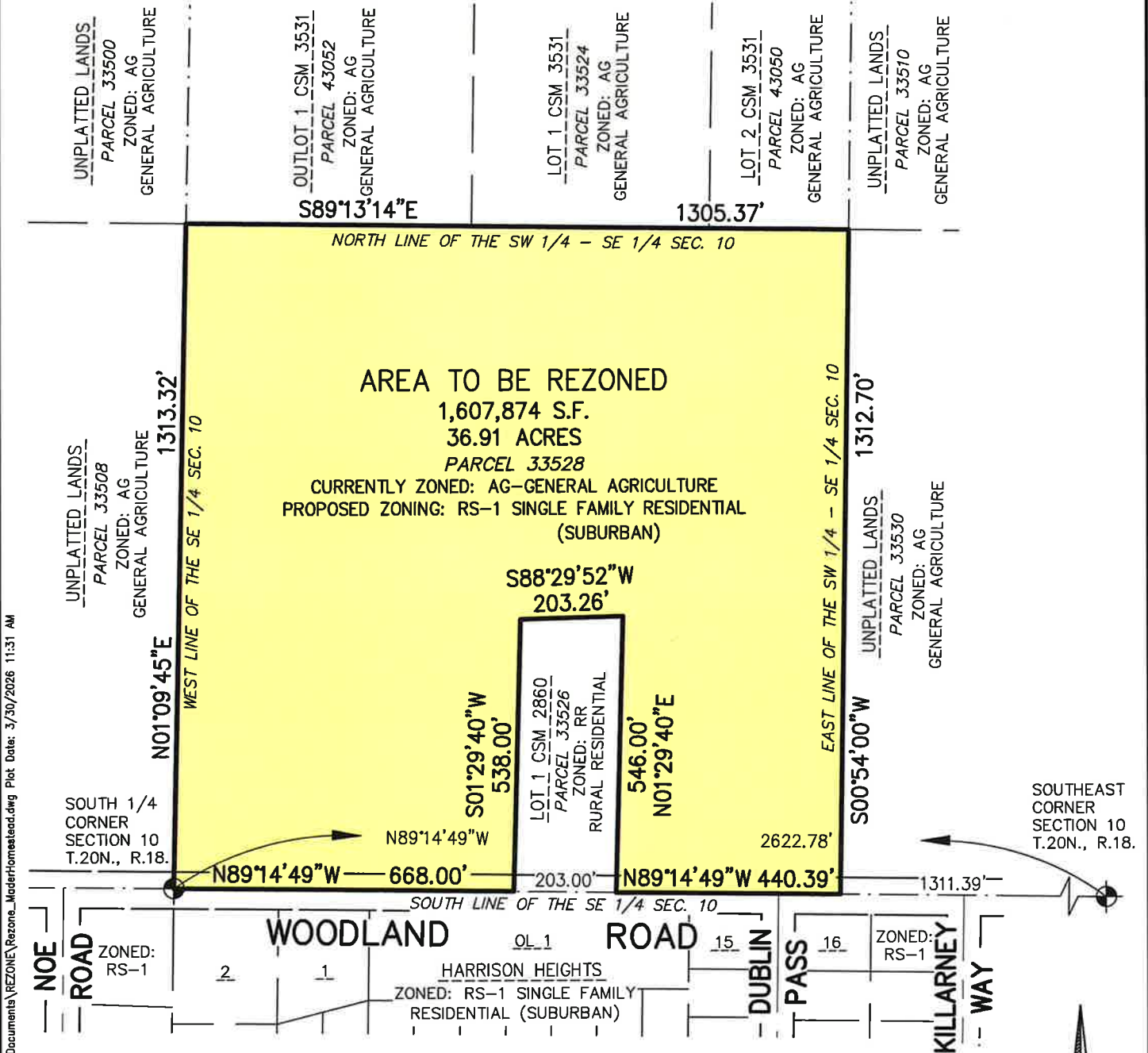
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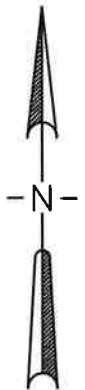
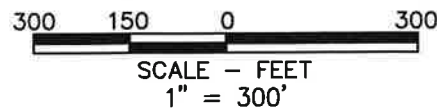
REZONING EXHIBIT

Section 9, Item d.

