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- 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. May 19, 2026 Meeting Minutes

7. Convene Meeting and Enter Public Hearing

- a. Comprehensive Plan Amendment – North Shore Ridge LLC – Firelane 10 – Parcel 39652
- b. Zoning Map Amendment (Rezoning) – North Shore Ridge LLC – Firelane 10 – Parcel 39652

8. Close Public Hearing and Reconvene Regular Meeting

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

- a. Comprehensive Plan Amendment – North Shore Ridge LLC – Firelane 10 – Parcel 39652
- b. Zoning Map Amendment (Rezoning) – North Shore Ridge LLC – Firelane 10 – Parcel 39652
- c. Final Plat – Mader Homestead Acres – Gem Back 40 Development LLC –Woodland Rd – Parcel 33528
- d. Certified Survey Map (CSM) – Village of Harrison – Parcel 47408- Homestead Lane- Harrison Commerce Park
- e. Report: May 2026 Zoning Report

10. Set Next Meeting Date

- a. Tentatively July 21, 2026 at 6:00 pm

11. Adjournment

Agenda posted and published:

June 17, 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, Zoning Administrator

Meeting Date:

June 23, 2026

Title:

Comprehensive Plan Amendment – North Shore Ridge LLC – Firelane 10 – Parcel 39652

Issue:

Should the Plan Commission recommend approval of a Comprehensive Plan Amendment to the Preferred Land Use Map?

Background and Additional Information:

The applicant is proposing a Comprehensive Plan Amendment to change the Preferred Future Land Use Map designation from Industrial to Low Density Residential for the property wholly within Parcel 39652. The subject property is located at the eastern corner of Firelane 10 and Old Highway Rd.

The Comprehensive Plan establishes the Village of Harrison's long-term vision for growth and development and serves as a guide for future land use decisions.

The purpose of the amendment is for 3 to 4 possible residential lots along Firelane 10. The applicant previously developed the North Shore Ridge subdivision south of the subject property.

Residential development exists to the west and south of the subject property, while a data center resides to the east. The deep lots would provide sufficient buffer between the residences and the data center. Any future site/drainage plans may require a berm as an additional buffer.

The applicant has submitted a request to rezone the area to Single-Family Residential (Suburban) [RS-1] from Business Park [BP], which is consistent with the proposed Comprehensive Plan Amendment.

Findings of Fact:

- A Class 1 notice was published for the proposed Comprehensive Plan Amendment.
- Property owners within 300-feet of the subject property were notified via first-class mail.

Recommended Action:

Staff recommends approval of the Comprehensive Plan Amendment to amend the Preferred Future Land Use Map designation from Industrial to Low Density for the property wholly within Parcel 39652.

Attachments:

- Aerial Map
- Future Land Use Map
- Plan Commission Resolution

All-In-One Map



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Village of Harrison Preferred Future Land Use

Section 9, Item a.



Legend

ParcelFabricService - Parcels



PreferredFutureLandUse

Village of Harrison Preferred Land Use

Preferred Land Use

- Agriculture
- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Parks and Recreation
- Preservation and Open Space
- Public and Institutional
- Rural Residential
- Transitional Residential
- others

PLAN COMMISSION RESOLUTION 2026-01

**TO RECOMMEND TO THE VILLAGE BOARD AN AMENDMENT TO THE
HARRISON COMPREHENSIVE PLAN (Firelane 10 & Old Highway Rd; Parcel 39652)**

WHEREAS, the Harrison Plan Commission received an application to amend the Comprehensive Plan Future Land Use Map from Industrial to Low Density Residential

WHEREAS, a map of the proposed amendment is attached

WHEREAS, the amendments have resulted in a Plan that is compliant with the requirements of Section 66.1001(2) Wis. Stats; and

WHEREAS, the Plan Commission has held a least one public hearing on these amendments on June 23, 2026, in compliance with the requirements of Section 66.1001(4)(d) Wis. Stats.

NOW, THEREFORE BE IT RESOLVED, the Harrison Plan Commission recommends to the Village Board the adoption of the future land use map amendment from Industrial to Low Density Residential for the property described as:

140-429 NE1/4 SE1/4 Sec.16-20-18 Lot 4 CSM#4133 Vol.38-227

Subject to all easements and restrictions of record.

Approved this 23rd day of June 2026.

Motion for adoption by: _____

Seconded by: _____

Vote Aye: ____ Nay: ____

Tammy Frassetto, Plan Commission Chair

Attest: Josh Sherman Zoning Administrator

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

June 23, 2026

Title:

Zoning Map Amendment (Rezoning) – North Shore Ridge LLC – Firelane 10 – Parcel 39652

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 11 acres from Business Park to Single-Family Residential (Suburban) [RS-1]. The subject property is located at the eastern corner of Firelane 10 and Old Highway Rd.

