

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Identify Potential Conflicts of Interest**
- 5. Correspondence or Communications from Board and Staff**
- 6. Corrections and Approval of the Previous Meeting Minutes**
 - a. June 24, 2025 Meeting Minutes**

7. Public Comments

The Board will receive information from the public in accordance with State Statute 19.84(2). Be advised board discussion is limited to only clarify the information received. No action shall be taken under public comments. General procedure is to allow each person three-minutes to speak, although the President may grant extensions, reduce the time, or limit the number of like-minded speakers on the same topic. Anyone wishing to speak should register their name on the sign-in sheet prior to the start of the meeting.

8. Reports

- a.** Fire Rescue
- b.** Calumet County Sheriff's Dept.
- c.** Village Manager
 - Planning & Zoning Report
- d.** Finance Director/Treasurer
 - Budget & Financial Reports
- e.** Public Works/Engineering/Parks/Trails
- f.** Harrison Utilities

9. Approval of Bills and Claims

- a.** Bills and Claims – July 2025

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

- a. No Old Business

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

- a. Conditional Use Permit – Tom Roffers – N7190 Hwy 114 – Parcel 38744
- b. Conditional Use Permit – Troy Frederickson – N9586 Bies Rd – Parcel 42314
- c. Site Plan Review – Farmers Field Pavilion – W5807 Manitowoc Rd – Parcel 33524
- d. Certified Survey Map (CSM) – DeWitt Development – W5896 Edgewood Dr – Parcel 46672
- e. Award of contracts for New Fire Station 70: Site Work/Utility, General Construction, HVAC, Electrical, Plumbing.
- f. Acceptance of E Steamboat Lane, Gemstone Court and Gemstone Circle from Lexington Homes, LLC.
- g. Acceptance of Outlots 1 & 2 in Jewel Box Estates from Lexington Homes, LLC.
- h. Approval of Public Works office furniture bid.
- i. Approval of Natural Gas Facilities installation by We Energies for Crossroads Business Park.
- j. Approval of Electric Facilities installation by We Energies for Crossroads Business Park
- k. Approval of contract with McMahon to complete conceptual planning for Village Hall build out for \$11,000.
- l. Approval of proposal from TECC Security, for key fob system, cameras and video monitoring for new Fire Station 70.
- m. Payments for Various Village Projects
 - 1. Harrison Commerce Park Certificate for Payment No. 1 for \$357,792.33.
 - 2. Municipal Generator Project Certificate for Payment No. 2 for \$57,215.45.
 - 3. 2025 Asphalt Street Resurfacing Certificate for Payment No. 1 for \$477,056.65.
 - 4. Crossroads Business Park Certificate for Payment No. 9 for \$61,761.44.
- n. Approval of proposal with SRF Consulting to update the Zoning Ordinance Update for \$71,162.
- o. Approval of new playground system at Harrison Athletic Association from Lee Recreation, LLC.
- p. Approval of quote from Bayland Buildings to repair the Harrison Utilities building for \$16,407.

- q. Approval of Vacant Land Offer to Purchase by Ryan Giordana or Assigns for Lots 1 and 2 in the Crossroads Business Park.
- r. Approval of Dump Body Package, Snowplows, and Salt Spreader for the new 2027 Plow Truck with Monroe Truck.
- s. Approval of purchase of John Deere 624 P-Tier Wheel Loader.
- t. Approval Plow and Wing for New Wheeled Loader for \$54,536 from Monroe.
- u. Approval of Memorandum of Understanding between the Village of Harrison/Harrison Utilities and GEM Family, LLC regarding Utility Extension.
- v. Ordinance V25-09, An ordinance to adopt an update to the Village of Harrison Comprehensive Plan.
- w. Ordinance V25-10 Amending Village Ordinance V23-02, to allow for the Village Board to approve periodic revision to the boundaries and depicting map in which firing or discharging of any firearm with ammunition is prohibited.
- x. Special Event Permit "Meet in the Middle" Block Party
- y. Special Event Permit for Brody Hietpas (Brodazoffa Sound Garden)
- z. Resolution V2025-14 Designating Public Depository and Authorizing Withdrawal of Municipal Funds.
- aa. Approval of Artificial Intelligence (AI) and Online Resources Policy for Village of Harrison employees.
- bb. Discussion regarding releasing a Request for Proposals for obtain a commercial broker for Harrison Commerce Park.
- cc. 2024 Financial Statements
- dd. 2026 Budget Calendar
- ee. Credit Card Contract with Certified Payments by Deluxe
- ff. Open discussion and consideration of request from Hidden Haven, LLC to discuss possible incentives and possible sale of land for a commercial development prior to potentially going into closed session to discuss strategy and bargaining authority for the Village Manager/Planner to use in negotiation of Developer's Agreement.

12. Future Agenda Items

- a.** Future Agenda Items:

Review Tree Policy (JB/MB added 11/12/24)

Review Sidewalk Policy for new subdivisions (ML/MB added 4/27/25)

13. Future Meetings

a. Future Meetings

August 13, 2025 Board of Review

August 13, 2025 Flight Night/Drone Show

August 26, 2025 Board Meeting

September 30, 2025 Board Meeting

October 28, 2025 Board Meeting

14. Closed Session

- a.** The Board may convene in Closed Session pursuant to Wis. Stat. section 19.85 (1)(e) for the purpose of deliberating or negotiating the investing of public funds, wherever competitive or bargaining reasons require a closed session; specifically, to discuss strategy and bargaining authority to be used by the Village Manager in negotiations over potential incentives and terms of Development Agreement with Hidden Haven, LLC.

Attendees may include the Board, Village Manager, Finance Director/Treasurer, Village Clerk, and Village Attorney.

15. Adjournment

Agenda posted and published:

July 24, 2025 at Harrison Village Hall, Harrison Utilities and to www.Harrison-WI.org

/s/ Meghan Winkler, Clerk

Accessibility:

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

VILLAGE BOARD MEETING

From:
Jarred Gerl, Fire Chief

VILLAGE OF HARRISON

Meeting Date:
July 29, 2025

Title:
Harrison Fire Rescue Monthly Board Report

Recommended Action:
N/A

Background and Additional Information:
N/A

Budget Impacts:
N/A

Attachments:
Activity Report
Incident Report



Harrison Fire Rescue

Fire Station 60 • Fire Station 70 • EMS



Section 8, Item a.

Village Board/Fire Commission Activity Report for June 2025

(Updated: 7/22/25)

1. Emergency Response

Harrison Fire Rescue was dispatched to 35 emergency incidents in June.

- As of July 18th, the Department responded to a total of 335 incidents.
- See attached Monthly Incidents Report.

2. Community Public Relations

Members of HFR routinely donate service hours for the betterment of our community. Through pride and commitment, these volunteers make our emergency services a visible presence while showcasing the good our community has to offer.

- June 5th Woodland Elementary School
- June 7th Birthday Event
- June 7th Block Party
- June 9th Sherwood Ice Cream Social
- June 11th Harrison Ice Cream Social
- June 15th Father's Day Parade
- June 20th North Shore Family Night
- June 21st Birthday Event
- June 25th Harrison Touch-a-Truck
- June 26th Woodland Elementary 5K Summer Program

3. Department Training/Meetings

In addition to regularly scheduled meetings, training plays a prominent role in our organization. Members hold learning in high regard and value opportunities from learned experiences. One of our strengths as a volunteer department resides in the diversity and expertise our members bring with them.

- June 2nd Fire Training
 - Sunrise Elementary School Familiarization
 - Woodland Elementary School Familiarization
- June 4th New Hire Committee



Harrison Fire Rescue

Fire Station 60 • Fire Station 70 • EMS



Section 8, Item a.

- June 9th EMS Meeting/Training
 - Whole Blood
- June 16th Fire/EMS Training
 - Grain Bin Rescues

4. Chief Business/Items of Note

- June 2nd McMahon Fire Department Study
- June 4th Furniture Vendor Meeting
- June 4th WI Disaster Fund Meeting
- June 11th Vendor Meeting
- June 20th-21st WI Fire Chiefs Association Conference
- June 23rd McMahon Officer Interviews
- June 24th Village Board Meeting
- June 25th CVMIC Leadership Training
- June 30th Station 70 Bid Opening
- WE Energies grant submitted
- WI DNR Forest Fire Protection grant submitted

Respectfully Submitted,

Jarred Gerl

Chief – Harrison Fire Rescue





Harrison Fire Rescue

Fire Station 60 • Fire Station 70 • EMS
W5298 State Road 114 • Menasha, WI 54952 • (920) 989-1062



Section 8, Item a.

Monthly Incidents Report w/o Address

Incident Date	CAD Number	City	Incident Type Name	Alarm Time	Arrival	Response Time
06/01/2025	0261	Village of Harrison	EMS call, excluding vehicle accident with injury	06/01/2025 07:49:37	06/01/2025 08:00:49	672.00
06/02/2025	0262	Village of Harrison	Dispatched & canceled en route	06/02/2025 08:24:33		
06/03/2025	0263	Village of Sherwood	EMS call, excluding vehicle accident with injury	06/03/2025 06:27:11	06/03/2025 06:35:00	469.00
06/03/2025	0264	Village of Harrison	EMS call, excluding vehicle accident with injury	06/03/2025 06:46:23	06/03/2025 07:15:00	1717.00
06/04/2025	0265	Village of Harrison	EMS call, excluding vehicle accident with injury	06/04/2025 20:23:06	06/04/2025 20:26:01	175.00
06/05/2025	0266	Village of Harrison	Dispatched & canceled en route	06/05/2025 08:11:33		
06/05/2025	0267	Village of Harrison	EMS call, excluding vehicle accident with injury	06/05/2025 08:35:15	06/05/2025 08:39:44	269.00
06/05/2025	0268	Village of Harrison	EMS call, excluding vehicle accident with injury	06/05/2025 14:48:17	06/05/2025 14:53:42	325.00
06/05/2025	0269	Village of Harrison	EMS call, excluding vehicle accident with injury	06/05/2025 23:09:59	06/05/2025 23:18:08	489.00
06/07/2025	0270	Village of Harrison	EMS call, excluding vehicle accident with injury	06/07/2025 12:05:12	06/07/2025 12:13:30	498.00
06/07/2025	0013	Town of Woodville	EMS call, excluding vehicle accident with injury	06/07/2025 20:52:19	06/07/2025 21:05:47	808.00
06/08/2025	0271	Village of Harrison	EMS call, excluding vehicle accident with injury	06/08/2025 13:28:13	06/08/2025 13:33:56	343.00
06/08/2025	0272	Village of Harrison	EMS call, excluding vehicle accident with injury	06/08/2025 14:41:56	06/08/2025 14:47:01	305.00



Harrison Fire Rescue

Fire Station 60 • Fire Station 70 • EMS
W5298 State Road 114 • Menasha, WI 54952 • (920) 989-1062



Section 8, Item a.

Incident Date	CAD Number	City	Incident Type Name	Alarm Time	Arrival	Response Time
06/09/2025	0273	Village of Harrison	EMS call, excluding vehicle accident with injury	06/09/2025 17:12:03	06/09/2025 17:18:18	375.00
06/11/2025	0274	Village of Harrison	EMS call, excluding vehicle accident with injury	06/11/2025 15:34:43	06/11/2025 15:43:27	524.00
06/15/2025	0276	Village of Harrison	EMS call, excluding vehicle accident with injury	06/15/2025 13:35:47	06/15/2025 13:40:48	301.00
06/15/2025	0277	Village of Harrison	EMS call, excluding vehicle accident with injury	06/15/2025 16:37:07	06/15/2025 16:39:53	166.00
06/15/2025	0278	Village of Sherwood	Alarm system sounded due to malfunction	06/15/2025 22:01:30	06/15/2025 22:17:44	974.00
06/17/2025	0279	Town of Buchanan	Dispatched & canceled en route	06/17/2025 19:21:53		
06/18/2025	0280	Village of Sherwood	EMS call, excluding vehicle accident with injury	06/18/2025 01:52:51	06/18/2025 02:01:09	498.00
06/18/2025	0281	Village of Sherwood	EMS call, excluding vehicle accident with injury	06/18/2025 12:20:33	06/18/2025 12:33:34	781.00
06/18/2025	0282	Village of Harrison	EMS call, excluding vehicle accident with injury	06/18/2025 18:36:06	06/18/2025 18:39:15	189.00
06/18/2025	0283	Village of Harrison	EMS call, excluding vehicle accident with injury	06/18/2025 19:50:11	06/18/2025 19:53:04	173.00
06/19/2025	0284	Village of Sherwood	EMS call, excluding vehicle accident with injury	06/19/2025 07:28:39	06/19/2025 07:42:49	850.00
06/20/2025	0285	Village of Sherwood	EMS call, excluding vehicle accident with injury	06/20/2025 05:19:52	06/20/2025 05:34:17	865.00
06/20/2025	0286	Village of Harrison	EMS call, excluding vehicle accident with injury	06/20/2025 09:51:42	06/20/2025 09:57:03	321.00



Harrison Fire Rescue

Fire Station 60 • Fire Station 70 • EMS
W5298 State Road 114 • Menasha, WI 54952 • (920) 989-1062



Section 8, Item a.

Incident Date	CAD Number	City	Incident Type Name	Alarm Time	Arrival	Response Time
06/23/2025	0288	Village of Harrison	EMS call, excluding vehicle accident with injury	06/23/2025 05:59:31	06/23/2025 06:12:08	757.00
06/23/2025	0289	Village of Harrison	Off-road vehicle or heavy equipment fire	06/23/2025 10:47:03	06/23/2025 10:58:06	663.00
06/26/2025	0290	Village of Harrison	EMS call, excluding vehicle accident with injury	06/26/2025 05:32:39	06/26/2025 05:40:22	463.00
06/26/2025	0292	Village of Harrison	EMS call, excluding vehicle accident with injury	06/26/2025 14:28:49	06/26/2025 14:46:34	1065.00
06/27/2025	0293	Town of Buchanan	Building fire	06/27/2025 07:24:34	06/27/2025 07:41:47	1033.00
06/28/2025	0294	Village of Sherwood	EMS call, excluding vehicle accident with injury	06/28/2025 12:10:41	06/28/2025 12:18:23	462.00
06/29/2025	0295	Village of Harrison	EMS call, excluding vehicle accident with injury	06/29/2025 12:09:21	06/29/2025 12:17:41	500.00
06/29/2025	0296	Village of Harrison	Detector activation, no fire - unintentional	06/29/2025 15:53:08	06/29/2025 16:05:43	755.00
06/29/2025	0297	Town of Woodville	Motor vehicle accident with injuries	06/29/2025 20:04:06	06/29/2025 20:13:32	566.00

VILLAGE BOARD MEETING

From:
Joseph Tenor, Lieutenant
Derek Bries, Chief Deputy CCSD

VILLAGE OF HARRISON

Meeting Date:
July 29, 2025

Title:
Calumet County Sheriff’s Department July Board Report

Recommended Action:
N/A

Background and Additional Information:
N/A

Budget Impacts:
N/A

Attachments:
July’s Monthly Report

County Deputy
Harrison Deputy

CITATIONS

Date	Violation Location	Violation
6/7/2025	PUBLIC/PRIVATE PROPERTY N COOP RD IN VILLAG	HIT AND RUN-PROPERTY ADJACENT TO HIGHWAY
6/17/2025	STH STH 114 WB 0.33 MI SOUTH OF MILITARY RD	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
6/3/2025	NORTH SHORE RD 346 FT NORTH OF MUIRFIELD WA	IMPROPER STOP/PROCEEDING AT RR CROSSING
6/3/2025	STH STH 55 NB 251 FT NORTH OF ERTL RD IN VI	SPEEDING IN 55 MPH ZONE (11-15 MPH)
6/20/2025	STH STH 55 SB 1050 FT SOUTH OF ERTL RD IN V	SPEEDING IN 55 MPH ZONE (1-10 MPH)
6/21/2025	STH STH 114 WB 1162 FT EAST OF ERTL RD IN V	SPEEDING IN 55 MPH ZONE (20-24 MPH)
6/22/2025	OPAL CT 47 FT NORTH OF HEARTHSTONE DR IN VI	FAIL/YIELD RIGHT/WAY FROM STOP SIGN
6/16/2025	CTH N NB 448 FT NORTH OF HOELZEL WAY IN VIL	RIDE IN VEHICLE W/O WEARING SEAT BELT
6/6/2025	CTH KK EB 68 FT WEST OF WASHINGTON ST/ CTH	EQUIP NONPOLICE VEH. W/ BLUE LIGHTS
6/6/2025	USH USH 10 EB 168 FT EAST OF STATE PARK RD	OPERATING WHILE SUSPENDED
6/20/2025	LAURA ST AT TONY'S WAY IN VILLAGE OF HARRIS	OPERATING W/PAC >=0.15 (1ST)
6/1/2025	S LAKE PARK RD 48 FT NORTH OF MIDWAY RD/ CT	NON-REGISTRATION OF AUTO, ETC
6/25/2025	CTH N NB 143 FT SOUTH OF MANITOWOC RD IN VI	OPERATING WHILE SUSPENDED
6/24/2025	USH USH 10 EB 0.4 MI WEST OF N HARWOOD RD I	OPERATING WHILE SUSPENDED
6/24/2025	USH USH 10 EB 0.45 MI WEST OF STH STH 55 IN	OPERATE W/O VALID LICENSE
6/22/2025	STH STH 114 WB 867 FT EAST OF FIRE LANE 13	AUTOMOBILE FOLLOWING TOO CLOSELY
6/30/2025	STH STH 55 SB 987 FT NORTH OF MANITOWOC RD	SPEEDING IN 55 MPH ZONE (1-10 MPH)
6/9/2025	USH USH 10 EB 0.29 MI WEST OF EISENHOWER DR	OPERATING WHILE UNDER THE INFLUENCE(3RD)
6/30/2025	USH USH 10 WB 350 FT NORTH OF STH STH 114 W	OPERATING W/PAC (3RD)
6/15/2025	USH USH 10 WB 0.29 MI WEST OF PETERS RD IN	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
6/10/2025	CTH KK EB 634 FT WEST OF N HARWOOD RD IN VI	INATTENTIVE DRIVING
6/28/2025	STATE PARK RD AT SCHMIDT RD IN VILLAGE OF H	FAILURE TO YIELD RIGHT OF WAY
6/20/2025	PIGEON RD 0.37 MI NORTH OF BLUE HERON CT IN	FAILURE TO KEEP VEHICLE UNDER CONTROL
6/29/2025	CTH KK EB 448 FT WEST OF HOPFENSBERGER RD I	EXCEEDING SPEED ZONES, ETC. (16-19 MPH)
6/28/2025	MILE LONG DR 408 FT WEST OF CUMBERLAND DR I	SPEEDING ON CITY HIGHWAY (20-24 MPH)
6/19/2025	STH STH 55 SB 41 FT NORTH OF HIGHLINE RD IN	SPEEDING IN 55 MPH ZONE (20-24 MPH)
6/19/2025	STH STH 114 EB 0.29 MI WEST OF S HARWOOD RD	LICENSE RESTRICTION VIOLATION-CLASS D OR M VEHICLE
6/12/2025	STH STH 114 WB 0.62 MI NORTH OF KEES RD IN	EXCEEDING SPEED ZONES, ETC. (16-19 MPH)
6/10/2025	USH USH 10 EB 267 FT WEST OF EISENHOWER DR	OPERATING WHILE SUSPENDED
6/10/2025	CTH KK WB 266 FT WEST OF BRUX RD IN VILLAGE	OPERATE MOTORCYCLE W/O VALID LICENSE
6/10/2025	CTH KK WB 266 FT WEST OF BRUX RD IN VILLAGE	EXCEEDING SPEED ZONES, ETC. (16-19 MPH)
6/9/2025	CTH N NB 381 FT SOUTH OF ATLAS CT IN VILLAG	EXCEEDING SPEED ZONES, ETC. (16-19 MPH)
6/2/2025	USH USH 10 EB 1192 FT WEST OF N HARWOOD RD	RECKLESS DRIVING-ENDANGER SAFETY
6/2/2025	USH USH 10 EB 1192 FT WEST OF N HARWOOD RD	SPEEDING IN 55 MPH ZONE (16-19 MPH)
6/12/2025	USH USH 10 EB 583 FT WEST OF FIRE LANE 2 IN	OPERATING W/PAC (1ST)
6/12/2025	EXPLORATION AVE 98 FT SOUTH OF HOELZEL WAY	OPERATING W/PAC >=0.15 (1ST)
6/29/2025	CTH KK EB 290 FT WEST OF LODERBAUER RD IN V	INATTENTIVE DRIVING
6/24/2025	CTH N SB 620 FT NORTH OF STH STH 114 EB IN	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
6/21/2025	EMERALD LN 405 FT WEST OF GOLDEN WAY IN VIL	OPERATE MOTOR VEHICLE W/O INSURANCE
6/21/2025	EMERALD LN 405 FT WEST OF GOLDEN WAY IN VIL	FAILURE TO KEEP VEHICLE UNDER CONTROL
6/15/2025	CTH N NB 458 FT SOUTH OF MIDWAY RD IN VILLA	OPERATE MOTOR VEHICLE W/O INSURANCE
6/15/2025	CTH N NB 458 FT SOUTH OF MIDWAY RD IN VILLA	OPERATING WHILE SUSPENDED
6/14/2025	MANITOWOC RD 28 FT WEST OF N COOP RD IN VIL	FAIL/STOP AT STOP SIGN

County Deputy
Harrison Deputy

WARNINGS

Date	Violation Location	Violation
6/24/2025	USH USH 10 WB 467 FT WEST OF STH STH 55 NB	OPERATE MOTOR VEHICLE W/O INSURANCE
6/24/2025	USH USH 10 WB 467 FT WEST OF STH STH 55 NB	OPERATE AFTER REV/SUSP OF REGISTRATION
6/24/2025	USH USH 10 WB 467 FT WEST OF STH STH 55 NB	OPERATE VEHICLE W/O STOPPING LIGHTS
6/6/2025	NOE RD 42 FT SOUTH OF CTH KK EB IN VILLAGE	FAIL/STOP AT STOP SIGN
6/25/2025	NOE RD AT HEARTHSTONE DR IN VILLAGE OF HARR	FAIL/STOP AT STOP SIGN
6/24/2025	USH USH 10 EB 285 FT WEST OF STATE PARK RD	NO TAIL LAMP/DEFECTIVE TAIL LAMP-NIGHT
6/24/2025	USH USH 10 EB 285 FT WEST OF STATE PARK RD	OPERATE VEHICLE W/O STOPPING LIGHTS
6/23/2025	WOODLAND RD 94 FT WEST OF SUGAR MAPLE WAY I	NO TAIL LAMP/DEFECTIVE TAIL LAMP-NIGHT
6/16/2025	CTH N NB 448 FT NORTH OF HOELZEL WAY IN VIL	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/15/2025	CTH N NB 202 FT NORTH OF SCHMIDT RD IN VILL	OPERATE VEHICLE W/O STOPPING LIGHTS
6/7/2025	LAKE PARK RD 221 FT SOUTH OF ETHAN DR IN VI	NO TAIL LAMP/DEFECTIVE TAIL LAMP-NIGHT
6/7/2025	CTH N SB 881 FT NORTH OF MANITOWOC RD IN VI	NO TAIL LAMP/DEFECTIVE TAIL LAMP-NIGHT
6/6/2025	CTH KK WB 96 FT WEST OF DARBOY DR IN VILLAG	OPERATION W/O REQUIRED LAMPS LIGHTED
6/6/2025	USH USH 10 EB 168 FT EAST OF STATE PARK RD	SPEEDING IN 55 MPH ZONE (11-15 MPH)
6/5/2025	CTH KK WB AT KAMKES AVE IN VILLAGE OF HARRI	OPERATION W/O REQUIRED LAMPS LIGHTED
6/20/2025	USH USH 10 EB 84 FT WEST OF N HARWOOD RD IN	SPEEDING IN 55 MPH ZONE (11-15 MPH)
6/20/2025	N COOP RD 319 FT SOUTH OF GARNET DR IN VILL	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/9/2025	CTH KK EB 346 FT WEST OF N HARWOOD RD IN VI	UNSAFE PASSING ON RIGHT
6/2/2025	N COOP RD AT HEARTHSTONE DR IN VILLAGE OF H	FAIL/STOP AT STOP SIGN
6/27/2025	CTH N SB 265 FT SOUTH OF MANITOWOC RD IN VI	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/26/2025	STH STH 55 SB 510 FT NORTH OF STH STH 114 I	IMPROPER DISPLAY/PLATES (ILLEGIBLE)
6/26/2025	STH STH 55 SB 510 FT NORTH OF STH STH 114 I	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/25/2025	CTH N NB 143 FT SOUTH OF MANITOWOC RD IN VI	OPERATE W/O CARRYING LICENSE
6/24/2025	USH USH 10 EB 0.4 MI WEST OF N HARWOOD RD I	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/24/2025	CTH N SB 63 FT NORTH OF ATLAS CT IN VILLAGE	OPERATION W/O REQUIRED LAMPS LIGHTED
6/24/2025	USH USH 10 EB 0.45 MI WEST OF STH STH 55 IN	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/30/2025	MANITOWOC RD 1244 FT WEST OF STATE PARK RD	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/21/2025	STH STH 114 WB 1162 FT EAST OF ERTL RD IN V	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
6/21/2025	STH STH 114 WB 1162 FT EAST OF ERTL RD IN V	NON-REGISTRATION OF AUTO, ETC
6/4/2025	CTH KK EB 377 FT EAST OF PROSPERITY DR IN V	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/1/2025	STH STH 55 SB 0.37 MI SOUTH OF HARRISON RD	SPEEDING IN 55 MPH ZONE (11-15 MPH)
6/21/2025	STH STH 114 EB 218 FT WEST OF S HARWOOD RD	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
6/11/2025	STH STH 114 WB 1121 FT WEST OF S HARWOOD RD	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/28/2025	N COOP RD AT MANITOWOC RD IN VILLAGE OF HAR	FAIL/STOP AT STOP SIGN
6/27/2025	CTH N NB 255 FT NORTH OF MANITOWOC RD IN VI	UNREASONABLE AND IMPRUDENT SPEED
6/26/2025	CTH N NB 78 FT NORTH OF VANS RD IN VILLAGE	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/26/2025	CTH N NB 290 FT SOUTH OF JOCHMANN DR IN VIL	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/26/2025	CAMRON DR 223 FT EAST OF N COOP RD IN VILLA	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/19/2025	STATE PARK RD 275 FT NORTH OF LINDEN HILL D	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/18/2025	CTH N SB 448 FT NORTH OF HOELZEL WAY IN VIL	EXCEEDING SPEED ZONES, ETC. (1-10 MPH)
6/18/2025	CTH KK WB 341 FT WEST OF BRUX RD IN VILLAGE	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/16/2025	N COOP RD 238 FT SOUTH OF LORNA LN IN VILLA	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/27/2025	VETERANS AVE/ STH STH 55 SB 195 FT SOUTH OF	FAIL/DISPLAY VEHICLE LICENSE PLATES
6/19/2025	USH USH 10 EB 509 FT WEST OF PETERS RD IN V	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/10/2025	CTH N NB 407 FT SOUTH OF JOCHMANN DR IN VIL	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/10/2025	CTH N NB 482 FT SOUTH OF JOCHMANN DR IN VIL	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/10/2025	CTH N NB 343 FT NORTH OF HOELZEL WAY IN VIL	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/10/2025	CTH N NB 728 FT SOUTH OF MANITOWOC RD IN VI	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/9/2025	CTH N SB 87 FT NORTH OF VANS RD IN VILLAGE	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/9/2025	CTH N NB 149 FT NORTH OF MANITOWOC RD IN VI	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/9/2025	CTH N SB 137 FT SOUTH OF VANS RD IN VILLAGE	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/9/2025	CTH N NB 420 FT NORTH OF SCHMIDT RD IN VILL	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)

6/9/2025	CTH N NB 593 FT SOUTH OF MIDWAY RD IN VILLA	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/9/2025	CTH N SB 109 FT SOUTH OF HEARTHSTONE DR IN	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/9/2025	CTH N NB 1108 FT SOUTH OF MIDWAY RD IN VILL	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/9/2025	USH USH 10 EB 0.29 MI WEST OF EISENHOWER DR	EXCEEDING SPEED ZONES, ETC. (20-24 MPH)
6/30/2025	CTH N NB 110 FT NORTH OF MARY DR IN VILLAGE	OPERATE VEHICLE W/O STOPPING LIGHTS
6/28/2025	MIDWAY RD 305 FT WEST OF CTH N WB IN VILLAG	ILLEGIBLE LICENSE PLATES
6/28/2025	MIDWAY RD 305 FT WEST OF CTH N WB IN VILLAG	UNSAFE LANE DEVIATION
6/27/2025	CTH N SB 199 FT NORTH OF STH STH 114 WB IN	OPERATION W/O REQUIRED LAMPS LIGHTED
6/27/2025	CTH N NB 390 FT NORTH OF MANITOWOC RD IN VI	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/27/2025	STH STH 114 WB 1145 FT EAST OF PIGEON RD IN	OPERATION W/O REQUIRED LAMPS LIGHTED
6/30/2025	CTH N SB 1154 FT SOUTH OF KUEPPER RD IN VIL	OPERATION W/O REQUIRED LAMPS LIGHTED
6/30/2025	USH USH 10 WB 968 FT EAST OF KERNAN AVE IN	FAILURE TO KEEP VEHICLE UNDER CONTROL
6/30/2025	CTH KK EB 388 FT WEST OF PROSPERITY DR IN V	EXCEEDING SPEED ZONES, ETC. (16-19 MPH)
6/29/2025	STH STH 114 EB 0.34 MI EAST OF ERTL RD IN V	SPEEDING IN 55 MPH ZONE (16-19 MPH)
6/27/2025	USH USH 10 WB 64 FT WEST OF EISENHOWER DR I	SPEEDING IN 55 MPH ZONE (11-15 MPH)
6/13/2025	NOE RD 76 FT SOUTH OF MIDWAY RD IN VILLAGE	OPERATING LEFT OF CENTER
6/12/2025	CTH KK WB 133 FT EAST OF COOP RD IN VILLAGE	DEVIATION FROM DESIGNATED LANE
6/12/2025	CTH N SB 451 FT SOUTH OF MANITOWOC RD IN VI	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
6/12/2025	CTH N SB 451 FT SOUTH OF MANITOWOC RD IN VI	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/12/2025	CTH KK EB 90 FT WEST OF HANDEL DR IN VILLAG	EXCEEDING SPEED ZONES, ETC. (16-19 MPH)
6/10/2025	MANITOWOC RD 0.32 MI EAST OF STATE PARK RD	OPERATING LEFT OF CENTER
6/10/2025	USH USH 10 EB 267 FT WEST OF EISENHOWER DR	SPEEDING IN 55 MPH ZONE (11-15 MPH)
6/10/2025	CTH KK WB 266 FT WEST OF BRUX RD IN VILLAGE	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
6/10/2025	CTH KK WB 266 FT WEST OF BRUX RD IN VILLAGE	NON-REGISTRATION OF AUTO, ETC
6/10/2025	CTH KK WB 109 FT EAST OF HANK DR IN VILLAGE	EXCEEDING SPEED ZONES, ETC. (16-19 MPH)
6/10/2025	CTH KK WB 114 FT WEST OF HANDEL DR IN VILLA	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
6/10/2025	CTH KK WB 114 FT WEST OF HANDEL DR IN VILLA	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/10/2025	CTH KK WB 72 FT EAST OF HANK DR IN VILLAGE	EXCEEDING SPEED ZONES, ETC. (11-15 MPH)
6/2/2025	STATE PARK RD 1188 FT SOUTH OF USH USH 10 E	EXCEEDING SPEED ZONES, ETC. (16-19 MPH)
6/1/2025	USH USH 10 WB 148 FT WEST OF EISENHOWER DR	SPEEDING IN 55 MPH ZONE (11-15 MPH)
6/19/2025	CTH KK WB 689 FT EAST OF SPEEDWAY LN IN VIL	NON-REGISTRATION OF AUTO, ETC
6/10/2025	N HARWOOD RD 397 FT SOUTH OF MANITOWOC RD I	NON-REGISTRATION OF AUTO, ETC
6/10/2025	CTH KK EB 258 FT WEST OF N HARWOOD RD IN VI	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
6/10/2025	CTH KK EB 258 FT WEST OF N HARWOOD RD IN VI	NO TAIL LAMP/DEFECTIVE TAIL LAMP-NIGHT
6/30/2025	MANITOWOC RD AT N COOP RD IN VILLAGE OF HAR	IMPROPER/ATTACH REAR REG DECAL/TAG
6/30/2025	MANITOWOC RD AT N COOP RD IN VILLAGE OF HAR	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
6/30/2025	MANITOWOC RD AT N COOP RD IN VILLAGE OF HAR	FAIL/STOP AT STOP SIGN
6/24/2025	CTH N SB 620 FT NORTH OF STH STH 114 EB IN	FAIL/NOTIFY DMV OF ADDRESS/NAME CHANGE
6/24/2025	CTH N SB 620 FT NORTH OF STH STH 114 EB IN	NON-REGISTRATION OF AUTO, ETC
6/24/2025	CTH N SB 1168 FT SOUTH OF KUEPPER RD IN VIL	OPERATE MOTOR VEHICLE W/O PROOF OF INSURANCE
6/24/2025	CTH N SB 1168 FT SOUTH OF KUEPPER RD IN VIL	NON-REGISTRATION OF AUTO, ETC
6/24/2025	MIDWAY RD AT NOE RD IN VILLAGE OF HARRISON	FAIL/STOP AT STOP SIGN
6/21/2025	EMERALD LN 405 FT WEST OF GOLDEN WAY IN VIL	FAIL/NOTIFY DMV OF ADDRESS/NAME CHANGE
6/21/2025	EMERALD LN 405 FT WEST OF GOLDEN WAY IN VIL	FAILURE OF OCCUPANT TO NOTIFY POLICE OF ACCIDENT
6/21/2025	EMERALD LN 405 FT WEST OF GOLDEN WAY IN VIL	HIT AND RUN-PROPERTY ADJACENT TO HIGHWAY
6/21/2025	N9685 HIGHLINE RD	FALSE ALARM 1ST
6/15/2025	CTH N NB 770 FT SOUTH OF MIDWAY RD IN VILLA	EXCEEDING SPEED ZONES, ETC. (16-19 MPH)
6/15/2025	NOE RD 201 FT SOUTH OF STRAWFLOWER DR IN VI	ILLEGIBLE LICENSE PLATES
6/15/2025	NOE RD 201 FT SOUTH OF STRAWFLOWER DR IN VI	SPEEDING ON CITY HIGHWAY (11-15 MPH)
6/15/2025	SWEET CLOVER DR AT NOE RD IN VILLAGE OF HAR	REAR WINDOW EXCESSIVE TINTING
6/15/2025	SWEET CLOVER DR AT NOE RD IN VILLAGE OF HAR	VENT/SIDE WINDOW EXCESSIVE TINTING
6/15/2025	SWEET CLOVER DR AT NOE RD IN VILLAGE OF HAR	IMPROPER/ATTACH REAR REG DECAL/TAG
6/15/2025	SWEET CLOVER DR AT NOE RD IN VILLAGE OF HAR	FAIL/STOP AT STOP SIGN
6/15/2025	SWEET CLOVER DR AT NOE RD IN VILLAGE OF HAR	STOPPING/STANDING ON A CROSSWALK
6/15/2025	CTH N NB 458 FT SOUTH OF MIDWAY RD IN VILLA	NON-REGISTRATION OF AUTO, ETC
6/15/2025	CTH N NB 458 FT SOUTH OF MIDWAY RD IN VILLA	EXCEEDING SPEED ZONES, ETC. (20-24 MPH)
6/14/2025	MANITOWOC RD 28 FT WEST OF N COOP RD IN VIL	ILLEGIBLE LICENSE PLATES
6/12/2025	AMY AVE 414 FT WEST OF HIGHLINE RD IN VILLA	FAIL/YIELD RT/WAY FROM PARKED POSITION
6/12/2025	AMY AVE 414 FT WEST OF HIGHLINE RD IN VILLA	INATTENTIVE DRIVING

VILLAGE OF HARRISON (JUNE - 2025)

Section 8, Item b.

OVERALL INCIDENT SUMMARY

911 HANG UP	20
ACCIDENT	15
ACCIDENT WITH INJURY	0
ALARM	3
ANIMAL	14
ASSIST AGENCY	8
ASSIST CITIZEN	12
BATTERY	0
CIVIL MATTER	0
CIVIL PROCESS	2
CRIME PREVENTION	1
DAMAGE TO PROPERTY	2
DISTURBANCE	3
DOMESTIC DISTURBANCE	3
DRUGS	2
EMERGENCY COMMITTAL	0
FIRE CALL	4
FRAUD	4
HARASSMENT	3
JAIL	0
JUVENILE COMPLAINTS	2
LOST / FOUND	2
MEDICAL	18
MISCELLANEOUS	3
MISSING PERSON	0
MOTORIST ASSIST	14
NOISE COMPLAINT	10
ORDINANCE	3
PARKING COMPLAINT	3
RECKLESS DRIVING	18
RUNAWAY	1
SUSPICIOUS PERSON	4
SUSPICIOUS SITUATION	7
SUSPICIOUS VEHICLE	15

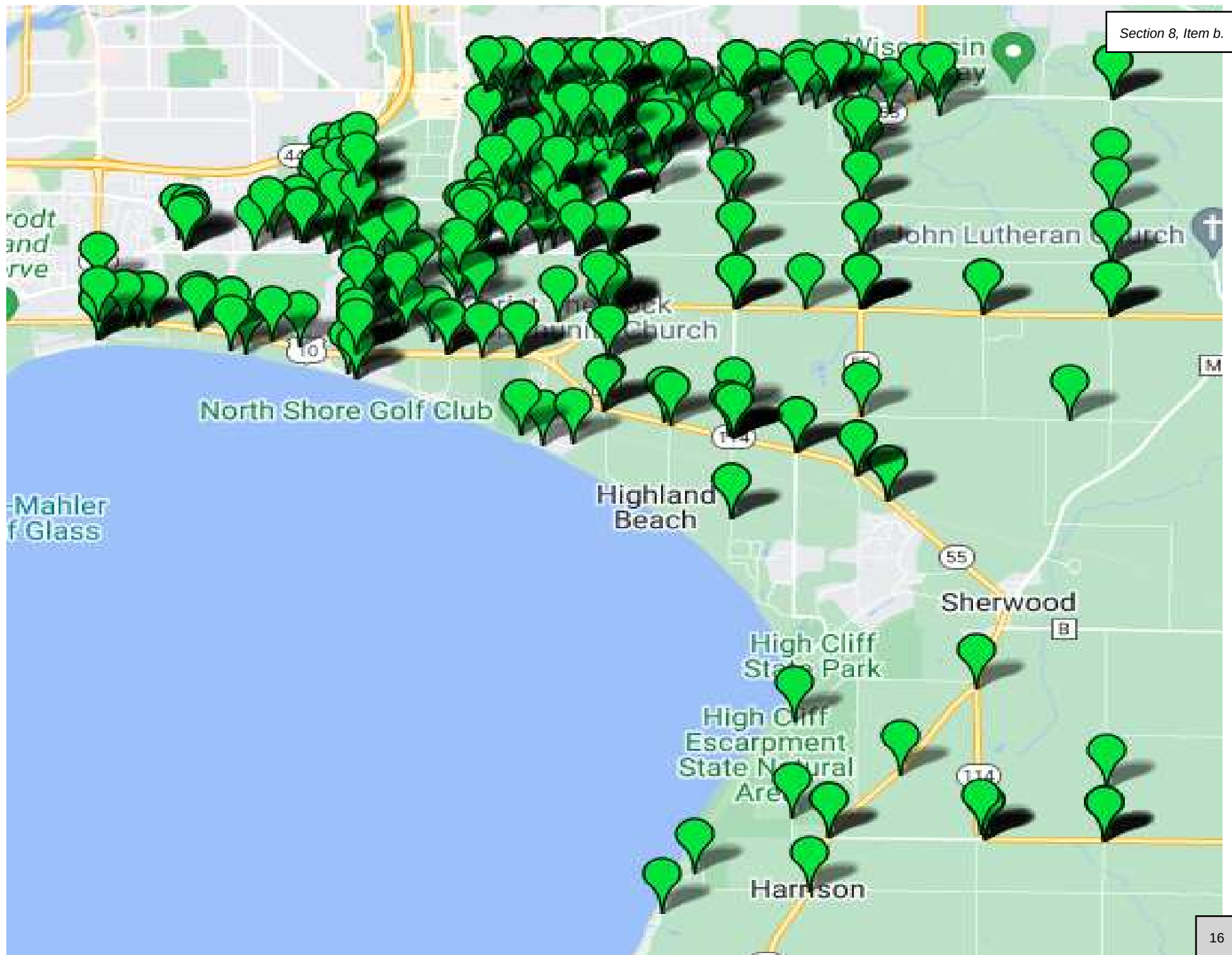
THEFT	3
TRAFFIC HAZARD	6
TRAFFIC STOP	133
TRESPASSING	0
VIOLATE OF COURT ORDER	0
WEAPON	0
WELFARE CHECK	14

OVERALL

TOTAL INCIDENTS	352
CITATIONS	44
WARNINGS	111
ORDINANCES	17

ARRESTS

TOTAL ARRESTS	7
6/2/25 Disorderly Conduct	
6/3/25 Operator Flee/Elude Officer	
6/5/25 Bail Jumping	
6/9/25 OWI 3rd	
6/15/25 Battery	
6/25/25 Probation Violation	
6/29/25 Bail Jumping	



VILLAGE OF HARRISON (JUNE - 2025)

Section 8, Item b.

CONTRACT SUMMARY

911 HANG UP	8	THEFT	1
ACCIDENT	8	TRAFFIC HAZARD	5
ACCIDENT WITH INJURY	0	TRAFFIC STOP	91
ALARM	3	TRESPASSING	0
ANIMAL	7	VIOLATE OF COURT ORDER	0
ASSIST AGENCY	4	WEAPON	0
ASSIST CITIZEN	7	WELFARE CHECK	10
BATTERY	0		
CIVIL MATTER	0		
CIVIL PROCESS	0		
CRIME PREVENTION	1		
DAMAGE TO PROPERTY	2		
DISTURBANCE	3		
DOMESTIC DISTURBANCE	3		
DRUGS	0		
EMERGENCY COMMITTAL	0		
FIRE ALARM	0		
FIRE CALL	3		
FRAUD	3		
HARASSMENT	2		
JAIL	0		
JUVENILE COMPLAINTS	2		
LOST / FOUND	0		
MEDICAL	11		
MISCELLANEOUS	1		
MISSING PERSON	0		
MOTORIST ASSIST	8		
NOISE COMPLAINT	8		
ORDINANCE	3		
PARKING COMPLAINT	3		
RECKLESS DRIVING	14		
RUNAWAY	1		
SUSPICIOUS PERSON	3		
SUSPICIOUS SITUATION	6		
SUSPICIOUS VEHICLE	9		

CONTRACT

TOTAL	230
ARRESTS	7
CITATIONS	30
WARNINGS	90
ORDINANCES	17



CALUMET COUNTY
SHERIFF

Section 8, Item b.

Brett J. Bowe, Sheriff
Derek Bries, Chief Deputy

206 Court Street | Chilton, WI 53014
(920) 849-2335 | (800) 442-9878 | Fax (920) 849-1431
www.calumetcounty.org

**June 2025
Harrison Report
July 29, 2025
Lt. Joseph Tenor**

Notable Incidents / Community Events

June 5, 2025 – Fugitive

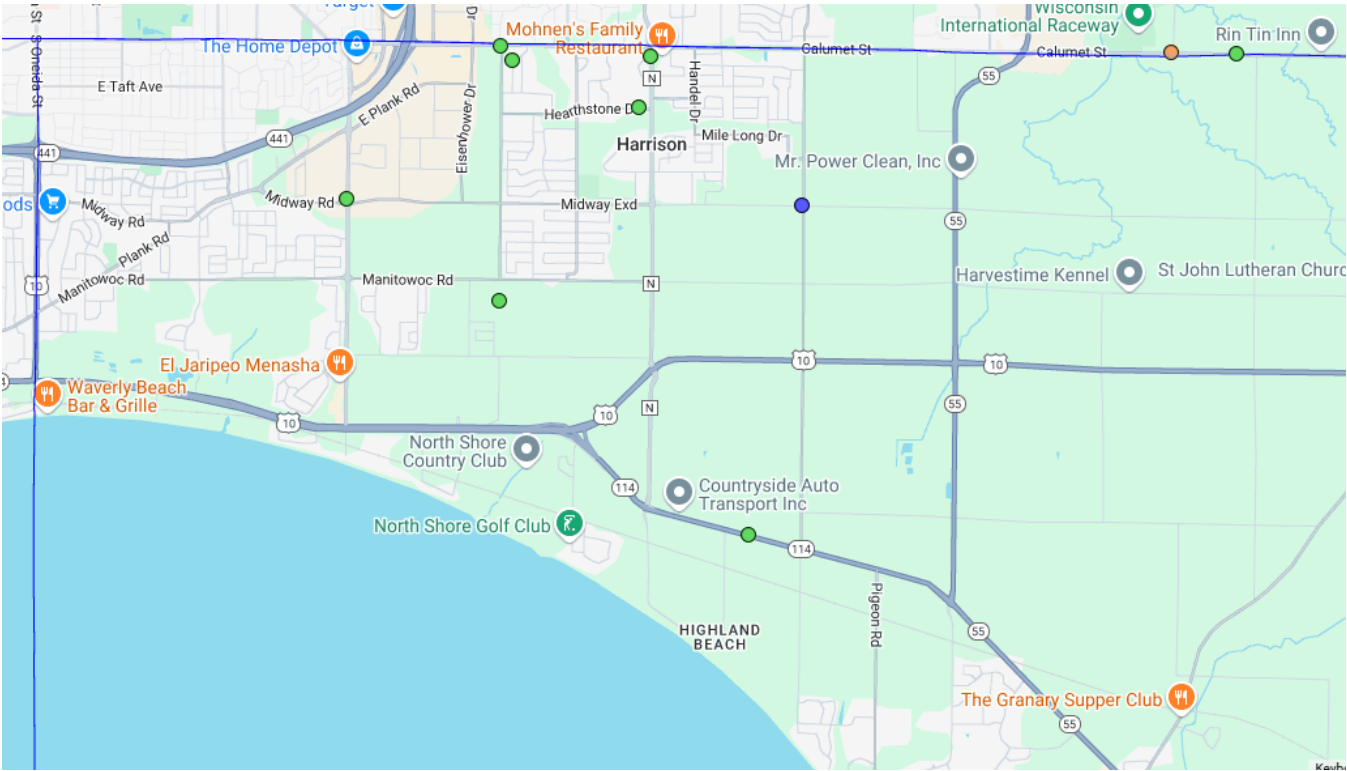
An annual event where kids run from Darboy Community Park to Sunset Park in Kimberly. Older high school kids attempt to catch the younger kids with their vehicles.

Deputy Manser and Trooper Reyna provided extra patrol in the area to help deter the reckless driving, vandalism, paintballing, and other concerns associated with this annual event. One reckless driving complaint was called in to dispatch, an improvement over previous years. Other areas north of Harrison were reported to have had some problems associated with the event.

June 9, 2025 - Ice Cream Social – Lt. Tenor attended

June 23, 2025 - Touch A Truck – Lt. Tenor and Deputy Manser attended with the patrol boat.

June 2025 Crashes



● Fatality ● Injury (A) ● Injury (B) ● Injury (C) ● Property Damage

There were **10** total crashes reported resulting in **0** fatalities and **2** injuries. Of this total, **10** crashes are mapped. [\[More\]](#)

Impaired Driving Arrests

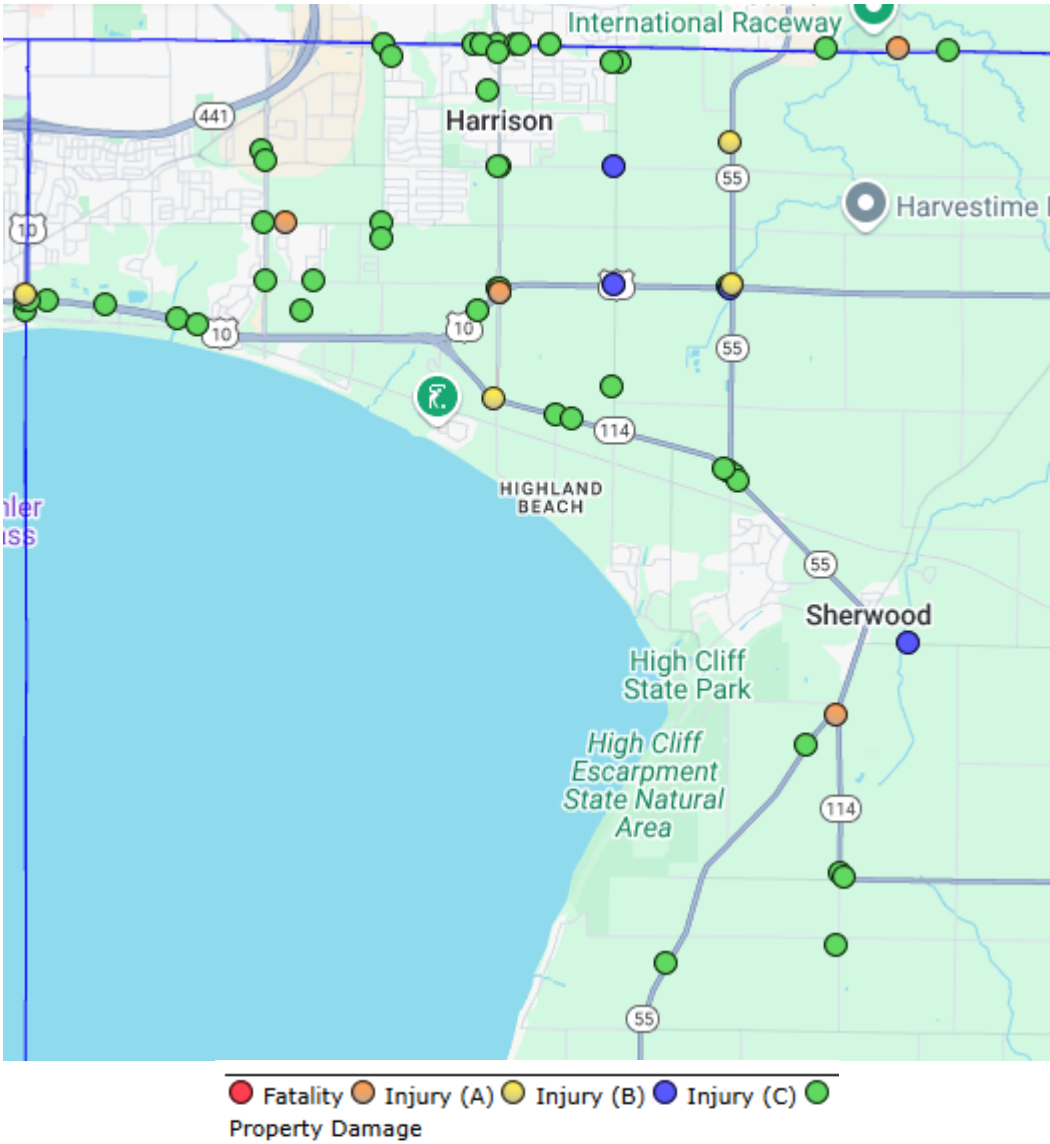
- June 2025 – 1
- Year to Date – 20
- Year to date – Impaired Driving Crashes – 6 crashes, 0 fatalities, 4 injuries

June Radar Board Locations

May 30-June 23 Northshore Rd (Southbound)

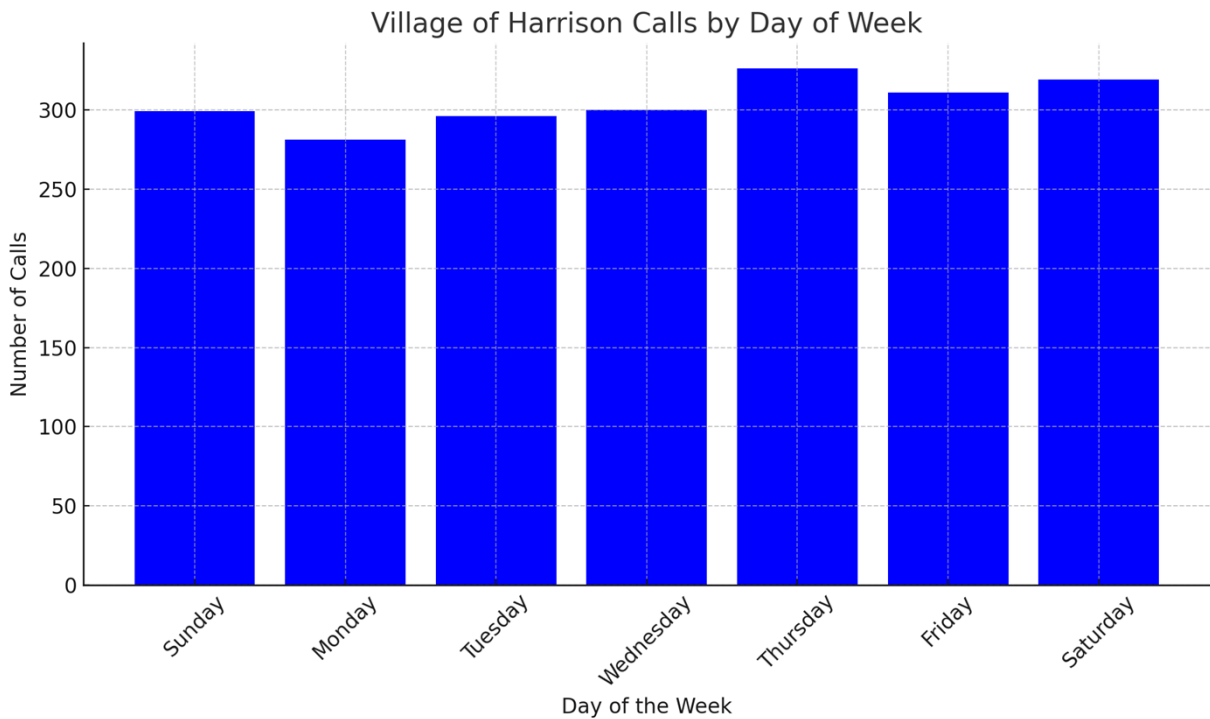
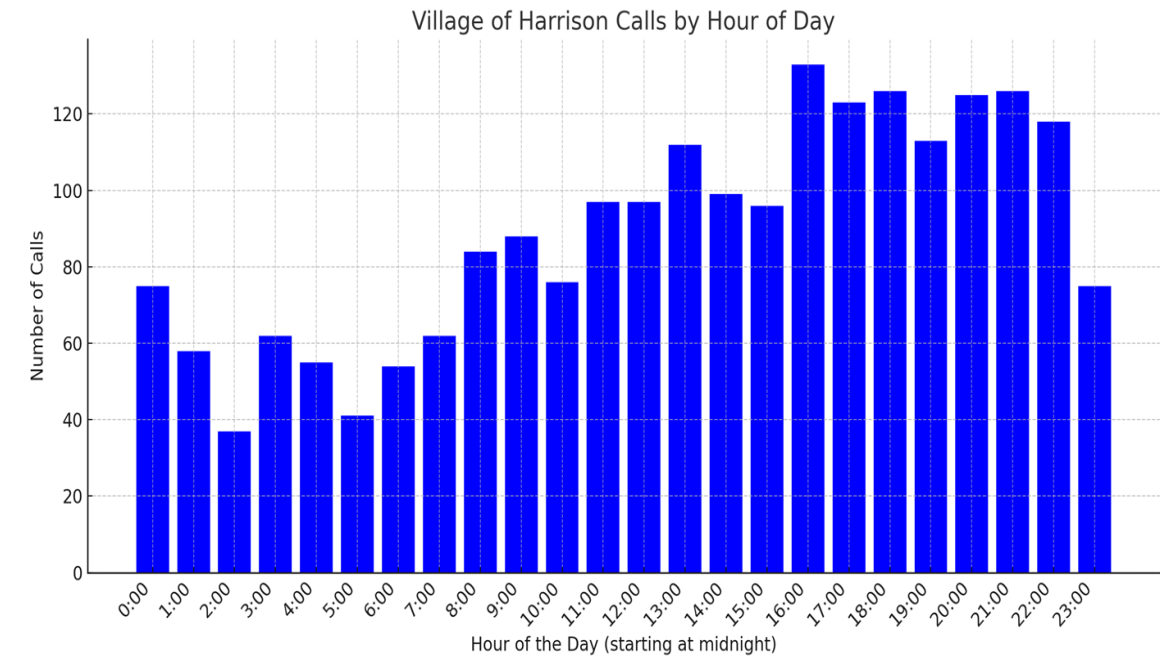
June 23-July 10 State Park Rd. at Schaeffer (Southbound)

2025 Crashes
January 1 – June 30



There were **66** total crashes reported resulting in **0** fatalities and **16** injuries. Of this total, **65** crashes are mapped. [\[More\]](#)

Incidents January 1 to June 30, 2025



VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 6/24/2025

Title: Village Manager Report

Issue: None

Background and Additional Information:

1. Staff has been processing a number of new building permits.
2. Working on the Fire Department Staffing Study
3. Working with PAA on the Wage Compensation Study. Hoping to get amounts for the 2026 budget process.
4. Meetings on Capital Improvements Program for all departments.
5. Working on site plans for Crossroads Business Park.
6. Continued work on Municipal Code Update
7. Finalizing Bidding and Contracts for new Fire Station 70
8. Planning for Mader Utility Extension
9. Northshore Forece main Project for HU
10. 5-Year Road Plan. Update planned to be presented in August.
11. Playground inspections with CVMIC
12. Leadership Training for all Managers with CVMIC
13. Hiring of a village resident to assist with drone footage of projects in the Village.
14. Farmers Field Shelter Construction
15. Following up on Development leads.
16. Working with Sherwood on Building Inspector/IT Position Study.
17. Rennwood Park and rubber surfacing material bid.

Budget Impacts: None

Recommended Action: None

Attachments:

May/June Zoning Report

**Village of Harrison
June-25 Zoning Permit Report**

	Current Year			Previous Year		
	Permits	YTD Permits	Estimated Value	YTD Permits	Estimated Value	YTD Estimate Value
Residential						
Single Family	18	50	\$ 6,999,800	51	\$ 3,534,600	\$ 22,308,000
Two Family (units)	0	(0)	\$ 0	0	0	\$ 0
Multi Family (units)	0	(0)	\$ 0	0	0	\$ 0
Additions	1	6	\$ 80,000	5	0	\$ 191,000
Acc. Structures	2	13	\$ 220,000	12	\$ 29,000	\$ 179,500
Miscellaneous	24	76	\$ 321,500	69	\$ 137,700	\$ 669,650
Total Residential	45	145	\$ 7,621,300	137	\$ 3,701,300	\$ 23,348,150
Com./Ind.						
New	0	4	\$ 0	1	0	\$ 650,000
Additions	0	3	\$ 0	0	0	\$ 0
Acc. Structures	1	1	\$ 8,500	0	0	\$ 0
Miscellaneous	3	7	\$ 1,000	4	0	\$ 75,000
Total Com./Ind.	4	15	\$ 9,500	5	0	\$ 725,000
Combined Total	49	160	\$ 7,630,800	142	\$ 3,701,300	\$ 24,073,150



VILLAGE BOARD MEETING

VILLAGE OF HARRISON

From:

Alissa Van Eperen, Finance Director/Treasurer

Meeting Date:

July 29, 2025

Title:

Finance Director/Treasurer

- Budget Report through June 30, 2025
- June 2025 Investment Report

Recommended Action:

None.

Issue:

None.

Background and Additional Information:

- Began capital project planning with departments for the 2026 budget.
- Submitted the Tax Increment District (TID) annual reports to the State of Wisconsin.
- Rolled out electronic pay stubs to over 90% of Village employees, significantly reducing the use of paper, envelopes, and postage. Plans are in place to extend this to election workers in the coming year, as no elections remain in 2025.
- Completed all outstanding tasks related to the 2024 audit.
- Selected Certified Payments as the new credit card vendor to begin integration with Ascent, our tax software, ahead of the upcoming tax season.
- Finance has partnered with GovTech/Catalis, a third-party provider that partners with escrow companies to process tax payments through their platform. This will allow the Village to upload a payment file instead of manually entering payments, improving efficiency and reducing the risk of human error. Fees are passed on to the escrow companies to process the payments, and the Village will only be responsible for a small fee annually through Ascent (tax software) to enable the upload feature.
- Unclaimed property letters were sent to Village vendors for stale-dated checks.
- Meghan transitioned from the Interim Clerk to the Village Clerk on June 30.
- Meghan virtually attended her third year at the Wisconsin Municipal Clerk's Institute. It is a week-long course through UW-Green Bay, and is a three-year program, with a potential fourth year program that offers an array of sessions such as leadership, communication, collaboration, ethics, election information, etc.

Budget Impacts:

None.

Attachments:

June 2025 Budget Report
June 2025 Investment Report

Fund: 100 - GENERAL FUND

Account Number		2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
100-00-41110-000-000	General Property Taxes	0.00	1,430,489.51	1,800,000.00	-369,510.49	79.47
100-00-41150-000-000	Forest Cropland/MFL Taxes	18.11	18.11	0.00	18.11	0.00
100-00-41210-000-000	Room Tax	0.00	31.29	0.00	31.29	0.00
100-00-41320-000-000	Payments In Lieu of Taxes	0.00	5,584.70	60,000.00	-54,415.30	9.31
100-00-41800-000-000	Interest - Personal Prop. Tax	0.00	28,009.55	0.00	28,009.55	0.00
TAXES		18.11	1,464,133.16	1,860,000.00	-395,866.84	78.72
100-00-42000-000-000	Special Assessments	0.00	0.00	253,700.00	-253,700.00	0.00
100-00-42100-000-000	S/W Agreement - Lexington Home	0.00	114,098.50	114,100.00	-1.50	100.00
100-00-42300-000-001	Sp. Assmts. - Sidewalks	0.00	0.00	3,400.00	-3,400.00	0.00
100-00-42300-000-002	Sp Assmts Rds -Hickory/Rustic	0.00	0.00	9,400.00	-9,400.00	0.00
100-00-42300-000-003	Sp Assmts Kimbly Hts 2022 Rds	7,168.78	14,480.12	41,500.00	-27,019.88	34.89
100-00-42300-000-004	Sp Assmts Hiddn Pines 2022 Rds	0.00	0.00	7,500.00	-7,500.00	0.00
100-00-42300-000-005	Sp Assmts Creekside Est 2023	0.00	15,295.88	39,700.00	-24,404.12	38.53
100-00-42400-000-001	Sp Assmts Hoelzel Hvnz 2022	0.00	0.00	4,000.00	-4,000.00	0.00
SPECIAL ASSESS CONNECTION FEES		7,168.78	143,874.50	473,300.00	-329,425.50	30.40
100-00-43400-000-000	State Shared Revenues	0.00	0.00	415,000.00	-415,000.00	0.00
100-00-43401-000-000	Personal Property Aid	0.00	21,183.24	2,600.00	18,583.24	814.74
100-00-43410-000-000	State Fire Dues - Harrison	0.00	0.00	79,000.00	-79,000.00	0.00
100-00-43420-000-000	State Fire Dues - Shwd/Wood	0.00	0.00	18,300.00	-18,300.00	0.00
100-00-43430-000-000	Exempt Computer Aid	0.00	0.00	42,000.00	-42,000.00	0.00
100-00-43525-000-000	State EMS Funding	0.00	66,740.76	0.00	66,740.76	0.00
100-00-43530-000-000	State Transportation Aids	0.00	257,387.60	450,000.00	-192,612.40	57.20
100-00-43531-000-000	Local Road Improvement Aid	364,205.33	364,205.33	11,000.00	353,205.33	3,310.96
100-00-43540-000-000	Recycling Grant	0.00	21,879.71	21,800.00	79.71	100.37
100-00-43570-000-000	State Grant - Trail	0.00	52,401.02	0.00	52,401.02	0.00
INTERGOVERNMENTAL REVENUES		364,205.33	783,797.66	1,039,700.00	-255,902.34	75.39
100-00-44105-000-000	Liquor & Beverage Licenses	0.00	5,689.06	5,200.00	489.06	109.41
100-00-44110-000-000	Operators Licenses	425.00	2,825.00	4,000.00	-1,175.00	70.63
100-00-44115-000-000	Cigarette Licenses	0.00	300.00	300.00	0.00	100.00
100-00-44120-000-000	Cable Television Franchise Fee	0.00	22,780.24	95,000.00	-72,219.76	23.98
100-00-44205-000-000	Dog Licenses Fees	0.00	3,445.61	10,000.00	-6,554.39	34.46
100-00-44305-000-000	Building Permit Fee	7,989.13	35,816.00	52,000.00	-16,184.00	68.88
100-00-44306-000-000	HVAC Permit	2,734.13	10,433.38	7,000.00	3,433.38	149.05
100-00-44307-000-000	Plumbing Permit	3,298.13	10,839.04	10,000.00	839.04	108.39
100-00-44308-000-000	Electrical Permit	4,357.01	15,610.26	13,000.00	2,610.26	120.08
100-00-44309-000-000	Siding/Windows/Roof Permit	240.00	1,360.00	1,000.00	360.00	136.00
100-00-44310-000-000	Pool Permit	120.00	240.00	1,000.00	-760.00	24.00
100-00-44311-000-000	Lot Grade Fee	12,900.00	43,000.00	40,000.00	3,000.00	107.50
100-00-44312-000-000	Driveway Grade Fee	2,775.00	9,250.00	9,000.00	250.00	102.78
100-00-44313-000-000	Culvert Permit	0.00	0.00	200.00	-200.00	0.00
100-00-44316-000-000	Demolition Permit	0.00	0.00	100.00	-100.00	0.00
100-00-44330-000-000	Utility Permit Fee	4,153.20	13,215.20	2,500.00	10,715.20	528.61
100-00-44400-000-000	Zoning Permit Fee	7,100.00	23,325.00	22,000.00	1,325.00	106.02
100-00-44401-000-000	Erosion Permit	1,650.00	6,611.07	6,500.00	111.07	101.71
100-00-44410-000-000	Plat and CSM Review Fee	0.00	685.00	2,000.00	-1,315.00	34.25
100-00-44415-000-000	Site Plan Review Fee	0.00	1,050.00	600.00	450.00	175.00
100-00-44900-000-000	Other License/Permit Fee	1,850.00	2,260.00	0.00	2,260.00	0.00
100-00-44905-000-000	Fireworks Permit	50.00	50.00	0.00	50.00	0.00

Fund: 100 - GENERAL FUND

Account Number	2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
LICENSES AND PERMITS	49,641.60	208,784.86	281,400.00	-72,615.14	74.20
100-00-45105-000-000 Ordinance Violations	95.56	1,455.71	5,000.00	-3,544.29	29.11
100-00-45110-000-000 Parking Violations	0.00	555.00	1,000.00	-445.00	55.50
FINES, FORFEITS AND PENALTIES	95.56	2,010.71	6,000.00	-3,989.29	33.51
100-00-46100-000-000 Administrative Fee	4,478.80	19,255.62	20,000.00	-744.38	96.28
100-00-46105-000-000 Publication Fee - Liquor	0.00	272.75	0.00	272.75	0.00
100-00-46110-000-000 Real Estate Inquiry Fee	750.00	6,090.00	8,000.00	-1,910.00	76.13
100-00-46120-000-000 Credit Card Surcharge	177.66	915.75	700.00	215.75	130.82
100-00-46210-000-000 Law Enforcement Charges	0.00	0.00	785,000.00	-785,000.00	0.00
100-00-46310-000-000 Road Department Revenue	9,045.00	16,284.75	2,000.00	14,284.75	814.24
100-00-46321-000-000 Street Lights Fee	0.00	1,314.73	1,200.00	114.73	109.56
100-00-46328-000-000 Stormwater Drainage Fee	0.00	2,026.85	0.00	2,026.85	0.00
100-00-46420-000-000 Refuse Collection Fee (67%)	1,483.80	3,257.90	413,800.00	-410,542.10	0.79
100-00-46435-000-000 Recycling Collection Fee (33%)	821.50	1,722.50	259,700.00	-257,977.50	0.66
100-00-46440-000-000 Weed & Nuisance Control Fee	1,347.50	1,347.50	1,000.00	347.50	134.75
100-00-46445-000-000 Compost Site Sticker Fee	4,280.00	30,340.00	30,000.00	340.00	101.13
100-00-46722-000-000 Park Shelter Rental Fee	284.36	2,203.79	2,500.00	-296.21	88.15
100-00-46740-000-000 Municipal Hall Rental Fee	94.79	1,895.80	2,000.00	-104.20	94.79
PUBLIC CHARGES FOR SERVICES	22,763.41	86,927.94	1,525,900.00	-1,438,972.06	5.70
100-00-47323-000-000 Fire Contracts-Sherwood/Wood	0.00	203,112.00	173,700.00	29,412.00	116.93
INTERGOV'T CHARGES FOR SERV	0.00	203,112.00	173,700.00	29,412.00	116.93
100-00-48110-000-000 Banking - Earned Interest	102,726.99	587,762.28	700,000.00	-112,237.72	83.97
100-00-48130-000-000 Sp. Assmnt. - Earned Interest	212.17	546.72	5,000.00	-4,453.28	10.93
100-00-48303-000-000 Sales - Public Works Equipment	0.00	8,425.50	0.00	8,425.50	0.00
100-00-48400-000-000 Insurance Recoveries	0.00	0.00	5,000.00	-5,000.00	0.00
100-00-48500-000-000 Donations	120.36	3,720.88	0.00	3,720.88	0.00
100-00-48800-000-000 Treasurer - Cash Over	0.00	7.80	0.00	7.80	0.00
100-00-48900-000-000 Misc. Revenues	473.16	27,348.66	10,000.00	17,348.66	273.49
MISCELLANEOUS REVENUES	103,532.68	627,811.84	720,000.00	-92,188.16	87.20
Total Revenues	547,425.47	3,520,452.67	6,080,000.00	-2,559,547.33	57.90

Fund: 100 - GENERAL FUND

		2025				
Account Number		2025 June	Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
100-00-51100-100-000	Village Board - Wages	3,461.64	19,698.90	52,000.00	32,301.10	37.88
100-00-51100-105-000	Village Board - FICA	264.76	1,506.70	4,000.00	2,493.30	37.67
100-00-51100-115-000	Village Board-Training/Mileage	285.00	285.00	800.00	515.00	35.63
100-00-51100-310-000	Village Board-Dues	0.00	6,923.60	7,500.00	576.40	92.31
100-00-51100-400-000	Village Board-Supplies	208.89	1,312.77	1,000.00	-312.77	131.28
100-00-51100-500-022	Village Board - Telephone	249.44	1,680.22	3,500.00	1,819.78	48.01
100-01-51101-100-001	Planning - Salary	8,461.04	49,146.15	62,500.00	13,353.85	78.63
100-01-51101-105-000	Planning - FICA	638.70	3,778.02	4,800.00	1,021.98	78.71
100-01-51101-200-000	Planning - Benefits	46.68	326.76	20,000.00	19,673.24	1.63
100-01-51101-205-000	Planning - Retirement	588.04	3,415.67	4,400.00	984.33	77.63
100-01-51101-300-000	Planning - Per Diem	0.00	900.00	3,500.00	2,600.00	25.71
100-01-51101-301-000	Planning - Dues	0.00	0.00	1,000.00	1,000.00	0.00
100-01-51101-304-000	Planning - Consultants	0.00	0.00	25,000.00	25,000.00	0.00
100-01-51101-305-000	Planning - Training/Mile/Exp.	0.00	0.00	3,500.00	3,500.00	0.00
100-01-51101-400-000	Planning - Supplies	0.00	3,486.32	1,000.00	-2,486.32	348.63
100-01-51101-800-000	Planning - Publications	87.32	87.32	800.00	712.68	10.92
100-00-51300-000-000	Legal	0.00	15,786.08	120,000.00	104,213.92	13.16
100-09-51300-000-000	Hwy Dept - Legal	36.00	7,712.35	35,000.00	27,287.65	22.04
100-02-51400-100-000	Gen. Admin - Wages	28,717.08	159,917.75	516,000.00	356,082.25	30.99
100-02-51400-105-000	Gen. Admin - FICA	2,094.28	11,407.29	39,200.00	27,792.71	29.10
100-02-51400-200-000	Gen. Admin - Benefits	8,915.31	72,052.06	195,000.00	122,947.94	36.95
100-02-51400-205-000	Gen. Admin - Retirement	1,528.94	10,647.38	35,700.00	25,052.62	29.82
100-02-51400-305-000	Gen. Admin - Training/Conf.	346.00	2,187.57	9,000.00	6,812.43	24.31
100-02-51400-310-000	Gen. Admin - Dues	50.00	486.00	1,500.00	1,014.00	32.40
100-02-51400-400-000	Gen. Admin - Supplies	785.19	7,977.80	20,000.00	12,022.20	39.89
100-02-51400-400-005	Gen. Admin - Postage	0.00	2,213.00	6,000.00	3,787.00	36.88
100-02-51400-400-006	Gen. Admin - Service Contracts	7,549.99	93,129.45	91,670.00	-1,459.45	101.59
100-02-51400-800-000	Gen. Admin - Publications	303.52	648.25	2,000.00	1,351.75	32.41
100-02-51400-800-005	Gen. Admin - Newsltr & Postage	3,426.44	9,623.18	35,000.00	25,376.82	27.49
100-00-51440-000-000	Elections - Wages	0.00	11,932.50	14,500.00	2,567.50	82.29
100-00-51440-100-000	Elections-FICA	0.00	37.63	100.00	62.37	37.63
100-00-51440-200-000	Elections - Expenses/Training	0.00	0.00	200.00	200.00	0.00
100-00-51440-300-000	Elections - Service Contracts	0.00	4,803.00	3,500.00	-1,303.00	137.23
100-00-51440-400-000	Elections - Supplies	-119.52	9,040.61	3,500.00	-5,540.61	258.30
100-00-51440-500-000	Elections - Postage	0.00	3,092.72	2,400.00	-692.72	128.86
100-00-51440-600-000	Elections - Publications	0.00	569.44	1,000.00	430.56	56.94
100-05-51500-000-000	Assessor - Contract	0.00	34,765.00	41,000.00	6,235.00	84.79
100-04-51500-315-000	Treasurer - Service Contracts	0.00	0.00	10,000.00	10,000.00	0.00
100-04-51500-315-015	Treasurer - Accounting	17,220.00	17,220.00	30,000.00	12,780.00	57.40
100-00-51600-400-000	Municipal Bldg - Supplies	88.44	441.88	5,000.00	4,558.12	8.84
100-00-51600-500-020	Municipal Bldg - Electric	411.33	3,110.35	5,800.00	2,689.65	53.63
100-00-51600-500-021	Municipal Bldg - Heat	108.87	3,814.90	5,200.00	1,385.10	73.36
100-00-51600-500-022	Municipal Bldg - Telephone	215.36	1,488.75	2,000.00	511.25	74.44
100-00-51932-000-000	Insurance - Property and Crime	0.00	19,242.90	34,100.00	14,857.10	56.43
100-00-51933-000-000	Insurance - Workers Comp.	0.00	39,705.00	29,300.00	-10,405.00	135.51
100-00-51938-000-000	Insurance - General and Auto	0.00	54,923.00	26,600.00	-28,323.00	206.48
100-00-51980-000-000	Memorial Expenses	0.00	0.00	500.00	500.00	0.00

GENERAL GOVERNMENT

85,968.74	690,523.27	1,516,070.00	825,546.73	45.55
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100-00-52100-000-000	Law Enforcement - Contract	513.50	360,123.44	1,076,700.00	716,576.56	33.45
100-00-52102-000-000	School Crossing Guard & Lights	1,942.87	1,942.87	2,000.00	57.13	97.14
100-06-52200-100-000	Fire Dept - Wages	13,608.00	124,501.09	339,800.00	215,298.91	36.64

Fund: 100 - GENERAL FUND

		2025	2025	2025	Budget	% of
Account Number		2025	Actual	Budget	Status	Budget
		June	06/30/2025			
100-06-52200-105-000	Fire Dept - FICA	989.04	9,355.45	17,300.00	7,944.55	54.08
100-06-52200-200-000	Fire Dept - Benefits	4,278.92	27,245.43	50,800.00	23,554.57	53.63
100-06-52200-210-000	Fire Dept - Retirement	2,042.56	9,306.51	50,600.00	41,293.49	18.39
100-06-52200-300-000	Fire Dept - Per Diem	0.00	585.00	1,500.00	915.00	39.00
100-06-52200-304-000	Fire Dept - Consultants	3,302.30	3,302.30	59,100.00	55,797.70	5.59
100-06-52200-305-000	Fire Dept - Training/Mem	51.99	4,840.98	10,000.00	5,159.02	48.41
100-06-52200-400-000	Fire Dept - Supplies/Services	2,185.60	7,875.42	31,000.00	23,124.58	25.40
100-06-52200-401-000	Fire Dept - Physicals	0.00	592.00	5,000.00	4,408.00	11.84
100-06-52200-402-000	Fire Dept - Software	0.00	4,875.00	7,500.00	2,625.00	65.00
100-06-52200-403-000	Fire Dept - Appreciation Night	0.00	2,065.04	3,000.00	934.96	68.83
100-06-52200-404-000	Fire Dept - Annual Tests/Certs	686.25	7,757.11	10,000.00	2,242.89	77.57
100-06-52200-405-000	Fire Dept - 2% Dues Expenses	365.00	365.00	0.00	-365.00	0.00
100-06-52200-500-020	Fire Dept - Electric	343.76	1,910.83	5,500.00	3,589.17	34.74
100-06-52200-500-021	Fire Dept - Heat	104.25	2,954.88	8,000.00	5,045.12	36.94
100-06-52200-500-022	Fire Dept - Telephone	112.08	954.33	2,400.00	1,445.67	39.76
100-06-52200-500-023	Fire Dept - Water/Sewer	351.00	1,704.88	6,000.00	4,295.12	28.41
100-06-52200-505-000	Fire Dept - Bldg Maintenance	210.00	595.09	15,000.00	14,404.91	3.97
100-06-52200-600-000	Fire Dept - Vehicle Maint.	9.14	15,235.50	13,000.00	-2,235.50	117.20
100-06-52200-700-000	Fire Dept - Equip Maintenance	327.00	1,274.12	5,500.00	4,225.88	23.17
100-06-52200-700-030	Fire Dept - Fuel	0.00	0.00	6,000.00	6,000.00	0.00
100-08-52300-000-000	1st Responders - Operating Exp	15.00	2,533.73	15,000.00	12,466.27	16.89
100-00-52400-000-000	Building Inspector - Contract	12,362.12	54,214.85	90,000.00	35,785.15	60.24
100-00-52400-100-000	Inspections - Wages	5,971.20	30,739.56	93,600.00	62,860.44	32.84
100-00-52400-105-000	Inspections - FICA	442.94	2,283.34	7,200.00	4,916.66	31.71
100-00-52400-200-000	Inspections - Grade Checks	4,354.11	16,667.71	25,000.00	8,332.29	66.67
100-00-52400-201-000	Inspections - Benefits	1,781.74	12,231.51	25,400.00	13,168.49	48.16
100-00-52400-205-000	Inspections - Retirement	415.00	2,136.40	6,600.00	4,463.60	32.37
100-00-52400-305-000	Inspections - Expense/Mileage/	0.00	1,191.35	5,000.00	3,808.65	23.83
100-00-52400-310-000	Inspections - Dues	81.80	81.80	0.00	-81.80	0.00
100-00-52400-400-000	Inspections - Supplies	0.00	2,090.74	0.00	-2,090.74	0.00
PUBLIC SAFETY		56,847.17	713,533.26	1,993,500.00	1,279,966.74	35.79
100-09-53311-000-000	Hwy Dept - Engineer/Consultant	401.06	3,942.63	30,000.00	26,057.37	13.14
100-09-53311-100-000	Hwy Dept - Wages	44,464.24	261,532.89	540,800.00	279,267.11	48.36
100-09-53311-100-901	Hwy Dept - Part Time Wages	11,435.25	24,556.00	100,000.00	75,444.00	24.56
100-09-53311-103-000	Hwy Dept - Overtime Wages	1,419.70	35,896.20	38,000.00	2,103.80	94.46
100-09-53311-105-000	Hwy Dept - FICA	3,307.11	21,562.66	52,000.00	30,437.34	41.47
100-09-53311-105-901	Hwy Dept - Part Time FICA	874.80	1,878.56	0.00	-1,878.56	0.00
100-09-53311-200-000	Hwy Dept - Benefits	13,305.69	104,214.32	186,700.00	82,485.68	55.82
100-09-53311-205-000	Hwy Dept - Retirement	3,188.96	20,663.24	40,300.00	19,636.76	51.27
100-09-53311-305-000	Hwy Dept - Training Expenses	0.00	0.00	4,000.00	4,000.00	0.00
100-09-53311-306-000	Hwy Dept - CDL/Testing	0.00	296.00	1,500.00	1,204.00	19.73
100-09-53311-400-000	Hwy Dept - Supplies	5,317.90	18,992.92	35,000.00	16,007.08	54.27
100-09-53311-500-020	Hwy Dept - Electric	617.00	4,665.55	10,000.00	5,334.45	46.66
100-09-53311-500-022	Hwy Dept - Telephone	307.80	2,057.88	3,500.00	1,442.12	58.80
100-09-53311-505-000	Hwy Dept - Building Maint	2,196.78	16,293.75	38,000.00	21,706.25	42.88
100-09-53311-600-030	Hwy Dept - Fuel	6,638.43	39,723.76	76,000.00	36,276.24	52.27
100-09-53311-600-600	Hwy Dept - Vehicle Maintenance	32.26	19,490.18	40,000.00	20,509.82	48.73
100-09-53311-700-000	Hwy Dept - Equip Maintenance	5,334.45	21,193.81	80,000.00	58,806.19	26.49
100-09-53311-900-000	Hwy Dept - Road Maintenance	0.00	134,166.07	214,100.00	79,933.93	62.67
100-09-53311-900-010	Hwy Dept - Contracts	48.55	48.55	0.00	-48.55	0.00
100-09-53311-901-000	Hwy Dept - Ditching/Grading	0.00	229.12	40,000.00	39,770.88	0.57

Fund: 100 - GENERAL FUND

Account Number		2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
100-09-53311-903-000	Hwy Dept - Salt & Sand	2,222.44	114,933.63	115,000.00	66.37	99.94
100-09-53315-902-000	Hwy Dept - Signs	2,894.82	5,840.39	27,835.00	21,994.61	20.98
100-00-53420-000-000	Street Lighting - General	389.86	5,481.35	6,500.00	1,018.65	84.33
100-00-53420-001-000	Street Lighting - North Shore	16.05	80.28	200.00	119.72	40.14
100-00-53420-004-000	Street Lighting - HAA	1,251.85	6,208.62	11,000.00	4,791.38	56.44
100-00-53420-006-000	Street Lighting - NS Woods	98.47	492.49	1,100.00	607.51	44.77
100-09-53430-000-000	Hwy Dept - Sidewalk Maint	0.00	0.00	10,000.00	10,000.00	0.00
100-00-53441-100-000	Illicit Discharge Program	0.00	1,797.50	5,000.00	3,202.50	35.95
100-00-53620-000-000	Refuse and Garbage Services	0.00	177,977.83	434,500.00	256,522.17	40.96
100-00-53635-000-000	Recycling Services	0.00	115,405.75	270,000.00	154,594.25	42.74
100-00-53635-100-000	Compost Site	146.61	4,583.67	10,000.00	5,416.33	45.84
100-00-53640-000-000	Weed and Nuisance Control	0.00	0.00	5,000.00	5,000.00	0.00
PUBLIC WORKS		105,910.08	1,164,205.60	2,426,035.00	1,261,829.40	47.99
100-00-54980-000-000	Other Health - HOVPP	0.00	0.00	500.00	500.00	0.00
HEALTH AND HUMAN SERVICES		0.00	0.00	500.00	500.00	0.00
100-00-55200-000-000	Parks - Maint. and Utilities	3,086.12	16,144.77	50,000.00	33,855.23	32.29
100-00-55200-120-000	Parks - Recreation Programs	0.00	6,250.00	30,000.00	23,750.00	20.83
CULTURE, RECREATION AND EDU.		3,086.12	22,394.77	80,000.00	57,605.23	27.99
100-00-56900-000-110	Development	63.98	169.49	10,000.00	9,830.51	1.69
CONSERVATION AND DEVELOPMENT		63.98	169.49	10,000.00	9,830.51	1.69
100-00-57190-000-000	Capital Outlay - General Gvmnt	0.00	3,549.61	0.00	-3,549.61	0.00
100-06-57220-000-000	Fire Dept - Capital Outlay	0.00	8,344.00	0.00	-8,344.00	0.00
100-09-57324-000-000	Capital Outlay - Hwy. Equip	0.00	236,083.00	0.00	-236,083.00	0.00
100-09-57330-000-000	Capital Outlay - Road Projects	0.00	317.50	0.00	-317.50	0.00
CAPITAL OUTLAY		0.00	248,294.11	0.00	-248,294.11	0.00
100-00-59900-000-000	Contingency	0.00	0.00	53,895.00	53,895.00	0.00
OTHER FINANCING USES		0.00	0.00	53,895.00	53,895.00	0.00
Total Expenses		251,876.09	2,839,120.50	6,080,000.00	3,240,879.50	46.70
Net Totals		295,549.38	681,332.17	0.00	-681,332.17	

Fund: 401 - TAX INCREMENTAL DISTRICT #1

Account Number	2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
401-00-41110-000-000 Tax Increments - TID #1	0.00	866,300.67	1,257,319.00	-391,018.33	68.90
TAXES	0.00	866,300.67	1,257,319.00	-391,018.33	68.90
401-00-43401-000-000 Personal Property Aid - TID #1	0.00	0.00	3,203.00	-3,203.00	0.00
INTERGOVERNMENTAL REVENUES	0.00	0.00	3,203.00	-3,203.00	0.00
Total Revenues	0.00	866,300.67	1,260,522.00	-394,221.33	68.73

Fund: 401 - TAX INCREMENTAL DISTRICT #1

Account Number		2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
401-00-51510-000-000	Administrative Costs - TID #1	0.00	150.00	150.00	0.00	100.00
GENERAL GOVERNMENT		0.00	150.00	150.00	0.00	100.00
401-00-56700-700-000	Grant-Toonen Development TID 1	0.00	142,973.75	393,000.00	250,026.25	36.38
401-00-56700-701-000	Grant-Gregorski 22 LLC	0.00	1,103.22	16,000.00	14,896.78	6.90
401-00-56700-702-000	Grant-Asterion LLC	0.00	308,267.71	190,000.00	-118,267.71	162.25
CONSERVATION AND DEVELOPMENT		0.00	452,344.68	599,000.00	146,655.32	75.52
401-00-58100-000-000	G.O. Debt Principal - TID #1	0.00	0.00	85,000.00	85,000.00	0.00
401-00-58290-000-000	G.O. Debt Interest - TID #1	0.00	0.00	16,975.00	16,975.00	0.00
DEBT SERVICE		0.00	0.00	101,975.00	101,975.00	0.00
401-00-59100-000-000	Transfer Out	0.00	93,700.00	0.00	-93,700.00	0.00
OTHER FINANCING USES		0.00	93,700.00	0.00	-93,700.00	0.00
Total Expenses		0.00	546,194.68	701,125.00	154,930.32	77.90
Net Totals		0.00	320,105.99	559,397.00	239,291.01	57.22

Fund: 402 - TAX INCREMENTAL DISTRICT #2

Account Number	2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
402-00-41110-000-000 Tax Increments - TID #2	0.00	413,875.91	623,200.00	-209,324.09	66.41
TAXES	0.00	413,875.91	623,200.00	-209,324.09	66.41
Total Revenues	0.00	413,875.91	623,200.00	-209,324.09	66.41

Fund: 402 - TAX INCREMENTAL DISTRICT #2

Account Number		2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
402-00-51500-000-000	Professional Services-TID #2	6,075.72	14,508.30	20,000.00	5,491.70	72.54
402-00-51510-000-000	Administrative Costs - TID #2	0.00	1,138.96	150.00	-988.96	759.31
GENERAL GOVERNMENT		6,075.72	15,647.26	20,150.00	4,502.74	77.65
402-00-57200-000-000	Street Improvements - TID #2	200,050.89	248,918.79	0.00	-248,918.79	0.00
CAPITAL OUTLAY		200,050.89	248,918.79	0.00	-248,918.79	0.00
402-00-58100-000-000	G.O. Debt Principal - TID #2	0.00	86,870.85	86,871.00	0.15	100.00
402-00-58290-000-000	G.O. Debt Interest - TID #2	0.00	32,695.89	85,011.00	52,315.11	38.46
DEBT SERVICE		0.00	119,566.74	171,882.00	52,315.26	69.56
Total Expenses		206,126.61	384,132.79	192,032.00	-192,100.79	200.04
Net Totals		-206,126.61	29,743.12	431,168.00	401,424.88	6.90