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST, WHICH BEARS N89°14'49"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR CALUMET COUNTY



McMAHON
 ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
 Tel: (920) 751-4200 Fax: (920) 751-4284

Project No. G0903 09-26-0014900.00.04
 Drawn By A.Sedlar Date March 2026

REZONING EXHIBIT

Section 9, Item d.

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 NORTH,
RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

LEGAL DESCRIPTION OF AREA TO BE REZONED:

Part of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 1,607,874 s.f. (36.91 acres) of land and more particularly described as follows:

Beginning at the South 1/4 corner of said Section 10; Thence N01°09'45"E, 1313.32 feet along the West line of the Southeast 1/4 of said Section; Thence S89°13'14"E, 1305.37 feet along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section; Thence S00°54'00"W, 1312.70 feet along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section; Thence N89°14'49"W, 440.39 feet along the South line of the Southeast 1/4 of said Section to the East line of Lot 1 of Certified Survey Map No. 2860, recorded in Volume 23 of Certified Survey Maps on Pages 226—228 as Document No. 401801; Thence N01°29'40"E, 546.00 feet along said East line to the Northeast corner of said Lot 1; Thence S88°29'52"W, 203.26 feet along the North line said Lot 1 to the Northwest corner thereof; Thence S01°29'40"W, 538.00 feet along the West line of said Lot 1 to the Southwest corner thereof and the South line of the Southeast 1/4 of said Section; Thence N89°14'49"W, 668.00 feet along said South line to the Point of Beginning.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

April 21, 2026

Title:

Certified Survey Map (CSM) – Steve & Sandra Shimon – Town of Stockbridge – N6439 Lakeshore Dr – Parcel 10592

Issue:

Should the Plan Commission recommend approval of the Certified Survey Map (CSM)?

Background and Additional Information:

The Village of Harrison has extraterritorial platting (ETP) authority under state statute. Villages are granted up to 1.5-mile area of land division control outside their corporate boundaries. A city/village exercising its ETP jurisdiction is an “approving authority” in the subdivision plat or certified survey map (CSM) review process.

The purpose of the ETP jurisdiction is to provide a city/village with oversight of the quality and design of development occurring near its boundaries—particularly areas that may eventually become part of the city/village. In this case, the CSM is in the Town of Stockbridge.

The applicant proposes to divide parcel 10592 into two lots. The intent is to create a second lot for a family member. The house and buildings will remain on Lot 1.

The property is located at N6439 Lakeshore Dr in the Town of Stockbridge. The northern boundary of the site borders Faro Springs Road, which serves as the jurisdictional boundary between the Village of Harrison and the Town of Stockbridge.

Recommended Action:

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

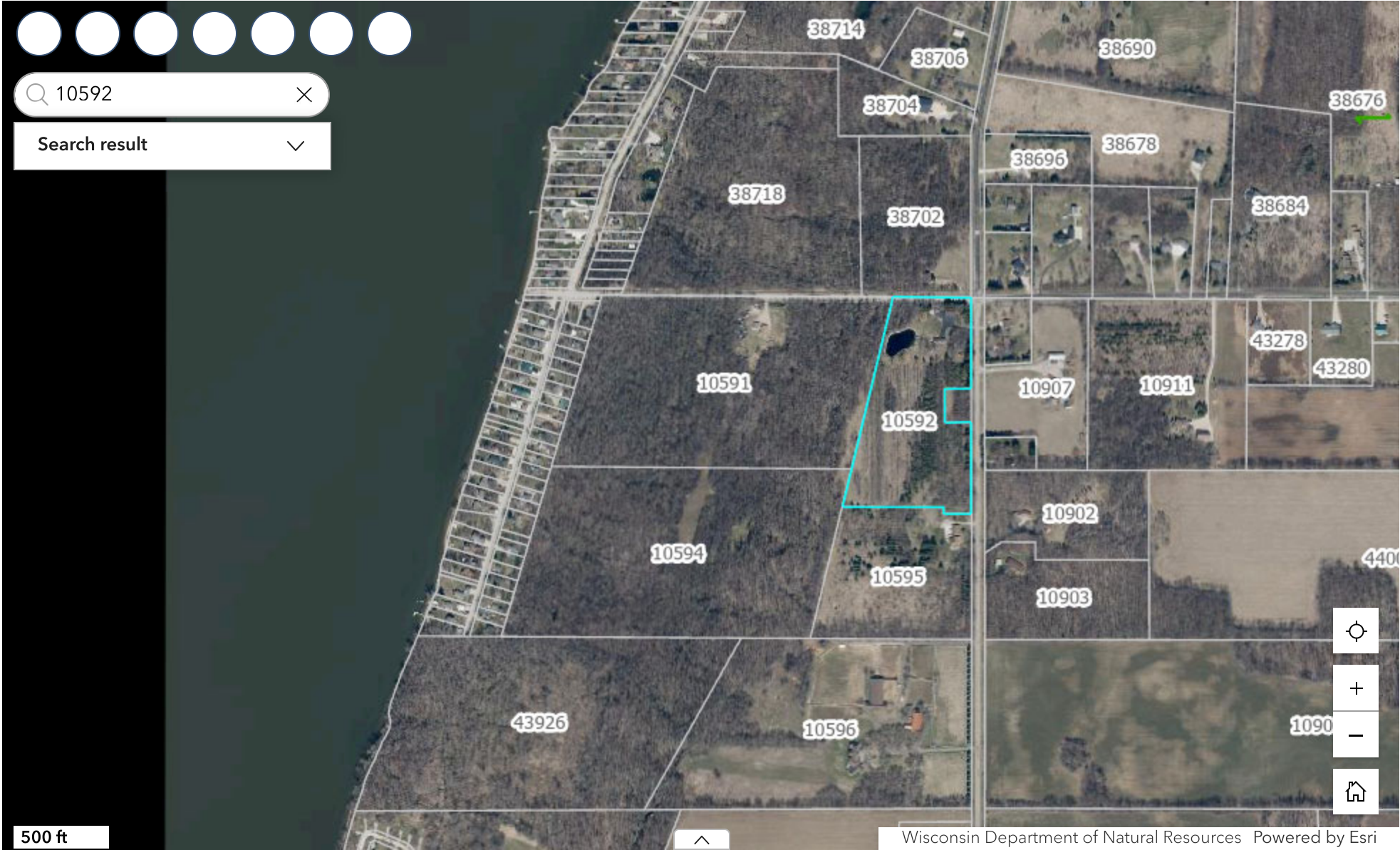
Attachments:

- Aerial Map
- CSM
- Letter and County Application

All-In-One Map

Section 9, Item e.