The purpose of the rezone is to create possibly 3 to 4 future residential lots along Firelane 10. The applicant previously developed the North Shore Ridge subdivision south of the subject property.

Residential development exists to the west and south of the subject property, while a data center resides to the east. The deep lots would provide sufficient buffer between the residences and the data center. Any future site/drainage plans may require a berm as an additional buffer.

The Preferred Future Land Use Map currently identifies the parcel as Industrial. The applicant has submitted a Future Land Use Map amendment to designate the subject area as Low Density Residential, which is a separate agenda item.

Findings of Fact:

- A Class 2 notice was published for the rezoning amendment.
- Property owners within 300-feet of the subject property were notified via first-class mail.

Recommended Action:

Staff recommends approval of the Zoning Map Amendment from Business Park [BP] to Single-Family Residential (Suburban) [RS-1], subject to the following condition:

1. The Preferred Future Land Use Map is amended to identify the subject area as Low Density Residential

Attachments:

- Aerial Map
- Zoning Map
- Ordinance Amendment

All-In-One Map

Section 9, Item b.

Appleton

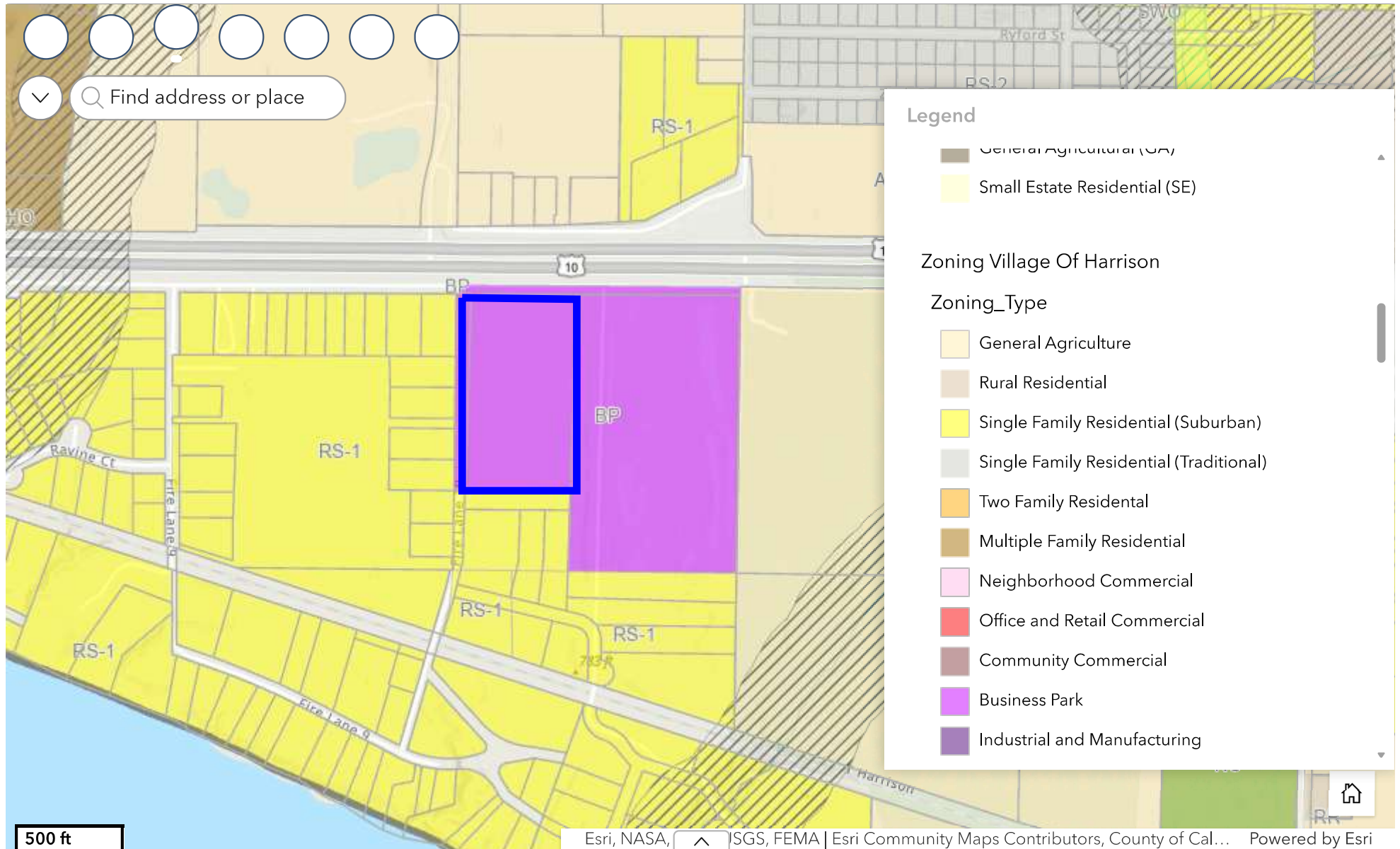


[Land Information Webpage](#) | [Calumet County Data Portal](#) | [Contact Us](#)