Fund: 403 - TAX INCREMENTAL DISTRICT #3

Account Number	2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
403-00-51510-000-000 Administrative Costs - TID #3	0.00	150.00	150.00	0.00	100.00
GENERAL GOVERNMENT	0.00	150.00	150.00	0.00	100.00
403-00-56700-700-000 Grant-Driscoll Properties LLC	0.00	91,203.42	40,000.00	-51,203.42	228.01
CONSERVATION AND DEVELOPMENT	0.00	91,203.42	40,000.00	-51,203.42	228.01
Total Expenses	0.00	91,353.42	40,150.00	-51,203.42	227.53
Net Totals	0.00	-91,353.42	-40,150.00	51,203.42	227.53

Fund: 404 - TAX INCREMENTAL DISTRICT #4

Account Number	2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
404-00-41110-000-000 Tax Increments - TID #4	0.00	838,538.78	1,372,900.00	-534,361.22	61.08
TAXES	0.00	838,538.78	1,372,900.00	-534,361.22	61.08
Total Revenues	0.00	838,538.78	1,372,900.00	-534,361.22	61.08

Fund: 404 - TAX INCREMENTAL DISTRICT #4

Account Number	2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
404-00-51510-000-000 Administrative Costs - TID #4	0.00	150.00	150.00	0.00	100.00
GENERAL GOVERNMENT	0.00	150.00	150.00	0.00	100.00
404-00-56700-700-000 Grant-Quattro Development LLC	0.00	865,195.61	0.00	-865,195.61	0.00
CONSERVATION AND DEVELOPMENT	0.00	865,195.61	0.00	-865,195.61	0.00
Total Expenses	0.00	865,345.61	150.00	-865,195.61	576,897.07
Net Totals	0.00	-26,806.83	1,372,750.00	1,399,556.83	-1.95

Fund: 405 - TAX INCREMENTAL DISTRICT #5

Account Number	2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
405-00-49100-000-000 Proceeds from Debt	0.00	450,000.00	0.00	450,000.00	0.00
=====					
OTHER FINANCING SOURCES	0.00	450,000.00	0.00	450,000.00	0.00
=====					
Total Revenues	0.00	450,000.00	0.00	450,000.00	0.00
=====					

Fund: 405 - TAX INCREMENTAL DISTRICT #5

Account Number		2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
405-00-51500-000-000	Professional Services-TID #5	9,107.04	60,433.95	0.00	-60,433.95	0.00
405-00-51510-000-000	Administrative Costs - TID #5	0.00	3,307.01	0.00	-3,307.01	0.00
GENERAL GOVERNMENT		9,107.04	63,740.96	0.00	-63,740.96	0.00
405-00-56700-000-000	Site Preparation - TID #5	0.00	35,831.96	0.00	-35,831.96	0.00
CONSERVATION AND DEVELOPMENT		0.00	35,831.96	0.00	-35,831.96	0.00
405-00-58290-000-000	G.O. Debt Interest - TID #5	0.00	0.00	27,530.00	27,530.00	0.00
DEBT SERVICE		0.00	0.00	27,530.00	27,530.00	0.00
Total Expenses		9,107.04	99,572.92	27,530.00	-72,042.92	361.69
Net Totals		-9,107.04	350,427.08	-27,530.00	-377,957.08	-1,272.89

Fund: 406 - TAX INCREMENTAL DISTRICT #6

Account Number	2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
406-00-41110-000-000 Tax Increments - TID #6	0.00	3,747.94	5,400.00	-1,652.06	69.41
=====					
TAXES	0.00	3,747.94	5,400.00	-1,652.06	69.41
=====					
Total Revenues	0.00	3,747.94	5,400.00	-1,652.06	69.41
=====					

Fund: 406 - TAX INCREMENTAL DISTRICT #6

Account Number		2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
406-00-51500-000-000	Professional Services-TID #6	0.00	506.77	0.00	-506.77	0.00
406-00-51510-000-000	Administrative Costs - TID #6	0.00	150.00	1,000.00	850.00	15.00
GENERAL GOVERNMENT		0.00	656.77	1,000.00	343.23	65.68
Total Expenses		0.00	656.77	1,000.00	343.23	65.68
Net Totals		0.00	3,091.17	4,400.00	1,308.83	70.25

Fund: 610 - WATER UTILITY

Account Number		2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
610-00-41900-000-000	Interest Income	15,716.83	50,829.53	111,920.00	-61,090.47	45.42
TAXES		15,716.83	50,829.53	111,920.00	-61,090.47	45.42
610-00-46101-000-000	Residential Metered Sales	88,923.68	491,278.11	1,020,910.00	-529,631.89	48.12
610-00-46102-000-000	Commercial Metered Sales	14,367.09	54,920.40	105,500.00	-50,579.60	52.06
610-00-46104-000-000	Public Authority Metered Sales	2,000.26	12,399.10	26,710.00	-14,310.90	46.42
610-00-46105-000-000	Multifamily Metered Sales	9,809.21	59,377.45	116,600.00	-57,222.55	50.92
610-00-46106-000-000	Irrigation Metered Sales	28.31	117.10	270.00	-152.90	43.37
610-00-46200-000-000	Private Fire Protection Servic	1,620.00	9,720.00	19,100.00	-9,380.00	50.89
610-00-46300-000-000	Public Fire Protection Service	19,406.06	111,895.03	219,840.00	-107,944.97	50.90
PUBLIC CHARGES FOR SERVICES		136,154.61	739,707.19	1,508,930.00	-769,222.81	49.02
610-00-47000-000-000	Forfeited Discounts	283.37	1,417.83	2,380.00	-962.17	59.57
610-00-47400-000-000	Other Water Revenue	110.00	3,177.69	4,670.00	-1,492.31	68.04
INTERGOV'T CHARGES FOR SERV		393.37	4,595.52	7,050.00	-2,454.48	65.18
Total Revenues		152,264.81	795,132.24	1,627,900.00	-832,767.76	48.84

Fund: 610 - WATER UTILITY

Account Number	2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
610-00-57408-000-000 Taxes	0.00	0.00	70,360.00	70,360.00	0.00
610-00-57601-000-000 Purchased Water - COA / FC	188,820.53	257,307.33	861,290.00	603,982.67	29.87
610-00-57640-000-000 Operation Labor	10,219.00	55,905.26	108,000.00	52,094.74	51.76
610-00-57641-000-000 Operation Supplies & Expenses	802.30	8,777.38	22,500.00	13,722.62	39.01
610-00-57651-000-000 Maintenance of Mains	4,556.70	4,809.70	15,000.00	10,190.30	32.06
610-00-57652-000-000 Maintenance of Services	0.00	5,906.28	90,000.00	84,093.72	6.56
610-00-57653-000-000 Maintenance of Meters	0.00	1,433.03	7,000.00	5,566.97	20.47
610-00-57654-000-000 Maintenance of Hydrants	0.00	0.00	5,000.00	5,000.00	0.00
610-00-57902-000-000 Accounting & Collecting Labor	4,228.80	27,487.20	63,000.00	35,512.80	43.63
610-00-57903-000-000 Supplies and Expenses	2,189.25	5,189.25	11,000.00	5,810.75	47.18
610-00-57920-000-000 Admin & General Salaries	2,814.40	17,629.04	33,000.00	15,370.96	53.42
610-00-57921-000-000 Office Supplies & Expenses	696.17	4,576.64	15,000.00	10,423.36	30.51
610-00-57923-000-000 Outside Services Employed	5,934.23	13,496.59	85,000.00	71,503.41	15.88
610-00-57924-000-000 Insurance Expense	0.00	9,946.55	13,750.00	3,803.45	72.34
610-00-57925-000-000 Payroll Tax - FICA	1,199.35	6,966.43	15,000.00	8,033.57	46.44
610-00-57926-000-000 Employee Pensions & Benefits	17,340.71	29,061.59	40,000.00	10,938.41	72.65
610-00-57928-000-000 Regulatory Commission Expenses	0.00	0.00	2,000.00	2,000.00	0.00
610-00-57930-000-000 Miscellaneous General Expense	3,066.39	5,601.42	10,000.00	4,398.58	56.01
610-00-57933-000-000 Transportation Expense	370.95	1,311.52	4,710.00	3,398.48	27.85
610-00-57935-000-000 Maintenance of General Plant	185.00	1,746.39	6,000.00	4,253.61	29.11
610-00-57950-000-000 Depreciation Expense	0.00	0.00	235,530.00	235,530.00	0.00
CAPITAL OUTLAY	242,423.78	457,151.60	1,713,140.00	1,255,988.40	26.69
Total Expenses	242,423.78	457,151.60	1,713,140.00	1,255,988.40	26.69
Net Totals	-90,158.97	337,980.64	-85,240.00	-423,220.64	-396.50

Fund: 620 - SEWER UTILITY

Account Number		2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
620-00-46221-000-000	Residential Measured Service	81,753.50	486,014.61	930,010.00	-443,995.39	52.26
620-00-46222-000-000	Commercial Measured Service	13,505.49	55,247.86	105,060.00	-49,812.14	52.59
620-00-46224-000-000	Public Authority Measured Svc	2,647.19	15,784.54	27,580.00	-11,795.46	57.23
620-00-46225-000-000	Multifamily Measured Service	11,359.27	68,638.03	136,100.00	-67,461.97	50.43
PUBLIC CHARGES FOR SERVICES		109,265.45	625,685.04	1,198,750.00	-573,064.96	52.19
620-00-47631-000-000	Forfeited Discounts	236.72	1,193.89	1,980.00	-786.11	60.30
620-00-47635-000-000	Other Sewer Revenue	15,540.00	56,697.94	50,000.00	6,697.94	113.40
620-00-47640-000-000	Interest Income	22,204.33	87,528.54	176,640.00	-89,111.46	49.55
INTERGOV'T CHARGES FOR SERV		37,981.05	145,420.37	228,620.00	-83,199.63	63.61
Total Revenues		147,246.50	771,105.41	1,427,370.00	-656,264.59	54.02

Fund: 620 - SEWER UTILITY

Account Number	2025 June	2025 Actual 06/30/2025	2025 Budget	Budget Status	% of Budget
620-00-57820-000-000 Supervision & Labor	8,934.91	56,586.47	130,000.00	73,413.53	43.53
620-00-57821-000-000 Fuel/Power Purchase - Pumping	1,717.96	9,586.30	26,660.00	17,073.70	35.96
620-00-57827-000-000 Operation Supplies & Expenses	1,021.79	5,077.92	17,500.00	12,422.08	29.02
620-00-57828-000-000 Transportation Expense	370.96	1,311.58	4,710.00	3,398.42	27.85
620-00-57829-000-000 Sewerage Treatment Charges	22,530.14	158,085.21	296,940.00	138,854.79	53.24
620-00-57831-000-000 Maintenance Sewage Collect Sys	35,063.16	35,063.16	115,000.00	79,936.84	30.49
620-00-57832-000-000 Maint Collection Syst Pumping	625.00	7,643.02	25,000.00	17,356.98	30.57
620-00-57834-000-000 Maintenance of General Plant	185.00	1,728.36	6,000.00	4,271.64	28.81
620-00-57840-000-000 Accounting & Collecting Labor	4,228.80	27,487.20	65,000.00	37,512.80	42.29
620-00-57850-000-000 Admin & General Salaries	2,814.40	17,629.04	35,000.00	17,370.96	50.37
620-00-57851-000-000 Office Supplies & Expenses	685.48	7,621.68	27,500.00	19,878.32	27.72
620-00-57852-000-000 Outside Services Employed	5,529.22	15,891.23	85,000.00	69,108.77	18.70
620-00-57853-000-000 Insurance Expense	0.00	9,946.55	13,750.00	3,803.45	72.34
620-00-57854-000-000 Employee Pensions & Benefits	17,251.49	29,109.06	35,000.00	5,890.94	83.17
620-00-57855-000-000 Payroll Tax - FICA	1,125.14	7,039.58	15,500.00	8,460.42	45.42
620-00-57856-000-000 Miscellaneous General Expense	5,008.60	6,478.07	10,000.00	3,521.93	64.78
620-00-57870-000-000 NMSC Capital Charges-Int Exp	1,615.00	11,067.00	16,270.00	5,203.00	68.02
620-00-57875-000-000 NMSC Capital Charges-Amort Exp	6,499.00	44,734.00	83,400.00	38,666.00	53.64
620-00-57950-000-000 Depreciation Expense	0.00	0.00	288,690.00	288,690.00	0.00
CAPITAL OUTLAY	115,206.05	452,085.43	1,296,920.00	844,834.57	34.86
Total Expenses	115,206.05	452,085.43	1,296,920.00	844,834.57	34.86
Net Totals	32,040.45	319,019.98	130,450.00	-188,569.98	244.55

Budget Comparison - Detail

Park Impact Fees	2025 Budget	2025 June	2025 Actual 06/30/2025	Budget Status	% of Budget
Beginning Fund Balance	436,416.00		436,416.00		
Revenues					
Park Impact Fee	150,000.00	19,885.00	127,804.44	(22,195.56)	85.20
Expenditures					
Capital Outlay - Park Impact	195,000.00	-	78,736.51	116,263.49	40.38
Ending Fund Balance	391,416.00		485,483.93		

Police Impact Fees	2025 Budget	2025 June	2025 Actual 06/30/2025	Budget Status	% of Budget
Beginning Fund Balance	105,459.00		105,459.00		
Revenues					
Police Impact Fees	9,000.00	3,355.65	7,617.03	(1,382.97)	84.63
Ending Fund Balance	114,459.00		113,076.03		

Transportation Impact Fees	2025 Budget	2025 June	2025 Actual 06/30/2025	Budget Status	% of Budget
Beginning Fund Balance	-		-		
Revenues					
Transportation Impact Fees	-	45,307.56	132,543.88	132,543.88	-
Ending Fund Balance	-		132,543.88		

Fire Impact Fees	2025 Budget	2025 June	2025 Actual 06/30/2025	Budget Status	% of Budget
Beginning Fund Balance	894,872.00		894,872.00		
Revenues					
Fire Impact Fees	80,000.00	12,535.11	47,309.23	(32,690.77)	59.14
Ending Fund Balance	974,872.00		942,181.23		

Storm Water Fees	2025 Budget	2025 June	2025 Actual 06/30/2025	Budget Status	% of Budget
Beginning Fund Balance	369,052.00		369,052.00		
Revenues					
Storm Water Utility Fees	450,000.00	-	(947.00)	(450,947.00)	(0.21)
Expenditures					
Storm Sewer Maint / Ponds	22,500.00	4,601.71	22,052.84	447.16	98.01
Pond Rip Rap	50,000.00	-	-	50,000.00	-
Stormwater Plan / Munic Fees	-	2,117.00	24,887.50	(24,887.50)	-
Storm Catch Basin Program	25,000.00	-	-	25,000.00	-
Cross Culvert Program	30,000.00	-	-	30,000.00	-
GIS Mapping	15,000.00	-	-	15,000.00	-
Capital Outlay - Storm Water	150,000.00	-	-	150,000.00	-
Ending Fund Balance	526,552.00		321,164.66		

Investment Overview

as of June 30, 2025

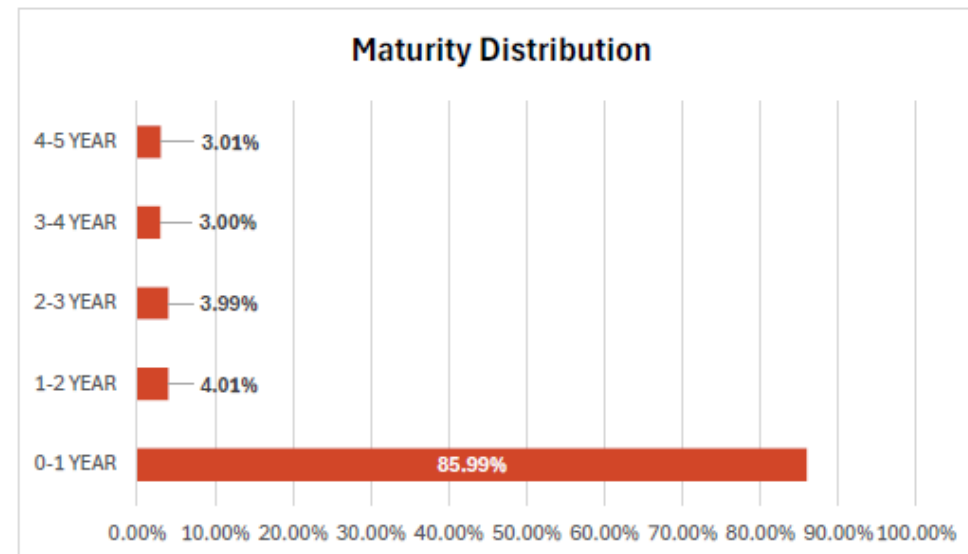
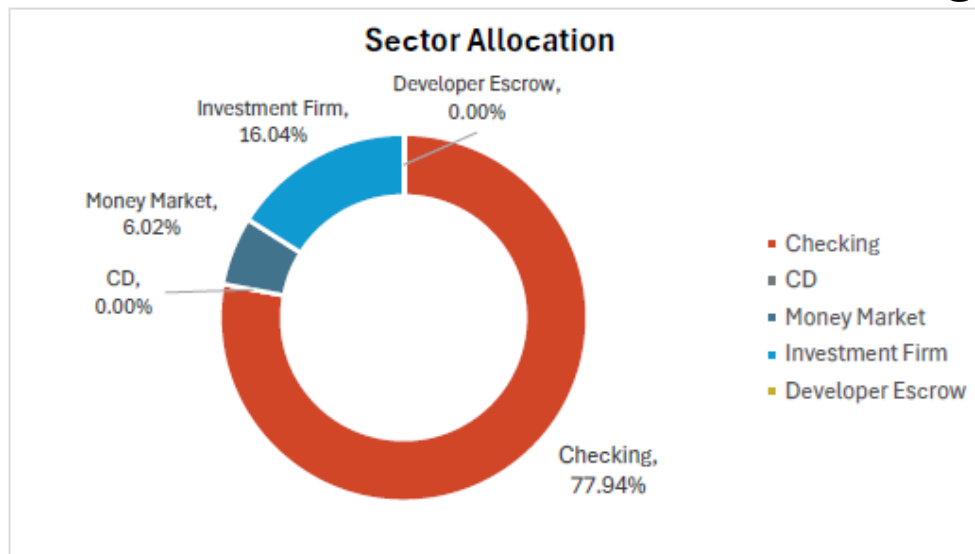
VILLAGE INVESTMENTS				
Type of Account	Bank	Maturity	Interest Rate	Amount
Checking Accounts	Nicolet National Bank (Tax)		4.35%	\$ 7,321,064.77
	Nicolet National Bank (Online)		4.35%	\$ 968,218.53
	Nicolet National Bank (Main Checking)		4.35%	\$ 2,825,376.56
	Nicolet National Bank (GO Debt)		4.35%	\$ 7,526,828.05
	Nicolet National Bank (TOWN)		0.00%	\$ 11,064.35
	Community First Credit Union (Membership)		0.00%	\$ 5.19
		TOTAL		\$ 18,652,557.45
Money Market	Local Government Investment Pool		4.36%	\$ 1,439,667.40
		TOTAL		\$ 1,439,667.40
Investment Firm	Charles Schwab (CD's, Money Market, and Treasuries)	various	various	\$ 3,837,276.99
		TOTAL		\$ 3,837,276.99
Developer Escrow	Community First Credit Union - Jewel Box		1.98%	\$ -
		TOTAL		\$ -
		GRAND TOTAL		\$ 23,929,501.84

UTILITY INVESTMENTS				
Type of Account	Bank	Maturity	Interest Rate	Amount
Checking Accounts	Nicolet National Bank		4.35%	\$ 467,792.60
	Community First Credit Union (Expenses)		0.40%	\$ 77,729.08
		TOTAL		\$ 545,521.68
Certificates of Deposit (CD)	Community First Credit Union (12 month)	10/31/2025	3.74%	\$ 558,170.43
	Community First Credit Union (14 month)	9/7/2025	5.08%	\$ 525,454.30
	State Bank of Chilton (7 month)	10/19/2025	4.50%	\$ 500,000.00
		TOTAL		\$ 1,583,624.73
Money Market	Community First Credit Union (Customer Payments)		3.93%	\$ 1,728,969.70
	State Bank of Chilton		4.46%	\$ 1,134,350.57
		TOTAL		\$ 2,863,320.27
Investment Firm	Charles Schwab (CD's, Money Market, and Treasuries)	various	various	\$ 2,880,290.99
		TOTAL		\$ 2,880,290.99
		GRAND TOTAL		\$ 7,872,757.67

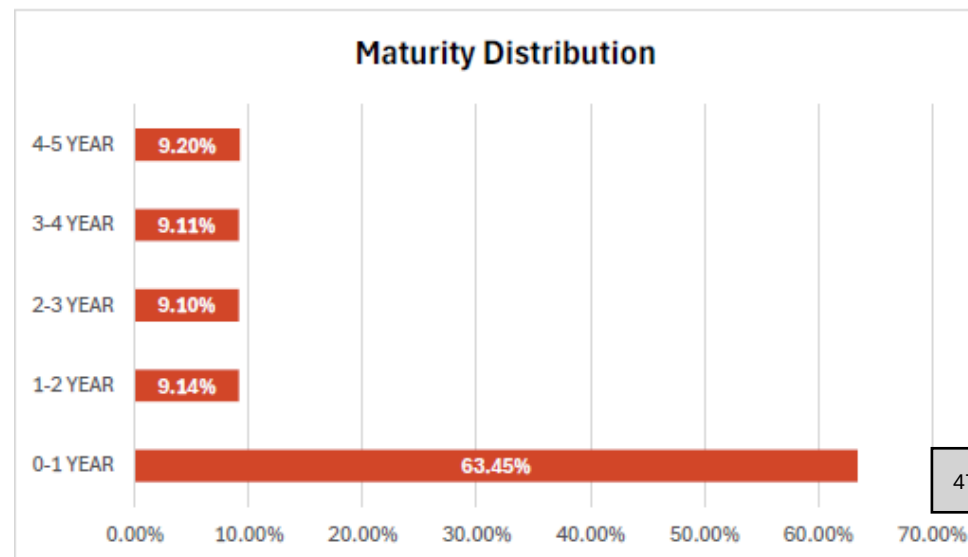
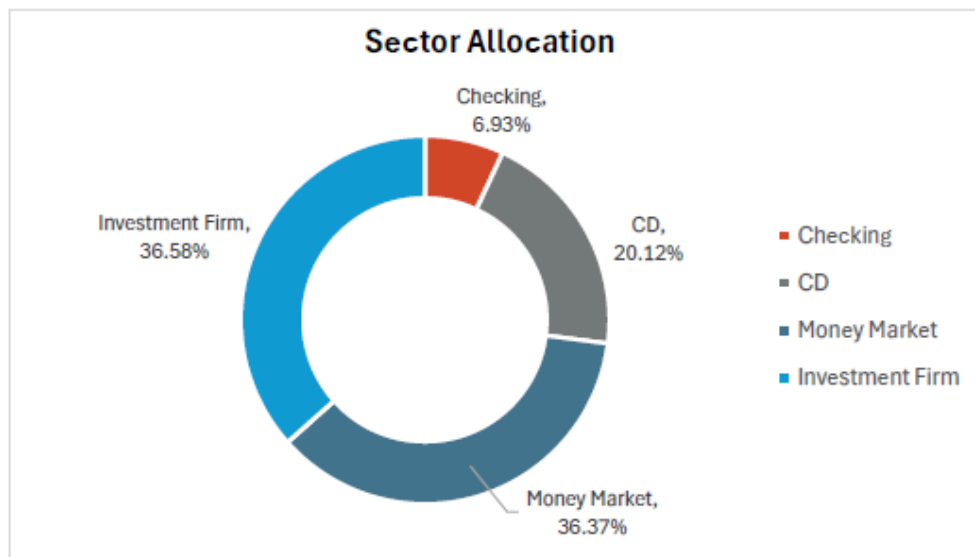
Investment Overview

as of June 30, 2025

Village Investments



Utility Investments



VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 7/29/2025

Title: Public Works/ Engineering/Parks/Trails Report

Issue: None

Background and Additional Information:

1. Cleary Building is moved and anchored. Staff is exploring adding a traditional garage door to the south side versus a sliding door to make it easier to access.
2. Staff is demolishing the old salt shed for the garage bay expansion.
3. Ground Breaking of the Public Works Expansion project pictures attached. Thanks to Trustee Lancaster for attending the groundbreaking ceremony that was attended by two local TV stations.
4. Staff vacated the shop for the week of 7/7 for the new floors coating. Final product turned out very nice.
5. Construction has started on the office, breakroom and restrooms project in DPW. Expansion of the equipment bays is set to begin mid-August.
6. Staff has been cutting ditches.
7. Staff is managing a number of construction projects including Haen Heights and Cedar Ridge Estates and Harrison Commerce Park.
8. Staff continues to manage Right of Way permitting and drainage issues.
9. Staff continues to remove dead ash trees.
10. Staff is working on lawn cutting of parks, ditches and retention ponds.
11. The new municipal generator at Village Hall has been delivered. We are waiting for the transfer switch to arrive and to be wired up.
12. GRG Playscapes is on site at Rennwood Park. Village staff continue to support this project with materials as needed.
13. Village staff is working with McMahon on a proposal to assist with designing Eisenhower Drive extension.
14. Dead ash tree removal is complete at Darboy Park.
15. Managing vandalism at Darboy Park Restrooms

Budget Impacts: None

Recommended Action: None

Attachments:

VILLAGE BOARD MEETING

From: Brandon Barlow, Utilities Office Manager

VILLAGE OF HARRISON

Meeting Date: 7/29/2025

Title: Harrison Utilities Monthly Report to the Board

Recommended Action: None

Background and Additional Information:

1. **Annual Hydrant Painting Program:** The Operators have begun work on the annual hydrant painting program. Hydrants are prioritized based on general condition and appearance, with repainting occurring approximately every 10 years. The hydrants are painted in place, using a spray gun, after undergoing pressure washing and sand blasting to remove the old paint and improve adhesion. All hydrants operated by Harrison Utilities are painted red and equipped with hydrant flags to enhance visibility. Staff will repaint approximately 60 hydrants during July and August.
2. **Customer Direct Payment Plan:** Harrison Utilities has implemented a Direct Payment Plan for customers to pay their monthly utility bills conveniently and free of charge. As of the July billing cycle, 5% of customers have already enrolled in the plan. Jessi Flohr, the Utility Billing Clerk, has done an excellent job through the implementation process of communicating with customers, processing the enrollment forms, and managing the data within the utility billing software.
3. **Neenah-Menasha Sewerage Commission (NMSC):** A regular meeting of the NMSC was held on Tuesday, July 22nd. Agendas and minutes for the meetings of the Neenah-Menasha Sewerage Commission are available at www.nmscwtp.com

4. **Permits Issued in June:**

a. Sanitary Sewer Connection:

Area	Single Family & Duplex	Multi-Family	Commercial
Lakeshore (Harrison)	0	0	0
Lift Station #4 – Harrison	1	0	0
Lift Station #4 – Menasha	4	0	0
Lift Station #6 (Harrison)	5	0	0
Total	10	0	0

b. Sanitary Sewer & Watermain Permit: *None*

Budget Impacts: None

Attachments: None



VILLAGE BOARD MEETING

From:

Alissa Van Eperen, Finance Director/Treasurer

VILLAGE OF HARRISON

Meeting Date:

July 29, 2025

Title:

June 2025 Bills and Claims

Recommended Action:

Motion to Approve May’s bills and claims for the Village and Harrison Utilities as presented.

Issue:

None.

Background and Additional Information:

Monthly Report

Budget Impacts:

Attachments:

- Village of Harrison June Check Register
- June Payroll Check Register
- Utilities June Check Register – Nicolet Bank
- Utilities June Check Register – Community First Credit Union (switched the main checking to Nicolet halfway through May)

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ACCT

NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT	6/02/2025	DELTA DENTAL	
HWY DEPT JUN			Manual Check
100-09-53311-200-000		Hwy Dept - Benefits	842.89
HWY DEPT JUN		2344821	
100-02-51400-200-000		Gen. Admin - Benefits	553.11
CLERK MANAGER OFFICE ASST JUN		2344821	
100-01-51101-200-000		Planning - Benefits	0.00
PLANNER JUN		2344821	
100-06-52200-200-000		Fire Dept - Benefits	241.14
FIRE JUN		2344821	
100-00-52400-201-000		Inspections - Benefits	120.57
BLDG INSP JUN		2344821	
100-00-14500-000-000		Due from Harrison Utilities	441.35
UTILITIES JUN 2025 DELTA DENTAL		930318	
		Total	2,199.06
EFT	6/03/2025	VOXTELESYS, LLC	
TRUNK UNLMTD SRVR HOST LOCALE911			Manual Check
100-02-51400-400-006		Gen. Admin - Service Contracts	246.87
TRUNK UNLMTD SRVR HOST LOCALE911		526686	
		Total	246.87
EFT	6/02/2025	FSA DEPENDENT CARE ACCOUNT	
B BARLOW FSA DEP CARE REIMBURSEMENT			Manual Check
100-00-21045-000-000		Health Insurance Payable	192.30
B BARLOW FSA DEP CARE REIMBURSEMENT			
		Total	192.30
EFT	6/05/2025	GARNISHMENT - PAYROLL	
VILLAGE GARNISHMENT PAYROLL 6/5/25			Manual Check
100-00-21050-000-000		Garnishment Deductions Payable	92.31
VILLAGE GARNISHMENT PAYROLL 6/5/25			
		Total	92.31
EFT	6/05/2025	WI DEFERRED COMP	
UTILITIES DEF COMP PAYROLL 6/5/25			Manual Check
100-00-21525-000-000		Wisc Deferred Comp Payable	430.00
UTILITIES DEF COMP PAYROLL 6/5/25			
100-00-21525-000-000		Wisc Deferred Comp Payable	1,038.00
VILLAGE DEF COMP PAYROLL 6/5/25			

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ACCT

NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			1,468.00
EFT	6/05/2025	FSA DEPENDENT CARE ACCOUNT	
M WINKLER FSA LIM FLEX REIMBURSEMENT		Manual Check	
100-00-21045-000-000		Health Insurance Payable	565.00
M WINKLER FSA LIM FLEX REIMBURSEMENT			
Total			565.00
EFT	6/06/2025	GFC LEASING - WI	
I01020800		Manual Check	
100-02-51400-400-006		Gen. Admin - Service Contracts	274.96
COVERAGE PERIOD 6/05/25 - 7/04/25		I01020800	
Total			274.96
EFT	6/09/2025	INTERNAL REVENUE SERVICE-PAYROLL TAXES	
EMPLOYEE SOCIAL SECURITY 6/5/25		Manual Check	
100-00-21020-000-000		Social Security Taxes Payable	4,543.37
EMPLOYEE SOCIAL SECURITY 6/5/25			
100-00-21020-000-000		Social Security Taxes Payable	1,062.54
EMPLOYEE MEDICARE 6/5/25			
100-00-21020-000-000		Social Security Taxes Payable	4,543.37
EMPLOYER LIABILITY SOCIAL SEC 6/5/25			
100-00-21020-000-000		Social Security Taxes Payable	1,062.54
EMPLOYER LIABILITY MEDICARE 6/5/25			
100-00-21030-000-000		U.S. Withholding Taxes Payable	5,946.30
FED INCOME TAXES 6/5/25			
Total			17,158.12
EFT	6/09/2025	CHARTER COMMUNICATIONS- 97501	
SERVICE PERIOD 5/24/25-6/23/25		Manual Check	
100-02-51400-400-006		Gen. Admin - Service Contracts	131.99
SERVICE PERIOD 5/24/25-6/23/25		152897501052125	
Total			131.99
EFT	6/09/2025	CHARTER COMMUNICATIONS- 78701	
ACC 153078701 SERVICE 5/24/25-6/23/25		Manual Check	
100-02-51400-400-006		Gen. Admin - Service Contracts	479.99
ACC 153078701 SERVICE 5/24/25-6/23/25		153078701052125	
Total			479.99

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT	6/09/2025	CHARTER COMMUNICATIONS- 78401	Ⓢ
	SERVICE PERIOD 5/24/25-6/23/25	Manual Check	
100-02-51400-400-006	Gen. Admin - Service Contracts		119.99
	SERVICE PERIOD 5/24/25-6/23/25	153078401052125	
	Total		119.99
EFT	6/10/2025	WI DEPT OF REVENUE-PAYROLL TAXES	
	STATE TAXES WT-6 FOR PAYROLL 5/22/25	Manual Check	
100-00-21040-000-000	State Withholding Tax Payable		2,625.24
	STATE TAXES WT-6 FOR PAYROLL 5/22/25		
	Total		2,625.24
EFT	6/02/2025	MERCHANT CHOICE CARD SERVICES	Ⓢ
	5/1 -5/31 CREDIT CARD PROCESSING FEES	Manual Check	
100-02-51400-400-006	Gen. Admin - Service Contracts		136.09
	5/1 -5/31 CREDIT CARD PROCESSING FEES		
	Total		136.09
EFT	6/11/2025	UNITED HEALTHCARE	
	SHOP JUNE 2025 HEALTH INSURANCE	Manual Check	
100-09-53311-200-000	Hwy Dept - Benefits		13,239.47
	SHOP JUNE 2025 HEALTH INSURANCE	890630251342	
100-02-51400-200-000	Gen. Admin - Benefits		8,795.09
	OFFICE JUNE 2025 HEALTH INSURANCE	890630251342	
100-01-51101-200-000	Planning - Benefits		0.00
	PLANNER JUNE 2025 HEALTH INSURANCE	890630251342	
100-06-52200-200-000	Fire Dept - Benefits		4,296.91
	FIRE JUNE 2025 HEALTH INSURANCE	890630251342	
100-00-52400-201-000	Inspections - Benefits		1,761.56
	BLDG INSP JUNE 2025 HEALTH INSURANCE	890630251342	
100-00-14500-000-000	Due from Harrison Utilities		5,444.89
	UTILITIES JUNE 2025 HEALTH INSURANCE	890630251342	
	Total		33,537.92
EFT	6/16/2025	FSA DEPENDENT CARE ACCOUNT	
	B BARLOW FSA DEP CARE REIMBURSEMENT	Manual Check	
100-00-21045-000-000	Health Insurance Payable		192.30
	B BARLOW FSA DEP CARE REIMBURSEMENT		
	Total		192.30

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT	6/17/2025	GORDON FLESCH CO INC	Ⓢ
BILL PERIOD 4/28-5/28/25 IMAGES			Manual Check
100-02-51400-400-006	Gen. Admin - Service Contracts		366.45
BILL PERIOD 4/28-5/28/25 IMAGES IN15188314			
Total			366.45
EFT	6/16/2025	CHARTER COMMUNICATIONS- 82914	Ⓢ
INTERNET SERVICE PERIOD 5/25-6/24			Manual Check
100-00-55200-000-000	Parks - Maint. and Utilities		109.99
INTERNET SERVICE PERIOD 5/25-6/24 82914052525			
Total			109.99
EFT	6/16/2025	VERIZON WIRELESS	Ⓢ
IPAD FOR STATION 60			Manual Check
100-06-52200-500-022	Fire Dept - Telephone		10.17
IPAD FOR STATION 60 6114536552			
100-06-52200-500-022	Fire Dept - Telephone		10.17
IPAD FOR STATION 70 6114536552			
100-06-52200-500-022	Fire Dept - Telephone		27.65
PLAN ACCOUNT CHARGES 5/27-6/26 6114536552			
Total			47.99
EFT	6/19/2025	WI DEFERRED COMP	
UTILITIES DEF COMP PAYROLL 6/19/25			Manual Check
100-00-21525-000-000	Wisc Deferred Comp Payable		430.00
UTILITIES DEF COMP PAYROLL 6/19/25			
100-00-21525-000-000	Wisc Deferred Comp Payable		1,038.00
VILLAGE DEF COMP PAYROLL 6/19/25			
Total			1,468.00
EFT	6/20/2025	GARNISHMENT - PAYROLL	
VILLAGE GARNISHMENT PAYROLL 6/19/25			Manual Check
100-00-21050-000-000	Garnishment Deductions Payable		92.31
VILLAGE GARNISHMENT PAYROLL 6/19/25			
Total			92.31
EFT	6/20/2025	HARRISON UTILITIES	Ⓢ
ACCOUNT 000-2781-00 BILL 4/21-5/20			Manual Check
100-06-52200-500-023	Fire Dept - Water/Sewer		81.48
ACCOUNT 000-2781-00 BILL 4/21-5/20			

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			81.48

EFT 6/23/2025 RELIANCE STANDARD LIFE INSURANCE COMPANY

JUL 2025 LIFE & DISABILITY HWY DEPT

Manual Check

100-09-53311-200-000	Hwy Dept - Benefits	386.87
JUL 2025 LIFE & DISABILITY HWY DEPT		
100-02-51400-200-000	Gen. Admin - Benefits	223.34
JUL 2025 LIFE & DISABILITY OFFICE		
100-01-51101-200-000	Planning - Benefits	46.68
JUL 2025 LIFE & DISABILITY PLANNER		
100-06-52200-200-000	Fire Dept - Benefits	118.71
JUL 2025 LIFE & DISABILITY FIRE		
100-00-52400-201-000	Inspections - Benefits	55.29
JUL 2025 LIFE & DISABILITY BLDG INSP		
Total		830.89

EFT 6/23/2025 INTERNAL REVENUE SERVICE-PAYROLL TAXES

EMPLOYEE SOCIAL SECURITY 6/19/25

Manual Check

100-00-21020-000-000	Social Security Taxes Payable	4,319.92
EMPLOYEE SOCIAL SECURITY 6/19/25		
100-00-21020-000-000	Social Security Taxes Payable	1,010.29
EMPLOYEE MEDICARE 6/19/25		
100-00-21020-000-000	Social Security Taxes Payable	4,319.92
EMPLOYER LIABILITY SOCIAL SEC 6/19/25		
100-00-21020-000-000	Social Security Taxes Payable	1,010.29
EMPLOYER LIABILITY MEDICARE 6/19/25		
100-00-21030-000-000	U.S. Withholding Taxes Payable	5,150.65
FED INCOME TAXES 6/19/25		
Total		15,811.07

EFT 6/24/2025 WI DEPT OF REVENUE-PAYROLL TAXES

STATE TAXES WT-6 FOR PAYROLL 6/5/25

Manual Check

100-00-21040-000-000	State Withholding Tax Payable	2,989.60
STATE TAXES WT-6 FOR PAYROLL 6/5/25		
Total		2,989.60

EFT 6/27/2025 WE ENERGIES

ACCT 0716666446-00001 FIRE DEPT #2 ELEC

Manual Check

100-06-52200-500-020	Fire Dept - Electric	164.65
ACCT 0716666446-00001 FIRE DEPT #2 ELEC		

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-53420-004-000		Street Lighting - HAA	1,251.85
		ACCT 0716666446-00003 General Lights	
100-00-53420-001-000		Street Lighting - North Shore	16.05
		ACCT 0716666446-3 NorthShore Golf Course	
100-00-53420-006-000		Street Lighting - NS Woods	98.47
		ACCT 0716666446-3 NorthShore Woods Sub.	
100-00-53420-000-000		Street Lighting - General	74.80
		ACCT 0716666446-00003 Harrisville Court	
100-00-51600-500-021		Municipal Bldg - Heat	108.87
		ACCT 0716666446-00004 HALL/SHOP GAS HEAT	
100-00-55200-000-000		Parks - Maint. and Utilities	318.21
		ACCT 0716666446-6 COMMUNITY PARK LIGHTS	
100-09-53311-500-020		Hwy Dept - Electric	617.00
		ACCT 0716666446-00007 ELECTRIC SHOP 60%	
100-00-51600-500-020		Municipal Bldg - Electric	411.33
		ACCT 0716666446-00007 TOWN HALL ELEC 40%	
100-06-52200-500-021		Fire Dept - Heat	37.10
		ACCT 0716666446-00008 FIRE DEPT #1 HEAT	
100-00-53420-000-000		Street Lighting - General	315.06
		ACCT 0716666446-9 LED STREET LIGHTING	
100-00-55200-000-000		Parks - Maint. and Utilities	65.16
		ACCT 0716666446-00010 Shelter-Noe Road	
100-06-52200-500-021		Fire Dept - Heat	67.15
		ACCT 0716666446-00011 FIRE DEPT #2 GAS	
100-00-55200-000-000		Parks - Maint. and Utilities	14.73
		ACCT0716666446-12 COMMPARK SPECIALEVENTS	
100-06-52200-500-020		Fire Dept - Electric	179.11
		ACCT 0716666446-00013 FIRE DEPT #1 ELEC	
100-00-53635-100-000		Compost Site	21.61
		ACCT 0716666446-00016 YARD WASTE	
100-00-53420-000-000		Street Lighting - General	0.00
		SERVICE CREDIT	
		Total	3,761.15

EFT 6/26/2025 VERIZON WIRELESS
 FROM 6/6-7/5 OFFICE

Manual Check

②

100-00-51600-500-022	Municipal Bldg - Telephone	215.36
	FROM 6/6-7/5 OFFICE	6115264220

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-09-53311-500-022		Hwy Dept - Telephone	307.80
	FROM 6/6-7/5 HWY DEPT	6115264220	
100-00-51100-500-022		Village Board - Telephone	249.44
	FROM 6/6-7/5 BOARD	6115264220	
100-06-52200-500-022		Fire Dept - Telephone	64.09
	FROM 6/6-7/5 FIRE	6115264220	
100-00-14500-000-000		Due from Harrison Utilities	263.19
	FROM 6/6-7/5 HARRISON UTILITIES	6115264220	
		Total	1,099.88
EFT	6/26/2025	NICOLET NATIONAL BANK	Ⓢ
		Manual Check	
100-02-51400-400-000		Gen. Admin - Supplies	888.92
		NICOLET CREDIT CARD JE TO ALLOCATE	
		Total	888.92
EFT	6/30/2025	WISCONSIN EMPLOYEE TRUST FUND (ETF)	
VOH RETIREMENT MAY		Manual Check	
100-00-21520-000-000		Wisconsin Retirement Payable	14,972.06
		VOH RETIREMENT MAY 325218	
100-00-21520-000-000		Wisconsin Retirement Payable	4,287.50
		UTILITIES RETIREMENT MAY 325218	
		Total	19,259.56
16502	6/11/2025	A R LAWN CARE INC	Ⓢ
4175			
100-06-52200-505-000		Fire Dept - Bldg Maintenance	150.00
		FROM 5/28/25 FIRE DEPT WEED CONTROL APPL 4175	
		Total	150.00
16503	6/11/2025	ALL TRAFFIC SOLUTIONS INC	Ⓢ
SIN044902			
100-09-53315-902-000		Hwy Dept - Signs	1,500.00
		FROM 6/2 SPEED BOARD TRAFFIC SUITE 12 MO SIN044902	
		Total	1,500.00
16504	6/11/2025	AMAZON CAPITAL SERVICES	Ⓢ
ACCT A20A2BJMQA237Q			
100-02-51400-400-000		Gen. Admin - Supplies	76.96
		FROM 5/27/25 KEY HOLDER,CABLE,TV MOUNT 1KWP-NH14-DHHH	

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-02-51400-400-000	6/01/2025	Gen. Admin - Supplies	195.99
	FROM 5/31/25	INK FOR POSTAGE MACHINE 1NKJ-KV7T-HV9T	
100-09-53311-400-000	6/04/25	Hwy Dept - Supplies	337.99
	FROM 6/4/25	NOTEBOOKS, PRINTER TONER 14N4-FVYL-94LX	
100-02-51400-400-000	6/06/25	Gen. Admin - Supplies	23.00
	FROM 6/6/25	NOTARY STAMP 11KR-9M4N-RLM6	
		Total	633.94
16505	6/11/2025	AMAZON CAPITAL SERVICES	Ⓢ
		1TFQ-N7W3-4TTY	
100-06-52200-400-000	5/27/25	Fire Dept - Supplies/Services	155.96
	FROM 5/27/25	FOG LIGHT, LIGHT BULBS 1TFQ-N7W3-4TTY	
		Total	155.96
16506	6/11/2025	AUTOMOTIVE SUPPLY- APPLETON	Ⓢ
		61017366	
100-06-52200-600-000	5/14	Fire Dept - Vehicle Maint.	9.14
	FROM 5/14	CLR MKR LAMP 61017366	
		Total	9.14
16507	6/11/2025	BILL'S CUSTOM CONVEYING	Ⓢ
		23461	
400-00-57190-000-000	5/14/25	Capital Outlay - Genr'l Govt	1,320.00
	FROM 5/14/25	FLATWORK SHED MOVE 23461	
		Total	1,320.00
16508	6/11/2025	BIRSCHBACH INSPECTION SERVICE INC	Ⓢ
		BUILDING INSPECTIONS FOR MAY 2025	
100-00-52400-000-000		Building Inspector - Contract	12,362.12
		BUILDING INSPECTIONS FOR MAY 2025	
		Total	12,362.12
16509	6/11/2025	BRIAN OR LAURA WANER	Ⓢ
		GRADING ESCROW RETURN N9231 LAURA ST	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		GRADING ESCROW RETURN N9231 LAURA ST	
		Total	1,500.00
16510	6/11/2025	C & R PUMPERS INC	Ⓢ
		I47566	

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-53635-100-000		Compost Site	125.00
		FROM 5/26 PORTABLE TOLIET COMPOST SITE I47566	
		Total	125.00
16511	6/11/2025	CALUMET COUNTY TREASURER-HIGHWAY DEPARTMENT	0
1067			
100-09-53311-903-000		Hwy Dept - Salt & Sand	2,222.44
		FROM 5/21 SNOW & ICE CONTROL 2/1-2/28 1067	
		Total	2,222.44
16512	6/11/2025	CLIFTON LARSON ALLEN LLP	0
L251299444			
100-04-51500-315-015		Treasurer - Accounting	11,550.00
		FROM 5/9/25 PROGRESS BILLING 2024 AUDIT L251299444	
		Total	11,550.00
16513	6/11/2025	CORPORATE NETWORK SOLUTIONS, INC	0
79507			
100-02-51400-400-006		Gen. Admin - Service Contracts	81.00
		FRM 5/31/25 DUO SECURITY MONTHLY SUB-27 79507	
		Total	81.00
16514	6/11/2025	CYPRESS HOMES INC	0
ESCROW RETURN W5838 DELTA			
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN W5838 DELTA	
		Total	1,500.00
16515	6/11/2025	DEPT OF AG TRADE & CONSUMER PROTECTION	0
115-0000037094			
100-02-51400-400-006		Gen. Admin - Service Contracts	750.00
		WEIGHTS/MEASURES INSPECT TO 6/30/25 115-0000037094	
		Total	750.00
16516	6/11/2025	DEVOOGHT HOUSE AND BUILDING MOVERS LLC	0
PROPOSAL 9243 POLE BARN RELOCATE			
400-00-57190-000-000		Capital Outlay - Genr'l Govt	35,000.00
		PROPOSAL 9243 POLE BARN RELOCATE 9243	
		Total	35,000.00

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
16517	6/11/2025	DREXEL BUILDING SUPPLY INC	0
2505-192223			
400-00-57190-000-000		Capital Outlay - Genr'l Govt	2,550.56
		FROM 5/21 STURDI-WALL, HARDWARE 2505-192223	
		Total	2,550.56
16518	6/11/2025	FIEDLER HOMES LLC	0
		ESCROW RETURN W5835 ROUNDSTONE	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN W5835 ROUNDSTONE	
		Total	1,500.00
16519	6/11/2025	HYDROCLEAN EQUIPMENT INC	0
		ESTIMATE 5367 HOT WATER PRESSURE WASHER	
400-00-57190-000-000		Capital Outlay - Genr'l Govt	10,675.49
		ESTIMATE 5367 HOT WATER PRESSURE WASHER ESTIMATE5367	
		Total	10,675.49
16520	6/11/2025	KAATS WATER CONDITIONING INC	0
		63200TO, 63432TO	
100-09-53311-400-000		Hwy Dept - Supplies	25.10
		CHARGES FROM 5/20/25 63432TO	
100-09-53311-400-000		Hwy Dept - Supplies	30.27
		CHARGES FROM 5/6/25 63200TO	
		Total	55.37
16521	6/11/2025	LEXINGTON HOMES INC	0
		GRADING ESCROW RETURN N9350 GEMSTONE	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		GRADING ESCROW RETURN N9350 GEMSTONE	
		Total	1,500.00
16522	6/11/2025	LEXINGTON HOMES INC	0
		9336,39,45,50,66,70,79,86,95 GEMSTONE	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN N9379 GEMSTONE	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN N9395 GEMSTONE	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN N9350 GEMSTONE	

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Check Nbr	Check Date	Payee	Amount
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN N9336 GEMSTONE	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN N9339 GEMSTONE	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN N9345 GEMSTONE	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN N9386 GEMSTONE	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN N9370 GEMSTONE	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN N9366 GEMSTONE	
		Total	13,500.00

16523	6/11/2025	LINDE GAS & EQUIPMENT INC	Ⓢ
49893894			
100-09-53311-400-000		Hwy Dept - Supplies	52.25
		FROM 5/22/25 CYLINDER RENT	
		49893894	
		Total	52.25

16524	6/11/2025	LISOWE OIL DIV OF ADVANCED FUEL SERV	Ⓢ
79396, 79452			
100-09-53311-600-030		Hwy Dept - Fuel	1,832.69
		FROM 5/29/25	
		79396	
100-09-53311-600-030		Hwy Dept - Fuel	2,595.55
		FROM 6/5/25	
		79452	
		Total	4,428.24

16525	6/11/2025	MENARDS-APPLETON EAST	Ⓢ
76204, 76577			
100-09-53311-505-000		Hwy Dept - Building Maint	51.85
		FROM 5/28 PLYWOOD AND WALL ANCHORS	
		76204	
100-09-53311-400-000		Hwy Dept - Supplies	44.50
		FROM 6/4/25 SEALANT, GREAT STUFF FOAM	
		76577	
		Total	96.35

16526	6/11/2025	MGD INDUSTRIAL CORPORATION	Ⓢ
237526			
100-09-53311-400-000		Hwy Dept - Supplies	141.15
		FROM 5/27 CLAMPS,WIRE CONN,CUT OFF WHEEL	
		237526	

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Check Nbr	Check Date	Payee	Amount
Total			141.15
16527 10675	6/11/2025	MID CON PRODUCTS INC	Ⓢ
230-00-53441-000-000		Storm Sewer Maint / Ponds	3,750.00
		FROM 5/29/25 CONCRETE CHANNEL ROOF SLABS 10675	
Total			3,750.00
16528 194	6/11/2025	MOUNTAIN BAY SCUBA	Ⓢ
100-06-52200-400-000		Fire Dept - Supplies/Services	605.28
		FROM 5/22/25 YELLOW TANKS & CAPS 194	
Total			605.28
16529	6/11/2025	QUALITY TRUCK CARE CENTER INC	Ⓢ
		PROPOSAL WESTERN STAR 47X TRUCK	
400-00-16200-000-000		Prepaid Expenditures	162,419.00
		PROPOSAL WESTERN STAR 47X TRUCK PROPOSAL051425	
Total			162,419.00
16530	6/11/2025	RUCON CONSTRUCTION INC	Ⓢ
		ESCROW RETURN W5811 DELTA	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		ESCROW RETURN W5811 DELTA	
Total			1,500.00
16531 1896	6/11/2025	S & A SEPTIC SERVICES	Ⓢ
100-09-53311-505-000		Hwy Dept - Building Maint	260.00
		PUMP HOLDING TANKS 5/1/25 1896	
100-09-53311-505-000		Hwy Dept - Building Maint	130.00
		PUMP HOLDING TANK 5/8/25 1896	
100-09-53311-505-000		Hwy Dept - Building Maint	260.00
		PUMP HOLDING TANKS 5/16/25 1896	
100-09-53311-505-000		Hwy Dept - Building Maint	130.00
		PUMP HOLDING TANK 5/21/25 1896	
100-09-53311-505-000		Hwy Dept - Building Maint	260.00
		PUMP HOLDING TANKS 5/29/25 1896	
Total			1,040.00

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16532	6/11/2025	SCHMIDT BROS CUSTOM HOMES INC	0
ESCROW RETURN W5864 ROUNDSTONE			
100-00-21060-000-000		Building Escrows Payable	1,500.00
ESCROW RETURN W5864 ROUNDSTONE			
Total			1,500.00
16533	6/11/2025	SERVICEMASTER BUILDING MAINTENANCE	0
47134			
100-02-51400-400-006		Gen. Admin - Service Contracts	1,130.00
FROM 6/1/25 JANITORIAL JUN 47134			
Total			1,130.00
16534	6/11/2025	SHERWOOD WATER & SEWER	0
ACCTS 000-3050-00, 000-3055-00			
100-06-52200-500-023		Fire Dept - Water/Sewer	174.27
ACCOUNT NUMBER 000-3055-00 STATION 60			
100-06-52200-500-023		Fire Dept - Water/Sewer	95.25
ACCOUNT NUMBER 000-3050-00 TOWN			
Total			269.52
16535	6/11/2025	SILVERTREE HOMES LLC	0
ESCROW RETURN W5843 DELTA			
100-00-21060-000-000		Building Escrows Payable	1,500.00
ESCROW RETURN W5843 DELTA			
Total			1,500.00
16536	6/11/2025	SPEEDY CLEAN	0
87025			
230-00-53441-000-000		Storm Sewer Maint / Ponds	225.00
FROM 6/3 W5724 JOCHMANN TELEWISE SUMP 87025			
Total			225.00
16537	6/11/2025	TASC	0
IN3452872			
100-02-51400-400-006		Gen. Admin - Service Contracts	50.00
JULY 2025 BILLING IN3452872			
Total			50.00
16538	6/11/2025	ULINE	0
193649008			

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Check Nbr	Check Date	Payee	Amount
100-00-55200-000-000		Parks - Maint. and Utilities	491.06
		FROM 6/3/25 TRASH LINERS 44-55 GAL CLEAR 193649008	
		Total	491.06
16539	6/11/2025	WASTE OIL DOCTOR, LLC	0
		PROPOSAL 2 FURNACES, TANKS, INSTALL	
400-00-57190-000-000		Capital Outlay - Genr'l Govt	51,500.00
		PROPOSAL 2 FURNACES, TANKS, INSTALL DPW PROPOSAL110424	
		Total	51,500.00
16540	6/11/2025	WI DEPT OF JUSTICE	0
		ACCOUNT G2028	
100-02-51400-400-000		Gen. Admin - Supplies	329.00
		ACCT G2028 5/1-5/31 47 BARTENDER	
100-02-51400-400-000		Gen. Admin - Supplies	21.00
		ACCT G2028 5/1 - 5/31 3 SELLER PERMIT	
100-06-52200-400-000		Fire Dept - Supplies/Services	7.00
		ACCT G2028 5/1 - 5/31 1 FIRE	
		Total	357.00
16541	6/11/2025	WINNEBAGO PEST CONTROL LLC	0
		22198	
100-09-53311-505-000		Hwy Dept - Building Maint	30.00
		5/23 BAIT CHECK TOWN HALL 22198	
100-06-52200-505-000		Fire Dept - Bldg Maintenance	60.00
		5/23 BAIT CHECK FIRE STATIONS 22198	
		Total	90.00
16542	6/11/2025	WISCONSIN DNR- ENVIRONMENTAL FEES	0
		408014310-2025-1	
230-00-53441-200-000		Stormwater Plan / Munic Fees	1,000.00
		STORMWATER FEES MS4 408014310-2025-1	
		Total	1,000.00
16543	6/11/2025	ZANDER PRESS INC	0
		115941	
100-02-51400-800-005		Gen. Admin - Newsltr & Postage	3,426.44
		FROM 5/29/25 SUMMER NEWSLETTER 115941	
		Total	3,426.44

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Check Nbr	Check Date	Payee	Amount
16544 222539	6/25/2025	AIR ONE EQUIPMENT, INC	Ⓢ
100-06-52200-700-000		Fire Dept - Equip Maintenance	327.00
		FROM 6/17/25 SUSPENDERS 222539	
		Total	327.00
16545 1WVX-R46F-JLW3	6/25/2025	AMAZON CAPITAL SERVICES	Ⓢ
100-02-51400-400-000		Gen. Admin - Supplies	44.75
		FROM 6/12/25 CARD STOCK, CLASP ENVELOPES 1WVX-R46F-JLW3	
		Total	44.75
16546 61019160	6/25/2025	AUTOMOTIVE SUPPLY- APPLETON	Ⓢ
100-09-53311-600-600		Hwy Dept - Vehicle Maintenance	32.26
		FROM 6/10 LUBE ELEMENTS POLICE CARS 61019160	
		Total	32.26
16547 REFUND OVERCHARGE ON PERMIT PURCHASES	6/25/2025	BRIAN OR NICOLETTE GINGRAS	Ⓢ
100-00-48900-000-000		Misc. Revenues	10.30
		REFUND OVERCHARGE ON PERMIT PURCHASES	
		Total	10.30
16548 C00389, C00399, C00525, D33867	6/25/2025	BROOKS TRACTOR INC - SUN PRAIRIE	Ⓢ
400-00-57324-000-000		Capital Outlay - Highway Equip	39,400.00
		FROM 6/24/25 2025 FELLING TRAILER C00389	
400-00-57324-000-000		Capital Outlay - Highway Equip	230,060.00
		FROM 6/24/25 2025 JD 160P EXCAVATOR C00399	
100-09-53311-700-000		Hwy Dept - Equip Maintenance	4,995.00
		FROM 6/20/25 JD TINES FORKS REPLACEMENT C00525	
100-09-53311-700-000		Hwy Dept - Equip Maintenance	270.34
		FROM 6/19/25 135G EXC WINDOWPANE D33867	
		Total	274,725.34
16549 2335	6/25/2025	BRUSH BOY CUSTOMS, LLC	Ⓢ
100-06-52200-400-000		Fire Dept - Supplies/Services	300.00
		FROM 6/11 CHANGE MALTISE CROSS-DODGE PU 2335	

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Check Nbr	Check Date	Payee	Amount
Total			300.00
16550	6/25/2025	C & R PUMPERS INC	Ⓢ
I47824, I48046			
100-00-55200-000-000		Parks - Maint. and Utilities	350.00
FROM 6/6 PORTABLE TOLIETS FARMERS FIELD I47824			
100-00-55200-000-000		Parks - Maint. and Utilities	125.00
FROM 6/13/25 PORTABLE TOLIET CLOVERRIDGE I48046			
Total			475.00
16551	6/25/2025	CALUMET COUNTY TREASURER	Ⓢ
20% OF \$22.64 MFL DUE TO COUNTY			
100-00-41150-000-000		Forest Cropland/MFL Taxes	4.53
20% OF \$22.64 MFL DUE TO COUNTY			
Total			4.53
16552	6/25/2025	CARSTENS ACE HARDWARE	Ⓢ
279686			
400-00-57190-000-000		Capital Outlay - Genr'l Govt	26.99
FROM 6/24/25 DECK SCREW SHED MOVE 279686			
Total			26.99
16553	6/25/2025	CLIFTON LARSON ALLEN LLP	Ⓢ
L251370379			
100-04-51500-315-015		Treasurer - Accounting	5,670.00
FROM 6/11/25 PROGRESS BILLING 2024 AUDIT L251370379			
Total			5,670.00
16554	6/25/2025	CORPORATE NETWORK SOLUTIONS, INC	Ⓢ
79601			
100-02-51400-400-006		Gen. Admin - Service Contracts	1,600.00
FRM 6/20/25 HP ENT HPE TECH BASIC 1 YEAR 79601			
Total			1,600.00
16555	6/25/2025	CRAIG MAJEWSKI	Ⓢ
REIMBURSE FOOD WOODLAND ELEM EOY CEL 6/5			
100-06-52200-400-000		Fire Dept - Supplies/Services	35.49
REIMBURSE FOOD WOODLAND ELEM EOY CEL 6/5			
Total			35.49

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Check Nbr	Check Date	Payee	Amount
16556	6/25/2025	DICKS FAMILY FOODS	Ⓢ
HARRISON FIRE DEPT INVOICES MAR-JUN			
100-06-52200-400-000		Fire Dept - Supplies/Services	109.41
		FROM 3/13/25 SODA & WATER 003-00418189	
100-06-52200-400-000		Fire Dept - Supplies/Services	96.42
		FROM 4/15/25 SODA & WATER 002-00201557	
100-06-52200-400-000		Fire Dept - Supplies/Services	204.77
		FROM 5/9/25 SODA, WATER, & GATORADE 002-00205906	
100-06-52200-400-000		Fire Dept - Supplies/Services	103.40
		FROM 5/12/25 SODA & WATER 003-00434019	
100-06-52200-400-000		Fire Dept - Supplies/Services	67.93
		FROM 6/9/25 SODA & GATORADE 002-00212049	
Total			581.93
16557	6/25/2025	FAST SIGNS	Ⓢ
APP-174686			
100-06-52200-405-000		Fire Dept - 2% Dues Expenses	365.00
		6' TABLE THROW WITH NEW LOGO APP-174686	
Total			365.00
16558	6/25/2025	GANNETT WISCONSIN LOCALIQ	Ⓢ
7104587			
400-00-57220-000-000		Capital Outlay - Parks	20.53
		BILLING 5/1-5/31 REQ FOR BID HAA FENCING 7104587	
100-02-51400-800-000		Gen. Admin - Publications	23.32
		BILLING 5/1-5/31 NOXIOUS WEEDS NOTICE 7104587	
100-01-51101-800-000		Planning - Publications	87.32
		BILLING 5/1-5/31 PLAN COMM MTG 7104587	
100-02-51400-800-000		Gen. Admin - Publications	52.15
		BILLING 5/1-5/31 ASSESS ROLL OPEN BOOK 7104587	
400-00-52200-000-000		Capital Outlay - Fire	165.54
		BILLING 5/1-5/31 BIDS NEW FIRE STATION 7104587	
100-02-51400-800-000		Gen. Admin - Publications	228.05
		FROM 5/1-5/31 LIQUOR LICENSE APPS 7104587	
Total			576.91
16559	6/25/2025	GENE FREDERICKSON TRUCKING & EXC INC	Ⓢ
H0006-09-24-00507 CERT PAY 7 & 8			

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402-00-57200-000-000		Street Improvements - TID #2	95,306.94
		CERT PAY 7 CROSSROADS BUS PARK H0006-09-24-00507	
402-00-57200-000-000		Street Improvements - TID #2	104,743.95
		CERT PAY 8 CROSSROADS BUS PARK H0006-09-24-00507	
		Total	200,050.89
16560	6/25/2025	J & E CONSTRUCTION CO INC	
2025-1810			
230-00-53441-000-000		Storm Sewer Maint / Ponds	626.71
		FROM 6/9 RIP-RAP SELF HAUL 2025-1810	
		Total	626.71
16561	6/25/2025	J & R SHOP SUPPLIES	
8732190			
100-09-53311-400-000		Hwy Dept - Supplies	179.00
		FROM 6/19/25 SUPPLIES 8732190	
		Total	179.00
16562	6/25/2025	JFTCO INC JOHN FABICK TRACTOR CO	
		PIGB0307287, PIGB0307288, PIGB0307289	
100-09-53311-700-000		Hwy Dept - Equip Maintenance	57.00
		FROM 6/16 HOSE PIGB0307287	
100-09-53311-700-000		Hwy Dept - Equip Maintenance	11.37
		FROM 6/16 UNION PIGB0307288	
100-09-53311-700-000		Hwy Dept - Equip Maintenance	0.74
		FROM 6/16/25 NUT PIGB0307289	
		Total	69.11
16563	6/25/2025	LANGE ENTERPRISES INC	
		91493, 91494, 90980 CREDIT	
100-09-53315-902-000		Hwy Dept - Signs	745.30
		FROM 6/12/25 ROAD NAME SIGNS 91493	
100-09-53315-902-000		Hwy Dept - Signs	683.57
		FROM 6/12/25 ROAD SIGNS 91494	
100-09-53315-902-000		Hwy Dept - Signs	-100.00
		FROM 4/29/25 CREDIT RETURN WEIGHT LIMIT 90980	
		Total	1,328.87
16564	6/25/2025	LISOWE OIL DIV OF ADVANCED FUEL SERV	
5593, 79485			

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100-09-53311-600-030		Hwy Dept - Fuel	33.90
	FROM 6/12/25	2.5 GAL JUG DEF 5593	
100-09-53311-600-030		Hwy Dept - Fuel	2,176.29
	FROM 6/12/25	79485	
		Total	2,210.19
16565	6/25/2025	LOIS MIGNON	Ⓢ
		GRADING ESCROW RETURN N9256 TOUCHDOWN	
100-00-21060-000-000		Building Escrows Payable	1,500.00
		GRADING ESCROW RETURN N9256 TOUCHDOWN	
		Total	1,500.00
16566	6/25/2025	MCMAHON	Ⓢ
		400971-972, 603748, 939425, 939428-437	
100-09-51300-000-000		Hwy Dept - Legal	36.00
		MANAGEMENT COUNSEL UPDATE MUNICIPAL CODE 400971	
100-06-52200-304-000		Fire Dept - Consultants	3,302.30
		COST SHARE MODEL EVAL&AMBULANCE ANALYSIS 400972	
400-00-57190-000-000		Capital Outlay - Genr'l Govt	1,345.62
		VILLAGE GARAGE EXPANSION STUDY 603748	
402-00-51500-000-000		Professional Services-TID #2	5,169.20
		CROSSROADS BUSINESS PARK 939425	
230-00-53441-200-000		Stormwater Plan / Munic Fees	695.00
		25 STREET STORM SEWER MILIS FLATWORK 939428	
230-00-53441-200-000		Stormwater Plan / Munic Fees	190.00
		25 STREET STORM SEWER FOREST RIDGE SUBD 939428	
230-00-53441-200-000		Stormwater Plan / Munic Fees	232.00
		25 STREET STORM SEWER HARRISON FIRE-RES 939428	
100-00-52400-200-000		Inspections - Grade Checks	291.54
		2024 LOT GRADE REVIEW & CHECK 939429	
100-00-52400-200-000		Inspections - Grade Checks	4,062.57
		2025 LOT GRADE REVIEW & CHECK 939430	
100-09-53311-000-000		Hwy Dept - Engineer/Consultant	401.06
		2025 GEN ENG MONTHLY STAFF MEETINGS 939431	
402-00-51500-000-000		Professional Services-TID #2	906.52
		2025 GEN ENG WITNESS PROP CORNERS CSM 939431	
400-00-57330-000-000		Capital Outlay - Road Projects	4,317.18
		OLD HIGHWAY RD CONSTR LAKE PARK TO 114 939432	

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400-00-57190-000-000		Capital Outlay - Genr'l Govt	313.50
		MUNICIPAL BUILDING STANDBY GENERATOR 939433	
400-00-57330-000-000		Capital Outlay - Road Projects	6,999.58
		HAEN HEIGHTS AREA ROADWAY IMPROVEMENTS 939434	
400-00-57330-000-000		Capital Outlay - Road Projects	8,107.51
		CEDAR RIDGE ESTATES ROADWAY IMPROVEMENTS 939435	
400-00-57220-000-000		Capital Outlay - Parks	2,012.29
		RENNWOOD PARK CONSTR SERVICES 939436	
405-00-51500-000-000		Professional Services-TID #5	9,107.04
		CTH N SITE 939437	
		Total	47,488.91
16567	6/25/2025	MENARDS-APPLETON EAST	Ⓢ
		76803, 77258, 77581, 77595	
100-00-55200-000-000		Parks - Maint. and Utilities	34.64
		FROM 6/9 GARDEN SOIL, PERENNIAL - PARKS 76803	
100-09-53311-400-000		Hwy Dept - Supplies	30.88
		FROM 6/17/25 DARBOY PARK SOAP,OUTLET 77258	
400-00-57190-000-000		Capital Outlay - Genr'l Govt	303.13
		FROM 6/23/25 SHOP SUPPLIES 77581	
400-00-57190-000-000		Capital Outlay - Genr'l Govt	204.65
		FROM 6/23/25 LANDSCP BLOCK 77595	
		Total	573.30
16568	6/25/2025	MGD INDUSTRIAL CORPORATION	Ⓢ
		237948	
100-09-53311-400-000		Hwy Dept - Supplies	91.45
		FROM 6/9 LOOM & HOSE CLAMPS, FLUID FILM 237948	
		Total	91.45
16569	6/25/2025	MIDWEST WORKWEAR	Ⓢ
		147191, SI-133211	
100-09-53311-400-000		Hwy Dept - Supplies	117.92
		FROM 6/4/25 CLOTHING J FUNK 147191	
100-09-53311-400-000		Hwy Dept - Supplies	442.20
		FROM 6/20/25 SAFETY VESTS SI-133211	
		Total	560.12
16570	6/25/2025	MIKE NETT	Ⓢ
		REIMBURSE BOOTS-REMAINING BALANCE	

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-09-53311-400-000		Hwy Dept - Supplies	141.36
		STEEL TOE BOOT REIMBURSE-REMAINING BAL	
		Total	141.36
16571	6/25/2025	MIKE'S ELECTRIC	15258
100-09-53311-505-000		Hwy Dept - Building Maint	609.08
		FROM 6/20 SHOP LIGHTS,BULBS,DATA,DISCON 15258	
		Total	609.08
16572	6/25/2025	NORTHWOODS FIRE PROTECTION	51501, 51500, 51400, 51399, 51510
100-06-52200-404-000		Fire Dept - Annual Tests/Certs	423.30
		FROM 6/18/25 ANNL MAIN EXTINGUISHER ST 1 51500	
100-06-52200-404-000		Fire Dept - Annual Tests/Certs	262.95
		FROM 6/18/25 ANNL MAIN EXTINGUISHER ST 2 51399	
100-09-53311-505-000		Hwy Dept - Building Maint	433.00
		FROM 6/18/25 SHOP ANNL MAIN FIRE EXT 51501	
100-09-53311-505-000		Hwy Dept - Building Maint	32.85
		FROM 6/18/25 HALL ANNL MAIN FIRE EXT 51400	
100-00-52100-000-000		Law Enforcement - Contract	513.50
		FROM 6/18/25 POLICE SQUADS NEW FIRE EXTS 51510	
		Total	1,665.60
16573	6/25/2025	NUTRITION SERVICE COMPANY	SI-62501, SI-62914
100-00-55200-000-000		Parks - Maint. and Utilities	301.38
		FROM 5/15/25 LAWN SEED, WHEAT SI-62501	
100-00-55200-000-000		Parks - Maint. and Utilities	625.00
		FROM 5/27/25 GENERIC ROUNDUP SI-62914	
		Total	926.38
16574	6/25/2025	OIL EQUIPMENT COMPANY INC	J7043-A-IN, J7105-A-IN
240-00-51400-000-000		ARPA Expenses	19,717.13
		J7043-A-IN FUEL MGMT SYSTEM 6.1.042	
100-09-53311-400-000		Hwy Dept - Supplies	677.84
		J7043-A-IN FUEL MGMT SYSTEM REMAININGBAL	
100-09-53311-400-000		Hwy Dept - Supplies	2,985.00
		J7105-A-IN HOSE RETRIEVER	

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			23,379.97
16575	6/25/2025	POMP'S TIRE SERVICE INC.	Ⓢ
320166911, 320167485			
400-00-52200-000-001		Capital Outlay - Fire Equipmen	4,344.18
FROM 6/11/25 FIRE #63 TIRES 320166911			
400-00-52200-000-001		Capital Outlay - Fire Equipmen	5,812.54
FROM 6/19/25 UNIT #64 TIRES 320167485			
Total			10,156.72
16576	6/25/2025	POTTER BUILDING SUPPLY	Ⓢ
15737			
400-00-57190-000-000		Capital Outlay - Genr'l Govt	39.00
FROM 6/24/25 2 X 6 - 10' TRT #1 SYP SHED 15737			
Total			39.00
16577	6/25/2025	ROCKET INDUSTRIAL INC	Ⓢ
IN00530605			
100-00-51600-400-000		Municipal Bldg - Supplies	88.44
FROM 6/13 HARD ROLL PAPER TOWELS IN00530605			
Total			88.44
16578	6/25/2025	SUPERIOR VISION INSURANCE	Ⓢ
903594			
100-09-53311-200-000		Hwy Dept - Benefits	150.16
SHOP VISION INSURANCE JUL 25 903594			
100-02-51400-200-000		Gen. Admin - Benefits	93.29
OFFICE VISION INSURANCE JUL 25 903594			
100-01-51101-200-000		Planning - Benefits	0.00
PLANNER VISION INSURANCE JUL 25 903594			
100-06-52200-200-000		Fire Dept - Benefits	51.28
FIRE VISION INSURANCE JUL 25 903594			
100-00-52400-201-000		Inspections - Benefits	25.64
BLDG INSP VISION INSURANCE JUL 25 903594			
100-00-14500-000-000		Due from Harrison Utilities	91.56
UTILITIES VISION INSURANCE JUL 25 903594			
Total			411.93
16579	6/25/2025	THE UNIFORM SHOPPE OF GREEN BAY INC	Ⓢ
9109			

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NICOLET (INVESTORS) BANK VOH

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-06-52200-400-000		Fire Dept - Supplies/Services	408.65
	FROM 6/12/25	BADGES. NAME TAG, BRASS 9109	
		Total	408.65
16580	6/25/2025	TOWN OF BUCHANAN	0
500-2022-01			
100-00-52102-000-000		School Crossing Guard & Lights	1,942.87
	1/2 WAGES CROSSING GUARDS 8/1/24-7/31/25	6-11-25	
		Total	1,942.87
16581	6/25/2025	TRUGREEN LIMITED PARTNERSHIP	0
210032663			
100-00-55200-000-000		Parks - Maint. and Utilities	641.95
	FROM 6/3	FARMERS FIELD LAWN SERVICE 210032663	
		Total	641.95
16582	6/25/2025	VOE POWER & SYSTEMS LLC	0
H0006-09-24-00512			
400-00-57190-000-000		Capital Outlay - Genr'l Govt	48,710.30
	CERT PAY #1 MUNICIPAL STANDBY GENERATOR	H0006-09-24-00512	
		Total	48,710.30
16583	6/25/2025	VON BRIESEN & ROPER SC	0
495853			
100-02-51400-400-006		Gen. Admin - Service Contracts	2,263.00
	FROM 6/12	HR LEGAL COUNSEL 495853	
		Total	2,263.00
16584	6/25/2025	WENDEL	0
634501A-2, 634501-8			
400-00-52200-000-000		Capital Outlay - Fire	11,384.38
	FRM 6/10	PUBLIC SAFETY BUILDING STUDY 634501-8	
400-00-52200-000-000		Capital Outlay - Fire	1,500.00
	FROM 6/10	PRECONSTRUCTION 634501A-2	
		Total	12,884.38
16585	6/25/2025	WEST BEND MUTUAL INS CO	0
ACCT 011344817700 BOND 2650179			
100-02-51400-310-000		Gen. Admin - Dues	50.00
	NOTARY BOND FOR J TENOR 6/11/25-6/11/29	011344817700	

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NICOLET (INVESTORS) BANK VOH Accounting Checks

Posted From: 6/01/2025 From Account:
Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			50.00
16586	6/25/2025	WI DEPT OF TRANSPORTATION	Ⓢ
395-0000397743			
100-09-53311-900-010		Hwy Dept - Contracts	48.55
PROJ 39544790400 FEAS STUDY HIGHCLIFF TR 395-0000397743			
Total			48.55
Grand Total			1,084,261.97

NICOLET (INVESTORS) BANK VOH Accounting Checks

Posted From: 6/01/2025 From Account:
Thru: 6/30/2025 Thru Account:

	Amount
Total Expenditure from Fund # 100 - GENERAL FUND	214,060.51
Total Expenditure from Fund # 230 - STORM WATER UTILITY FEES	6,718.71
Total Expenditure from Fund # 240 - FEDERAL FUNDS - ARPA	19,717.13
Total Expenditure from Fund # 400 - CAPITAL PROJECTS	628,531.97
Total Expenditure from Fund # 402 - TAX INCREMENTAL DISTRICT #2	206,126.61
Total Expenditure from Fund # 405 - TAX INCREMENTAL DISTRICT #5	9,107.04
Total Expenditure from all Funds	1,084,261.97

NICOLET (INVESTORS) BANK VOH

Payroll Checks

Posted From: 6/01/2025

From Account:

Thru: 6/30/2025

Thru Account:

	Amount
Total Expenditure from Fund # 100 - GENERAL FUND	69,987.35
Total Expenditure from Fund # 610 - WATER UTILITY	17,262.20
Total Expenditure from Fund # 620 - SEWER UTILITY	15,978.11
Total Expenditure from all Funds	103,227.66

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UTILITIES EXPENSE NICOLET

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT	6/03/2025	PSN INVOICE - UTILITIES	Ⓢ
May 2025 PSN Monthly Fee		Manual Check	
610-00-57923-000-000		Outside Services Employed	24.97
May 2025 PSN Monthly Fee		310880	
620-00-57852-000-000		Outside Services Employed	24.98
May 2025 PSN Monthly Fee		310880	
610-00-47400-000-000		Other Water Revenue	15.00
May PSN Chargeback fees @ 15		310880	
		Total	64.95
EFT	6/06/2025	WE ENERGIES - 00011	Ⓢ
0705461764-00001		LS #1 Electric & Gas	Manual Check
620-00-57821-000-000		Fuel/Power Purchase - Pumping	372.88
0705461764-00001		LS #1 Electric & Gas 20250606	
620-00-57821-000-000		Fuel/Power Purchase - Pumping	72.74
0705461764-00002		LS#2 Electric 20250606	
610-00-57641-000-000		Operation Supplies & Expenses	100.28
0705461764-00003		COA Mtr #2 Electric 20250606	
620-00-57821-000-000		Fuel/Power Purchase - Pumping	111.97
0705461764-00004		LS#3 Electric 20250606	
610-00-57921-000-000		Office Supplies & Expenses	32.30
0705461764-00005		HU Main Gas 20250606	
620-00-57851-000-000		Office Supplies & Expenses	32.31
0705461764-00005		HU Main Gas 20250606	
610-00-57641-000-000		Operation Supplies & Expenses	20.58
0705461764-00006		Fox Crsng Mtr-Electric 20250606	
620-00-57821-000-000		Fuel/Power Purchase - Pumping	98.79
0705461764-00007		LS#6 Eletric & Gas 20250606	
610-00-57921-000-000		Office Supplies & Expenses	349.90
0705461764-00009		HU Main Electric 20250606	
620-00-57851-000-000		Office Supplies & Expenses	349.90
0705461764-00009		HU Main Electric 20250606	
620-00-57821-000-000		Fuel/Power Purchase - Pumping	17.38
0705461764-00010		LS#4 Gas 20250606	
		Total	1,559.03
EFT	6/09/2025	KWIK TRIP - UTILITIES	Ⓢ
ACCT# 2251587 - FUEL		Manual Check	

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UTILITIES EXPENSE NICOLET

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
610-00-57933-000-000		Transportation Expense	370.95
ACCT# 2251587 - FUEL		NP68469462	
620-00-57828-000-000		Transportation Expense	370.96
ACCT# 2251587 - FUEL		NP68469462	
Total			741.91

EFT 6/09/2025 THE HOME DEPOT - UTILITIES			Ⓢ
14742 5/1/25 Shop Supplies		Manual Check	
610-00-57930-000-000		Miscellaneous General Expense	46.44
14742 5/1/25 Shop Supplies			
620-00-57856-000-000		Miscellaneous General Expense	46.45
14742 5/1/25 Shop Supplies			
610-00-57641-000-000		Operation Supplies & Expenses	72.64
5010389 5/6/25 Pipe & Plumb Tape			
610-00-57930-000-000		Miscellaneous General Expense	1.94
1012535 5/20/25 Key			
620-00-57856-000-000		Miscellaneous General Expense	1.95
1012535 5/20/25 Key			
610-00-57930-000-000		Miscellaneous General Expense	9.06
1024973 5/20/25 Shop Supplies			
620-00-57856-000-000		Miscellaneous General Expense	9.06
1024973 5/20/25 Shop Supplies			
610-00-57641-000-000		Operation Supplies & Expenses	48.87
9013466 4/22/25 Shop Supplies			
Total			236.41

EFT 6/18/2025 MARCO TECHNOLOGIES LLC - UTILITIES			Ⓢ
ACCT# 1168069 PRINTER/COPIER APR		Manual Check	
610-00-57921-000-000		Office Supplies & Expenses	99.36
ACCT# 1168069 PRINTER/COPIER APR		39312759	
620-00-57851-000-000		Office Supplies & Expenses	99.37
ACCT# 1168069 PRINTER/COPIER APR		39312759	
Total			198.73

EFT 6/20/2025 HARRISON UTILITIES - 1-4005			Ⓢ
001-4005-00 Public Fire		Manual Check	
610-00-57921-000-000		Office Supplies & Expenses	43.00
001-4005-00 Public Fire			

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UTILITIES EXPENSE NICOLET

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
610-00-57921-000-000		Office Supplies & Expenses	74.35
		001-4005-00 Water Charge	
620-00-57851-000-000		Office Supplies & Expenses	132.08
		001-4005-00 Sewer Charge	
Total			249.43

EFT 6/24/2025 CHARTER COMMUNICATIONS - UTILITIES
 Acct# 153078301 Internet

Manual Check

Ⓢ

610-00-57921-000-000		Office Supplies & Expenses	65.00
		Acct# 153078301 Internet	153078301360725
620-00-57851-000-000		Office Supplies & Expenses	65.00
		Acct# 153078301 Internet	153078301360725
Total			130.00

EFT 6/25/2025 MENASHA UTILITIES
 ACCT#3266037-00 |Elec Plank Rd-Meter Pit

Manual Check

Ⓢ

620-00-57827-000-000		Operation Supplies & Expenses	11.34
		ACCT#3266037-00 Elec Plank Rd-Meter Pit	
610-00-57641-000-000		Operation Supplies & Expenses	32.78
		ACCT#3265998-00 COA Water #1 Electric	
620-00-57821-000-000		Fuel/Power Purchase - Pumping	1,044.20
		ACCT#3265946-00 LS #4 Electric	
620-00-57827-000-000		Operation Supplies & Expenses	12.54
		ACCT#3265946-00 Storm Water Charge	
Total			1,100.86

EFT 6/30/2025 VERIZON WIRELESS - UTILITIES
 SHARE OF EMERGENCY PHONE

Manual Check

Ⓢ

610-00-57641-000-000		Operation Supplies & Expenses	18.10
		SHARE OF EMERGENCY PHONE	6115520427
620-00-57827-000-000		Operation Supplies & Expenses	45.39
		LS6 DIALER & SHARE OF EMERGENCY PHONE	6115520427
Total			63.49

EFT 6/30/2025 VERIZON WIRELESS
 FROM 6/6-7/5 UTILITIES PHONES

Manual Check

Ⓢ

610-00-57641-000-000		Operation Supplies & Expenses	71.58
		FROM 6/6-7/5 UTILITIES PHONES	6115264220
620-00-57827-000-000		Operation Supplies & Expenses	71.58
		FROM 6/6-7/5 UTILITIES PHONES	6115264220

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UTILITIES EXPENSE NICOLET

Accounting Checks

Posted From: 6/01/2025 From Account:
Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
610-00-57641-000-000		Operation Supplies & Expenses	60.01
	FROM 6/6-7/5 UTILITIES PADS	6115264220	
620-00-57827-000-000		Operation Supplies & Expenses	60.02
	FROM 6/6-7/5 UTILITIES PADS	6115264220	
Total			263.19

EFT 6/30/2025 VILLAGE OF HARRISON - UTILITIES REIMB
REIMBURSEMENT OF JAN-JUN 2025 PAYROLL

Manual Check

Ⓢ

610-00-11151-000-000		Nicolet @3-3-2022 PAYROLL Wate	106,271.50
		REIMBURSEMENT OF JAN-JUN 2025 PAYROLL	
620-00-11151-000-000		Nicolet @3-3-2022 PAYROLL Sewe	106,952.71
		REIMBURSEMENT OF JAN-JUN 2025 PAYROLL	
610-00-25110-000-000		Due to Municipality	13,858.36
		REIMBURSEMENT OF JAN-JUN 2025 PAYROLL	
620-00-25110-000-000		Due to Municipality	13,978.95
		REIMBURSEMENT OF JAN-JUN 2025 PAYROLL	
Total			241,061.52

EFT 6/30/2025 VILLAGE OF HARRISON - UTILITIES REIMB
JAN-JUN 2025 DELTA DENTAL LESS EMP DED

Manual Check

Ⓢ

610-00-57926-000-000		Employee Pensions & Benefits	1,191.71
		JAN-JUN 2025 DELTA DENTAL LESS EMP DED	
620-00-57854-000-000		Employee Pensions & Benefits	1,191.71
		JAN-JUN 2025 DELTA DENTAL LESS EMP DED	
610-00-57926-000-000		Employee Pensions & Benefits	14,701.15
		JAN-JUN 2025 UNITED HEALTH LESS EMP DED	
620-00-57854-000-000		Employee Pensions & Benefits	14,701.16
		JAN-JUN 2025 UNITED HEALTH LESS EMP DED	
610-00-57926-000-000		Employee Pensions & Benefits	214.25
		JAN-JUN 2025 SUPERIORVISION LESS EMP DED	
620-00-57854-000-000		Employee Pensions & Benefits	214.25
		JAN-JUN 2025 SUPERIORVISION LESS EMP DED	
Total			32,214.23

23008 6/11/2025 CITY OF APPLETON FINANCE DEPARTMENT
Customer 100879 1/31/25-4/30/25

Ⓢ

610-00-57601-000-000		Purchased Water - COA / FC	92,329.12
		1/31/25-4/30/25 300-936-500 (COA#1)	

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UTILITIES EXPENSE NICOLET

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
610-00-57601-000-000	1/31/25-4/30/25	Purchased Water - COA / FC Fire Protection	9,325.50
610-00-57601-000-000	1/31/25-4/30/25	Purchased Water - COA / FC 300-937-500 (COA#2)	87,165.91
Total			188,820.53

23009 6/11/2025 CLIFTON LARSON ALLEN LLP
 L251299444

②

610-00-57923-000-000	FROM 5/9/25	Outside Services Employed PROGRESS BILLING 2024 AUDIT	5,250.00
620-00-57852-000-000	FROM 5/9/25	Outside Services Employed PROGRESS BILLING 2024 AUDIT	4,200.00
Total			9,450.00

23010 6/11/2025 COMMUNITY FIRST CU - VISA
 5/29/25 *7107, *6280, & *7123

②

610-00-57930-000-000	5/20/25	Miscellaneous General Expense WIAWWA Training BPB&DWD	130.00
620-00-57856-000-000	5/20/25	Miscellaneous General Expense WIAWWA Training BPB&DWD	130.00
610-00-57921-000-000	5/22/25	Office Supplies & Expenses ADOBE MONTHLY SUBSCRIPTION	6.82
620-00-57851-000-000	5/22/25	Office Supplies & Expenses ADOBE MONTHLY SUBSCRIPTION	6.82
610-00-57930-000-000	5/9/25	Miscellaneous General Expense GTL DNR Certification	71.40
610-00-57930-000-000	5/13/25	Miscellaneous General Expense ESRI Creator Annual Subscription	275.00
620-00-57856-000-000	5/13/25	Miscellaneous General Expense ESRI Creator Annual Subscription	275.00
610-00-57930-000-000	5/13/25	Miscellaneous General Expense ESRI Mobile Annual Subscription	192.50
620-00-57856-000-000	5/13/25	Miscellaneous General Expense ESRI Mobile Annual Subscription	192.50
Total			1,280.04

23011 6/11/2025 DAVE DORNFELD
 5/29/25 WIAWWA Mileage Reimb

②

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UTILITIES EXPENSE NICOLET

Accounting Checks

Posted From: 6/01/2025 From Account:
Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
610-00-57930-000-000		Miscellaneous General Expense	175.70
	5/29/25	WIAWWA Mileage Reimb	
Total			175.70
23012	6/11/2025	DONALD HIETPAS & SONS INC	Ⓢ
	5/29/25	Repair 3 Main Valves Berryfield	
610-00-57651-000-000		Maintenance of Mains	2,336.81
	5/29/25	Repair 3 Main Valves Berryfield	
610-00-57651-000-000		Maintenance of Mains	2,219.89
	6/2/25	Repair 3 Main Valves Plank	
Total			4,556.70
23013	6/11/2025	FERGUSON WATERWORKS #1476	Ⓢ
		Customer 17361	
610-00-57903-000-000		Supplies and Expenses	2,189.25
	6/6/25	N360 AMR Fees 444535	
620-00-57856-000-000		Miscellaneous General Expense	2,189.25
	6/6/25	N360 AMR Fees 444535	
Total			4,378.50
23014	6/11/2025	GREAT LAKES TV SEAL INC	Ⓢ
	5/28/25	Repair Two Manholes Manitowoc Rd	
620-00-57831-000-000		Maintenance Sewage Collect Sys	1,340.87
	5/28/25	Repair Two Manholes Manitowoc Rd 23434	
Total			1,340.87
23015	6/11/2025	MORTON SAFETY	Ⓢ
		Customer 0006152	
610-00-57641-000-000		Operation Supplies & Expenses	175.47
	5/20/25	Traffic Cones & Safety Gloves 233624	
620-00-57827-000-000		Operation Supplies & Expenses	175.48
	5/20/25	Traffic Cones & Safety Gloves 233624	
Total			350.95
23016	6/11/2025	SERVICEMASTER BUILDING MAINTENANCE	Ⓢ
	6/1/25	JUN 2025 CLEANING SERVICE	
610-00-57935-000-000		Maintenance of General Plant	170.00
	6/1/25	JUN 2025 CLEANING SERVICE 47137	
620-00-57834-000-000		Maintenance of General Plant	170.00
	6/1/25	JUN 2025 CLEANING SERVICE 47137	

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UTILITIES EXPENSE NICOLET

Accounting Checks

Posted From: 6/01/2025 From Account:
Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			340.00
23017	6/11/2025	SUPERIOR CHEMICAL LLC	Ⓢ
Bill To # 7618			
610-00-57930-000-000		Miscellaneous General Expense	16.91
	5/29/25	Paper Towel for Shop 417212	
620-00-57856-000-000		Miscellaneous General Expense	16.92
	5/29/25	Paper Towel for Shop 417212	
Total			33.83
23018	6/11/2025	TECC SECURITY SYSTEMS INC	Ⓢ
Invoices 65276 & 65277			
610-00-18390-000-000		General-Structures & Improve	2,455.54
	6/3/25	Security System Final Payment 65276	
620-00-18390-000-000		General-Structures & Improve	2,455.55
	6/3/25	Security System Final Payment 65276	
610-00-57930-000-000		Miscellaneous General Expense	164.94
	6/3/25	Virtual Keypad Advance Reporting 65277	
620-00-57856-000-000		Miscellaneous General Expense	164.94
	6/3/25	Virtual Keypad Advance Reporting 65277	
Total			5,240.97
23019	6/11/2025	TSCG VENTURES INC DBA JP GRAPHICS	Ⓢ
6/3/25 Sump Pump Discharge Stickers			
620-00-57827-000-000		Operation Supplies & Expenses	684.50
	6/3/25	Sump Pump Discharge Stickers 1076036011	
Total			684.50
23020	6/11/2025	WINNEBAGO PEST CONTROL LLC	Ⓢ
22198			
610-00-57935-000-000		Maintenance of General Plant	15.00
	FROM 5/23	BAIT CHECK HARRISON UTILITIES 22198	
620-00-57834-000-000		Maintenance of General Plant	15.00
	FROM 5/23	BAIT CHECK HARRISON UTILITIES 22198	
Total			30.00
23021	6/16/2025	POSTMASTER	Ⓢ
Postage for HU Newsletter/CCR Mailing			
610-00-57930-000-000		Miscellaneous General Expense	478.79
		Postage for HU Newsletter/CCR Mailing	

7/18/2025 10:17 AM

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ACCT

UTILITIES EXPENSE NICOLET

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
620-00-57856-000-000		Miscellaneous General Expense	478.79
		Postage for HU Newsletter/CCR Mailing	
Total			957.58

23022 6/25/2025 AMAZON CAPITAL SERVICES

Acct# A20A2BJMQA237Q

Ⓢ

610-00-57921-000-000		Office Supplies & Expenses	8.61
	6/10/25	Sharpies & Pens 1M6X-LL19-XTD6	
620-00-57827-000-000		Operation Supplies & Expenses	8.61
	6/10/25	Sharpies & Pens 1M6X-LL19-XTD6	
610-00-57930-000-000		Miscellaneous General Expense	17.69
	6/10/25	Coffee 1M6X-LL19-XTD6	
620-00-57856-000-000		Miscellaneous General Expense	17.70
	6/10/25	Coffee 1M6X-LL19-XTD6	
610-00-57641-000-000		Operation Supplies & Expenses	9.99
	6/10/25	Portable Charger 1M6X-LL19-XTD6	
620-00-57827-000-000		Operation Supplies & Expenses	10.00
	6/10/25	Portable Charger 1M6X-LL19-XTD6	
610-00-57930-000-000		Miscellaneous General Expense	111.34
	6/18/25	Microwave & Coffee Maker 1R6M-QLFD-9PHL	
620-00-57856-000-000		Miscellaneous General Expense	111.35
	6/18/25	Microwave & Coffee Maker 1R6M-QLFD-9PHL	
610-00-57921-000-000		Office Supplies & Expenses	16.83
	6/18/25	Envelopes & Label Printstock 1R6M-QLFD-9PHL	
620-00-57827-000-000		Operation Supplies & Expenses	16.83
	6/18/25	Envelopes & Label Printstock 1R6M-QLFD-9PHL	
Total			328.95

23023 6/25/2025 CLEAN WATER TESTING LLC

Acct 1505864

Ⓢ

610-00-57641-000-000		Operation Supplies & Expenses	192.00
	6/18/25	Monthly Bacti Tests 9010448693	
Total			192.00

23024 6/25/2025 CORPORATE NETWORK SOLUTIONS, INC

Invoices 79602, 79603, 79604, & 79605

Ⓢ

610-00-18391-001-000		Computer Equipment	595.00
	6/20/25	BPB Computer & Equipment 79602	

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ACCT

UTILITIES EXPENSE NICOLET

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
620-00-18392-000-000	6/20/25	Computer Equipment BPB Computer & Equipment 79602	595.00
610-00-18391-001-000	6/20/25	Computer Equipment GTL Computer & Equipment 79603	595.00
620-00-18392-000-000	6/20/25	Computer Equipment GTL Computer & Equipment 79603	595.00
610-00-18391-001-000	6/20/25	Computer Equipment HP Printer 79604	127.50
620-00-18392-000-000	6/20/25	Computer Equipment HP Printer 79604	127.50
610-00-18391-001-000	6/20/25	Computer Equipment Lenovo Desktops (3 units) 79605	1,162.50
620-00-18392-000-000	6/20/25	Computer Equipment Lenovo Desktops (3 units) 79605	1,162.50
Total			4,960.00
23025	6/25/2025	GREAT LAKES TV SEAL INC Cust ID har005	Ⓢ
620-00-57831-000-000	5/31/25	Maintenance Sewage Collect Sys Jet/TV 48,156 LF 23458	33,722.29
Total			33,722.29
23026	6/25/2025	HERRLING CLARK LAW FIRM LTD Legal Services through 6/4/25	Ⓢ
610-00-57923-000-000		Outside Services Employed Legal Services through 6/4/25	276.42
620-00-57852-000-000		Outside Services Employed Legal Services through 6/4/25	921.40
Total			1,197.82
23027	6/25/2025	MCCMAHON General Eng. Services through 5/31/25	Ⓢ
610-00-57923-000-000		Outside Services Employed General Eng. Services through 5/31/25 939427	382.84
620-00-57852-000-000		Outside Services Employed General Eng. Services through 5/31/25 939427	382.84
620-00-13143-000-000		Due from Developers Sandhill Landing Eng. through 5/31/25 939426	150.00
Total			915.68

7/18/2025 10:17 AM

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ACCT

UTILITIES EXPENSE NICOLET

Accounting Checks

Posted From: 6/01/2025 From Account:
 Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
23028	6/25/2025	MENARDS-APPLETON EAST	Ⓢ
Acct# 31110431			
610-00-57930-000-000		Miscellaneous General Expense	62.25
	5/27/25	Bathroom & Kitchen Supplies 76138	
620-00-57856-000-000		Miscellaneous General Expense	62.25
	5/27/25	Bathroom & Kitchen Supplies 76138	
Total			124.50
23029	6/25/2025	NEENAH-MENASHA SEWERAGE COMMISSION	Ⓢ
JUL 2025 Bill Based on MAY 2025 Measures			
620-00-57829-000-000		Sewerage Treatment Charges	22,530.14
	JUL 2025	Bill Based on MAY 2025 Measures 2025-105	
620-00-57870-000-000		NMSC Capital Charges-Int Exp	1,121.00
	JUL 2025	CWF Loan - Interest 2025-111	
620-00-57875-000-000		NMSC Capital Charges-Amort Exp	5,313.00
	JUL 2025	CWF Loan - Debt 2025-111	
620-00-57870-000-000		NMSC Capital Charges-Int Exp	494.00
	JUL 2025	SLDG BLDG LOAN INTEREST 2025-111	
620-00-57875-000-000		NMSC Capital Charges-Amort Exp	1,186.00
	JUL 2025	SLDG BLDG LOAN DEBT 2025-111	
Total			30,644.14
23030	6/25/2025	PJ KORTENS & COMPANY INC	Ⓢ
6/24/25 LS2 Pump Repairs			
620-00-57832-000-000		Maint Collection Syst Pumping	625.00
	6/24/25	LS2 Pump Repairs 10025548	
Total			625.00
23031	6/25/2025	ZANDER PRESS INC	Ⓢ
6/20/25 Newsletter & CCR Printing			
610-00-57930-000-000		Miscellaneous General Expense	1,312.43
	6/20/25	Newsletter & CCR Printing 116106	
620-00-57856-000-000		Miscellaneous General Expense	1,312.44
	6/20/25	Newsletter & CCR Printing 116106	
Total			2,624.87
Grand Total			570,859.17

UTILITIES EXPENSE NICOLET Accounting Checks

Posted From: 6/01/2025 From Account:
Thru: 6/30/2025 Thru Account:

	Amount
Total Expenditure from Fund # 610 - WATER UTILITY	347,809.03
Total Expenditure from Fund # 620 - SEWER UTILITY	223,050.14
Total Expenditure from all Funds	570,859.17

7/18/2025 10:21 AM Reprint Check Register - Full Report - ALL Page: 1
ACCT

X-UTILITIES EXPENSE COMM FIRST CU Accounting Checks

Posted From: 6/01/2025 From Account:
Thru: 6/30/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT	6/23/2025	RELIANCE STANDARD LIFE INSURANCE COMPANY	
		UTILITIES JUL 2025 LIFE & DISABILITY	
		Manual Check	
610-00-57926-000-000		Employee Pensions & Benefits	116.08
		UTILITIES JUL 2025 LIFE & DISABILITY	
620-00-57854-000-000		Employee Pensions & Benefits	116.08
		UTILITIES JUL 2025 LIFE & DISABILITY	
Total			232.16
Grand Total			232.16

X-UTILITIES EXPENSE COMM FIRST CUAccounting Checks

Posted From: 6/01/2025From Account:
Thru: 6/30/2025Thru Account:

	Amount
Total Expenditure from Fund # 610 - WATER UTILITY	116.08
Total Expenditure from Fund # 620 - SEWER UTILITY	116.08
Total Expenditure from all Funds	232.16

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:
Chad Pelishek, Village Manager

Meeting Date:
7/29/2025

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

Recommended Action:
Motion to approve a Conditional Use Permit to the Village Board for a water closet (toilet) in a detached accessory building with the following conditions:

1. The detached accessory building shall not be used as a secondary dwelling (per Section 117-54(a)(9).

2. The detached garage shall follow the blueprints as submitted with the approved zoning and building permits.

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

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

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

- More information as provided by the applicant:
- The use of the accessory building is for personal storage and tinkering.