Appleton

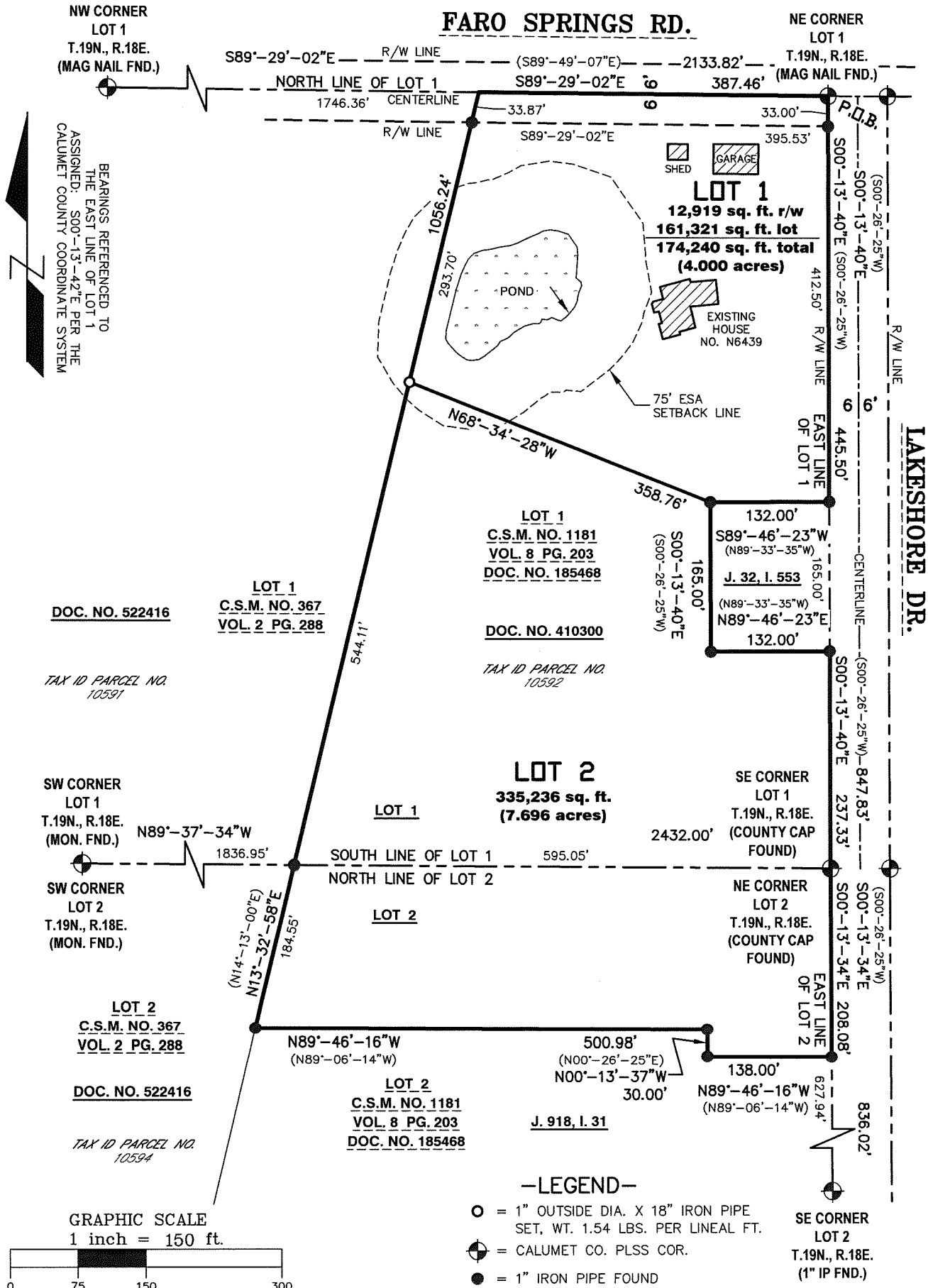


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CERTIFIED SURVEY MAP NO. _____
ALL OF LOT 1 OF C.S.M. NO. 1181, VOL. 8, PG. 203,
DOC. NO. 185468; BEING PART OF LOT 1,
STOCKBRIDGE RESERVATION, T.19N., R.18E.,
TOWN OF STOCKBRIDGE,
CALUMET COUNTY, WISCONSIN



SURVEYED FOR:
STEVEN SHIMON
N6439 LAKESHORE DR
HILBERT, WI 54129

MERIDIAN
SURVEYING, LLC
2020 Madison Street Office: 920-993-0881
New Holstein, WI 53061 Fax: 920-273-6037

THIS INSTRUMENT WAS DRAFTED BY:	JD	FIELD WORK DATE:	X
CHECKED BY:	BB	FIELD BOOK:	X
JOB NO.:	17213	SHEET 1	OF 3

CERTIFIED SURVEY MAP NO. _____
ALL OF LOT 1 OF C.S.M. NO. 1181, VOL. 8, PG. 203,
DOC. NO. 185468; BEING PART OF LOT 1,
STOCKBRIDGE RESERVATION, T.19N., R.18E.,
TOWN OF STOCKBRIDGE,
CALUMET COUNTY, WISCONSIN
Sheet 2 of 4