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Calumet County Zoning Map



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ORDINANCE V26-07

**AN ORDINANCE AMENDING THE VILLAGE OF HARRISON
OFFICIAL ZONING MAP
(Firelane 10, Parcel 39652)**

WHEREAS, a public hearing on the zoning map amendment was held by the Harrison Plan Commission on June 23, 2026; and

WHEREAS, the Plan Commission found the proposed zoning map amendment to be consistent with the proposed Comprehensive Plan Amendment; 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 Single-Family Residential (Suburban) (RS-1).

Land contained wholly within Parcel No. 39652 and specifically described as:

140-429 NE1/4 SE1/4 Sec.16-20-18 Lot 4 CSM#4133 Vol.38-227

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 30th day of June 2026.

Scott Handschke, Village President

Attest: Meghan Winkler, Village Clerk

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

June 23, 2026

Title:

Final 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 Final Plat to the Village Board?

Background and Additional Information:

The proposed final plat is a single-family residential subdivision 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. The subdivision will include sidewalks.

A 30-foot recreational trail, 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 within this easement will 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 Single-Family Residential (Suburban) [RS-1]. The Village Board approved the preliminary plat for Madar Homestead Acres on April 28, 2026.

Recommended Action:

Staff recommends approval of the Final Plat for the Mader Homestead Acres Subdivision, subject to the following conditions:

1. The Developers Agreement shall be approved by the Village Board in conjunction with approval of the final plat.

2. The developer shall disclose the existence of the recreational trail easement located between Lots 17 and 18 prior to the sale of either lot.
3. Lots 9, 10, 11 and 49 Wetlands: Sale of lots shall not occur until wetland impacts are remediated by the WI Department of Natural Resources.
4. Documentation of any wetland remediation shall be provided to the Village.
5. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
6. All lots shall have a storm sewer lateral provided for sump pump discharge.
7. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
8. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
9. If applicable, wetland remediations, determinations and/or studies shall be provided to the Village.
10. Benchmarks shall be established on all hydrant tag bolts.
11. The Grading/Drainage Plan shall identify elevations of ground at the foundation.

Attachments:

- Final Plat
- Aerial Map

MADER HOMESTEAD ACRES

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

SCALE - FEET
1" = 100'

LEGEND

- 1 1/4" X 18" ROUND STEEL REBAR, WEIGHING 4.3 LBS./LIN. FT. SET
- ALL OTHER LOT AND OUTLOT CORNERS STAKED WITH 3/4" X 18" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
- 3/4" IRON REBAR FOUND
- 1.315" O.D. IRON PIPE FOUND
- CERTIFIED LAND CORNER CALUMET COUNTY
- SQUARE FEET
- WETLANDS AS DELINEATED BY WALLY SEDLAR OF McMAHON ASSOCIATES, INC., DATED FEBRUARY 10, 2026. A NONFEDERAL WETLAND EXEMPTION DETERMINATION WAS GRANTED AS EXE-NE-2026-8-01350 FOR DELINEATED WETLAND AREAS NOT SHOWN
- EXISTING RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- SECTION LINE
- RECREATIONAL TRAIL, SANITARY SEWER, WATERMAIN, STORM SEWER & DRAINAGE EASEMENT AS NOTED
- 15' UTILITY EASEMENT
- 30' BUILDING SETBACK LINE
- RESTRICTED ACCESS (LOT 1)

CURVE DATA
C1
RADIUS = 17.00'
DELTA = 089°35'26"
LENGTH = 26.58'
CHORD = 23.96'
TANGENT IN = S89°14'49"E
TANGENT OUT = N01°09'45"E

NOTES:

- THIS SUBDIVISION IS ALL OF TAX PARCEL ID NUMBER 33528.
- SEE SHEET 2 FOR ADDITIONAL NOTES, RESTRICTIONS AND PROVISIONS.
- TOTAL RIGHT-OF-WAY DEDICATED TO THE PUBLIC = 334,238 S.F. 7.67 ACRES
- OUTLOT 1 IS FOR STORM WATER MANAGEMENT PURPOSES AND IS THE SOLE RESPONSIBILITY OF THE OWNER/SUBDIVIDER UNTIL ACCEPTED BY THE VILLAGE OF HARRISON. AFTER SAID ACCEPTANCE, OUTLOT 1 IS TO BE DEEDED TO THE VILLAGE OF HARRISON.
- OUTLOT 2 MAINLY CONSISTING OF WETLANDS IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER NAMED GEM BACK 40 DEVELOPMENT LLC.
- DELINEATED WETLANDS OF APPLICATION NE-2026-8-X02-20T09-14-40 ARE NONFEDERAL AS DETERMINED BY US ARMY CORPS OF ENGINEERS APPROVED JURISDICTIONAL DETERMINATION FILE NO. MVP-2026-00358-RJH. WISCONSIN NONFEDERAL WETLAND EXEMPTION, EXE-NE-2026-8-01350, HAS BEEN OBTAINED FOR THE DISTURBANCE RELATED TO THE PUBLIC INFRASTRUCTURE. ADDITIONAL PERMITS OR EXEMPTIONS WILL BE REQUIRED PRIOR TO BUILDING ON LOTS 9, 10, 11, AND 49.