There will be no living quarters built out within the building.

- Findings of Fact:**
- Staff finds that the Conditional Use Permit request will comply with the Harrison Zoning Ordinance, subject to the conditions below.

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

- Attachments:**
- Aerial Map



PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Chad Pelishek, Village Manager

Meeting Date:

7/29/2025

Title:

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

Recommended Action:

Motion to approve of a Conditional Use Permit with the following conditions for a water closet (toilet) in a detached accessory building for Troy Fredrickson, N9586 Bies Road.

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

Background and Additional Information:

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

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

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

More information as provided by the applicant:

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

Findings of Fact:

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

Attachments:

- Aerial Map



PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Chad Pelishek, Village Manager

Meeting Date:

7/29/2025

Title:

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

Recommended Action:

Motion to approve the Farmers Field Site Plan for the new pavilion.

Background and Additional Information:

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

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

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

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

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

.

Attachments: Aerial and Site Plan

A NEW FACILITY FOR: VILLAGE OF HARRISON - FARMERS FIELD

W5807 MANITOWOC ROAD, MENASHA, WI 54952

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION	DESIGNER	CHECKER	DATE
101	101-101			
102	102-102			
103	103-103			
104	104-104			
105	105-105			
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200	200-200			

PROJECT LOCATION MAP



PROJECT LOCATION

DESIGN TEAM

ARCHITECTURAL

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

STRUCTURAL

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

CIVIL

McMAHON
1445 McMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200
PROJECT MANAGER LEE REIBOLD
E-MAIL: LREIBOLD@MCMGRP.COM

PLUMBING

DESIGN/BUILD

MECHANICAL

DESIGN/BUILD

ELECTRICAL

DESIGN/BUILD

IMPORTANT NOTICE: THE DRAWINGS AND THE SPECIFICATIONS TOGETHER REPRESENT THE DESIGN PROFESSIONAL'S INTENT AND SHALL BE USED TOGETHER AS THE BASIS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION OF THE SCOPE OF THIS PROJECT BASED UPON THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE INFORMATION IN THESE DRAWINGS AND SPECIFICATIONS, AND IS THEREFORE, ADVISED, TO PROVIDE ALL SUFFICIENT AND REASONABLE PROTECTION OF WORK. NO MATTER WHETHER IT APPEARS IN THE CONTRACT DOCUMENTS, IN ADDITION, THE CONTRACTOR IS TO REVIEW ANY FORMALLY PROVIDED MODIFICATIONS, CLARIFICATIONS, ADDENDUMS AND/OR OTHER INFORMATION AND INCORPORATE THAT INFORMATION INTO THE CONTRACTOR'S UNDERSTANDING OF THE SCOPE OF THE PROJECT.

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

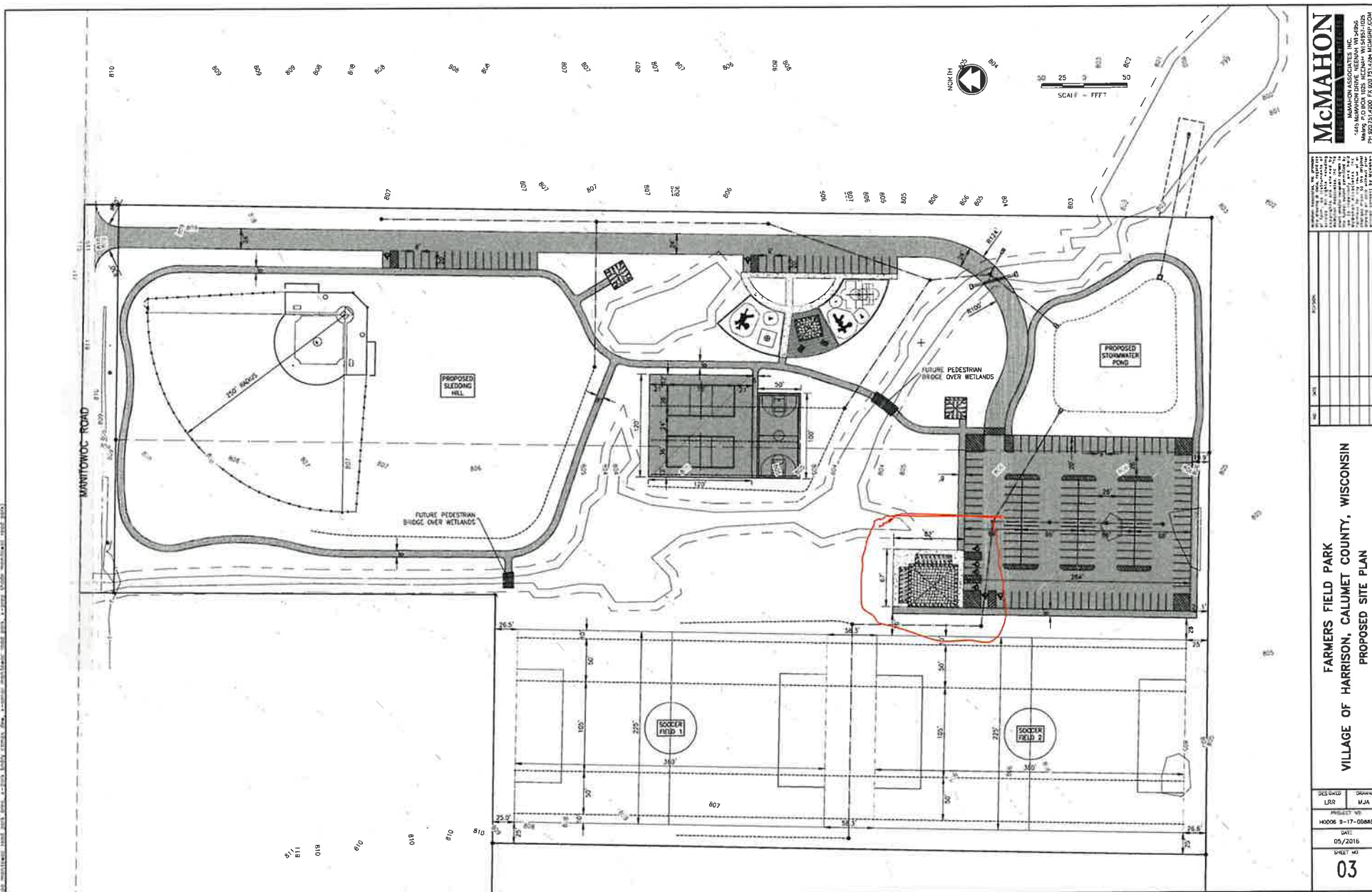
PROJECT NO. 1924-24-007-11
DATE 11/11/2019
BY: JN
SHEET NO. 97

0004

97

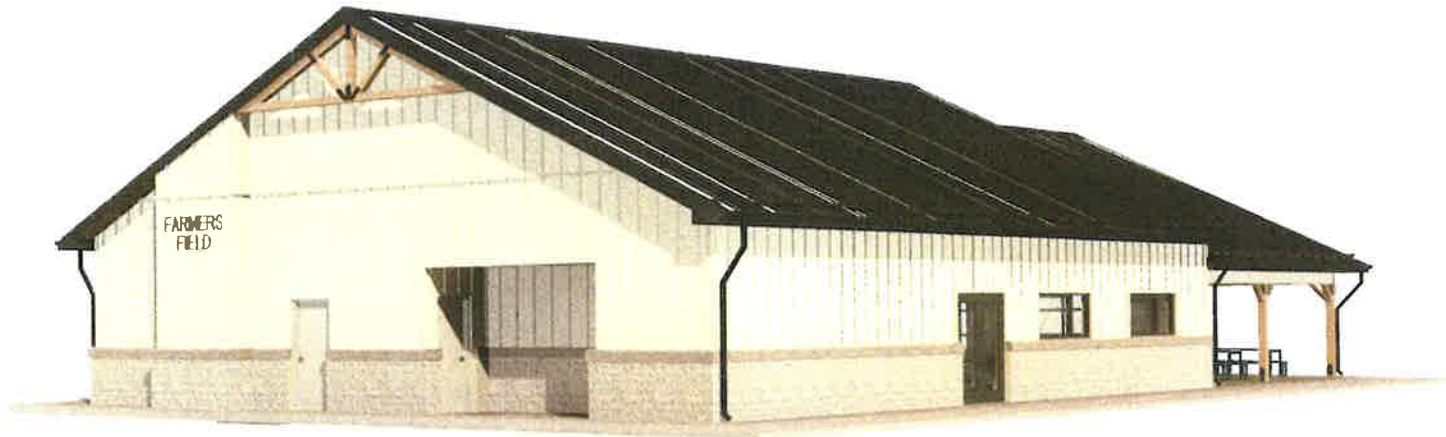
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DATE: 5/16/2018 2:11:42 PM, PK\leaman, 1/2
DRAWN: M.J.A.
CHECKED: M.J.A.
PROJECT: H0006 9-17-00866
SHEET: 03





CONCEPT VIEW #1

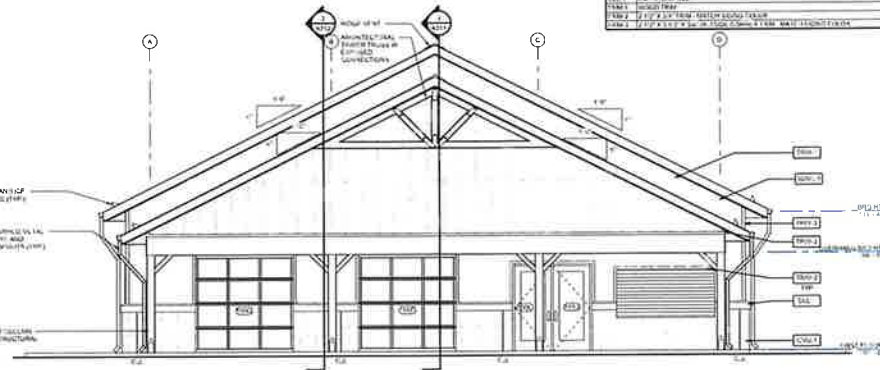


CONCEPT VIEW #2

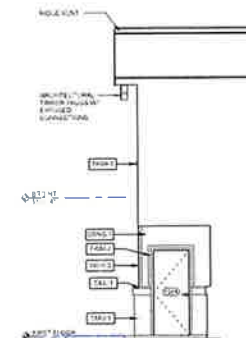
McMAHON
ARCHITECTURAL
DESIGN & CONSTRUCTION
1000 W. WISCONSIN AVE.
SUITE 100
MILWAUKEE, WI 53233
TEL: 414.224.1234
WWW.MCMAHONARCH.COM

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

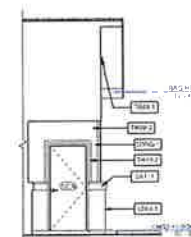
A302



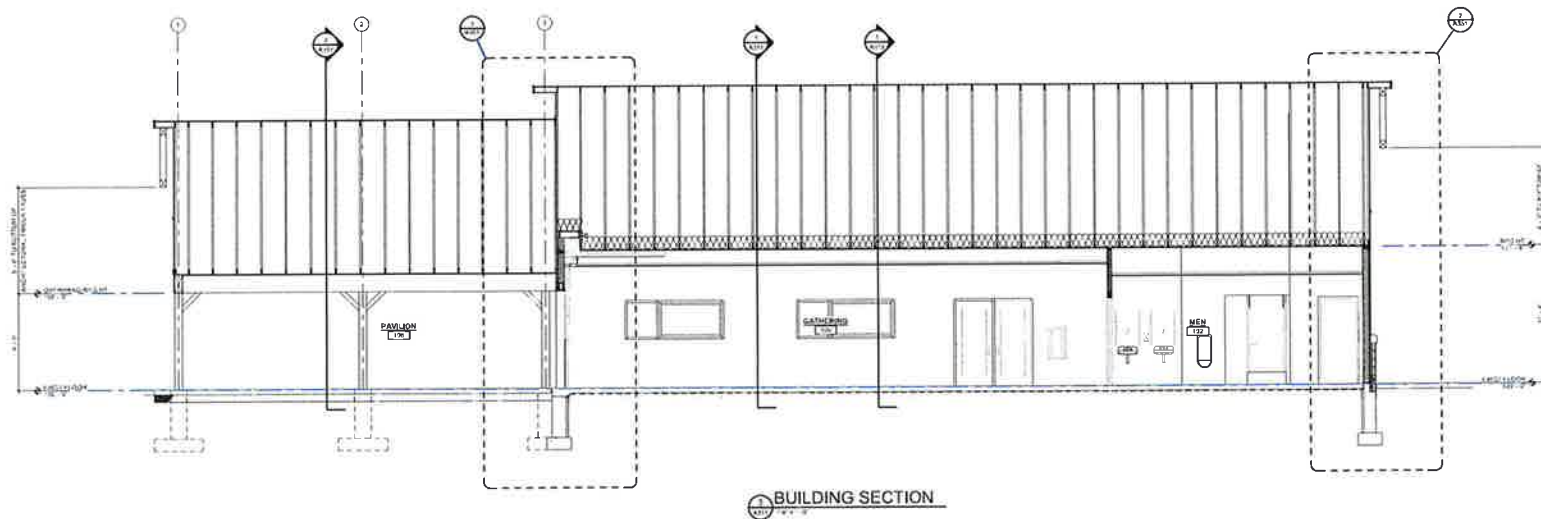
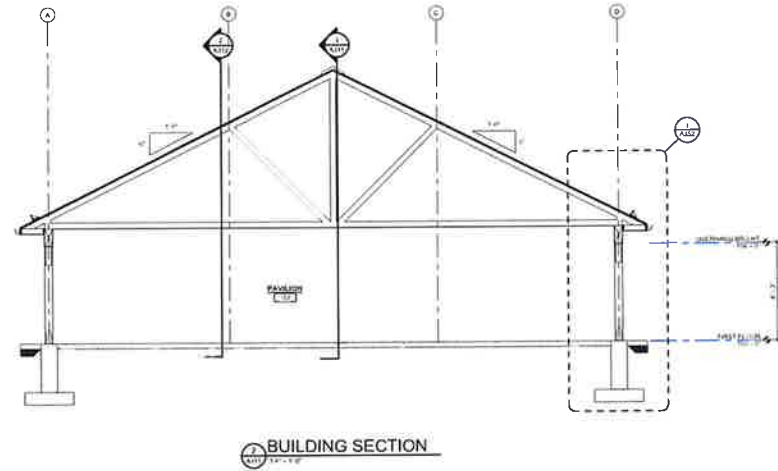
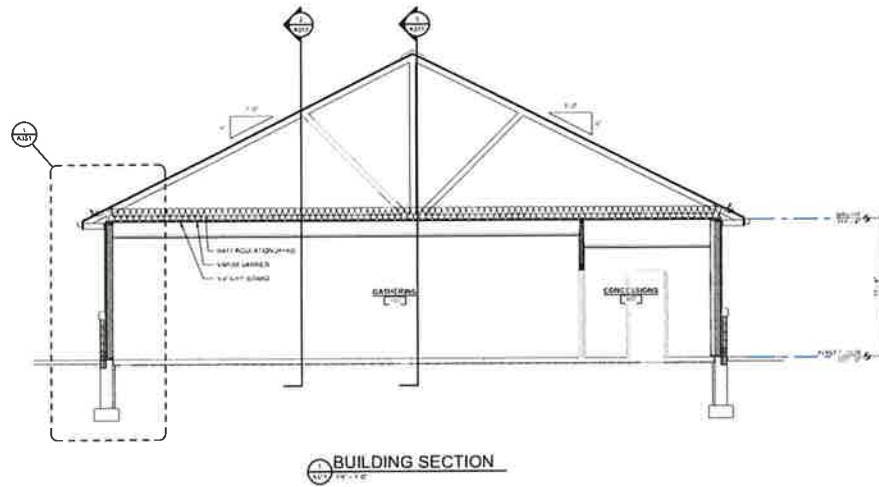
NORTH ELEVATION



ENTRANCE EAST ELEVATION



ENTRANCE WEST ELEVATION



McMAHON
ARCHITECTS
P.C.
1000 N. KANAWHA FALLS ROAD
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.MCMAHONARCHITECTS.COM

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

Project No.	1000000000
Rev.	01
Date	10/20/2010
Drawn by	W. J. J. J.
Checked by	W. J. J. J.
Scale	1/8" = 1'-0"

A311



CODE DATA	
BUILDING AREA	1,129 S.F.
OPEN PATIOLOGY AREA	1,123 S.F.
TOTAL	4,811 S.F.
WALL AREA (IN S.I.C.H.S.)	115 (10)Y
AVAILABLE AREA FOR TABLES	6,000 S.F.
(# OF BUILDING CODE)	20 (4) S.F. (NEW POINT)
	(42) AVAILABLE FOR (1)Y. V.B.
OCCUPANCY CLASSIFICATION	A-3 ASSEMBLY
CONSTRUCTION CLASSIFICATION	VI
AC (ACROSS) BARRIERS FOR PROTECTION	NONE
OCCUPANCY LOAD	25 (25) PEOPLE
	(25) S.F. (25) S.F. (25) S.F.

McMAHON
ENGINEERS ARCHITECTS
INTERNATIONAL ASSOCIATES, INC.
7000 KENNEDY BOULEVARD, SUITE 1000
DALLAS, TEXAS 75249-3688
TEL: 214/343-1428 FAX: 214/343-1414

A NEW FACILITY FOR:
VILLAGE OF HARRISON - FARMER'S FIELD
NW5807 MANITOWOC ROAD, MENASHA, WI 54952
LIFE SAFETY PLAN

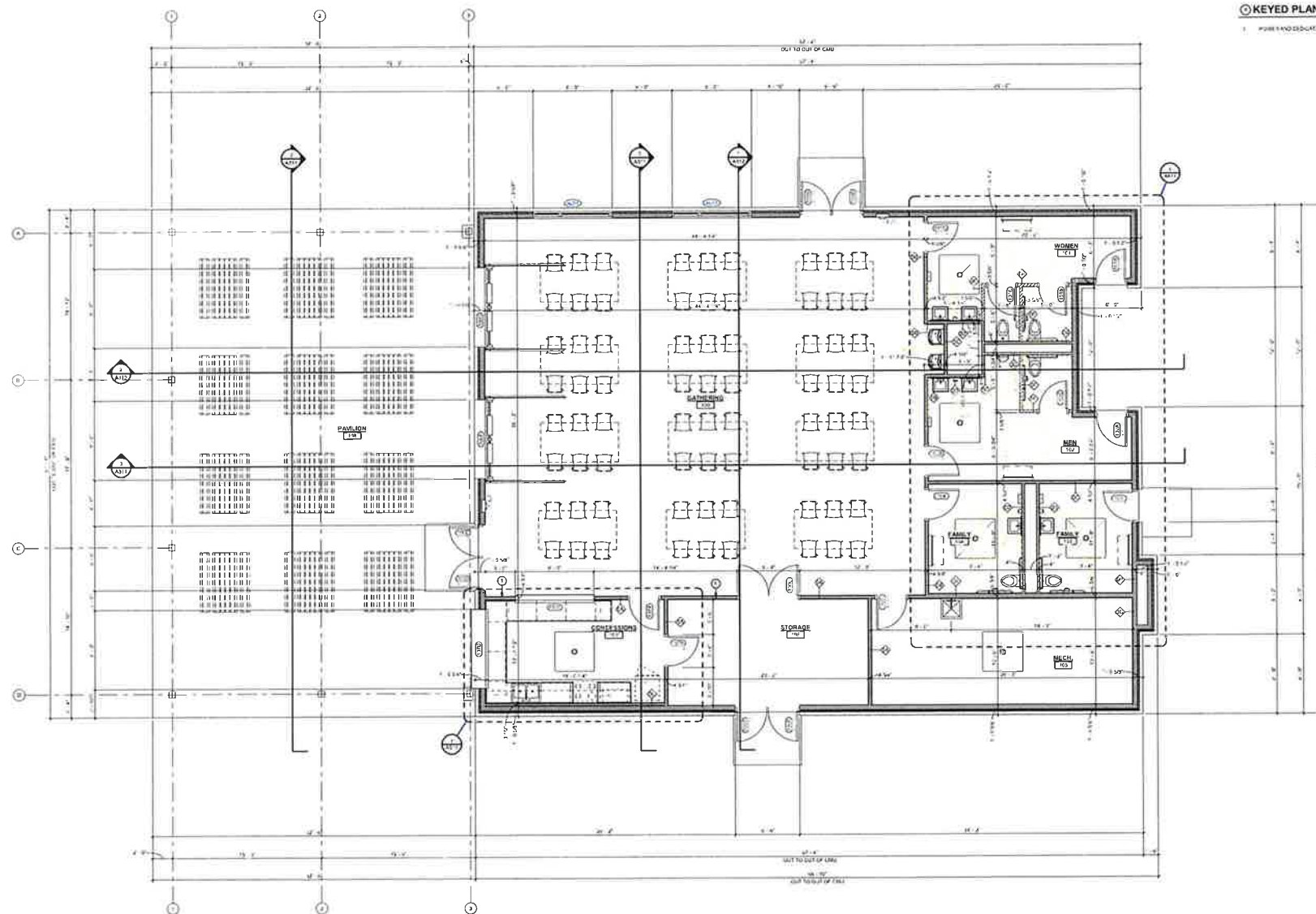
Section 11, Item c.

GENERAL PLAN NOTES

- ### GENERAL PLANNING NOTES
- DO NOT SCALE - FROM DIMENSIONS. FINISH AND ARCHITECT IS A TENTATIVE INDICATION.
 - CONSIDER THE LOCATION, AREA, AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING FOR EACH ROOM.
 - ALL BUILDINGS ARE OF CAST-IN-PLACE CONCRETE WITH FINISHES VARYING FROM PARTITION TO PARTITION.
 - ALL PLUMBING, ELECTRICAL, AND MECHANICAL WORK SHALL BE INSTALLED WITHIN DESIGNATED AREAS WHEN SHOWN ON DRAWINGS OR WHEN NOT SHOWN ON DRAWINGS.
 - PROVIDE VENTILATION IN ALL BATHS AND OTHER TREATMENT ROOMS IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMEC) AND THE 2015 INTERNATIONAL PLUMBING AND HVAC CODE (IPHC).

Ⓢ KEYED PLAN NOTES

1. **PHASE 1 AND 2 EDUCATION LEADERS' JOURNALING ABOUT PHASE 1**



FIRST FLOOR PLAN

A NEW FACILITY FOR:
VILLAGE OF HARRISON - FARMERS FIELD
HW5807 MANITOWOC ROAD, MENASHA, WI 54952
FIRST FLOOR PLAN

A211

GENERAL FINISH NOTES

- 1. SEE SPECIFICATIONS FOR SPECIFIC FINISHES.
- 2. SEE MEETINGS FOR FINISHES AND FINISHES.
- 3. COORDINATE WITH OTHER FINISHES AND FINISHES.

FINISH PLAN LEGEND



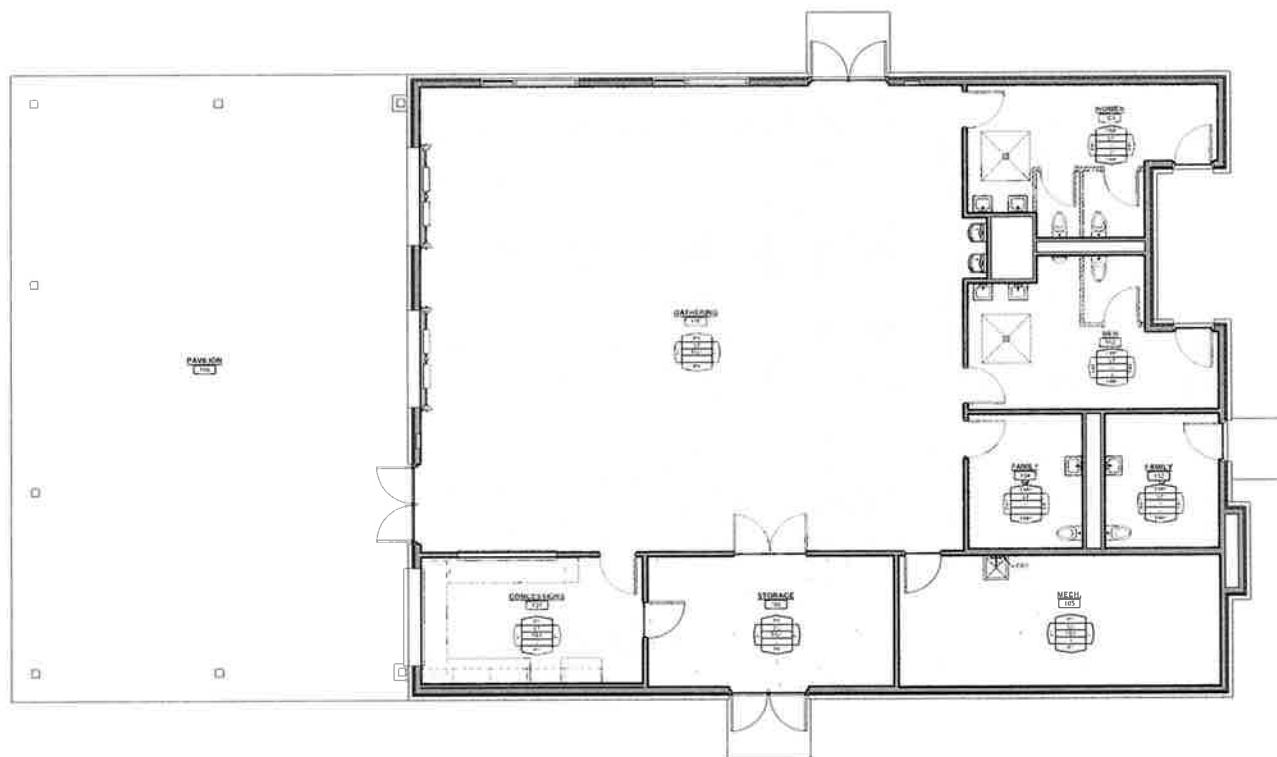
MATERIAL ABREVIATIONS, ALL ABREVIATIONS LISTED AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

ROOM FINISH ABBREVIATIONS

- CEILING**
- SC - SMOOTH CONCRETE
 - ST - STAPLED CONCRETE
- FLOOR**
- RB - RUBBER BASE
- WALLS**
- PT - PAINT
 - FBP - FIBERGLASS REINFORCED POLYMER

ROOM FINISH REMARKS

1. FIBERGLASS REINFORCED POLYMER
2. FIBERGLASS REINFORCED POLYMER
3. FIBERGLASS REINFORCED POLYMER



FIRST FLOOR FINISH PLAN



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

DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

A241

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Chad Pelishek, Village Manager

Meeting Date:

7/29/2025

Title:

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

Recommended Action:

Motion to approve the Certified Survey Map for DeWitt Development, W5896 Edgewood Drive as printed and circulated?

Background and Additional Information:

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

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

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

Attachments:

- Aerial Map
- CSM

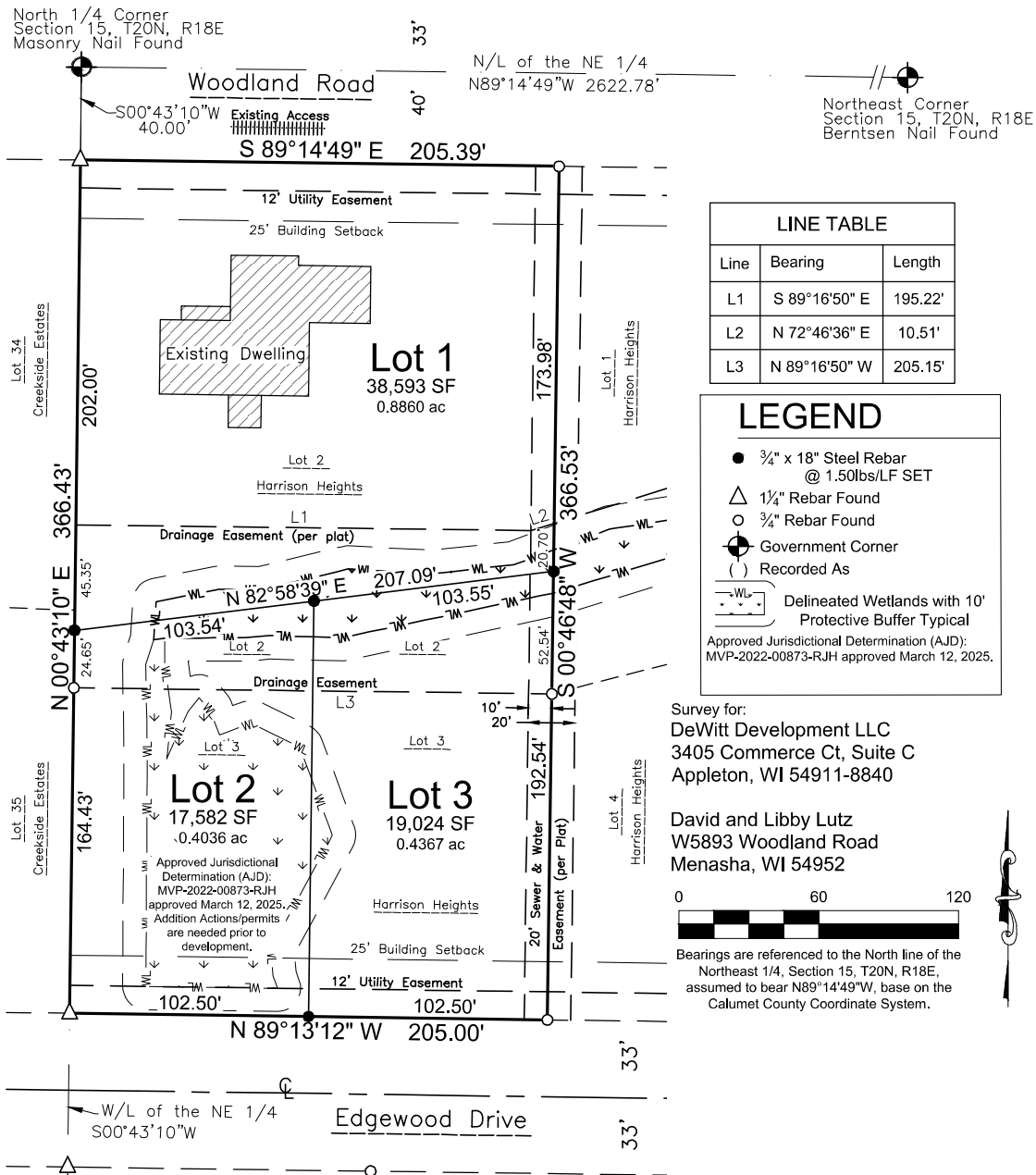


Certified Survey Map No. _____

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

Caveat:

Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the Village of Harrison and any other local agencies. **Additional action is required.** This map does NOT transfer ownership of the property or properties shown. Sale or transfer of ownership requires a separate document or documents to be recorded at the Register of Deeds office.



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

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

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

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

Certified Survey Map No. _____

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

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Harrison, and under the direction of DeWitt Development, LLC and David and Libby Lutz, the property owners of said land, I have surveyed, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 2 and 3 of Harrison Heights (Doc. 578271), located in the Northwest 1/4 of the Northeast 1/4 of Section 15, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 75,199 Square Feet (1.7263 Acres) of land, subject to all easements, and restrictions of record.

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

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

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, and mapped all as shown and represented on this map.

We do further certify this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Harrison

Dated this _____ day of _____, 20_____

David Lutz, Owner

Libby Lutz, Owner

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

Certified Survey Map No. _____

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

Village Board Resolution

Resolved, that this certified survey map in the Village of Harrison Calumet County, DeWitt Development, LLC and David and Libby Lutz the property owners, is hereby approved by the Village Board of the Village of Harrison.

_____	_____	_____
Village President	Print Name	Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Harrison.

_____	_____	_____
Village Clerk	Print Name	Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Village of Harrison and Calumet County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

_____	_____	_____
Village Treasurer	Print Name	Date

_____	_____	_____
County Treasurer	Print Name	Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Number(s):
David and Libby Lutz	Doc. 582773	46670
Scott DeWitt	Doc. 571164	46672

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

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 7/29/2025

Title: Award of contracts: Site Work/Utility, General Construction, HVAC, Electrical, Plumbing for Fire Rescue Station 70.

Recommended Action: Motion to approve the following contracts for the new Fire Station 70 building:

Site/Utility: Miron Construction Co. for \$1,219,365.
General Construction: Miron Construction Co. for \$5,649,501.
HVAC: Johnson and Jonet for \$1,062,700.
Electrical: VOE Power Systems, LLC for \$894,129.
Plumbing: IKM Building Solutions for \$662,001.

Background and Additional Information:

The Village Board had previously approved the Construction Manager type of project. Under this project type, Wendel is serving as the Construction Manager and the Architect. The project was bid as six separate contracts. The Bid Tabulation is attached showing the bids received for each contract. The low bidders (reviewed by Wendel in advance of the approval) included the following:

Site/Utility: Miron Construction Co. for \$1,219,365.
General Construction: Miron Construction Co. for \$5,649,501.
HVAC: Johnson and Jonet for \$1,062,700.
Electrical: VOE Power Systems, LLC for \$894,129.
Plumbing: IKM Building Solutions for \$662,001.
Total Costs: \$9,487,696

The bids for each contract included Alternate Bid Items highlighted below:

Alternate #1: Add alternate to provide all labor and materials to construct two additional apparatus bays between grids 13 & 14 as described in the construction documents.

Alternate #2: Add alternate to provide all labor and materials to complete the living quarters area as described in the construction documents.

Alternate #3: Add alternate to provide concrete pavement in lieu of asphalt pavement at the front apron as described in the construction documents

Alternate #4: Add alternate to provide concrete pavement in lieu of asphalt pavement at the rear apron as described in the construction documents

Alternate #5: Add alternate to provide all labor and materials to complete the landscaping as described in the construction documents.

Village staff is recommending approving the final bid costs with Alternate 1 (additional bays) and 2 (building out the living quarters). Staff feel these are responsible bids for this work and feel if we do not move forward at this time, it will cost the village taxpayers much more in the future.

Alternate 3- 5 are not being recommended for approval at this time. Per the Bid documents, the contractor is required to hold their prices for the work. Should the project see costs savings when 75% complete, the decision can be made at that time to change orders in Alternates 3-5.

Please note the low bidder for the plumbing changes depending on the selection of the alternates. If Alternate 1 & 2 are selected, the low bidder for Plumbing is IKM, if neither or one alternate is selected the low bidder is JF Ahren.

It should also be noted that in the bid tabulation the low bidder for electrical was Enterprise Electric. Enterprise Electric did not submit the required bid bond. After conferring with the Village Attorney, the League of WI Municipalities and the Town Association attorneys it was determined the Enterprise Electric bid could not be accepted with no Bid Bond. Therefore, the recommendation is to proceed with the next bidder VOE Power Systems.

The sixth contract let was for Fire Protection. No bids were received for this. After confirming with the Village Attorney, it would be necessary for the Village to re-bid the Fire Protection bid. Wendel estimates the Fire Protection cost to be about \$150,000. The Village Manager has directed Wendel to hold off on bidding the Fire Protection bid until Fall to see if summer construction work slows down and we get some bidders. This work will not need to be completed until next year so there is time to delay on bidding.

Besides the building related costs, there are additional costs for Wendel's time as the construction manager on the project and this totals about \$284,630. There are other costs figured in to the budget that include construction contingency, FFE, security, AV, station alerting system, Geotechnical, Architectural/Engineering, Unsuitable soils, gas, water, sewer and plan review fees. These items total approximately \$2.0 million.

Staff are working to finalize these costs like furniture and fixtures and security and the other items. Also, there is approximately \$500,000 for unsuitable soil and winter conditions and those costs will probably not be needed fully.

The total project cost is estimated at \$11,772,326. The budget was \$11,500,000. Staff feel there will be substantial costs saved to reach the budgeted amount.

Village staff completed the borrowing for the Fire Station and the DPW expansion project. The total borrowed for these projects was \$6.5M for the Fire Station and \$2.0M for the DPW expansion for a total of \$8.5M. The interest rate was 4.12%, which was under the finance advisor’s projection of 4.75% - 5%.

Budget Impacts: Proceeds to fund the project will be transferred to the Capital Improvements Fund. The proceeds shall include the following:

- \$6.5M from Capital Borrowing proceeds
 - \$3.5M Fund Balance budgeted in 2026 budget
 - \$351,079 transfer from General Fund designated fund balance- safety building
 - \$968,921 transfer from Fire Impact Fees
 - \$180,000, transfer for debt interest earnings
 - \$272,000, transfer from general fund balance (only used if needed)
-

Attachments: Letter of Recommendation from Wendel dated 7/22/2025, Bid Tabulation



375 Essay Road, Suite 200, Williamsville, New York 14221
P 716.688.0766 F 716.625.6825

July 22, 2025

Village of Harrison, WI
W5298 State Road 114
Menasha WI, 54952
ATTN: Chad Pelishek

**SUBJECT: Recommendation of Award for Village of Harrison Fire Rescue Station 70
Wendel Project No. 634501**

Dear Mr. Pelishek:

Bids were opened for the above-mentioned project. The apparent low bidders are:

Contract Type	Bidder	Base Bid Amount	Alternate 1	Alternate 2	Total
Site/Utility	Miron Construction Co. Inc. 1471 McMahon Drive Neenah, WI 54956	\$1,202,155.00	\$17,210.00	\$0.00	\$1,219,365.00
General Construction	Miron Construction Co. Inc. 1471 McMahon Drive Neenah, WI 54956	\$4,906,480.00	\$479,914.00	\$263,107.00	\$5,649,501.00
HVAC	Johnson and Jonet 1800 Sal Street Green Bay, WI 54302	\$948,700.00	\$51,800.00	\$62,200.00	\$1,062,700.00
Electrical	VOE Power and Systems, LLC 301 N Kensington Drive Appleton, WI	\$807,000.00	\$30,129.00	\$57,000.00	\$894,129.00
Plumbing	IKM Building Solutions Inc. 11217 W Becher St West Allis, WI 53227	\$574,639.00	\$78,735.00	\$8,627.00	\$662,001.00
Plumbing	J.F. Ahern 855 Morris St Fond du Lac, WI	\$537,700.00	\$101,200.00	\$27,750.00	\$666,650.00
Fire Protection	NO BID				
Total					\$9,487,696.00

Wendel conducted a conference call with each contractor to discuss the scope of work, their qualifications, schedule and bid proposal. The results of the conference call concluded that each Contractor understands the scope of work for the Harrison Fire Rescue Station 70 Project.

Wendel feels their price is adequate to perform the work associated with the scope of this project. Based on the conference calls, it is apparent that each contractor has successfully executed projects of a similar size and scope. It is our opinion that these contractors can perform the required scope of work.

The Fire Protection Contract did not receive bids and therefore will need to be rebid.

Plumbing Contract: Based on selecting alternates 1 and 2 IKM will be the low bidder. If only alternate 1 or no alternates are taken J.F. Ahern will be the low bidder. Both Contractors were descoped in the above referenced meetings and either can perform the scope of work.

Below is the list of alternates, and based on staff recommendations Alternates 1 and 2 are recommended for acceptance and alternate 3, 4, 5 are to be considered at a later time.

Alternates

Alternate #1: Add alternate to provide all labor and materials to construct two additional apparatus bays between grids 13 & 14 as described in the construction documents.

Alternate #2: Add alternate to provide all labor and materials to complete the living quarters area as described in the construction documents.

Alternate #3: Add alternate to provide concrete pavement in lieu of asphalt pavement at the front apron as described in the construction documents

Alternate #4: Add alternate to provide concrete pavement in lieu of asphalt pavement at the rear apron as described in the construction documents

Alternate #5: Add alternate to provide all labor and materials to complete the landscaping as described in the construction documents.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Michael C. Galley, PMP
Project Manager, Construction
Associate Principal



Bid Tabulation Form - Bid Package No.01 Site/Utility
Project Name: Harrison
Project No.: 634501
Bid Date: 06/30/2025

BID PACKAGE NO.01 - Site/Utility				
Bid Item	Boldt	Miron		
Lump Sum Base Bid	\$1,011,067.00	\$904,462.00	\$0.00	\$0.00
SUBTOTAL CONSTRUCTION COST	\$1,011,067.00	\$904,462.00	\$0.00	\$0.00
Alternate #1: Description". Add alternate to provide all labor and materials to construct two additional apparatus bays between grids 13 & 14 as described in the construction documents.	\$23,353.00	\$17,210.00	\$0.00	\$0.00
Alternate #2: Add alternate to provide all labor and materials to complete the living quarters area as described in the construction documents.	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #3: Add alternate to provide concrete pavement in lieu of asphalt pavement at the front apron as described in the construction documents	\$44,453.00	\$39,622.00	\$0.00	\$0.00
Alternate #4: Add alternate to provide concrete pavement in lieu of asphalt pavement at the rear apron as described in the construction documents	\$45,083.00	\$40,238.00	\$0.00	\$0.00
Alternate #5: Add alternate to provide all labor and materials to complete the landscaping as described in the construction documents.	\$52,070.00	\$36,270.00	\$0.00	\$0.00
Unit Prices				
Unit Price - Removal and Replacement Unsuitable Soil with Compacted Structural Fill	\$128,000.00	\$122,380.00	\$0.00	\$0.00
Unit Price - Open Excavation Rock Removal	\$72,000.00	\$68,750.00	\$0.00	\$0.00
Unit Price - Placement of Lean Concrete Fill Material	\$81,250.00	\$37,813.00	\$0.00	\$0.00
Unit Price - Pier and Trench Rock Removal	\$72,000.00	\$68,750.00	\$0.00	\$0.00
TOTAL CONSTRUCTION COST w/all Allowances	\$1,364,317.00	\$1,202,155.00		\$0.00
Bid Form Total	\$1,365,017.00			



Bid Tabulation Form - Bid Package No.02 - General Construction

Project Name: Harrison

Project No.: 634501

Bid Date: 06/30/2025

BID PACKAGE NO.02 - General Construction				
Bid Item	Boldt	Miron		
Lump Sum Base Bid	\$5,295,000.00	\$4,881,760.00	\$0.00	\$0.00
SUBTOTAL CONSTRUCTION COST	\$5,295,000.00	\$4,881,760.00	\$0.00	\$0.00
Alternate #1: Description". Add alternate to provide all labor and materials to construct two additional apparatus bays between grids 13 & 14 as described in the construction documents.	\$505,479.00	\$479,914.00	\$0.00	\$0.00
Alternate #2: Add alternate to provide all labor and materials to complete the living quarters area as described in the construction documents.	\$234,008.00	\$263,107.00	\$0.00	\$0.00
Alternate #3: Add alternate to provide concrete pavement in lieu of asphalt pavement at the front apron as described in the construction documents	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #4: Add alternate to provide concrete pavement in lieu of asphalt pavement at the rear apron as described in the construction documents	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #5: Add alternate to provide all labor and materials to complete the landscaping as described in the construction documents.	\$0.00	\$0.00	\$0.00	\$0.00
Unit Pricing				
Unit Price - Fluid Applied Flooring Moisture Mitigation	\$25,200	\$24,720	\$0	\$0
TOTAL CONSTRUCTION COST w/all Allowances	\$5,320,200.00	\$4,906,480.00	\$0.00	\$0.00



Bid Tabulation Form - Bid Package No.03 - HVAC
Project Name: Harrison
Project No.: 634501
Bid Date: 06/30/2025

BID PACKAGE NO.03 - HVAC						
Bid Item	B&P Mech	Johnson and Jonet	Sure-Fire	Hurckman	J.F. Ahern	IKM
Lump Sum Base Bid	\$849,500.00	\$748,700.00	\$825,000.00	\$1,062,500.00	\$816,000.00	\$900,100.00
SUBTOTAL CONSTRUCTION COST	\$849,500.00	\$748,700.00	\$825,000.00	\$1,062,500.00	\$816,000.00	\$900,100.00
Alternate #1: Description". Add alternate to provide all labor and materials to construct two additional apparatus bays between grids 13 & 14 as described in the construction documents.	\$63,700.00	\$51,800.00	\$31,000.00	\$32,700.00	\$78,350.00	\$30,925.00
Alternate #2: Add alternate to provide all labor and materials to complete the living quarters area as described in the construction documents.	\$96,500.00	\$62,200.00	\$75,000.00	\$86,700.00	\$84,500.00	\$79,450.00
Alternate #3: Add alternate to provide concrete pavement in lieu of asphalt pavement at the front apron as described in the construction documents						
Alternate #4: Add alternate to provide concrete pavement in lieu of asphalt pavement at the rear apron as described in the construction documents						
Alternate #5: Add alternate to provide all labor and materials to complete the landscaping as described in the construction documents.						
Allowance						
Winter Conditions	Missing	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
TOTAL CONSTRUCTION COST w/all Allowances	\$849,500.00	\$948,700.00	\$1,025,000.00	\$1,262,500.00	\$1,016,000.00	\$1,100,100.00



Bid Tabulation Form - Bid Package No.04 - Electrical
Project Name: Harrison
Project No.: 634501
Bid Date: 06/30/2025

Bid Item	BID PACKAGE NO.04 - Electrical			
	VOE Power & Systems	Enterprise Electric		
Lump Sum Base Bid	\$807,000.00	\$677,758.00	\$0.00	\$0.00
SUBTOTAL CONSTRUCTION COST	\$807,000.00	\$677,758.00	\$0.00	\$0.00
Alternate #1: Description". Add alternate to provide all labor and materials to construct two additional apparatus bays between grids 13 & 14 as described in the construction documents.	\$30,129.00	\$54,250.00	\$0.00	\$0.00
Alternate #2: Add alternate to provide all labor and materials to complete the living quarters area as described in the construction documents.	\$57,000.00	\$69,180.00	\$0.00	\$0.00
Alternate #3: Add alternate to provide concrete pavement in lieu of asphalt pavement at the front apron as described in the construction documents	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #4: Add alternate to provide concrete pavement in lieu of asphalt pavement at the rear apron as described in the construction documents	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #5: Add alternate to provide all labor and materials to complete the landscaping as described in the construction documents.	\$0.00	\$0.00	\$0.00	\$0.00
Unit Prices				
TOTAL CONSTRUCTION COST w/all Allowances	\$807,000.00	\$677,758.00	\$0.00	\$0.00



Bid Tabulation Form - Bid Package No.05 - Plumbing
Project Name: Harrison
Project No.: 634501
Bid Date: 06/30/2025

BID PACKAGE NO.05 - Plumbing				
Bid Item	Johnson & Jonet	Hurckman Mech	J.F. Ahern	IKM
Lump Sum Base Bid	\$588,600.00	\$649,945.00	\$537,700.00	\$574,639.00
SUBTOTAL CONSTRUCTION COST	\$588,600.00	\$649,945.00	\$537,700.00	\$574,639.00
Alternate #1: Description". Add alternate to provide all labor and materials to construct two additional apparatus bays between grids 13 & 14 as described in the construction documents.	\$75,200.00	\$93,875.00	\$101,200.00	\$78,735.00
Alternate #2: Add alternate to provide all labor and materials to complete the living quarters area as	\$12,200.00	\$18,350.00	\$27,750.00	\$8,627.00
Alternate #3: Add alternate to provide concrete pavement in lieu of asphalt pavement at the front apron as described in the construction documents	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #4: Add alternate to provide concrete pavement in lieu of asphalt pavement at the rear apron as described in the construction documents	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #5: Add alternate to provide all labor and materials to complete the landscaping as described in the construction documents.	\$0.00	\$0.00	\$0.00	\$0.00
Unit Prices				
TOTAL CONSTRUCTION COST w/all Allowances	\$588,600.00	\$649,945.00	\$537,700.00	\$574,639.00

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 07/29/2025

Title: Acceptance of E Steamboat Lane, Gemstone Court and Gemstone Circle from Lexington Homes, LLC.

Recommended Action: Motion to approve acceptance of Steamboat Lane, Gemstone Court and Gemstone Circle.

Background and Additional Information:

All requirements has been completed on the above-mentioned streets. Therefore, staff are recommending acceptance by the Village to maintain the roads in the future.

Budget Impacts: None immediately, however the Village will need to maintain and plow the roadways in the future.

Attachments: Acceptance Checklist



COMMERCIAL AND RESIDENTIAL SUBDIVISION FINAL ACCEPTANCE APPLICATION AND CHECKLIST

Owner/Applicant

Name: Carl Ambrosius
 Company: Lexington Homes
 Address: 1256 Centennial Centre Blvd
 City/St/Zip: Hobart, WI 54155
 Telephone: (920) 662-1611
 Email: cambrosius@lexingtonneighborhoods.com

Property Information

Project Name: Stargazer Estates
 Site Address: Midway Road
 Parcel No.(s): 43288 / 43286
 Project Acres: 15.991

The following applicable information must be submitted to the Village Planner, Village of Harrison, W5298 State Hwy 114, Harrison, WI 54952 at the end of construction and **prior** to any formal action by the Village to approve acceptance of the utilities and individual lot sales.

☒ **Subdivision Final Checklist** – Include a copy of this checklist and all required documents described below with the checklist submittal. Submit to Village of Harrison, Village Planner, W5298 State Highway 114, Harrison, WI 54952

☒ **Certificate of Completion** – The Engineer of Record shall submit a statement certifying that “All improvements and installations have been completed in accordance with the approved construction documents dated 1/19/2021 and Village Specifications.”

☒ **Record Drawings (As-Built) and Final Plat** – Record drawings shall be submitted to the Village Planning and Development department for review and approval. Once received, the Village Planning staff will review with the Department of Public Works staff. All punch-list work items of deficiencies shall be completed/corrected before the Village will sign off.

☒ **Detention Basin As-Built Survey** - Developer shall have an as-built survey conducted for any stormwater detention basin included in the project. Geotechnical reports of soil conditions during basin construction shall be provided.

☒ **Lots Monumented** – A licensed surveyor shall furnish a certification letter that all Monuments have been placed on each corner angle point, and at the beginning and end of all curved segments of each lot or parcel. Developer shall also provide top of foundation elevations to the Village of Harrison as new homes are being built.

☒ **Final Inspection** – A final inspection of the development **will not be scheduled until** all documents are submitted as outlined above. Contact the Operations Manager of the Department of Public Works at 920-989-1062 x 6 to schedule the final inspection. DPW shall include the Planning and Development staff as needed on the final inspection. The Department of Public Works should notify the Planning Department when final inspection is complete. Any final corrections or deficiencies must be completed

before approval of the Final Plat will be considered. The Developer may be charged for each additional inspection after two that may be required. The Developer shall provide a completed final inspection (completing all punch list items) form from the De with this application submittal.

✓ **Harrison Utilities or Darboy Sanitary District Final Inspections** – shall be conducted on all water and sewer systems according to the Utilities standard specifications. To schedule an inspection with Harrison Utilities, contact Tom Van Zeeland, Lead Systems Operator at 920-850-6864 and for Darboy Sanitary District contact Pat Hennessey, Utilities Superintendent at 920-788-6048. Utilities will require developer to provide the following Test Reports: Manhole Test, TV Test, Bacteriological Test, Valve and Hydrant Test, Water Pressure Test, Low air pressure test, and others at determined by the utility prior to sign-off. Developer shall provide a completed final inspection (completing all punch list items) from the respective Utility with this application submittal.

✓ **Lien Waivers and Final Costs/Quantities** - Provide copies of lien waivers and final costs/quantities as generated by the contractor(s) on this project.

✓ **Final Plat Approval** – Provide one original signed of the Approved Final Plat drawings. Village signatures will sign-off and provide the original back to the developer for recording purposes.

✓ **Recording Fees** – The Developer will be responsible for payment of filing fees for the final plats.

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

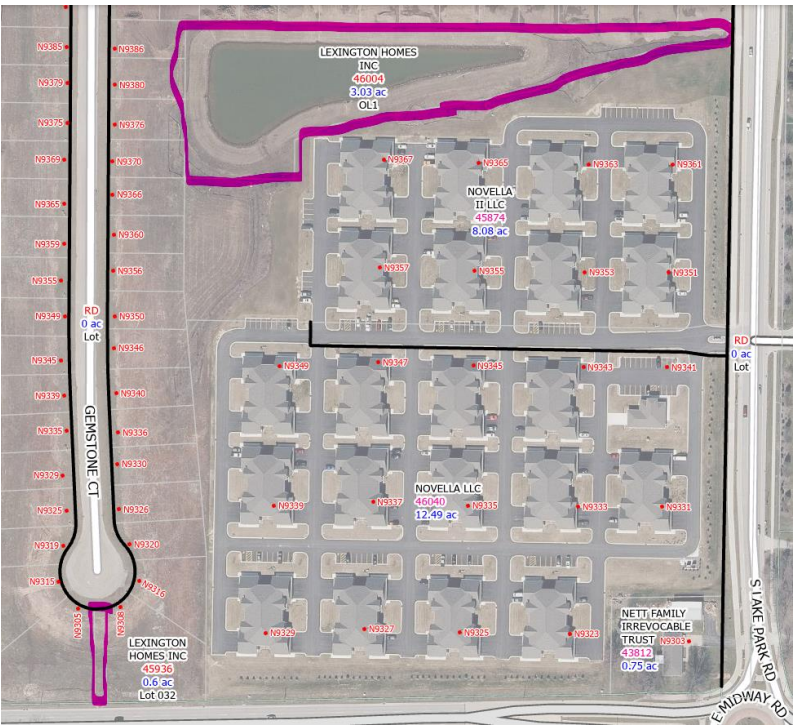
Meeting Date: 07/29/2025

Title: Acceptance of Outlots 1 & 2 in Jewel Box Estates from Lexington Homes, LLC.

Recommended Action: Motion to approve acceptance of Outlot 1 and 2 in the Jewel Box Estates.

Background and Additional Information:

The developer has requested the Village assume responsibility of Outlot 1 and 2 which includes a detention pond and a drainage way south of Gemstone Court.



Village staff have complete a title report on these two parcels and nothing is outstanding against the properties, so the recommendation from the Village Attorney is to proceed with transferring them to the Village.

Budget Impacts: None

Attachments: Title Reports



First American Title Insurance
Company
330 W College Avenue, P.O. Box
1234
Appleton, WI 54911
Phone: (920)735-6000
Fax: (866)616-2014

LETTER REPORT

PREPARED FOR: Village of Harrison
Attn: Craig Pelishek
W5298 State Highway 114
Menasha , WI 54952
Fax No.:

Order No.: 3203795

We have searched the public records relative to the premises described in Section A and the following party(ies) is/are the grantee(s) on the last recorded conveyance of a full ownership interest:

Lexington Homes, Inc., a Wisconsin corporation

SECTION A

Legal description of subject property:

Outlot 1, Jewel Box Estates, Village of Harrison, Calumet County, Wisconsin.
APN: 131-0752-00L010A-000-0-201805-00-440A/Location ID:46004

Outlot 2, Jewel Box Estates, Village of Harrison, Calumet County, Wisconsin.
APN: 131-0752-00L010A-000-0-201805-00-440A/Location ID:46006

APN: 131-0752-00L010A-000-0-201805-00-440A/Location ID: 46004
131-0752-00L020A-000-0-201805-00-440A/Location ID: 46006
PROPERTY ADDRESS: Lake Park Road, Appleton, WI 54915

SECTION B

REAL ESTATE TAXES AND UNRELEASED ENCUMBRANCES OF RECORD:

ASSESSMENT INFORMATION AS OF: June 30, 2025 (Location ID: 46004 Outlot 1)

Land: \$600.00
Improvements: \$0.00
Total: \$600.00
Fair Market Value: \$-

ASSESSMENT INFORMATION AS OF: June 30, 2025 (Location ID: 46006 Outlot 2)

Land: \$100..00

Improvements: \$0.00

Total: \$100.00

Fair Market Value: \$-

1. Taxes, general and special for the year 2025, not now due and payable.

NOTE: This report does not include a search for easements and restrictions of record or matters not disclosed in the public records.

This Report does not represent a detailed examination of each instrument or an opinion as to the title to the above described premises. The chain of title has been searched only since the last apparent conveyance of a full ownership interest. Title has not been searched or examined prior to said conveyance.

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Dated: June 20, 2025 at 7:00 a.m.

EVANS TITLE COMPANIES,
a division of First American Title Insurance Company

Title Services



First American Title™

First American Title
330 W College Ave
Appleton, WI 54911

Section 11, Item g.

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

Emmons Business Interiors
N115 W18500 Edison Drive
Germantown, WI 53022
Phone: 262.255.5500
www.ebiweb.com

Prepared For:

Village of Harrison

W5298 State Rd 114
Harrison, WI 54952
(920) 989-1062

CONTACT

Sales | Kyle Matsen
kylem@ebiweb.com
(920) 850-9194

Designer | Leslie Siggelkow

191-172

Section 11, Item h.



QUOTE

DPW Addition

6/12/2025

1:37:35 PM

LINE	PRODUCT TAG	QTY	PRODUCT	UNIT SELL	EXT SELL
100 OFFICE/BREAK					
1	100 OFFICE/ BREAK	3	Ignition 2 Task Mid-back, ilira back Advanced Synchro-Tilt SeatSldr Height and Width Adj. Arm Hard Caster 4-Way Black Grade 1 Uph Black Adjustable Lumbar Standard Base Black	\$452.18	\$1,356.54
2	100 OFFICE/ BREAK	4	Motivate High Density Stacker-Sled Base-Set/4 No Arm Undecided SHELL Option Undecided FRAME Option	\$562.62	\$2,250.48
3	100 OFFICE/ BREAK	2	Motivate Glides for High-Density Stacker/Box 48	\$44.37	\$88.74
4	100 OFFICE/ BREAK	4	Preside 29.5H X-Base for 36 & 42 Tops P1 Paint Opt Undecided PAINT Option	\$335.12	\$1,340.48
5	100 OFFICE/ BREAK	4	Preside 42" Square Shaped LaminateTop 2MM/Flat Undecided EDGE Option No Grommets Grd L1 Standard Laminates Undecided LAMINATE Option	\$299.72	\$1,198.88
Subtotal for: 100 OFFICE/BREAK					\$6,235.12
102 OFFICE					
6	102 OFFICE	2	Ignition Guest/Multi-Purpose Chair Four-Leg Stacking Armless Nylon Glide 4-Way Black Grade 1 Uph Undecided FABRIC Option Black	\$283.20	\$566.40
7	102 OFFICE	1	Ignition 2 Task Mid-back, ilira back Advanced Synchro-Tilt SeatSldr Height and Width Adj. Arm Hard Caster 4-Way Black Grade 1 Uph Undecided FABRIC Option Black Adjustable Lumbar Standard Base Black	\$452.18	\$452.18
8	102 OFFICE	1	Preside 29.5H X-Base for 30" Tops P1 Paint Opt Undecided PAINT Option	\$297.36	\$297.36

LINE	PRODUCT TAG	QTY	PRODUCT	UNIT SEL	
9	102 OFFICE	1	Preside 30 Square Top 2mm Edgeband Undecided EDGE Option No Grommets Grd L1 Standard Laminates	\$233.64	\$233.64
Subtotal for: 102 OFFICE					\$1,549.58
X. DESIGN					
10	X. DESIGN	1	DESIGN SERVICES - FREE OF CHARGE	\$0.00	\$0.00
Subtotal for: X. DESIGN					\$0.00
Y. FREIGHT					
11	Y. FREIGHT	1	HON FREIGHT - FREE	\$0.00	\$0.00
12	Y. FREIGHT	1	HON - NO SURCHARGE CURRENTLY	\$0.00	\$0.00
Subtotal for: Y. FREIGHT					\$0.00
Z. INSTALL					
13	Z. INSTALL	1	DELIVERY & INSTALLATION INCLUDED IN CONTRACT	\$0.00	\$0.00
Subtotal for: Z. INSTALL					\$0.00
ZZ. CONTRACT					
14	ZZ. CONTRACT	1	HON UW CONTRACT #23-5665 DELIVERED & INSTALLED	\$0.00	\$0.00
Subtotal for: ZZ. CONTRACT					\$0.00
ZZ. PRICING					
15	ZZ. PRICING	1	BUDGETARY PRICING - SUBJECT TO CHANGE	\$0.00	\$0.00
Subtotal for: ZZ. PRICING					\$0.00
GRAND TOTAL					\$7,784.70
Applicable Sales Tax is additional. EBI Terms and Conditions apply.					

Authorized Customer Signature: _____

Printed Name / Title: _____

Date: _____

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 7/29/2025

Title: Approval of Department of Public Works office furniture.

Recommended Action: Motion to approve the quote from EBI for office furniture in the Department of Public Works for \$7,784.70.

Background and Additional Information:

With the build out of a new break room and offices there is a need for a break room table, chairs, office chairs and other small equipment.

Staff is recommending EBI to provide furniture based previous working relationships and responsible customer service.

The costs are based on the state negotiated prices.

Budget Impacts: Funding could be from the capital borrowing for the project.

Attachments: Quotes from EBI and bsi.

133324_Village of Harrison - Public Works Office_061125

6/11/2025

BSI Account Representative:

Miranda Feldman

mfeldman@buildingservice.com

920-882-4209



Section 11, Item h.

Building Service, Inc.
Waukesha | Madison | Appleton
www.buildingservice.com
262.955.6400

Line #**TAG: BREAKROOM**

						<u>EACH</u>	<u>TOTAL</u>
<u>1</u>	1051FT1.PS	Rio, Four Leg Chair, Plastic Back & Seat, Armless	QTY	16		\$147.66	\$2,362.56
	Frame Information	FC1	Black Frame				
	Tablet Arm	~	No Tablet Arm				
	Caster/Glide Option Selection	GL3	Floor Saver Glide				
	Plastic Shell Color Selection	SC1	Black				
	3 Fire Std Option for Plastic Selection	~	No Selection				
	Packaging Options	AC	Fully Assembled in Carton				
						<u>EACH</u>	<u>TOTAL</u>
<u>2</u>	3271.TBT4.TS3636	Parallon Tabletop, X-Base, 36" Square	QTY	4		\$281.52	\$1,126.08
	Laminate Grade Selection	GR2	Grade 2 Laminate				
	Grade 2 Laminate Finishes	...	Skipped Option				
						<u>EACH</u>	<u>TOTAL</u>
<u>3</u>	3272.TBT4.TS3636TH2	Parallon Base, X-Base, For 36" Square	QTY	4		\$180.32	\$721.28
		9 Tabletop, 29" Height					
	Base Finish Selection	BF03	Black				
	Foot Style Option	LS18	Fixed / Glides				
						Subtotal:	\$4,209.92

TAG: OFFICE SIDE TABLE

						<u>EACH</u>	<u>TOTAL</u>
<u>4</u>	3271.TBT4.TS2424	Parallon Tabletop, X-Base, 24" Square	QTY	1		\$211.14	\$211.14
	Laminate Grade Selection	GR2	Grade 2 Laminate				
	Grade 2 Laminate Finishes	...	Skipped Option				
						<u>EACH</u>	<u>TOTAL</u>
<u>5</u>	3272.TBT4.TS2424TH2	Parallon Base, X-Base, For 24" Square	QTY	1		\$180.32	\$180.32
		9 Tabletop, 29" Height					
	Base Finish Selection	BF03	Black				
	Foot Style Option	LS18	Fixed / Glides				

Subtotal:

\$391.46

TAG: TASK SEATING

					<u>EACH</u>	<u>TOTAL</u>
<u>6</u>	1203.BK2.MB.FE3.AR6	Hexy, Highback, Mesh Back, Standard Synchro w/Seat Depth Adj, Height/Width Adjustable Arms (4-way)	QTY	4	\$422.74	\$1,690.96
	Cylinder Height Option	CH1	Standard Cylinder			
	Frame Color Selection	FC1	Black Frame			
	Base Selection	BT1	5 Star Nylon Base			
	Base Color Selection	BC1	Black Base			
	Caster Selecton	CS6	Hard Floor and Carpet Casters			
	Hexy Mesh Back Colors	MC20	Onyx Mesh			
	y Upholstered Seat Material Selection	US	Upholstered Seat			
	Fabric Grade Selections	FG2	Fabric Grade 2			
	Fabric Grade 2 Selection	...	Skipped Option			
	Packaging Options	UC	Back attached to seat, base separate			

Subtotal:

\$1,690.96

X SERVICES

					<u>EACH</u>	<u>TOTAL</u>
<u>7</u>	INSTALLATION - A	Labor to Deliver and Install per OMNIA Contract	QTY	1	\$1,117.75	\$1,117.75

Subtotal:

\$1,117.75

Grand Total:**\$7,410.09**

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 07/29/2025

Title: Approval of Natural Gas Facilities installation by We Energies for Crossroads Business Park.

Recommended Action: Motion to approve natural gas facilities installation in Crossroads Business Park for \$32,523.54.

Background and Additional Information:

Since the Village is the developer of Crossroads Business Park, we are responsible for installing the natural gas facilities to serve the development. We Energies has provided a cost estimate of \$32,523.03.

The work will start prior to winter charges being needed therefore \$6,606 have been deducted from the total cost.

There is also a reimbursement to the Village for new services added by private entities. Refunds in the amount of \$4,504 for each private service added.

Budget Impacts: \$32,523.03 – TID 2

Attachments: Invoice for Natural Gas Facilities at Crossroads Business Park.



July 2, 2025

Village of Harrison
W5298 State Road 114
Harrison, WI 54952

Subject: Invoice for Crossroads Business Park - Gas

Dear Village of Harrison:

Thank you for your application for natural gas facilities. Please review the following information.

Cost details:

- The total cost for this project will be \$39,129.54. Additional charges may apply if we encounter unusual conditions, delays in your construction schedule or other changes that you request.
- The cost has been reduced by \$0.00 as credit for zero meter(s) being set at the time of installation.
- The cost includes \$6,606.00 of seasonal charges for installation from Dec. 1 through March 31. Site must be ready and signed grade verification form submitted by Nov. 1 to avoid seasonal charges.
- Installation cost must be paid in advance of construction.
- **This cost is valid for 90 days provided this letter and enclosed drawing are signed and returned with payment, the site is ready, and all other requirements are met.**

Payment remittance:

Remit payment, if applicable, using one of the following options. Reference the work request number shown below on your check or when paying via phone or online.

- Personal check.
- Online at www.we-energies.com/payconstructionbill.
- Phone at 855-570-0998.

Refund details:

- Refunds are available for up to five years after the main installation and will not exceed the amount of the original cost.
- Refunds in the amount of \$4,504.00 may be made for each residential space heating customer connected to this main.
- Refund amounts for multifamily and commercial customers will be individually calculated based on their estimated average annual consumption.

Facility location:

- To avoid damage to underground facilities, you are responsible for locating and marking (with stakes, spray paint or flags) any buried obstructions and private underground facilities like lighting, septic systems, wells, sprinkler systems, etc.
- It is very important that you mark these facilities as We Energies and/or its agents are not responsible for damage to your facilities that are not properly marked before our work begins.
- If you are unable to locate and mark your privately owned buried facilities, you can hire a contractor to do it for you.
- For your safety, we will coordinate with Diggers Hotline to have technicians visit the site to locate underground utilities (such as natural gas, electric, phone, cable, sewer and water). The technicians will mark the facilities with flags and spray paint that will fade after a few weeks.

Construction:

Please consider this information when developing your project timeline:

- Once all job requirements are met, allow us a minimum three week lead time for scheduling the installation of natural gas facilities.
- To ensure minimal disturbance to your site, it is best to install our facilities prior to road base, paving, topsoil, and erosion control, but after the installation of sewer, water and right-of-way subgrading.
- The site must be within four inches of final grade and we must be made aware of any changes that have been made since we received preliminary, approved plats.

Surface restoration:

- Surface restoration in the public right-of-way, for main installed beyond your project limits, will be completed according to municipal guidelines.
- Restoration within your development will include backfilling and compacting using existing soil.

As a reminder, you need to sign and return a copy of this letter and enclosed drawing along with your payment, if paying by check. If you have any questions, please call me. I look forward to working with you to make your project a success.

Sincerely,

Mark Kofnetka
Energy Services Consultant
920-380-3549

Work Request #: 5079218

☐ I certify the grade was confirmed by a surveying/engineering firm and lot corner stakes are installed.

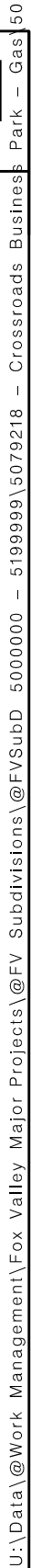
Estimated date site will be ready for natural gas: _____

Accepted by: _____

Title: _____ Date: _____

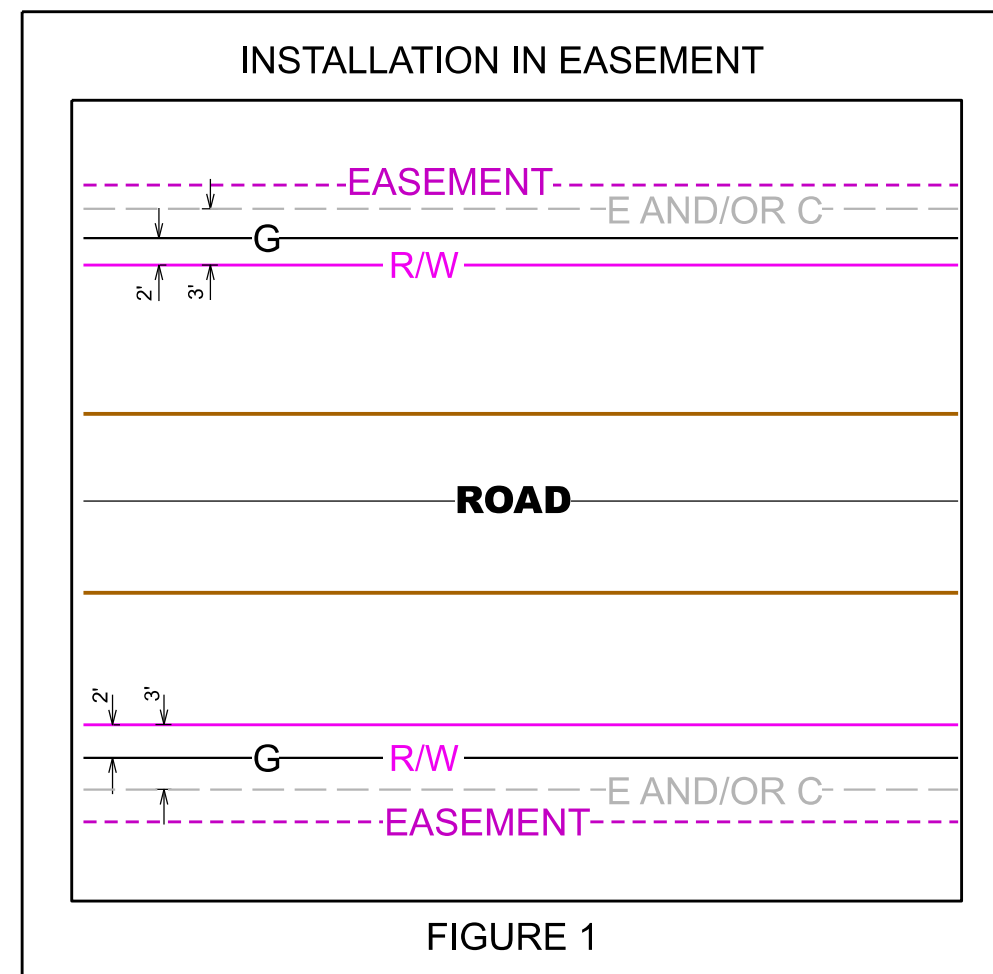
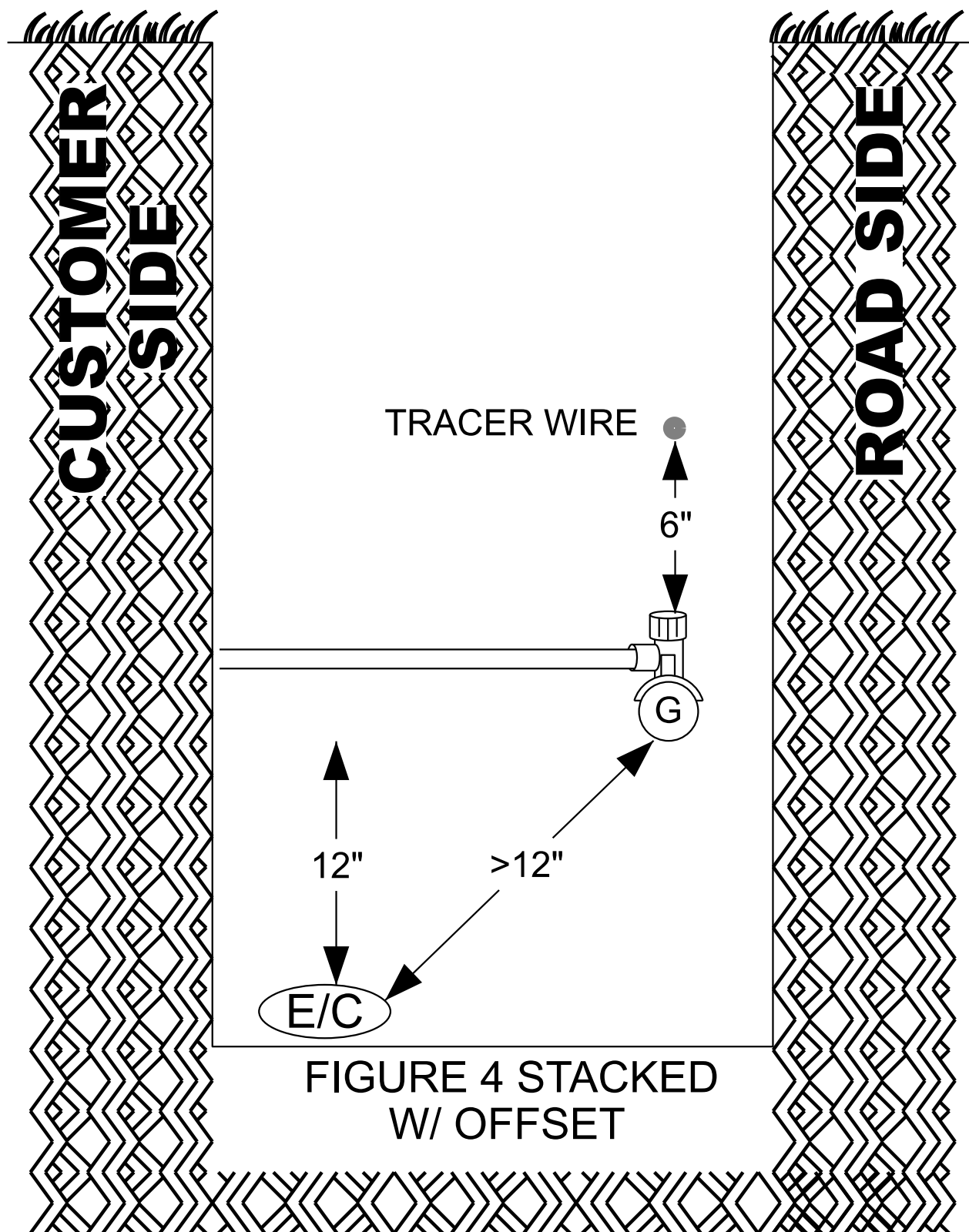
P.S. For more information on the application and construction process for new developments, visit www.we-energies.com/contractors/builderdeveloper.