SURVEYOR'S CERTIFICATE

I, Bradley A. Buechel, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided and mapped under the direction of Steven Shimon, being all of Lot 1 of Certified Survey Map No. 1181, recorded in Volume 8 of Certified Survey Maps on Page 203 as Document No. 185468 of Calumet County Records being part Lot 1, Stockbridge Reservation, Township Nineteen (19) North, Range Eighteen (18) East, Town of Stockbridge, Calumet County, Wisconsin containing 509,476 square feet (11.696 acres) of land.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of Calumet County and the Town of Stockbridge in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2026.

Wisconsin Professional Land Surveyor
Bradley A. Buechel, S-2613

CERTIFIED SURVEY MAP NO. _____
ALL OF LOT 1 OF C.S.M. NO. 1181, VOL. 8, PG. 203,
DOC. NO. 185468; BEING PART OF LOT 1,
STOCKBRIDGE RESERVATION, T.19N., R.18E.,
TOWN OF STOCKBRIDGE,
CALUMET COUNTY, WISCONSIN
Sheet 3 of 4

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided and mapped as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: Calumet County Planning and Zoning Department and the Town of Stockbridge.

Dated this _____ day of _____, 2026.

Steven J. Shimon

Sandra L. Shimon

STATE OF WISCONSIN)
CALUMET COUNTY) SS

Personally came before me this _____ day of _____, 2026, the above named person(s), to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Calumet County, Wisconsin

My Commission Expires _____

Dated this _____ day of _____, 2026.

Wisconsin Professional Land Surveyor
Bradley A. Buechel, S-2613

CERTIFIED SURVEY MAP NO. _____
ALL OF LOT 1 OF C.S.M. NO. 1181, VOL. 8, PG. 203,
DOC. NO. 185468; BEING PART OF LOT 1,
STOCKBRIDGE RESERVATION, T.19N., R.18E.,
TOWN OF STOCKBRIDGE,
CALUMET COUNTY, WISCONSIN
Sheet 4 of 4

TOWN TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the Town of Stockbridge, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this _____ day of _____, 2026 on any lands included in this Certified Survey Map.

Dated

Town Treasurer: Town of Stockbridge

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this _____ day of _____, 2026 on any lands included in this Certified Survey Map.

Dated

County Treasurer:

CERTIFICATE OF PLANNING AGENCY

Pursuant to Chapter 62 (Land Division) of the Calumet County Code of Ordinances, all the requirements for approval have been fulfilled.

Dated

Calumet County Planning, Zoning and Land Information Dept.

Dated this _____ day of _____, 2026.

Wisconsin Professional Land Surveyor
Bradley A. Buechel, S-2613

Planning and Zoning

TO: Chad Pelishek, Village Manager
Village of Harrison
W5298 STH 114
Harrison, WI 54952
(Sent via Email)

FROM: Matt Halada, Planner

DATE: March 27, 2026

RE: **Extraterritorial Certified Survey Map – Parcel ID 10592, Town of Stockbridge,**

Enclosed is a copy of a certified survey map submitted to us by **Brad Buechel** on behalf of **Steve & Sandra Shimon**. The owner is splitting and selling Lot # 1 from the surrounding land and will be selling Lot # 2 their son.

Once the Village has reviewed the CSM (due to the location within 1.5 miles of the extraterritorial review boundary), please complete the enclosed comment form and return it to me within forty-five (45) days.

Should there be any questions that arise regarding this review, please feel free to contact me at (920) 849-1493 x 2303 or by email at matthew.halada@calumetcounty.org.