ACCESS RESTRICTED NOTE:

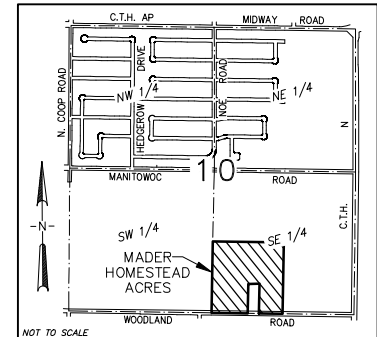
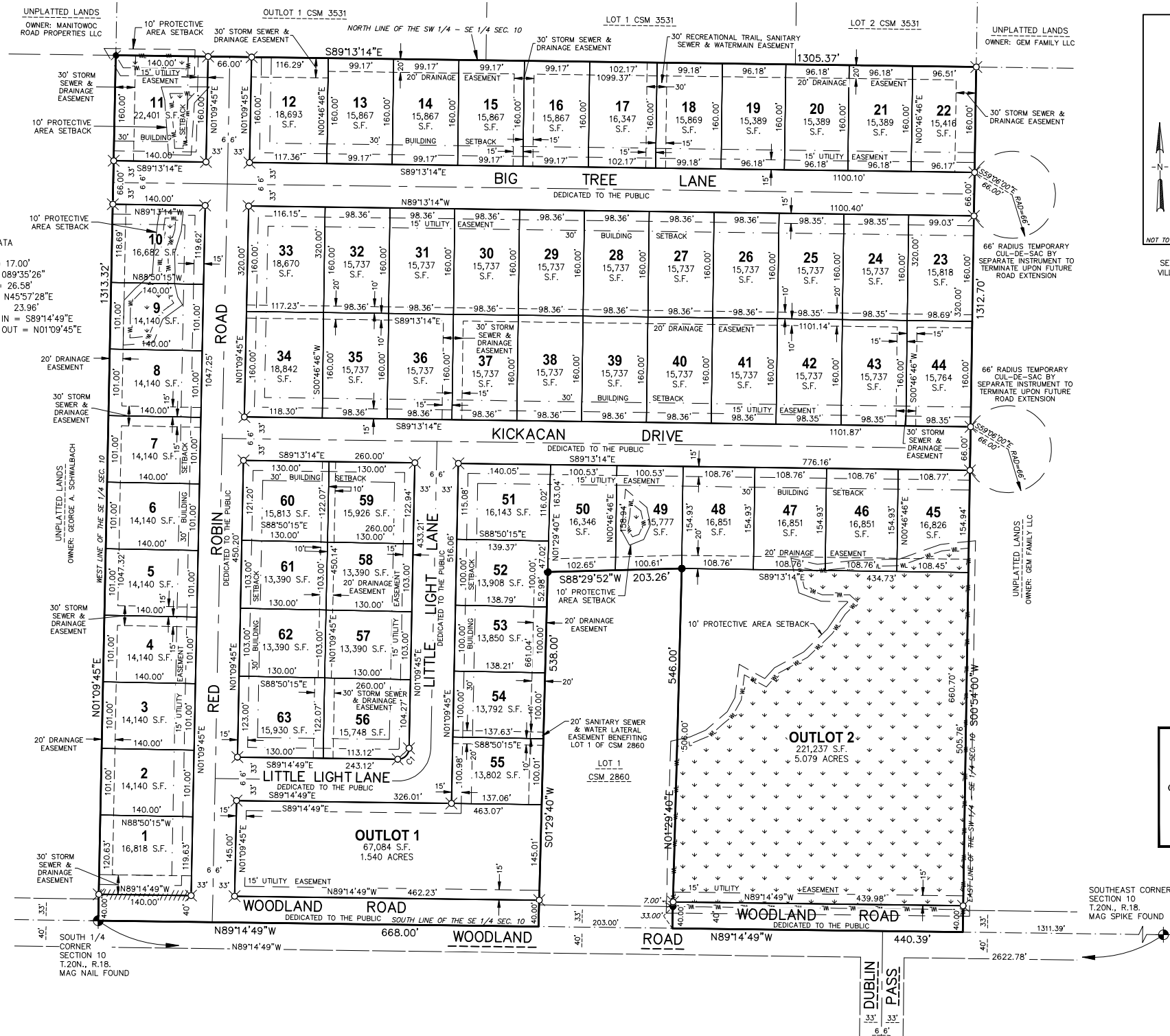
AS OWNER I HEREBY RESTRICT LOT 1, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH WOODLAND ROAD, AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE VILLAGE OF HARRISON.