Enclosures





(G) = GAS MAIN

(C) = COMMUNICATIONS
(REPRESENTS ON OR MORE CABLES)(E/C) = ELECTRIC AND/OR COMMUNICATIONS
(REPRESENTS ON OR MORE CABLES)

ACCEPTABLE INSTALLATIONS (ALL DIMENSIONS ARE MINIMUM SEPARATION REQUIREMENTS)

KEY

R/W: RIGHT OF WAY

E AND/OR C: ELECTRIC AND/OR COMMUNICATION FACILITIES

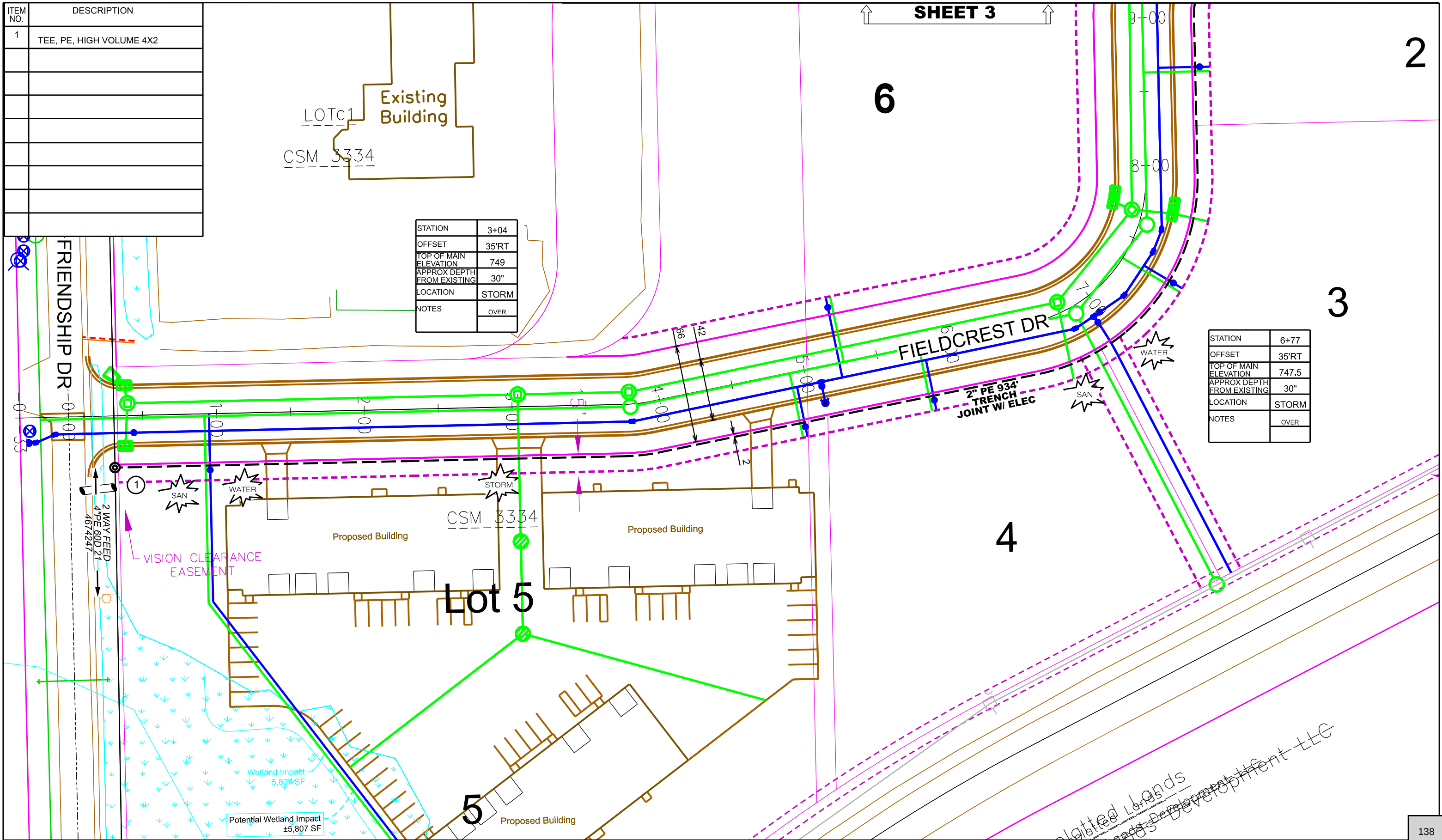
G: GAS FACILITIES

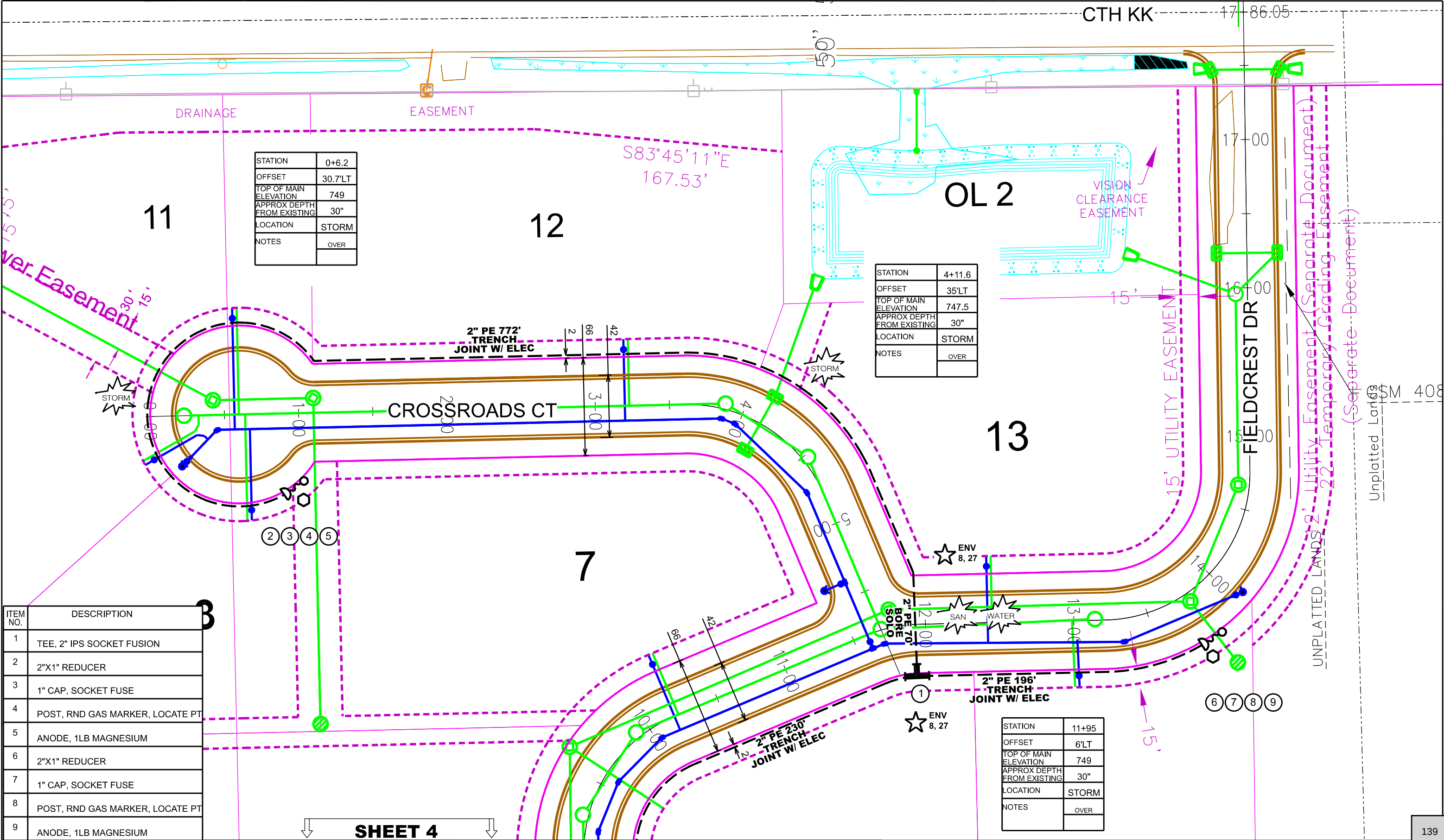


ITEM NO.	DESCRIPTION
1	TEE, PE, HIGH VOLUME 4X2

STATION	3+04
OFFSET	35'RT
TOP OF MAIN ELEVATION	749
APPROX DEPTH FROM EXISTING	30"
LOCATION	STORM
NOTES	OVER

STATION	6+77
OFFSET	35'RT
TOP OF MAIN ELEVATION	747.5
APPROX DEPTH FROM EXISTING	30"
LOCATION	STORM
NOTES	OVER





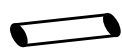
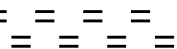
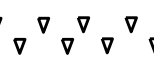
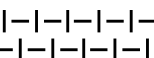
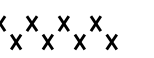
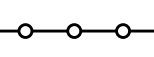
STATION	0+6.2
OFFSET	30.7'LT
TOP OF MAIN ELEVATION	749
APPROX DEPTH FROM EXISTING	30"
LOCATION	STORM
NOTES	OVER

STATION	4+11.6
OFFSET	35'LT
TOP OF MAIN ELEVATION	747.5
APPROX DEPTH FROM EXISTING	30"
LOCATION	STORM
NOTES	OVER

ITEM NO.	DESCRIPTION
1	TEE, 2" IPS SOCKET FUSION
2	2"X1" REDUCER
3	1" CAP, SOCKET FUSE
4	POST, RND GAS MARKER, LOCATE PT
5	ANODE, 1LB MAGNESIUM
6	2"X1" REDUCER
7	1" CAP, SOCKET FUSE
8	POST, RND GAS MARKER, LOCATE PT
9	ANODE, 1LB MAGNESIUM

STATION	11+95
OFFSET	6'LT
TOP OF MAIN ELEVATION	749
APPROX DEPTH FROM EXISTING	30"
LOCATION	STORM
NOTES	OVER

SHEET 4

WE ENERGIES - GAS OPERATIONS		CONVENTIONAL SYMBOLS				
NOTES: Existing facilities should be field verified prior to excavation. Utility information shown are from plans and have not been field verified. Maintain 12” min vertical clearance at crossing of existing electrical facilities. Maintain 6” min vertical clearance at crossing of other existing facilities. Maintain 18” min vertical clearance at crossing of existing storm sewer pipes. Maintain 5' clearance from storm sewer inlets. Staking of route or ROW by surveyor required prior to construction. Clearances shown are min distances – reference permit for specific clearance requirements. Additional information on excavation, backfilling & clearances can be found in the Gas CRS 201. Restore all pavement, ROW, sidewalks, and customer's private property.		M - Outside Meterset	 - Regulation Pit	 - Full Open Tee	 - Valve Pit	Section 11, Item i.
		 - Inside Meterset	 - Insulator	 - 45° Elbow	 - Regulation Station	
		 - Valve (Boxed)	 - Bottom/Side/Half Line Stopper Fitting	 - 90° Elbow	 - Farm Tap	
		 - Valve (Buried)	 - Save-A-Valve	 - Depth Change Elbow	 - Blow Down	
		 - Transition Fitting	 - No Blow/Punch/HVTT/MVTT/EF Tee	 - Marker Post	 - Pressure Monitoring Device	
		 - Reducer	 - Anode	 - Multi Wire Test Stand	 - Riser Used for Corrosion Reads	
		 - Support Clamp or Squeeze Point	 - Cap with Anode	 - Single Wire Test Stand	 - Test Stand	
		 - Coupling	 - Cap	 - Main Jump Symbol	 - Rectifier	
		 - End of Main	 - Retirement Symbol	 - River Weight	 - Pressure Point	
EROSION CONTROL LEGEND		WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)				
 ENV 8, 27	APPROXIMATE LOCATION FOR UNDERGROUND FACILITY EXCAVATION	General 1. If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project. Erosion Control 2. If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMP's) shall be implemented. 3. Erosion Control BMR's shall meet or exceed the approved WDNR Storm Watter Management Technical Standards (http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). Refer to We Energies Construction Site Sediment and Erosion Control Standards. 4. Inspect installed erosion control BMP's at least one time per week and after ½" rain events: repair as necessary. 5. When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor. Contaminated Soils 6. Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector. Spills 7. If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478: a. Any quantity of oil is spilled into surface water; b. Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land; c. Any oil spill containing greater than 500 ppm PCB; d. Five gallons or more of oil spilled to the ground; e. Any oil spill involving a police department, fire department, DNR, or concerned property owner. Notes 8 through 27 apply as noted at specific points within each work request: Dewatering 8. Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent. Wetlands 9. As much as practicable, the majorityof the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands. 10. All work shall be conducted to minimize soil disturance. No rutting will be allowed within the wetlands. 11. If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations. 12. Excavated soils cannot be stockpiled in wetlands.				
 A/B/C/D	INLET PROTECTION, TYPE					
	12" WATTLE or 12"/20" SEDIMENT LOG or 9.5"/20" EROSION EEL					
	STONE DITCH CHECK					
	ROCK BAG					
	MULCH					
	SOIL STABILIZER, TYPE B					
	EROSION MAT CLASS I, TYPE A					
	EROSION MAT CLASS I, TYPE B					
	EROSION MAT CLASS I, TYPE A URBAN					
	EROSION MAT CLASS I, TYPE B URBAN					
	EROSION MAT CLASS II					
	EROSION MAT CLASS III					
	VEGETATIVE BUFFER					
	TRACKING PAD					
	TIMBER MAT					
	SILT FENCE					
	APPROXIMATE DEWATERING BASIN LOCATION					
	SURFACE WATER FLOW					
						
		140				
		APPENDIX A				

GRADE VERIFICATION FORM

Establishing the final grade on your property is necessary prior to the installation of We Energies underground facilities. To ensure public safety, state and national codes require us to install our facilities at certain depths. If relocation or repair of our facilities becomes necessary because of a grade change greater than 4 inches, you will be billed the full relocation or repair costs. Site must be ready and this form submitted by Nov. 1 to avoid seasonal charges for installations between Dec. 1 and March 31.

Project Details

Development Name: Crossroads Business Park
 Municipality: Village of Harrison
 Work Request #: 5079218

AUTHORIZATION: I certify that I am the owner, or authorized representative of the owner, of the aforementioned development and that the entire route in which We Energies underground facilities are to be installed is within 4 inches of final grade. I certify the grade was confirmed by a surveying/engineering firm and that lot corner stakes are installed. I agree that I, or the owner of the property, will pay for any relocation or repair costs incurred by We Energies due to grade change in excess of 4 inches.

Signature: _____ Date: _____

Printed Name: _____

Title: _____

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 07/29/2025

Title: Approval of Electric Facilities installation by We Energies for Crossroads Business Park.

Recommended Action: Motion to approve electric facilities installation in Crossroads Business Park.

Background and Additional Information:

Since the Village is the developer of Crossroads Business Park, we are responsible for installing the electric facilities. We Energies has provided a cost estimate of \$56,452.91.

The work will start prior to winter charges being needed therefore \$4,356 have been deducted from the total cost.

Budget Impacts: \$56,452.91 – TID 2

Attachments: Invoice for Electric Facilities at Crossroads Business Park.



July 2, 2025

Village of Harrison
W5298 State Road 114
Harrison, WI 54952

Subject: Invoice for Crossroads Business Park, Electric

Dear Village of Harrison:

Thank you for your application for electric facilities. Please review the following information.

Cost details:

- **The cost for this project will be \$60,803.91.** Additional charges may apply if we encounter unusual conditions, delays in your construction schedule or other changes that you request.
- The cost has been reduced by \$0.00 as credit for zero meter(s) being set at the time of installation.
- The cost includes \$4,356.00 of seasonal charges for installation from Dec. 1 through March 31. Site must be ready and signed grade verification form submitted by Nov. 1 to avoid seasonal charges.
- The cost does not include electric service to sewer lift stations, community well pumps, lighting, etc.
- Installation cost must be paid in advance of construction.
- If an additional cost estimate is needed within 12 months, there will be a charge for preparing the new estimate.
- **This cost is valid for 90 days provided this letter and enclosed drawing are signed and returned with payment, the site is ready, and all other requirements are met.**

Payment remittance:

Remit payment, if applicable, using one of the following options. Reference the work request number shown below on your check or when paying via phone or online.

- Personal check
- Online at www.we-energies.com/payconstructionbill
- Phone at 855-570-0998

Facility location:

- To avoid damage to underground facilities, you are responsible for locating and marking (with stakes, spray paint or flags) any buried obstructions and private underground facilities like lighting, septic systems, wells, sprinkler systems, etc.
- It is very important that you mark these facilities as We Energies and/or its agents are not responsible for damage to your facilities that are not properly marked before our work begins.

Construction:

Please consider this information when developing your project timeline:

- Once all job requirements are met, allow us a minimum three-week lead time for scheduling the installation of electric facilities.
- The area along the route of our facilities must be graded to within four inches of final grade. Fill, if deeper than three feet, must be compacted prior to the installation of our facilities. If relocation or

repair of our facilities becomes necessary because of a grade change greater than four inches, you will be billed the full relocation or repair costs.

- Easements to install and maintain all We Energies facilities, including the right to cut out brush, shrubs and trees must be provided.
- Lot corner pipes are required to be clearly and visibly marked and must be identifiable along the entire installation route. These markings will be field verified by We Energies personnel and installation will not proceed if we determine this requirement is not complete.

Lawn and pavement repair:

- Repair in the public right-of-way, for facilities installed beyond your project limits, will be completed according to municipal guidelines.
- Repair within your development will include backfilling and compacting using existing soil.
- All cut brush, shrubs and trees will be left at the site along our trench route.

Refund details:

- Refunds may be available for up to five years after the energization date and will not exceed the amount of the original cost.
- Refunds in the amount of \$0.00 may be made for each single-phase residential/farm customer connecting to this extension.
- Additional refunds for larger services also may be available up to the original cost. The refund amounts vary based on the size of the meter set.
- Refunds will not exceed the amount of the original refundable cost of \$0.00.

Your next step is to sign this letter and return it, along with a signed drawing and your payment. You may wish to make a copy of the letter for your records. Sign and return the enclosed Grade Verification Form only after all its provisions have been met. Please call me with any questions. I look forward to working with you to make your project a success.

Sincerely,

Mark Kofnetka
Energy Services Consultant
920-380-3549

Work Request #: 5079216

☐ I certify the grade was confirmed by a surveying/engineering firm and lot corner stakes are installed.

Accepted by: _____

Title: _____ Date: _____

P.S. For more information on the application and construction process for new developments, visit www.we-energies.com/contractors.

Enclosure



REL

5079216

☐ C ☐ T ☒ V:

HARRISON

CUST/PROJ NAME:

CROSSROADS BUSINESS PARK

PROJECT LOCATION:

CTH KK AND FRIENDSHIP DR

PREPARED BY:

HEATH HEMAUER (K)

E-MAIL:

HEATH.HEMAUER@WE-ENERGIES.COM

OFFICE #:

920-931-3210

CELL #:

920-522-3676

PROJECT ID:

WI5079216

IO #:

16883

OPERATING MAPS:

3960-8984-04

EXISTING FEEDER:

FHCL52 HIGHCLIFF SS

PROPOSED FEEDER:

FHCL52 HIGHCLIFF SS

T-R-S - ¼Q:

T20N R19E S6NW

CGS#:

TYPE OF WORK:

☒ SUBDIVISION-UNDERGROUND FACILITIES

☐ SUBDIVISION-OVERHEAD FACILITIES

☐ SUBDIVISION STREET LIGHT - UNDERGROUND FACILITIES

☐ SUBDIVISION STREET LIGHT - OVERHEAD FACILITIES

☐ SUBDIVISION - RELOCATE FACILITIES

☐ OTHER:

STAKING REQUIREMENTS:

☒ SURVEYOR

☐ STAKED

☐ DESIGNER

☐ NOT NEEDED

RESTORE PRIVATE PROPERTY:

☐ YES

☒ NO

JU COMPANY:

JOB #

ENGINEERING CONTACT:

CONSTRUCTION CONTACT:

PHONE #

PHONE #

CONSTRUCTION EMAIL:

EXCEPTIONS/ JU SIGNATURES:

JU COMPANY:

JOB #

ENGINEERING CONTACT:

CONSTRUCTION CONTACT:

PHONE #

PHONE #

CONSTRUCTION EMAIL:

EXCEPTIONS/ JU SIGNATURES:

CONTACT JU PARTNERS 3-5 DAYS PRIOR TO CONSTRUCTION.

JOINT USE KEY:

=

=

=

=

RELATED WORK REQUESTS:

OH:

DB:

SLDB:

SLOH:

☒ ROW TO OBTAIN EASEMENT / ADD EASEMENT. SURVEYOR TO STAKE C/L AND MARK WIDTH OF EASEMENT ON STAKE.

☐ ROW TO CONTACT CST/DESIGNER FOR EASEMENT REQ'S.

☐ NO NEW EASEMENTS REQUIRED

DEVELOPER:	
COMPANY NAME	VILLAGE OF HARRISON
ADDRESS	W5298 STH 114
CITY, STATE	MENASHA, WI
CONTACT NAME	CHAD PELISHEK
PHONE	920-989-1062
EMAIL	CPELISHEK@HARRISON-WI.ORG
ENGINEERING:	
COMPANY NAME	MCPHON
CONTACT NAME	LEE REIBOLD
PHONE	920-427-6020
EMAIL	LREIBOLD@MCMGRP.COM
TOTAL TRENCH LENGTH: 2,799'	
TOTAL BORE LENGTH: 280'	
TOTAL NUMBER OF TRANSFORMERS: 0	
TOTAL NUMBER OF PEDESTALS: 0	
DIMENSIONING NOTES: ALL CABLES TO BE INSTALLED 3' OFF PL UNLESS OTHERWISE NOTED	

CONSTRUCTION REMARKS:

- * UNLESS NOTED OTHERWISE IN CONJUNCTION WITH
 - WR509218 (GAS)
- * DESIGN BASED ON TRENCHING AND BORING.
IF ROCK IS ENCOUNTERED ADDITIONAL
EQUIPMENT MAY BE REQUIRED AT
ADDITIONAL COST.
- * STORM, SANITARY, AND WATER WILL BE INSTALLED
PRIOR TO INSTALLATION. DEPTH OF UTILITIES
MUST BE VERIFIED ON SITE.
- * LATERALS MAY BE ENCOUNTERED WHEN TRENCHING
ALL LOTS HAVE INDIVIDUAL LATERALS.
CAUTION MUST BE APPLIED WHEN CROSSING LATERALS.
- * INSTALL AT STANDARD DEPTH UNLESS OTHERWISE NOTED.
- * CABLES TO BE INSTALLED IN EASEMENT.
VERIFY STATUS OF EASEMENT PRIOR TO
CONSTRUCTION.
- * TOTAL EXCAVATION = 3,079'
 - SOLO TRENCH = 1,187'
 - JOINT TRENCH = 1,612'
 - BORE = 280'

INSTALL INLET PROTECTION TYPE D AT ALL CURB INLETS WITHIN
PROJECT SITE IF NOT ACCOUNTED FOR BY DEVELOPER

NOTES:

- * WE ENERGIES WILL NOT RESTORE OR HAUL SPOIL UNLESS OTHERWISE NOTED ON SKETCH
- * CUSTOMER/DEVELOPER IS RESPONSIBLE FOR LOCATING ANY/ALL PRIVATE UNDERGROUND FACILITIES AND/OR OBSTRUCTIONS INCLUDING THOSE THAT HAVE NOT YET BEEN TURNED OVER TO THE MUNICIPALITY
- * WE ENERGIES AND/OR ITS CONTRACTORS ARE NOT RESPONSIBLE FOR DAMAGE TO UNMARKED FACILITIES
- * CUSTOMER/DEVELOPER AND THEIR CONTRACTORSSUB-CONTRACTORS MUST KEEP WE ENERGIES EASEMENT AREAS FREE AND CLEAR OF OBSTURCTIONS AND ENSURE ACCESS TO EASEMENT AREAS IS PROVIDED INCLUDING, BUT NOT LIMITED TO: DUMPSTERS, SPOIL, BACKFILL MATERIAL, ETC.
- * CUSTOMER/DEVELOPER AND THEIR CONTRACTORSSUB-CONTRACTORS MUST ENSURE THAT GRADE AT TIME OF WE ENERGIES INSTALLATION IS WITHIN 4" OF FINAL GRADE INCLUDING ANY PLANS FOR FUTURE LANDSCAPING
- * ANY FIELD ADJUSTMENTS TO SIGNED/APPROVED SKETCH MAY RESULT IN ADDITIONAL COSTS INCURRED BY THE DEVELOPER
- * WE ENERGIES IS NOT RESPONSIBLE FOR DAMAGE TO TREES AND/OR ROOTS LOCATED ALONG TRENCH ROUTE
- * WE ENERGIES AND/OR ITS CONTRACTORS WILL CLEAN ANY MUD/DEBRIS THAT IS TRACKED ONTO EXISTING ROADS AS A RESULT OF THEIR CONSTRUCTION DAILY
- * WE ENERGIES AND ITS CONTRACTORS ARE NOT RESPONSIBLE FOR COMPACTION ISSUES OR DAMAGES TO GRAVELED ROADS
- * ANY ADDITIONAL SPECIAL NOTES OR PROVISIONS

CUSTOMER'S SIGNATURE OF APPROVAL _____ DATE _____

The site plan shows two overlapping rectangular areas labeled "SHEET 4" and "SHEET 5".
- "SHEET 4" is located in the upper right portion of the plan, containing the road "CROSSROADS CT" which runs horizontally and then turns south.
- "SHEET 5" is located below "SHEET 4", containing the roads "FRIENDSHIP DR" (running vertically) and "FIELDCREST DR" (running horizontally).
- To the east of "SHEET 4" is the road "CR-KK".
- To the southeast of "SHEET 5" is the road "WI-55", which runs diagonally from the bottom left towards the top right.
- The plan includes various lot boundaries indicated by thin black lines.
- There are small labels like "CHALK" near some street intersections.

EROSION CONTROL NOTES	
☒	IF DISTURBANCE OCCURS IN SUMMER, FINAL STABILIZATION SHALL BE PERMANENT SEED AND PROPERLY ANCHORED MULCH, UNLESS NOTED. IF DISTURBANCE OCCURS IN WINTER, TEMPORARY STABILIZATION SHALL BE SOIL STABILIZER, UNLESS NOTED. FINAL STABILIZATION IS REQUIRED IN SPRING.
☐	IF DISTURBANCE OCCURS WITHIN THE SLOPE INTERCEPT, FINAL STABILIZATION SHALL BE SOIL STABILIZER, UNLESS NOTED. IF DISTURBANCE OCCURS OUTSIDE THE SLOPE INTERCEPT, FINAL STABILIZATION SHALL BE PERMANENT SEED AND PROPERLY ANCHORED MULCH, UNLESS NOTED.
☐	IF DISTURBANCE OCCURS IN AGRICULTURAL FIELDS, SOIL SEGREGATION WILL NEED TO TAKE PLACE TO RETURN FIELDS TO PRE-CONSTRUCTION SOIL STRATIFICATION AND TO PRE-CONSTRUCTION ELEVATIONS.
☒	DEPENDING ON THE TIME OF YEAR AND WEATHER CONDITIONS, CONSIDER USING PLATES/MATS IN WETLANDS OR CROSSING DITCHES.
☐	STOCKPILE MATERIALS SHALL BE PLACED UPSLOPE FROM EXCAVATION. IF STOCKPILE MATERIALS MUST BE PLACED DOWNSLOPE OF EXCAVATION, PROTECT STOCKPILES WITH 12" WATTLES.
☐	PROJECT SPECIFIC EROSION CONTROL NOTES:

WR 5079216

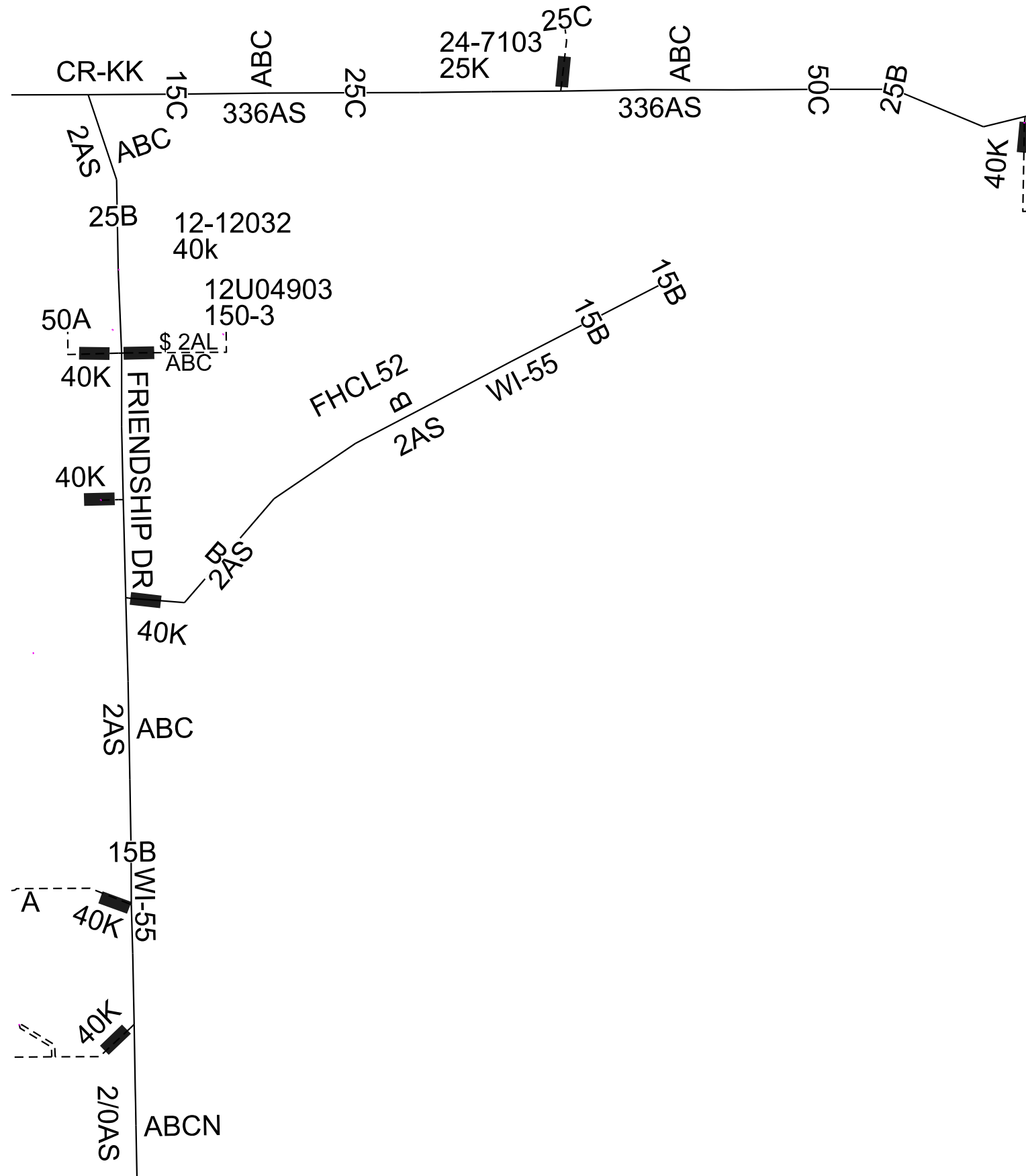
REV.	DESCRIPTION	BY	DATE
0	DESIGN APPROVED FOR CONSTRUCTION	HH	6/17/25
1	INCLUDED POLE REPLACEMENT AT CTH KK	HH	6/23/25

Printed 6/27/2025 10:56:06 AM

SHEET 1 OF 5

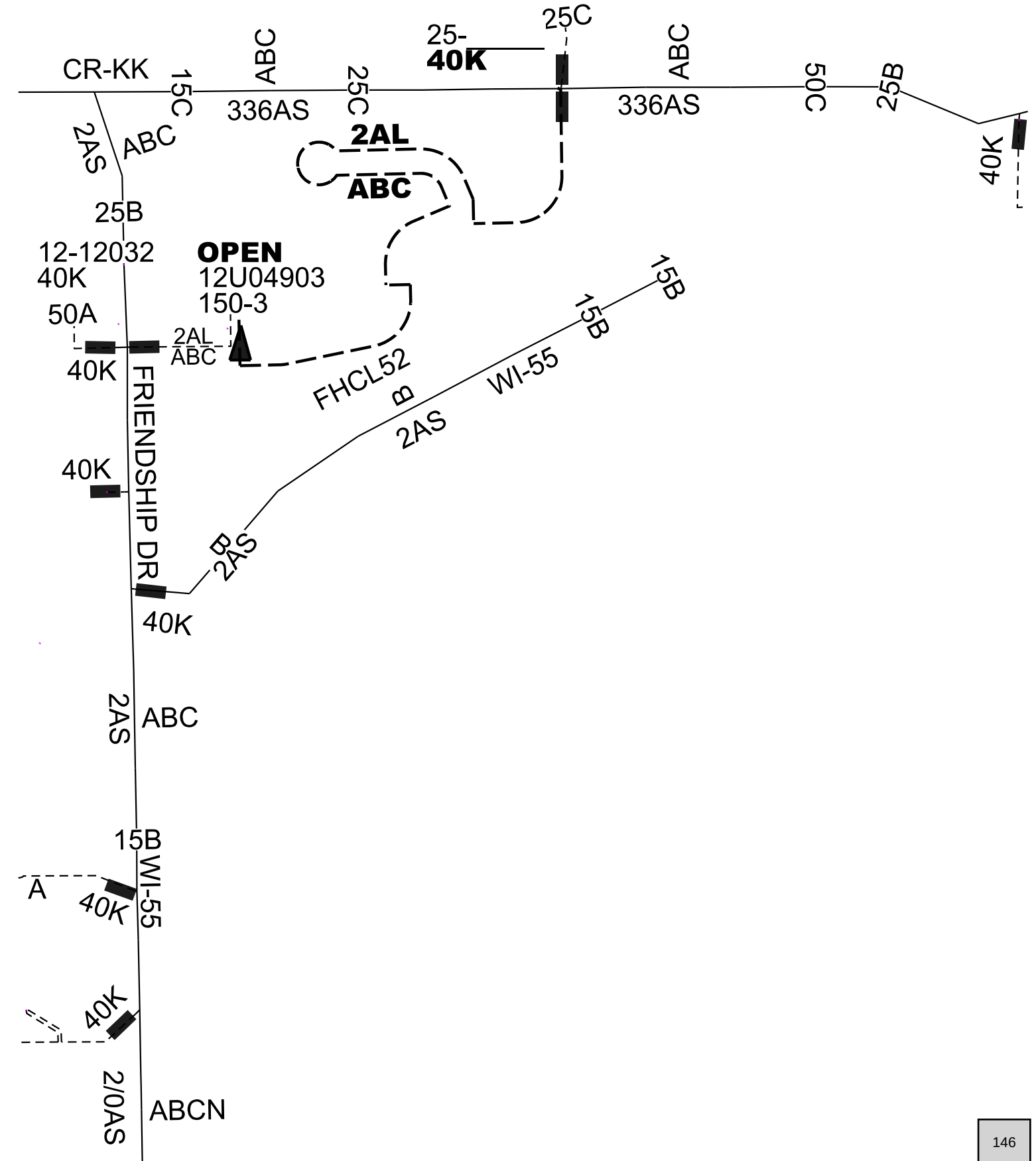
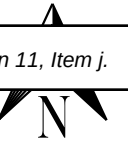
5079216

EXISTING FEEDER FHCL52



PROPOSED FEEDER FHCL52

Section 11, Item j.

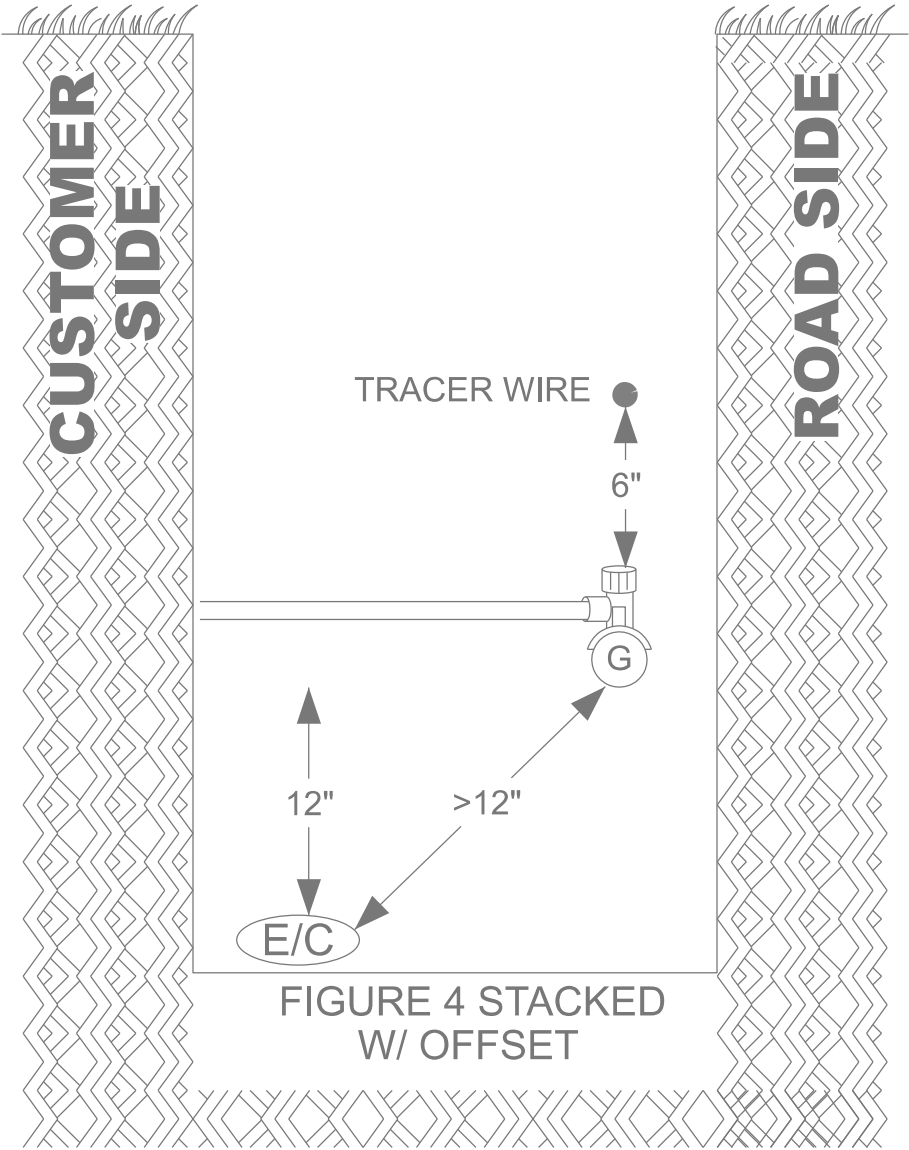




ACCEPTABLE INSTALLATIONS
(ALL DIMENSIONS ARE MINIMUM SEPARATION REQUIREMENTS)

KEY

- G = GAS MAIN
- C = COMMUNICATIONS
(REPRESENTS ONE OR MORE CABLES)
- E/C = ELECTRIC AND/OR COMMUNICATIONS
(REPRESENTS ONE OR MORE CABLES)



INSTALLATION IN EASEMENT

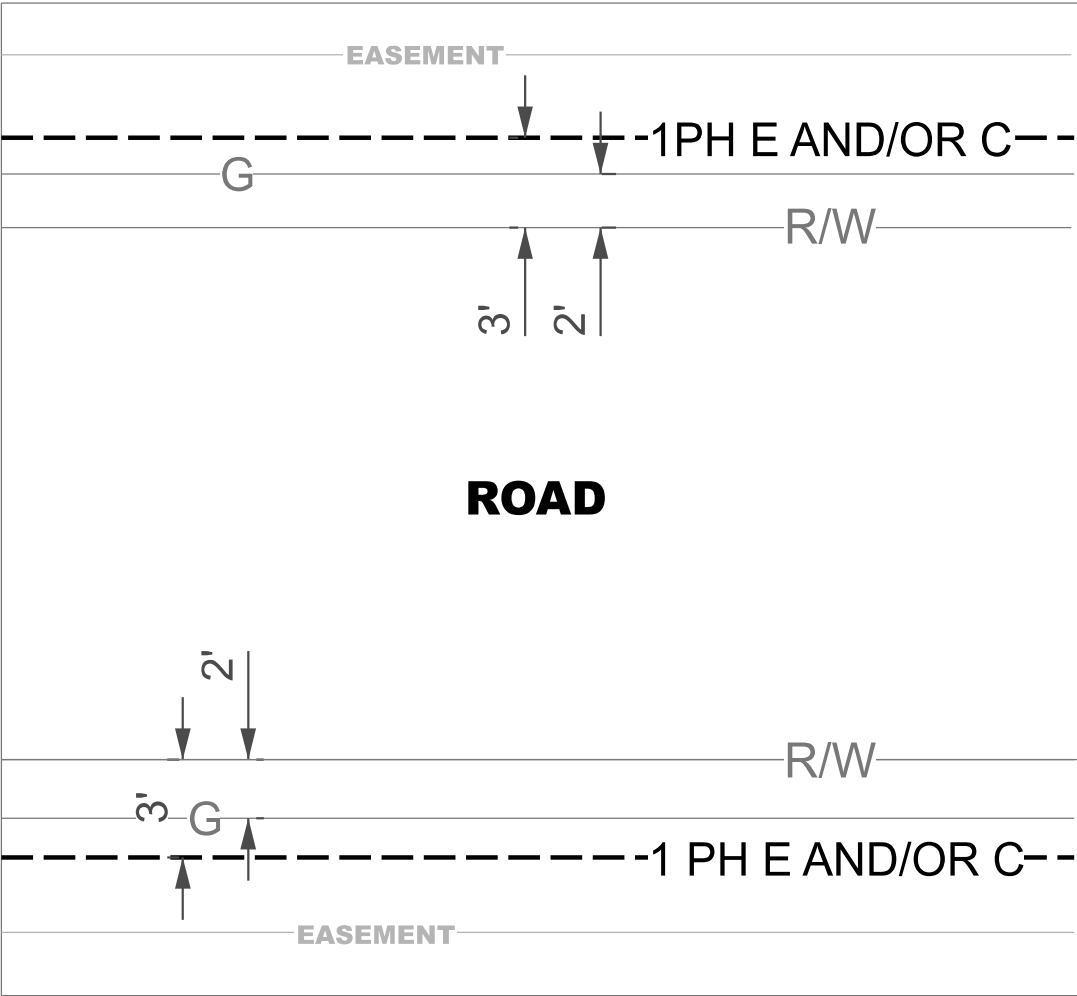
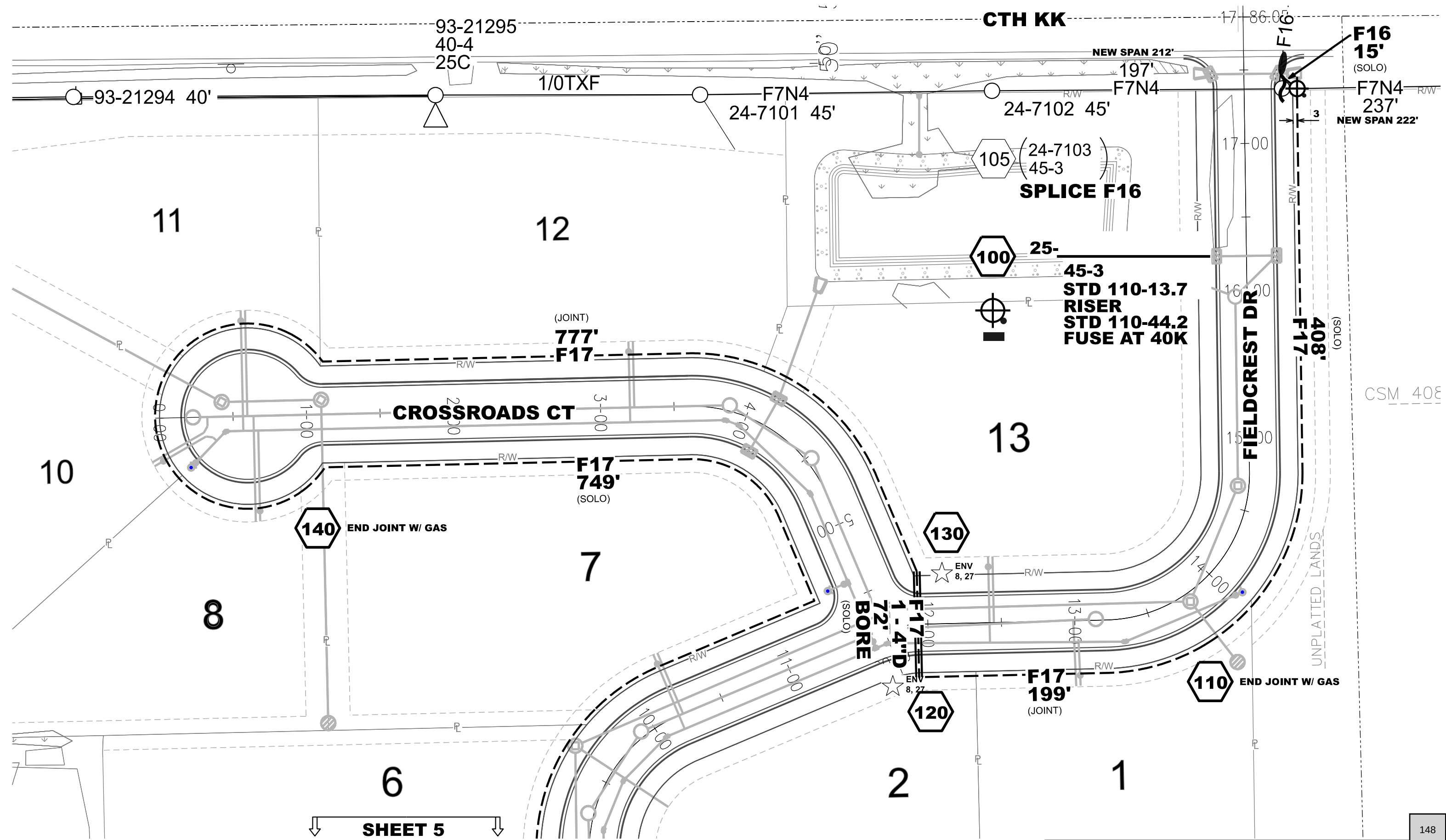


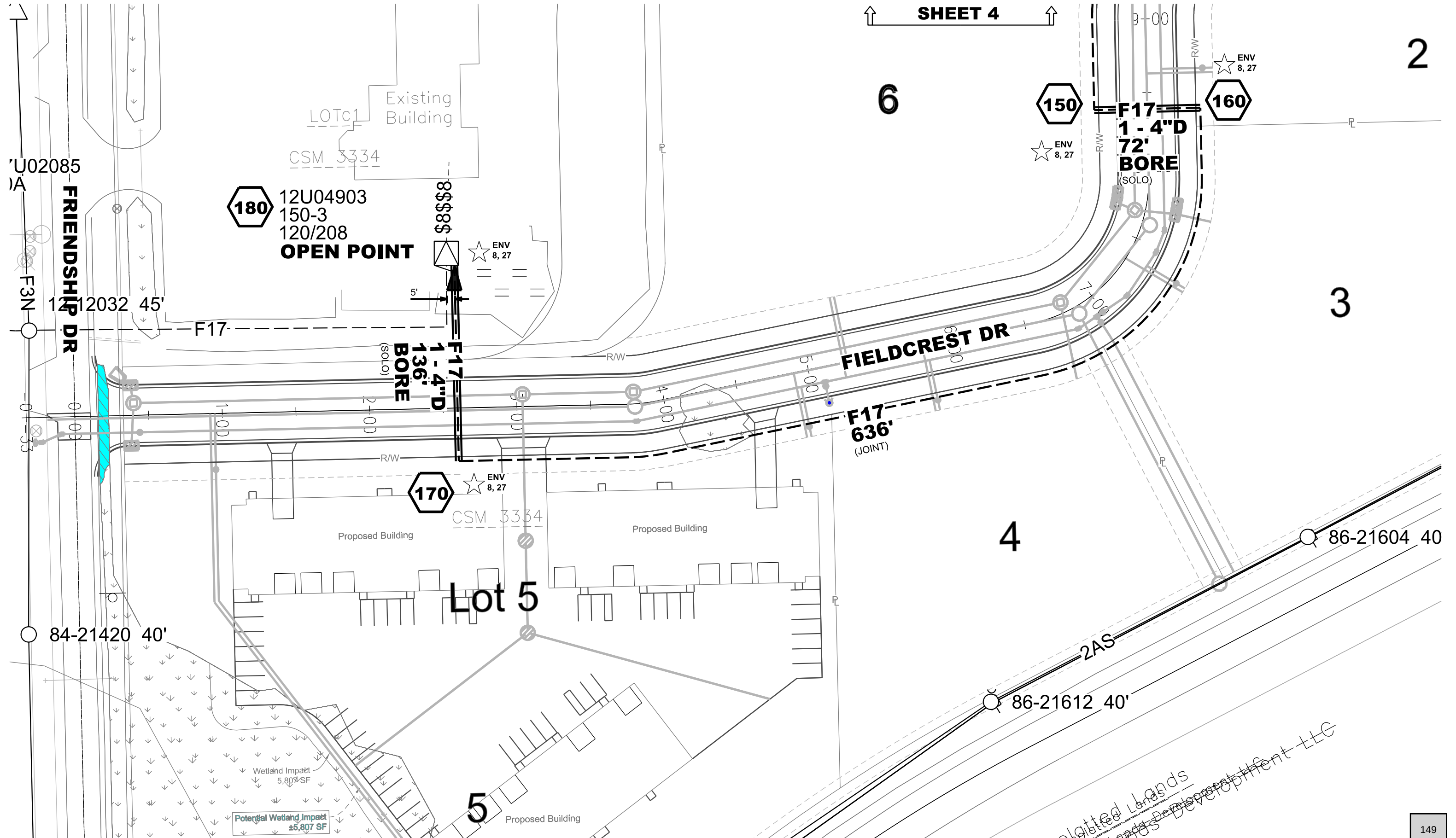
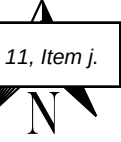
FIGURE 1



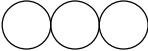
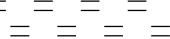
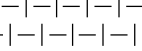
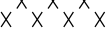
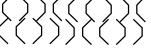
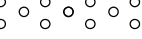
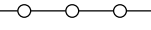
SHEET 5

SCALE 1" = 60'

SHEET 4 OF 5



WE ENERGIES - ELECTRIC OPERATIONS CLEARANCE NOTES: -LOCATION OF OBSTRUCTIONS ARE FROM RECORDS AND MUST BE VERIFIED IN THE FIELD. -MAINTAIN 2' MIN. CLEARANCE BETWEEN OUTSIDE FACE OF MANHOLE & BELL OF PIPE. -THIS APPLIES TO GAS AND WATER MAINS. -MAINTAIN 2' MIN. VERTICAL CLEARANCE AT CROSSINGS OF SEWER OR WATER MAINS. -MAINTAIN 5' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND SEWER. -MAINTAIN 3' MIN. HORIZONTAL DIST. BETWEEN CONDUIT AND WATER MAINS. NOTE - CLEARANCES SHOWN ARE MINIMUM DISTANCES - REFERENCE PERMITS FOR SPECIFIC CLEARANCE REQUIREMENTS. ADDITIONAL UNDERGROUND INFORMATION ON EXCAVATION, BACKFILLING AND CLEARANCES CAN BE FOUND IN STD. 281-02.	OVERHEAD PRIMARY E, F, H, Q, R, W, X or Z Z1#2 ACSR Z1#1/0 ACSR Z2#3/0 ACSR Z3#2 ACSR Z4#1/0 ACSR Z5#3/0 ACSR Z7#336 ACSR Z9SPECIAL LIST ON SKETCH Z101 WIRE REMOVAL Z112 WIRE REMOVAL Z123WIRE REMOVAL		STANDARD WIRE KEY DIRECT BURY PRIMARY - E, F, H, Q, R, W, X or Z Z13#1 AL 25KV Z14#3 #1 AL 25KV Z15#3 #500 AL 28KV X16#2 AL 15KV X17#3 #2 AL 15KV X18#3 #500 AL 15KV R19#3 #1/0 AL 35KV R20#3 #750 AL 35KV Z21#3 #750 AL 28KV X22#2 Cu 15kV X23#3 #2 Cu 15kV Z24#1 #2 Cu 25kV Z25#3 #2 Cu 25kV X26#3 #500 Cu 15kV Z27#3 #500 Cu 28kV Z28#3 #750 Cu 28kV Z29SPECIAL - LIST ON SKETCH		NEUTRAL N1#2 ACSR N1#1/0 ACSR N2#1-#3/0 ACSR N3#1-#4/0 AL N4#1-#336 ACSR N5REMOVAL GUYING G1/4" ARM GUY G15/16" ARM GUY G23/8" ARM GUY G35/16" POLE GUY G43/8" POLE GUY G57/16" POLE GUY	SECONDARY - 1PHASE S6DX S14 TX S22 TX S31/0 TXR S43/0 TXR S5350 TXR S6750 TXR S71/0 TXF S84/0 TXF S9336 TXR S10750 TXF S113 WIRE REMOVAL S123 WIRE MAIN S146DX CIC S151/0TX CIC		SECONDARY - 3PHASE \$1/0 \$14/0 \$2336 TXF \$33/0 TX \$4350 TX \$5750 TX \$61/0 QXF \$73/0 QXF \$8350 QXR \$9750 QXR \$103 WIRE REMOVAL \$113/0 QXR \$124 WIRE REMOVAL		Section 11, Item j.

EROSION CONTROL LEGEND	
	APPROXIMATE LOCATION FOR UNDERGROUND FACILITY EXCAVATION
	INLET PROTECTION, TYPE
	12" WATTLE or 12"/20" SEDIMENT LOG or 9.5"/20" EROSION EEL
	STONE DITCH CHECK
	ROCK BAG
	MULCH
	SOIL STABILIZER, TYPE B
	EROSION MAT CLASS I, TYPE A
	EROSION MAT CLASS I, TYPE B
	EROSION MAT CLASS I, TYPE A URBAN
	EROSION MAT CLASS I, TYPE B URBAN
	EROSION MAT CLASS II
	EROSION MAT CLASS III
	VEGETATIVE BUFFER
	TRACKING PAD
	TIMBER MAT
	SILT FENCE
	APPROXIMATE DEWATERING BASIN LOCATION
	SURFACE WATER FLOW

WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES (Notes 1 through 7 apply to ALL work requests)

General

- If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

Erosion Control

- If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMP's) shall be implemented.
- Erosion Control BMR's shall meet or exceed the approved WDNR Storm Watter Management Technical Standards (http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). Refer to We Energies Construction Site Sediment and Erosion Control Standards.
- Inspect installed erosion control BMP's at least one time per week and after ½" rain events: repair as necessary.
- When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor.

Contaminated Soils

- Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector.

Spills

- If an oil spill occurs during construction, call the Environmental Incident Response Team (EIRT) at 414-430-3478:
 - Any quantity of oil is spilled into surface water;
 - Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
 - Any oil spill containing greater than 500 ppm PCB;
 - Five gallons or more of oil spilled to the ground;
 - Any oil spill involving a police department, fire department, DNR, or concerned property owner.

Notes 8 through 27 apply as noted at specifc points withln each work request:

Dewatering

- Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

Wetlands

- As much as practicable, the majorityof the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
- All work shall be conducted to minimize soil disturance. No rutting will be allowed within the wetlands.
- If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations.
- Excavated soils cannot be stockpiled in wetlands.

- All excess spoils shall be removed from wetlands and placed in a suitable upland location.
- Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.
- Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.

Waterways

- No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
- No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
- Any disturbed soil within 75-feet of the ordinary high water mark of any navigable waterways/streams shall be stabilized within 24 hours of construction completion.

Threatened and Endangered Species

- Threatened or endangered species are known to occur in the work area. It is illegal to harass, harm, or kill a protected species under state and federal regulations. Proper precautions shall be taken to ensure harm to individuals is avoided.
- In order to protect the threatened or endangered species, work must be conducted between November 5 and March 15.
- Exclusion fencing must be installed at the work area prior to March 15.
- A qualified biologist must be present when conducting work at this location.

Invasive Species

- State regulated invasive species are known to occur in the work area. Reasonable precautions are legally required to prevent the spread of these species. The Wisconsin Council on Forestry Transportation and Utility Rights-of Way Best Management Practices should be followed: (<http://council.wisconsinforestry.org/invasives/transportation/>).

Cultural and Historical Resources, cont.

- The project is within or adjacent to an area that is identified by the State of Wisconsin as potentially having Native American artifacts, burial mounds or burial sites, which could be encountered during construction.
- If human bone or any artifacts are discovered during construction, work must cease immediately. Contact the Environmental Department who will contact the State Burial Sites Preservation Office and determine the next steps that must be taken in order to comply with state law. Work at that site MAY NOT PROCEED until the Environmental Department authorizes it.
- A "qualified archaeologist," as specified under Wis. Stats 157.70 (1) (i) and Wis. Admin. Code HS 2.04 (6), must be present to monitor all ground disturbing activities.

Frac-out Contingency Plan

- A frac-out contingency plan shall be on-site and implemented accordingly. The contingency plan shall incorporate the following components.
 - Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
 - Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.
 - A vac truck shall be accessible on short notice in order to respond quickly to a frac-out



GRADE VERIFICATION FORM

Establishing the final grade on your property is necessary prior to the installation of We Energies underground facilities. To ensure public safety, state and national codes require us to install our facilities at certain depths. If relocation or repair of our facilities becomes necessary because of a grade change greater than 4 inches, you will be billed the full relocation or repair costs. Site must be ready and this form submitted by Nov. 1 to avoid seasonal charges for installations between Dec. 1 and March 31.

Project Details

Development Name: Crossroads Business Park
Municipality: Village of Harrison
Work Request #: 5079216

AUTHORIZATION: I certify that I am the owner, or authorized representative of the owner, of the aforementioned development and that the entire route in which We Energies underground facilities are to be installed is within 4 inches of final grade. I certify the grade was confirmed by a surveying/engineering firm and that lot corner stakes are installed. I agree that I, or the owner of the property, will pay for any relocation or repair costs incurred by We Energies due to grade change in excess of 4 inches.

Signature: _____ Date: _____

Printed Name: _____

Title: _____

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 07/29/2025

Title: Approval of contract with McMahon to complete conceptual planning for Village Hall build out for \$11,000.

Recommended Action: Motion to approve the contract with McMahon to complete conceptual planning for Village Hall for \$11,000.

Background and Additional Information:

Village staff is recommending approval of the attached proposal for McMahon do conceptual planning of the expansion of the Village Board Room into office staff space in the 2027 budget year. The plan will provide staff with a estimate cost to include in future capital improvement planning.

Renovation of this space cannot occur until the Farmers Field Pavilion is completed to provide an additional indoor rental space for residents.

Budget Impacts: \$11,000 – Capital Improvements Interest Earnings.

Attachments: Proposal from McMahon



AGREEMENT

FOR PROFESSIONAL SERVICES

VILLAGE OF HARRISON
Attn: Chad Pelishek – Village Manager
W5298 State Road 114
Harrison, WI 54952

JUNE 11, 2025 | REVISED JUNE 18, 2025
McM. No. M0032-06-99-00001
VILLAGE HALL RENOVATION STUDY

PROJECT DESCRIPTION

The Village of Harrison is proposing a potential renovation of the existing village offices. The concept will provide:

- A new conference room that is separate from the staff area and accessible from the public entrance.
- Additional office space (hard walled or cubicles to be reviewed) for future growth.
- Public access to the restrooms for visitors.
- Improve the IT space with a future IT office.
- Staff breakroom.

This proposal covers the initial space needs study and Opinion of Probable Cost (OPC) for budgeting purposes. As of this proposal, the anticipated project may begin final design in early 2026 with construction in late 2026.

Deliverables for this conceptual phase will be:

- Conceptual floor, ceiling, and finish plans.
- Opinion of Probable Costs based on historical construction costs and recent McMahon projects for budgeting purposes.

SCOPE OF SERVICES

McMahon Associates, Inc. (McMahon) agrees to provide the following Scope of Services for this project.

A. GENERAL DESIGN SERVICES

1. Planning (Preliminary Design)
 - a. Conduct site visit for initial building and site verification.
 - b. Provide conceptual/schematic planning.
 - c. Develop a Basis of Design (per discipline).
 - d. Attend meetings for preliminary design coordination as described under each discipline.
 - e. Provide Preliminary Opinion of Probable Construction Cost (OPC).
 - f. Coordinate preliminary design review meeting with Client.
2. Provide PDF format drawings.

SCOPE OF SERVICES

B. ARCHITECTURAL DESIGN SERVICES

1. Planning (Preliminary Design)
 - a. Up to two Programming meetings.
 - b. Conceptual floor, ceiling, and finish plans.
 - c. Basis of Design for interior finishes.
 - d. Initial code review.
2. Drawings may include title sheet, code sheets, floor, room finish, and reflected ceiling plan.

C. OPINION OF PROBABLE COST

1. Planning (Preliminary Design)
 - a. Up to two programming meetings.
 - b. Provide an Opinion of Probable Cost for budgeting purposes based on previous comparable McMahon projects.

ITEMS NOT INCLUDED IN THE SCOPE OF SERVICES

The following is not intended to be a comprehensive list. It is intended to highlight general areas not included in the Scope of Services.

A. GENERAL

1. Redesign efforts necessitated by changes to site and building layout after planning phase approval or due to project budget reductions after bidding phase.
2. Permit/review fees to municipal / state agencies, including review and recording fees.
3. Reproduction of plans and specifications (McMahon will invoice as a reimbursable expense if required).
4. Design services not stated herein, including, but not limited to, construction documents, plan review submittals, construction related services.
5. LEED administrative service, design, and LEED commissioning.
6. Project BIM coordination.
7. Record drawings and certifications.
8. Record / final BIM model.
9. Structural or civil / site design services.
10. Bidding or construction related services.
11. Any mechanical, electrical, or plumbing design services.

ITEMS NOT INCLUDED IN THE SCOPE OF SERVICES

B. ARCHITECTURAL / STRUCTURAL

- 1. Services stated beyond those stated herein.
- 2. Documentation of existing building conditions outside of the work area stated herein.
- 3. Renderings and animations.

CLIENT RESPONSIBILITIES

The Scope of Services and fee is based upon the understanding that the Village of Harrison will provide the following:

- A. Project information in a timely manner regarding requirements for and limitations to the project which shall establish the Client's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expansion requirements; equipment; systems and site requirements.
- B. Identify a representative authorized to act on the Client's behalf with respect to the project. Client shall render decisions and submittal reviews by McMahon in a timely manner in order to avoid unreasonable delays in the orderly and sequential progress of McMahon's services.
- C. Geotechnical Report prepared by a geotechnical engineer stating the allowable soil bearing pressures and recommend foundation system.
- D. Coordinate the services of its own consultants with those services provided by McMahon.
- E. Sustainability requirements for the project.
- F. Insurance underwriter project design criteria specific to the project.

SPECIAL TERMS (Refer also to General Terms & Conditions, attached)

The Village of Harrison agrees that the Project Description, Scope of Services, and Compensation sections contained in this Agreement, pertaining to this project or any addendum thereto, are considered confidential and proprietary, and shall not be released or otherwise made available to any third party, prior to the execution of this Agreement, without the expressed written consent of McMahon.

Refer also to the General Terms and Conditions, attached to this Agreement.

COMPENSATION

McMahon agrees to provide the Scope of Services described above for the following Lump Sum compensation.

PLANNING SERVICES FEE

■ Architectural Services	\$8,000.00
■ Opinion of Probable Costs.....	\$3,000.00
PLANNING SERVICES FEE SUBTOTAL	\$11,000.00

ESTIMATED REIMBURSABLE EXPENSES

■ Mileage	\$100.00
TOTAL PROJECT FEES	\$11,100.00

COMPLETION SCHEDULE

McMahon Associates, Inc. agrees to complete this project as follows:

- Complete planning and design phase within four to six weeks after authorization to proceed.

ACCEPTANCE

The General Terms & Conditions and the Scope of Services (defined in the above Agreement) are accepted, and McMahon is hereby authorized to proceed with the services. The Agreement fee is firm for acceptance within sixty (60) days from the date of this Agreement.

VILLAGE OF HARRISON

W5298 State Road 114
Harrison, WI 54952

McMAHON ASSOCIATES, INC.

1445 McMahon Drive | PO Box 1025
Neenah, WI 54956 | 54957-1025
920.751.4200 | MCMGRP.COM

Authorized Signature



Michael A. Martin, AIA
Associate / Senior Architect

Date

June 18, 2025
Date

Attachments: General Terms and Conditions
Reimbursable Schedule

1. STANDARD OF CARE

- 1.1 Services: McMahon Associates, Inc. (McMahon) shall perform services consistent with the professional skill and care ordinarily provided by engineers/architects practicing in the same or similar locality under the same or similar circumstances. McMahon shall provide its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.
- 1.2 Client's Representative: McMahon intends to serve as the Client's professional representative for those services, as defined in this Agreement, and to provide advice and consultation to the Client as a professional. Any opinions of probable project costs, approvals and other decisions made by McMahon for the Client are rendered based on experience and qualifications and represent our professional judgment. This Agreement does not create, nor does it intend to create a fiduciary relationship between the parties.
- 1.3 Warranty, Guarantees, Terms and Conditions: McMahon does not provide a warranty or guarantee, expressed or implied, for professional services. This Agreement or contract for services is not subject to the provisions of uniform commercial codes. Similarly, McMahon will not accept those terms and conditions offered by the Client in its purchase order, requisition or notice of authorization to proceed, except as set forth herein or expressly accepted in writing. Written acknowledgment of receipt, or the actual performance of services subsequent to receipt, of any such purchase order, requisition or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

2. PAYMENT AND COMPENSATION

- 2.1 Invoices: McMahon will bill the Client monthly with net payment due in 30-days. Past due balances shall be subject to an interest charge of 1.0% per month. Client is responsible for interest charges on past due invoices, collection agency fees and attorney fees incurred by McMahon to collect all monies due McMahon. Client is responsible for all taxes levied on professional services and on reimbursable expenses. McMahon and Client hereby acknowledge that McMahon has and may exercise lien rights on subject property.
- 2.2 Reimbursables: Expenses incurred by McMahon for the project including, but not limited to, equipment rental will be billed to the Client at cost plus 10% and sub-consultants at cost plus 12%. When McMahon, after execution of an Agreement, finds that specialized equipment must be purchased to provide special services, the cost of such equipment will be added to the agreed fee for professional services only after the Client has been notified and agrees to these costs.
- 2.3 Changes: The stated fees and Scope of Services constitute McMahon's professional opinion of probable cost of the fees and tasks required to perform the services as defined. For those projects involving conceptual or process development services, activities often cannot be fully defined during initial planning. As the project progresses, facts uncovered may reveal a change in direction, which may alter the Scope. Changes by the Client during design may necessitate re-design efforts. McMahon will promptly inform the Client in writing of such situations so changes in this Agreement can be negotiated, as required.
- 2.4 Delays and Uncontrollable Forces: Costs and schedule commitments shall be subject to re-negotiation for delays caused by the Client's failure to provide specified facilities or information, or for force majeure delays caused by unpredictable occurrences, including without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, process shutdowns, infectious diseases or pandemics, acts of God or the public enemy, or acts or regulations of any governmental agency. Temporary delay of services caused by any of the above, which results in additional costs beyond those outlined, may require re-negotiation of this Agreement.

3. INSURANCE

- 3.1 Limits: McMahon will maintain insurance coverage in the following amounts:

Worker's Compensation	Statutory
General Liability	
Bodily Injury - Per Incident/Annual Aggregate	\$1,000,000 / \$2,000,000
Automobile Liability	
Bodily Injury	\$1,000,000
Property Damage	\$1,000,000
Professional Liability Coverage	\$2,000,000

If the Client requires coverage or limits in addition to the above stated amounts, premiums for additional insurance shall be paid by the Client.

McMahon's liability to Client for any indemnity commitments, reimbursement of legal fees, or for any damages arising in any way out of performance of our contract or based on tort, breach of contract, or any other theory, is limited to ten (10) times McMahon's fee not to exceed to \$250,000.

- 3.2 Additional Insureds: Upon request and to the extent permitted by law, McMahon shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Client as an additional insured for claims caused in whole or in part by McMahon's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Client's insurance policies and shall apply to both ongoing and completed operations.

To the extent permitted by law, Client shall cause the contractor, if any, to include McMahon as an additional insured on contractor's Commercial General Liability, Automobile Liability and Excess or Umbrella policies to include McMahon as an additional insured for claims caused in whole or in part by contractor's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of McMahon's insurance policies and shall apply to both ongoing and completed operations.

4. CLAIMS AND DISPUTES

- 4.1 General: In the event of a dispute between the Client and McMahon arising out of or related to this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. The Client and McMahon agree to first attempt to resolve the dispute by direct negotiation.
- 4.2 Mediation: If an agreement cannot be reached by the Client and McMahon unresolved disputes shall be submitted to mediation per the rules of the American Arbitration Association. The Client and McMahon shall share the mediator's fee and any filing fees equally.
- 4.3 Binding Dispute Resolution: If the parties do not resolve a dispute through mediation the method of binding dispute resolution shall be litigation in a court of competent jurisdiction.

5. TERMINATION OR SUSPENSION

- 5.1 Client: Termination of this Agreement by the Client shall be effective upon seven (7) day written notice to McMahon. The written notice shall include the reasons and details for termination; payment is due as stated in above Section 2.
- 5.2 McMahon: If the Client defaults in any of the Agreements entered into between McMahon and the Client, or if the Client fails to carry out any of the duties contained in these Terms & Conditions, McMahon may, upon seven (7) days written notice, suspend its services without further obligation or liability to the Client unless, within such seven (7) day period, the Client remedies such violation to the reasonable satisfaction of McMahon.
- 5.3 Suspension for Non-Payment: McMahon may, after giving 48-hours' notice, suspend service under any Agreement until the Client has paid in full all amounts due for services rendered and expenses incurred.

6. COPYRIGHTS AND LICENSES

- 6.1 Instruments of Service: McMahon and its subconsultants shall be deemed the author and owner of their respective Instruments of Service (IOS), including the Drawings, Specifications, reports, and any computer modeling (BIM, etc.), and shall retain all common law, statutory and other reserved rights, including copyrights.
- 6.2 Licenses: McMahon grants to the Client a nonexclusive license to use McMahons' IOS solely and exclusively for the purposes of constructing, using, and maintaining the project, provided that the Client substantially performs its obligations under this Agreement, including prompt payment of all sums due.
- 6.3 Re-use: Use of IOS pertaining to this project by the Client for extensions of this project or on any other project shall be at the Client's sole risk and the Client agrees to defend, indemnify, and hold harmless McMahon from all claims, damages and expenses, including attorneys' fees arising out of such re-use of the IOS by the Client or by others acting through the Client.

7. AGREEMENT CONDITIONS

- 7.1 The stipulated fee is firm for acceptance by the Client within 60-days from date of Agreement publication.
- 7.2 Modifications: This Agreement, upon execution by both parties hereto, can be amended only by written instrument signed by both parties.
- 7.3 Governing Law: This Agreement shall be governed by the law of the place where the project is located, excluding that jurisdiction's choice of law rules.
- 7.4 Mutual Non-Assignment: The Client and McMahon, respectively bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Client nor McMahon shall assign this Agreement without the written consent of the other.
- 7.5 Severability: The invalidity of any provision of this Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.
- 7.6 Third Party: Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action, in favor of a third party against McMahon.

8. MISCELLANEOUS PROVISIONS

- 8.1 Additional Client Services: The Client agrees to provide such legal, accounting and insurance counseling services as may be required for the project for the Client's purpose.
- 8.2 Means and Methods: McMahon is not responsible for direction or supervision of construction means, methods, techniques, sequence, or procedures of construction selected by contractors or subcontractors, or the safety precautions and programs incident to the work of the contractors or subcontractors.
- 8.3 Purchase Orders: In the event the Client issues a purchase order or other instrument related to McMahon's services, it is understood and agreed that such document is for Client's internal accounting purposes only and shall in no way modify, add to, or delete any of the terms and conditions of this Agreement. If the Client does issue a purchase order, or other similar instrument, it is understood and agreed that McMahon shall indicate the purchase order number on the invoice(s) sent to the Client.
- 8.4 Project Maintenance: The Client (or Owner if applicable) shall be responsible for maintenance of the structure, or portions of the structure, which have been completed and have been accepted for its intended use. All structures are subject to wear and tear, and environmental and man-made exposures. As a result, all structures require regular and frequent monitoring and maintenance to prevent damage and deterioration. Such monitoring and maintenance is the sole responsibility of the Client or Owner. McMahon shall have no responsibility for such issues or resulting damages.
- 8.5 Consequential Damages: Notwithstanding any other provision of the Agreement, neither party shall be liable to the other for any consequential damages incurred due to the fault of the other party, regardless of the nature of this fault or whether it was committed by the Client or the Design Professional, their employees, agents, subconsultants or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.
- 8.6 Corporate Protection: It is intended by the parties to this Agreement that McMahon's services in connection with the project shall not subject McMahon's individual employees, officers, or directors to any personal legal exposure for the risks associated with this project. Therefore, and notwithstanding anything to the contrary contained herein, the Client agrees that as the Client's sole and exclusive remedy, any claim, demand, or suit shall be directed and/or asserted only against McMahon, a Wisconsin corporation, and not against any of McMahon's employees, officers, or directors.
- 8.7 Contingency: McMahon's professional services are not a warranty or guarantee. The project will evolve and be refined over time. The Client shall provide appropriate contingency for design and construction costs consistent with the reasonable progression of the project. The Client and McMahon agree that revisions due to design clarifications or omissions which result in changes in work during the construction phase which amount to 5% or less of construction costs shall be deemed within the contingency and consistent with the professional standard of care. The Client agrees to make no claim for costs related to changes in work within this threshold. Claims in excess of this threshold shall be resolved per the dispute resolution process.
- 8.8 Project Costs Associated with Agency Plan Review: McMahon will not be responsible for additional project costs due to changes to the design, construction documents, and specifications resulting from the agency plan review process. The project schedule shall either allow for the agency plan review process to occur prior to the Bid Phase or if this review occurs after the Bid Phase the Client agrees that any additional costs would be considered part of the project contingency.
- 8.9 Hazardous Materials: McMahon shall have no responsibility for the discovery, presence, handling, removal, or disposal of, or exposure of person to, hazardous materials or toxic substance in any form at the project site.
- 8.10 Climate: Design standards which exceed the minimum requirements within current codes and regulations are excluded. If requested by the Client, climate-related design services or evaluations can be provided for additional compensation.



REIMBURSABLE EXPENSE SCHEDULE * | 2025

McMahon Associates, Inc.

Effective: 01/01/2025

DESCRIPTION	RATE
REIMBURSABLE EXPENSES:	
Commercial Travel	1.1 of Cost
Delivery & Shipping	1.1 of Cost
Meals & Lodging	1.1 of Cost
Review & Submittal Fees	1.1 of Cost
Outside Consultants	1.12 of Cost
Photographs & Models	1.1 of Cost
Misc. Reimbursable Expenses & Project Supplies	1.1 of Cost
Terrestrial Laser Scanner	\$1,500.00
REIMBURSABLE UNITS:	
Copy Charges - Black & White	\$0.08/Image
Copy Charges - Color / 8½" x 11"	\$0.45/Image
Copy Charges - Color / 8½" x 14" and 11" x 17"	\$0.75/Image
Mileage	\$0.81/Mile
Mileage - Truck/Van	\$1.11/Mile
All-Terrain Vehicle	\$100.00/Day
Global Positioning System (GPS)	\$21.00/Hour
Hand-Held Global Positioning System (GPS)	\$15.00/Hour
Robotic Total Station	\$20.00/Hour
Survey Hubs	\$0.50/Each
Survey Lath	\$1.00/Each
Survey Paint	\$7.15/Can
Survey Ribbon	\$3.00/Roll
Survey Rebars - 1¼"	\$10.00/Each
Survey Rebars - ¾"	\$3.50/Each
Survey Rebars - 5⁄8"	\$3.50/Each
Survey Iron Pipe - 1"	\$4.50/Each
Survey Steel Fence Post - 1"	\$7.75/Each
Control Spikes	\$2.50/Each
Pin Flags	\$0.30/Each

NEENAH, WISCONSIN
CORPORATE HEADQUARTERS

Street Address:
1445 McMAHON DRIVE
NEENAH, WI 54956

Mailing Address:
P.O. BOX 1025
NEENAH, WI 54957-1025
Ph 920.751.4200 | Fax 920.751.4284

Email: MCM@MCMGRP.COM
Web: WWW.MCMGRP.COM

1700 HUTCHINS ROAD
MACHESNEY PARK, IL 61115
Ph 815.636.9590 | Fax 815.636.9591

Email: MCMAHON@MCMGRP.NET
Web: WWW.MCMGRP.COM

952 SOUTH STATE ROAD 2
VALPARAISO, IN 46385
Ph 219.462.7743 | Fax 219.464.8248

Email: MCM@MCMGRP-IN.COM
Web: WWW.MCMGRP.COM

* This schedule is not all inclusive.

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 07/29/2025

Title: Approval of proposal from TECC Security, for key fob system, cameras and video monitoring for new Fire Station 70.

Recommended Action: Motion to approve TECC Security to provide key fob system, cameras, security and video monitoring at new Fire Station 70 for \$39,873.71.

Background and Additional Information:

TECC Security is the Village vendor for security at all Village facilities. The new fire station 70 will have a key fob system, surveillance/camera monitoring system and video intercoms built into the design of the station.

Village staff prefers to continue to work with TECC so all systems are controlled by the same vendor. The vendor will work with the Construction Manager and the electrical contractor to make sure the necessary wiring is in place to handle the system.

The costs are included as an allowance in the overall costs for the project.

Budget Impacts: \$39,873.71 from overall project costs (borrowing and internal funding).

Attachments: Proposal for Access Control, Proposal for Surveillance System, Proposal for Video Intercom System, camera layout and floor plan.



PO Box 7757
 Appleton, WI 54912
 920-969-9901 Fax 920-969-9904
www.teccsecurity.com

**** Proposal ****

Project Number: I9330

Section 11, Item I.

For :

Access Control System

**** Proposal ** to:**

Harrison Fire Station
 Pelishek, Chad

W5662 Manitowoc Road
 Harrison, WI 54952
 Tel: 920-989-1062 x108

Project Site:

Harrison Fire Station
 Pelishek, Chad

W5662 Manitowoc Road
 Harrison, WI 54952

Mfr-Part No.	Qty	Description	Unit Price	Extended
DIGMONPRO	1	XR550 Access / Burglar 374-zone panel		
DIGMONPRO	1	LTE Cellular Communicator with Cable		
DIGMONPRO	1	Touch Screen Keypad - Weigand - White		
DIGMONPRO	1	In Wall Mount Backbox		
BATPLUS	6	12V 8AH Panel Battery		
DIGMONPRO	1	Large Enclosure with Transformers and Mounting Plate		
DIGMONPRO	1	Large Enclosure with Mounting Plate		
DIGMONPRO	2	2VDC 5Amp Power Supply		
DIGMONPRO	19	Wiegand Interface Module		
DIGMONPRO	19	Steel Door .75" Recessed Contact		
ADI	17	Signo 40 Wall Mount Reader, Pigtail Connection, Black		
ADI	1	Signo 40K Wall Mount Keypad Reader, 13.56MHz and 125kHz,		
ADI	1	Turn-to-Reset, Illuminated, Stopper Station with LOCKDOWN, Green		
				24,447.13
Estimate is good for 60 Days. This estimate is for completing the project as described above, based on our initial evaluation. It does not include potential increases in labor or materials that may result should unforeseen circumstances arise once installation begins. Terms Net 15 60% Down, 40% upon Completion Down-payment required before we can proceed Accepted Installation Payment forms include: Check, ACH and Credit Card (additional 3% Convenience Fee will be added to CC payments). Panel requires (1) 110v Non-GFI outlet, Network requires direct connection, Cellular requires adequate (-50-80 dbm) signal strength.				

Mfr-Part No.	Qty	Description	Unit Price
		Monthly Monitoring Investment: \$116.99	
		Includes:	
		24Hr UL Certified Monitoring	
		IP Communications	
		Cellular Back-Up	
		Virtual Keypad App	
		(19) Doors of Access with Advance Reporting	

Section 11, Item I.

Customer Signature: _____ Date: _____

TECC Signature: _____ Date: _____

Proposal Provided by: ANDREW JONES, Lead Technician/Sales

4/7/2025

TECC Security Systems Inc

Project: I9330

This ** Proposal ** is Valid for 60 Days.

Project Total: \$24,4

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Page 2 of 2



PO Box 7757
Appleton, WI 54912
920-969-9901 Fax 920-969-9904
www.teccsecurity.com

**** Proposal ****

Project Number: I9329

Section 11, Item I.

For :

Surveillance System

**** Proposal ** to:**

Harrison Fire Station
Pelishek, Chad

W5662 Manitowoc Road
Harrison, WI 54952
Tel: 920-989-1062 x108

Project Site:

Harrison Fire Station
Pelishek, Chad

W5662 Manitowoc Road
Harrison, WI 54952

Mfr-Part No.	Qty	Description	Unit Price	Extended
ADI	1	16-Channel 8K WizSense AcuPick Network Video Recorder		
ADI	1	3.5" Hard Drive for SurveillanceCameras, 14TB, SATA 6 Gb/S		
ALARMPROD	1	16-Port POE w/ 8-Port EPOE Power Switch		
ALAPRODIS	1	1500VA LCD UPS		
ADI	1	2 x 4MP Enhanced Night Color Dual-Lens Panoramic Turret		
ADI	1	Wall Mounting Bracket		
ADI	5	8MP Enhanced Night Color Network 2.8mm Eyeball		
ADI	5	Water-Proof Junction Box		
ALAPRODIS	1	8MP AcuPick Starlight+ Network Eyeball Camera		
ADI	2	USB KVM and HDMI Extender CAT6 4K (328')		

9,713.67

Estimate is good for 60 Days.

This estimate is for completing the project as described above, based on our initial evaluation. It does not include potential increases in labor or materials that may result should unforeseen circumstances arise once installation begins.

Terms Net 15
60% Down, 40% upon Completion
Down-payment required before we can proceed.

Accepted Installation Payment forms include: Check, ACH and Credit Card (additional 3% Convenience Fee will be added to CC payments).

Network requires direction connection to an open port, WiFi enabled devices may necessitate the addition of a dedicated router and/or WiFi Extender for network management.

Mfr-Part No.	Qty	Description	Unit Price
		Scope of Work: TECC to provide and install all surveillance equipment per proposal and camera layout. Includes installation and programming of the 16ch NVR with 14TB hard drive along with 16ch POE switch. TECC is to connect the NVR to the local network for remote access. Contractor is to provide CAT6 cable from each camera location back to the IT room where the NVR equipment is to be located. Contractor will provide and install (5) water proof junction boxes for the exterior cameras along with (1) exterior wall mount bracket that TECC will provide. Contractor is to provide and install a CAT6 cable from IT/NVR location to camera monitoring locations for live feed distribution of the cameras.. These locations include Admin office and Fire Chief's office.	Section 11, Item 1.

Customer Signature: _____ Date: _____

TECC Signature: _____ Date: _____

Proposal Provided by: ANDREW JONES, Lead Technician/Sales

4/7/2025

TECC Security Systems Inc

Project: I9329

This ** Proposal ** is Valid for 60 Days.

Project Total: \$9,716.40

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Page 2 of 2



PO Box 7757
 Appleton, WI 54912
 920-969-9901 Fax 920-969-9904
www.teccsecurity.com

**** Proposal ****

Project Number: I9328

Section 11, Item I.

For :

Video Intercom System

**** Proposal ** to:**

Harrison Fire Station
 Pelishek, Chad

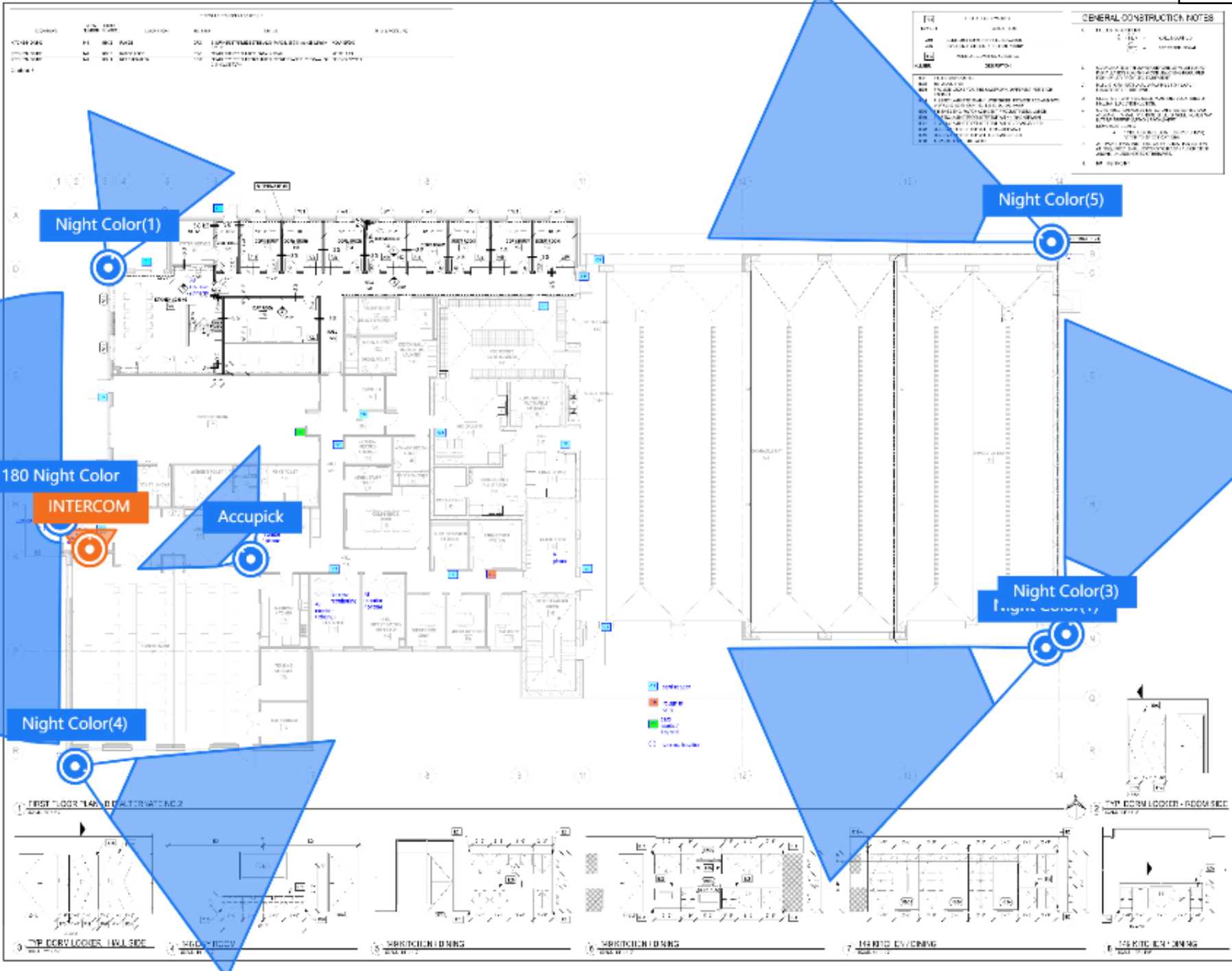
 W5662 Manitowoc Road
 Harrison, WI 54952
 Tel: 920-989-1062 x108

Project Site:

Harrison Fire Station
 Pelishek, Chad

 W5662 Manitowoc Road
 Harrison, WI 54952

Mfr-Part No.	Qty	Description	Unit Price	Extended
ADI	1	IP Video Intercom Kit, Includes Outdoor Station, Indoor 7in VTH		
ADI	1	Dahua VTM114 Flush Mount Box for DHI-VTO2202F-P Intercom		
ADI	5	7" LCD Touchscreen Monitor		
ADI	5	Mounting Bracket For Video Door Phone		
				5,712.91
Estimate is good for 60 Days. This estimate is for completing the project as described above, based on our initial evaluation. It does not include potential increases in labor or materials that may result should unforeseen circumstances arise once installation begins. Terms Net 15 60% Down, 40% upon Completion Down-payment required before we can proceed. Accepted Installation Payment forms include: Check, ACH and Credit Card (additional 3% Convenience Fee will be added to CC payments). Network requires direction connection to an open port, WiFi enabled devices may necessitate the addition of a dedicated router and/or WiFi Extender for network management. Scope Of Work: TECC is to provide a video intercom system for the front vestibule door and will connect it to the doors access control system for allowing access to be granted. TECC will provide and install (5) video intercom 7in Monitors for the locations layed out on the design. These locations include, Admin office, Fire Chief's office, Fire Investigators Office, Watch Room, and Kitchen. Contractor is to provide and install CAT6 cable from each device location back to the Comm/IT closet. 18-4 wire is be installed from the front video intercom call station back to the IT room where it will interface with the access control system.				



VICTOR H. HARRIS
 FIRE-RESISTANT
 1000 MANTON ROAD
 HARRIS, ALABAMA

VALUE OF INSURANCE
 DESIGN DEVELOPMENT

1000 MANTON ROAD
 HARRIS, ALABAMA

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VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 7/29/2025

Title: Payments for Various Village Projects

Recommended Action: Motion to approve the various payments for under contract work totaling \$415,007.78.

Background and Additional Information:

Payments for Various Village Projects

1. Harrison Commerce Park Certificate for Payment No. 1 for \$357,792.33. Payment from TID 5.
2. Municipal Generator Project Certificate for Payment No. 2 for \$57,215.45. Payment from Capital Improvement Fund.
3. 2025 Asphalt Street Resurfacing Certificate for Payment No. 1 for \$477,056.65. Payment form Capital Improvement Fund.
4. Crossroads Business Park Certificate for Payment No. 9 for \$61,761.44. Payment from TID 2.

Budget Impacts: Payments from TID 2 & 5 and Capital Improvements Fund

Attachments: Memos from McMahon.



July 3, 2025

Village of Harrison
Attn: Chad Pelishek, Village Manager
W5298 Highway 114
Harrison, WI 54952

Re: Village of Harrison
Commerce Park Plat
Utility, Street & Stormwater Pond Construction
Certificate for Payment #1
McM. No. H0006-09-23-00309

Dear Chad:

Enclosed herewith is Certificate for Payment #1 for the above referenced project. This Certificate is issued to Donald Hietpas & Sons, Inc. in the amount of \$357,792.33 for partial payment for work performed through June 30, 2025.

Please process the enclosed, and forward payment to Donald Hietpas & Sons, Inc. Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Lee R. Reibold".

Lee R. Reibold, P.E.
Associate / Sr. Municipal & Civil Engineer

LRR:car

cc: Donald Hietpas & Sons, Inc.

Enclosure: Certificate for Payment #1

**CERTIFICATE FOR
PAYMENT**

Section 11, Item m.