Enclosures

cc: Meghan Winkler, Village Clerk



EXTRATERRITORIAL CSM COMMENT SHEET

The Village of Harrison:

- ☐ Approves
- ☐ Rejects

and

- ☐ have no comments.
- ☐ have the following comment(s):

on the certified survey map for **Steve & Sandra Shimon**

Scott Handschke
Village of Harrison

Date

PLEASE RETURN THIS COMPLETED FORM VIA EMAIL TO:

CALUMET COUNTY PLANNING, ZONING AND LAND INFORMATION DEPARTMENT

Matt Halada

206 COURT STREET

CHILTON, WI 53014-1198

Matthew.halada@calumetcounty.org



Calumet County Land Division Application



206 Court Street
Chilton, WI 53014
Phone: (920) 849-1442
Fax: (920) 849-1481
www.calumetcounty.org

THIS AREA FOR OFFICE USE ONLY	
Fee: \$ 150.00	Receipt: Section 9, Item e.
Date Received:	
Application Complete 3-27-26	

Owner's Information

Owner Name(s): Steve and Sandra Shimon	
Mailing Address: N6439 Lakeshore Dr.	Phone: 920-243-8127
City, State Zip Code: Hilbert, WI 54129	Email:

Contractor / Agent Information

Contractor / Agent Name: Brad Buechel		Company: Meridian Surveying, LLC	
Mailing Address: 2020 Madison St		Phone: 428-2291	
City, State Zip Code: New Holstein, WI 53061		Email: bbuechel@meridian-wi.com	

Type of Land Division

☒ Certified Survey Map (CSM)		☐ Condominium Plat	
☐ Preliminary Plat		☐ Final Plat	
☒ Unincorporated	☐ Incorporated	☐ Unincorporated	☐ Incorporated

Parcel Information

Township: Stockbridge		Extraterritorial Plat Approval Jurisdiction		☐ Yes	☒ No
Parcel(s) Address: N6439 Lakeshore Dr.		Jurisdiction (City/Village):			
Location ID #:	10592				
Has the Parcel been split within the last 5 years?		☐ Yes		☒ No	

Project Information (future owners, proposed use of lots)

Lot 1 - Splitting the house and outbuildings to sell.
Lot 2 - Shimon son is purchasing Lot 2

Digitally signed by Bradley Buechel

Owner or Agent Signature: _____ Date: 3/27/26

I, the owner of the property to be developed, or Contractor / Agent who has authority to act on behalf of the owner above, attest the above information is correct to the best of my knowledge. I hereby give Planning, Zoning and Land Information Department staff permission to enter the property listed above where this land division is proposed for purposes of inspection.

Staff Notes: This Area For Office Use Only



Shimon Land Division- Location Map



0 75 150 300 Feet

Map Date: 3-27-26
Calumet County Planning, Zoning, and Land Information
<http://www.calumetmaps.com>

Part of Lot 1, T19N, R18E
Town of Stockbridge
Calumet County, Wisconsin



Subject Parcel



Proposed Parcel



Disclaimer:
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Village of Harrison
March-26 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	3		20	\$ 1,320,000	\$ 8,455,000	11		20	\$ 4,687,300	\$ 9,972,300	
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		3	\$ 25,000	\$ 250,900	2		4	\$ 227,600	\$ 272,900	
Acc. Structures	1		1	\$ 4,000	\$ 4,000	3		7	\$ 53,200	\$ 237,400	
Miscellaneous	14		23	\$ 195,200	\$ 471,200	8		17	\$ 55,800	\$ 119,800	
Total Residential	19		47	\$ 1,544,200	\$ 9,181,100	24		48	\$ 5,023,900	\$ 10,602,400	
Com./Ind.											
New	1		1	\$ 1,900,000	\$ 1,900,000	0		1	\$ 0	\$ 278,100	
Additions	1		1	\$ 4,300,000	\$ 4,300,000	0		0	\$ 0	\$ 0	
Acc. Structures	0		0	\$ 0	\$ 0	0		0	\$ 0	\$ 0	
Miscellaneous	1		4	\$ 75,000	\$ 104,000	2		3	\$ 10,000	\$ 14,900	
Total Com./Ind.	3		6	\$ 6,275,000	\$ 6,304,000	2		4	\$ 10,000	\$ 293,000	
Combined Total	22		53	\$ 7,819,200	\$ 15,485,100	26		52	\$ 5,033,900	\$ 10,895,400	