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

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

APPROVING AUTHORITIES:
— VILLAGE OF HARRISON

OBJECTING AUTHORITIES:
— DEPARTMENT OF ADMINISTRATION
— CALUMET COUNTY



LOCATION MAP
SECTION 10, TOWNSHIP 20 NORTH, RANGE 18 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



Don E. Sedlar
06-02-2026
Revised 06-17-2026

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



McMAHON
ENGINEER / ARCHITECT

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

MADER HOMESTEAD ACRES

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

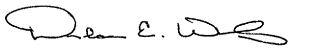
SURVEYOR'S CERTIFICATE:

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped 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.

That I have made such survey, land division, and plat under the direction of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the Village of Harrison in surveying, dividing and mapping the same.

Dated this 2nd day of June, 2026


Douglas E. Woelz, S-2327
Wisconsin Professional Land Surveyor



VILLAGE OF HARRISON APPROVAL:

Resolved, that the plat of Mader Homestead Acres in the Village of Harrison, was hereby approved and accepted by the Village Board of the Village of Harrison, Calumet County, Wisconsin, on this _____ day of _____, 20____.

Village President, Scott Handschke Date

STATE OF WISCONSIN)
)ss
COUNTY OF CALUMET)

I, Meghan Winkler, being the duly elected, qualified and acting clerk of the Village of Harrison, Calumet County does hereby certify that the Village Board of the Village of Harrison passed by voice vote on this _____ day of _____, 20____ authorizing me to issue a certificate of approval of Mader Homestead Acres, GEM Back 40 Development, LLC, as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 20____.

Dated _____
Village Clerk, Meghan Winkler

CERTIFICATE OF VILLAGE TREASURER

I, being the duly appointed, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments affecting any of the lands included in Mader Homestead Acres as of the date listed below:

Village Treasurer, Alissa Van Eperen Date

CERTIFICATE OF COUNTY TREASURER

I, being the duly elected, qualified and acting County Treasurer of the County of Calumet, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in Mader Homestead Acres as of the date listed below:

County Treasurer, Michael Schloak Date

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration 

OWNER'S CERTIFICATE OF DEDICATION

GEM Back 40 Development, LLC, as owner, does hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

Department of Administration
Calumet County
Village of Harrison

WITNESS the hand and seal of said owner this _____ day of _____, 20____.
In the Presence of:

Signature Signature

Print Name & Title Print Name & Title

State of Wisconsin)
)ss

County)

Personally came before me this _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Calumet County, WI

My Commission Expires: _____

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by GEM BACK 40 DEVELOPMENT, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee, SBC, Grantee, TDS METROCOM, LLC, Grantee, AT&T WISCONSIN, a Wisconsin Corporation, Grantee, TIME WARNER CABLE, Grantee, and SPECTRUM MID-AMERICA, LLC, doing business as Charter Communications, Inc., Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

SANITARY, STORM SEWER, DRAINAGE, AND WATERMAIN EASEMENT PROVISIONS

An easement for sanitary sewer, storm sewer, drainage and watermain is hereby granted by GEM BACK 40 DEVELOPMENT, LLC, Grantor, to VILLAGE OF HARRISON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances, Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, fences, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said sanitary sewer, storm sewer, drainage, watermain and associated appurtenances that occur outside of the above described easement area. Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Sanitary Sewer Easement", "Storm Sewer & Drainage Easement", and "Watermain Easement" Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

RECREATION TRAIL EASEMENT PROVISIONS

An easement for a recreational trail is hereby granted by GEM BACK 40 DEVELOPMENT, LLC, Grantor, to VILLAGE OF HARRISON, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to access, survey, lay, construct, use, operate, maintain, repair, replace, relocate, and/or remove a recreation trail. This Easement is being granted to the Grantee for use by members of the public, subject to such rules, regulations, and ordinances as the Village of Harrison may impose for use of the trail from time to time. This trail is not intended to be considered a public sidewalk as defined by local and state law, but instead will be operated and maintained by the Grantee as a public recreational trail for all purposes. After the initial construction, the maintenance, repair and replacement of the trail, and all costs associated therewith, are the sole responsibility of the Grantee. The Grantor, its agents or assigns, shall not interfere in any way with the Grantee's use of the Easement Property, and in particular shall not alter the slope, elevation, or vegetation associated with the property within the lines marked "Recreational Trail Easement", or install or construct any structures or improvements within the Easement Property. Prohibited structures or improvements include, but are not limited to, temporary or permanent building structures, driveways, parking areas, sheds, change in elevations, and vegetation, except as permitted by the Village of Harrison.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