VILLAGE OF HARRISON
W5298 Highway 114
Harrison, WI 54952

Contract No. H0006-09-23-00309
Project File No. H0006-09-23-00309
Certificate No. One (1)
Issue Date: July 3, 2025
Project: Commerce Park Plat Utility, Street
& Stormwater Construction

This Is To Certify That, In Accordance With The Contract Documents Dated: February 20, 2025

DONALD HIETPAS & SONS, INC.
1450 East North Avenue
Po Box 166
Little Chute, WI 54140

Is Entitled To Partial Payment For Work Performed Through: June 30, 2025

- ☒ Contractor's Application For Payment Attached.
☒ Itemized Cost Breakdown Attached.

Original Contract	<u>\$1,316,945.25</u>
Net Change Orders	<u>\$0.00</u>
Current Contract Amount	<u>\$1,316,945.25</u>

Completed To Date	<u>\$376,623.50</u>
Retainage 5%	<u>\$18,831.18</u>
Subtotal	<u>\$357,792.33</u>
Previously Certified	<u>\$0.00</u>

Amount Due This Payment: \$357,792.33

Please process and forward payment to Donald Hietpas & Sons, Inc.

Certified By:
McMAHON ASSOCIATES, INC.
Neenah, Wisconsin


Lee R. Reibold, P.E.

Associate / Sr. Municipal & Civil Engineer

Commerce Park Plat
Utility & Street Construction
Village of Harrison\Darboy Joint S.D. No.1
Certificate for Payment #1 Summary
McM No. H0006-09-23-00309

Section 11, Item m.

Base Bid:						Payment Certificate #1	
Item	Description	Bid Qty	Unit	Unit Price	Bid Total	Quantity	Total
1	8-inch SDR 35 PVC sanitary sewer	1,200	L.F.	\$41.00	\$ 49,200.00	1,204	\$ 49,364.00
2	48-inch sanitary sewer manhole	33.00	V.F.	\$425.00	\$ 14,025.00	32.74	\$ 13,914.50
3	4-inch SCH 40 PVC sanitary sewer lateral	336	L.F.	\$35.00	\$ 11,760.00	0	\$ -
4	8-inch water main	1,877	L.F.	\$55.00	\$ 103,235.00	1,621	\$ 89,155.00
5	6-inch water main	123	L.F.	\$50.00	\$ 6,150.00	30	\$ 1,500.00
6	8-inch resilient wedge gate valve	6	EACH	\$2,650.00	\$ 15,900.00	5	\$ 13,250.00
7	6-inch resilient wedge gate valve	5	EACH	\$1,900.00	\$ 9,500.00	2	\$ 3,800.00
8	Hydrant	5	EACH	\$5,915.00	\$ 29,575.00	2	\$ 11,830.00
9	1-1/2-inch SDR 9 PE water lateral	228	L.F.	\$28.00	\$ 6,384.00		\$ -
10	1-1/2-inch corporation, curb stop & stop box	6	EACH	\$800.00	\$ 4,800.00		\$ -
11	Bore and Jack Casing Pipe for Watermain	70	L.F.	\$670.00	\$ 46,900.00		\$ -
12	12-inch Storm Sewer	461	L.F.	\$43.00	\$ 19,823.00		\$ -
13	15-inch Storm Sewer Lateral	292	L.F.	\$46.00	\$ 13,432.00		\$ -
14	15-inch Storm Sewer	595	L.F.	\$45.00	\$ 26,775.00		\$ -
15	18-inch Storm Sewer	1060	L.F.	\$48.00	\$ 50,880.00		\$ -
16	18-inch RCP Storm Sewer	168	L.F.	\$57.30	\$ 9,626.40		\$ -
17	24-inch Storm Sewer	871	L.F.	\$60.85	\$ 53,000.35		\$ -
18	24-inch RCP Storm Sewer	139	L.F.	\$76.50	\$ 10,633.50		\$ -
19	30-inch RCP Storm Sewer	140	L.F.	\$102.02	\$ 14,282.80		\$ -
20	36-inch RCP Storm Sewer	351	L.F.	\$124.00	\$ 43,524.00		\$ -
21	18-inch RCP Flared End Section w/Trash Guard	3	EACH	\$1,625.00	\$ 4,875.00		\$ -
22	24-inch RCP Flared End Section w/Trash Guard	2	EACH	\$1,965.00	\$ 3,930.00		\$ -
23	30-inch RCP Flared End Section w/Trash Guard	1	EACH	\$2,650.00	\$ 2,650.00		\$ -
24	36-inch RCP Flared End Section w/Trash Guard	1	EACH	\$3,500.00	\$ 3,500.00		\$ -
25	Pond Outlet Structure w/Trash Racks	1	EACH	\$16,000.00	\$ 16,000.00		\$ -
26	Pond Outlet Structure Modification	1	L.S.	\$450.15	\$ 450.15		\$ -
27	48-inch diameter Storm Manhole	89.88	V.F.	\$560.00	\$ 50,332.80		\$ -
28	60-inch diameter Storm Manhole	20.43	V.F.	\$745.00	\$ 15,220.35		\$ -
29	72-inch diameter Storm Manhole	7.62	V.F.	\$935.00	\$ 7,124.70		\$ -
30	Catch Basin	10	EACH	\$2,665.00	\$ 26,650.00		\$ -
31	4-inch perforated underdrain w/geotextile sock	500	L.F.	\$22.00	\$ 11,000.00		\$ -
32	Yard Drain	3	EACH	\$1,975.00	\$ 5,925.00		\$ -
33	Strip & Stockpile Topsoil	152,500	S.Y.	\$1.08	\$ 164,700.00	152,500	\$ 164,700.00
34	Common Excavation	35,870	C.Y.	\$4.40	\$ 157,828.00		\$ -
35	Clay Liner (2' Thick)	3,500	S.Y.	\$0.01	\$ 35.00		\$ -
36	Geotechnical Engineer (Stormwater Pond)	1	L.S.	\$3,065.35	\$ 3,065.35		\$ -
37	Heavy Rip-Rap with Type HR Fabric	53	C.Y.	\$67.42	\$ 3,573.26		\$ -
38	Medium Rip-Rap with Type HR Fabric	53	C.Y.	\$67.42	\$ 3,573.26		\$ -
39	12-inch base aggregate dense 1 1/4-inch for Pond Trail	1,600	TONS	\$13.54	\$ 21,664.00		\$ -
40	SAS Fabric for Pond Trail	2,750	S.Y.	\$1.52	\$ 4,180.00		\$ -
41	SAS Fabric for Roadway	4,750	S.Y.	\$1.52	\$ 7,220.00		\$ -
42	Base aggregate dense 1 1/4-inch	1,650	TONS	\$12.78	\$ 21,087.00		\$ -
43	Base aggregate dense 3-inch	2,450	TONS	\$12.78	\$ 31,311.00		\$ -
44	1.5-inch HMA pavement, 3LT 58-28S (temp)	420	TONS	\$93.93	\$ 39,450.60		\$ -
45	Placing Topsoil	11,000	S.Y.	\$1.06	\$ 11,660.00		\$ -
46	Temporary Pond Seeding	1.73	ACRES	\$3,333.00	\$ 5,766.09		\$ -
47	Temporary Seeding	25.7	ACRES	\$797.90	\$ 20,506.03		\$ -
48	Tracking pad	2	EACH	\$1,010.00	\$ 2,020.00	2	\$ 2,020.00
49	Inlet protection	13	EACH	\$90.00	\$ 1,170.00		\$ -
50	Temporary Ditch Check	4	EACH	\$84.84	\$ 339.36		\$ -
51	Erosion Mat (WDOT Class I, Type B)	900	S.Y.	\$2.33	\$ 2,097.00		\$ -
52	Silt fence	7,000	L.F.	\$1.67	\$ 11,690.00	7,000	\$ 11,690.00
Subtotal =					\$ 1,200,000.00		\$ 361,223.50

Supplemental Bid #1:

						Payment Certificate #1	
Item	Description	Bid Qty	Unit	Unit Price	Bid Total	Quantity	Total
S-1	Common Excavation (Roadway)	2,000	C.Y.	\$8.34	\$ 16,680.00		\$ -
S-2	SAS Fabric for Roadway	3,920	S.Y.	\$1.52	\$ 5,958.40		\$ -
S-3	Base aggregate dense 1 1/4-inch	1,350	TONS	\$12.78	\$ 17,253.00		\$ -
S-4	Base aggregate dense 3-inch	2,050	TONS	\$12.78	\$ 26,199.00		\$ -
S-5	1.5-inch HMA pavement, 3LT 58-28S (temp)	350	TONS	\$93.93	\$ 32,875.50		\$ -
S-6	Placing Topsoil	2,150	S.Y.	\$2.38	\$ 5,117.00		\$ -
S-7	Temporary Seeding	2,150	S.Y.	\$1.01	\$ 2,171.50		\$ -
Subtotal =						\$ 106,254.40	\$ -

Supplemental Bid #2:

						Payment Certificate #1	
Item	Description	Bid Qty	Unit	Unit Price	Bid Total	Quantity	Total
S-2.1	Load, Haul and Place Exist 1-1/4-inch Aggregate Base	1	L.S.	\$ 10,690.85	\$ 10,690.85		\$ -

Change Order Items:

						Payment Certificate #1	
Item	Description	Bid Qty	Unit	Unit Price	Bid Total	Quantity	Total
1.1	ADD 6-inch SCH 40 Sanitary Sewer Lateral		L.F.	\$38.50	\$ -	400	\$ 15,400.00

Total = \$ 1,316,945.25 \$ 376,623.50

Completed to Date		\$ 376,623.50
Project Retainage	5%	\$ 18,831.18
Subtotal		\$ 357,792.33
Previously Certified		\$ -
Amount Due		\$ 357,792.33

**APPLICATION
FOR PAYMENT**

VILLAGE OF HARRISON

PROJECT: 2025 COMMERCE PARK PLAT
UTILITY, STREET, POND
CONSTRUCTION

CONTRACTOR DONALD HIETPAS & SONS INC

Contract No. H0006-09-23-00309

Project No. H0006-09-23-00309

Application No. 1

Application Date 6/30/2025

Period From 6/1/2025 To 6/30/2025

Application Is Made For Payment In Connection With The Above Contract.

The following documents are attached:

- ☐ Schedule Of Values
☐ Schedule Of Unit Prices
☐ Inventory Of Stored Materials

The Present Status Of The Account For This Contract Is As Follows:

Original Contract	\$ 1,316,945.25	Completed To Date	\$ 376,623.50
Net Change Orders	\$ 0	Retainage 5 %	\$ 18,831.18
Current Contract Amount	\$ 1,316,945.25	Subtotal	\$ 357,792.33
		Previous Applications	\$ 0

Amount Due This Application: \$ 357,792.33

The undersigned Contractor hereby swears, under penalty of perjury, that (1 All previous progress payments received from the Owner, on account of work performed under the contract referred to above, have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications For Payment under said contract, being Applications For Payment numbered 1 through _____ inclusive; and 2) All materials and equipment incorporated in said project or otherwise listed in or covered by this Application For Payment are free and clear of all liens, claims, security interests and encumbrances.

Dated 6/30/2025 20 25

DONALD HIETPAS & SONS INC

(contractor)

By

Stuart Hietpas President
(Name & title)COUNTY OF _____
STATE OF _____ } ssBefore me on this 30 day of JUNE 20 25personally appeared STUART HIETPAS

PRESIDENT

(title)

known to me, who being duly sworn, did depose and say that he/she is the
of the Contractor above mentioned; that he/sheexecuted the above Application For Payment and statement on behalf of said Contractor; and that all of the
statements contained therein are true, correct and complete.My Commission Expires: 11/13/2026Patricia A. Hietpas
(Notary Public)

REQUEST FOR PAYMENT									
ESTIMATE # 1 PROJECT # H0006-09-23-00309									
PROJECT NAME: COMMERCE PARK PLAT UTILITY, STREET & STORMWATER POND CONSTRUCTION									
BASE BID SANITARY SEWER									
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED QTY.	UNIT PRICE	PREVIOUS REQUEST AMOUNT	THIS REQUEST QUANTITY	AMOUNT	TOTAL COMPLETED TO DATE		
							QUANTITY	AMOUNT	
1	8" SANITARY SEWER	1200 LIN. FT.	\$ 41.00	0	\$ -	1204	\$ 49,364.00	1204	\$ 49,364.00
2	48" SANITARY SEWER	93 VERT FT.	\$ 425.00	0	\$ -	32.74	\$ 13,914.50	32.74	\$ 13,914.50
3	6" SCH 40 LATERAL	336 LIN. FT.	\$ 38.50	0	\$ -	400	\$ 15,400.00	400	\$ 15,400.00
SUB TOTAL						\$ 78,678.50			\$ 78,678.50
BASE BID WATERMAIN									
4	8" WATER MAIN	1877 LIN. FT.	\$ 55.00	0	\$ -	1621	\$ 89,155.00	1621	\$ 89,155.00
5	6" WATER MAIN	123 LIN. FT.	\$ 50.00	0	\$ -	30	\$ 1,500.00	30	\$ 1,500.00
6	8" GATE VALVE	6 EA.	\$ 2,650.00	0	\$ -	5	\$ 13,250.00	5	\$ 13,250.00
7	6" GATE VALVE	5 EA.	\$ 1,900.00	0	\$ -	2	\$ 3,800.00	2	\$ 3,800.00
8	HYDRANT	5 EA.	\$ 5,915.00	0	\$ -	2	\$ 11,830.00	2	\$ 11,830.00
9	1-1/2 INCH PE WATER LATERAL	228 LIN. FT.	\$ 28.00	0	\$ -		\$ -	0	\$ -
10	1-1/2 " CORP., CURB STOP, STOP BOX	6 E.A.	\$ 800.00	0	\$ -		\$ -	0	\$ -
11	BORE OR JACK CASING PIPE	70 L.F.	\$ 670.00	0	\$ -		\$ -	0	\$ -
SUB TOTAL						\$ 119,535.00			\$ 119,535.00
GRADING & STREET CONSTRUCTION									
33	STRIP & STOCKPILE TOP SOIL	152,500 SQ. YDS.	\$ 1.08	0	\$ -	152,500	\$ 164,700.00	152,500	\$ 164,700.00
34	COMMON EXCAVATION	35,870 CU. YDS	\$ 4.40	0	\$ -	0	\$ -	0	\$ -
35	CLAY LINER 4' THICK	3,500 SQ. YDS	\$ 0.01	0	\$ -	0	\$ -	0	\$ -
36	GEOTECHNICAL ENGINEER POND	1 lump SUM	\$ 3,065.35	0	\$ -	0	\$ -	0	\$ -
37	HEAVY RIP RAP	53 CU. YD.	\$ 67.42	0	\$ -	0	\$ -	0	\$ -
38	MEDIUM RIP RAP	53 CU. YD.	\$ 67.42	0	\$ -	0	\$ -	0	\$ -
39	BASE AGGREGATE POND TRAIL	1600 TONS	\$ 13.54	0	\$ -	0	\$ -	0	\$ -
40	SAS FABRIC FOR POND	2700 SQ. YDS.	\$ 1.52	0	\$ -	0	\$ -	0	\$ -
41	SAS FABRIC FOR ROADWAY	4780 SQ. YD.	\$ 1.52	0	\$ -	0	\$ -	0	\$ -
42	BASE AGGREGATE DENSE	1650 TONS	\$ 12.78	0	\$ -	0	\$ -	0	\$ -
43	BASE AGGREGATE DENSE 3"	2450 TONS	\$ 12.78	0	\$ -	0	\$ -	0	\$ -
44	1.5 INCH PAVEMENT	420 TONS	\$ 12.78	0	\$ -	0	\$ -	0	\$ -
45	PLACING TOP SOIL	11,000 SQ. YDS	\$ 1.08	0	\$ -	0	\$ -	0	\$ -
46	TEMPORARY POND SEEDING	1.73 ACRES	\$ 3,333.00	0	\$ -	0	\$ -	0	\$ -
47	TEMPORARY SEEDING	25.7 ACRES	\$ 797.90	0	\$ -	0	\$ -	0	\$ -
48	TRACKING PAD	2 EACH	\$ 1,010.00	0	\$ -	2	\$ 2,020.00	2	\$ 2,020.00
49	INLET PROTECTION	13 EACH	\$ 90.00	0	\$ -	0	\$ -	0	\$ -
50	TEMPORARY DITCH CHECK	4 EACH	\$ 84.84	0	\$ -	0	\$ -	0	\$ -
51	EROSION MAT TYPE B	900 SQ. YD.	\$ 2.33	0	\$ -	0	\$ -	0	\$ -
52	SILT FENCE	7000 LIN. FT.	\$ 1.67	0	\$ -	7000	\$ 11,690.00	7,000	\$ 11,690.00
TOTAL					\$ -	0	\$ 178,410.00	0	\$ 178,410.00
TOTAL COMPLETED TO DATE									
5% RETAINED									\$ 376,623.50
TOTAL DUE ESTIMATE 1									\$ 18,831.18
									\$ 357,792.33



July 17, 2025

Village of Harrison
Attn: Chad Pelishek, Village Manager
W5298 Highway 114
Harrison, WI 54952

Re: Village of Harrison
Municipal Standby Generator
Certificate for Payment #2
McM. No. H0006-09-24-00512

Dear Chad:

Enclosed herewith is Certificate for Payment #2 for the above referenced project. This Certificate is issued to VOE Power & Systems LLC in the amount of \$57,215.45 for partial payment for work performed through July 31, 2025.

Please process the enclosed, and forward payment to VOE Power & Systems LLC. Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Lee R. Reibold".

Lee R. Reibold, P.E.
Associate / Senior Municipal & Civil Engineer

LRR:car

cc: VOE Power & Systems LLC

Enclosure: Certificate for Payment #2

McMAHON1445 MCMAHON DRIVE P.O. BOX 1025
NEENAH, WI 54956 NEENAH, WI 54957-1025**ENGINEERS ARCHITECTS**TELEPHONE: 920.751.4200
FAX: 920.751.4284

McMAHON ASSOCIATES, INC.

**CERTIFICATE FOR
PAYMENT**VILLAGE OF HARRISON
W5298 Highway 114
Harrison, WI 54952

Contract No.	H0006-09-24-00512
Project File No.	H0006-09-24-00512
Certificate No.	Two (2)
Issue Date:	July 17, 2025
Project:	Village of Harrison Municipal Standby Generator

This Is To Certify That, In Accordance With The Contract Documents Dated: February 13, 2025VOE POWER & SYSTEMS LLC
301 N Kensington Drive
Appleton, WI 54915Is Entitled To **Partial** Payment For Work Performed Through: July 31, 2025

- ☒ Contractor's Application For Payment Attached.
☒ Itemized Cost Breakdown Attached.

Original Contract	<u>\$213,770.00</u>
Net Change Orders	<u>+\$14,136.00</u>
Current Contract Amount	<u>\$227,906.00</u>

Completed To Date	<u>\$111,270.00</u>
Retainage 2.5%	<u>\$5,344.25</u>
Subtotal	<u>\$105,925.75</u>
Previously Certified	<u>\$48,710.30</u>

Amount Due This Payment:	\$57,215.45
---------------------------------	--------------------

Please process and forward payment to VOE Power & Systems LLC.

Certified By:
McMAHON ASSOCIATES, INC.
 Neenah, Wisconsin


 Lee R. Reibold, P.E.
 Associate / Senior Municipal & Civil Engineer

**Village of Harrison
Municipal Standby Generator
Certificate for Payment #2 Summary
McM No. H0006-09-24-00512**

Base Bid:

Item	Description	Bid Qty	Unit	Unit Price	Bid Total	Payment Certificate #2		Completed to Date	
						Quantity	Total	Quantity	Total
	-Mobilization				\$ 5,000.00	0%	\$ -	50%	\$ 2,500.00
	-Generator and ATS				\$ 59,996.00	100%	\$ 59,996.00	100%	\$ 59,996.00
	-Panelboard and ECB				\$ 20,000.00	0%	\$ -	0%	\$ -
	-Foundation				\$ 33,000.00	0%	\$ -	100%	\$ 33,000.00
	-Plumbing				\$ 4,000.00	0%	\$ -	100%	\$ 4,000.00
	-Electrical - M				\$ 57,343.00	0%	\$ -	13%	\$ 7,343.00
	-Electrical - L				\$ 34,431.00	0%	\$ -	13%	\$ 4,431.00
1	Municipal Standby Generator Project*	1	L.S.		\$ 213,770.00		\$ 59,996.00		\$ 111,270.00

*Includes Alternate Bid #1 \$6,000 L.S. deduct for removal of hard surface restoration

Change Order Items:

Item	Description	Bid Qty	Unit	Unit Price	Bid Total	Payment Certificate #2		Completed to Date	
						Quantity	Total	Quantity	Total
1.1	ADD Per Construction Bulletin #1				\$ 14,136.00	0%	\$ -	0%	\$ -

Contract Total = \$ 227,906.00 \$ 59,996.00 \$ 111,270.00

Completed to Date	\$ 111,270.00
Project Retainage 2.5%	\$ 5,344.25
Subtotal	\$ 105,925.75
Previously Certified	\$ 48,710.30
Amount Due	\$ 57,215.45

Section 11, Item m.

**APPLICATION FOR
PAYMENT****(Owner)**Village of Harrison
W5298 State Road 114
Harrison, WI 54952

PROJECT:	Harrison Municipal Standby Generator
CONTRACTOR	VOE Power & Systems LLC
Contract No.	H0006-092400512.02.02
Project No.	H0006-092400512
Application No.	02
Application Date	07/16/2025
Period From	06/01/2025 To 07/31/2025

Application Is Made For Payment In Connection With The Above Contract.

The following documents are attached:

- ☒ Schedule Of Values
☐ Schedule Of Unit Prices
☐ Inventory Of Stored Materials

The Present Status Of The Account For This Contract Is As Follows:

Original Contract	\$ 213,770.00	Completed To Date	\$ 111,270.00
Net Change Orders	\$ 0.00	Retainage 5 %	\$ 5,563.50
Current Contract Amount	\$ 213,770.00	Subtotal	\$ 105,706.50
		Previous Applications	\$ 48,710.30

Amount Due This Application: \$ 56,996.20

The undersigned Contractor hereby swears, under penalty of perjury, that (1 All previous progress payments received from the Owner, on account of work performed under the Contract referred to above, have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications For Payment under said Contract, being Applications For Payment numbered 1 through 2 inclusive; and 2) All materials and equipment incorporated in said project or otherwise listed in or covered by this Application For Payment are free and clear of all liens, claims, security interests and encumbrances.

Dated 16th day of July 20 25

VOE Power & Systems LLC

(contractor)

By  - Owner
(name & title)COUNTY OF
STATE OF

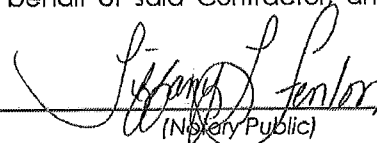
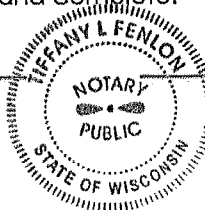
} ss

Before me on this 16th day of July 20 25 personally appeared Rob Van Offeren
known to me, who being duly sworn, did depose and say that he/she is the
Owner of the Contractor above mentioned; that he/she

(title)

executed the above Application For Payment and statement on behalf of said Contractor; and that all of the statements contained therein are true, correct and complete.

My Commission Expires: 07/16/2027


(Notary Public)

VOE Power & Systems LLC's
SUBCONTRACTOR SCHEDULE OF VALUES

PROJECT: Harrison Municipal Standby Generator
CONTRACT NO.: H0006-09-24-00512.02.02
APPLICATION DATE: 7/16/2025
PAYMENT APPLICATION #: 02

Activity ID	Description	Budget	Work Completed		Stored Materials	Total Compl and Stored to Date	% Complete	Balance to Finish	Retention
			Previous Applications	This Application					
005	MOBILIZATION	\$5,000.00	\$2,500.00			\$2,500.00	50%	\$2,500.00	\$125.00
010	GENERATOR AND ATS	\$59,996.00	\$0.00	\$59,996.00		\$59,996.00	100%	\$0.00	\$2,999.80
015	PANELBOARD AND ECB	\$20,000.00	\$0.00			\$0.00	0%	\$20,000.00	\$0.00
020	FOUNDATION	\$33,000.00	\$33,000.00			\$33,000.00	100%	\$0.00	\$1,650.00
025	PLUMBING	\$4,000.00	\$4,000.00			\$4,000.00	100%	\$0.00	\$200.00
030	ELECTRICAL - M	\$57,343.00	\$7,343.00			\$7,343.00	13%	\$50,000.00	\$367.15
035	ELECTRICAL - L	\$34,431.00	\$4,431.00			\$4,431.00	13%	\$30,000.00	\$221.55
040									
045									
050									
055									
060									
065									
070									
075									
080									
085									
090									
095									
100									
105									
110									
115									
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145									
150									
155									
160									
165									
170									
175									
180									
185									
190									
195									
200									
TOTAL		\$213,770.00	\$51,274.00	\$59,996.00	\$0.00	\$111,270.00	52%	\$102,500.00	\$5,500.00

Section 11, Item m.

**VOE Power & Systems LLC**

301 N Kensington Drive
Appleton, WI 54915

(920) 428-4160

Section 11, Item m.

INVOICE

BILL TO:

Village of Harrison
W5298 State Rd 114
Harrison, WI 54952

DATE

7/16/2025

NUMBER

2495

DUE DATE

8/15/2025

Project: Harrison Municipal Standby Generator

Contract No.: H0006-092400512.02.02

Project No.: H0006-092400512

Period Covered: 06/01/2025 - 07/31/2025

Pay Application No.: 02

Work Completed this Period: 59,996.00

Amount of Retainage (5%): -2,999.80

TOTAL**\$56,996.20**



July 23, 2025

Village of Harrison
Attn: Chad Pelishek, Village Manager
W5298 Highway 114
Harrison, WI 54952

Re: Village of Harrison
2025 Asphalt Street Resurfacing Program
Certificate for Payment #1
McM. No. H0006-09-24-00403

Dear Chad:

Enclosed herewith is Certificate for Payment #1 for the above referenced project. This Certificate is issued to Northeast Asphalt, Inc. in the amount of \$477,056.65 for partial payment for work performed through June 30, 2025.

Please process the enclosed, and forward payment to Northeast Asphalt, Inc. Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Lee R. Reibold".

Lee R. Reibold, P.E.
Associate / Sr Municipal & Civil Engineer

LRR:car

cc: Northeast Asphalt, Inc.

Enclosure: Certificate for Payment #1

**CERTIFICATE FOR
PAYMENT**

VILLAGE OF HARRISON
W5298 Highway 114
Harrison, WI 54952

Contract No. H0006-09-24-00403
Project File No. H0006-09-24-00403
Certificate No. One (1)
Issue Date: July 23, 2025
Project: Village of Harrison
2025 Asphalt Street Resurfacing Program

This Is To Certify That, In Accordance With The Contract Documents Dated: February 26, 2025

NORTHEAST ASPHALT, INC.
W6380 Design Drive
Greenville, WI 54942

Is Entitled To Partial Payment For Work Performed Through: June 30, 2025

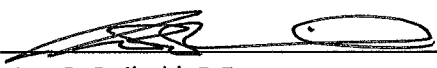
- ☒ Contractor's Application For Payment Attached.
☒ Itemized Cost Breakdown Attached.

Original Contract	<u>\$1,712,567.53</u>
Net Change Orders	<u>+ \$39,735.00</u>
Current Contract Amount	<u>\$1,752,302.53</u>

Completed To Date	<u>\$502,164.90</u>
Retainage 5%	<u>\$25,108.25</u>
Subtotal	<u>\$477,056.65</u>
Previously Certified	<u>\$0.00</u>

Amount Due This Payment: \$477,056.65

Certified By:
McMAHON ASSOCIATES, INC.
Neenah, Wisconsin


Lee R. Reibold, P.E.
Associate / Sr Municipal & Civil Engineer

Village of Harrison
2025 Asphalt Street Resurfacing Program
Certificate for Payment #1 Summary
McM No. H0006-09-24-00403

Section 11, Item m.

A. Cedar Ridge Estates:

Item	Description	Bid Qty	Unit	Unit Cost	Total Cost	Payment Certificate #1	
						Qty	Cost
1	Remove existing culvert	48	EACH	\$ 145.32	\$ 6,975.36	48	\$ 6,975.36
2	Remove concrete pavement	234	S.F.	\$ 1.55	\$ 362.70		\$ -
3	15-inch x 23-inch CMP	1,592	L.F.	\$ 52.60	\$ 83,739.20	1,586	\$ 83,423.60
4	15-inch x 23-inch CMP flared end section	98	EACH	\$ 210.80	\$ 20,658.40	98	\$ 20,658.40
5	Pulverize existing asphalt pavement	12,000	S.Y.	\$ 0.55	\$ 6,600.00	12,000	\$ 6,600.00
6	Excavation below subgrade (EBS)	400	C.Y.	\$ 37.21	\$ 14,884.00	28.44	\$ 1,058.25
7	Base aggregate dense, 3-inch for EBS areas	800	TONS	\$ 22.45	\$ 17,960.00		\$ -
8	Type I Geogrid for EBS areas	800	S.Y.	\$ 1.41	\$ 1,128.00		\$ -
9	Fine grading & compaction of road base	13,500	S.Y.	\$ 1.85	\$ 24,975.00	13,500	\$ 24,975.00
10	Miscellaneous 30-inch concrete curb and gutter removal & replacement	100	L.F.	\$ 51.93	\$ 5,193.00	133.50	\$ 6,932.66
11	4-inch concrete sidewalk replacement	89	S.F.	\$ 8.44	\$ 751.16	118	\$ 995.92
12	2 1/4-inch HMA pavement, 3 LT 58-28 S	1,680	TONS	\$ 64.40	\$ 108,192.00		\$ -
13	1 3/4-inch HMA pavement, 4 LT 58-28 S	1,300	TONS	\$ 69.40	\$ 90,220.00		\$ -
14	Sawing asphalt (WisDOT Item No. 690.0150)	550	L.F.	\$ 1.75	\$ 962.50	513	\$ 897.75
15	Sawing concrete (WisDOT Item No. 690.0250)	35	L.F.	\$ 2.35	\$ 82.25	54	\$ 126.90
16	1-1/4-inch Base Aggregate Dense for Driveway Aprons	250	TONS	\$ 40.41	\$ 10,102.50	250	\$ 10,102.50
17	3-inch HMA driveway pavement	2,400	S.Y.	\$ 25.00	\$ 60,000.00	2,269	\$ 56,725.00
18	Driveway apron slope paving	84	EACH	\$ 100.00	\$ 8,400.00	95	\$ 9,500.00
19	Hydrant relocation	1	L.S.	\$ 5,400.00	\$ 5,400.00	1	\$ 5,400.00
20	Sanitary Manhole Reconstruction	12	EACH	\$ 800.00	\$ 9,600.00	12	\$ 9,600.00
21	Ditching including placement of topsoil	4,750	L.F.	\$ 10.14	\$ 48,165.00	2,375	\$ 24,082.50
22	Sod for Ditch Flowline	1,400	S.Y.	\$ 9.21	\$ 12,894.00		\$ -
23	Lawn restoration incl. hydroseed/hydromulch, & fertilizer	23,000	S.Y.	\$ 2.22	\$ 51,060.00		\$ -
24	Erosion control culvert pipe ditch check	45	EACH	\$ 31.80	\$ 1,431.00		\$ -
25	Erosion control ditch check	30	EACH	\$ 83.10	\$ 2,493.00		\$ -
26	Contractor Quality Control Testing	1	L.S.	\$ 6,750.00	\$ 6,750.00	1	\$ 6,750.00
Cedar Ridge Estates Total =					\$ 598,979.07	\$ 274,803.84	

B. Haen Heights Area:

Item	Description	Bid Qty	Unit	Unit Cost	Total Cost	Payment Certificate #1	
						Qty	Cost
1	Remove existing culvert	89	EACH	\$ 145.32	\$ 12,933.48		\$ -
2	Remove concrete pavement	70	S.F.	\$ 1.38	\$ 96.60		\$ -
3	24-inch CMP	88	L.F.	\$ 56.70	\$ 4,989.60		\$ -
4	24-inch CMP flared end section	6	EACH	\$ 342.08	\$ 2,052.48		\$ -
5	15-inch x 23-inch CMP	2,260	L.F.	\$ 50.57	\$ 114,288.20		\$ -
6	15-inch x 23-inch CMP flared end section	172	EACH	\$ 210.80	\$ 36,257.60		\$ -
7	Pulverize existing asphalt pavement	15,300	S.Y.	\$ 0.55	\$ 8,415.00		\$ -
8	Excavation below subgrade (EBS)	550	C.Y.	\$ 37.02	\$ 20,361.00		\$ -
9	Base aggregate dense, 3-inch for EBS areas	1,100	TONS	\$ 22.10	\$ 24,310.00		\$ -
10	Type I Geogrid for EBS areas	1,100	S.Y.	\$ 1.41	\$ 1,551.00		\$ -
11	Fine grading & compaction of road base	17,500	S.Y.	\$ 1.85	\$ 32,375.00		\$ -
12	2 1/4-inch HMA pavement, 3 LT 58-28 S	2,050	TONS	\$ 64.40	\$ 132,020.00		\$ -
13	1 3/4-inch HMA pavement, 4 LT 58-28 S	1,600	TONS	\$ 69.40	\$ 111,040.00		\$ -
14	Sawing asphalt (WisDOT Item No. 690.0150)	1,300	L.F.	\$ 1.75	\$ 2,275.00	1,244	\$ 2,177.00
15	Sawing concrete (WisDOT Item No. 690.0250)	12	L.F.	\$ 2.35	\$ 28.20		\$ -
16	1-1/4-inch Base Aggregate Dense for Driveway Aprons	350	TONS	\$ 40.41	\$ 14,143.50		\$ -
17	3-inch HMA driveway pavement	3,900	S.Y.	\$ 25.00	\$ 97,500.00		\$ -
18	Driveway apron slope paving	162	EACH	\$ 100.00	\$ 16,200.00		\$ -
19	Sanitary Manhole Reconstruction	14	EACH	\$ 800.00	\$ 11,200.00		\$ -
20	Ditching including placement of topsoil	8,450	L.F.	\$ 9.57	\$ 80,866.50		\$ -
21	Sod for Ditch Flowline	2,400	S.Y.	\$ 9.21	\$ 22,104.00		\$ -
22	Lawn restoration incl. hydroseed/hydromulch, & fertilizer	36,800	S.Y.	\$ 2.22	\$ 81,696.00		\$ -
23	Erosion control culvert pipe ditch check	91	EACH	\$ 31.80	\$ 2,893.80		\$ -
24	Erosion control ditch check	50	EACH	\$ 83.10	\$ 4,155.00		\$ -
25	Contractor Quality Control Testing	1	L.S.	\$ 7,750.00	\$ 7,750.00		\$ -
Haen Heights Area Total =					\$ 841,501.96	\$ 2,177.00	

C. Snapdragon Lane & Strawflower Drive:

Item	Description	Bid Qty	Unit	Unit Cost	Total Cost	Payment Certificate #1	
						Qty	Cost
1	Pulverize Existing Asphalt Pavement	8,100	S.Y.	\$ 0.55	\$ 4,455.00	8,100	\$ 4,455.00
2	Excavation Below Subgrade (EBS)	300	C.Y.	\$ 39.15	\$ 11,745.00		\$ -
3	Base Aggregate Dense, 3-inch for EBS Areas	600	TONS	\$ 22.10	\$ 13,260.00		\$ -
4	Type I Geogrid for EBS Areas	600	S.Y.	\$ 1.41	\$ 846.00		\$ -
5	Miscellaneous 30-inch Mountable C&G Removal & Replacement	900	L.F.	\$ 51.93	\$ 46,737.00	1,126.5	\$ 58,499.15
6	Reconstruct Catch Basin	9	EACH	\$ 800.00	\$ 7,200.00	9	\$ 7,200.00
7	Fine Grading and Compaction of Road Base	8,100	S.Y.	\$ 2.70	\$ 21,870.00	8,100	\$ 21,870.00
8	Sawing Asphalt (WisDOT Item #690.0150)	80	L.F.	\$ 2.35	\$ 188.00		\$ -
9	2-1/4-inch HMA Pavement, 3 LT 58-28 S	1,100	TONS	\$ 64.40	\$ 70,840.00	923.31	\$ 59,461.16
10	1-3/4-inch HMA Pavement, 4 LT 58-28 S	850	TONS	\$ 69.40	\$ 58,990.00	778.08	\$ 53,998.75
11	Contractor Quality Control Testing	1	L.S.	\$ 4,450.00	\$ 4,450.00	1	\$ 4,450.00
Snapdragon & Strawflower Total =						\$ 240,581.00	\$ 209,934.06

D. Rennwood Park Parking Lot:

Item	Description	Bid Qty	Unit	Unit Cost	Total Cost	Payment Certificate #1	
						Qty	Cost
1	Fine grading and compaction of aggregate base	950	S.Y.	\$1.85	\$ 1,757.50		\$ -
2	2 1/4-inch HMA Pavement 3LT 58-28S	135	TONS	\$69.10	\$ 9,328.50		\$ -
3	1 3/4-inch HMA Pavement 4LT 58-28S	105	TONS	\$77.10	\$ 8,095.50		\$ -
4	Marking Line Epoxy 4-inch	500	L.F.	\$10.50	\$ 5,250.00		\$ -
5	Contractor Quality Control Testing	1	L.S.	\$900.00	\$ 900.00		\$ -
Rennwood Park Parking Lot Total =						\$ 25,331.50	\$ -

E. Municipal Building Park Lot

Item	Description	Bid Qty	Unit	Unit Cost	Total Cost	Payment Certificate #1	
						Qty	Cost
1	7-Inch Concrete Pavement	25	S.F.	\$15.00	\$ 375.00		\$ -
2	24-inch Concrete Curb and Gutter	10	L.F.	\$59.90	\$ 599.00		\$ -
3	4-inch HMA Pavement	400	S.F.	\$13.00	\$ 5,200.00		\$ -
Municipal Building Parking Lot Total =						\$ 6,174.00	\$ -

Base Bid Total = \$ 1,712,567.53 \$ 486,914.90

Change Order Items

Item	Description	Bid Qty	Unit	Unit Cost	Total Cost	Payment Certificate #1	
						Qty	Cost
1.1	ADD Replace Broken Inlet Casting (Snapdragon\Strawflower)	3	EACH	\$1,450.00	\$ 4,350.00	3	\$ 4,350.00
1.2	ADD Replace Broken Inlet Casting (Snapdragon\Strawflower)	1	EACH	\$1,000.00	\$ 1,000.00	1	\$ 1,000.00
1.3	ADD Manhole Casting Adjustments (Snapdragon\Strawflower)	12	EACH	\$800.00	\$ 9,600.00	12	\$ 9,600.00
1.4	ADD Replace Broken Water Valve Box (Snapdragon\Strawflower)	1	EACH	\$300.00	\$ 300.00	1	\$ 300.00
1.5	ADD Rennwood Park-3-inch HMA Trail Paving	83	TONS	\$295.00	\$ 24,485.00		\$ -
Change Order Items Total =						\$ 39,735.00	\$ 15,250.00

Contract Total = \$ 1,752,302.53 \$ 502,164.90

Completed to Date		\$ 502,164.90
Project Retainage	5%	\$ 25,108.25
Subtotal		\$ 477,056.65
Previously Certified		\$ -
Amount Due this Payment		\$ 477,056.65

McMAHON

McMahon Associates, Inc.
ENGINEERS ARCHITECTS
SCIENTISTS LAND SURVEYORS

1445 McMahon Drive
Neenah, WI 54956

Telephone: (920)751-4200
FAX: (920)751-4284

P.O. Box 1025
Neenah, WI 54957-1025

APPLICATION

(OWNER)

Village of Harrison
W5298 State Road 114
Harrison, WI 54952

PROJECT: 2025 Asphalt Street Resurfacing Progr
CONTRACTOR Northeast Asphalt, Inc.
Contract No. H0006-09-24-00403
Project No. H0006-09-24-00403
Application No. _____
Application Date July 7, 2025
Period From 05/01/25 To 06/30/25

Application Is Made For Payment In Connection With The Above Contract.

The following documents are attached:

- ☒ Schedule Of Values
- ☐ Schedule Of Unit Prices
- ☐ Inventory Of Stored Materials

The Present Status Of The Account For This Contract Is As Follows:

Original Contract	\$ 1,712,567.53	Completed to date	\$ 509,337.37
Net Change Orders	\$ 39,735.00	Retainage	\$ 25,466.87
Current Contract Amount	\$ 1,752,302.53	Sub-total	\$ 483,870.50
		Previous Payments	

Amount Due This Application: \$ 483,870.50

The undersigned Contractor hereby swears, under penalty of perjury, that 1) All previous progress payments received from the Owner, on account of work performed under the contract referred to above, have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications For Payment under said contract, being Applications For Payment numbered 1 through 1 inclusive; and 2) All materials and equipment incorporated in said project or otherwise listed in or covered by this Application For Payment are free and clear of all liens, claims, security interests and encumbrances.

Dated

7-10-25

Northeast Asphalt, Inc.

BY

(contractor)

Initial

MW

COUNTY OF
STATE OF

Outagamie
Wisconsin

} ss

Before me on this 10th day of July, personally appeared
known to me, who being duly sworn, did depose and say that he/she is the
of the Contractor above mentioned; that he/she executed the above Application For Payment and statement on
behalf of said Contractor; and that all of the statements contained therein are true, correct and complete.

Jon Wurzer

Agent

My Commission Expires:

02-27-27

Kim Stebane
(Notary Public)

KIM STEBANE
Notary Public
State of Wisconsin

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Use Column I on Contracts where variable retainage for line items may apply.

FROM: Northeast Asphalt, Inc.
PROJECT: 2025 Asphalt St Resurfacing

APPLICATION NO: 1
APPLICATION DATE: 7/7/2025
PERIOD TO: 5/2025 - 6/2025
PROJECT #S: 10006-09-24-0040:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D.O.R.E.)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION(S) (D + E)				TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G + C)		
1010	Remove Existing Culvert	\$ 6,975.36	\$ -	\$ 6,975.36	\$ -	\$ -	\$ 6,975.36	100%	\$ -	\$ 348.77
1030	15" x 23" CMP	\$ 83,739.20	\$ -	\$ 83,739.20	\$ -	\$ -	\$ 83,739.20	100%	\$ -	\$ 4,186.96
1040	15" x 23" CMP Flared End Section	\$ 20,658.40	\$ -	\$ 20,658.40	\$ -	\$ -	\$ 20,658.40	100%	\$ -	\$ 1,032.92
1050	Pulverize Existing Asphalt Pavement	\$ 6,767.20	\$ -	\$ 6,767.20	\$ -	\$ -	\$ 6,767.20	100%	\$ -	\$ 338.36
1090	Fine Grading & Compaction of Rd Base	\$ 26,016.55	\$ -	\$ 26,016.55	\$ -	\$ -	\$ 26,016.55	100%	\$ -	\$ 1,300.83
1100	Misc 30 Inch Concrete Curb & Gutter R	\$ 5,193.00	\$ -	\$ 5,193.00	\$ -	\$ -	\$ 5,193.00	134%	\$ (1,739.66)	\$ 346.63
1110	4 Inch Concrete Sidewalk Replacement	\$ 751.16	\$ -	\$ 751.16	\$ -	\$ -	\$ 751.16	133%	\$ (244.76)	\$ 49.80
1140	Sawing Asphalt (WisDOT #690.0150)	\$ 962.50	\$ -	\$ 962.50	\$ -	\$ -	\$ 962.50	93%	\$ 64.75	\$ 44.89
1150	Sawing Concrete (WisDOT #690.0250)	\$ 82.25	\$ -	\$ 82.25	\$ -	\$ -	\$ 82.25	154%	\$ (44.65)	\$ 6.35
1160	1-1/4 Inch Base Aggregate Dense for	\$ 10,102.50	\$ -	\$ 10,102.50	\$ -	\$ -	\$ 10,102.50	100%	\$ -	\$ 505.13
1170	3 inch HMA Driveway Pavement	\$ 57,450.00	\$ -	\$ 57,450.00	\$ -	\$ -	\$ 57,450.00	99%	\$ 725.00	\$ 2,836.25
1180	Driveway Apron Slope Paving	\$ 8,400.00	\$ -	\$ 8,400.00	\$ -	\$ -	\$ 8,400.00	113%	\$ (1,100.00)	\$ 475.00
1190	Hydrant Relocation	\$ 5,400.00	\$ -	\$ 5,400.00	\$ -	\$ -	\$ 5,400.00	100%	\$ -	\$ 270.00
1200	Sanitary Manhole Reconstruction	\$ 9,600.00	\$ -	\$ 9,600.00	\$ -	\$ -	\$ 9,600.00	100%	\$ -	\$ 480.00
1210	Ditching Including Placement of Topsoil	\$ 48,165.00	\$ -	\$ 48,165.00	\$ -	\$ -	\$ 48,165.00	50%	\$ 24,082.50	\$ 1,204.13
1260	Contractor Quality Control Testing	\$ 6,750.00	\$ -	\$ 6,750.00	\$ -	\$ -	\$ 6,750.00	100%	\$ -	\$ 337.50
2140	Sawing Asphalt (WisDOT #690.0150)	\$ 2,275.00	\$ -	\$ 2,275.00	\$ -	\$ -	\$ 2,275.00	96%	\$ 98.00	\$ 108.85
3010	Pulverize Existing Asphalt Pavement	\$ 4,290.00	\$ -	\$ 4,290.00	\$ -	\$ -	\$ 4,290.00	100%	\$ -	\$ 214.50
3050	Misc 30 Inch Mountable Curb & Gutter	\$ 46,737.00	\$ -	\$ 46,737.00	\$ -	\$ -	\$ 46,737.00	132%	\$ (14,826.02)	\$ 3,078.15
3060	Reconstruct Catch Basin	\$ 7,200.00	\$ -	\$ 7,200.00	\$ -	\$ -	\$ 7,200.00	100%	\$ -	\$ 360.00
3070	Fine Grading & Compaction of Rd Base	\$ 21,060.00	\$ -	\$ 21,060.00	\$ -	\$ -	\$ 21,060.00	100%	\$ -	\$ 1,053.00
3090	2-1/4 Inch HMA Pavement, 3LT 58-28S	\$ 60,278.40	\$ -	\$ 60,278.40	\$ -	\$ -	\$ 60,278.40	99%	\$ 817.24	\$ 2,973.06
		\$ 438,853.52	\$ -	\$ 431,021.12	\$ -	\$ -	\$ 431,021.12	98%	\$ 7,832.40	\$ 21,551

Section 11, Item m.

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E from Previous Application(s), if any E=Total Work Completed for this Application
F=Materials Purchased and Stored for Project G=Total of all Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G

AJA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,

PROJECT #'S: 10006-09-24-0040;

Use Column I on Contracts where variable retainage for line items may apply.

[illegible]

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E from Previous Application(\$), if any E=Total Work Completed for this Application
F=Materials Purchased and Stored for Project G=Total of all Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G



July 23, 2025

Village of Harrison
Attn: Chad Pelishek, Village Manager
W5298 Highway 114
Harrison, WI 54952

Re: Village of Harrison
Crossroads Business Park Utility & Street Construction
Certificate for Payment #9
McM. No. H0006-09-24-00507

Dear Chad:

Enclosed herewith is Certificate for Payment #9 for the above referenced project. This Certificate is issued to Gene Frederickson Trucking & Excavating, Inc. in the amount of \$61,761.44 for partial payment for work performed through July 22, 2025.

Please process the enclosed, and forward payment to Gene Frederickson Trucking & Excavating, Inc. Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Lee R. Reibold".

Lee R. Reibold, P.E.
Associate / Senior Municipal & Civil Engineer

LRR:

cc: Gene Frederickson Trucking & Excavating, Inc.

Enclosure: Certificate for Payment #9

CERTIFICATE FOR PAYMENT

VILLAGE OF HARRISON
W5298 Highway 114
Harrison, WI 54952

Contract No.	H0006-09-24-00507
Project File No.	H0006-09-24-00507
Certificate No.	Nine (9)
Issue Date:	July 23, 2025
Project:	Village of Harrison – Crossroads Business Park Utility & Roadway Const

This Is To Certify That, In Accordance With The Contract Documents Dated: September 9, 2024

GENE FREDERICKSON TRUCKING &
EXCAVATING, INC.
4450 Fieldcrest Drive
Kaukauna, WI 54130

Is Entitled To Partial Payment For Work Performed Through: July 22, 2025

- ☒ Contractor's Application For Payment Attached.
☒ Itemized Cost Breakdown Attached.

Original Contract	<u>\$1,215,005.90</u>	Completed To Date	<u>\$1,341,154.19</u>
Net Change Orders	<u>\$129,054.53</u>	Retainage 2.5%	<u>\$33,601.51</u>
Current Contract Amount	<u>\$1,344,060.43</u>	Subtotal	<u>\$1,307,552.68</u>
		Previously Certified	<u>\$1,245,791.24</u>

Amount Due This Payment: \$61,761.44

Certified By:
McMAHON ASSOCIATES, INC.
Neenah, Wisconsin



Lee R. Reibold, P.E.
Associate / Senior Municipal & Civil Engineer

Crossroads Business Park
Utility & Street Construction
Village of Harrison
Payment Certificate #9 Summary
McM No. H0006-09-24-00507

Base Bid:						Payment Certificate #9		Contract to Date		Difference	
Item	Qty	Unit	Description	Unit Price	Bid Total	Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost
1.	2,103	LF	8 Inch Sanitary Sewer	\$61.00	\$ 128,283.00		\$ -	2,103	\$ 128,283.00	0	\$ -
2.	85.8	VF	48 Inch Sanitary Sewer Manhole Including Casting and Chimney Seal	\$662.00	\$ 56,799.60		\$ -	87.21	\$ 57,733.02	1.41	\$ 933.42
3.	655	LF	6 Inch SCH 40 PVC Sanitary Sewer Lateral	\$41.00	\$ 26,855.00		\$ -	654	\$ 26,814.00	-1	\$ (41.00)
4.	50	LF	6 Inch SCH 40 PVC Sanitary Sewer Lateral (Lot 9)	\$79.00	\$ 3,950.00		\$ -	64	\$ 5,056.00	14	\$ 1,106.00
5.	2,250	LF	8 Inch Water Main	\$66.00	\$ 148,500.00		\$ -	2,250	\$ 148,500.00	0	\$ -
6.	6	Ea	8 Inch Resilient Wedge Gate Valve	\$2,926.00	\$ 17,556.00		\$ -	4	\$ 11,704.00	-2	\$ (5,852.00)
7.	4	Ea	6 Inch Resilient Wedge Gate Valve	\$2,123.00	\$ 8,492.00		\$ -	4	\$ 8,492.00	0	\$ -
8.	4	Ea	Hydrant	\$6,376.00	\$ 25,504.00		\$ -	4	\$ 25,504.00	0	\$ -
9.	50	LF	6 Inch Hydrant Lead	\$55.00	\$ 2,750.00		\$ -	37	\$ 2,035.00	-13	\$ (715.00)
10.	625	LF	2 Inch SDR 9 PE Water Lateral	\$25.00	\$ 15,625.00		\$ -	625	\$ 15,625.00	0	\$ -
11.	60	LF	2 Inch SDR 9 PE Water Lateral (Lot 9)	\$66.00	\$ 3,960.00		\$ -	72	\$ 4,752.00	12	\$ 792.00
12.	13	Ea	2 Inch Corporation, Curb Stop & Stop Box	\$1,273.00	\$ 16,549.00		\$ -	14	\$ 17,822.00	1	\$ 1,273.00
13.	731	LF	36 Inch RCP Storm Sewer	\$113.00	\$ 82,603.00		\$ -	731	\$ 82,603.00	0	\$ -
14.	600	LF	30 Inch RCP Storm Sewer	\$87.00	\$ 52,200.00		\$ -	600	\$ 52,200.00	0	\$ -
15.	619	LF	24 Inch RCP Storm Sewer	\$61.00	\$ 37,759.00		\$ -	619	\$ 37,759.00	0	\$ -
16.	53	LF	24 Inch Storm Sewer	\$53.00	\$ 2,809.00		\$ -	53	\$ 2,809.00	0	\$ -
17.	351	LF	18 Inch RCP Storm Sewer	\$47.00	\$ 16,497.00		\$ -	351	\$ 16,497.00	0	\$ -
18.	67	LF	18 Inch Storm Sewer	\$39.00	\$ 2,613.00		\$ -	67	\$ 2,613.00	0	\$ -
19.	40	LF	15 Inch RCP Storm Sewer	\$48.00	\$ 1,920.00		\$ -	40	\$ 1,920.00	0	\$ -
20.	181	LF	15 Inch Storm Sewer	\$38.00	\$ 6,878.00		\$ -	181	\$ 6,878.00	0	\$ -
21.	144	LF	12 Inch RCP Storm Sewer	\$45.00	\$ 6,480.00		\$ -	144	\$ 6,480.00	0	\$ -
22.	87	LF	12 Inch Storm Sewer	\$30.00	\$ 2,610.00		\$ -	87	\$ 2,610.00	0	\$ -
23.	1	Ea	36 Inch RCP Flared End Section	\$5,035.00	\$ 5,035.00		\$ -	1	\$ 5,035.00	0	\$ -
24.	1	Ea	30 Inch RCP Flared End Section	\$3,708.00	\$ 3,708.00		\$ -	1	\$ 3,708.00	0	\$ -
25.	3	Ea	18 Inch RCP Flared End Section	\$1,948.00	\$ 5,844.00		\$ -	3	\$ 5,844.00	0	\$ -
26.	2	Ea	12 Inch RCP Flared End Section	\$1,564.00	\$ 3,128.00		\$ -	2	\$ 3,128.00	0	\$ -
27.	5.6	VF	84 Inch Diameter Storm Sewer Manhole	\$1,487.00	\$ 8,327.20		\$ -	9.84	\$ 14,632.08	4.24	\$ 6,304.88
28.	9.7	VF	72 Inch Diameter Storm Sewer Manhole	\$1,235.00	\$ 11,979.50		\$ -	15.09	\$ 18,636.15	5.39	\$ 6,656.65
29.	31.6	VF	60 Inch Diameter Storm Sewer Manhole	\$909.00	\$ 28,724.40		\$ -	21.92	\$ 19,925.28	-9.68	\$ (8,799.12)
30.	15.4	VF	48 Inch Diameter Storm Sewer Manhole	\$655.00	\$ 10,087.00		\$ -	15.38	\$ 10,073.90	-0.02	\$ (13.10)
31.	1	Ea	36 Inch Diameter Stand Pipe Outlet Structure with Trash Rack for Outlot 2 Pond	\$2,824.00	\$ 2,824.00		\$ -	1	\$ 2,824.00	0	\$ -
32.	1	Ea	Trash Rack for Outlot 1 Pond Outlet Structure	\$620.00	\$ 620.00		\$ -	1	\$ 620.00	0	\$ -
33.	1	Ea	Anti-Seep Collar	\$515.00	\$ 515.00		\$ -	1	\$ 515.00	0	\$ -
34.	12	Ea	Catch Basin	\$2,307.00	\$ 27,684.00		\$ -	12	\$ 27,684.00	0	\$ -
35.	600	LF	4 Inch Perforated Underdrain with Geotextile Sock	\$16.00	\$ 9,600.00		\$ -	500	\$ 8,000.00	-100	\$ (1,600.00)
36.	3	Ea	Yard Drain	\$2,052.00	\$ 6,156.00		\$ -	2	\$ 4,104.00	-1	\$ (2,052.00)
37.	1	LS	Utility Trench Compaction Certification	\$12,738.00	\$ 12,738.00		\$ -	1	\$ 12,738.00	0	\$ -
38.	1	LS	Common Pond Excavation (Estimated at 2,500 C.Y.)	\$36,242.00	\$ 36,242.00		\$ -	1	\$ 36,242.00	0	\$ -
39.	1	LS	Borrow for Stormwater Ponds (Estimated at 2,110 C.Y.)	\$3,108.00	\$ 3,108.00		\$ -	1	\$ 3,108.00	0	\$ -
40.	16	CY	Light Rip-Rap with Type HR Fabric	\$50.00	\$ 800.00		\$ -	16	\$ 800.00	0	\$ -
41.	31	CY	Medium Rip-Rap with Type HR Fabric	\$58.00	\$ 1,798.00		\$ -	31	\$ 1,798.00	0	\$ -
42.	50	CY	Heavy Rip-Rap with Type HR Fabric	\$65.00	\$ 3,250.00		\$ -	0	\$ -	-50	\$ (3,250.00)
43.	500	SY	Turf Reinforcement Mat, Class III, Type B	\$15.90	\$ 7,950.00		\$ -	458	\$ 7,282.20	-42	\$ (667.80)
44.	6,400	SY	Temporary Stabilization for Prairie Area (Temporary Seed and Mulch)	\$1.35	\$ 8,640.00		\$ -	6,400	\$ 8,640.00	0	\$ -
45.	1	LS	Common Roadway Excavation (Estimated at 3,120 C.Y.)	\$12,340.00	\$ 12,340.00		\$ -	1	\$ 12,340.00	0	\$ -
46.	1	LS	Roadway Subgrade Preparation	\$41,795.00	\$ 41,795.00		\$ -	1	\$ 41,795.00	0	\$ -
47.	400	CY	Excavation Below Subgrade (EBS)	\$6.00	\$ 2,400.00		\$ -	0	\$ -	-400	\$ (2,400.00)
48.	1,200	SY	Type 1 Geogrid	\$1.70	\$ 2,040.00		\$ -	0	\$ -	-1,200	\$ (2,040.00)
49.	800	TON	Base Aggregate Dense 3 Inch for EBS Areas	\$13.60	\$ 10,880.00		\$ -	0	\$ -	-800	\$ (10,880.00)
50.	12,000	SY	SAS Fabric	\$1.25	\$ 15,000.00		\$ -	12,000	\$ 15,000.00	0	\$ -
51.	3,900	TON	Base Aggregate Dense 1-1/4 Inch	\$12.15	\$ 47,385.00		\$ -	3,779.10	\$ 45,916.07	-120.90	\$ (1,468.94)
52.	5,850	TON	Base Aggregate Dense 3 Inch	\$13.60	\$ 79,560.00	1,490.40	\$ 20,269.44	7,306.38	\$ 99,366.77	1,456.38	\$ 19,806.77
53.	15,000	SY	Temporary Stabilization of Roadway R/W (Temporary Seed and Mulch)	\$1.10	\$ 16,500.00	15,000	\$ 16,500.00	15,000	\$ 16,500.00	0	\$ -
54.	2	Ea	Tracking Pad	\$1,200.00	\$ 2,400.00		\$ -	2	\$ 2,400.00	0	\$ -
55.	15	Ea	Inlet Protection	\$110.00	\$ 1,650.00		\$ -	15	\$ 1,650.00	0	\$ -
56.	8	Ea	Temporary Ditch Check	\$125.00	\$ 1,000.00		\$ -	8	\$ 1,000.00	0	\$ -
57.	2,200	LF	Silt Fence	\$2.00	\$ 4,400.00		\$ -	2,200	\$ 4,400.00	0	\$ -
58.	60	SY	4 Inch HMA Pavement Restoration (Friendship Drive)	\$126.67	\$ 7,600.20		\$ -	60	\$ 7,600.20	0	\$ -
59.	150	SY	Lawn Turf Restoration (Friendship Drive)	\$1.60	\$ 240.00	150	\$ 240.00	150	\$ 240.00	0	\$ -
TOTAL (Items 1. through 59., Inclusive)					\$ 1,111,140.90		\$ 37,009.44		\$ 1,108,234.66		\$ (2,906.24)

Supplemental Bid #2:											
Item	Qty	Unit	Description	Unit Price	Bid Total	Payment Certificate #9		Contract to Date		Difference	
						Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost
S2-1.	60	LF	Bore 16 Inch Steel Casing Pipe Sanitary Sewer Under STH 55	\$708.00	\$ 42,480.00	\$ -	-	60	\$ 42,480.00	0	\$ -
S2-2.	97	LF	8 Inch Sanitary Sewer	\$29.00	\$ 2,813.00	\$ -	-	97	\$ 2,813.00	0	\$ -
S2-3.	60	LF	Bore 16 Inch Steel Casing Pipe for Water Main Under STH 55	\$611.00	\$ 36,660.00	\$ -	-	60	\$ 36,660.00	0	\$ -
S2-4.	106	LF	8 Inch Water Main	\$72.00	\$ 7,632.00	\$ -	-	106	\$ 7,632.00	0	\$ -
S2-5.	2	Ea	8 Inch Resilient Wedge Gate Valve	\$2,946.00	\$ 5,892.00	\$ -	-	2	\$ 5,892.00	0	\$ -
S2-6.	1	Ea	6 Inch Resilient Wedge Gate Valve	\$2,123.00	\$ 2,123.00	\$ -	-	1	\$ 2,123.00	0	\$ -
S2-7.	1	Ea	Hydrant	\$6,050.00	\$ 6,050.00	\$ -	-	1	\$ 6,050.00	0	\$ -
S2-8.	5	LF	6 Inch Hydrant Lead	\$43.00	\$ 215.00	\$ -	-	5	\$ 215.00	0	\$ -
Supplemental Bid #2 Total (Items S2-1. through S2-8., Inclusive)					\$ 103,865.00	\$ -		\$ 103,865.00		\$ -	
Total Base Bid + Supplemental Bid #2					\$ 1,215,005.90	\$ 37,009.44		\$ 1,212,099.66		\$ (2,906.24)	

Change Order Items:											
Item	Qty	Unit	Description	Unit Price	Bid Total	Payment Certificate #9		Contract to Date		Difference	
						Quantity	Total Cost	Quantity	Total Cost	Quantity	Total Cost
1.1	209	L.F.	ADD 29" x 45" HERCP Storm Sewer	\$179.08	\$ 37,427.72		\$ -	209	\$ 37,427.72	0	\$ -
1.2	283	L.F.	ADD 24" x 39" HERCP Storm Sewer	\$142.78	\$ 40,406.74		\$ -	283	\$ 40,406.74	0	\$ -
1.3	1	EACH	ADD 29" x 45" HERCP Flared End Section	\$5,163.07	\$ 5,163.07		\$ -	1	\$ 5,163.07	0	\$ -
1.4	14,190	C.Y.	ADD Borrow for Lots 10-13	\$7.00	\$ 99,330.00	3,536	\$ 24,752.00	14,190	\$ 99,330.00	0	\$ -
1.5	209	L.F.	DEDUCT 36" RCP Storm Sewer	-\$113.00	\$ (23,617.00)		\$ -	209	\$ (23,617.00)	0	\$ -
1.6	283	L.F.	DEDUCT 30" RCP Storm Sewer	-\$87.00	\$ (24,621.00)		\$ -	283	\$ (24,621.00)	0	\$ -
1.7	1	EACH	DEDUCT 36" RCP Flared End Section	-\$5,035.00	\$ (5,035.00)		\$ -	1	\$ (5,035.00)	0	\$ -
TOTAL Change Order Items						\$ 129,054.53	\$ 24,752.00	\$ 129,054.53	\$ -		
Total Contract Amount =						\$ 1,344,060.43	\$ 61,761.44	\$ 1,341,154.19	\$ (2,906.24)		

Completed to Date =	\$ 1,341,154.19
Project Retainage = 2.5%	\$ 33,601.51
Subtotal =	\$ 1,307,552.68
Previously Certified =	\$ 1,245,791.24
Amount Due this Payment =	\$ 61,761.44

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO MCMAHON ASSOCIATED INC
1445 MCMAHON DRIVE
NEENAH WI 54956

PROJECT: CROSS ROADS BUSINESS PARK
VILLAGE OF HARRISON

APPLICATION NO: 9

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

45808

VIA ARCHITECT:

GENE FREDERICKSON TRUCKING & EXCAVATING, INC.

4450 FIELDCREST DRIVE

KAUKAUNA WI 54130

PROJECT NOS:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM \$ 1,403,934.90
2. Net change by Change Orders \$ 129,054.53
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,532,989.43
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,530,083.19
5. RETAINAGE:
 - a. 2.5 % of Completed Work \$ 38,324.74
(Column D + E on G703)
 - b. % of Stored Material \$
(Column F on G703)
 - Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 38,324.74
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 1,491,758.45
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,245,791.24
8. CURRENT PAYMENT DUE \$ 245,967.21
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 41,230.98

CONTRACTOR: GENE FREDERICKSON TRUCKING & EXCAVATING, INC.

By: Gene Frederickson Date: 7/22/2005

State of: WISCONSIN County of: OUTAGAMIE
Subscribed and sworn to before me this July 22, 2005
Notary Public: Catherine Peterson
My Commission Expires: 01/18/08

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the information comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$129,054.53	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$129,054.53	\$0.00
NET CHANGES by Change Order	\$129,054.53	

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for time forms may apply.

APPLICATION NO: 9
APPLICATION DATE: 7/15/25
PERIOD TO: 7/31/25
ARCHITECT'S PROJECT NO:

DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	QUANTITY FROM LAST PERIOD	FROM PREVIOUS APPLICATION (D + E)		WORK COMPLETED THIS PERIOD		THIS PERIOD		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + H)	BALANCE TO FINISH (C - I)	RETAINAGE (IF VARIABLE RATE)
BASE BID																
8 INCH SANITARY SEWER	2,103	LF	\$61.00	\$128,283.00	2103	\$128,283.00		0		\$0.00		\$128,283.00	100%			\$6,414.15
48 INCH SANITARY SEWER MANHOLE INCLUDING CASTING AND CHIMNEY SEAL	85.8	VF	\$662.00	\$56,799.60	87.21	\$57,733.02		0		\$0.00		\$57,733.02	102%			\$2,886.65
6 INCH SCH 40 PVC SANITARY SEWER LATERAL	655	LF	\$41.00	\$26,855.00	654	\$26,814.00		0		\$0.00		\$26,814.00	100%		\$41.00	\$1,340.70
6 INCH SCH 40 PVC SANITARY SEWER LATERAL	50	LF	\$79.00	\$3,950.00	64	\$5,056.00		0		\$0.00		\$5,056.00	128%			\$252.80
8 INCH WATER MAIN	2,250	LF	\$66.00	\$148,500.00	2250	\$148,500.00		0		\$0.00		\$148,500.00	100%		\$0.00	\$7,425.00
8 INCH RESILIENT WEDGE GATE VALVE	6	EACH	\$2,926.00	\$17,556.00	4	\$11,704.00		0		\$0.00		\$11,704.00	67%		\$5,852.00	\$585.20
6 INCH RESILIENT WEDGE GATE VALVE	4	EACH	\$2,123.00	\$8,492.00	4	\$8,492.00		0		\$0.00		\$8,492.00	100%		\$0.00	\$424.60
HYDRANT	4	EACH	\$6,376.00	\$25,504.00	4	\$25,504.00		0		\$0.00		\$25,504.00	100%		\$0.00	\$1,275.20
6 INCH HYDRANT LEAD	50	LF	\$55.00	\$2,750.00	37	\$2,035.00		0		\$0.00		\$2,035.00	74%		\$715.00	\$101.75
2 INCH SDR 9 PE WATER LATERAL REMOVAL	625	LF	\$25.00	\$15,625.00	625	\$15,625.00		0		\$0.00		\$15,625.00	100%		\$0.00	\$781.25
2 INCH SDR 9 PE WATER LATERAL LOT 9	60	LF	\$66.00	\$3,960.00	72	\$4,752.00		0		\$0.00		\$4,752.00	120%			\$237.60
2 INCH CORR CURB STOP& STOP BOX	13	EACH	\$1,273.00	\$16,549.00	14	\$17,822.00		0		\$0.00		\$17,822.00	108%			\$891.10
26 INCH RCP STORM SEWER	731	LF	\$113.00	\$82,603.00	731	\$82,603.00		0		\$0.00		\$82,603.00	100%		\$0.00	\$4,130.15
30 INCH RCP STORM SEWER	600	LF	\$87.00	\$52,200.00	600	\$52,200.00		0		\$0.00		\$52,200.00	100%		\$0.00	\$2,610.00
24 INCH RCP STORM SEWER	619	LF	\$61.00	\$37,759.00	619	\$37,759.00		0		\$0.00		\$37,759.00	100%		\$0.00	\$1,887.95
24 INCH STORM SEWER	53	LF	\$53.00	\$2,809.00	53	\$2,809.00		0		\$0.00		\$2,809.00	100%		\$0.00	\$140.45
18 INCH RCP STORM SEWER	351	LF	\$47.00	\$16,497.00	351	\$16,497.00		0		\$0.00		\$16,497.00	100%		\$0.00	\$824.85
18 INCH STORM SEWER	67	LF	\$39.00	\$2,613.00	67	\$2,613.00		0		\$0.00		\$2,613.00	100%		\$0.00	\$130.65
15 RCP STORM SEWER	40	LF	\$48.00	\$1,920.00	40	\$1,920.00		0		\$0.00		\$1,920.00	100%		\$0.00	\$96.00

Section 11, Item m.

CONTINUATION SHEET

AIA Document G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage; for line items may apply.

APPLICATION NO: 9
APPLICATION DATE: 7/15/25
PERIOD TO: 7/31/25
ARCHITECT'S PROJECT NO:

DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	QUANTITY FROM LAST PERIOD	FROM PREVIOUS APPLICATION		WORK COMPLETED THIS PERIOD	THIS PERIOD	MATERIALS STORED PRESENTLY (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+H)	BALANCE TO FINISH (C-H)	RETAINAGE (IF VARIABLE RATE)
						(D+E)	(D+E)							
15 INCH STORM SEWER	181	LF	\$38.00	\$6,878.00	181	\$6,878.00	\$6,878.00	0	\$0.00		\$6,878.00	100%	\$0.00	\$343.90
12 INCH RCP STORM SEWER	144	LF	\$45.00	\$6,480.00	144	\$6,480.00	\$6,480.00	0	\$0.00		\$6,480.00	100%	\$0.00	\$324.00
12 INCH STORM SEWER	87	LF	\$30.00	\$2,610.00	87	\$2,610.00	\$2,610.00	0	\$0.00		\$2,610.00	100%	\$0.00	\$130.50
36 INCH RCP FLARED END SECTION	1	EACH	\$5,035.00	\$5,035.00	1	\$5,035.00	\$5,035.00	0	\$0.00		\$5,035.00	100%	\$0.00	\$251.75
30 INCH RCP FLARED END SECTION	1	EACH	\$3,708.00	\$3,708.00	1	\$3,708.00	\$3,708.00	0	\$0.00		\$3,708.00	100%	\$0.00	\$185.40
18 INCH RCP FLARED END SECTION	3	EACH	\$1,948.00	\$5,844.00	3	\$5,844.00	\$5,844.00	0	\$0.00		\$5,844.00	100%	\$0.00	\$292.20
12 INCH RCP FLARED END SECTION	2	EACH	\$1,564.00	\$3,128.00	2	\$3,128.00	\$3,128.00	0	\$0.00		\$3,128.00	100%	\$0.00	\$156.40
STRUCTURE PROTECTION														
64 INCH DIAMETER STORM SEWER MANHOLE	5.6	VF	\$1,487.00	\$8,327.20	9.84	\$14,632.08	\$14,632.08	0	\$0.00		\$14,632.08	176%	\$156,344.37	\$731.60
72 INCH DIAMETER STORM SEWER MANHOLE	9.7	VF	\$1,235.00	\$11,979.50	15.09	\$18,636.15	\$18,636.15	0	\$0.00		\$18,636.15	156%	\$156,000.00	\$931.81
60 INCH DIAMETER STORM SEWER MANHOLE	31.6	VF	\$909.00	\$28,724.40	21.92	\$19,925.28	\$19,925.28	0	\$0.00		\$19,925.28	69%	\$8,799.12	\$996.26
48 INCH DIAMETER STORM SEWER MANHOLE	15.4	VF	\$655.00	\$10,087.00	15.38	\$10,073.90	\$10,073.90	0	\$0.00		\$10,073.90	100%	\$3.10	\$503.70
36 INCH DIAMETER STAND PIPE OUTLET STRUCTURE W/ TRASH RACK FOR OUTLET 2 POND	1	EACH	\$2,824.00	\$2,824.00	1	\$2,824.00	\$2,824.00	0	\$0.00		\$2,824.00	100%		\$141.20
TRASH RACK FOR OUTLET 1 POND/OUTLET STRUCTURE	1	EACH	\$620.00	\$620.00	1	\$620.00	\$620.00	0	\$0.00		\$620.00	100%		\$31.00
ANTI SEEP COLLAR	1	EACH	\$515.00	\$515.00	1	\$515.00	\$515.00	0	\$0.00		\$515.00	100%		\$25.75
CATCH BASIN	12	EACH	\$2,307.00	\$27,684.00	12	\$27,684.00	\$27,684.00	0	\$0.00		\$27,684.00	100%		\$1,384.20
4 INCH PERFORATED UNDERDRAIN W/ GEOTEXTILE SOCK	600	LF	\$16.00	\$9,600.00	500	\$8,000.00	\$8,000.00	0	\$0.00		\$8,000.00	83%	\$1,600.00	\$400.00
YARD DRAIN	3	EACH	\$2,052.00	\$6,156.00	2	\$4,104.00	\$4,104.00	0	\$0.00		\$4,104.00	67%	\$2,052.00	\$205.20
UTILITY TRENCH COMPACTION CHIEF	1	LS	\$12,738.00	\$12,738.00	1	\$12,738.00	\$12,738.00	0	\$0.00		\$12,738.00	100%		\$636.90
COMMON FOND EXCAVATION EST. 2500 CY	1	LS	\$36,242.00	\$36,242.00	1	\$36,242.00	\$36,242.00	0	\$0.00		\$36,242.00	100%		\$1,812.10
BORROW FOR STORMWATER EST. 2110 CY	1	LS	\$3,108.00	\$3,108.00	1	\$3,108.00	\$3,108.00	0	\$0.00		\$3,108.00	100%		\$155.40
LIGHT RIPRAP W/ TYPE IIR FABRIC MARKING	16	CY	\$50.00	\$800.00	16	\$800.00	\$800.00	0	\$0.00		\$800.00	100%		\$40.00

Section 11, Item m.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NO: 9
APPLICATION DATE: 7/15/25
PERIOD TO: 7/31/25
ARCHITECT'S PROJECT NO:

DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	QUANTITY FROM LAST PERIOD	PERCENTAGE OF APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+H)	BALANCE TO FINISH (C - I)	RETAINAGE (IF VARIABLE RATE)
MEDIUM RUPRAP W/ TYPE HR FABRIC	31	CY	\$58.00	\$1,798.00	31	\$1,798.00	0	\$0.00	\$0.00	\$1,798.00	100%	\$0.00	\$89.90
HEAVY RUPRAP W/ TYPE HR FABRIC	50	CY	\$65.00	\$3,250.00	0	\$0.00	0	\$0.00	\$0.00	\$0.00	0%	\$3,250.00	\$0.00
TURF REINFORCEMENT MAT CLASS III TYPE B	500	SY	\$15.90	\$7,950.00	458	\$7,282.20	0	\$0.00	\$0.00	\$7,282.20	92%	\$667.80	\$364.11
TEMPORARY STABILIZATION FOR PRAIRIE AREA TEMP SEED & MULCH	6,400	SY	\$1.35	\$8,640.00	6,400	\$8,640.00	0	\$0.00	\$0.00	\$8,640.00	100%	\$0.00	\$432.00
COMMON ROADWAY EXC. EST. 3.120 CY	1	LS	\$12,340.00	\$12,340.00	1	\$12,340.00	0	\$0.00	\$0.00	\$12,340.00	100%	\$0.00	\$617.00
ROADWAY SUBGRADE PREPARATION	1	LS	\$41,795.00	\$41,795.00	1	\$41,795.00	0	\$0.00	\$0.00	\$41,795.00	100%	\$0.00	\$2,089.75
EDS	400	CY	\$6.00	\$2,400.00	0	\$0.00	0	\$0.00	\$0.00	\$0.00	0%	\$2,400.00	\$0.00
TYPE 1 GEOTEXT	1,200	SY	\$1.70	\$2,040.00	0	\$0.00	0	\$0.00	\$0.00	\$0.00	0%	\$2,040.00	\$0.00
BASE AGG. DENSE 3" FOR EDS AREAS	800	TONS	\$13.60	\$10,880.00	0	\$0.00	0	\$0.00	\$0.00	\$0.00	0%	\$10,880.00	\$0.00
SAS FABRIC	12,000	SY	\$1.25	\$15,000.00	12,000	\$15,000.00	0	\$0.00	\$0.00	\$15,000.00	100%	\$0.00	\$750.00
BASE AGG. DENSE 1 1/4"	3,900	TONS	\$12.15	\$47,385.00	3,779	\$45,916.07	0	\$0.00	\$0.00	\$45,916.07	97%	\$1,468.94	\$2,295.80
BASE AGG. DENSE 3" REMOVAL	5,850	TONS	\$13.60	\$79,560.00	5,815	\$79,097.33	1400	\$20,269.44	\$20,269.44	\$99,366.77	125%	(\$19,306.77)	\$4,968.34
TEMP. STABILIZATION OF ROADWAY W/ TEMP. SEED & MULCH	15,000	SY	\$1.10	\$16,500.00	0	\$0.00	15000	\$16,500.00	\$16,500.00	\$16,500.00	100%	\$0.00	\$825.00
TRACKING PAD	2	EACH	\$1,200.00	\$2,400.00	2	\$2,400.00	0	\$0.00	\$0.00	\$2,400.00	100%	\$0.00	\$120.00
BULLET PROTECTION	15	EACH	\$110.00	\$1,650.00	15	\$1,650.00	0	\$0.00	\$0.00	\$1,650.00	100%	\$0.00	\$82.50
TEMP DITCH CHECK	8	EACH	\$125.00	\$1,000.00	8	\$1,000.00	0	\$0.00	\$0.00	\$1,000.00	100%	\$0.00	\$50.00
SILT FENCE	2,200	LF	\$2.00	\$4,400.00	2,200	\$4,400.00	0	\$0.00	\$0.00	\$4,400.00	100%	\$0.00	\$220.00
4 INCH LIMA PAVEMENT RESTORATION - FRIENDSHIP DRIVE	60	SY	\$126.67	\$7,600.20	60	\$7,600.20	0	\$0.00	\$0.00	\$7,600.20	100%	\$0.00	\$380.01
LAWN TURF REST. FRIENDSHIP DRIVE	150	SY	\$1.60	\$240.00	0	\$0.00	150	\$240.00	\$240.00	\$240.00	100%	\$0.00	\$12.00
SUPPLEMENT BID #1													
HORROW FOR LOTS (ESTIMATED 25000 CY)	1	LS	\$172,864.00	\$172,864.00	0	\$0.00	1	\$172,864.00	\$172,864.00	\$172,864.00	100%	\$0.00	\$8,643.20
8.5 ACRES TEMPORARY STABILIZATION OF LOTS	8.5	ACRES	\$1,890.00	\$16,065.00	0	\$0.00	8.5	\$16,065.00	\$16,065.00	\$16,065.00	100%	\$0.00	\$803.25

Section 11, Item m.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NO: 9

APPLICATION DATE: 7/15/25

PERIOD TO: 7/31/25

ARCHITECT'S PROJECT NO:

DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	SCHEDULED VALUE	QUANTITY FROM LAST PERIOD	INITIAL PAYMENT APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + H)	BALANCE TO FINISH (C - G)	REFERENCE (IF VARIABLE RATE)
SUPPLEMENTAL BID #2													
10" 16 INCH STEEL CASING PIPE SANITARY SEWER UNDER STH 55	60	LF	\$708.00	\$42,480.00	60	\$42,480.00	0	\$0.00		\$42,480.00	100%	\$0.00	\$2,124.00
8 INCH SANITARY SEWER	97	LF	\$29.00	\$2,813.00	97	\$2,813.00	0	\$0.00		\$2,813.00	100%	\$0.00	\$140.65
10" 16 INCH STEEL CASING PIPE FOR WATER MAIN UNDER STH 55	60	LF	\$611.00	\$36,660.00	60	\$36,660.00	0	\$0.00		\$36,660.00	100%	\$0.00	\$1,833.00
8 INCH WATER MAIN	106	LF	\$72.00	\$7,632.00	106	\$7,632.00	0	\$0.00		\$7,632.00	100%	\$0.00	\$381.60
8 INCH RESILIENT WEDGE GATE VALVE	2	EACH	\$2,946.00	\$5,892.00	2	\$5,892.00	0	\$0.00		\$5,892.00	100%	\$0.00	\$294.60
6 INCH RESILIENT WEDGE GATE VALVE	1	EACH	\$2,123.00	\$2,123.00	1	\$2,123.00	0	\$0.00		\$2,123.00	100%	\$0.00	\$106.15
HYDRANT	1	EACH	\$6,050.00	\$6,050.00	1	\$6,050.00	0	\$0.00		\$6,050.00	100%	\$0.00	\$302.50
16 INCH HYDRANT LEAD	5	LF	\$43.00	\$215.00	5	\$215.00	0	\$0.00		\$215.00	100%	\$0.00	\$10.75
24" X 45 INCH HERCPT STORM SEWER	209	LF	\$179.08	\$37,427.72	209	\$37,427.72	0	\$0.00		\$37,427.72	100%	\$0.00	\$1,871.39
24" X 38 INCH HERCPT STORM SEWER	283	LF	\$142.78	\$40,406.74	283	\$40,406.74	0	\$0.00		\$40,406.74	100%	\$0.00	\$2,020.34
24" X 45 INCH HERCPT FLARED END SECTION ESTIMATED	1	EACH	\$5,163.07	\$5,163.07	1	\$5,163.07	0	\$0.00		\$5,163.07	100%	\$0.00	\$258.15
BORROW FOR LOTS 10 THRU 13	14,190	CY	\$7.00	\$99,330.00	10,654	\$74,578.00	3536	\$24,752.00		\$99,330.00	100%	\$0.00	\$4,966.50
36" RCP STORM SEWER	(209)	LF	\$113.00	(\$23,617.00)	(209)	(\$23,617.00)	0	\$0.00		(\$23,617.00)	100%	\$0.00	(\$1,180.55)
36" RCP STORM SEWER	(283)	LF	\$87.00	(\$24,621.00)	(283)	(\$24,621.00)	0	\$0.00		(\$24,621.00)	100%	\$0.00	(\$1,231.05)
36" RCP FLARED END SECTION	(1)	EACH	\$5,035.00	(\$5,035.00)	(1)	(\$5,035.00)	0	\$0.00		(\$5,035.00)	100%	\$0.00	(\$251.75)
Grand Totals				\$1,532,989.43		\$1,279,392.75		\$250,696.68	\$0.00	\$1,530,089.39	100%	\$2,906.24	\$76,504.16

Section 11, Item m.

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 07/29/2025

Title: Approval of proposal with SRF Consulting to update the Village of Harrison Zoning Ordinance for \$71,162.

Recommended Action: Motion to approve the proposal from SRF Consulting for \$71,162 regarding the Zoning Ordinance Update.

Background and Additional Information:

A future agenda item included updating the Zoning Ordinance to reflect the changes in the Comprehensive Plan.

Given that SFR Consulting assisted Village Staff with updating the comprehensive plan and understand the future land use of the village, it makes sense to contract with them to update the zoning ordinance. The last time the zoning ordinance was updated was prior the Village incorporating.

Village staff is recommending the additional options to be included in the process including Task 4.1 for Village Board and/or Plan Commission Workshop for \$2,813.60, Task 4.3 Open House and Task 4.4 Zoning Map Amendments for \$5,219.00 for a total of the \$71,162.

The 2025 Capital Improvement Program and the 2025 Budget included \$150,000 for government service updates and funded with tax levy. The project would be funded out of this item.

Budget Impacts: \$71,162 from 2025 Capital Improvement Funds.

Attachments: Proposal from SRF dated June 20, 2025.



SRF Project No. 17329.00

June 20, 2025

Chad Pelishek
Village Administrator
Village of Harrison, WI
W5298 State Road 114
Harrison, WI 54952
cpelishek@harrison-wi.org

Subject: Proposal for Professional Services for Zoning Ordinance Update for the Village of Harrison, WI

Dear Chad Pelishek:

Based on your request, SRF Consulting Group, Inc. (SRF) is pleased to submit this proposal for additional services to the current contract between the Village of Harrison (Village) and SRF, to include professional services for the development of an updated zoning ordinance for the Village of Harrison.

Scope of Services

We propose to carry out the following work ("Scope of Services") incorporated into this Agreement. We propose to carry out the services described as follows:

Phase 1 – Diagnostic Review

SRF will complete a professional, best practice review of the Village of Harrison’s existing ordinance and portions of the comprehensive plan that are related to zoning regulations. To gain an understanding of the zoning ordinance, SRF will hold meetings with Village staff. Findings will be assembled into a memo and used as a guide for the remainder of the work plan.

In addition, we will propose a detailed ordinance outline for staff review. This outline will include our initial recommendations for restructuring the code, including how existing sections will be consolidated, removed, or relocated, how external ordinances/amendments will be incorporated, and where new sections will be introduced.

Deliverables: Memo addressing zoning ordinance update needs.

Phase 2 – Zoning Ordinance Update

Phase 2 deliverables will include a draft zoning ordinance ready to proceed through the adoption process. Throughout the phase, our team will research best practices, review examples from other jurisdictions, and consider state, federal, and case law.

Task 2.1 – Draft Updates to the Village of Harrison Code of Ordinances – Subpart B, Chapter 117

Task 2.1 will consist of most of the work associated with developing an updated zoning ordinance (Village of Harrison Code of Ordinances – Subpart B, Chapter 117). Building on the findings of Phase 1, SRF will develop updated ordinance sections responding to best practices and community needs. SRF will work with Village Staff to develop a project schedule and order of work. The work plan will include efforts throughout to review and update terminology and definitions, add tables and visuals to ease usability, and modernize regulations throughout the ordinance. In addition to the work described above, this task includes hours and expenses associated with two in-person meetings.

Deliverables: Draft ordinance sections for each Topic

Task 2.2 – Draft Full Ordinance

SRF will compile all ordinance sections developed in Task 2.1 above and develop a full draft of the ordinance for review by Village Staff, the Plan Commission, and Village Board and prepare documentation for public hearing and adoption.

Deliverables: Draft and final ordinance

Phase 3 – Project Management

SRF will coordinate the project team, monitor the schedule and budget, and provide monthly progress reports. Mitchell will provide open communication regarding project milestones and deliverables throughout the project process.

Phase 4 – Optional Tasks

The following tasks are optional and can be completed at the discretion of the Village. This includes public engagement, elected official workshops, and amendments to the Village’s zoning map. These tasks are not included in the scope proposed under this proposal. If optional tasks are to be added at the discretion of the Village, an amended scope document would be provided.

Task 4.1 – Village Board and/or Plan Commission Workshops (Optional Task)

SRF will facilitate workshops with the Village Board and/or Plan Commission to discuss key ordinance issues, overview project progress, and receive feedback from the Village Board. This is an optional task and is scoped on a per meeting basis including travel expenses.

Task 4.2 – Focus Groups (Optional Task)

SRF will host focus group meetings with community representatives from a variety of backgrounds, including the development community, the home builders association, the Housing Authority, environmental community, etc. This is an optional task scoped on a single day with up to four in-person focus groups.

Task 4.3 – Open House (Optional Task)

With the assistance of Village Staff, SRF will facilitate a public open house to educate the public about the draft updated zoning ordinance and solicit public input. This is an optional task scoped on a per meeting basis including expenses.

Task 4.4. – Zoning Map Amendments (Optional Task)

Upon completion of the updated zoning ordinance, it may be necessary for the Village to update their zoning map. This task includes the development of a new zoning map reflecting the Future Land Use Map in the Comprehensive Plan and updated zoning designations.

Assumptions

It is assumed that in-person meetings will be held as identified within the scope. Additionally, the scope identifies which tasks will be completed by Village staff.

Schedule

We will complete this work within a mutually agreed upon time schedule.

Basis of Payment/Budget

We propose to be reimbursed for our services on an hourly basis for the actual time expended. Other direct project expenses such as printing, supplies, reproduction, etc., will be billed at cost and mileage will be billed at the current allowable IRS rate for business miles. Invoices are submitted on a monthly basis for work performed during the previous month. Payment is due within 35 days.

Based on our understanding of the project and our scope of services, we estimate the cost of our additional services to be \$59,590.00, which includes both time and expenses for all Non-Optional tasks overviewed in the Scope-of-Work above. Optional tasks have been identified in the second table below if additional services are identified during the project development.

Task	Hours	Fee Estimate
Phase 1 – Diagnostic Review		
Task 1.1 – Diagnostic Review	48	\$6,184.00
Phase 2 – Zoning Ordinance Update		
Task 2.1 – Draft Ordinances to Village of Harrison Zoning Code	300	\$38,180.00
Task 2.2 – Draft Full Ordinance	60	\$8,200.00
Phase 3 – Project Management		
Task 3.1 – Project Management	36	\$6,504.00
Expenses		
Mileage	500	\$350.00
Meals	4	\$172.00
Total Expenses (not including optional tasks)	--	\$522.00
Total Estimate (not including optional tasks)	--	\$59,590.00

The following table overviews the cost, including both time and expenses, of each Optional Task as described in the Scope of Work.