SANITARY SEWER & WATER LATERAL EASEMENT PROVISIONS – BENEFITING LOT 1 OF CSM 2860

An easement for sanitary sewer lateral and water lateral is hereby granted by GEM BACK 40 DEVELOPMENT, LLC, Grantor, to THE OWNER OF LOT 1 CERTIFIED SURVEY MAP NO. 2860, Grantee,

The Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said sanitary sewer lateral, water lateral and associated appurtenances. It is further agreed that after maintaining, repairing or replacing of said sanitary sewer lateral, water lateral and associated appurtenances, Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, fences, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said maintenance, repair or replacement of said sanitary sewer lateral, water lateral and associated appurtenances that occur outside of the above described easement area. Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Sanitary Sewer & Water Lateral Easement", Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Drainage and Stormwater Management Notes:

- There are Ordinance regulations that have been passed by the Village of Harrison requiring the maintenance of lot drainage plans on a permanent basis. Said regulations have been recorded as Document Number 331468, Calumet County Register of Deeds and shall apply to all subdivisions approved after the 1st day of May, 2001. Said recording shall have the effect of deed restrictions requiring that permanent lawns be established in conformance with the lot drainage plan elevations within one year after initial occupancy of any house. Failure to maintain grades in accordance with storm water or drainage plans shall entitle the Village or representative thereof to direct compliance or upon failure of compliance to make said lands come into compliance. The costs and expenses shall be entered on the tax roll as a special charge against the property and collected with other taxes levied thereon.
- Building permits and occupancy permits may be withheld for non-compliance with the plat or Village Ordinances relating to drainage and storm water management.
- In the event that the surface drainage facilities required by the plat which are applicable to the lot for which a building permit has been applied, have not been complied with, the building inspector may withhold building permits required by the building code.
- In the event that, after construction there is a failure to establish surface grades in accordance with the subdivision surface water plan, the building inspector may withhold the occupancy permit required by the building code.
- Maintenance of all drainageways and associated structures within the plat or serving the plat is the sole responsibility of the Owner/Subdivider until acceptance by or dedication to the Village of Harrison.
- Where the final drainage plan requires a storm inlet to adequately drain the rear portion of lots within blocks of the plat, the subdivider shall incorporate restrictive covenants in the deeds for the aforementioned lots that, the respective lot owners shall be responsible for maintaining a clear grate on any storm drainage inlets on their lot.
- Upon failure of the Owner/Subdivider to perform maintenance of the drainageways and associated structures, the Village of Harrison retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the plat.
- A drainage plan has been filed with the Village of Harrison which states the required levels of maintenance for all the identified storm water management systems/facilities.
- No obstruction may be constructed, planted or maintained within any drainage easement so that such obstruction impedes the natural flow of water and/or diminishes the natural aesthetic quality of the drainageway.
- If Drainage Easements are not adequately maintained, the Village of Harrison may levy the cost and expenses of such inspections, maintenance, and/or repair related actions as a special charge against the property and collected as such in accordance with the procedures under Wis. Stats. 66.0627.
- There shall be no lower exposed openings on lots containing a drainage easement. Any egress windows will require a window well with a top elevation consistent with the top of the house foundation elevation.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

June 23, 2026

Title:

Certified Survey Map (CSM) – Village of Harrison – Parcel 47408- Homestead Lane- Harrison Commerce Park

Issue:

Should the Plan Commission recommend approval of the Certified Survey Map for Harrison Commerce Park?

Background and Additional Information:

The Village proposes to create a 1.5-acre lot north of the new fire station out of the Lot 13 for commercial development.

The master plan for Harrison Commerce Park shows development parcels along Homestead Lane, but at the time of the platting these were not platted because it was unclear how much land would be needed for the stormwater detention pond.

The Village Board accepted an Offer to Purchase with the Sports House to build a new location with an indoor sports and event rental facility including pickleball, golf simulation, a bar area, theatre, and mezzanine for birthday parties, watch parties and group outings.

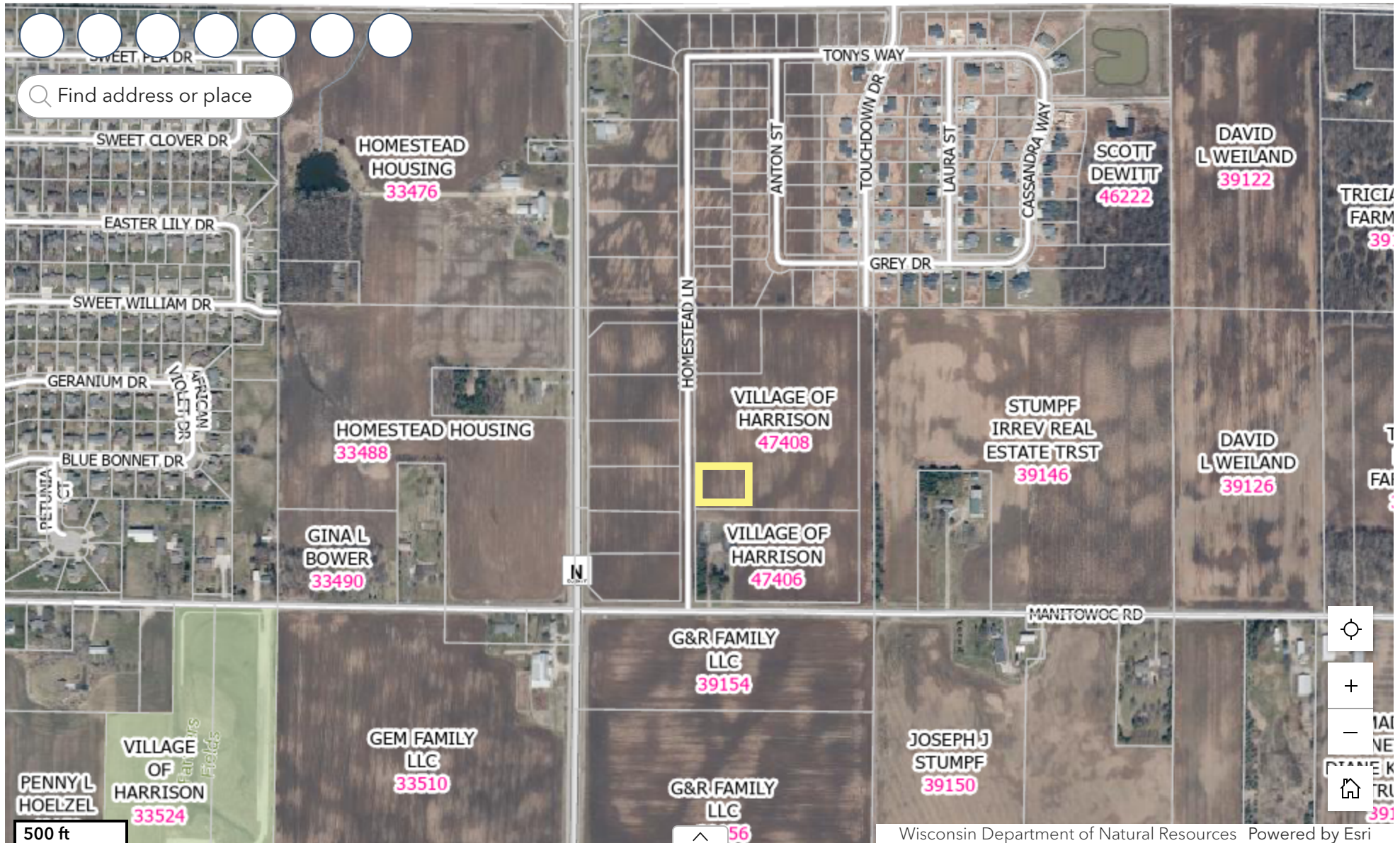
Recommended Action:

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

Attachments:

- Aerial Map
- CSM

All-In-One Map



Wisconsin Department of Natural Resources Powered by Esri

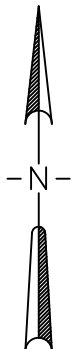
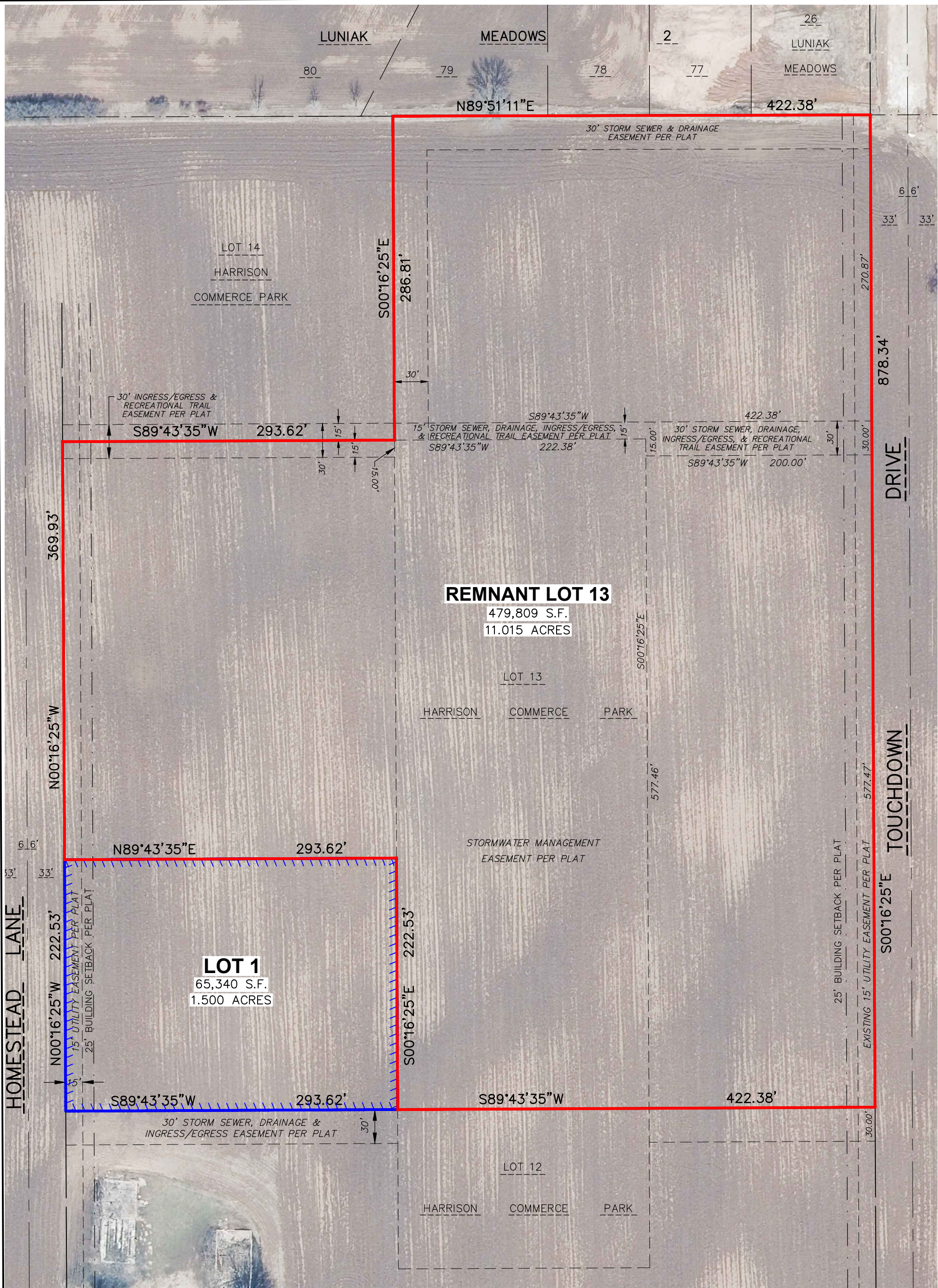
[Land Information Webpage](#) | [Calumet County Data Portal](#) | [Contact Us](#)

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

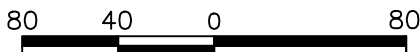
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asecllar, w:\PROJECTS\H0006\092600377\CADD\Civil3D\Survey Documents\REFERENCE MAP\Lot 13 CommercePark with CSM.dwg Plot Date: 6/1/2026 3:01 PM

HOMESTEAD LANE



BEARINGS ARE REFERENCED TO
HARRISON COMMERCE PARK



SCALE - FEET
1" = 80'

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

Village of Harrison
May-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	8		44	\$ 6,530,000	\$ 20,932,000	4		32	\$ 1,535,000	\$ 15,774,300
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		5	\$ 37,000	\$ 296,900	1		5	\$ 28,000	\$ 300,900
Acc. Structures	5		10	\$ 132,500	\$ 300,500	2		11	\$ 94,000	\$ 479,900
Miscellaneous	36		71	\$ 345,100	\$ 927,000	15		52	\$ 169,200	\$ 471,198
Total Residential	50		130	\$ 7,044,600	\$ 22,456,400	22		100	\$ 1,826,200	\$ 17,026,298
Com./Ind.										
New	1		4	\$ 1,200,000	\$ 5,850,000	1		4	\$ 650,000	\$ 3,508,100
Additions	0		1	\$ 0	\$ 4,300,000	0		3	\$ 0	\$ 2,490,000
Acc. Structures	0		0	\$ 0	\$ 0	0		0	\$ 0	\$ 0
Miscellaneous	1		7	\$ 0	\$ 111,600	0		4	\$ 0	\$ 64,900
Total Com./Ind.	2		12	\$ 1,200,000	\$ 10,261,600	1		11	\$ 650,000	\$ 6,063,000
Combined Total	52		142	\$ 8,244,600	\$ 32,718,000	23		111	\$ 2,476,200	\$ 23,089,298