Task	Hours	Fee Estimate
Phase 4 – Optional Tasks		
Task 4.1 – Village Board and/or Plan Commission Workshop (time and expenses)	18	\$2,813.60
Task 4.2 – Focus Groups (time and expenses)	28	\$4,297.60
Task 4.3 – Open House (time and expenses)	24	\$3,539.60
Task 4.4 – Zoning Map Amendments (time and expenses)	40	\$5,219.00

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Changes in Scope of Services

\$ 71,162.20

It is understood that if the scope or extent of work changes, the cost will be adjusted accordingly. Before any out-of-scope work is initiated, however, we will submit a budget request for the new work and will not begin work until we receive authorization from you.

Standard Terms and Conditions

The attached Standard Terms and Conditions (Attachment A) were agreed to in the current contract and will remain unchanged.

Acceptance/Notice to Proceed

A signed copy of this proposal, mailed or emailed to our office, will serve as acceptance of this proposal and our notice to proceed. The email address is mbrouse@srconsulting.com

Chad Pelishek
Village of Harrison

June 20, 2025
Page 5 of 7

We appreciate your consideration of this proposal and look forward to working with you on this project. Please feel free to contact us if you have any questions or need additional information.

Sincerely,

SRF Consulting Group, Inc.



Mitchell Brouse, AICP
Project Management



Jeff Knudson, PE
Project Director

Initials(MRB/JK)

Attachment(s):

Attachment A – Standard Terms and Conditions

Approved: Chad Pelishek

(signature)	
Name	
Title	
Date	

This cost proposal is valid for a period of 90 days. SRF reserves the right to adjust its cost estimate after 90 days from the date of this proposal.

Document1

Chad Pelishek
Village of Harrison

June 20, 2025
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ATTACHMENT A

STANDARD TERMS AND CONDITIONS

The Standard Terms and Conditions together with the attached Proposal for Professional Services constitute the entire Agreement between the CLIENT and SRF Consulting Group, Inc. ("SRF") and supersede all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

1. STANDARD OF CARE

- a. The standard of care for all professional services performed or furnished by SRF under this Agreement will be the care and skill ordinarily used by members of SRF's profession practicing under similar circumstances at the same time and in the same locality. SRF makes no warranties, expressed or implied, under the Agreement or otherwise, in connection with SRF's service.
- b. The CLIENT shall be responsible for, and SRF may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by CLIENT to SRF pursuant to this Agreement. SRF may use such requirements, reports, data, and information in performing or furnishing services under this Agreement.

2. INDEPENDENT CONTRACTOR

All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the CLIENT and SRF and not for the benefit of any other party. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or SRF. SRF's services under this Agreement are being performed solely for the CLIENT's benefit, and no other entity shall have any claims against SRF because of this Agreement or the performance or nonperformance of services hereunder.

3. PAYMENT TO SRF

Invoices will be prepared in accordance with SRF's standard invoicing practices and will be submitted to the CLIENT by SRF monthly, unless otherwise agreed. Invoices are due and payable within thirty-five (35) days of receipt. If the CLIENT fails to make any payment due SRF for services and expenses within forty-five (45) days after receipt of SRF's invoice thereafter, the amounts due SRF will be increased at the rate of 1-1/2% per month (or the maximum rate of interest permitted by law, if less). In addition, SRF may, after giving seven days written notice to the CLIENT, suspend services under this Agreement until SRF has been paid in full of amounts due for services, expenses, and other related charges.

4. OPINION OF PROBABLE CONSTRUCTION COST

Any opinions of costs prepared by SRF represent its judgment as a design professional and are furnished for the general guidance of the CLIENT. Since SRF has no control over the cost of labor, materials, market condition, or competitive bidding, SRF does not guarantee the accuracy of such cost opinions as compared to contractor or supplier bids or actual cost to the CLIENT.

5. INSURANCE

SRF will maintain insurance coverage for Workers' Compensation, General Liability, Automobile Liability and Professional Liability and will provide certificates of insurance to the CLIENT upon request.

6. INDEMNIFICATION AND ALLOCATION OF RISK

To the fullest extent permitted by law, SRF agrees to indemnify and hold harmless the CLIENT, their officers, directors and employees against all damages, liabilities or costs (including reasonable attorneys' fees and defense costs) to the extent caused by SRF's negligent acts under this Agreement and that of its subconsultants or anyone for whom SRF is legally liable.

7. TERMINATION OF AGREEMENT

Either party may at any time, upon seven days prior written notice to the other party, terminate this Agreement. Upon such termination, the CLIENT shall pay to SRF all amounts owing to SRF under this Agreement, for all work performed up to the effective date of termination.

8. OWNERSHIP AND REUSE OF DOCUMENTS

All documents prepared or furnished by SRF pursuant to this Agreement are instruments of service, and SRF shall retain an ownership and property interest therein. Reuse of any such documents by the CLIENT shall be at CLIENT's sole risk; and the CLIENT agrees to indemnify, and hold SRF harmless from all claims, damages, and expenses including attorney's fees arising out of such reuse of documents by the CLIENT or by others acting through the CLIENT.

9. FORCE MAJEURE

SRF shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this Agreement resulting from any cause beyond SRF's reasonable control.

Chad Pelishek
Village of Harrison

June 20, 2025
Page 7 of 7

10. ASSIGNMENT

Neither party shall assign its rights, interests or obligations under this Agreement without the express written consent of the other party.

11. BINDING EFFECT

This Agreement shall bind, and the benefits thereof shall inure to the respective parties hereto, their legal representatives, executors, administrators, successors, and assigns.

12. SEVERABILITY AND WAIVER OF PROVISIONS

Any provisions or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the CLIENT and SRF, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

13. SURVIVAL

All provisions of this Agreement regarding Ownership of Documents and Reuse of Documents, Electronic Media provisions, Indemnification and Allocation of Risk, and Dispute Resolution shall remain in effect.

14. DISPUTE RESOLUTION

CLIENT and SRF agree to use their best efforts to resolve amicably any dispute. In the event that a dispute cannot be resolved, upon the joint concurrence of the parties to the selection of a mediator, the dispute will be submitted to mediation.

15. CONTROLLING LAW

The laws of the state of Minnesota govern this Agreement. Legal proceedings, if any, shall be brought in a court of competent jurisdiction in the county where the Project is located.

16. SITE SAFETY

SRF shall not at any time supervise, direct, control or have authority over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for safety and security precautions and programs in connection with the work performed by any Contractor for the Project, nor for any failure of any Contractor to comply with laws and regulations applicable to such Contractor's work, since these are solely the Contractor's rights and responsibilities. SRF shall not be responsible for the acts or omissions of any Contractor or Owner, or any of their agents or employees, or of any other persons (except SRF's own employees and consultants), furnishing or performing any work for the Project, except as specifically outlined in SRF's scope of services.

17. GOVERNMENT DATA PRACTICES AND INTELLECTUAL PROPERTY RIGHTS

SRF shall comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to: (1) all data provided by the Client pursuant to this Agreement; and (2) all data, created, collected, received, stored, used, maintained, or disseminated by SRF pursuant to this Agreement. SRF is subject to all the provisions of the Minnesota Government Data Practices Act, including but not limited to the civil remedies of Minnesota Statutes Section 13.08, as if it were a government entity. In the event SRF receives a request to release data, SRF will immediately notify the Client. The Client will give SRF instructions concerning the release of the data to the requesting party before the data is released.

PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Chad Pelishek, Village Manager

Meeting Date:

7/29/2025

Title:

Approval of new playground system at Harrison Athletic Association from Lee Recreation, LLC.

Recommended Action:

Motion to approve the new playground at Harrison Athletic Association from Lee Recreation, LLC for \$58,708.00.

Background and Additional Information:

The 2025 Capital Improvements Plan included \$140,000 for new lighting. We borrowed funds for new lighting at HAA. We have determined there are a number of new laws that need to be followed when designing lights and this project will require us to work with McMahon, the Village Engineer to design a new lighting system.

Also, the Village's insurance company completed playground inspections on our existing park system. The insurance company is advising removal of the slide, merry go-around and swing set because of safety issues and chip and peeling paint that appears to be lead based.



Lee Recreation, Inc. is a state negotiated contractor and provides Burke equipment that is made in Wisconsin. Hence the reason for only one bid.

The particular playground was selected because it handles the widest range of ages from 2 to 12 years old.

The Parks Department would handle adding mulch once the new playground is installed.

Staff has communicated the change with HAA. HAA will provide in kind donations to help remove the existing and remove the roof over the merry go-round.

Budget Impacts: 2025 Capital Improvements Fund

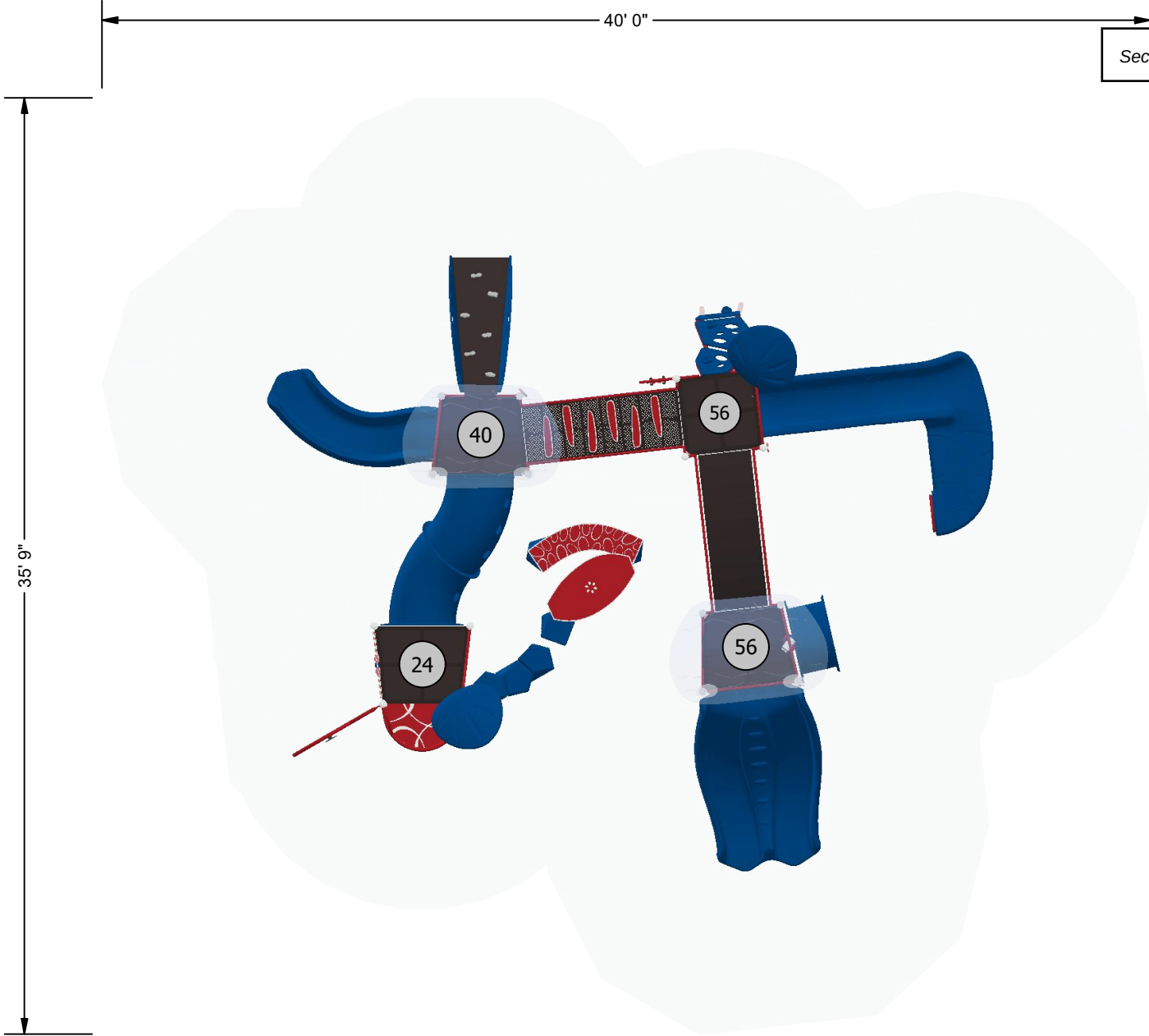
Attachments: Quote for Lee Recreation and Layout

W5298 State Rd 114 | Menasha, WI 54952-9637



Lee Recreation, LLC
260 W Main Street | Cambridge, WI 53523 | 800-775-8937

Proposal 142-204404-1 | 7/10/2025



SERIES Synergy | Burke Basics

GROUP: SY-3716

DESIGNED FOR AGES: 5 to 12

Harrison Athletic Park - Harrison

Menasha, WI 54952-9637

Burke
PLAY THAT MOVES YOU

SITE PLAN VIEW

07/10/2025

Lee Recreation, LLC

142-204404-1

Designer: Emma Burmeister

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCI@BURKE.COM

OVERALL BOUNDING OF USE ZONES

Area: 1428.2 sq.ft.
Perimeter: 151.4 ft.
STRUCTURE SIZE: 9"x40' 0"
POST SIZE(S): 5"

**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
20	15 / 8	15 / 0	0 / 0	7 / 5	4 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.



SERIES Synergy | Burke Basics

ISOMETRIC VIEW

GROUP:
SY-3716

Harrison Athletic Park - Harrison
Menasha, WI 54952-9637

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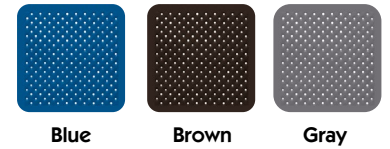
COLORS THAT MOVE YOU

Section 11, Item o.

POWDER COAT PAINT



PLATFORMS



SOLIS HUE TOPPERS



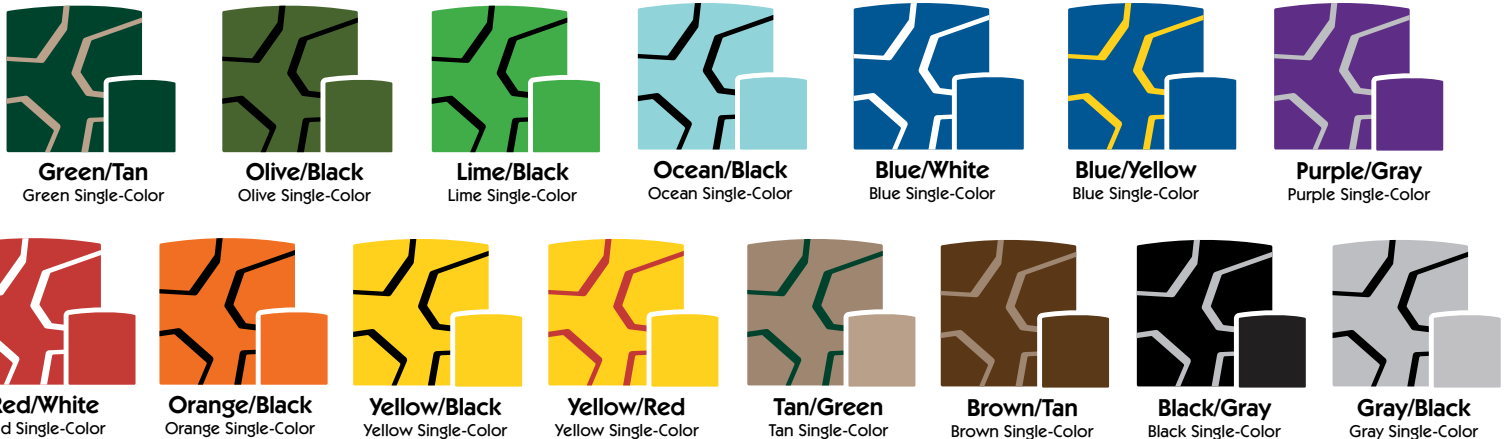
TRADITIONAL SERIES SITE AMENITIES



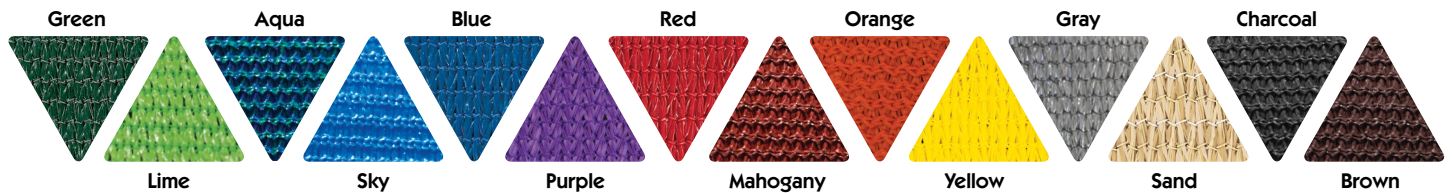
ROCKIT CLIMBERS



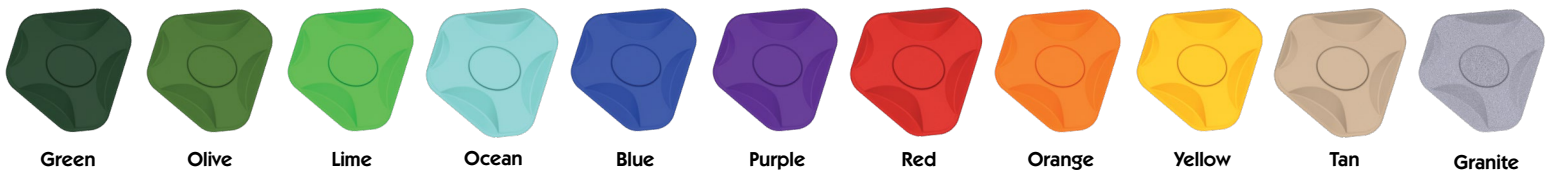
HDPE PLASTIC PANELS



SHADE CANOPIES



ROTOMOLD PLASTIC



VISIT [BCIBURKE.COM/COLOR](https://www.bciburke.com/color) TO CUSTOMIZE YOUR PLAYGROUND COLORS!

BURKE GENERATIONS WARRANTY

Section 11, Item o.

BCI Burke Company, LLC ("Burke") warrants that all standard products are warranted to be free from defects in materials and workmanship, under normal use and service, for a period of one (1) year from the date of shipment.

We stand behind our products.

In addition, the following products are warranted, under normal use and service from the date of shipment as follows:

- One Hundred (100) Year Limited Warranty on aluminum and steel upright posts (including Nucleus®, Nucleus Evolution®, Nucleus Aspire®, Intensity®, Level X®, Synergy®, Synergy Imagination® & 4ME®) against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on KoreConnect® Clamp Castings against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on Hardware (nuts, bolts, washers).
- One Hundred (100) Year Limited Warranty on bolt-through and direct-bolt fastening and clamp systems (Synergy®, Intensity®, Nucleus®).
- Twenty-Five (25) Year Limited Warranty on spring assemblies and aluminum cast animals.
- Fifteen (15) Year Limited Warranty on structure platforms and decks, metal roofs, table tops, bench tops, railings and barriers against structural failure due to materials or workmanship.
- Fifteen (15) Year Limited Warranty on all plastic components against structural failure due to materials or workmanship.
- Ten (10) Year Limited Warranty on ShadePlay® Canopies fabric, threads, and cables against degradation, cracking or material breakdown resulting from ultra-violet exposure, natural deterioration or manufacturing defects. This warranty is limited to the design loads as stated in the specifications.
- Ten (10) Year Limited Warranty on NaturePlay® Boulders and GFRG products against structural failure due to natural deterioration or workmanship. Natural wear, which may occur with any concrete product with age, is excluded from this warranty.
- Ten (10) Year Limited Warranty on Full Color Custom Signage against manufacturing defects that cause delamination or degradation of the sign. Full Color Custom Signs also carry a two (2) year warranty against premature fading of the print and graphics on the signs.
- Five (5) Year Limited Warranty on Nucleus®, Intensity®, and RopeVenture® cables against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on rubber belt material against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on moving parts, including swing components, against structural failure due to materials or workmanship.
- Five (5) Year Limited Warranty on PlayEnsemble® cables and mallets against defects in materials and workmanship.
- Three (3) Year Limited Warranty on electronic panel speakers, sound chips and circuit boards against electronic failure caused by manufacturing defects.

The warranty stated above is valid only if the equipment is erected in conformity with the layout plan and/or installation instructions furnished by BCI Burke Company, LLC using approved parts; have been maintained and inspected in accordance with BCI Burke Company, LLC instructions. Burke's liability and your exclusive remedy hereunder will be limited to repair or replacement of those parts found in Burke's reasonable judgment to be defective. Any claim made within the above stated warranty periods must be made promptly after discovery of the defect. A part is covered only for the original warranty period of the applicable part. Replacement parts carry the applicable warranty from the date of shipment of the replacement from Burke. After the expiration of the warranty period, you must pay for all parts, transportation and service charges.

Burke reserves the right to accept or reject any claim in whole or in part. Burke will not accept the return of any product without its prior written approval. Burke will assume transportation charges for shipment of the returned product if it is returned in strict compliance with Burke's written instructions.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF BURKE'S PRODUCT WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OF CERTAIN IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

Warranty Exclusions: The above stated warranties do not cover: "cosmetic" defects, such as scratches, dents, marring, or fading; damage due to incorrect installation, vandalism, misuse, accident, wear and tear from normal use, exposure to extreme weather; immersion in salt or chlorine water, unauthorized repair or modification, abnormal use, lack of maintenance, or other cause not within Burke's control; and

Limitation of Remedies: Burke is not liable for consequential or incidental damages, including but not limited to labor costs or lost profits resulting from the use of or inability to use the products or from the products being incorporated in or becoming a component of any other product. If, after a reasonable number of repeated efforts, Burke is unable to repair or replace a defective or nonconforming product, Burke shall have the option to accept return of the product, or part thereof, if such does not substantially impair its value, and return the purchase price as the buyer's entire and exclusive remedy. Without limiting the generality of the foregoing, Burke will not be responsible for labor costs involved in the removal of products or the installation of replacement products. Some states do not allow the exclusion of incidental damages, so the above exclusion may not apply to you.

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered "normal wear" in this environment. Product installed within 500 yards of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

Contact your local Burke Representative for warranty information regarding Burke Turf® and Burke Tile products.

Terms of Sale

Pricing: Prices published in this catalog are in USD, are approximate and do not include shipping & handling, surfacing, installation nor applicable taxes. All prices are subject to change without notice. Contact your Burke representative for current pricing. Payments are to be made in USD.

Weights: Weights are approximate and may vary with actual orders.

Installation: All equipment is shipped unassembled. For a list of factory-certified installers in your area, please contact your Burke representative.

Specifications: Product specifications in this catalog were correct at the time of publication. However, product improvements are ongoing at Burke, and we reserve the right to change or discontinue specifications without notice.

Loss or Damage in Transit: A signed bill of lading is our receipt from a carrier that our shipment to you was complete and in good condition upon arrival. Before you sign, please check the Bill of Lading carefully when the shipment arrives to make sure nothing is missing and there are no damages. Once the shipment leaves our plant, we are no longer responsible for any damage, loss or shortage.

For more information regarding the warranty, call Customer Service at 920-921-9220 or 800-356-2070.

01/2025



DATE: July 10, 2025
TO: Village of Harrison
Attn: Chad Pleshek
W5298 State Rd. 114
Harrison, WI 54952
FROM: Seth Westberg
RE: **Playground Proposal #142-204404-1**

BCI BURKE “Play That Moves You”
Playground Proposal #142-204404-1
20 Play Events for an Estimated 70 Users, Ages 5-12

1-#SY-3716 Synergy Modular Structure \$50,008.00
DECKS: 1-Square, 3-Trapezoid
BRIDGE: 72" Arch Bridge w/ Barriers
TUNNEL: 16" Offset Tunnel, Bivy Tunnel
ROOFS: 2-Niso Roofs, 2-Petal Post Toppers
CLIMBING: Terrex Climber, Tree Branch Climber, Rock Crawl, Formis Ladder
ROOFS: 3-Elation Roofs w/ 2 Posts, 1-Elation Roof w/ 3 Posts
SLIDES: Luge Slide @ 56" Deck Ht., Monaco Slide @ 40" Deck Ht.,
360 Loop Viper Slide @ 56" Deck Ht.
BALANCE/CLIMBING/SOCIAL: Eko Inclusive Table, Eko Bench
PLAY/ACTIVITY/PANELS: Collision Ring Panel, Rain Crescent Panel, Seek 'N' Find 2-Sided Play Panel,
6-Post Mounted Spinners (Dots, Petals, Spokes, Waves, Pinwheel, Radiate),
Pipe Wall w/ Kaleidoscope

Subtotal Equipment	\$50,008.00
Project Discount	(\$ 7,500.00)
Assembly/Installation	\$15,000.00
Freight	\$ 1,200.00
TOTAL	\$58,708.00

- OPTIONAL:**
- OPTION 1: ____ Y / ____ N**
- 63 yd³ Engineered Wood Fiber Surfacing DELIVERED ONLY @ \$27/ft², **ADD \$1,701.00**
- OPTION 2: ____ Y / ____ N**
- 63 yd³ Engineered Wood Fiber Surfacing DELIVERED AND INSTALLED @ \$54/ft², **ADD \$3,402.00**
- OPTION 3: ____ Y / ____ N**
- 38-Playground Border Timbers @ \$45 ea., **ADD \$1,710.00**

Quote Accepted by: _____ Date: _____

Terms: Net 20
Marking of Private Lines, Site Preparation, Disposal of Garbage, Resilient Surfacing & Site Restoration is the Responsibility of the Customer.
Lead time: 10-12 Weeks Upon Receipt of Order
Quote Effective: **Until 08-10-2025**

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 07/29/2025

Title: Approval of quote from Bayland Buildings to repair the Harrison Utilities building for \$16,407.

Recommended Action: Motion to approve the bid for \$16,407 from Bayland Buildings to repair the building structure at Harrison Utilities

Background and Additional Information:

Harrison Utility staff met with Fox Structures and Bayland Buildings. Although it was very difficult to obtain a cost from Fox Structures, a quote was submitted. The project involves repairing the north side shop area of the building where salt over the years has rusted out the structure integrity of the building and the entrance door.

Staff is recommending proceeding with Bayland Buildings because they indicated they could complete the repairs in October whereas Fox Structures could not give a date. Staff prefers to get this work completed before winter due to structural concerns with the building.

Funding would come from the Harrison Utilities capital improvements and be shared 50/50 with water/sewer revenues.

Budget Impacts: \$16,407- water/sewer revenues

Attachments: Bayland Buildings Quote dated June 24, 2025 and



Think Smart. Build Smart. | Employee Owned

Phone: 920.498.9300 | Fax: 920.498.3033

Corporate: P.O. Box 13571 | Green Bay, WI 54307
Southeast, WI: P.O. Box 510435 | Milwaukee, WI 53203

Proposal

June 24, 2025

To: Company Name: Village of Harrison Utilities
 Project Name: Side Steel Replacement
 Owners Name/Contact: Tom Van Zeeland
 Address: N8722 Lake Park Rd.
 Menasha, WI 54952

 Phone: 920-989-1062 Ext. 1
 Mobile: 920-850-6864
 E-MAIL: tvanzeeland@harrisonutilities.com
 Jobsite Address: N8722 Lake Park Rd.
 Menasha, WI 54952

From: Project Executive: Mitch Beilfuss
 Mobile: 920-290-4104
 E-MAIL: mbeilfuss@baylandbuildings.com

Scope of Services

- 1. Cut and remove bottom 4' off of existing side steel (approximately 47 LF).
- 2. Replace base girt as needed.
- 3. Remove and replace (1) hollow metal door and frame.
- 4. Install new steel wainscot and trims and overhead door trims.

TOTAL: \$16,407.00

Fee Summary

A bill for services rendered will be submitted monthly for this project. Invoice will be based on the percent complete. Fee covers all labor and materials necessary to perform above work.

Notes

- 1. Bayland's labor rate will be charged on a per hour basis for any additional work not listed above at \$76.00/per hour.

Responsibility of Owner

- 1. Provide access to property.

Additional Services

Additional services, if requested in writing by the owner, will be billed according to an agreed upon fee.

Terms and Conditions

The attached Terms and Conditions are incorporated into the agreement made by acceptance of this proposal.

Schedule

I can begin work on this project as soon as I receive a signed copy of this agreement. If you have any questions about this proposal or your project, please let me know. I would be happy to meet with you to go over this proposal, project, or my qualifications in detail.

Special Notes

This proposal is valid for (14) days from the date referenced on page 1 of the proposal.

Due to the volatility in all construction material **pricing and availability, some of** the prices in this contract may be subject to adjustment **due only when caused by reasons of force majeure**. We will use our best efforts to secure the prices utilized to prepare this proposal; however, time is of the essence. If you wish to guarantee that the materials will be purchased at the rates quoted, **Bayland will require adequate financial responsibility within 30 days and receipt of down payment within 10 days of signing this agreement. In some instances,** Bayland Buildings, Inc. **may be forced to** pre-buy the materials and store **either on or off site to guarantee pricing. In that instance** you will be required to make **Progress Payments in accordance with various Purchase/Subcontract agreements** to cover all **received, plus and any associated markup and delivery expenditures**. You will be notified in writing of any **unexpected** cost increases and supplied a detailed support of the exact costs of those changes. Bayland Buildings, Inc. will receive no mark up on the increased costs of materials due to **unexpected increases related to** these turbulent economic times. We appreciate your understanding and cooperation in this matter.

Submitted By:

Mitch Beilfuss | Project ExecutiveDateBayland Buildings, Inc.

“I hereby accept the terms and conditions of this agreement, specifically including the terms set forth on the following page.”

Acceptance By:

SignatureDate

Print Name and Title

TERMS AND CONDITIONS

WARRANTY

- We will make any repair, replacement or correction that is determined to be necessary by reason of faulty workmanship or material defects, which appears within one (1) year from occupancy or substantial completion, whichever occurs first. This provision applies to direct work done directly by Bayland Buildings, Inc.
- All subcontractor work will provide one (1) year warranty on equipment, materials and labor, as well as the manufacturer's warranty.
- Final invoice must be made in full to Bayland Buildings, Inc. for any warranty to be in effect. Warranty will take place starting on the day the final invoice is paid in full.
- Warranty work provided by Subcontractors that the owner has hired and contracted with directly must be coordinated by owner.**
NOTE: All concrete will be placed in a professional manner, according to industry standards.
NOTE: All concrete will be saw cut or tooled to help control future cracking.
NOTE: All exterior concrete is vulnerable to climate due to frost and weather conditions beyond our control.
NOTE: Owner must maintain proper drainage around building after work is complete.
NOTE: There is no warranty on cracked or popped concrete due to frost, salt or drainage problems due to activities by anyone other than Bayland Buildings.
NOTE: **Upon substantial completion owner is responsible for all general building preventative maintenance due to Northern climate's (rain, ice, snow back-up).**
NOTE: **The owner is responsible to remove all snow and ice from downspouts and move any snow away from building to prevent damage after substantial completion.**

PROJECT APPROVAL AND ACCEPTANCE

- Upon completion of project and prior to final invoicing, our representative will inspect the project with the owner or his/her representative to verify compliance with the proposal/contract and plans.
- This proposal/contract supersedes all plan documents.

LIEN RIGHTS

- "AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER WILL RECEIVE NOTICE FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID."
- Governing Law: This agreement shall be governed by the laws of the State of Wisconsin. Except any action for foreclosure, the sole and exclusive venue for any action arising out of the performance or interpretation of this Agreement shall be the Circuit Court of the proposed project's local county.
- Attorney's Fees: Owner shall be responsible for and shall pay to Bayland Buildings, Inc. any and all costs and expenses, including reasonable attorney's fees, incurred by Bayland Buildings, Inc. with respect to the enforcement of any term or condition set forth in this Agreement. In the event either party to this agreement brings any litigation with respect to this agreement, the prevailing party shall recover from the other party its costs and attorney's fees incurred in enforcing or defending its rights hereunder.
- Mutual Employee Non-Solicitation Conditions:**
Both parties shall obtain and maintain agreements or procedures that impose an obligation of confidence on their employees, contractors, and agents who materially participate in any of the work under this proposal. Such agreements shall contain terms sufficiently for the parties to comply with all provisions of the agreement and to support all grants and assignments of rights and ownership hereunder.
During the term of this agreement and for a period of two (2) years after the later of the date of this agreement or completion of the project identified under this agreement, each party agrees not to, directly or indirectly, initiate employment discussions with, hire, or use in any way the services of any employee or contractor of the other party. This provision applies to employees and contractors who are no longer employed by Bayland Buildings, Inc. or customer, but were so employed at any time during the terms of this agreement.

SCHEDULE

- If there are any major changes to the plans or schedule after the contract is signed and plans have been approved by the State, it will result in additional design and State review fee charges along with material and shipping charges. A delay in project depending on severity of change, anywhere from 30 to 90 days may occur from set schedule. The same terms would apply to sub-contractors hired by the owner if they are not on time or with-in Bayland Buildings, Inc. schedule guideline, additional charges and delays in the schedule may take place. Bayland Buildings, Inc. will make every effort to minimize any such delays.
- If the contractor is delayed in the process of the work by strikes, fire, or severe weather conditions, unusual materials, transportation delays or other causes beyond his control, the contract schedule may be extended without penalty to the contractor. In such instance, Bayland Buildings, Inc. will notify Owner regarding specifics on delays and will make every effort to minimize any such delays.

ACCEPTANCE/PROTECTION

- Owner, by acceptance of this proposal, hereby appoints Bayland Buildings, Inc. through the project appointed employee of Bayland Buildings, Inc. and until the project, is completed, as the owner's agent for purposes of protecting the real estate on which the project is located from unlawful trespass by individuals not authorized by owner or Bayland Buildings, Inc. to enter upon said real estate.
- Upon occupancy of building by customer, he/she is indicating acceptance of building as substantially complete unless otherwise agreed upon between owner and Bayland Buildings, Inc.

TERMS OF PAYMENT

- Our price includes materials, sales tax, freight and labor for above items supplied by or contracted through Bayland Buildings, Inc. only.
- Payment schedule will be as follows:
A. 10% Down payment will be invoiced within (10) days of the date of this proposal.
B. Monthly progress billings based on percentage of work completed each month.
C. 10% Balance on completion will be invoiced.
- Payments are due net (10) days from date of invoice and final completion payment. Any amount not paid on the due date will bear a service charge at the rate of one (1%) per month until paid (annual percentage rate of 12%).**
- Contractor reserves the right to suspend work if payments are not made within (10) days. Final payment is required to be received prior to occupancy, which constitutes acceptance, unless prior arrangements are made.
- Our proposal does not include a cost segregation report for income tax purposes. If one is requested, an additional fee will be charged to the customer.
- Proposal is based on (1) mobilization, if Bayland Buildings, Inc. is forced to pull off of site due to owner controlled situations such as failure to secure financing, government or municipal permitting, etc. Remobilization fees and administration costs will be billed out at time & material cost with a 10% overhead markup added to it.**
- If project is to be put on hold before site construction starts due to financing or for other reasons beyond owner's control. Owner is responsible for any cost incurred to Bayland Buildings, Inc. for state approved drawings, local permits, civil engineered drawings for site construction, structural engineering, and any other costs incurred by Bayland Buildings, Inc. related to this project.

Tom Van Zeeland

From: Mike Klarner <mklarner@foxstructures.com>
Sent: Thursday, May 29, 2025 4:49 PM
To: Tom Van Zeeland
Subject: Estimate for repair
Attachments: Harriosn utilities - 250118 MJK.pdf

 **COPY**

Hi Tom,

Attached is a quote to replace the lower portion of steel on the north side of the building as well as a new service door.

I have 100 hrs figured because you never know what your going to run into on this type of repair. If we use less hours we will bill accordingly.

Mike Klarner



2201 Eastline Road
Kaukauna, WI 54130
920-766-9305 (Office)
920-419-2650 (cell)
Mklarner@foxstructures.com
www.foxstructures.com

*Harrison Utility Building
North side tin repair!*





Think Smart. Build Smart. | Employee Owned

Phone: 920.498.9300 | Fax: 920.498.3033

Corporate: P.O. Box 13571 | Green Bay, WI 54307

Southeast, WI: P.O. Box 510435 | Milwaukee, WI 53203

Proposal

June 24, 2025

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 Address: N8722 Lake Park Rd.
 Menasha, WI 54952

 Phone: 920-989-1062 Ext. 1
 Mobile: 920-850-6864
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 Jobsite Address: N8722 Lake Park Rd.
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From: Project Executive: Mitch Beilfuss
 Mobile: 920-290-4104
 E-MAIL: mbeilfuss@baylandbuildings.com

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Additional Services

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Terms and Conditions

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TERMS AND CONDITIONS

WARRANTY

1. We will make any repair, replacement or correction that is determined to be necessary by reason of faulty workmanship or material defects, which appears within one (1) year from occupancy or substantial completion, whichever occurs first. This provision applies to direct work done directly by Bayland Buildings, Inc.
2. All subcontractor work will provide one (1) year warranty on equipment, materials and labor, as well as the manufacturer's warranty.
3. Final Invoice must be made in full to Bayland Buildings, Inc. for any warranty to be in effect. Warranty will take place starting on the day the final invoice is paid in full.
4. **Warranty work provided by Subcontractors that the owner has hired and contracted with directly must be coordinated by owner.**
NOTE: All concrete will be placed in a professional manner, according to industry standards.
NOTE: All concrete will be saw cut or tooled to help control future cracking.
NOTE: All exterior concrete is vulnerable to climate due to frost and weather conditions beyond our control.
NOTE: Owner must maintain proper drainage around building after work is complete.
NOTE: There is no warranty on cracked or popped concrete due to frost, salt or drainage problems due to activities by anyone other than Bayland Buildings.
NOTE: Upon substantial completion owner is responsible for all general building preventative maintenance due to Northern climate's (rain, ice, snow back-up).
NOTE: The owner is responsible to remove all snow and ice from downspouts and move any snow away from building to prevent damage after substantial completion.

PROJECT APPROVAL AND ACCEPTANCE

1. Upon completion of project and prior to final invoicing, our representative will inspect the project with the owner or his/her representative to verify compliance with the proposal/contract and plans.
2. This proposal/contract supersedes all plan documents.

LIEN RIGHTS

1. "AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER WILL RECEIVE NOTICE FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID."
2. **Governing Law:** This agreement shall be governed by the laws of the State of Wisconsin. Except any action for foreclosure, the sole and exclusive venue for any action arising out of the performance or interpretation of this Agreement shall be the Circuit Court of the proposed project's local county.
3. **Attorney's Fees:** Owner shall be responsible for and shall pay to Bayland Buildings, Inc. any and all costs and expenses, including reasonable attorney's fees, incurred by Bayland Buildings, Inc. with respect to the enforcement of any term or condition set forth in this Agreement. In the event either party to this agreement brings any litigation with respect to this agreement, the prevailing party shall recover from the other party its costs and attorney's fees incurred in enforcing or defending its rights hereunder.
4. **Mutual Employee Non-Solicitation Conditions:**
Both parties shall obtain and maintain agreements or procedures that impose an obligation of confidence on their employees, contractors, and agents who materially participate in any of the work under this proposal. Such agreements shall contain terms sufficiently for the parties to comply with all provisions of the agreement and to support all grants and assignments of rights and ownership hereunder.
During the term of this agreement and for a period of two (2) years after the later of the date of this agreement or completion of the project identified under this agreement, each party agrees not to, directly or indirectly, initiate employment discussions with, hire, or use in any way the services of any employee or contractor of the other party. This provision applies to employees and contractors who are no longer employed by Bayland Buildings, Inc. or customer, but were so employed at any time during the terms of this agreement.

SCHEDULE

1. If there are any major changes to the plans or schedule after the contract is signed and plans have been approved by the State, it will result in additional design and State review fee charges along with material and shipping charges. A delay in project depending on severity of change, anywhere from 30 to 90 days may occur from set schedule. The same terms would apply to sub-contractors hired by the owner if they are not on time or with-in Bayland Buildings, Inc. schedule guideline, additional charges and delays in the schedule may take place. Bayland Buildings, Inc. will make every effort to minimize any such delays.
2. If the contractor is delayed in the process of the work by strikes, fire, or severe weather conditions, unusual materials, transportation delays or other causes beyond his control, the contract schedule may be extended without penalty to the contractor. In such instance, Bayland Buildings, Inc. will notify Owner regarding specifics on delays and will make every effort to minimize any such delays.

ACCEPTANCE/PROTECTION

1. Owner, by acceptance of this proposal, hereby appoints Bayland Buildings, Inc. through the project appointed employee of Bayland Buildings, Inc. and until the project is completed, as the owner's agent for purposes of protecting the real estate on which the project is located from unlawful trespass by individuals not authorized by owner or Bayland Buildings, Inc. to enter upon said real estate.
2. Upon occupancy of building by customer, he/she is indicating acceptance of building as substantially complete unless otherwise agreed upon between owner and Bayland Buildings, Inc.

TERMS OF PAYMENT

1. Our price includes materials, sales tax, freight and labor for above items supplied by or contracted through Bayland Buildings, Inc. only.
2. Payment schedule will be as follows:
A. 10% Down payment will be invoiced within (10) days of the date of this proposal.
B. Monthly progress billings based on percentage of work completed each month.
C. 10% Balance on completion will be invoiced.
3. **Payments are due net (10) days from date of invoice and final completion payment. Any amount not paid on the due date will bear a service charge at the rate of one (1%) per month until paid (annual percentage rate of 12%).**
4. Contractor reserves the right to suspend work if payments are not made within (10) days. Final payment is required to be received prior to occupancy, which constitutes acceptance, unless prior arrangements are made.
5. Our proposal does not include a cost segregation report for income tax purposes. If one is requested, an additional fee will be charged to the customer.
6. **Proposal is based on (1) mobilization, If Bayland Buildings, Inc. is forced to pull off of site due to owner controlled situations such as failure to secure financing, government or municipal permitting, etc. Remobilization fees and administration costs will be billed out at time & material cost with a 10% overhead markup added to it.**
7. If project is to be put on hold before site construction starts due to financing or for other reasons beyond owner's control. Owner is responsible for any cost incurred to Bayland Buildings, Inc. for state approved drawings, local permits, civil engineered drawings for site construction, structural engineering, and any other costs incurred by Bayland Buildings, Inc. related to this project.

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 07/29/2025

Title: Approval of Vacant Land Offer to Purchase by Ryan Giordana or Assigns for Lots 1 and 2 in the Crossroads Business Park.

Recommended Action: Motion to the Vacant Land Offer to Purchase Lots 1 and 2 in the Crossroads Business Park.

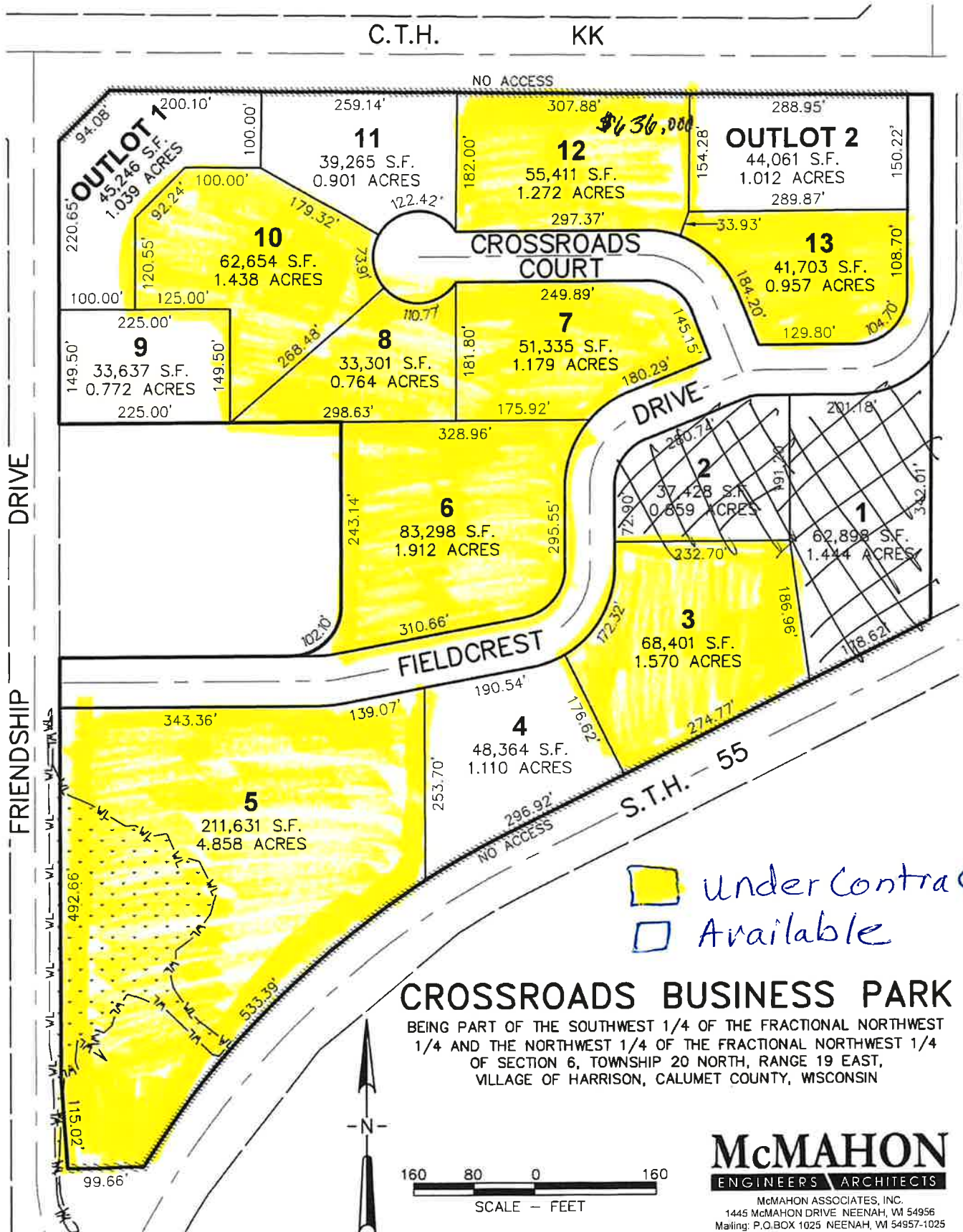
Background and Additional Information:

The Board had previously approved a letter of intent for the sale of these two lots. The purchaser is working with the Small Business Administration to obtain financing to develop a 20,000 square foot indoor recreation facility.

The purchase prices for the two lots are \$80,465.

Budget Impacts: \$80,465

Attachments: Vacant Offer to Purchase



as of 1/28/25

Approved by the Wisconsin Real Estate Examining Board
7-1-24 (Optional Use Date) 8-15-24 (Mandatory Use Date)

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WB-13 VACANT LAND OFFER TO PURCHASE

1 **LICENSEE DRAFTING THIS OFFER ON** 07/18/2025 **[DATE] IS (AGENT OF BUYER)**
2 **(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE**

3 The Buyer, Ryan Giordana and or Assigns

4 offers to purchase the Property known as Lot 1 and 2 in the Crossroads Business Park.

5
6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach
7 as an addendum per line 682] in the Village of Harrison, County
8 of Calumet Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is eighty thousand six hundred five
10 Dollars (\$ 80605).

11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date
12 stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: None.

13
14 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included**
15 **or not included. Annual crops are not part of the purchase price unless otherwise agreed.**

16 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at
17 lines 12-13) and the following: None.

18
19 **CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented**
20 **and will continue to be owned by the lessor.**

21 "Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be
22 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage
23 to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not
24 limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations
25 and docks/piers on permanent foundations.

26 **CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 655-660 or in**
27 **an addendum per line 682.**

28 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer
29 on or before 07/31/2025

30 Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

31 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

32 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
33 copies of the Offer.

34 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term**
35 **Deadlines running from acceptance provide adequate time for both binding acceptance and performance.**

36 **CLOSING** This transaction is to be closed on 12/12/2025

37
38 at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday,
39 Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

40 **CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently**
41 **verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real**
42 **estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money**
43 **transfer instructions.**

EARNEST MONEY

44 ■ EARNEST MONEY of \$ 0 accompanies this Offer.

45 If the Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.

46 ■ EARNEST MONEY of \$ 1000 will be mailed, or commercially, electronically
47 or personally delivered within 5 days ("5" if left blank) after acceptance.

48 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as

49) STRIKE THOSE NOT APPLICABLE

50 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

51 **CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an**
52 **attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special**
53 **disbursement agreement.**

54 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

Property Address: Lot 1 and 2 in the Crossroads Business Park in the Village of Harrison, Wisconsin

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56 ■ **DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM:** If negotiations do not result in an accepted offer and the
 57 earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository
 58 institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall
 59 be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according
 60 to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been
 61 delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the
 62 earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;
 63 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4)
 64 upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain
 65 legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the
 66 earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.

67 ■ **LEGAL RIGHTS/ACTION:** The Firm's disbursement of earnest money does not determine the legal rights of the Parties
 68 in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest
 69 money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party
 70 disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified
 71 mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order
 72 regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of
 73 residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their
 74 legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good
 75 faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional
 76 Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

77 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
 78 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in
 79 this Offer except:

80 _____ . If "Time is of the Essence" applies to a date or Deadline,
 81 failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date
 82 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

83 **VACANT LAND DISCLOSURE REPORT** Wisconsin law requires owners of real property that does not include any
 84 buildings to provide Buyers with a Vacant Land Disclosure Report. Excluded from this requirement are sales exempt from
 85 the real estate transfer fee and sales by certain court-appointed fiduciaries, for example, personal representatives, who
 86 have never occupied the Property. The form of the Report is found in Wis. Stat. § 709.033. The law provides: "§ 709.02
 87 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of a contract of sale . . . , to
 88 the prospective buyer of the property a completed copy of the report . . . A prospective buyer who does not receive a report
 89 within the 10 days may, within 2 business days after the end of that 10-day period, rescind the contract of sale . . . by
 90 delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if
 91 a Vacant Land Disclosure Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is
 92 submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding
 93 rescission rights.

94 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has
 95 no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in
 96 Seller's Vacant Land Disclosure Report dated _____, which was received by Buyer prior to Buyer
 97 signing this Offer and that is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE**
 98 and which shall be provided to the Buyer within 3 days from binding acceptance of this Offer. Buyer shall have 3 days from receipt to
 99 review and recind their Offer at their sole discretion.

100 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT**

101 "Conditions Affecting the Property or Transaction" are defined to include:

- 102 a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.
- 103 b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value
 104 of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 105 c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other
 106 contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum
 107 Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup
 108 program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.
- 109 d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface
 110 foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous
 111 materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other
 112 laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil
 113 movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.
- 114 e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.
- 115 f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in

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116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other
117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission
118 lines located on but not directly serving the Property.

119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
120 substances on neighboring properties.

121 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the
122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or
123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but
124 that are not closed or abandoned according to applicable regulations.

125 i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic
126 system serving the Property not closed or abandoned according to applicable regulations.

127 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or
128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel
129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may
130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;
131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department
132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use
133 or not. Department regulations may require closure or removal of unused tanks.)

134 k. Existing or abandoned manure storage facilities located on the property.

135 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;
136 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special
137 purpose district, such as a drainage district, that has authority to impose assessments on the Property.

138 m. Proposed, planned, or commenced public improvements or public construction projects that may result in special
139 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division
140 involving the Property without required state or local permits.

141 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit
142 and there are common areas associated with the Property that are co-owned with others.

143 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,
144 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan
145 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that
146 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the
147 county.

148 p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning
149 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation
150 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated
151 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization
152 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or
153 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-
154 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements
155 other than recorded utility easements.

156 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment
157 conversion charge; or payment of a use-value assessment conversion charge has been deferred.

158 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop
159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.

160 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will
161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or
162 similar group of which the Property owner is a member.

163 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint
164 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but
165 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,
166 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of
167 the Property or to the use of the Property such as a joint driveway, liens, and licenses.

168 u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an
169 existing condition.

170 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting
171 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.

172 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.

173 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.

174 y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or
175 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.

176 z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other
177 Defect or material condition.

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- 178 aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.
179 bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
180 cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a
181 lease agreement or an extension of credit from an electric cooperative.

182 ☐ **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days ("15" if left blank) after acceptance
183 of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs,
184 agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation
185 agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest,
186 Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with
187 disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This
188 contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice
189 terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or
190 payback obligation.

191 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such**
192 **programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program**
193 **such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not**
194 **continued after sale. The Parties agree this provision survives closing.**

195 **MANAGED FOREST LAND:** If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL)
196 program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive
197 program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders
198 designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the
199 MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the
200 Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL
201 management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan
202 compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land,
203 or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program
204 and may result in the assessment of penalties. For more information call the local DNR forester or visit
205 <https://dnr.wisconsin.gov/topic/forestry>.

206 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that
207 would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural
208 land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge.
209 To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's
210 Equalization Bureau or visit <http://www.revenue.wi.gov/>.

211 **FARMLAND PRESERVATION:** The early termination of a farmland preservation agreement or removal of land from such
212 an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the
213 Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or
214 visit <http://www.datcp.state.wi.us/> for more information.

215 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S.
216 Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant
217 a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as
218 certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover.
219 Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service
220 Agency office or visit <http://www.fsa.usda.gov/>.

221 **SHORELAND ZONING ORDINANCES:** All counties must adopt uniform shoreland zoning ordinances in compliance with
222 Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000
223 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards
224 for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that
225 may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must
226 conform to any existing mitigation plans. For more information call the county zoning office or visit <https://dnr.wi.gov/>.
227 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland
228 zoning restrictions, if any.

229 **FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares
230 where one or both of the properties is used and occupied for farming or grazing purposes.

231 **CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and**
232 **occupied for farming or grazing purposes.**

233 **PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,
234 there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely
235 responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning
236 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses
237 and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals,
238 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental
239 audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the
240 feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain
241 of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 682).

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242 Buyer should review any plans for development or use changes to determine what issues should be addressed in these
 243 contingencies.

244 **PROPOSED USE CONTINGENCIES:** This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or
 245 documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on
 246 lines 256-281 shall be deemed satisfied unless Buyer, within 60 days ("30" if left blank) after acceptance, delivers: (1)
 247 written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence
 248 substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,
 249 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions
 250 checked at lines 256-281.

251 **Proposed Use:** Buyer is purchasing the Property for the purpose of: Sports and Training Complex.

252 _____
 253 _____ [insert proposed use
 254 and type or style of building(s), size and proposed building location(s), if a requirement of Buyer's condition to
 255 purchase, e.g. 1400-1600 sq. ft. three-bedroom single family ranch home in northwest corner of lot].

256 ☒ **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines
 257 251-255.

258 ☒ **SUBSOILS:** Written evidence from a qualified soils expert that the Property is free of any subsoil condition that
 259 would make the proposed use described at lines 251-255 impossible or significantly increase the costs of such
 260 development.

261 ☐ **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** Written evidence from a
 262 certified soils tester that: (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must
 263 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of
 264 the Property as stated on lines 251-255. The POWTS (septic system) allowed by the written evidence must be one of
 265 the following POWTS that is approved by the State for use with the type of property identified at lines 251-255 ☒ **CHECK**

266 **ALL THAT APPLY:** ☐ conventional in-ground; ☐ mound; ☐ at grade; ☐ in-ground pressure distribution; ☐ holding
 267 tank; ☐ other: _____

268 ☒ **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions
 269 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or
 270 significantly delay or increase the costs of the proposed use or development identified at lines 251-255.

271 ☒ **APPROVALS/PERMITS:** Permits, approvals and licenses, as appropriate, or the final discretionary action by the
 272 granting authority prior to the issuance of such permits or building permit, approvals and licenses, for the following items
 273 related to Buyer's proposed Use: Sports and Training Facility.

274 _____
 275 ☒ **UTILITIES:** Written verification of the location of the following utility service connections (e.g., on the Property, at
 276 the lot line, across the street, etc.) ☒ **CHECK AND COMPLETE AS APPLICABLE:**

277 ☒ electricity _____; ☒ gas _____; ☒ sewer _____;
 278 ☒ water _____; ☒ telephone _____; ☒ cable _____;
 279 ☐ other _____

280 ☐ **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public
 281 roads.

282 ☒ **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer) ~~(Seller)~~ **STRIKE ONE** ("Buyer" if neither
 283 stricken) obtaining the following, including all costs: a ☒ **CHECK ALL THAT APPLY** ☒ rezoning; ☒ conditional use permit;
 284 ☐ variance; ☐ other _____ for the Property for its proposed use described at lines 251-255.

285 Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within 60 days of
 286 acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

287 ☒ **MAP OF THE PROPERTY:** This Offer is contingent upon ~~(Buyer obtaining)~~ (Seller providing) **STRIKE ONE** ("Seller
 288 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by
 289 a registered land surveyor, within 30 days ("30" if left blank) after acceptance, at ~~(Buyer's)~~ (Seller's) **STRIKE ONE**
 290 ("Seller's" if neither is stricken) expense. The map shall show minimum of 2.3 acres, maximum of 2.5
 291 acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the
 292 Property, the location of improvements, if any, and: _____

293 _____
 294 **STRIKE AND COMPLETE AS APPLICABLE.** Additional map features that may
 295 be added include but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot
 296 dimensions; total acreage or square footage; easements or rights-of-way.

297 **CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required
 298 to obtain the map when setting the deadline.**

299 This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers
 300 to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information materially
 301 inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency. Upon delivery of
 302 Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to

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303 provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a written
 304 notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

305 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a
 306 part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing
 307 of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel
 308 source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or
 309 building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's
 310 inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the
 311 contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise
 312 provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

313 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of**
 314 **the test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any**
 315 **other material terms of the contingency.**

316 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed
 317 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to
 318 Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution that may be required to be
 319 reported to the Wisconsin Department of Natural Resources.

320 ☒ **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 305-319).

321 (1) This Offer is contingent upon a qualified independent inspector conducting an inspection of the Property after the date
 322 on line 1 of this Offer that discloses no Defects.

323 (2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an
 324 inspection of Wetland Delineation and Phase One Environmental. If these reports were already completed Seller, Seller shall provide
 325 those documents to Buyer within 5 day from binding acceptance. (list any Property component(s)

326 to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

327 (3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided
 328 they occur prior to the Deadline specified at line 333. Inspection(s) shall be performed by a qualified independent
 329 inspector or independent qualified third party.

330 Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

331 **CAUTION: Buyer should provide sufficient time for the Property inspection and/or any specialized inspection(s),**
 332 **as well as any follow-up inspection(s).**

333 This contingency shall be deemed satisfied unless Buyer, within 60 days ("15" if left blank) after acceptance, delivers
 334 to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the
 335 Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

336 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

337 For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent
 338 of which Buyer had actual knowledge or written notice before signing this Offer.

339 **NOTE: "Defect" as defined on lines 553-555 means a condition that would have a significant adverse effect on the**
 340 **value of the Property; that would significantly impair the health or safety of future occupants of the Property; or**
 341 **that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life**
 342 **of the premises.**

343 **■ RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects.

344 If Seller has the right to cure, Seller may satisfy this contingency by:

345 (1) delivering written notice to Buyer within _____ ("10" if left blank) days after Buyer's delivery of the Notice of Defects
 346 stating Seller's election to cure Defects;

347 (2) curing the Defects in a good and workmanlike manner; and

348 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

349 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

350 (1) Seller does not have the right to cure; or

351 (2) Seller has the right to cure but:

352 (a) Seller delivers written notice that Seller will not cure; or

353 (b) Seller does not timely deliver the written notice of election to cure.

354 **IF LINE 355 IS NOT MARKED OR IS MARKED N/A LINES 403-414 APPLY.**

355 ☒ **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written
 356 SBA - 504 (Construction) [loan type or specific lender, if any] first mortgage loan commitment as described
 357 below, within 120 days after acceptance of this Offer. The financing selected shall be in an amount of not less than \$
 358 2,500,000 for a term of not less than 10 years, amortized over not less than 20 years. Initial
 359 monthly payments of principal and interest shall not exceed \$ 20911. Buyer acknowledges that lender's
 360 required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance
 361 premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees
 362 to pay discount points in an amount not to exceed 0 % ("0" if left blank) of the loan. If Buyer is using multiple loan

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sources or obtaining a construction loan or land contract financing, describe at lines 655-660 or in an addendum attached per line 682. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow lender's appraiser access to the Property.

■ **LOAN AMOUNT ADJUSTMENT:** If the purchase price under this Offer is modified, any financed amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 371 or 372.

☒ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed 8 %.

☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____ %. The initial interest rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____ % ("2" if left blank) at the first adjustment and by not more than _____ % ("1" if left blank) at each subsequent adjustment. The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____ % ("6" if left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

■ **SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:** If Buyer qualifies for the loan described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.

This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment (even if subject to conditions) that is:

(1) signed by Buyer; or,

(2) accompanied by Buyer's written direction for delivery.

Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy this contingency.

CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.

■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 357, Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of written loan commitment from Buyer.

■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of unavailability.

☐ **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

(1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or

(2) the Deadline for delivery of the loan commitment on line 357,

to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.

If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT Within _____ days ("7" if left blank) after acceptance, Buyer shall deliver to Seller either:

(1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close; or

(2) _____ [Specify documentation Buyer agrees to deliver to Seller].

If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing commitment contingency.

☐ **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than the agreed upon purchase price.

This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting to the appraised value.

■ **RIGHT TO CURE:** Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.

If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal

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report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written appraisal report and:

(1) Seller does not have the right to cure; or

(2) Seller has the right to cure but:

(a) Seller delivers written notice that Seller will not adjust the purchase price; or

(b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal report.

NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.

☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's property located at _____ (the Deadline). If closing does not occur by the Deadline, this Offer shall

become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of bridge loan shall not extend the closing date for this Offer.

☐ **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within _____ hours ("72" if left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

(1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;

(2) Written waiver of _____ (name other contingencies, if any); and

(3) Any of the following checked below:

☐ Proof of bridge loan financing.

☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

Other: _____

[insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7" if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this Offer becomes primary.

HOMEOWNERS ASSOCIATION If this Property is subject to a homeowners association, Buyer is aware the Property may be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) **STRIKE ONE** ("Buyer" if neither is stricken).

CLOSING PRORATIONS The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners association assessments, fuel and _____.

CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.

Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA:**

☒ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED.

☐ Current assessment times current mill rate (current means as of the date of closing).

☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

☐ _____

CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.

☐ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5

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485 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
 486 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation
 487 and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

TITLE EVIDENCE

489 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
 490 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
 491 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
 492 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
 493 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land
 494 Disclosure Report and in this Offer, general taxes levied in the year of closing and _____

495 _____
 496 _____ (insert other allowable exceptions from title, if
 497 any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute
 498 the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

499 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**
 500 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**
 501 **making improvements to Property or a use other than the current use.**

502 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of
 503 the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall
 504 pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's
 505 lender and recording the deed or other conveyance.

506 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)
 507 **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded
 508 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance
 509 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or
 510 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-
 511 523).

512 ■ **DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney
 513 or Buyer not more than _____ days after acceptance ("15" if left blank), showing title to the Property as of a date no more
 514 than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be
 515 paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

516 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
 517 objections to title within _____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
 518 such event, Seller shall have _____ days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to
 519 deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to
 520 remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the
 521 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
 522 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
 523 extinguish Seller's obligations to give merchantable title to Buyer.

524 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced
 525 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments
 526 shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution
 527 describing the planned improvements and the assessment of benefits.

528 **CAUTION: Consider a special agreement if area assessments, property owners association assessments, special**
 529 **charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are**
 530 **one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)**
 531 **relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all**
 532 **sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact**
 533 **fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

534 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
 535 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
 536 (written) (oral) **STRIKE ONE** lease(s), if any, are _____

537 _____
 538 _____ . Insert additional terms, if any, at lines 655-660 or attach as an addendum per line 682.

DEFINITIONS

540 ■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document
 541 or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice
 542 is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

543 ■ **BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under
 544 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

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545 registered mail or make regular deliveries on that day.

546 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by
547 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the
548 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner
549 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of
550 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by
551 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific
552 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

553 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
554 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
555 significantly shorten or adversely affect the expected normal life of the premises.

556 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

557 ■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.

558 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

559 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX (☐) are part of
560 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

561 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, or total acreage or square
562 footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas
563 used or other reasons, unless verified by survey or other means.

564 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land**
565 **dimensions, if material.**

566 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of
567 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the
568 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession
569 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession
570 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,
571 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this
572 Offer to the seller or seller's agent of another property that Seller intends on purchasing.

573 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier
574 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for
575 ordinary wear and tear.

576 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an
577 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer
578 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of
579 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than
580 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of
581 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such
582 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit
583 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed
584 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring
585 the Property.

586 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by
587 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no
588 significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and
589 that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in
591 this Offer at lines 655-660 or in an addendum attached per line 682, or lines 534-538 if the Property is leased. At time of
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging
593 to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

594 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and
595 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting
596 party to liability for damages or other legal remedies.

597 If **Buyer defaults**, Seller may:

- 598 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
599 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual
600 damages.

601 If **Seller defaults**, Buyer may:

- 602 (1) sue for specific performance; or
603 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

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604 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability
 605 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party
 606 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above.
 607 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the
 608 arbitration agreement.

609 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES**
 610 **SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL**
 611 **EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR**
 612 **OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT**
 613 **CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

614 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller
 615 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds
 616 and inures to the benefit of the Parties to this Offer and their successors in interest.

617 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
 618 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov>
 619 or by telephone at (608) 240-5830.

620 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC)
 621 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the
 622 total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding
 623 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign
 624 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the
 625 amount of any liability assumed by Buyer.

626 **CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer**
 627 **may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed**
 628 **upon the Property.**

629 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a
 630 condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers
 631 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

632 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified
 633 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's
 634 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status,
 635 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this
 636 Offer and proceed under lines 601-608.

637 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the
 638 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding
 639 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

640 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument,
 641 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC
 642 §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall
 643 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also
 644 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,
 645 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

646 **Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**

647 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption
 648 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding
 649 FIRPTA.

650 ☐ **SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM:** Seller agrees to pay to Buyer's Firm the amount of
 651 _____ (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage
 652 fees at closing. Payment made under this provision represents an economic adjustment only and does not create any
 653 agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party
 654 beneficiary of this contract.

655 **ADDITIONAL PROVISIONS/CONTINGENCIES** If the box at line 650 is checked, the amount in 651 is _____
 656 (in addition to) (in lieu of) **[STRIKE ONE]** ("in lieu of" if neither is stricken)
 657 any compensation that may be offered by the listing firm. If "in lieu of" is selected, selling Firm hereby rejects any offer of compensation
 658 made to cooperating buyer agents by the listing Firm.

659 1.) If Buyer only builds on one lot during the first 12 months from closing, Seller shall amend any policies in place to purchase back the lot
 660 not built on within the first 12 months to 72 months. This shall be handled in a separate agreement and approved by Buyer and Seller.

661 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
 662 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines
 663 664-679.

Property Address: Lot 1 and 2 in the Crossroads Business Park in the Village of Harrison, Wisconsin Page 12 of 12, WB-13

664 (1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at
 665 line 666 or 667.

666 Name of Seller's recipient for delivery, if any: _____

667 Name of Buyer's recipient for delivery, if any: _____

668 ☐ (2) Fax: fax transmission of the document or written notice to the following number:

669 Seller: _____ Buyer: _____

670 ☐ (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial
 671 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at
 672 line 675 or 676.

673 ☐ (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
 674 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

675 Address for Seller: _____

676 Address for Buyer: _____

677 ☒ (5) Email: electronically transmitting the document or written notice to the email address.

678 Email Address for Seller: cpelishek@harrison-wi.org

679 Email Address for Buyer: Ryan.Giordana@menasha.com

680 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
 681 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

682 ☒ **ADDENDA:** The attached Village of Harrison Protective Covenants and Restrictions is/are made part of this Offer.

683 This Offer was drafted by [Licensee and Firm] Andrew Esler CBCREG

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

696 (x) *Ryan Giordana*

697 Buyer's Signature ▲ Print Name Here ►

Ryan Giordana and or Assigns

Date ▲

dotloop verified
07/16/25 11:53 AM CDT
AN04-B53C-VMSB-V0L2

698 (x)

699 Buyer's Signature ▲ Print Name Here ►

Date ▲

700 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**
 701 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**
 702 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**
 703 **COPY OF THIS OFFER.**

704 (x)

705 Seller's Signature ▲ Print Name Here ►

Date ▲

706 (x)

707 Seller's Signature ▲ Print Name Here ►

Date ▲

708 This Offer was presented to Seller by [Licensee and Firm] Andrew Esler / CBCREG

709 _____ on 07/18/2025 at 12:50 a.m./p.m. ☐ ☒

710 This Offer is rejected ☐ ☐ This Offer is countered [See attached counter] ☐ ☐

711 Seller Initials ▲ Date ▲

Seller Initials ▲ Date ▲

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 7/29/2025

Title: Approval of Dump Body Package, Snowplows, and Salt Spreader for the new 2027 Plow Truck with Monroe Truck.

Recommended Action: Motion to approve the bid from the preferred vendor Monroe for the Dump Body Package, Plows and Salt spreader for \$203,742.

Background and Additional Information:

The Village Board previously approved \$162,419 to purchase a new Western Star Plow Truck replacement to add to the fleet in 2027. This bid is for the plows and the salt spreader equipment to outfit the new truck.

Due to the approximate two-year timeframe to take order of this equipment, staff is recommending contracting for the equipment to take have it installed and final billings to occur in 2027.

The 2027 Capital Improvement Plan includes \$450,000 for this purchase. The total of these two items is approximately \$365,000.

Budget Impacts: Funding would come from the two-year Capital Improvement borrowing that would occur in 2027 for the 2027/2028 Capital Borrowing.

Attachments: Proposal from Monroe for \$203,742.



1151 W Main Avenue
DePere, WI 54115
Sales Rep: Troy Redfearn
Ph: (920) 360-4446
www.MonroeTruck.com

Quotation ID: 2MAW004170

Date: 6/26/2025

Valid thru: 7/26/2025

Terms: NET 30

Quoted by: Mark Woelfel

Ph/Fax: 920-347-4181 / 920-336-8118

Quoted to:

HARRISON, VILLAGE OF (ATTN:)

W5298 HWY 114

MENASHA, WI 54952

Ph: 920-989-1139 / Fax: 920-989-1077

Email:

Chassis Information

Year: 2025	Make: WESTERN STAR	Model: 47X	Chassis Color:	Cab Type:
Single/Dual: DRW	CA:	CT:	Wheelbase:	Engine: DIESEL
			F.O. Number #:	Vin:

Notes:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
CRYSTEEL DUMP BODY PACKAGE	
- 15' x 84 ID x 96 OD	
- CABSHIELD: 1/2, 78"W, 10 GAUGE, STAINLESS STEEL	
- 60" STRAIGHT FRONT MADE OF 7 GA STAINLESS STEEL	
- 60" TO 54" TAPERED SINGLE PANEL W/ RUBRAIL SIDES MADE OF 7 GA STAINLESS STEEL	
- 54" ASPHALT SLOPED REAR MADE OF 7 GA STAINLESS STEEL	
- 1/4 AR450 STEEL FLOOR	
- 12 WESTERN TUBULAR LONGSILLS MADE OF 3/4" STAINLESS STEEL	
- 3.5" FULL RIB TAILGATE WITH AIR RELEASE	
- AIR HIGH LIFT TAILGATE	
- 2 INCH FLAT LOWER WALK RAIL	
- BANJO W/ FORGED WELD ON BRACKETS FOR REMOVABLE CHAINS	
- STAINLESS STEEL REAR PILLAR/PILLAR CAP/RUBRAIL	
- 3 OVALS CUTOUTS IN REAR POST	
- STAINLESS HARDWARE BELOW THE FLOOR	
DOT REFLECTIVE TAPE	
- DOWN LOWER RUBRAIL	
- UP REAR CORNER POST	
- AROUND TAILGATE	
1/4 FENDER MOUNT IN FRONT OF DRIVES	
RUBBER FLAP TO PREVENT DEBRIS FROM GOING UP REAR CORNER POST	
SHOVEL HOLDER: FORK & LOOP	
(6) EXTERIOR BODY STEPS	
- (2) DRIVER FRONT	
- (2) DRIVER REAR	
- (2) PASS REAR	
VIBRATOR: COUGAR 3200 ELECTRIC	
AERO EASY COVER ASPHALT TARP SYSTEM - MODEL 550	
- ELECTRIC MOTOR W/ IN-CAB SWITCH	
- ALUMINUM HOUSING MOUNTED BEHIND CAB SHIELD	
- ALUMINUM TARP ARMS	
QUICK SILVER POLY LINER INSTALLED	
- FULL HEIGHT SIDES	
- BULKHEAD AND TAILGATE APPROX 4' HIGH	
- S/S STUD AND SPANNER NUT FASTENING SYSTEM	
- S/S LEP AND COVER STRIP CONTINUOUSLY WELDED	
- ASPHALT HOLD-DOWN PLATE	
MARATHON M63138DA INVERTED TELESCOPIC HOIST, LESS HYDRAULICS	
- DUAL BODY PROPS	
- REAR HINGE	
PINTLE MOUNT; 1" PLATE WITH 3/4" D-RINGS (NO HITCH)	



Description**Amount**

- PH-30 PINTLE HOOK
- MOVE CHASSIS SUPPLIED GLADHAND & TRAILER PLUG FROM CAB TO REAR PINTLE PLATE AREA
- REAR TOW HOOKS

TRUCK PORTION - QUICK HITCH

- 4X10 DA PLOW LIFT CYLINDER
(REQUIRES MINIMUM OF 18" FRONT FRAME EXTENSION)
- CUT AND INSTALL DRIVER BUMPER HALF

MONROE TORSION TRIP EDGE "J" STYLE POLY REVERSIBLE PLOW

- 45" HIGH X 12' LENGTH
- (10) 1/2" ONE-PIECE FLAME CUT RIBS
- 2" X 3" X 3/8" TOP ANGLE
- 4" X 4" X 3/4" BOTTOM ANGLE
- (6) ADJUSTABLE 3/4" TORSION TRIP SPRING ASSEMBLIES FOR A TWO-SECTION TRIP
- 5/8" X 8" ONE-PIECE CENTER PUNCH CUTTING EDGE
- 4" X 4" X 3/8" CROSS-TUBE SUPPORT
- 3-1/2" X 3-1/2" X 1/2" SEMI-CIRCLE
- (2) 3" X 10" DOUBLE ACTING REVERSE CYLINDERS WITH CUSHION VALVE
- BUILT-IN MONROE LEVEL LIFT ASSEMBLY
- MOLDBOARD AND PUSHFRAME TO BE 100% CONTINUOUSLY WELDED
- MOLDBOARD POOLY ORANGE
- PUSH FRAME POWDER COATED BLACK
- MC6000 PLOW PORTION QUICK HITCH
- RUBBER SNOW DEFLECTOR, INSTALLED
- PARKING JACK
- MARKERS

ONSPOT AUTOMATIC TIRE CHAINS

10' MONROE, DOUBLE FUNCTION, TRIP-EDGE PATROL WING (RIGHT SIDE)

- 35" HIGH INBOARD & OUTBOARD, 3/16" THICK MOLDBOARD
- 4" X 4" X 3/4", A36 STEEL, BOTTOM ANGLE W/ 1" THICK WELDED TRIP HINGE BLOCKS
- TOP OF BOTTOM ANGLE BOXED TO THE MOLDBOARD W/ 1/4" PLATE FOR ADDITIONAL STRENGTH
- 1/2" THICK ONE-PIECE VERTICAL & INTERLACED DESIGNED HORIZONTAL RIBS
- STANDARD 100% WELDED
- **NO CUTTING EDGE**
- TRIP SECTION ANGLE ASSEMBLY: 3/4" X 3" X 4", A36 STEEL W/ 3/4" THICK TRIP HINGE BLOCKS
- ANGLES PIVOT ON 1-1/4" COLD ROLLED, 1040 STEEL HELD IN PLACE BY 1/4" X 2" EXPANSION PINS
- (6) 3/4" SQUARE WIRE TORSION SPRINGS W/ 3-3/4" OUTSIDE DIAMETER & 11" COILS
- 4X14 FRONT HEEL LIFT CYLINDER
- SQ TUBE HYD PUSHARM W/ 4 x 28 DA CYLINDER
- **3/16" TAPERED MOLDBOARD WITH MAILBOX CUT**
- SHOT BLASTED & POWDER COATED ORANGE
- POWDER COATED BLACK HARDWARE
- WING SIDE AIR BAG

MONROE UNDER-TAILGATE, DIRECT DRIVE SPREADER (MS969-OW/DD-DD) W/ SPEED SENSOR

- 201 STAINLESS STEEL
- 9" DIA. AUGER W/ ONE-WAY FLIGHTING FOR LEFT OR RIGHT DISCHARGE
- AUGER 3" PITCH ON BOTH ENDS
- 7 GA., 96" TROUGH W/ 1/4" END PLATES
- ONE-PIECE, REMOVABLE & HINGED, COMBINATION COVER & REAR PANEL
- HEAVY-DUTY, STEEL ROD, CAPTIVE LATCHES
- QUICK DETACH MOUNTING BRACKETS
- CUSTOM TAILGATE SHIELDS
- **SINGLE SPINNER**

TANK KIT: 140 GALLON (1 TANK), STAINLESS STEEL HDW

- CLOSED LOOP HYDRAULIC BASE KIT W/ PLUMBING KIT
- 4 GPM HYD PUMP W/ STAINLESS STEEL MOUNTING PLATE AND PLUMBING KIT W/O HYDRAULIC VALVE
- (2) 2 GPM NOZZLES
- SPINNER DISCONNECT
- BULK FILL AND FLUSH KIT

ELECTRIC HYDRAULICS PACKAGE

Description**Amount**

- 5.98 CU IN FRONT MOUNT PUMP
- HIGH PRESSURE MANUAL SHUT-OFF
- STAINLESS STEEL FRAME MOUNTED VALVE/TANK COMBO
- ELECTRIC ADD-A-FOLD VALVING:
 - D/A HOIST, D/A PLOW, D/A PLOW ANGLE, D/A WING TOE, 20 GPM, D/A WING HEEL, D/A HYD PUSHARM, PRE-WET, AUGER, SPINNER
- * WIRELESS ARC, DISPLAYED IN 6100
- FORCE SSC6100 GROUND BASED SPREADER CONTROL W/ IGRIP JOYSTICK
- * (2) CAMERAS, DISPLAYED IN 6100
- BACK UP CAMERA W/ PUFFER AND LOADSPACE CAMERA

LIGHTING:

- LED JW SPEAKER PLOW LIGHTS MOUNTED ON STAINLESS STEEL HOOD BRACKETS
- (2) LED AMBER/GREEN LIGHTBARS, ONE MOUNTED ON EACH DOOR MIRROR
- (2) LED AMBER/GREEN OVAL STROBES RECESSED IN REAR POST
- (1) LED AMBER/GREEN OVAL STROBE MOUNTED ON WING HEEL
- (3) CLEAR LED WORK LIGHTS, (2) WIRED INTO BACK UP CIRCUIT, (1) WING LIGHT
- (1) AMBER LED SPINNER LIGHT
- S/T/T AND ICC LIGHTS BUILT INTO TAILGATE SPREADER
- ADDITIONAL SST COMBO BU BETWEEN REAR HINGES

Quote Total: \$203,742.00

**** NOTICE: We are closely monitoring the tariff situation very carefully. Aebi Schmidt North America and its Monroe brand manufacture products in the United States, so the direct impact of current tariffs will be moderate. Although we make significant efforts to source components domestically, this is not always feasible. At this time, we cannot predict the potential cost increases that may arise through our supply chain or from further tariffs. We understand that this may raise concerns, and we want to assure you that we are working hard to minimize any impact on our customers and if cost increases need to be applied to existing or future orders, we will discuss these changes with our customers upfront.**

Additional Options:**Description****Amount****Add to quote?**

Yes / No

Terms & Conditions

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

Re-Assign (Required for all pool units): ☐ Fleet ☐ Retail	MSO/MCO (ONLY check if legally required): ☐ MCO ☐ MSO	
Customer Signature:	Customer P.O. Number:	Date of Acceptance:

**General Terms and Conditions for the Sale of Goods by
Subsidiaries of ASH North America, Inc.**



VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 7/29/2025

Title: Approval of purchase of John Deere 624 P-Tier Wheel Loader.

Recommended Action: Motion to approve the purchase of a John Deere 624 P-Tier Wheel Loader for \$262,624.

Background and Additional Information:

The 2025 Capital Improvement Plan included \$275,000 for a new pay loader. Staff recommends purchase of the John Deere model to match the over loaders the department has.

Budget Impacts: \$262,624 from Capital Improvements Fund.

Attachments: Proposal from John Deere for \$262,624.

Quote Summary

Prepared For

VILLAGE OF HARRISON
W5298 STATE ROAD 114
MENASHA, WI 54952
Business: 920-989-1139
Email: JFUNK@HARRISON-WI.ORG

Prepared By

ALBERSON ADAM
Brooks Tractor Incorporated
1031 Lawrence Drive
De Pere, WI 54115
Phone: 920-336-5711
aalberson@brookstractor.com

BROOKS MACHINE HEALTH MONITORING SERVICE-For all models equipped with an active JDLink system, Brooks and John Deere monitor your machine continuously for the term of basic/extended warranty.

Quote Id: 32827317
Created On: 12 May 2025
Last Modified On: 18 July 2025
Expiration Date: 12 June 2025

Equipment Summary

Selling Price Qty Extended

JOHN DEERE 624 P-Tier Wheel Loader

\$ 262,624.00 X 1 = \$ 262,624.00

John Deere Extended
Warranty-24M 2000HR
COMPREHENSIVE
Equipment Total

\$ 262,624.00

Trade In Total

\$ 0.00

Quote Summary

Equipment Total	\$ 262,624.00
Trade In	
SubTotal	\$ 262,624.00
Est. Service Agreement Tax	
Total	\$ 262,624.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 262,624.00

Salesperson : X

Accepted By : X

Confidential



SALES AGREEMENT

DATE _____

Section 11, Item s.

One Fabick Drive, Fenton, MO63026 Phone: 1-800-845-9188

Visit our website: www.fabickcat.com

PURCHASER		VILLAGE OF HARRISON		<SAME>	
S O L D T O	STREET ADDRESS		W5298 STATE ROAD 114		S H I P T O
	CITY/STATE		MENASHA, WI		
	COUNTY		WINNEBAGO		
	POSTAL CODE		54952-9637		
PHONE NO.		920-989-1062			
EQUIPMENT		JEFF FUNK 9209891062 jfunk@harrisonwi.org			
PRODUCT SUPPORT		JEFF FUNK 9209891062 jfunk@harrisonwi.org		F.O.B. AT: HARRISON YARD	
INDUSTRY CODE: GOVERNMENTAL LOCAL HC (205A) PRINCIPAL WORK CODE: GOVERNMENTAL (A30)					
CUSTOMER NUMBER		1263411		Sales Tax Exemption # (if applicable) N/A	
CUSTOMER PO NUMBER					
PAYMENT TERMS: NET PAYMENT ON RECEIPT OF INVOICE ☐ NET ON DELIVERY ☒ FINANCIAL SERVICES ☐ ISC ☐ LEASE					
Cash With Order		\$0.00		Balance To Finance 0.00	
Contract Interest Rate		0.00		Payment Period	
Payment Amount		0.00		Number Of Payments 0	
DESCRIPTION OF EQUIPMENT ORDERED / PURCHASED					
MAKE: CATERPILLAR INC.		MODEL: 938		YEAR: 2025	
STOCK NUMBER: NIS		SERIAL NUMBER: NIS		SMU: 5	
NEW ☒ USED ☐					
ENCLOSED CAB WITH A/C AND HEAT		SEAT, DELUXE, TILT AND TELE		RIDE CONTROL	
ENVIRONMENT, STANDARD		CAMERA, REAR VIEW		BEACON, WARNING, STROBE, AMBER	
WEATHER, COLD START 120V		MIRRORS, HEAT, ELEC ADJUST		MIRRORS, INTERNAL 1X REAR VIEW	
STANDARD LIFT, COUPLER READY		STANDARD RADIO (12V), DUAL USB		VISOR, INTERNAL, REAR	
DIFFERENTIAL, LIMITED SLIP REAR		STEERING WHEEL, STANDARD		GUARD, POWERTRAIN, LOWER	
HYDRAULICS, 4V---FABICK TO ADD 5TH FUNCTION TO OPERATE WING		JOYSTICK 4V, STEERING WHEEL		QUICK COUPLER, FUSION, HIGH VIS	
LINES, AUX 3RD, STD LIFT		CAT TELEMATICS		BUCKET-GP, 3.8 YD3, FUS, BOCE	
JUMPER LINES, AUX 3RD, FUSION		TIRES, 20.5R25 MX XSNOPUS * L2			
LIGHTS, AUX, LED, PREMIUM		FENDERS, FULL COVER			
LIGHTS, ROADING, LED, RH		CTWT, HEAVY, 3770LBS, 7PCS			
PUSH START, PASSCODE SECURITY		TOOLBOX AUX			
TRADE-IN EQUIPMENT					
MODEL: _____		YEAR: _____		SN: _____	
PAYOUT TO: _____		AMOUNT: _____		PAID BY: _____	
MODEL: _____		YEAR: _____		SN: _____	
PAYOUT TO: _____		AMOUNT: _____		PAID BY: _____	
MODEL: _____		YEAR: _____		SN: _____	
PAYOUT TO: _____		AMOUNT: _____		PAID BY: _____	
MODEL: _____		YEAR: _____		SN: _____	
PAYOUT TO: _____		AMOUNT: _____		PAID BY: _____	
ALL TRADE-INS ARE SUBJECT TO EQUIPMENT BEING IN "AS INSPECTED CONDITION" BY VENDOR AT TIME OF DELIVERY OF REPLACEMENT MACHINE PURCHASE ABOVE.					
PURCHASER HEREBY SELLS THE TRADE-IN EQUIPMENT DESCRIBED ABOVE TO THE VENDOR AND WARRANTS IT TO BE FREE AND CLEAR OF ALL CLAIMS, LIENS, MORTGAGES AND SECURITY INTEREST EXCEPT AS SHOWN ABOVE.					
☒ CATERPILLAR EQUIPMENT WARRANTY		INITIAL _____		Payment Terms and Conditions:	
The customer acknowledges that he has received a copy of the Caterpillar Warranty and has read and understood said warranty. Scheduled oil sampling (S.O.S.) is mandatory with this warranty. The customer is responsible for taking oil samples at designated intervals from all power train components and failure to do so may result in voiding the warranty. Warranty applicable including expiration date where necessary: 12 Months, Unlimited Hours, Premier 938-60 MO/2500 HR POWERTRAIN + HYDRAULICS + TECH		[X] 2025 BUDGET PRICING WITH SOURCEWELL			
		DISCOUNT-----MONROE PLOW AND WING NOT			
		INCLUDED-----ADDITIONAL LIGHTING IS AT CUSTOMER EXPENSE			
		November to March- 5 month winter rental, \$5,500/ per month sales tax exempt			
CSA: _____					
NOTES: _____					

NO AGREEMENTS OTHER THAN THOSE EITHER PRINTED OR WRITTEN ON THIS ORDER ARE BINDING ON EITHER PARTY OF THIS CONTRACT. This order is subject to the terms and conditions set forth on both front and reverse sides including the applicable manufacture's warranty. In the event this machine is equipment with Product Link. I understand data concerning this machine, its condition, and its operation is being transmitted by Product Link to Caterpillar Inc., its affiliates (Caterpillar), and for its dealers to better serve me and to improve upon Caterpillar products and services. The information transmitted may include: machine serial number, machine location, and operation data, including but not limited to: fault codes, emissions data, fuel usage, service meter hours, software and hardware version numbers, and customer privacy. I agree to allow this data to be accessed by Caterpillar and/or its dealers.

ORDER RECEIVED BY Pelletier, Paul REPRESENTATIVE Fabick APPROVED AND ACCEPTED ON VILLAGE OF HARRISON PURCHASER

BY _____ SIGNATURE _____ TITLE _____

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 7/29/2025

Title: Approval Plow and Wing for New Wheeled Loader for \$54,536 from Monroe.

Recommended Action: Motion to approve the purchase of plow and wing for the new wheeled loader for \$54,536 from Monroe.

Background and Additional Information:

The 2025 Capital Improvement Plan included \$275,000 for a new pay loader and snowplows.

The new loader is \$262,624. With tariffs the tractor and plows have increased in price from last year's budgeting.

The total for this Capital Improvement Item between the tractor and the plows is \$317,160.

The difference will be funded with interest in earnings on the debt issuance.

By purchasing this loader, the Village will not be required to rent a loader for the winter operations.

Monroe is a state negotiated supplier; therefore no additional bids were obtained.

Budget Impacts: \$54,536 from Capital Improvements Fund.

Attachments: Proposal from Monroe.



1151 W Main Avenue
DePere, WI 54115
Sales Rep: Troy Redfearn
Ph: (920) 360-4446
www.MonroeTruck.com

Quotation ID: 2MAW004169

Date: 7/17/2025

Valid thru: 7/29/2025

Terms: NET 30

Quoted by: Mark Woelfel

Ph/Fax: 920-347-4181 / 920-336-8118

Quoted to:

HARRISON, VILLAGE OF (ATTN:)

W5298 HWY 114

MENASHA, WI 54952

Ph: 920-989-1139 / Fax: 920-989-1077

Email:

Chassis Information

Year:	Make:	Model:	Chassis Color:	Cab Type:
Single/Dual:	CA:	CT:	Wheelbase:	Engine:
			F.O. Number #:	Vin:

Notes:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
LOADER SIDE HITCH - MONROE QHTW FLAT PLATE HITCH - BALDERSON STYLE HOOKUP - CUSTOM STOPS DESIGNED INTO HITCH FOR EASIER HOOK-UP - POWDER COATED BLACK MONROE TORSION TRIP EDGE "J" STYLE REVERSIBLE PLOW - MPPJ45R12-ISTT * 3/8" ORANGE POLY MOLDBOARD - (10) 1/2" ONE-PIECE FLAME CUT RIBS - (6) ADJUSTABLE 3/4" TORSION TRIP SPRING ASSEMBLIES FOR A TWO-SECTION TRIP - NO CUTTING EDGE - 3" X 10" DOUBLE ACTING REVERSE CYLINDERS - BUILT-IN MONROE LEVEL LIFT ASSEMBLY - MOLDBOARD AND PUSHFRAME TO BE 100% CONTINUOUSLY WELDED - MOLDBOARD FRAME WORK POWDER COATED BLACK - PUSH FRAME POWDER COATED BLACK * 12" RUBBER SNOW DEFLECTOR, INSTALLED * SWIVEL PLATE, PLOW SIDE HITCH - MARKERS ON PLOW 11' MONROE DFPW HD DOUBLE FUNCTION PATROL WING * PARA-GLIDE FRONT POST, US PATENT # 8,596,396 * 3/16" TAPERED MOLDBOARD WITH MAIL BOX CUT - REAR MOUNTED CROSS TUBE - TRIP EDGE SAFETY MECHANISM WITH EASILY REMOVABLE SPRINGS - TOP CORNER OF MOLDBOARD CUT AT A 45 DEGREE ANGLE TO CLEAR MAILBOXES - NO CUTTING EDGE - 3" HD PUSHARM * RUBBER BLOCK WING STOP * WING LOCK ON TOE AND HEEL CYLINDERS * WING HEEL MARKER - MOLDBOARD POWDER COATED OMAHA ORANGE - HARDWARE POWDER COATED BLACK - HYDRAULIC HOSES TO PLOW AND WING AMBER/GREEN STROBE ON WING HEEL AMBER/GREEN STROBES (2) ON MIRROR HEADS	

INSTALLATION @ MTE DE PERE, TRANSPORTATION OF LOADER IS LOADER DEALERS RESPONSABILITY

LOADER REQUIRED TO HAVE **THREE** AUXILIARY VALVE SECTIONS AND CONTROLS WITH LINES TO THE ENDS OF THE LOADER ARMS. **CUSTOMER TO SUPPLY QUICK COUPLERS**

Quote Total: \$54,536.00



PLAN COMMISSION MEETING	VILLAGE OF HARRISON
From: Chad Pelishek, Village Manager	Meeting Date: 7/29/2025
Title: Approval of Memorandum of Understanding between the Village of Harrison/Harrison Utilities and GEM Family, LLC regarding Utility Extension.	
Recommended Action: Motion to approve the Memorandum of Understanding between the Village of Harrison/Harrison Utilities and GEM Family, LLC regarding Utility Extension off Woodland Road.	
Background and Additional Information: Village Staff and Lee Reibold have been working extensively with the GEM Family (Mader’s) to develop an acceptable easement from Woodland Road through GEM Family Parcel 33528 to service Farmers Field and the parcels on the Manitowoc Road east of the Woodland School. The request of the Mader’s was for the utility extension to be in future roadway and not along the property line. Village has engaged McMahon to develop a proposed subdivision layout (see attached) that the utilities would be installed in the easement now and in the future when the preliminary plat is completed, the easement would go away as it would be dedicated road right-of-way. Figure 1 Attachment: The blue easement would serve parcels 33502, 33500, 43052. The red easement is designed to be in an east/west roadway and through a lot to serve Farmers Field and development to the east in the future. Figure 1 also shows the proposed sanitary sewer service area in Black. This would be the area that would be special assessed per the action the board took at a previous meeting for the improvements on a per acre basis. Any wetland/non-developable areas were removed from the proposed area. The Village/HU would pay for the easement acreage based on \$30,000 per acre minus expenses the village incurred from McMahon completing the layouts and wetland delineation of Parcels 33528, 33530 and 33510. It is estimated the easement as proposed is about one acre. In agreeing to this arrangement per the MOU, the Village work with the Mueller land east of the Christ the Rock, off Woodland on the development agreement for them to develop that subdivision as well. The MOU also waives the Village Policy that restricts McMahon from working on private developments in the Village. Staff is okay with this as long as the project manager at McMahon	

is not the Village Engineer. We feel there is positive reasons for doing this to move the utility extension forward more efficiently.

Staff has reviewed the MOU with the Village Attorney.

Budget Impact: \$30,000 – any fees incurred by Village/Utility to be funded by the Utility.

- Attachments:**
- Figure 1, Special Assessment Area and Proposed Easements
 - Draft Subdivision layout

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is entered into on the 29th day of July in 2025 (herein referred to as the “Effective Date”) by and between:

Francis Mader, Member of **GEM Family, LLC** and **Mueller Farm Development, LLC** (identical owners) – both located at 19 Corn Silk Court, Wrightstown, WI 54180 | Phone (920) 585-4390 (herein referred to as “Party A”) and

Scott Handschke, Village President, **Village of Harrison** – W5298 State Rd 114, Harrison WI 54952 | Phone (920) 841-6415 and Meghan Winkler, Village Clerk, **Village of Harrison** – W5298 State Rd 114, Harrison WI 54952 | Phone (920) 989-1062 ext. 103 (herein referred to as “Party B”).

Parties may be referenced individually as “Party” and collectively as “Parties.”

PURPOSE

The purpose of this MOU is to establish a good-faith foundation between the Parties for future collaborative efforts that are mutually beneficial. The Parties agree to work together in a cooperative and coordinated manner to achieve each Party’s individual goals and the collective goals of both Parties.

This MOU is designed to detail the specifics of the working relationship between the Parties to the mutual benefit of the Parties and the communities they serve.

DURATION OF MOU

This MOU becomes effective on the date it is signed by both parties. It remains in force until all conditions as outlined here-in are met.

ROLES AND RESPONSIBILITIES

To achieve both Parties’ mutual desires, each party agrees to the following roles and responsibilities:

Party A Roles and Responsibilities shall include:

1. Provide a sewer and water easement right-of-way through Parcel Number 33528 and located within the designated (future roadway) area as indicated on Exhibit A (work-in-process). It is understood that:
 - a. Sewer and water construction will not begin until the 2025 crop planted on this parcel has been harvested.
 - b. The future development of this parcel (33528) will have “hook up” access to this sewer and water line.
 - c. The charge to the Village for this easement right-of-way will be \$30,000 per acre with McMahon and Associates providing the number of easement acres. Work done by McMahon on behalf of GEM Family, LLC for the 3 approximately 40-acre parcels (see Party B Roles and Responsibilities) will be deducted from this charge. Any remaining positive balance will be owed by the Village to GEM and any remaining negative balance will be owed by GEM to the Village.

Party B Roles and Responsibilities shall include:

1. Collaborate to result in a recorded developer’s agreement for the 37.47-acre Parcel Number 33528 off of Woodland Road and through which the 30-foot sewer and water easement will run.
2. Provide GEM Family, LLC via McMahon Associates a plot development layout for the two “approximately” 40-acre parcels:
 - a. One east of Farmers Field (Parcel Numbers 33510 & 33512)
 - b. One east of the 40-acre parcel through which the easement runs (Parcel Numbers 33530 & 33532)
3. The Village of Harrison currently has a requirement in place which prevents McMahon Associates from performing certain work on behalf of GEM Family, LLC. The Village agrees to waive the Village policy that McMahon cannot work on private developments being the Village Engineer. In this case it makes sense to McMahon to assist the private development layout as well as represent the Village as the Village Engineer. In waiving this requirement McMahon understands that a different project manager would be assigned to the project than Lee Reibold who represents the Village for items 1 and 2 above.
4. Cancel existing easement relating to the Farmers Field retention pond or formalize use of the retention pond for GEM Family, LLC (or related family entity) development use.
5. Collaborate to result in a recorded developer’s agreement for the 20-acre Parcel Number 33598 off of Woodland Road, currently under development by Mueller Farm Development, LLC, i.e. the same owners as GEM Family, LLC.

Parties agree to uphold their roles and responsibilities in a committed, good-faith manner.

AMENDMENTS

The terms of this MOU may be amended upon written approval by both original parties and their designated representatives.

The undersigned Parties acknowledge and agree to this MOU:

SIGNATURES

GEM Family, LLC Dated: _____

	Francis Mader	Member
Signature	Print Name	Title

Village of Harrison Dated: _____

	Scott Handschke	Village President
Signature	Print Name	Title

Village of Harrison Dated: _____

	Meghan Winkler	Village Clerk
--	----------------	---------------

Signature	Print Name	Title
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Mapped Features

- Proposed Sanitary Sewer Service Area (204 Acres)
- Proposed Part A Sanitary Sewer and Water Easement
- Proposed Part B Sanitary Sewer and Water Easement
- Existing Sanitary System
- Existing Water System
- Parcel Line
- Index Contour
- Index Depression Contour
- Intermediate Contour
- Intermediate Depression Contour

Source: Calumet County, 2022-24.

Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

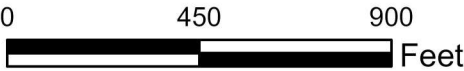
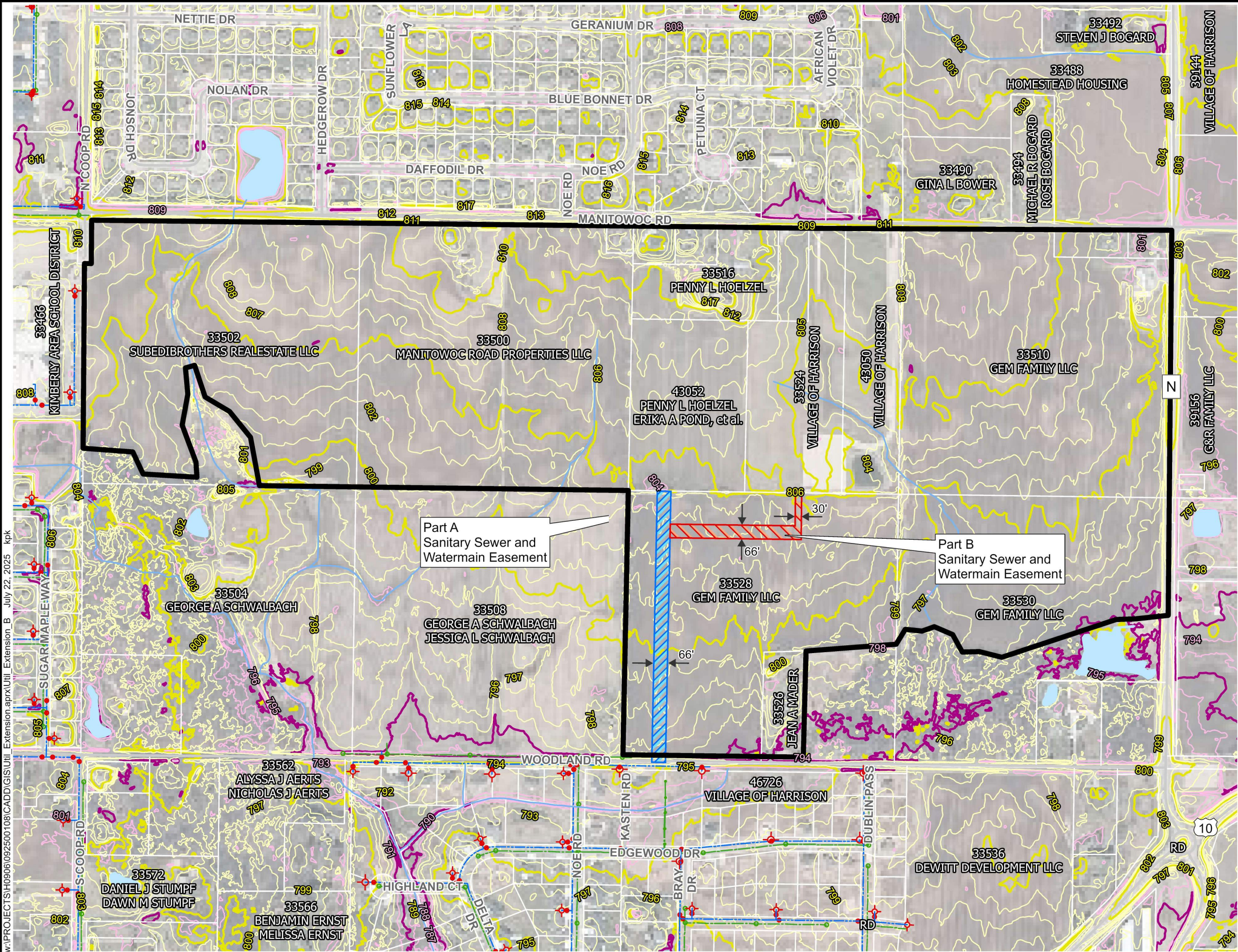


FIGURE 1
GEM FAMILY PROPERTY
UTILITY EXTENSION
HARRISON UTILITIES
VILLAGE OF HARRISON
CALUMET COUNTY, WISCON



w:\PROJECTS\H0906\092500108\CADD\GIS\Util_Extension.aprx\Util_Extension_B July 22, 2025 kpk

ERIKA A POND, et al.

Section 11, Item u.

~ 37 ACRES
608 Lots

Proposed 30 Foot
Sanitary Sewer and
Watermain Easement

33528
GEM FAMILY LLC

33530
GEM FAMILY LLC

33526
JEAN A MADER

46726
VILLAGE OF HARRISON

33536

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 07/29/2025

Title: Ordinance V25-09, An ordinance to adopt an update to the Village of Harrison Comprehensive Plan.

Recommended Action: Motion to Ordinance V25-09, an ordinance adopting the 2045 Village of Harrison Comprehensive Plan.

Background and Additional Information:

After a year-long planning process, multiple public engagement meetings, updates and changes, this ordinance adopts the 2045 Comprehensive Plan and Updated Future Land Use Plan for the Village.

The Plan Commission approved a Resolution supporting the adoption of the plan at their meeting on July 22, 2025.

Staff recommends approval.

Budget Impacts: None

Attachments: Ordinance V25-09

ORDINANCE V25-09

**AN ORDINANCE TO ADOPT AN UPDATE TO THE VILLAGE OF HARRISON
COMPREHENSIVE PLAN**

The Village Board of the Village of Harrison, Calumet County, Wisconsin, do ordain as follows:

Section 1. Pursuant to Sections 60.10(2)(c), 62.23, 61.35, and 60.22(3) of the Wisconsin Statutes, the Village of Harrison is authorized to prepare, adopt, and amend a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Statutes.

Section 2. The Village Board, by the enactment of an ordinance, formally adopted the land use update on July 29, 2025, as Ordinance V25-09 of the Village code of ordinances.

Section 3. The Village Plan Commission, by a majority vote of the entire Plan Commission at a meeting held on July 22, 2025, adopted Resolution V2025-13 approved adoption of the Comprehensive Plan Update and the recommendation to the Village Board.

Section 4. The Village of Harrison published a Class 1 public notice and held a public hearing on March 20, 2025, to obtain public comments regarding the comprehensive update.

Section 5. The Village Board hereby adopts this Ordinance No. V25-09.

Section 6. The Village Clerk is directed to send a copy of the plan update to the parties listed in Section 66.1001(4)(b) of the Statutes.

Section 7. Severability. Several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other Ordinances whose terms conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

Section 8. This Ordinance shall take effect upon passage by a majority vote of the full membership of the Village Board and publication as required by law.

INTRODUCED, APPROVED, AND ADOPTED by the Village Board of the Village of Harrison, Calumet County, Wisconsin this 29th day of July 2025.

Scott Handschke, Village President

Attest: Meghan Winkler, Village Clerk

Village of Harrison

Comprehensive Plan

2025 Update



ACKNOWLEDGEMENTS

Village Board

Scott Handschke, Village President

Julene Baldwin, Trustee

Mike Brantmeier, Trustee

Matt Lancaster, Trustee

Frank Thiel, Trustee

Mark Van Hefty, Trustee

Plan Commission

Tammy Frassetto, Chair

Mark Van Hefty, Trustee

Jim Apitz, Citizen Member

Scott Chicoine, Citizen Member

Michael Linzmeier, Citizen Member

Dennis Perschbacher, Citizen Member

Tom Uitenbroek, Citizen Member

Village Staff

Chad Pelishek, Village Manager

Josh Sherman, Assistant Planner

Meghan Winkler, Deputy Clerk

Jeff Funk, Operations Manager

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Introduction



INTRODUCTION

Purpose of the Plan

The Village of Harrison’s Comprehensive Plan establishes a vision for the Village of Harrison. The Village of Harrison was incorporated in 2013 from the Town of Harrison and Town of Buchanan. The Village of Harrison adopted its first comprehensive plan in 2017. However, considering the incorporation of the Village of Harrison and the aggressive growth impacting the community, it was prudent to complete an update of the Comprehensive Plan. This plan meets the state law of the plan update every 10 years. This update does not include a complete re-write of the plan, but more of an update of demographic data and other items pertinent to future planning for the Village.

The Comprehensive Plan is a guide for the physical development, future land use, and quality of life in the Village. This is a long-range plan that contains data and information about the community, including housing, transportation, utilities, community facilities, agricultural resources, natural and cultural resources, economic development, intergovernmental cooperation, and land use.

This Comprehensive Plan will provide the essential framework and guidelines to:

- 1. Reflect a cooperative planning effort between the village and surrounding municipalities.
- 2. Establish a basis for requesting amendments to the Sewer Service Area boundary for the Dar-boy and Harrison Utilities.

The Comprehensive Plan contains goals, objectives, policies, and an implementation plan that utilizes the best available resources and guides decisions to improve the quality of life for citizens, businesses, the workforce, and visitors. Think of Goals, Objectives, and Policies as a pyramid with goals at the very top and objectives and policies below (Figure 1). Many of the strategies in the plan relate to new or continued initiatives to build upon the community vision.



The Comprehensive Plan is essential to guide growth and development while supporting the community's long-term goals. If the projected growth trends for the next 20 years occur, the Village should effectively accommodate development within its boundaries. These documents do not provide detailed recommendations needed to review and control specific development proposals. When used in combination with development regulations, public investments, and coordinated cross-jurisdictional planning efforts, comprehensive plans are very effective in achieving a future that fulfills the desires of the community and the region as a whole.

Planning Process

The Village contracted with SRF Consulting to complete a Comprehensive Plan update of the 2017 Comprehensive Plan, with the focus of updating the Preferred Future Land Use Map due to the aggressive growth of the Village in the past five years.

The elements were updated to reflect current data and information. The Plan Commission, Village staff, public meeting participants and community survey respondents identified issues, opportunities, and constraints for elements. This plan contains updated Goals, Objectives, and Policies for each element. An implementation table with actions and recommendations was created as a guide for the Village, it’s partners, and the community.

Public Participation

As part of the planning process, SRF Consulting and Village of Harrison staff organized a series of meetings with Village Board members and residents to inform, engage, and obtain feedback on initiatives and plans for the Comprehensive Plan. These meetings took several different forms, including small group discussions, presentations, and online surveys.

In late 2023, the Village issued a Community and Economic Development Survey. Approximately 700 residents responded to the survey and provided information about the types of businesses they would like to see, the variety of housing options and public improvements staff should consider. Based on survey results, Village staff determined the need to pursue an update to the Comprehensive Plan even though the 10-year update recommended by the State of Wisconsin is not required until 2027.

The Village Board reviewed four public meeting presentations. At these meetings, SRF Consulting discussed “Issues and Opportunities”, conducted a mapping exercise to identify areas for growth, held a housing preference session to determine preferred housing types, and facilitated a land use and future land use mapping exercise. These meetings were open to the public.

Public participation in the future land use map process included a postcard mailer sent to all 8,000+ Harrison households, inviting them to an open house to review the map and provide feedback. The open house was held on March 20, 2025, with over 150 residents attending. Additionally, an online survey for resident comments was open for one month (March–April 2025), gathering more than 100 responses.

Village staff and SRF analyzed the resident comments and made changes to the Preferred Future Land Use Map. All resident comments and the updates to the map were reviewed with the Plan Commission and Village Board at a joint meeting. These documents were then published on the Village’s website for the public to provide additional input through June 16, 2025. A final update of the plan was completed and the plan was submitted for approval by the Plan Commission and Village Board at their respective meetings in July 2025.

Background

Location • Access • Recent History

The Village of Harrison, located in the northwestern portion of Calumet County, is a predominantly rural community feeling and experiencing considerable urban growth pressures. Harrison is located on the northeast shore of Lake Winnebago and is part of both the Appleton Metropolitan Statistical Area, which includes Outagamie and Calumet Counties and the greater Fox Valley, with strong connections to other major service and manufacturing centers in eastern Wisconsin. Harrison is served by several major highways, including US Highway 10, State Highways 55 and 114, and County Highways KK, AP, N, and M.

The Village has experienced considerable residential development over the last 5-7 years, due in part to its proximity to the Fox Cities and the communities of Appleton and Menasha. Much of this development has occurred within the boundaries of the Darboy and Harrison Utilities districts. The impact resulted in a flurry of residential subdivisions being developed both in Harrison and Buchanan, and a single-family housing boom occurring simultaneously in both communities.

Harrison shares a common boundary with the cities of Appleton, Kaukauna, and Menasha, the Village of Fox Crossing, and the towns of Buchanan, Woodville, and Stockbridge. The Village is nearly divided by the Village of Sherwood (Map 1).

ISSUES & OPPORTUNITIES

The Issues and Opportunities element of the Comprehensive Plan provides the identified potential issues and opportunities that will affect future growth and development of Harrison. This element provides an overview of population trends and forecasts, including age, gender, racial distribution, as well as household trends and forecasts, educational attainment levels, employment trends and forecasts. This chapter ends with additional issues and opportunities that will be further developed in each subsequent element.

Community Survey

In early 2024, the Village conducted a Community & Economic Development Survey for all Harrison residents. The average respondent was between 45 and 64 years old. The top two reasons residents choose to live in Harrison are its “rural character” and for the Harrison “lifestyle/beauty”. Complete survey results are available on the Village website at www.harrison-wi.org/community/page/surveys-documents.

Population & Housing

As of 2024, The Village of Harrison’s population totaled 15,384. The WI Department of Administration projects that Harrison’s population will be 21,675 by 2050 with the largest increases in population to occur in 2030 and 2040 based on the recent increases over the past five years. In comparison, the 2017 Comprehensive Plan projected a population of 13,190 by 2025.

Period	Population	Projected 10 Year Growth Rate
2020 Census	12,418	-
2023 ACS 5-year estimate	14,524	-
2030 Projection (DOA)	16,591	33.6%
2040 Projection (DOA)	19,851	19.7%
2050 Projection (DOA)	21,675	9.2%

Table 1: Population Trends

Source: US Census, WI DOA

Age Distribution

According to the 2022 ACS, the Village of Harrison has a young population with 30% of residents 19 years or younger. Over half, (52.3%) of the population is within the working age group (20 to 59 years old). Those aged 60 years and older comprise 18.5% of the population in comparison to the 2017 plan that was 5.5%.

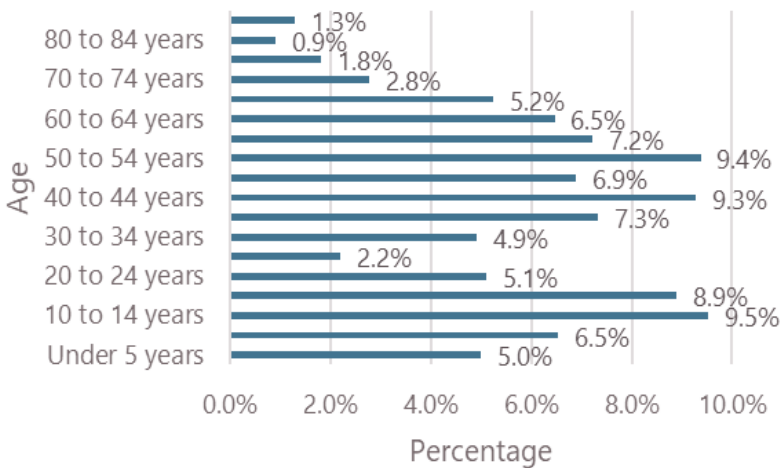


Figure 2: Village of Harrison Age - Distribution Source: ACS 2022

Educational Attainment

Harrison is a well-educated community. Nearly 30% of all citizens in the Village age 25 or older possess at least a Bachelor’s degree and 12.4% hold an Associate’s degree or technical college certification. Only 329 of 8392 people in this cohort have not attained a high school diploma or its equivalent. The concentration of colleges and universities within an hour of Harrison contributes to its positive educational attainment statistics. Fox Valley Technical College, Lawrence University, St. Norbert College and two University of Wisconsin campuses (Oshkosh, and Green Bay) provide higher educational opportunities to residents of Harrison and the region.

Housing & Households

According to the 2022 American Community Survey (ACS), the number of housing units in the Village of Harrison increased from 2,359 in 2017 to 4,695 in 2022. The current vacancy rate is 4.7%, slightly below the recommended 5% for a sustainable community. Low vacancy rates can drive up housing prices as demand exceeds supply. In 2022, Harrison had 4,476 occupied units—4,018 were owner-occupied and 458 were renter-occupied.

In 2022, the average household size in the Village was 2.88, larger than the County (2.52) and State (2.37). About a third of homes were built between 1980 and 1999, while 20% are at least 75 years old. More than half (54.6%) were built after 2000. Many Wisconsin communities have older homes, which are less energy efficient and may need remodeling or replacement in the future.

It is evident from the number of building permits Harrison issues, that the village is growing. Yearly since 2020, the number of residential building permits averaged 267 permits per year. (Table 2). The number of households within the Village is expected to continue rising.

Residential	2020	2021	2022	2023	2024
Single Family	83	91	60	82	108
Two Family Units	2	6	4	0	1
Multi Family Units	26	36	19	0	0
Additions	18	17	11	11	13
Accessory Structures	42	28	19	37	34
Miscellaneous	125	110	106	110	139
Total Residential	296	288	219	240	295
Commercial-Industrial	2020	2021	2022	2023	2024
New	1	3	6	5	1
Additions	1	1	1	1	1
Accessory Structures	2	0	1	3	0
Miscellaneous	6	10	13	8	8
Total Commercial-Industrial	10	14	21	17	10
Combined Totals	306	302	240	257	305

Table 2: Harrison’s Building Permits Issued, 2020-2024

Workforce & Industry

Employment has grown in the region over the past few years. Harrison is projected to be one of the fastest-growing municipalities in Wisconsin through 2045. Many of the new residents hold professional and service-oriented jobs elsewhere in the Appleton metro and commute to other communities for work, mainly from the northwest corner of Harrison, where most development has occurred.

Harrison is over-represented when compared to the State of Wisconsin in the sectors of agriculture, wholesale trade, and information. In all of these sectors, Harrison hosts at least 50% more jobs than would be expected according to the average distribution of jobs across these sectors for the State as a whole. Approximately 180 businesses, employing about 1,600 workers, are located in Harrison. Fewer than 400 of these workers reside in the Village.

Unemployment within Harrison is at 2.7%, slightly higher than the 2.3% rate in Calumet County, and much lower than the 3.4% rate in Wisconsin. There is a significant degree of mismatch between available workers and available jobs. The biggest mismatches are in the services, manufacturing, and FIRE (finance, insurance, and real estate) sectors. Conversely, there are fewer residents employed in agricultural and manufacturing professions than there are jobs in the Village. This is the only sector in which there is a net inflow of workers into Harrison.

Table 3 shows the location quotient (LQ), the factor of comparison between locational business activity and that of a larger region. This shows Harrison’s employment and skill strengths. Harrison is over-represented when compared to the State of Wisconsin, in the sectors of information, manufacturing, FIRE, wholesale trade, and construction. Some industries are not likely to locate in the community because of a need for proximity to other businesses or customer populations.

Sector	Harrison	Wisconsin	LQ
Information	2.40%	1.40%	1.7
Manufacturing	25.60%	18.70%	1.4
FIRE	8.30%	6.60%	1.3
Wholesale Trade	3.00%	2.50%	1.2
Construction	5.20%	4.90%	1.1
Transportation/Utilities	3.80%	4.20%	0.9
Services	40.20%	45.30%	0.9
Retail Trade	8.60%	10.90%	0.8
Public Administration	2.50%	3.40%	0.7
Agriculture/Mining	0.50%	2.20%	0.2

Table 3: Harrison Location Quotient

Source: ESRI

Commuting Patterns

The radial graphs below show the geographic commuting patterns for people commuting into and out of Harrison for work. Figure 3 shows the directions and distances for which workers in Harrison commute to the Village for work. This graph illustrates how the large majority of working residents in Harrison commute less than ten miles to the west and northwest into the central portions of the Appleton metro. Figure 4 shows the directions and distances of workers that commute into Harrison which is a much smaller number of metro residents commuting into Harrison, as is seen in the graph.

Figure 3: Harrison Residents:
Place of Work

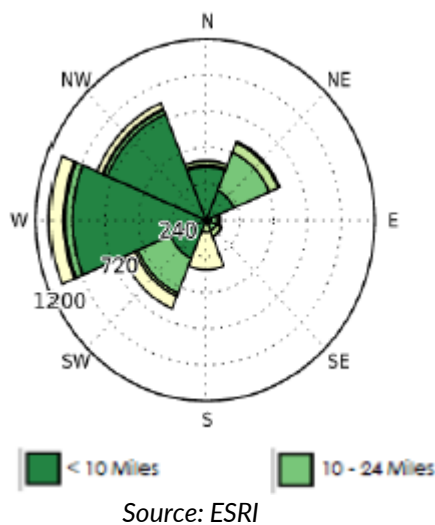
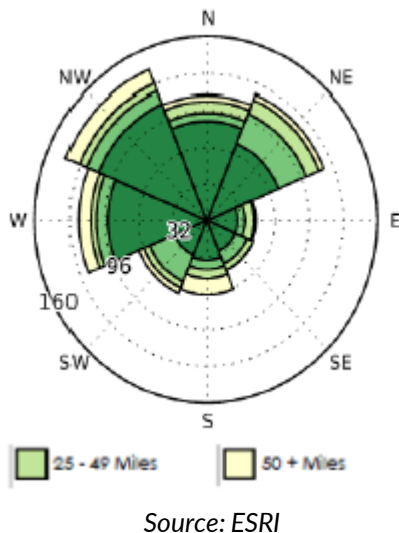


Figure 4: Harrison Residents:
Place of Residence

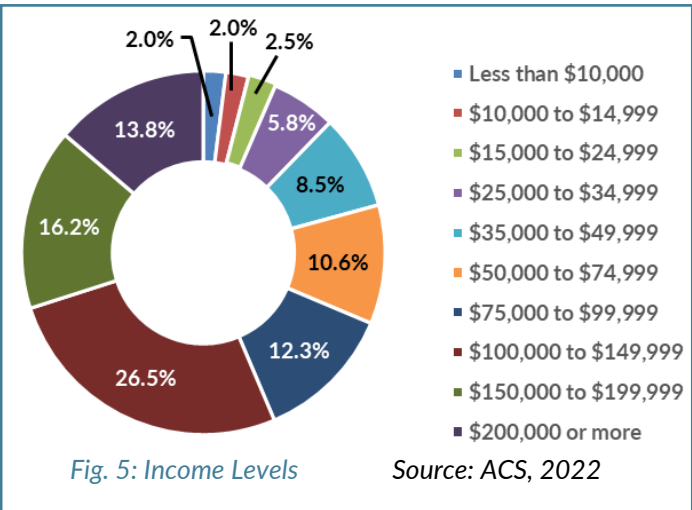


Income

As of 2022, the median household income for Harrison residents is \$109,847 in comparison to the previous 2017 Comprehensive Plan of \$89,505. Calumet County’s median household income was \$84,151. This exceeds the median household income of the state at \$72,458.

In 2014, the most common household income range in the Village was \$100,000–\$149,999 (32%), followed by \$50,000–\$74,999 (23%). As of 2022, the \$100,000–\$149,999 range remains the most common (23%), but the second most common range has shifted to \$150,000 or higher (18.3%) (Figure 5).

According to the 2022 ACS, 561 Village of Harrison residents were below the poverty level. The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than a family's threshold, then that family and every individual in it are considered in poverty.



Outdoor Recreation

The Village of Harrison can address the physical activity portion by promoting healthier lifestyles with parks, open spaces, recreation, and the built environment by encouraging compact, contiguous mixed-use development and requiring sidewalks for future developments. The 2022 Comprehensive Outdoor Recreation Plan provides detailed parks, open spaces, and trail planning.

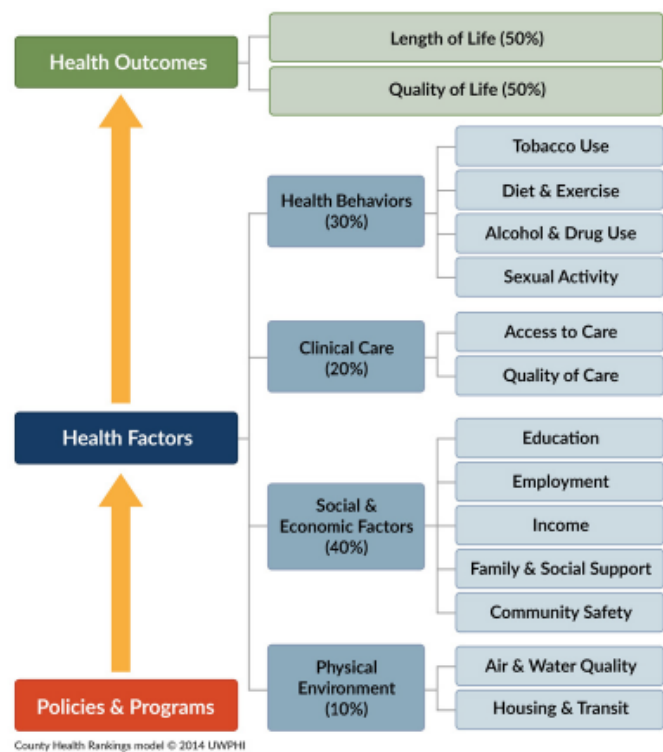
Schools

One opportunity for the Village is the potential for Kimberly School District to collaborate when locating new schools within the community. Kaukauna completed a long-range school facilities plan scoping study. This plan discusses the school district’s needs to prepare and analyze future school facility options by considering the construction of a new elementary school in Harrison or Sherwood. If the school is built in Harrison, careful consideration must be given to the location. A new school will encourage residential development. Thoughtful placement of the school will help guide sustainable growth in the community.

Calumet County Health Impact Assessment

The 2023 Calumet County Community Health Assessment (www.co.calumet.wi.us) was conducted to identify and prioritize key health needs in the community. Data for the report was compiled and analyzed from March through September 2023, with input from community members and key organizational stakeholders gathered through surveys. The assessment serves as a foundation for developing a strategic plan to address health concerns, ensuring a comprehensive approach to improving well-being. In 2023, Calumet County was ranked the sixth healthiest county in Wisconsin out of 72 counties. Based on the findings, the assessment identified three priority areas for focus: mental health, physical activity and nutrition, and substance misuse.

The County Health Rankings Model



The County Health Rankings Model visualizes the components that impact the health of individuals, and communities as a whole, and how we can take action so everyone thrives. The two largest components of the County Health Ranking Model are Health Factors and Health Outcomes.

Health Factors are things that influence the overall health of a county, such as health behaviors, clinical care, social and economic factors, and physical environment.

Health Outcomes tell how healthy the community currently is. Outcomes are influenced by the community's quality of life (how community members perceive their overall mental and physical health, feeling healthy and satisfied), and length of life (how long people live, and what factors have led to premature death).

Fig. 6 Calumet County Health Rankings

Source: Calumet County

Housing



HOUSING

Introduction

The Housing Element provides an overview of housing conditions, housing values, housing tenures, affordability, and future needs. Additionally, this element provides information about the regional housing plan. By studying the relationship and changes in these factors over time, we can identify current and future gaps in supply based on household need. For instance, rental housing, affordable housing, and active senior and retirement communities are areas of future need in our aging society. Recent trends show that employees want to live closer to their place of employment, new households are forming due to children existing in their parents' household, and seniors are moving to areas closer to accessible services and medical care.

Harrison experienced a housing boom in the 2000s and 2020s and is still experiencing strong single-family housing growth. Housing construction peaked in 2024 when 208 single-family homes were built.

GOAL • OBJECTIVES • POLICIES

Goal

Promote safe, affordable, and diverse housing options for all life stages while preserving existing homes.

Objectives

- Encourage housing development located in and served by the Harrison Utilities and Darboy Sanitary District service areas.
- Encourage planned and orderly new residential development that is served by existing infrastructure and roads and is identified as residential on the Future Land Use Map.
- Provide opportunities for and encourage the development of retirement and senior housing.
- Encourage a coordinated planning effort to bridge rural areas with newly developed residential areas within the Village.
- Encourage a mix of housing types throughout the Village that provide a range of options for existing and future residents with varying incomes.
- Be consistent with the Future Land Use Map, limiting housing development outside of the sewer service area to farmstead homes and rural residential style development.

Policies

1. Utilize the Future Land Use Maps as a guide for development approvals.
2. New housing should be built in areas with easy access to shops, recreation, transport, schools, jobs, and essential services.
3. New subdivision developments should provide parks and open spaces or pay fees in lieu of dedication.

4. Amend Village ordinances to provide appropriate standards for the development of lot sizes that accommodate various housing types.
5. Safeguard the health, safety, and welfare of Village residents by developing and enforcing Village ordinances and the Uniform Building Code to ensure that properties are in good condition.
6. Require pedestrian and bicycle access and amenities (e.g., trails and sidewalks) to be considered in all residential development projects as provided in the Village of Harrison Comprehensive Outdoor Recreation Plan. This involves choosing locations for developments where people of all ages can walk or bike to schools, parks, and shops.

Regional Plan

In 2008, the East Central Regional Planning Commission (ECWRPC) completed a Regional Comprehensive Plan that covers ten counties, including Calumet County. ECWRPC has approved a updated 2030 Regional Comprehensive Plan that expands from the 2008 plan. Housing choices are limited, particularly in rural areas. Most housing is geared toward the two-parent, two-child household, yet the need for other types of households is growing far more rapidly in the region. This has resulted in a lack of housing choices for single people, one-parent families, and young people. Another key finding is that housing affordability is one of the largest issues facing the region. Current trends indicate that although a rise in property values is placing many existing homes out of the reach of first-time home buyers, fewer starter homes are being constructed.

Community Survey

As part of the community survey, respondents were asked the types of residential housing they believe are missing from the Village. Almost 60% (400 of the 762) of the respondents thought Affordable Senior Housing for 55 or Older was requested, 35% requested Assisted Living, CBRF, and/or Memory Care Units and 32% requested single-family.

Housing Conditions

The Village of Harrison's housing may be characterized as predominantly single-family homes (91.1%), with a third of the homes built between 1980 and 1999 (**Table 6**). Fifty-four percent of all dwellings in the Village were built after 2000. Both Calumet County and the State of Wisconsin have a greater percentage of homes built before 1960 than the Village of Harrison.

Period	Number	% of Total
2020 or later	73	1.6%
2000-2019	2,487	53.0%
1980-1999	1,195	25.5%
1960-1979	373	7.9%
1940-1959	307	6.5%
1939 or earlier	206	5.5%
Total Occupied	4,695	100%

Table 4: Year Structure Built Source: ACS, 2022

Over 420 single-family building permits have been issued since 2020. The Village of Harrison has seen steady growth in home construction since 2018. As of the 2022 American Community Survey, there were 4,695 housing units available in the Village of Harrison. Housing vacancy was 4.70%. A total of 66.3% of the homes have two or three bedrooms, and 4+ bedrooms are 31.5% of occupied housing units. A majority of the homes (80.7%) fuel their homes with utility gas. Only 19 homes have no telephone services available.

Housing Value

The Village's owner-occupied median housing value is \$283,700. Calumet County median housing value is \$234,000, while the State of Wisconsin median housing value is \$231,400. The majority (56.9%) of housing value is between \$100,000 and \$299,999. Median contract rent is \$1,295 in the Village compared to the County at \$948 and the State at \$992. (Table 5)

Value	Number	% of Total
Owner Occupied Housing Units	2,851	100%
Less than \$50,000	73	2.6%
\$50,000 to \$99,000	26	0.9%
\$100,00 to \$299,999	1,622	56.9%
\$300,000 to \$499,999	1,041	36.5%
\$500,000 to \$749,999	58	2.0%
\$750,000 to \$999,999	27	0.9%
\$1,000,000 or more	4	0.1%
Median Value	283,700	-

Table 5: Owner Occupied Median Housing Value Source: ACS, 2022

Tenure

Since 2014, the percentage of renter-occupied units in Harrison has grown, though the village still has a much larger owner-occupied housing market. Based on national and state trends, demand for rental units is likely high. In 2022, only 448 units (10%) of occupied housing were renter-occupied. (Table 6)

% Income Towards Housing Costs	# of Households	% Total Households
Total Households	448	100%
Less than 15%	98	21.90%
15% to 19.9%	3	0.70%
20.0% to 24.9%	22	4.90%
25.0% to 29.9%	40	8.90%
30.0% to 34.9%	67	15.00%
35% or more	218	48.70%

Table 6: Housing Costs, Renter-Occupied Source: Source: ACS, 2022

Housing Affordability

Housing affordability is the amount that a household can comfortably spend on housing. Financial planners throughout the country advise that households should not spend more than 30% of their income on related housing expenses. Households spending more than 30% of their income on housing are often referred to as “burdened.” Household income is a critical factor impacting housing demand. The ability of local households to afford the existing housing stock influences the decision to rent or purchase.

% Income Towards Housing Costs	Number of Households	% Total Households
Total Households	2,383	100%
Less than 20%	1,598	56.3%
20.0% to 24.9%	363	12.8%
25.0% to 29.9%	285	10.0%
30.0% to 34.9%	152	5.4%
35% or more	440	15.5%

Table 7: Housing Cost, Owner-Occupied with Mortgage

Source: ACS, 2022

% of Income Towards Housing Costs	Number of Households	% Total Households
Total Households	448	100%
Less than 15%	98	21.90%
15% to 19.9%	3	0.70%
20.0% to 24.9%	22	4.90%
25.0% to 29.9%	40	8.90%
30.0% to 34.9%	67	15.00%
35% or more	218	48.70%

Table 8: Housing Costs Owner-Occupied w/out Mortgage

Source: ACS, 2022

National Trends

Generation labels are simply a lens through which people observe a loosely defined segment of the population; however, research over the past few decades indicates statistically significant commonalities in housing preferences for individuals within defined generations. The six different generation segments include:

- Silent Generation born 1925 to 1944
- Baby-Boomer born 1945 to 1964
- Generation X born 1965 to 1980
- Generation Y (Millennials) born 1980-1994
- Generation Z born 1995-2009
- Generation Alpha born 2010 and up

Thirty-eight percent of Millennials in 2024, see themselves transitioning into single-family homeownership over the next five years; however, they remain less likely to move into single-family ownership than Generation Xers and Baby Boomers. National trends also indicate that Silent Generation members are most likely to move into rental housing over the next five years. Single-family homes remain the top housing preference for two of every three buyers, however, over the past several years, townhomes and duplexes have started to take a larger share of the housing market. The proportion of townhomes

creased to 24%.

“With the baby boomers aging, Harrison should consider opportunities for 55+ and/or retirement communities.”
- Community Survey Participant

and duplexes in-

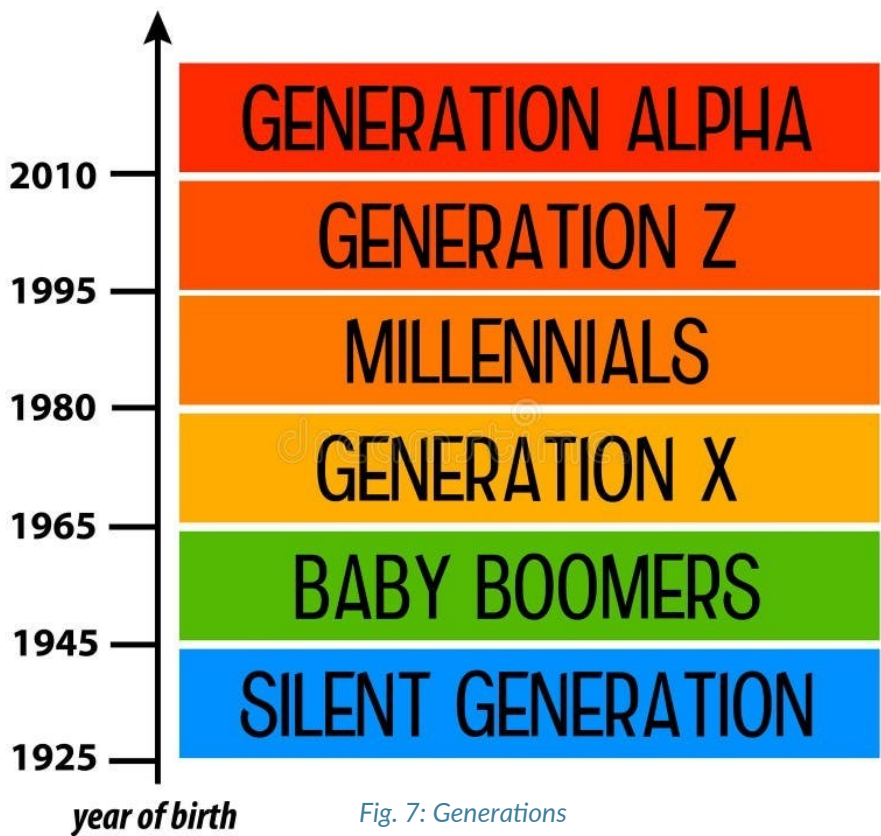
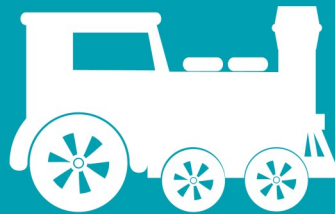


Fig. 7: Generations

Transportation Network



TRANSPORTATION NETWORK

Introduction

Transportation is a principal component of the Comprehensive Plan and is greatly influenced by the plans of other jurisdictions, such as counties, transportation authorities, and the State of Wisconsin. This chapter highlights those plans and seeks to align Harrison’s local initiatives with them. It addresses multiple modes of transportation, including automobile, bicycle, pedestrian, and coordinated services for the elderly and disabled public. A reliable and efficient multi-modal transportation system is vital for a functioning community. While Harrison’s streets and highways will remain a top priority, the Village is committed to ensuring a range of transportation options is available to residents and visitors. This commitment is driven by public health concerns, environmental sustainability, and a desire for greater choice regarding mobility options.

Besides moving people, the transportation system is also designed to aid the flow of freight products into and out of the Village. Currently, most freight is transported using trucks. However, rail is used to a lesser degree. Freight traffic is expected to nearly double statewide by 2050. The regional plan section details the Wisconsin Department of Transportation’s plan for the region over the next 15 years.

GOAL • OBJECTIVES • POLICIES

Transportation Network Goal

The Village of Harrison has a transportation network that is safe, efficient, and environmentally sound, which provides multi-modal personal mobility for all segments of the population and the movement of goods for business and industry.

Regional Plans

Connections 2050:

The Wisconsin Department of Transportation’s (WisDOT) *Connections 2050* document serves as the state’s long-range multimodal transportation plan. The document places Harrison within the Lake to Lake Corridor and the Fox Cities Metropolitan Planning region.

Six-Year Highway Improvement Plan 2025-2030

Wisconsin’s Highway Network:

Wisconsin has 115,866 miles of public roads from interstate freeways to city and village streets. The highway improvement program covers only the 11,746-mile state highway system which is administered and maintained by the Wisconsin Department of Transportation. The other 104,120 miles are improved and maintained by the cities, towns, counties, and villages in which they are located.

The state highway system consist of 879 miles of interstate freeways and 10,867 miles of state and US-marked highways. While the 11,746 miles of state highways represent only 10% of all public road milage in Wisconsin, they carry over 38 billion vehicle miles of travel a year, or about 56% of the total annual statewide public road travel. The following improvements are planned for Harrison in the next five years:

2026: USH 10 Resurfacing from Forest Junction to Harrison. The estimated cost is \$3-4 million.

2026: USH 10 Resurfacing from Menasha to Harrison. The estimated cost is \$2-3 million.

Transportation Modes

Highways:

Streets and highways in Wisconsin are classified according to their main function, whether moving vehicles or serving adjacent land. Arterials accommodate the flow of traffic, while local streets are intended to provide access to individual parcels of land. Collectors serve both local streets and through traffic by connecting arterials and local streets. The following sections of the transportation plan element will account for and describe the Village of Harrison’s street system and its function in the community.

The highest traffic volumes in Harrison run along the Village’s principal arterial roads. United States Highway (USH) 10 and State Trunk Highway (STH) 114 support volumes of close to 13,500 vehicles per day on average in some areas. The following section explores these traffic volumes more closely.

Principal Arterials:

- **(USH) 10 and (STH) 114**, between Oneida Street and where USH 10 and STH 114 split, are classified as Rural Principal Arterial streets. East of the intersection the Lake Park Road traffic counts on USH 10/STH 114 were 12,200 vehicles per day in 2023. East of the 10/114 split, USH 10 carried 5,800 vehicles per day in 2023. Under the Urban Functional Classification System, **Oneida Street (USH 10)**, running north to south along the western boundary of the village, is classified as an Urban Principal Arterial. In 2023, traffic averaged 15,600 vehicle trips per day in this area.
- **County Highway “KK”** traffic counts decreased slightly just west of CTH “N,” from 16,900 vehicles per day in 2017 to 16,600 vehicles per day in 2023. East of USH 441, the traffic counts for CTH “KK” for the same time frame increased to 33,800 vehicles in 2023. Much of the traffic volume increase can be attributed to the residential growth in Harrison and the new commercial development along CTH “KK” that includes a Wal-Mart Super Store, The Home Depot, and a host of restaurants and other retail establishments.

Minor Arterials:

Minor arterials provide mobility for traffic. The Village of Harrison has the following rural minor arterials:

- **STH 55** in the eastern half of the village runs north and south. Annual average daily traffic is 4,800 north of USH 10 in 2023 (3,400 in 2016), and 4,700 south of USH 10 in 2023 (also 3,300 in 2017).
- **STH 55**, after its split from STH 114 south of Sherwood, carried 3,800 vehicles per day in 2023 but decreased to 3,400 vehicles per day in 2017.
- **STH 114** between USH 10 and CTH “N,” carried 10,600 vehicles per day in 2023, down from 7,700 vehicles per day in 2017. South of Sherwood, STH 114 carried 4,100 vehicles per day, up from 4,500 vehicles per day in 2017.

Major Collectors:

Collectors provide access between local streets and both the principal and minor arterials. The Village of Harrison has the following three rural major collectors:

- **CTH “KK”** east of CTH “N” runs east to west and is part of the northern boundary of the village. Traffic volumes average 7,200 vehicles per day east of State Park Road, and 5,600 per day east of STH 55.
- **CTH “N”** between CTH “KK” and STH 114 runs north and south in the north-central part of the village. Traffic volumes north of the intersection with Schmidt Road average 7,200 per day. Traffic volumes average 6,200 per day on CTH “N,” south of USH 10.
- **Lake Park Road** north of USH 10/STH runs north and south, and carries 6,000 cars per day in 2023.

Future Road Improvements

Planning efforts over the next several years will focus on calming traffic speeds and providing greater connections for local roads in the Village and between existing US highways. Several additional infrastructure projects are on the horizon for the coming years, most of which improve connections within residential areas along the northern Village border and the urban core. These additional roads largely mirror the proposed connections for additional bicycle capacity.

Coordinated Services

Federal Transit Administration (FTA) rules stipulate that public transportation planning documents must include “assessment of the transportation needs of individuals with disabilities and older adults.” As part of this commitment, the Village of Harrison has included provisions to ensure that elderly and disabled citizens enjoy levels of mobility comparable to other residents in the community.

Calumet County Transportation Services provides a transportation program for seniors and residents with disabilities. The program operates wheelchairs, five minibuses, and volunteer personal vehicles. The program operates Monday through Friday from 8:00 am to 5:00 pm.

Additionally, Calumet County Social Services contracts with Valley Transit in Appleton to provide transportation to seniors and residents suffering from mobility issues through their “Call-A- Ride” program. The program provides both cars and vans that meet the standards of the Americans with Disabilities Act (ADA).

Pedestrian & Bicycle

As part of the 2022 East Central Wisconsin Regional Plan Commission Bicycle and Pedestrian Plan, additional facilities have been planned to follow more heavily used roadways, like Manitowoc Road and Schmidt Road. As major corridors urbanize like Manitowoc and Woodland Roads, bicycle and pedestrian improvements will be incorporated to connect the Village’s subdivisions. The High Cliff Connection Plan is another regional bicycle and pedestrian connection from the Loop the Little Lake Trail in the City of Menasha through the Village of Harrison to the Village of Sherwood and High Cliff State Park Trail.

As shown in Figure 9, existing facilities are marked with red lines, planned facilities with orange lines, recommended facilities with blue lines, and the regional bike and pedestrian network with green lines. Other facilities have been proposed along USH 10 and STH 114 to link areas along the east and northeast banks of Lake Winnebago with Appleton, Menasha, and Neenah. The Village continues to work with the Kimberly and Kaukauna School Districts and Calumet County to provide a useful Safe Routes to School Plan that provides children with convenient and safe paths to and from school as an alternative to busing or driving cars.



Fig. 8: Reginal Bicycle & Pedestrian Plan
Source: East Central Wisconsin RPC

Trucking

There are currently no trucking services based in the Village; however, the potential exists for companies to locate facilities along arterial routes such as USH 10, STH 114, and County Highway KK. Services are currently provided to the Village by multiple carriers located throughout the Fox Cities region.

Air

The Appleton International Airport is located approximately 10 miles northwest of Harrison and serves as the Village’s primary resource for small commercial flights. The airport services the entire Fox Cities region and is located on a large parcel of land near USH 76, STH 96, and CTH “CB.” Given the current size of Harrison and the Fox Cities area, the airport provides adequate services to meet the needs of the region. However, rapid growth in the Fox Cities area means that future upgrades to the facility may be needed.

Railroad

There are no current passenger or freight railroad services provided to any developments located in the Village of Harrison.

Water

Water transportation is not available in Harrison, but Lake Winnebago, Wisconsin’s largest inland lake, forms its southwestern boundary, offering public and private beach and boat access. The lake supports fishing, boating, ice fishing, and snowmobiling. Commercial shipping is handled at the Port of Green Bay, about 35 miles northeast, at the mouth of the Fox River.

Utilities & Community Facilities



UTILITIES & COMMUNITY FACILITIES

Introduction

The Utilities and Community Facilities element provides an inventory of existing community facilities located throughout the Village.

Community facilities include:

- Cemeteries
- Childcare Facilities
- Fire Rescue
- Government Facilities
- Health Care Facilities
- Law Enforcement
- Libraries
- Sanitary Sewer Service
- Parks & Trails
- Power-Generating Plants
- Sanitary Sewer Service
- Schools
- Solid Waste Disposal
- Stormwater Management

Although the facilities are somewhat limited in number, it must be emphasized that the present facilities provide quality services to Village residents, whether in the urban or rural setting.

GOAL • OBJECTIVES • POLICIES

Goal

To provide governmental services and facilities that meet the growing demand efficiently, responsibly, and sustainably.

Objectives

1. Continue to maintain a low Village tax rate by providing a quality level of public facilities and services to Village residents. Achieve this goal with careful planning and financial management.
2. Maximize the effectiveness and efficiency of existing Village infrastructure investments by channeling growth into already served or planned service areas and carefully regulating new growth and development. Promote development within sanitary districts.
3. Maintain police services to meet community needs and provide an appropriate level of fire and emergency medical services.

4. Encourage high-quality health-related services.
5. Work with the surrounding school districts to maintain a high level of service and adequately plan for the growing needs of the community.
6. Foster cooperation and coordination in the provision of services where efficiency, equity, and economies of scale can be obtained with other entities.

Policies

1. Pursue shared service opportunities when mutually beneficial (e.g., cost savings) to improve the efficiency and quality of utilities, parks, and community facilities.
2. Locate parks, trails, and open space areas throughout the community to ensure all neighborhoods have access to recreational choices.
3. Encourage the involvement of citizens in the planning and improvement of Village parks and recreation facilities.
4. Ensure all developments are thoughtfully designed, considering drainage and stormwater management.
5. Utilize the Village of Harrison Stormwater Management Plan and 2022 Comprehensive Outdoor Recreation Plan.
6. Develop new village parks with groundwater control and facilities for stormwater management of surface water run-off.
7. Use Impact Fees to assist in the cost of utility and infrastructure development.
8. Restrict new development from locating in areas that cannot be efficiently and economically served by existing and planned Village streets, sanitary sewer, public water mains, public facilities, and stormwater management facilities.
9. Evaluate new development proposals based on their impact on service levels elsewhere in the community.
10. Encourage water conservation methods and practices, and promote recycling of domestic and commercial waste.
11. Continue to review all options for providing police services that meet the needs of residents.
12. Annually meet with neighboring jurisdictions to review fire protection and ambulance service mutual aid and/or contractual intergovernmental services.
13. Work cooperatively with the area school districts to ensure that future facility expansion meets the needs of all stakeholders. Identify and evaluate the impact that future school sites would have on the future growth of the school districts, while also meeting the Village's sustainable growth needs.

EMERGENCY SERVICES

Fire Rescue

Harrison Fire Rescue includes a 72-member volunteer roster that protects approximately 18,000 residents and numerous other visitors and travelers through the 36+ square mile district. Service is provided to all or part of three municipalities (Village of Harrison, Village of Sherwood, and the Town of Woodville) from Station 60 and Station 70.

Station 60 is located at W469 Clifton Road in the Village of Sherwood. Station 70 is located on the corner of Lake Park Road and Highway 114 in the Village of Harrison. After 2026, Station 70 will be moving to W5662 Manitowoc Road when a new fire station is constructed in 2025/2026.

Through a 2024 Facilities Study, it was determined that Station 70 is at capacity and limited in providing support for staffing and apparatus needs. Response times in the western portion of the fire district are an increasing challenge, with most volunteers living more than six minutes from the current Station 70 location. The location of the new station on Manitowoc Road will be centrally located in the population center.

In 2027, Harrison will add equipment bays and safety improvements at Station 60.

Law Enforcement

The Calumet County Sheriff's Department provides law enforcement and police protection to Village of Harrison residents. These services are provided through facilities located at the Calumet County Courthouse and Jail in Chilton. To ensure public safety, the Village has contracted with the Calumet County Sheriff's Department for seven dedicated Harrison officers. This contractual agreement has been ongoing for several years. Once the fire station vacates the building on Lake Park Road, this building will be remodeled into a law enforcement substation for the Village of Harrison's dedicated sheriff's deputies and supervisor to move them out of the Department of Public Works garage.



Fig. 9: Harrison Law Enforcement Vehicle

Ambulance

Ambulance service for Harrison residents is provided by Gold Cross Ambulance of Fox Cities. Gold Cross has one ambulance based at the Ascension NE Wisconsin—St. Elizabeth Hospital on South Oneida Street in Appleton.

Schools

Map 3 shows that Harrison is serviced by the Appleton, Hilbert, Kaukauna, and Stockbridge school districts, along with the Kimberly Area School District, which continues to be a residential development driver due to their academic and extracurricular excellence. Over the past 25 years, increased development in the Village and surrounding areas has prompted additional schools to be built such as Sunrise Elementary School, and Woodland Elementary and Intermediate School.

Additionally, there are three parochial grade schools in the area, Holy Angels Catholic School in Darboy, Mount Calvary Lutheran School, and Sacred Heart Catholic School in Sherwood.

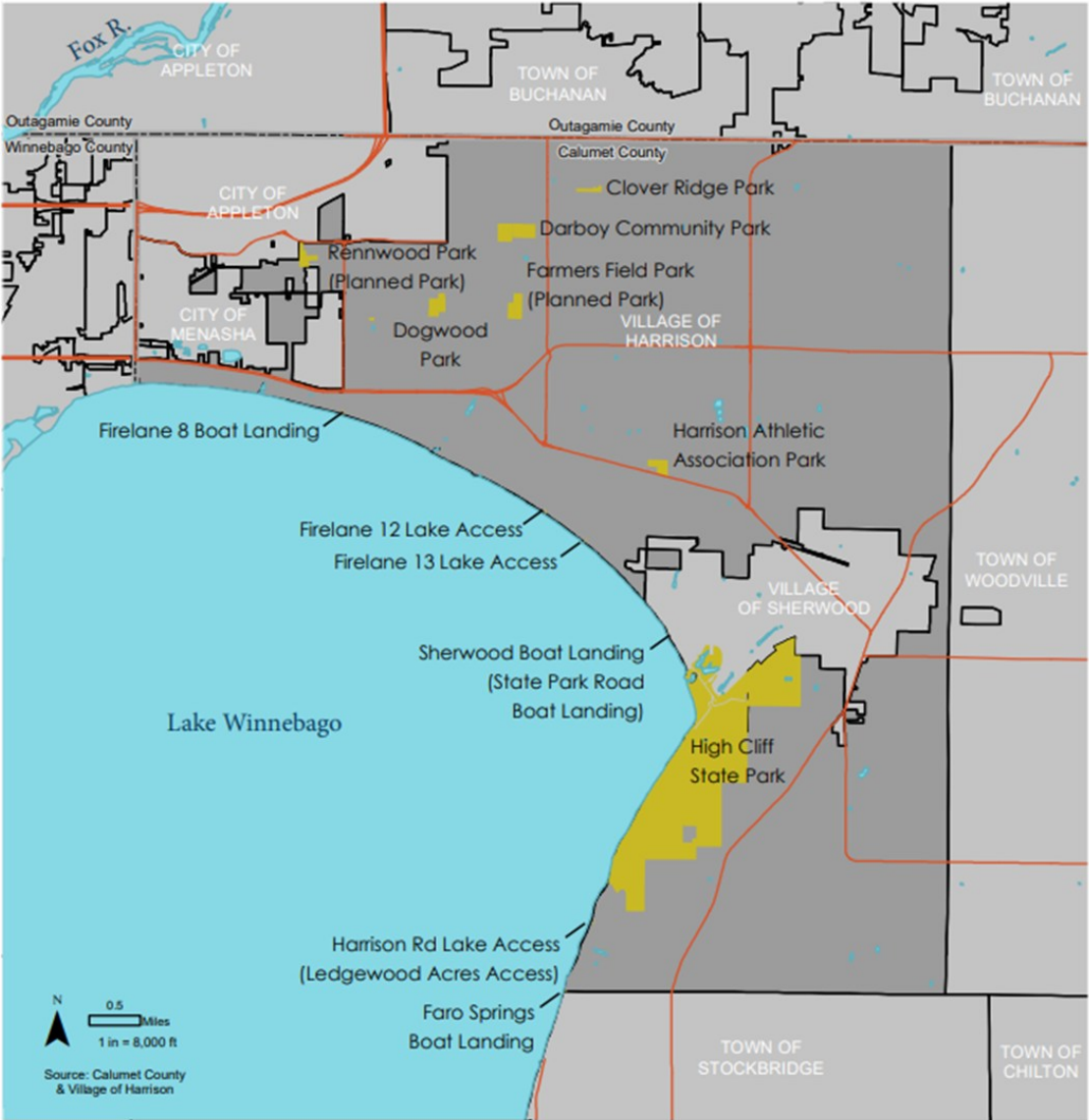
PARKS & TRAILS

The Village of Harrison contracted with GRAEF in 2022, to complete an update to the Comprehensive Outdoor Recreation Plan (CORP) that inventories existing parks and facilities, determines deficiencies and surpluses with the system and identifies future recreational needs. With the growing Village, focus on the developing parks has been aggressive. The CORP identified three new parks planned including Farmers Field, Rennwood and Dogwood Park. Currently, those three parks are under construction or completed.

The Village will work with developers to dedicate space for pocket parks connected to trails around stormwater management ponds to leverage these sites as places that nearby residents can use for greenspace making them duo purpose.

Map 4 displays the Harrison Community Park locations along with other community facilities.

Village of Harrison Parks *Map 4: Harrison Parks & Recreation Areas*



▲ Map of the Village of Harrison parks by GRAEF. Source: Calumet County GIS and Village of Harrison

Clover Ridge Park

The 5.84-acre lot offers a playground with swings and two play modules for ages 2-12. Several disc golf baskets are placed along the High Line Trail for practicing drives and putting.



Fig. 10: Clover Ridge Park Sign

Darboy Community Park

Darboy Community Park is the most developed and utilized park in Harrison. The 17.6-acre park features annual community events like Summer in the Park and Fox Cities Festival of Lights in November & December. Darboy Community Park is fully developed with facilities served by electric and water utilities. The park also connects to the Noe Road trail and features a nature trail around a pond.

Darboy Community Park offers the following amenities:

- 2 Basketball Courts
- 3 Sand Volleyball Courts
- 2 Baseball Backstops
- 1 Tennis Court
- 6 Pickleball Courts
- 3 Playground Modulares
- Swings
- Nature Trail with a Pond
- Fire Pit



Fig. 11: Darboy Community Park Equipment

Dogwood Park

Dogwood Park is a mini .83-acre park located in the southwest region of Harrison's suburban area. Recently developed, the park includes sanitary and water utility hookups and electricity. The park offers a playground with two play modules, swings, a picnic/shade shelter, and a portable restroom.



Fig. 12: Dogwood Park Sign

Farmers Field Park

Established in 2020, the 19.14-acre lot was donated to the Village of Harrison by Alex & Eleanor Hoelzel and their son Tom. The park boasts a sledding hill, a playground with two play modules, multiple soccer fields, a parking lot, and lighting. In 2025-2026, a new gathering pavilion with kitchen/concession and restrooms will be constructed in partnership with Kimberly High School Industrial Arts Class. Future plans for the park include sports courts, and trails.



Fig. 13: Farmers Field Park Sign

Harrison Athletic Association Park

The Harrison Athletic Association has 16.5 acres with a pavilion, a lighted softball diamond with spectator seating for 300, a press box, a scoreboard, and an unlighted baseball diamond with spectator seating for 100, concessions, picnic facilities, playground equipment, a lighted sand volleyball court, and restroom facilities.



Fig. 14: HAA Field Sign

Rennwood Park

Located south of Midway Rd and north of Cedar Ridge Dr., Rennwood Park is being designed as a neighborhood park with planning efforts provided by a recent resident survey. Survey results indicated a desire for a natural and inclusive playground, walking trails, and lighted parking. In the summer of 2025, Rennwood Park will begin the development of the inclusive playground, parking lot and trails. Future improvements include a shade structure and porta potty structures.

High Cliff State Park

The largest park and open space available to Village residents is High Cliff State Park, with 1,140 acres. The park is within a 15-minute drive of Harrison residents. High Cliff State Park contains an observation tower, an 85-slip marina with six launch ramps, a swimming beach with a bathhouse, two shelters, 112 campsites, and several miles of trails and historical features. The state park requires a park fee to enter.

Private Recreational Areas

Harrison has a private gold course, North Shore Country Club. This is a 164.5-acre privately owned facility located south of STH 114 and the north shore of Lake Winnebago. The 18-hole golf course and clubhouse facilities are private and not available for use by the general public.

School Park Amenities

Harrison Schools have just over 40 acres of recreational land available for the schools and the general public. Also, private facilities include one golf course providing just over 163 acres, a private park, a sports complex, and church facilities with playing fields.

Boat Landings and Lake Access

The Village has two boat landings; Firelane 8 Boat Landing, and the State Park Boat Landing. There are several access points; Firelane 12 and 13 access and the Ledgewood Acres access serve as public access to Lake Winnebago. The Faro Springs Emergency Access, serves First Responders and local Fire Departments in the winter months.



Fig . 15: State Park Boat Landing



Fig. 16: Faro Springs Emergency Access

Trails

As Harrison continues to grow, developing and maintaining trail systems that connect residential areas to recreation facilities, schools, and businesses becomes increasingly important. The Village has three trails: Highline Trail (1.12 miles), Noe Road Trail (1.07 miles), and Friendship State Trail (6.7 miles). Additionally, there are snowmobile trails following an east-west direction mostly south of USH 10, then to High Cliff State Park and Lake Winnebago. Harrison continues to incorporate trails into the new developments. As the Village upgrades major corridors like Woodland and Manitowoc Roads, trails will be constructed to tie the neighborhoods that have developed off these corridors together.

The Village is working with KL Engineering, the Village of Sherwood, City of Menasha, and the Wisconsin DOT to study the feasibility of constructing a multi-use bike/pedestrian trail known as the High Cliff Connection from Menasha to the High Cliff State Park.

The Village Board has supported grant applications along with proposed design and construction of a new trail called Old Highway Trail. This trail is planned to be constructed in 2027.

Libraries

There are no libraries in the Village of Harrison. However, there are five public libraries that Harrison residents can utilize: Elisha D. Smith Public Library in Menasha, Appleton Public Library, Kimberly Village Public Library, Little Chute Public Library, and the Kaukauna Public Library. Through taxes, Harrison supports the Manitowoc-Calumet Library system. Additionally, the Manitowoc-Calumet Library has intersystem agreements with the Outagamie-Waupaca Library System, and the Winnefox Library System.

Cemeteries

There are several private cemeteries located in the Village of Harrison.

The Mansfield Family Cemetery, which occupies about 0.23 acres of land, is located in Section 6 near the intersection of State Highways 55 and 114, just south of the Village of Sherwood.

The Sacred Heart Catholic Church Cemetery is located on two separate parcels in Section 32 south of Sherwood. One parcel contains 0.70 acres of land, and the larger parcel has 3.63 acres.

An extinct family cemetery sits on approximately 1 acre and is located in Section 3 just north of Darboy Community Park. This cemetery was catalogued as a burial site by the Wisconsin Historical Society in 2004.

Healthcare Facilities

ThedaCare Physicians-Darboy, located at W5282 Amy Avenue, is part of ThedaCare’s community health system. The clinic provides comprehensive healthcare services, including family medicine and pediatric healthcare. There are other ThedaCare and Ascension Health Facilities available in Appleton, Kaukauna, and Menasha. Dental and chiropractic offices are located in the Darboy Plaza. The Village is working to further develop dental, chiropractic, and health and wellness services in the new Harrison Commerce Park development located on CTH N.

Childcare Facilities

There are two licensed childcare facilities in Harrison; these are Little Inspirations Childcare Center and Kidzland 2 Day Care Center.

Governmental Facilities

Harrison Village Hall, originally constructed in 1979, sits on a 16.5-acre property at the intersection of STH 114 and State Park Road. The 2,000-square-foot building houses a large meeting room, administrative offices, and a storage vault for records.

In 2005, a 4,360-square-foot addition revamped the facility, reconfiguring the meeting room and office spaces while upgrading mechanical equipment and replacing exterior façade materials.

In 2025, an expansion will add 4,500 square feet of garage bay storage and 1,000 square feet for new office space, a breakroom, restrooms, and showers to support the Department of Public Works.

SANITARY SEWER SERVICE AND WATER SUPPLY

Sanitary Districts

Harrison Utilities is located on the north shore of Lake Winnebago in Calumet County. Harrison Utilities formed out of the Waverly Sanitary District when the Village incorporated in 2017, and continues to provide sewer and water to an area east of Oneida Street comprised of portions of the Village of Harrison, City of Menasha, and City of Appleton.

Darboy Sanitary and Harrison Utilities provide sanitary sewer and public water services to the urban areas of the Village of Harrison. Most of the service supports residential subdivisions and commercial developments in the village’s built-up areas. The system consists of primarily 8-inch PVC gravity sewer pipe. There are no lift stations or force mains in the Darboy system at this time. The collection system conveys the wastewater to an interceptor system consisting of pipes ranging in size from 10 inches to 27 inches in diameter.

The two sanitary districts provide water for domestic use. Additionally, the Village primarily receives water from the City of Appleton water system. In emergencies, water can also be provided through hook-ups to the City of Menasha system.

Sewer Service Areas

East Central Wisconsin Regional Planning Commission develops Sewer Service Area plans for 208 Water Quality Areas. These plans assist in maintaining and improving water quality within the State by outlining areas which can accommodate sewer development in a well- managed environment as well as delineating Environmentally Sensitive Areas which preclude such development.

Harrison lies within the Heart of the Valley and Neenah-Menasha Sewer Service Area. The Darboy Sanitary District lies in the Heart of the Valley Sewer Service Area and Harrison Utilities lies in the Neenah-Menasha Sewer Service Area (Fig. 15). Future requests for growth allocations and Sewer Service Area amendments will require an approved comprehensive plan with demonstrated implementation.

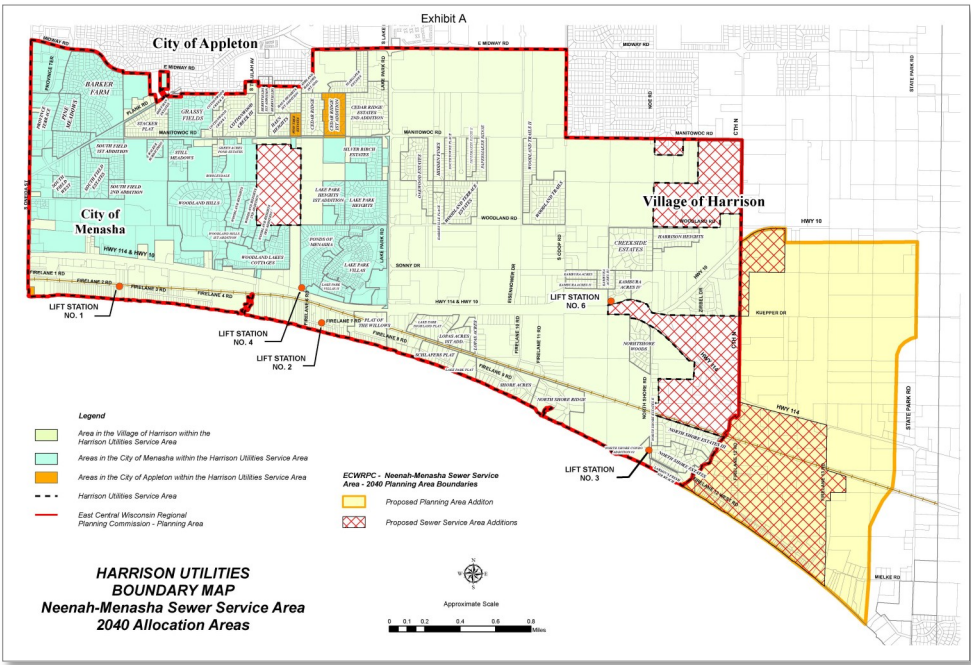


Fig. 17: Harrison Utilities Boundaries Map

Private Septic Systems

In general, the soils in the areas north and west of the Village of Sherwood prohibit the use of conventional in-ground septic systems. This is substantiated by the fact that no conventional systems have passed in those areas in recent years. In order to be buildable, most unsewered portions of the Village will require the installation of mound systems, or a state approved septic system through the individual site design process. Calumet County regulations prohibit the installation of holding tanks for new residential construction (except for two defined exceptions to the prohibition).

Soils south of the Village of Sherwood are more suitable for traditional septic systems and typically, mound and in-ground style systems will work in this area.

Stormwater Management

Stormwater runoff occurs when precipitation from rain or snowmelt flows over the land surface. The addition of roads, driveways, parking lots, rooftops, and other surfaces that prevent water from soaking into the ground from our landscape greatly increases the runoff volume created during storms. Stormwater is the number one cause of stream impairment in urban areas. Without proper management, increased stormwater runoff can cause overloading of the existing natural and man-made stormwater drainage systems and increase flooding potential.

The Village completed a Stormwater Management Plan along with implementing stormwater ordinances and erosion control ordinances. A Stormwater Management Plan has also been completed for the Garner's Creek drainage basin. The Garners Creek Stormwater Utility area of control is on the northern side of Harrison.

The Utility has the authority to regulate activities or storage of materials to ensure efficient and effective transportation of stormwater runoff along Garners Creek. A permit is required for the area of control if the work includes: any channel change, encroachment, filling, grading, excavating, or construction of any structure. Additionally, the State of Wisconsin regulates on-site wastewater treatment with permits issued through the Calumet County Planning, Zoning, and Land Information Department.

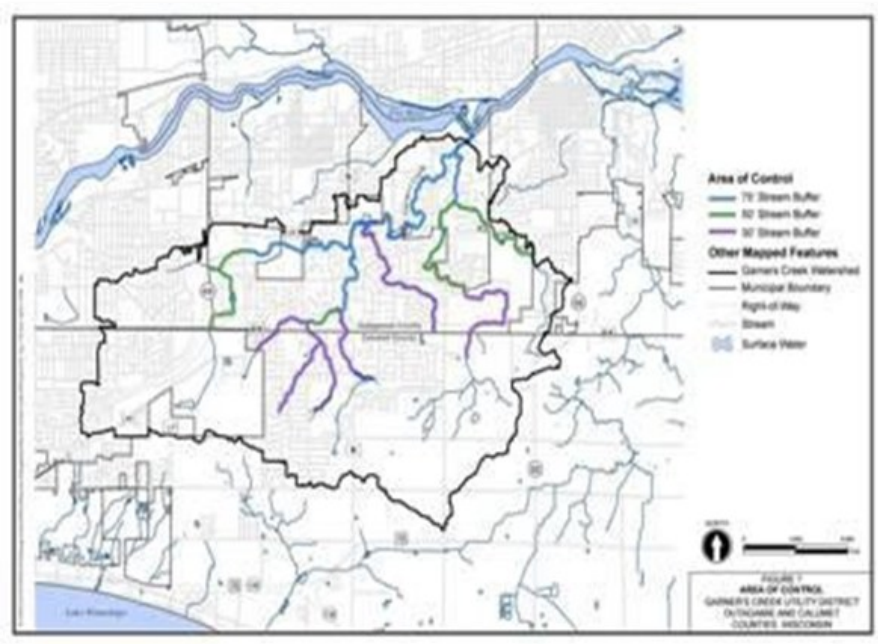


Fig 18: Area of Control

Garbage, Recycling, and Yard Waste Services

The Village's garbage and recycling service is contracted through Green for Life Environmental (GFL). Garbage and recycling is collected weekly on the same day.

In the spring of 2024, Harrison started a free residential Electronics Collection program. The program is offered Monday through Friday, 9:00 am to 3:00 pm, to Village of Harrison residents only. The village signed a three-year contract with COM 2 to collect and recycle the electronic material.

Harrison also offers residents the opportunity to dispose of used oil safely and responsibly. The collected oil is used as a fuel source to heat the Public Works garage in the colder months.

The Village provides a yard waste site that is open seasonally from early April to mid-November. The site is also open during January for Christmas tree disposal. The Harrison Public Works Department picks up branches and large brush during the designated season.

Calumet Recycles offers annual Household Hazardous Waste collection events in the spring and early summer. Unwanted or unused material can be taken to this collection for proper disposal. Calumet Recycles also holds a collection event each summer at the Village Hall for Electronics and Appliances.

Telecommunications Facilities

The Village of Harrison has two telecommunications towers, and six cell phone towers located at various sites: the intersection of County Roads "AP" & "Lake Park Rd," along Schaffer Road, Kesler Road, the frontage road, the Darboy Sanitary District Water Tower, and the Sunrise School property.

The Village of Harrison concurs with the Facilities Requirements (Ordinance No. 66, Section 11.07) in that all towers should provide access for more than one server, and that each tower be occupied with potential antennas before another tower can be built. While Harrison acknowledges the need for communication towers, it also recognizes the importance of protecting the aesthetic value of the village.

Electrical Power and Natural Gas Utilities

WE Energies supplies the Village of Harrison with reliable natural gas and electrical service, ensuring residents and businesses have consistent access to essential energy resources. The company maintains infrastructure to support safe and efficient energy distribution, helping to power homes, businesses, and community facilities throughout the area.

AGRICULTURAL and NATURAL & CULTURAL RESOURCES



AGRICULTURAL · NATURAL & CULTURAL RESOURCES

GOAL · OBJECTIVES · POLICIES

Goal

To protect the productive agricultural lands in the Village for long-term farm use and maintain agriculture as a major economic activity and way of life in the portions of the Village that fall outside the sewer service area; to conserve, protect, and enhance the natural resources and environmentally sensitive areas that exist in the Village; and to balance responsible growth with protection of resources in the Village based on community needs.

Objectives

- Encourage individual lot development on farmland to the edges of farm fields to preserve contiguous blocks of productive farmland and focus urban development in sewer service areas adjacent to existing developed areas.
- Support preservation of productive farmland and agricultural practices that protect natural resources from runoff and chemical contamination.
- Preserve and protect natural areas, including wetlands, wildlife habitats, open spaces, slopes, surface and groundwater resources, environmental amenities, and agricultural lands which contribute to the maintenance of the ecological balance, natural beauty, and economic well-being of the Village.
- Maintain and enhance the attractiveness of parks, natural areas, public open spaces, and streetscapes.
- Preserve, improve, and expand the Village of Harrison Park system.
- Maintain the health, integrity, and function of area wetlands and preserve wetlands as public conservancy areas.
- Maintain naturally occurring floodwater storage areas and flood discharge mechanisms by preventing filling and construction in regional floodplains.
- Promote practices that protect the environment and natural resources.
- Update the zoning code to promote Agri-tourism related businesses in rural areas.

Policies

1. Limit urban-scale residential development to areas located within the sanitary district.
2. Work to ensure the future protection of Harrison's environmental corridors.
3. Require conservation easements for wetlands, streams, major woodlands, or other environmentally sensitive areas on all land divisions. Acquire wetland parcels or development rights of critical habitat when feasible.
4. The Village should not support any new landfill or quarry/gravel pit operations within the village boundaries.
5. Protect floodplains and other areas with severe soil restrictions from development through local ordinances.

6. Plan for and support the extension of public services in a manner that discourages scattered rural development.
7. Use the site plan review process that analyzes how stormwater will be managed and how site plans will protect and enhance the environmental conditions of a future site.
8. Encourage farmers and agricultural landowners to continue participation in state and federal agency programs that provide benefits for keeping land in agricultural production.
9. Encourage the preservation of farmlands, woodlands, and wetlands by continually enhancing our knowledge of federal, state, county, and village rules and regulations.
10. Promote recycling of domestic and commercial waste.
11. Review and enforce stormwater management plans for any new development.
12. Update Village Ordinances, as necessary.
13. Encourage residents to plant native, non-invasive plant species for landscaping and proper tree planting and maintenance..
14. Establish management practices that mitigate stormwater impacts on surface waters, minimize erosion, and maintain ecosystem function.

Agriculture

In Calumet County, there are 559 farms, which are 125 fewer farms than in 2017. Harrison is 33 square miles with roughly 21,694 acres. A total of 51.6% of Harrison's land use is dedicated to agriculture, compared to 69% in 2017. As Harrison continues to grow, agricultural land continues to decrease. The future land use map (Map 8) shows that agriculture is still the dominant land use with a 49% share of the Village. Prime farmland is considered prime if all the soil properties are favorable for row crop production. Non-prime soils can be productive with proper management controls.

Soils

Soils form the foundation of agriculture and urban development within the Village. Understanding the characteristics of soil types is tremendously important when evaluating the productive capacity of crops, the feasibility of building construction, and the installation of utility infrastructure. The following section highlights the five types of soil associations that exist within Harrison and provides information about each as it pertains to land use.

Kewaunee-Manawa-Poygan:

This group of soils is found in high concentrations along Lake Winnebago in the northeastern portion of Calumet County. During the Wisconsin Glaciation, these soils formed in the red glacial till that was deposited in the area. The subsoil layer is predominantly composed of clay and clay loam, and drainage depends on the slope of the landscape and depth to the water table. Due to variation in drainage, excess precipitation can cause flooding and runoff over the land surface. Excessive soil erosion can occur when the runoff occurs on steeper slopes. Fertilizer, clay particles, and waste materials can be carried into surface waters, causing hypertrophication, cloudy water, and sedimentation to occur in lakes and streams.

The soils have good potential for cultivated crops such as corn, small grains, and alfalfa. The steeper soils and undrained wet soils are used for pasture or as wildlife habitat. The main management concerns are controlling water erosion, improving drainage, and maintaining tilth and fertility.

Granby-Oakville-Tedrow:

This group of soils is found along the northern shore of Lake Winnebago. They were formed in sandy matter that was deposited by melting glaciers. Drainage ability for these soils depends on the landscape. These soils have the poor potential for cultivating the dominant crops grown in the area and are not ideal for woodland. Concerns over maintaining fertility and controlling soil blowing exist with this group as well.

Channahon-Whalan-Kolberg:

This group of soils is found sporadically throughout the High Cliff area and other portions of southeastern Calumet County, though recent evidence shows that it may exist in larger quantities elsewhere. This group is comprised of loamy soils that have a dolomite substratum. All three soils are well-drained. However, these soils are very thin and make poor filters for pollutants originating at the surface, which may be carried through to the groundwater. This intrusion often causes groundwater to become high in nitrates. The soils have fair to the poor potential for use as cropland and good potential for use as woodland.

Wasepi-Plainfield-Boyer:

This group of soils is found throughout western Calumet County, in the southwestern corner of Harrison. These soils formed in sand deposits originating from glacial meltwater and ice. Sand and loam permeates these soils throughout all layers and can range from excessive drainage to poor drainage depending on their landscape location. Like Channahon-Whalan-Kolberg soils, surface pollutants may be transported down through the subsoil to the groundwater, causing contamination of wells and aquifers.

Hochheim-Lamartine-Mayville:

This group of soils is primarily found in the southeastern portion of Calumet County. These soils are composed of loam throughout all layers and contain gravel and other coarse particles in their lower layers. Drainage for these soils is typically high, depending on location, and precipitation rapidly permeates down into the soil. Applied fertilizers will often permeate downward as well, and can sometimes intrude on local groundwater sources, causing excessive nitrification.

Soils and Septic Systems

Soil suitability affects the type of septic systems that can be installed. The Soil Conservation Service considers properties and features that affect absorption of the effluent, such as permeability, depth to the seasonal high water table, depth to bedrock (Map 8), and susceptibility to flooding. Stones, boulders, and shallowness to bedrock interfere with installation. Excessive slope can cause lateral seepage and surfacing of the effluent. Septic system types are divided into three categories which are noted below:

Slight: Septic system could be built. A few isolated sites throughout the Village fall under this category, with a high number concentrated immediately south of Darboy.

Moderate: Soils that would not be favorable for in-ground septic systems. A mound system or other above-ground sanitary system would be required. This category is also scattered throughout the Village and is slightly more numerous than the "slight" category.

Severe: Soils are not acceptable for an in-ground septic system. This category covers most of the soils in Harrison. Sites falling within this category will likely need a mound or other above-ground system, or an individual site design approved by the state.

Natural Resources

Protecting Harrison’s natural resource base is vital for sustaining a healthy economy, local environment, and quality of life. Ecological features such as mineral deposits, surface and groundwater resources, wildlife habitats, and topography are central determinants that govern a place’s suitability for development. The following section covers these and various other environmental aspects of the Village and surrounding areas.

Raw Materials

With the nearby Niagara Escarpment, Harrison has plenty of gravel and quarry stone—making it a low-cost resource for construction and infrastructure. Calumet County manages reclamation, and the Village handles administration of these materials.

There are two gravel pits/quarries in Harrison: the Sherwood Quarry (limestone), and Browns Quarry (limestone). Both quarries are in the southern portion of Harrison.

Surface water

The Village lies along the northern and western shores of Lake Winnebago, and the northwest portion of the Village is drained by several streams that comprise the Garner’s Creek drainage basin. Northeast Harrison falls within the Kankapot Creek drainage basin. Lake Winnebago, Garner’s Creek, and Kankapot Creek all discharge into the Fox River, which composes part of the wider Fox-Wolf River watershed. A small portion on the southern end of the Village falls within the Killsnake River drainage basin, which empties into the Manitowoc River, eventually flowing into Lake Michigan.

Groundwater

Harrison is fortunate to have plentiful quality sources of groundwater from which to draw, most of which comes from deposits left over from the Wisconsin Glacial Period and the underlying bedrock foundation. The four aquifers that lie within the Village are listed below.

The Water Table Aquifer: This aquifer exists throughout the Village, consisting of sediments deposited by the advance of the Wisconsin Glacier. The aquifer varies in depth, with the highest depth over pre-glacial bedrock valleys and least over topographic peaks in the bedrock surface. Paths through sand and gravel may transmit adequate amounts of water for private wells and groundwater sources.

The Niagara Aquifer: This aquifer is bounded by a layer of Maquoketa shale, which is highly impervious, and acts as a confining agent between the Niagara Aquifer and the greater Sandstone Aquifer that spans much of eastern Wisconsin. Water is stored in crevices and fissures throughout the rock, making it highly susceptible to pollution.

The Platteville-Galena Aquifer: This aquifer lies underneath the Water Table and Niagara Aquifers, falling within all boundaries of the Village. West of the Niagara Escarpment, this aquifer is covered only by the Water Table and adequately supplies most private water wells through fractures in the dolomite.

The Cambrian (St. Peter's) Sandstone Aquifer: This aquifer is the thickest in the area and is the principal water source for Northwestern Calumet County. Compared to the other three aquifers in the Village, it is the most widely used for sustained high-capacity municipal and industrial purposes. Vertical flows of groundwater exist in all areas of the Village, except areas where Maquoketa shale impedes access. Horizontally, most groundwater flows toward Lake Winnebago.

Wetlands & Floodplains

Wetlands are land areas that are saturated with water, either year-round or seasonally, to the point of assuming their ecosystem. The groundwater table is found above, below, or level with the land surface and aquatic or amphibious organisms are found throughout the ecosystem. Wetlands serve many vital ecological functions, including habitat conservation for plants and animals, flood control, water filtration, and groundwater recharge.

The DNR identifies several wetland areas within the Village according to its Wetland Inventory Maps. Areas along U.S. 10 and STH 114 between Oneida Street and Lake Park Road form some of the most extensive wetland areas in the Village. These wetlands are heavily wooded, with broad-leaved hardwoods and saturated soils.

Areas at high-risk for flooding are considered unsuitable for development due to threats to human life and property. The current Flood Insurance Rate Map for Calumet County identifies areas along Lake Winnebago below the high water mark, and areas northeast of Sherwood as subject to enhanced flood risk. The Calumet County Board has adopted a Shoreland-Floodplain Zoning Ordinance requiring land use provisions in such flood hazard areas.

The ordinance designates floodplain districts as created by the Official Floodplain Zoning Maps for Calumet County. Land that falls in the Floodplain/Floodways zone on the map has significant development restrictions attached to it. Residents in this zone are eligible to apply for the federal government's Flood Insurance Administrations insurance program. Map 9 displays the wetlands and floodplains.

Stream Corridors

Stream corridors are important because they maintain habitat that is necessary for wildlife and inter-connectivity to maintain wildlife species. Stream corridors are the lands that border streams; these borders play a critical role in protecting water quality, soil, fish, and wildlife.

Calumet County has adopted a Shoreland District Zoning Ordinance, which regulates shoreland use and development within 300 feet of the ordinary high-water mark of navigable rivers or streams or to the "landward side of the floodplain, whichever distance is greater." The ordinance helps protect scenic beauty, shore cover, and prevent erosion, sedimentation, and pollution of the County's water resources.

The Ordinance states "rivers and streams in the County shall be presumed to be navigable if they are designated as either continuous or intermittent waterways on the USGS quadrangle maps or other zoning base maps which have been incorporated by reference.

Much of the northwest quadrant of Harrison lies within the drainage area of Garners Creek. Land situated in the northeast quadrant of the village lies with the drainage area of Kankapot Creek, which flows in a northerly direction and discharges into the Fox River. In the southwest quadrant, the existing ridge line along the Niagara Escarpment divides the drainage system. Land west of the ridge line is drained by small streams that flow directly to Lake Winnebago. Land lying east of the ridge line flows into streams and tributaries of what eventually becomes part of the Manitowoc River drainage basin. Likewise, land located in the southeast quadrant of Harrison comprises part of the Manitowoc River drainage basin.

Forest and Woodlands

Woodlands were prevalent in Harrison before settlement, with a diverse mix of hardwoods including maple, beech, basswood, oak, cedar, and ash trees, enveloping the land. Woodland is a vital part of the ecosystem, as it performs many functions, including:

- Providing habitat for wildlife
- Preventing soil erosion
- Providing nutrients to the soil and surrounding aquatic habitats
- Acting as a “carbon sink.”
- Shading and cooling the land cover beneath it
- The Wisconsin DNR lists several potential issues related to woodlands in Harrison and Calumet County that include:
 - ◊ Deforestation and habitat fragmentation
 - ◊ Invasive species and non-native planting
 - ◊ Lack of plant diversity
 - ◊ Invasions of the Spongy Moth, Dutch Elm disease, and the Emerald Ash Borer

As the village grows, woodlands not impacted by subdivisions need to be preserved for wildlife, recreation, and to grow fiber.

Environmentally Sensitive Areas

Waverly Beach, Utowana Beach, and a handful of other areas along Lake Winnebago are considered environmentally sensitive due to the wetlands and woodlands that provide ecological benefits to the area. Other areas, including the southeast corner of the Village, fall under similar protections due to the interplay of the woodlands and wetlands.

Threatened Endangered Species

The Wisconsin DNR keeps a list of threatened and endangered species for each county on its website. The National Heritage Inventory Map shows that none of the residential, commercial, or industrial growth areas identified in the future land use map are in areas that may have an endangered aquatic or terrestrial species. Endangered and threatened species require special protection because of the threat to their existence and their low population numbers.

Topography

Much of the topography of the Harrison area is controlled by the underlying bedrock. Most of the surface features in the Village are the result of glacial activity. The thickness of the glacial deposits is quite variable in the village and immediate area, ranging from zero to 150 feet.

The land varies from flat to gently rolling, with surface elevations averaging 856 feet above mean sea level. There is a variation of elevation of approximately 300 feet in the town. The lowest elevations range from 700 to 730 feet above sea level near the northeast corner of the village. The highest elevation, is about 1,000 feet above sea level, is located near High Cliff Road. The elevations north and west of Sherwood range from 750 to 850 feet above sea level. Elevations south and west of High Cliff range from a maximum of about 1,000 feet above sea level to about 930 feet above sea level in the far southeast corner of the village.

Niagara Escarpment

The Niagara Escarpment is a significant geologic resource that lies partly in northeastern Wisconsin. It is an important resource of groundwater and drinking water. According to the Niagara Escarpment Resource Network (NERN):

The Niagara Escarpment is considered to be a ‘karst’ landscape, which means it has highly fractured and dissolvable – dolomite geology. This type of geology causes fractures, sinkholes, and caves to appear and creates an environment where groundwater is highly prone to contamination. Private wells must be maintained and tested regularly, and the impacts of new or existing land uses need to be carefully considered when living along the Escarpment corridor.

Historical and Cultural Resources

The Village of Harrison is home to unique architectural buildings dating as far back as the 1850s. The Village was chartered in 1853 as the Town of Lima and changed its name to Harrison in 1858. The first Town meeting was held at a place called Pratt Farm, just south of Sherwood.

Partnerships

As the village continues to grow, it will be necessary for the Village to reach out and partner with the Wisconsin Department of Natural Resources (DNR) and the Natural Resources Conservation Service (NRCS) to conduct joint planning and service agreements.

ECONOMIC DEVELOPMENT



ECONOMIC DEVELOPMENT

Introduction

Economic development involves anticipating change, diversifying industries, and redefining opportunities and challenges. It is an outcome of the direct actions of elected and appointed officials in concert with the private sector aimed at promoting the quality of life and economic vitality of the community. These actions involve the interdependent variables of regional competitiveness, human capital, environmental sustainability, workforce development, education, social services, tax base retention and expansion, physical infrastructure, and health and safety.

There are a variety of initiatives, projects, programs, business opportunities, and industry sectors that Harrison can pursue to achieve its economic development objectives. Economic development expenditures are a community investment that affects the quality of life; such as schools, parks and recreation, retention and attraction of residents and businesses, and safe and walkable streets. It is critical that Harrison identifies and plans for the future quality of life needs for the community.

The purpose of this chapter is to describe the current economic conditions of the Village of Harrison, identify opportunities to enhance and diversify the economic base, and create a roadmap for future economic development prosperity.

Commercial/Retail development is very limited in the Village and is concentrated to the northern border along the County Rd KK corridor. This is attributable to the existing retail trade area and high traffic exposure of HWY 441 and KK, which will continuously draw retail into this cluster and away from outlying singular areas.

The Village of Harrison is currently developing two commercial areas in 2025. Crossroads Business Park is located at STH 55, CTH KK and Friendship Road. This is a 13-lot business park with approximately 12 lots under construction for trade/contractor, light commercial and office related uses. Harrison Commerce Park is located between Manitowoc and Schmidt Roads along CTH N. This 13-lot commercial/retail business park is planned to become the Village’s central commercial district.

The Village of Harrison adopted a 5-year Economic Development Strategic Plan for 2023-2028 that includes detailed information on the Villages’ economic development strategy. The 5-year Economic Development Strategic Plan can be found on the Harrison website.

GOAL • OBJECTIVES • POLICIES

Goal

To retain and attract businesses that strengthen the Village of Harrison's local economy by balancing commercial and industrial development with residential and agricultural development to create a more vibrant economic climate and livable village.

Objectives

- Undertake a robust business attraction effort directed at retail and commercial development to attract up to five (5) new businesses in the next 3-5 years.
- Undertake a targeted business attraction effort directed at light industrial, warehousing, agriculture-related services, distribution, and data center opportunities to attract up to five new businesses in the next 3-5 years.

- Undertake a visitor-focused business attraction effort directed at Agri-tourism opportunities to attract two (2) new Agri-tourism businesses in the next 3-5 years.
- Explore the feasibility of developing a business park within the next 5-10 years.
- Extend sanity sewer service throughout more of the Village to enhance infrastructure to support the growth Harrison is planning for the next 10 years.
- Continue to facilitate the development of residential units to provide a base for commercial businesses to justify establishing a location in Harrison.
- Market the available commercial real estate in Harrison so that a minimum of 10 new contacts with businesses, site selectors and developers are made each quarter.
- Conduct business retention visits with existing businesses annually.
- Facilitate business start-up growth in Harrison.

Policies

1. Develop design standards for commercial developments to encourage quality, aesthetically pleasing development that creates a sense of place in the community.
2. Develop a business retention and expansion program.
3. Use the Village website as an economic development and marketing tool. Develop and maintain a socioeconomic profile of the Village to make available on the website.
4. Design the Village's transportation network to meet the needs of commercial and industrial land uses.
5. Determine through the land use planning process the highest and best use of vacant or under-utilized properties within the village and map on the future land use map.
6. Recruit new industries by aggressively marketing the village's unique locational attributes, skilled labor force, and full range of municipal services.
7. Encourage the use of innovative regional economic development strategies and tax base sharing tools in the Fox Cities region.
8. Encourage intergovernmental cooperation and regional coordination that support and enhance economic development efforts.
9. Monitor and analyze tax base changes on an annual basis.
10. Use state and federal programs to the fullest extent possible in achieving economic development goals.
11. Identify new opportunities, as appropriate, to use tax increment financing to assist with economic development and growth. When a new site is under consideration for a business or industrial park, analyze the opportunity to use tax incremental financing.
12. Encourage commercial activities and development that are fiscally sound and meet the needs of the community.

Trade Area and Laborshed Population Trends

The demand for local housing, goods, services, and employment is derived from the Village of Harrison’s trade area. A trade area is defined as the region from which a majority of this demand is generated. The primary trade area represents the area from which the bulk of consumer demand is generated, or from which at least 50 percent of all consumers within the boundary are most likely to travel to Harrison to shop. The primary trade area is only intended to represent the area in which residents will shop in Harrison for their regular retail needs; large or specialty goods and services will usually be purchased in large or more specialized trade centers with trade areas that overlap Harrison.

The Harrison Trade Area is heavily influenced by the market forces of other trade centers in the Appleton Metropolitan Area. The trade area is also influenced by other nearby competing communities like the Village of Sherwood. Because of these local market forces and the current lack of significant commercial activity, the Village’s trade area likely does not extend beyond the Village’s boundaries. The distance that Harrison businesses extend to draw employees is another relevant regional boundary referenced in this document.

Commonly referred to as the laborshed, the size, demographics, education, and occupation of individuals within this area are important factors in company decisions to locate or expand in a region based on the perceived ability to recruit qualified workers at competitive wages.

There is a significant labor pool available in many sectors that could benefit from Harrison’s location and employee base. There are several sectors in which employment in Harrison is more concentrated than in the county, state, or both. Harrison is over-represented in the sectors of agriculture, wholesale trade, and information when compared to the State of Wisconsin. In all of these sectors, Harrison hosts at least 50% more jobs than would be expected according to the average distribution of jobs across these sectors for the state as a whole. Harrison is underrepresented by at least 25% in the services and finances, insurance, and real estate sectors.

Table 9: Economic Development Implementation Matrix

Goal	Action Step	Responsible Parties	Timeline	Budget Impact
Business Retention	Establish annual meeting schedule w/ existing businesses	Village staff	Q2 2024 and ongoing	Staff time
	Record details about visits, keep a database			
Facilitate Business Startups	Meet with startups, especially in Venture Center	Village staff	Q4 2024 and ongoing	Staff time
	Create a network of local professionals to support start ups			

Table 9: Economic Development Implementation Matrix cont.

Goal	Action Step	Responsible Parties	Timeline	Budget Impact
Retail Attraction	Create commercial center at Hwy. N north of Manitowoc Rd.	Village Staff	Q2 2024 and ongoing	Staff time, marketing materials, commercial area design, event refreshments
	Send marketing materials monthly			
	Engage planning firm or developer to design commercial district			
	Host event for developers, brokers to highlight this development			
Industrial Attraction	Host meeting with existing businesses	Village staff	Q2 2024 and ongoing	Staff time, marketing materials, event refreshments
	Create email list of target industries, send marketing materials			
	Engage with New North on business attractions			
Agri-Tourism Attraction	Create attractive marketing piece	Village staff	Q3 2024 and ongoing	Staff time, marketing materials
	Publicize Village's interest on web site and other communications			
Market Available Commercial Real Estate	Post all available commercial property on web site	Village staff, Brokers, New North	Q4 2024 and ongoing	Staff time, marketing, conference expense, travel
	Develop network of brokers and developers, attend NAIOP events, target Green Bay, Milwaukee			
	Connect with New North to market properties			
Explore Feasibility of Business Park	Complete needs/feasibility analysis for new business park	Village staff and elected official	Q4 2024 - Q3 2025	Will require a new Tax Increment District
	Conduct internal marketing to ensure support			
	Consider a variety of potential tenant sectors			
	Have ongoing conversations with New North and other major stakeholders			
Extend sanitary sewer	Continue working with ECWRPC, sanitary districts	V. Staff, Elec. Officials, Sanitary Districts	Q3 2024 and ongoing	CIP
	Host info meetings for residents			
Continue Facilitating Housing Development	Identify and market residential sites	Village staff and elected official	Q3 2024 and ongoing	Any necessary utility extension
	Encourage residential developers to come to Harrison			
	Plan future residential development and utilities			

Economic Development Strategies

The Village’s Economic Development Strategic Plan outlines the following implementation steps for the Village to consider:

Economic Development Partnerships

Calumet County/Travel Calumet

The County economic development program assists existing businesses and new businesses through low-interest loans, grants, technical assistance, workforce training, and other types of assistance as needed.

Fox Cities Chamber of Commerce

The Fox Cities Convention and Visitors Bureau is an economic development organization that seeks to boost tourism and visitation to the area through sales, marketing, and destination development. In addition to its media and event promotional efforts, the CVB is a partner in developing local resources such as the future Fox Cities Exhibition Center.

Fox Cities Convention and Visitors Bureau

The Fox Cities are 20 communities along the Fox River in East Central Wisconsin. We're known as Wisconsin's Shopping Place. The Fox Cities Convention & Visitors Bureau is an economic development organization that strengthens the Fox Cities by attracting visitors in the convention, sports and leisure markets through sales, marketing and destination development

Fox Cities Regional Partnership

The Fox Cities Regional Partnership is an organization committed to helping businesses locate and expand in the Fox Cities Region, and supported by public and private sector partners from around the region. The organization was founded in 2012 as an affiliate of the Fox Cities Chamber of Commerce.

The New North

The New North is a regional partnership made up of private and public sector partners from 18 counties in northeastern Wisconsin. It is supported by over 100 private investors in the region and state. These investors provide vital resources, talent, and support to the New North organization to promote the New North region. It is established as a non-profit corporation with a mission to “harness and promote the region’s resources, talents, and creativity for the purpose of sustaining and growing our regional economy.” The New North accomplishes this by fostering regional collaboration, focusing on targeted growth opportunities, supporting an entrepreneurial climate, encouraging educational attainment, encouraging and embracing diverse talents, and promoting the regional brand.

Wisconsin Economic Development Corporation (WEDC)

WEDC is Wisconsin’s primary economic development agency. It provides a variety of assistance including business and community development programs, industry advancement, export assistance, and minority and start-up business assistance.

INTERGOVERNMENTAL COOPERATION



INTERGOVERNMENTAL COOPERATION

GOAL • OBJECTIVES • POLICIES

Goal

The Village of Harrison strives to communicate, work, and collaborate with surrounding government entities, seeking ways to conduct joint planning and service agreements to more efficiently and effectively serve the community.

Objectives

- Continuingly, the Village of Harrison will strive to communicate with surrounding political subdivisions, school districts, the County, and other entities to seek ways to provide services jointly.
- The Village will continue to meet with the Cities of Appleton, Menasha, and Kaukauna, the Village of Sherwood, and the Towns of Buchanan and Woodville, regarding boundary issues and any other mutual interests regarding long-term borders and/or boundary agreements.
- The Village will assess opportunities to work cooperatively with other units of government to leverage opportunities to improve cost effectiveness, quality of community services, and/or service levels through cooperative multi-municipality agreements.
- The Village will identify specific opportunities and projects that can be accomplished, improved, or implemented at reduced cost with the cooperation of other units of government.
- The Village will work with surrounding communities to develop an intergovernmental cooperative plan that addresses watershed and stormwater management issues.
- The Village and its staff will maintain open, clear lines of communication and professional relationships with staff and officials from other units of government.

Policies

1. Seek to cooperate with all neighboring municipalities, Calumet County, Outagamie & Winnebago County (when appropriate), East Central Regional Planning Commission, state agencies, and the school districts for mutual benefit.
2. Work with surrounding jurisdictions to encourage an orderly, efficient land use pattern that minimizes conflicts between urban and rural uses and to develop a network of non-motorized bike and pedestrian walkways and trails.
3. Develop, clarify, and adopt boundary agreements with adjacent municipalities.
4. Work with Darboy Sanitary District, Harrison Utilities, and other special districts to provide appropriate services and utilities to residents and businesses.
5. Discuss Village planning and zoning issues, as needed, with adjacent and overlapping units of government.
6. Hold regular meetings with neighboring government entities to discuss common issues and review progress.
7. Establish liaisons to represent government, citizens, and non-governmental organizations to coordinate on issues of land use planning and others.

8. Remain open to opportunities to work cooperatively with other units of government, where reduced costs or improved service levels offer the Village of Harrison fiscal or performance advantages. Such services that could be contracted jointly include fire protection, emergency medical services, mutual aid, emergency government services, and others.
9. Regularly review and renew existing or future intergovernmental agreements where appropriate.

Current Intergovernmental Agreements

As of 2025, the Village of Harrison is party to the following intergovernmental programs:

- The City of Appleton- Establish fixed boundaries and provide orderly development.
- Harrison Utilities- Provide sewer and water services to the Village.
- Town of Buchanan- Intergovernmental cooperation in joint planning for the best use of land and natural resources.
- Darboy Joint Sanitation District- Provide sewer and water services to the Village and Town.
- City of Menasha- Establish fixed boundaries, provide for the orderly development, provide cost-effective municipal services, and maximize capacity for current infrastructure for sewer and water services.

LAND USE



LAND USE

Introduction

Comprehensive planning was developed from the need to plan for future land uses. Development needs must be balanced with the crucial preservation of agricultural and natural features. Existing and future land use has direct impacts on all other elements of this comprehensive plan, such as agricultural resources, utilities and community facilities, and economic development. Over the last 10 years, the Village of Harrison has experienced rapid population growth and development. The land use chapter explores growth trends and existing land use, establishes land use challenges and priorities, and provides a development and growth vision for the future. Overall, this chapter seeks to guide to help the Village:

- Implement growth management strategies that focus on growth in areas served by or planned to be served by sewer and water.
- Identify and direct development to infill areas.
- Preserve agricultural land in the rural portions of the Village; and
- Provide greater diversity in housing type and cost level while maintaining the existing character of the Village.

GOAL • OBJECTIVES • POLICIES • IMPLEMENTATION ACTIONS

Goal

The Village of Harrison maintains its rural character by preserving agricultural land and open space in much of the Village, while providing residential opportunities for all life stages, commercial opportunities, and industrial opportunities in select areas near existing development.

Objectives

- Preserve agricultural land and open space by limiting development in areas identified for agriculture on the Preferred Future Land Use Map and phasing development from existing developed areas outward.
- Diversify residential options to serve Harrison residents of all life stages by working with developers to identify options for housing diversity in new developments and infill areas.
- Encourage commercial and industrial development in designated areas to diversify the Village’s tax base and provide jobs and amenities to residents.
- Preserve and enhance the agricultural economy by protecting agricultural land from urban development and amending land use policies and zoning regulations to support the continued agricultural uses
- Maintain the Village’s rural character by limiting development to areas designated on the Preferred Future Land Use Map and working with developers to ensure context-sensitive development and design.
- Protect environmentally and culturally sensitive areas, such as wetland complexes and the Niagara Escarpment, from intensive development, to preserve them for recreational and ecological purposes.

- Promote that large ownership parcels be developed as planned developments, rather than as multiple, disconnected subdivisions.

Policies

1. Require zoning decisions to be consistent with the adopted Preferred Future Land Use Map.
2. Require that new residential development occurs within existing sewer service areas and phase development such that all urban-scale development is immediately connected to sewer and water utilities and gaps in urban-scale development are avoided.
3. Consider the impacts of development on the existing transportation system and avoid creating strain on the road network.
4. Consider requiring development fees to pay for extensions to public facilities that support new development, such as roads, sewer, and water.
5. Amend the existing zoning ordinance to be consistent with the goals, objectives, and policies included in the Comprehensive Plan.
6. Only amend the Preferred Future Land Use Map if strong community support for the amendment has been determined through public engagement.
7. Engage with regional planning activities and collaborate with neighboring municipalities regarding land use decisions.
8. Regularly review the Land Use chapter of the Comprehensive Plan every two years and identify if any changes are necessary.
9. Provide and advertise regular opportunities for public comment on land use and development decisions.
10. Provide greater diversity in housing type and cost level while maintaining the existing character of the Village.

Public Involvement

Community and Economic Development Survey

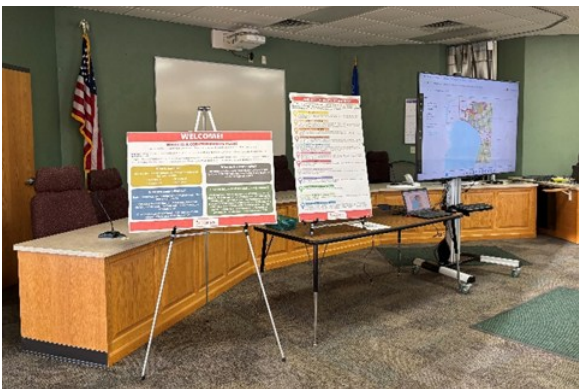
The Village of Harrison conducted a community and economic development survey in late 2023 and early 2024 to understand the needs and desires of stakeholders. The survey posed a variety of questions about Village character, development priorities, and issues facing the Village. Respondents expressed a desire for additional commercial development, preservation of farmland, and remediation of traffic issues. The most common missing housing types identified by respondents were senior housing, skilled care housing, and single-family housing.

Land Use Open House and Survey

In order to gather feedback on the draft land use framework and preferred future land use map, the Village of Harrison hosted a land use open house in March of 2025. An online draft land use map and an identical comment form were posted on the Village website. Information about the online and in-person opportunities was publicized using mailed postcards, the Village website, and the Village social media pages.

The Village of Harrison shared the draft Preferred Future Land Use Map in multiple formats to gather public feedback. Announcements were made on the village website, social media, and through postcards sent to every household.

The map and related documents were available online with an interactive map and a comment form from March 13 to April 14, 2025. An in-person Open House was held on March 20, 2025, at Harrison Village Hall, where staff and consultants answered questions. A fact sheet and physical comment forms were provided.



A total of 74 people attended the Open House, and 106 responses were submitted online and on paper. All feedback was reviewed, summarized, and used to update the draft map.

Existing Land Use Patterns

The Village of Harrison encompasses suburban areas, transitional areas, and very rural areas. With this diversity of contexts comes a diversity of existing land uses. Existing land use categories are used to describe how the land is currently being used, not the zoning district or tax assessment district.

A majority of Harrison’s land area (74 percent) is used for agricultural uses, primarily east of State Park Road, including land south of Sherwood. The second most common land use type in the Village of Harrison is preservation and woodlands, which are found throughout the Village. The least common existing land use types are utilities and communications, and public and institutional.

The Village of Harrison has experienced substantial residential development since 2000, most of which has occurred in the northwest corner of the Village and along Lake Winnebago. This development is predominantly low density residential, classified by large lot, single-family homes. Some multi-family residential developments have been built near the Appleton and Menasha city limits, however they only account for 0.4 percent of the Village’s land area. The multi-family classification includes duplexes, townhomes, and apartment buildings.

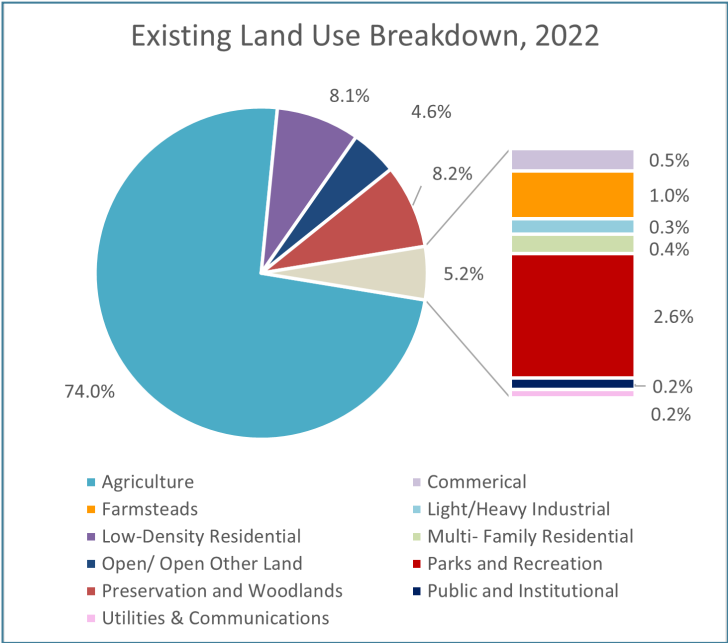


Figure 19: Existing Land Use Categories by Acreage

Wetlands, Floodplains, and Soil Limitations

The Village of Harrison’s landscape poses several challenges that impact where development can be located. There are several wetland complexes within the Village, including the area south of Menasha city limits along Lake Winnebago, the southeast corner of the village, and scattered wetlands around US Highway 10 and State Highway 114. There is also an identified 100-year flood zone south of County Road M, northeast of Sherwood.

Wetlands and floodplains serve valuable ecological functions and store water either year-round or during flood events. That said, the presence of wetlands and floodplains restricts development. Intensive development should not occur in either of these areas, since it could damage the ecological functions of the area and damage structures.

Soil types impact drainage, structure stability, and what land uses are appropriate. Much of the Village of Harrison has soil types that are either “somewhat poorly drained” or “very poorly drained,” including the more urbanized area in the northwest corner of the Village. This can present challenges with water management and soil stability. Developers and planners should create comprehensive site plans that account for water management, risks to structures, and mitigate adverse impacts to soils and ecosystems.

Future Development Demand

The Village of Harrison had a population of 12,418 people as of the 2020 Census, more than double the Village’s 2000 population of 5,756 residents. The Village is expected to continue growing in population over the coming decades. The Wisconsin Department of Administration projects that the Village will reach a population of 21,675 in 2050.

As the Village of Harrison grows in population, there will be additional demand for housing, creating additional pressure on housing cost and increasing the demand for development. Currently, 8.5 percent of land area in the Village of Harrison is used for residential purposes (low-density residential and multi-family residential). Housing development will need to be balanced with agricultural preservation, open space preservation, and transportation system resources.

In addition to housing development, other types of development, such as commercial and industrial development, will be crucial for providing jobs and resources to Village residents. Currently, less than one percent of Harrison’s land area is used for commercial or industrial purposes, and many residents must travel out of the Village to access employment opportunities or shop for necessities. An appropriate increase in industrial and commercial development may lessen the need to travel outside of the Village for critical resources, while increasing and diversifying the Village’s tax base.

Future Land Use Patterns and Framework

Thoughtful and orderly development that supports community goals requires careful planning. The Preferred Future Land Use Map establishes an ideal land use for each parcel in the Village of Harrison in 2045, twenty years after the adoption of this Comprehensive Plan. The map was created in line with existing planning documents and Village priorities, with the assistance of the Village Board of Trustees.

Preferred future land use categories are different classification than zoning or tax assessment districts:

Zoning districts are a legal classification assigned to each parcel that regulates the physical structures on a parcel and permitted activities on the parcel.

Tax assessment districts describe the current use of parcels, and impact how each parcel is taxed.

While these are all separate classifications, Wisconsin law requires that zoning decisions are consistent with the adopted Preferred Future Land Use Map. Zoning decisions can impact tax assessment districts if it changes the activities and structures on the parcel.

Future land use categories are broad to support economic growth, allowing small businesses on agricultural land and mixed-use areas. Some categories are more restrictive to preserve open space and the Village's rural character. The framework tables below outline these categories.

Table 10: Agricultural and Preservation Land Use Categories

Land Use	Description	Compatible	Typical Uses/
Agriculture (A)	Agricultural land used for farming and raising animals. Includes nurseries, agritourism, and natural areas. May have limited development potential. Farmstead homes and homesteads are allowed, typically with one home on a parcel of ten or more acres.	AG, RR	Farmland, Agritourism, Farm Residences (unsewered), Agricultural Outbuildings, Nurseries
Preservation and Open Space	Land set aside for open space and nature conservation.	NC	Natural Areas

Table 11: Residential Land Use Categories

Land Use Category	Description	Compatible Zoning	Typical Uses/ Building Forms
Rural Residential-Unsewered (RR)	Land designated for single-family homes without public sewer or water, with a maximum density of one home per acre. Conservation-focused subdivisions that protect open space and nature are encouraged.	AG, RR	Single-family homes, Conservation by Design Subdivisions
Transitional Residential (TR)	Land set aside for future residential development, with planned public water and sewer expansion. Development should follow phased service extensions, and should align with Conservation by Design guidelines to allow future connection to utilities.	RR, RS-1	Conservation by Design Subdivisions

Table 11: Residential Land Use Categories cont.

Land Use Category	Description	Compatible Zoning	Typical Uses/ Building Forms
Low Density Residential (LDR)	Land in the sewered area designated for low-density housing, mainly single- and two-family homes, clustered at up to 5.8 units per acre with street access. May include limited neighborhood-friendly development to encourage walking.	RS-1	Single-family homes, Two-family units, Accessory dwellings
Medium Density Residential (MDR)	Land in the sewered area designated for medium to moderate-density housing, ranging from 4 to 8 homes per acre. Includes single-family homes, duplexes, fourplexes, townhomes, and other “Missing Middle Housing” types. Designed to preserve neighborhood character while offering diverse housing options, including up to six-unit residences.	RT, RM, PDO	Single-family homes, Two-family units, Duplexes, Fourplexes
High Density Residential (HDR)	Land set aside for multi-unit housing, with densities of 6 to 15 homes per acre. Includes row houses, small apartments, manufactured home parks, and other housing types to accommodate	RM, PDO, MHO	Townhomes, Condos, Apartments, Manufactured homes

Table 12: Commercial/Industrial Land Use Categories

Land Use Category	Description	Compatible Zoning	Typical Uses/ Building Forms
Mixed Use (MU)	Land designated for blended commercial and residential development, designed to integrate seamlessly with the surrounding community.	RM, CN, COR, CC, BP	Office, Retail Sales & Service, Restaurants, Multi-family residential
Commercial (C)	Land designated for retail, service businesses, and some limited industrial use.	CN, COR, CC, BP	Restaurants, Retail, Gro- cery Stores, Services, Office, etc.
Industrial (I)	Land designated for industrial activities like manufacturing and distribution.	BP, IM	Manufacturing, Warehouses, Vehicle Re- pair, Industrial Parks

Table 12: Commercial/Industrial Land Use Categories cont.

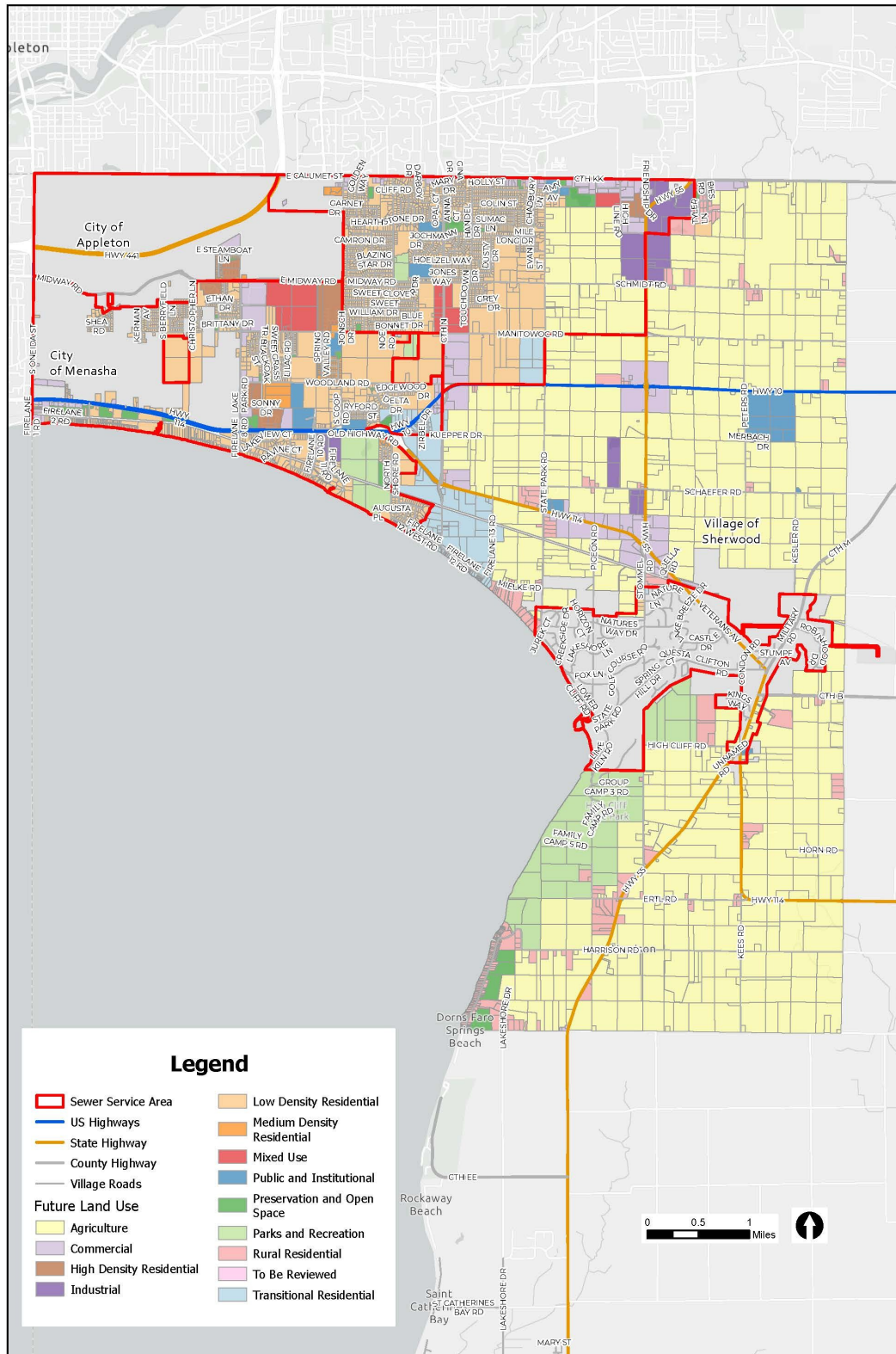
Land Use Category	Description	Compatible Zoning	Typical Uses/ Building Forms
Public and Institutional (PI)	Land designated for public institutions and community services, including schools, religious centers, cemeteries, government facilities, and supporting infrastructure and utility needs.	N/A	Schools, Health Services, Places of Worship, Government Facilities, etc.
Parks and Recreation (PR)	Land designated for public outdoor recreation and open spaces.	N/A	Recreational Parks, Golf Courses, Open Spaces, etc.

Preferred Future Land Use Map

The Preferred Future Land Use Map outlines the ideal land use for each parcel in the Village by 2045. To avoid urban sprawl and leapfrogging development, new development should be prioritized where it can be immediately served by urban sewer and water. In practice, development should first occur in infill areas surrounded by existing buildings, then expand next to developed land. This approach helps preserve farmland and lowers utility expansion costs.

The map was developed with the following objectives in mind:

- **Focus residential development in sewer service areas:** The map limits residential development to areas that have sewer service or in areas where near term sewer service is planned. Land development should be phased, starting adjacent to existing developed areas and expanding out over time. This will allow direct connection to utilities and create an orderly development pattern without out gaps in developed land.
- **Limit development in existing agricultural areas:** Harrison has experienced substantial growth in the past 20 years and, while continued growth is expected, this plan seeks to preserve the Village’s existing rural and agricultural areas by limiting development in those areas.
- **Focus commercial development at key intersections:** The map identifies several high traffic intersections and corridors for commercial development. Commercial businesses are typically interested in locations with high traffic volumes.
- **Increase Housing Options for Harrison Residents:** The map identifies locations where medium density development may be appropriate. This development should be context-sensitive, maintain the character of the Village, and provide Harrison residents with additional housing options. Housing cost is a primary concern for residents, medium density (also known as Missing Middle Housing), allows the creation of a variety of housing types at different cost levels, in a manner that is consistent with the look and feel of existing neighborhoods.



Preferred Future Land Use Map

Comprehensive Plan Update
Village of Harrison, Wisconsin

Fig. 17: Preferred Future Land Use Map

The graph below displays the percentage of each preferred land use on the approved future land use map.

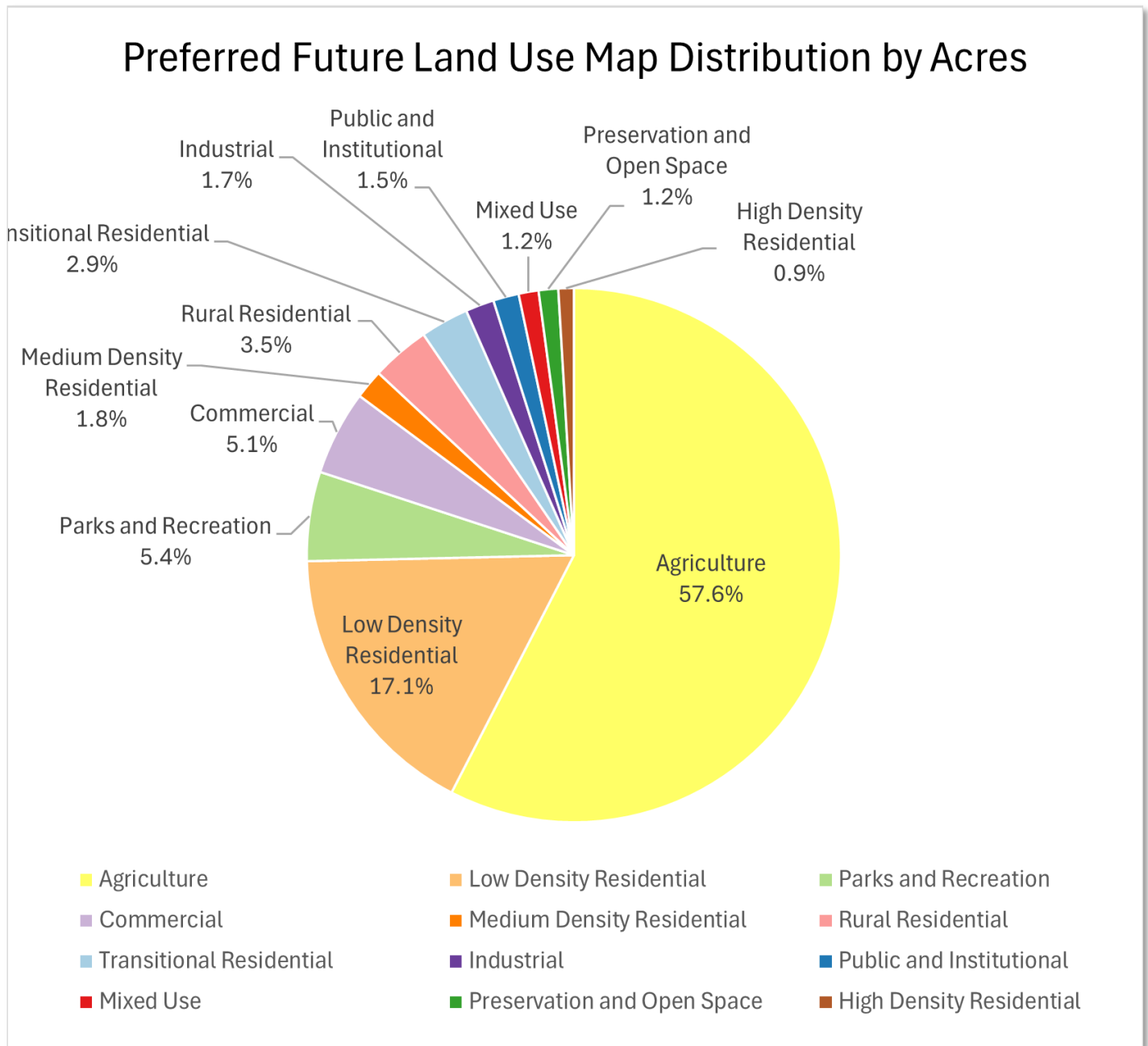
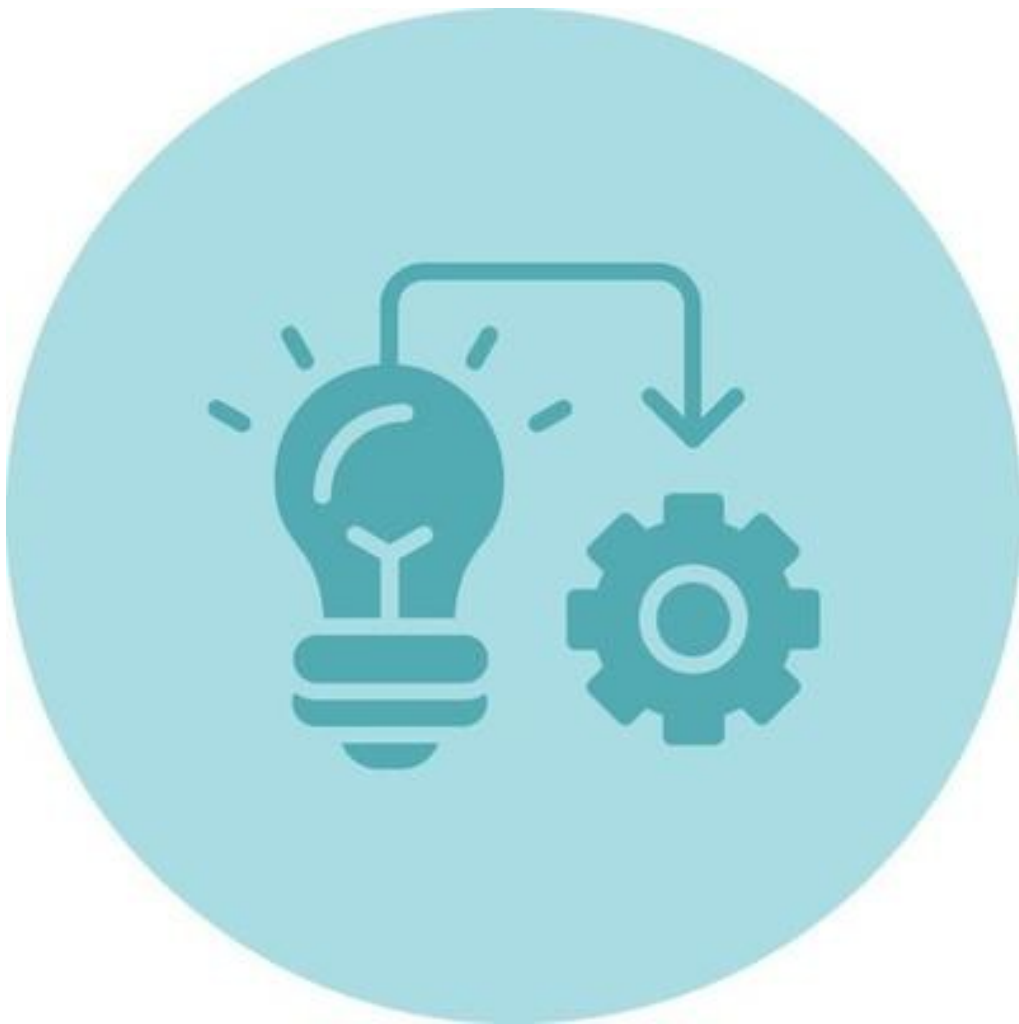


Fig. 18: Preferred Future Land Use Map Distribution

Implementation



IMPLEMENTATION

Many recommendations of this Plan will require specific implementation activities. This section of the Plan summarizes these topics. The activities will be required by the Village of Harrison. These implementation steps are addressed directly in this Plan for two reasons. First, addressing these topics in the Plan will help establish their legal defensibility. Further, it helps link goals and actions of the Plan with specific implementation techniques used by the village at a later date.

To guide municipal growth, the Village has a zoning ordinance and subdivision ordinance. The following implementation strategies are designed to be easily amended and updated as time passes for the Village. Finally, to be effective, this plan should be continuously evaluated and amended as needed to keep current with changes brought about by time. The Village should evaluate this Plan on a three-to-five-year cycle.

Each element contained issues, goals, objectives, and policies. Many of the policies are items that should be accomplished immediately and will be ongoing until the next Comprehensive Plan update. The recommendations that have various time frames and have a significant impact on the Community are included in the Implementation Table, which provides policies and recommendations for each element, time frame, and responsible parties (Table 15). The time frame is determined by short-term (0-4 years), long-term (5-15 years), and ongoing.

Accountable implementation ensures that responsibilities for carrying out the plan are clearly stated, along with metrics for evaluating progress in achieving desired outcomes. The most effective programs reach outside the local government to engage partners in the public, private, and non-profit sectors in implementation.

Implementation Actions

Table 13: Implementation Actions

Action Item	Time Frame	Responsible Parties
Revise zoning rules to align with Comprehensive Plan goals.	Short-term	Village Planning & Development
Adjust zoning standards to permit suitable, owner-run businesses in agricultural areas.	Short-term	Village Planning & Development
Partner with developers to offer diverse lot sizes and housing options while preserving the Village's character.	Ongoing	Village Planning & Development
Ensure land use and zoning decisions align with the Preferred Future Land Use Map.	Ongoing	• Village Planning & Development • Village Plan Commission
Maintain and update the Village's Comprehensive Outdoor Recreation Plan to ensure access to recreation and open space.	Short-term	Village Parks and Trails
Collaborate with Calumet County Economic Development to promote commercial and industrial growth in areas identified in the Preferred Future Land Use Map.	Ongoing	• Village Manager • Village Planning & Development • Calumet County Economic Development
Update the Preferred Future Land Use Map when needed due to changing conditions or major developments, ensuring strong community support through public engagement.	Ongoing	• Village Planning & Development • Village Plan Commission • Village Board
Engage in regional planning with groups like East Central Wisconsin Regional Planning Commission (ECWRC).	Ongoing	• Village Manager • Village Planning & Development • ECWRC
Work with neighboring municipalities on land use and development planning.	Ongoing	• Village Manager • Village Planning & Development
Map and protect environmentally and culturally sensitive areas with plans to preserve their ecological, cultural, and recreational value.	Short-term	• Village Planning & Development • Calumet County Planning • Zoning & Land Information
Promote diverse land uses in designated areas to support residents, boost the economy, and enhance quality of life.	Ongoing	Village Planning & Development
Engage residents in shaping future growth and improving existing districts.	Ongoing	• Village Manager • Village Planning & Development • Village Residents

APPENDIX A - COMMUNITY SURVEY RESULTS

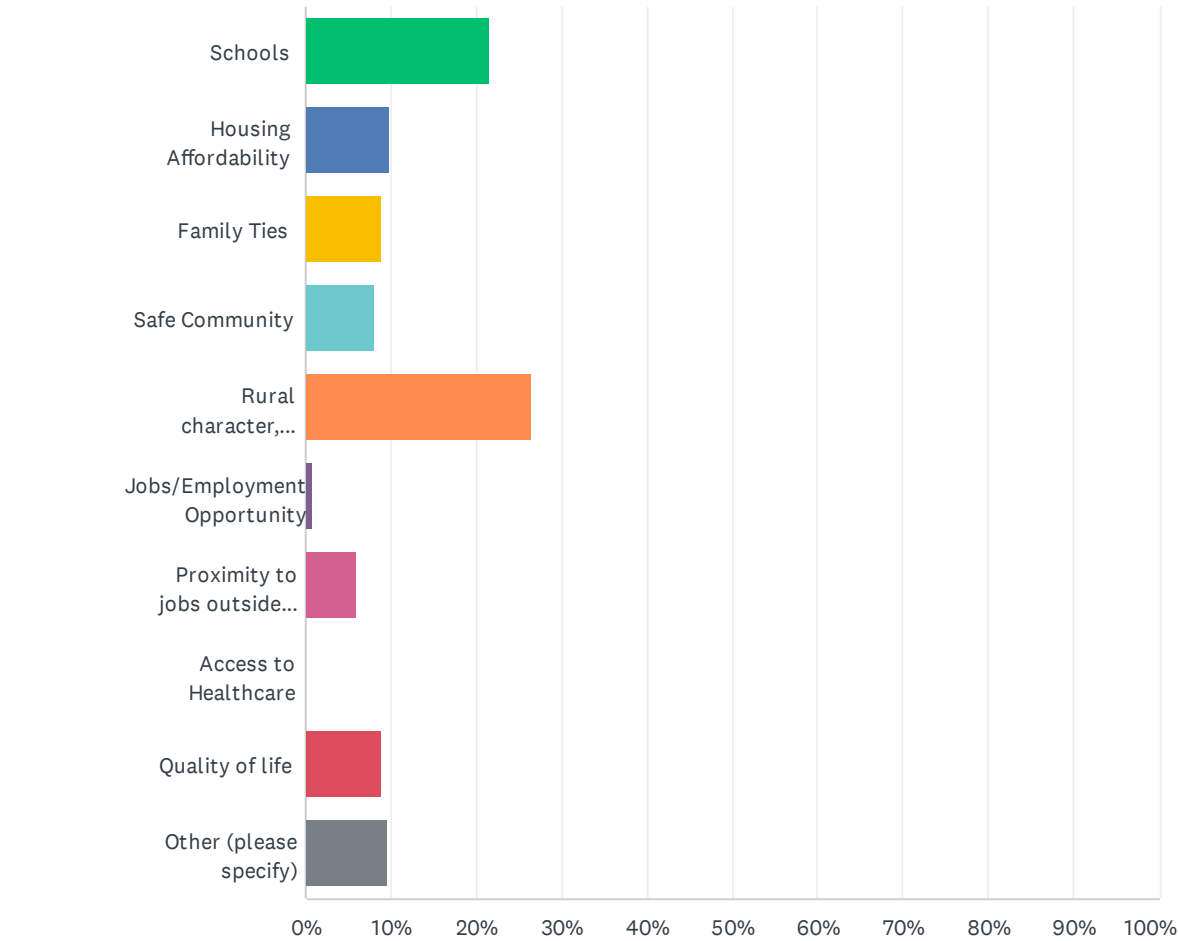
2023-24 Village of Harrison Community and Economic Development Survey Executive Summary

- Total Survey Responses:** 762
- Average age of survey taker:** Almost 50% of the respondents were 45-64 years old
- Number of years survey respondent lived in the Village:** 43% were have lived in the Village 10-24 years.
- Top Three Sources Survey Respondents Get Information:** Village of Harrison website, Village Newsletter, Village Facebook Page
- Workplace of Survey Respondent:** 60% of the survey takers work outside of the Village.
- Affected by no dedicated Zip Code:** 80% have not been affected by no dedicated zip code.
- Top Two Reasons Respondents Live in the Village:** Rural Character/Lifestyle/Beauty and Schools
- Community and Economic Development Information**
- Top Three Types of Commercial Development Missing:** Restaurant/Food Related Business, Retail/Shopping Centers, Personal Care (salons, barbers, spas)
- Top Three Types of Residential Development Missing:** Affordable Senior Housing for 55 and Older, Assisted Living, CBRF, and/or Memory Care Units, and Single Family
- Word Cloud of Open-Ended Questions** (larger the word = more times it was mentioned)

bike rural make side Kwik Trip post office trails Midway Coop new don t neighborhoods living Harrison great use much Chick-fil continue busy live ice cream residents leaves Village Harrison family people really Trader Joes us KK bring Please Midway Costco things apartments connect see kids Fleet Farm streets S think community craft store businesses bike paths restaurants will village housing need close area grocery store roads going Harrison safe parks etc also added Trader Joe s plans better bike trails nice space store way love school N place many improve along love see sidewalks move traffic intersection development one built green space home Lake Park Woodmans Darboy Park address don t need keep light Thank work Appleton especially putting shopping

Q1 What is the top reason you chose to live in the Village of Harrison?

Answered: 759 Skipped: 3



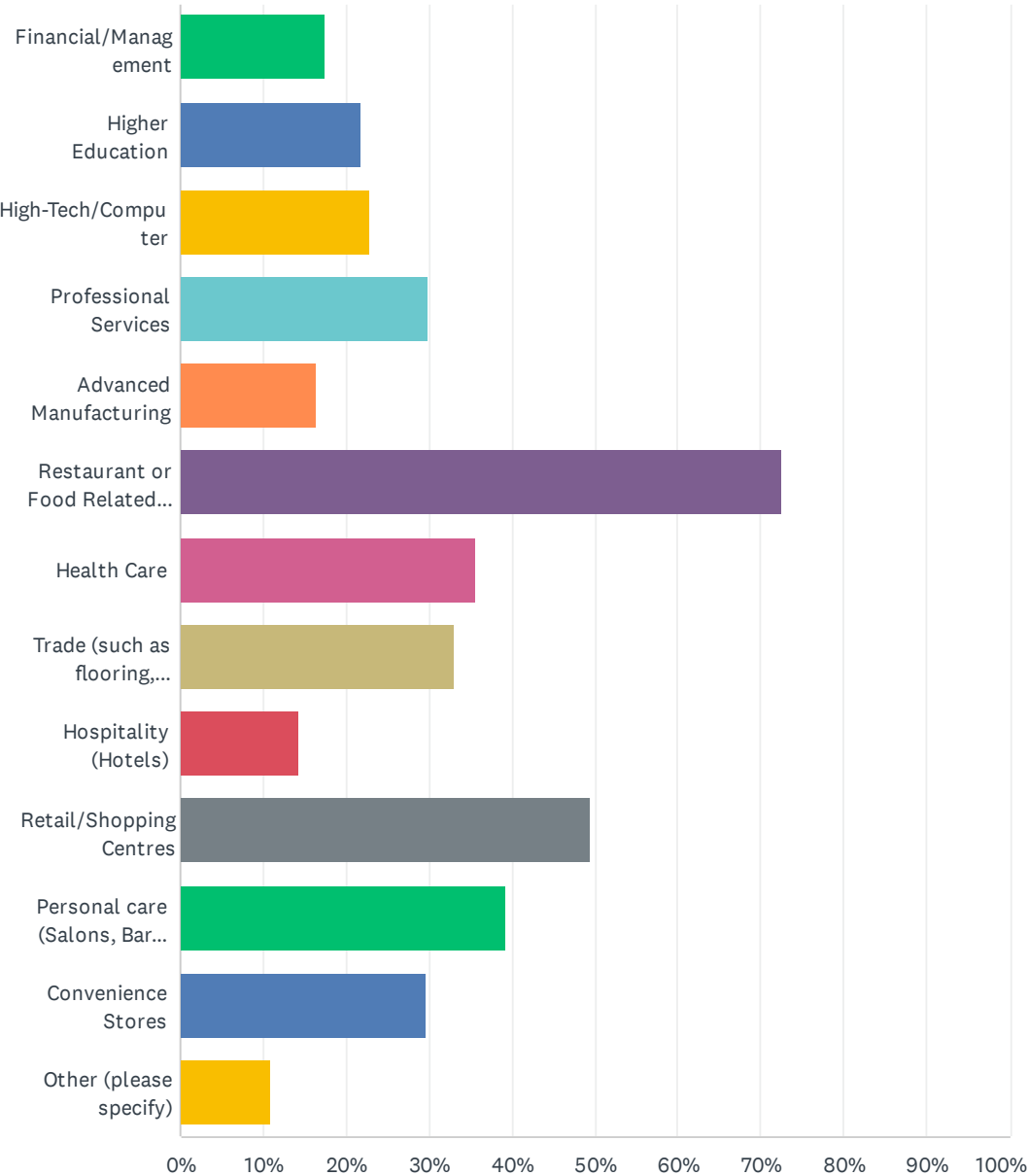
Village of Harrison Community Economic Development Survey

Section 11, Item v.

ANSWER CHOICES	RESPONSES	
Schools	21.48%	163
Housing Affordability	9.75%	74
Family Ties	8.96%	68
Safe Community	8.04%	61
Rural character, Lifestyle, or Scenic Beauty	26.35%	200
Jobs/Employment Opportunity	0.79%	6
Proximity to jobs outside of the Village	6.06%	46
Access to Healthcare	0.00%	0
Quality of life	8.96%	68
Other (please specify)	9.62%	73
TOTAL		759

Q2 What type(s) of commercial development would you support/patronize in the Village (select all that apply)?

Answered: 748 Skipped: 14



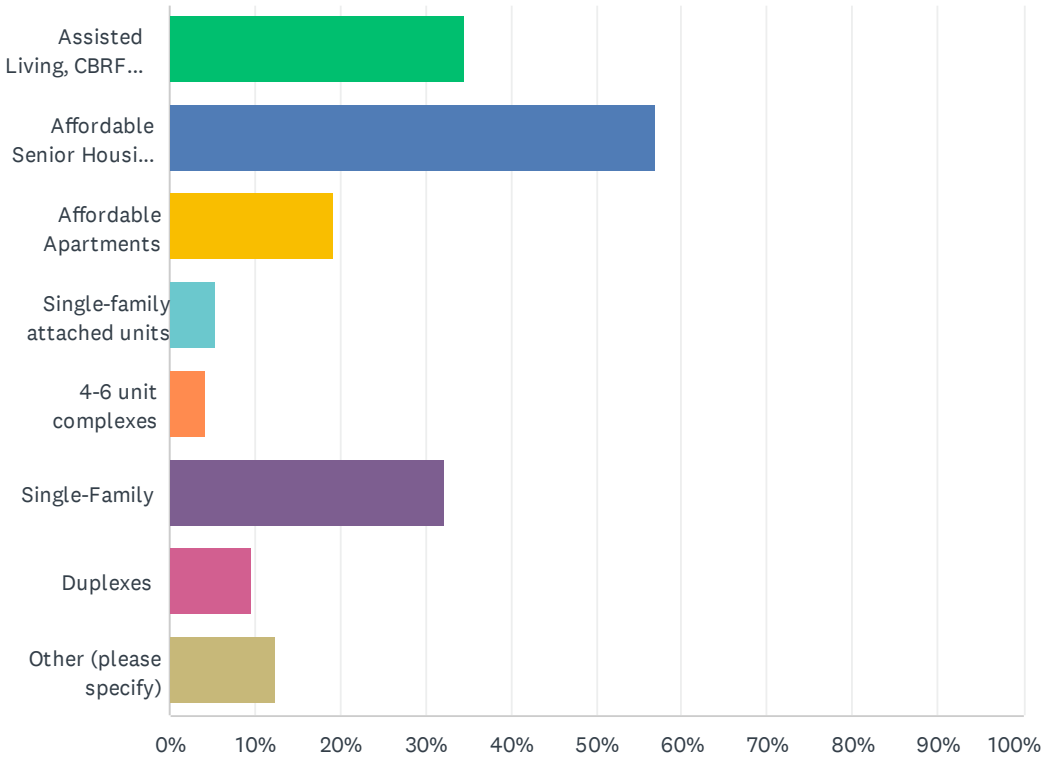
Village of Harrison Community Economic Development Survey

Section 11, Item v.

ANSWER CHOICES	RESPONSES	
Financial/Management	17.38%	130
Higher Education	21.66%	162
High-Tech/Computer	22.73%	170
Professional Services	29.95%	224
Advanced Manufacturing	16.44%	123
Restaurant or Food Related Businesses	72.59%	543
Health Care	35.56%	266
Trade (such as flooring, carpentry, or plumbing)	33.16%	248
Hospitality (Hotels)	14.30%	107
Retail/Shopping Centres	49.47%	370
Personal care (Salons, Barber Shops, Spas)	39.30%	294
Convenience Stores	29.55%	221
Other (please specify)	10.83%	81
Total Respondents: 748		

Q3 The Village has seen an increased investment in residential development in the past five years in single and multi-family. In order to be a livable community all housing types should be provided. Please choose types of residential that you believe are missing from the Village.

Answered: 702 Skipped: 60



ANSWER CHOICES	RESPONSES	
Assisted Living, CBRF, and/or Memory Care Units	34.47%	242
Affordable Senior Housing for 55 and Older	56.98%	400
Affordable Apartments	19.23%	135
Single-family attached units	5.27%	37
4-6 unit complexes	4.27%	30
Single-Family	32.19%	226
Duplexes	9.69%	68
Other (please specify)	12.39%	87
Total Respondents: 702		

#	OTHER (PLEASE SPECIFY)	DATE
1	Single homes NOT in the \$500,000 range	1/8/2024 10:17 AM

Village of Harrison Community Economic Development Survey

Section 11, Item v.

2	slow development and focus on sustainability	1/3/2024 7:06 AM
3	Farm land	12/30/2023 8:57 AM
4	none	12/29/2023 4:54 PM
5	affordable single family houses	12/27/2023 2:45 PM
6	None of the above	12/22/2023 2:04 PM
7	Too many large apartment complexes along Lake Park Road	12/16/2023 5:42 PM
8	Non income based senior living	12/13/2023 6:21 PM
9	Stop allowing apartment complex and stop changing the zoning rules to allow them	12/13/2023 1:09 PM
10	there are to many people here already .stop building.the road and highways cant already handle the traffic the way it is today	12/11/2023 3:50 PM
11	We don't want apartments/duplexes	12/9/2023 12:55 PM
12	There should be less development. It is getting crowded and losing the rural feel that brought us here.	12/5/2023 6:55 PM
13	we don't need more multi-unit buildings in our town or people who don't pay taxes as it hurts our community.	12/5/2023 7:59 AM
14	NONE, growth needs to be managed	12/4/2023 9:26 AM
15	None, too many apartments here already	12/3/2023 11:04 AM
16	Neighborhoods with large lots- new developments are all crammed together and feel townhouse-like and not like the single family homes they are supposed to be	12/2/2023 9:09 PM
17	I do not believe we need more than single family residences.	11/30/2023 4:49 PM
18	none of the above	11/28/2023 3:07 PM
19	It depends on the street and "if/if not" section 8-housing; understand the "combination-theory of single-fam./duplexes": just be careful of that mix...for the "older" duplexes (some streets) have a diff. level-of-care by tenants than others (other streets):of course "aging of property/drainage patterns from planted berms changed pattern in backyards) gouging -deeper (mowing more difficult)...all combine to degrade terrain	11/27/2023 3:01 PM
20	None of the above	11/24/2023 2:30 PM
21	None of the above	11/23/2023 10:19 PM
22	None	11/23/2023 1:16 PM
23	Too many apartments. Also address the roads. You need to connect Woodland to Sunrise with wider roads, bike lanes and sidewalks. Midway, Coop, Manitowoc and Woodland need to be wider, bike lanes and sidewalks. You need a roundabout at Coop and Midway.	11/23/2023 8:55 AM
24	None	11/22/2023 9:49 AM
25	No preference	11/22/2023 9:19 AM
26	Don't think it's missing anything	11/21/2023 9:23 PM
27	condominiums	11/21/2023 1:24 PM
28	Farm land (Farms)	11/21/2023 10:30 AM
29	none	11/21/2023 10:17 AM
30	I think there is enough housing options. Focus should now be on supporting those here.	11/21/2023 10:16 AM
31	More affordable housing in the area.	11/21/2023 10:03 AM
32	WE HAVE TOO MANY MULTI FAMILY DEVELOPMENTS BRINGING IN TOO MUCH TRAFFIC	11/21/2023 7:57 AM
33	No more apartments. You don't have sidewalks to facilitate children to get to parks or rec.	11/20/2023 11:19 PM

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fields.

34	1+ acre lots developed subdivision	11/20/2023 5:37 PM
35	I don't think additional housing is needed.	11/20/2023 6:40 AM
36	I like the homes I see now	11/19/2023 11:31 PM
37	I don't think it needs development	11/19/2023 11:27 PM
38	Smaller detached homes for seniors similar to what is off of Eisenhower	11/19/2023 6:42 PM
39	It's time to slow down development	11/19/2023 6:24 PM
40	None. Especially no more apartments	11/19/2023 4:03 PM
41	None	11/19/2023 3:34 PM
42	?	11/19/2023 2:56 PM
43	NO MORE MULTI-FAMILY COMPLEXES! Stop approving new subdivisions packed with tiny lots.	11/19/2023 11:14 AM
44	Too much residential, not enough commercial	11/19/2023 10:55 AM
45	no more apartment complexes.	11/19/2023 10:28 AM
46	This is difficult to answer as a community member my bias is based on what I see in my routes as I drive around. I believe we are skewing too high on multi unit apartment complexes and the fact that they are all right next to each other on Lake Park road does not look aesthetically pleasing or fit with the character of the community. Would be great to have the distribution of where we are today before completing the survey i also could not locate the data on the website.	11/19/2023 8:11 AM
47	No more housing is needed.	11/19/2023 8:07 AM
48	There are a lot of other housing options in close proximity to the village of Harrison	11/19/2023 7:52 AM
49	I feel Harrison has a good balance, no complaints.	11/19/2023 7:46 AM
50	disabled housing	11/18/2023 8:14 PM
51	Lower the taxes for seniors who have lived here their whole life and it is their primary residence. How many times do you have to buy your land.	11/18/2023 4:28 PM
52	I think there have been way too many apartment complexes built. It is an eye sore at every turn. I'd much rather see single family nice homes that pay their own way/own taxes.	11/18/2023 4:17 PM
53	Neither- there's a lot of residential development already	11/18/2023 3:29 PM
54	Too many apartments, not good for long term.	11/18/2023 3:03 PM
55	No more apartment buildings and multi family complexes	11/18/2023 2:47 PM
56	Larger rural lots for single family	11/18/2023 1:57 PM
57	Affordable every type of housing	11/18/2023 1:53 PM
58	SINGLE STORY,2-3 BD RM,2 CAR GARAGE,SENIOR LVING	11/18/2023 1:52 PM
59	Happy with way it is currently	11/18/2023 1:41 PM
60	Unsure	11/18/2023 8:40 AM
61	Do NOT put low income housing into this community.	11/18/2023 7:59 AM
62	Condominium complexes	11/18/2023 7:45 AM
63	Estate sized lots	11/17/2023 8:31 PM
64	Focus on single family. No low cost housing.	11/17/2023 5:21 PM
65	New 1400 square foot starter homes	11/17/2023 5:20 PM
66	Green Space for "Homeless"	11/17/2023 2:48 PM

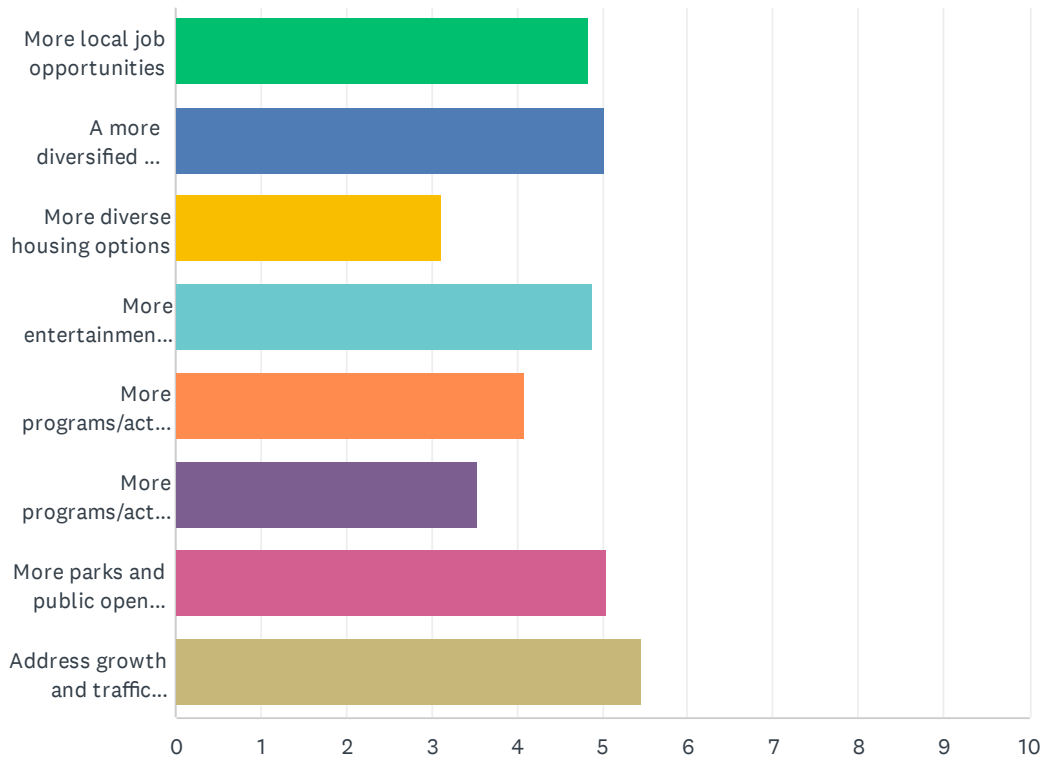
Village of Harrison Community Economic Development Survey

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67	None	11/17/2023 1:16 PM
68	None	11/17/2023 1:03 PM
69	Ok, with what is offered	11/17/2023 6:42 AM
70	Not anymore huge apartment complexes like south of Blackoak and east of Lake Park	11/17/2023 3:42 AM
71	None	11/16/2023 5:17 PM
72	Condos	11/16/2023 7:22 AM
73	More single family less complex, apartments, condos	11/15/2023 9:08 PM
74	Please stop with the residential development!	11/15/2023 6:42 PM
75	No more apartments of any size please.	11/15/2023 5:56 PM
76	None missing. Too much already.	11/15/2023 4:28 PM
77	A community should serve cradle to grave. We don't have a community for independent empty nesters	11/15/2023 3:43 PM
78	None	11/15/2023 3:38 PM
79	None.	11/15/2023 9:31 AM
80	No more multi family	11/14/2023 8:35 PM
81	Single Family with lot sizes 1 acre or more.	11/14/2023 11:56 AM
82	We do not need apartments and multi family units.	11/14/2023 7:43 AM
83	No more multifamily structures	11/13/2023 8:09 PM
84	None	11/13/2023 7:39 PM
85	Stop allowing apartments to be built.	11/13/2023 7:37 PM
86	No more apartments	11/13/2023 6:48 PM
87	None, would like farmland preservation	11/13/2023 6:28 PM

Q4 The next items will reflect future growth and development priorities that the Village may choose to focus on. Rank your choices in order of your preference (with 1 being the most preferred).

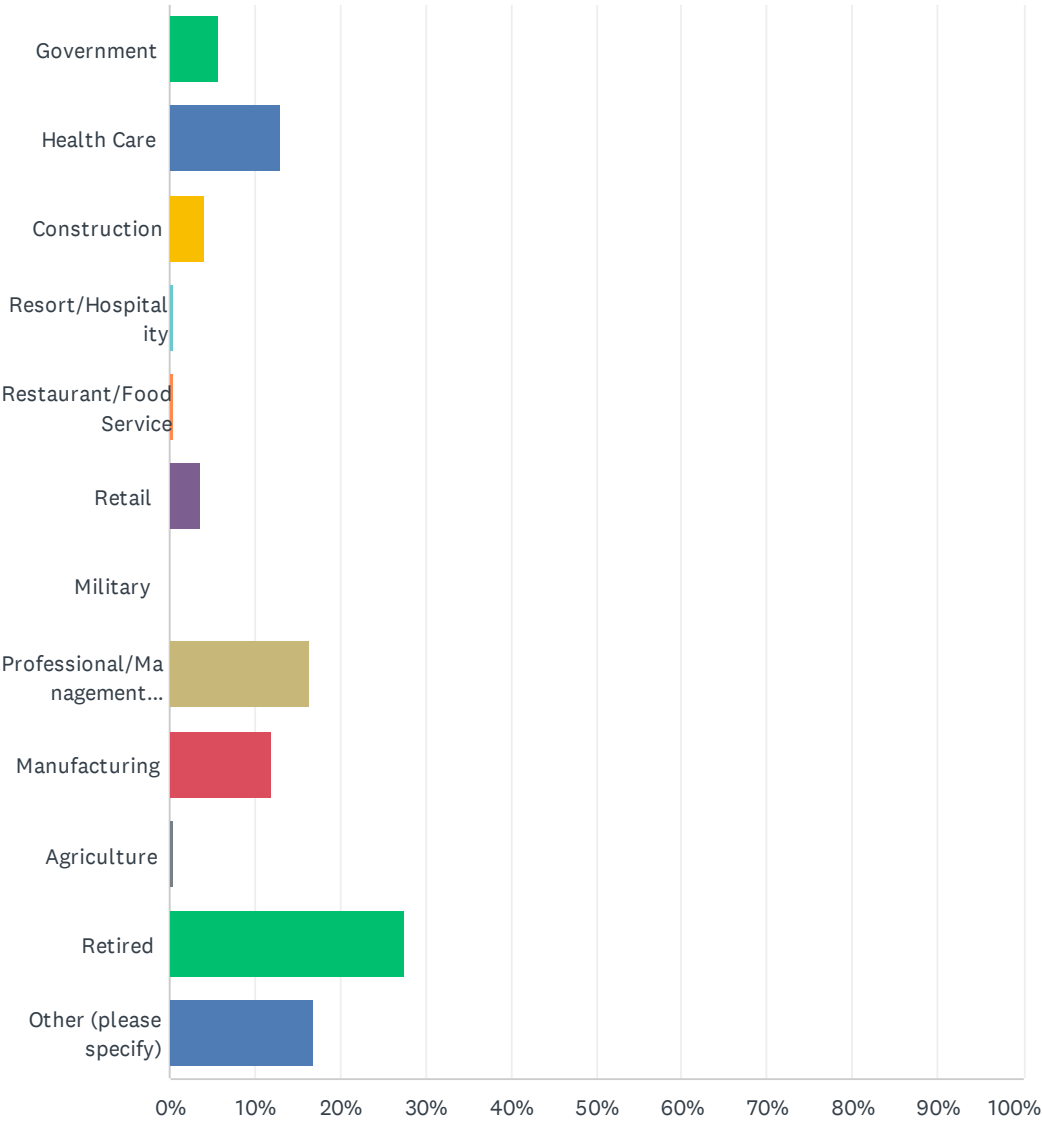
Answered: 751 Skipped: 11



	1	2	3	4	5	6	7	8	TOTAL	SCORE
More local job opportunities	12.52% 94	14.11% 106	12.65% 95	13.98% 105	17.84% 134	14.11% 106	9.59% 72	5.19% 39	751	4.83
A more diversified tax base	15.98% 120	18.11% 136	15.18% 114	9.19% 69	10.65% 80	11.98% 90	14.11% 106	4.79% 36	751	5.03
More diverse housing options	2.53% 19	4.53% 34	10.52% 79	9.85% 74	10.52% 79	12.78% 96	16.91% 127	32.36% 243	751	3.11
More entertainment for all ages	8.12% 61	13.98% 105	18.64% 140	19.84% 149	14.38% 108	11.72% 88	8.52% 64	4.79% 36	751	4.88
More programs/activities for children	5.46% 41	8.39% 63	12.12% 91	14.91% 112	16.78% 126	17.58% 132	15.71% 118	9.05% 68	751	4.10
More programs/activities for seniors	4.79% 36	5.99% 45	7.59% 57	10.52% 79	14.25% 107	21.30% 160	17.71% 133	17.84% 134	751	3.53
More parks and public open spaces	17.84% 134	19.84% 149	12.12% 91	11.85% 89	9.59% 72	6.79% 51	11.58% 87	10.39% 78	751	5.06
Address growth and traffic areas	32.76% 246	15.05% 113	11.19% 84	9.85% 74	5.99% 45	3.73% 28	5.86% 44	15.58% 117	751	5.46

Q5 What is your area of employment?

Answered: 759 Skipped: 3



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ANSWER CHOICES	RESPONSES
Government	5.67% 43
Health Care	12.91% 98
Construction	3.95% 30
Resort/Hospitality	0.40% 3
Restaurant/Food Service	0.40% 3
Retail	3.56% 27
Military	0.00% 0
Professional/Management Services	16.47% 125
Manufacturing	11.86% 90
Agriculture	0.53% 4
Retired	27.40% 208
Other (please specify)	16.86% 128
TOTAL	759

#	OTHER (PLEASE SPECIFY)	DATE
1	Customer service	1/10/2024 9:48 PM
2	Higher Education	1/9/2024 3:58 PM
3	Education	1/8/2024 8:56 PM
4	Communications	1/8/2024 10:30 AM
5	Retired/manufacturung/college	1/8/2024 10:17 AM
6	Software Engineering	1/8/2024 9:48 AM
7	Advertising/Marketing	1/3/2024 7:03 PM
8	Non-Profit	1/2/2024 8:01 PM
9	Education	1/2/2024 6:01 PM
10	scientific	12/30/2023 8:57 AM
11	Community service volunteers for veterans and voters	12/27/2023 11:48 AM
12	Retired Military	12/18/2023 11:55 AM
13	Technology	12/17/2023 1:28 PM
14	IT	12/13/2023 6:21 PM
15	DON'T WORK ON DISABILITY	12/13/2023 11:38 AM
16	Education	12/10/2023 6:19 PM
17	Sales	12/10/2023 6:04 PM
18	K-12 Education	12/10/2023 11:11 AM
19	Transportation	12/4/2023 8:44 AM
20	Homemaker	12/2/2023 9:09 PM
21	Education	12/2/2023 8:31 AM

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22	Software engineer	12/1/2023 11:33 AM
23	IT	11/30/2023 4:49 PM
24	SEMI-RETIRED, SELF EMPLOYED	11/29/2023 10:08 AM
25	Non profit	11/27/2023 6:10 PM
26	alot of seniors dealing with limited finances will be returning to the workforce; therein is the "senior jobs/activities:largely Kimberly School-District (free activities:so not spending our\$); already frd.s in 80s live so meagerly on SS "in" section 8 hs'g.: we in our 70s can "see the future." Definitely worried about '23's property tax amount/Calumet Co.,	11/27/2023 3:01 PM
27	Insurance	11/26/2023 10:29 AM
28	Self employed resale	11/26/2023 9:31 AM
29	Technology	11/25/2023 6:42 PM
30	part time fitness	11/25/2023 6:11 AM
31	Education	11/24/2023 7:25 PM
32	Executive business leadership	11/24/2023 2:42 PM
33	Engineering	11/24/2023 10:40 AM
34	School	11/23/2023 7:00 PM
35	Education	11/23/2023 7:49 AM
36	IT	11/22/2023 6:29 PM
37	self employed	11/22/2023 3:39 PM
38	Wholesale	11/21/2023 2:43 PM
39	Law Firm	11/21/2023 11:57 AM
40	Stay at home parent	11/21/2023 10:16 AM
41	Logistics	11/20/2023 9:25 PM
42	Real Estate	11/20/2023 7:48 PM
43	Information Technology	11/20/2023 6:35 PM
44	Semi retired, contractor supply delivery	11/20/2023 5:51 PM
45	Education	11/20/2023 4:19 PM
46	Financial	11/20/2023 12:40 PM
47	Education	11/20/2023 12:35 PM
48	Software	11/20/2023 9:18 AM
49	CPG	11/20/2023 9:10 AM
50	Specialty Training	11/20/2023 7:52 AM
51	Stay at home mom	11/20/2023 6:40 AM
52	Specialized Industrial equipment development	11/19/2023 8:52 PM
53	Education	11/19/2023 8:34 PM
54	Farming	11/19/2023 8:06 PM
55	School	11/19/2023 5:44 PM
56	Education	11/19/2023 4:03 PM
57	Finance	11/19/2023 3:34 PM

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58	Financial services	11/19/2023 1:26 PM
59	Information Technology	11/19/2023 1:26 PM
60	Fitness	11/19/2023 12:58 PM
61	social worker	11/19/2023 10:28 AM
62	warehouse	11/19/2023 9:40 AM
63	Information technology	11/19/2023 9:27 AM
64	Education	11/19/2023 9:25 AM
65	Education	11/19/2023 8:40 AM
66	Education	11/19/2023 7:39 AM
67	Supply Chain	11/19/2023 6:18 AM
68	Transportation	11/18/2023 6:24 PM
69	Transportation	11/18/2023 6:02 PM
70	Mortgage/Financial	11/18/2023 4:18 PM
71	Private contractor for spill cleanup	11/18/2023 1:57 PM
72	Entrepreneurship & higher education	11/18/2023 1:53 PM
73	Education	11/18/2023 10:10 AM
74	Education	11/18/2023 9:43 AM
75	Self employed, home service industry	11/18/2023 8:50 AM
76	Education	11/18/2023 8:47 AM
77	Education	11/18/2023 7:59 AM
78	Education	11/17/2023 10:08 PM
79	Education	11/17/2023 8:26 PM
80	College student	11/17/2023 6:21 PM
81	Engineering	11/17/2023 5:20 PM
82	Homemaker	11/17/2023 4:58 PM
83	Education	11/17/2023 4:45 PM
84	Customer service	11/17/2023 3:55 PM
85	Bus driver	11/17/2023 1:18 PM
86	Me: Restaurant. Husband:sales	11/17/2023 1:08 PM
87	Quality Management	11/17/2023 1:03 PM
88	Travel	11/17/2023 6:42 AM
89	Sales	11/16/2023 4:18 PM
90	Insurance	11/16/2023 8:28 AM
91	IT, currently home with kids (need more wrap around care spots in the schools)	11/16/2023 7:22 AM
92	Education	11/16/2023 1:17 AM
93	Stay at home mom	11/15/2023 8:49 PM
94	Education	11/15/2023 8:31 PM
95	School	11/15/2023 7:50 PM

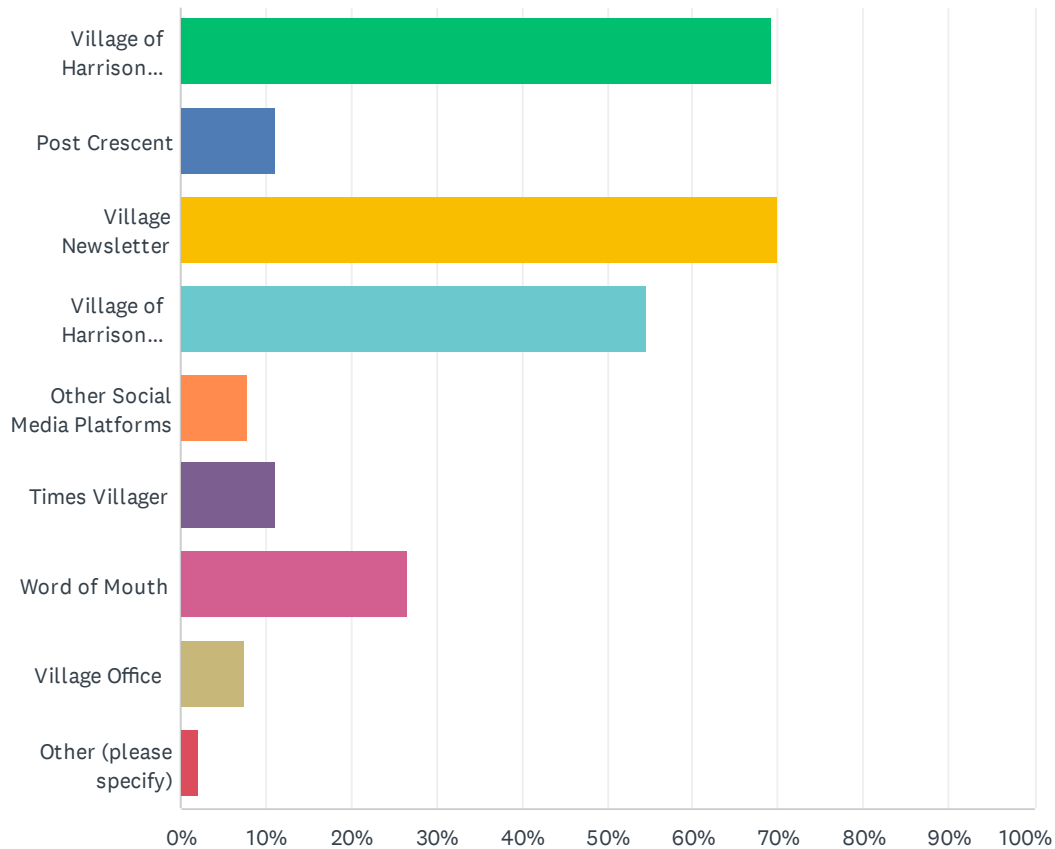
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96	Education	11/15/2023 10:11 PM
97	Education	11/15/2023 5:47 PM
98	IT	11/15/2023 5:45 PM
99	Homemaker	11/15/2023 5:36 PM
100	Higher education	11/15/2023 4:32 PM
101	Schools	11/15/2023 3:48 PM
102	CPG	11/15/2023 3:38 PM
103	Auto Technician	11/14/2023 9:44 PM
104	Homemaker	11/14/2023 9:29 PM
105	Information Technology	11/14/2023 11:56 AM
106	Technology	11/14/2023 10:52 AM
107	I own a business.	11/14/2023 7:43 AM
108	Education	11/14/2023 7:27 AM
109	Education	11/14/2023 5:16 AM
110	Financial Services	11/14/2023 4:26 AM
111	Homeschool parent currently	11/14/2023 1:19 AM
112	Engineering	11/13/2023 10:42 PM
113	Education	11/13/2023 10:36 PM
114	Finance	11/13/2023 9:59 PM
115	Education	11/13/2023 9:40 PM
116	Education	11/13/2023 9:06 PM
117	None	11/13/2023 8:54 PM
118	Automotive	11/13/2023 8:40 PM
119	Business/sales	11/13/2023 8:38 PM
120	Financial	11/13/2023 7:41 PM
121	Education	11/13/2023 7:37 PM
122	Insurance	11/13/2023 7:13 PM
123	Transportation	11/13/2023 6:39 PM
124	Childcare/education	11/13/2023 6:39 PM
125	Energy	11/13/2023 6:25 PM
126	Banking	11/13/2023 6:23 PM
127	Automation	11/13/2023 6:16 PM
128	Education	11/13/2023 6:15 PM

Q6 For Village staff to improve communication with residents, please select all that apply as to where you get your information about the Village of Harrison.

Answered: 760 Skipped: 2



ANSWER CHOICES	RESPONSES	
Village of Harrison website	69.21%	526
Post Crescent	11.05%	84
Village Newsletter	70.00%	532
Village of Harrison Facebook Page	54.61%	415
Other Social Media Platforms	7.89%	60
Times Villager	11.18%	85
Word of Mouth	26.71%	203
Village Office	7.37%	56
Other (please specify)	2.24%	17
Total Respondents: 760		

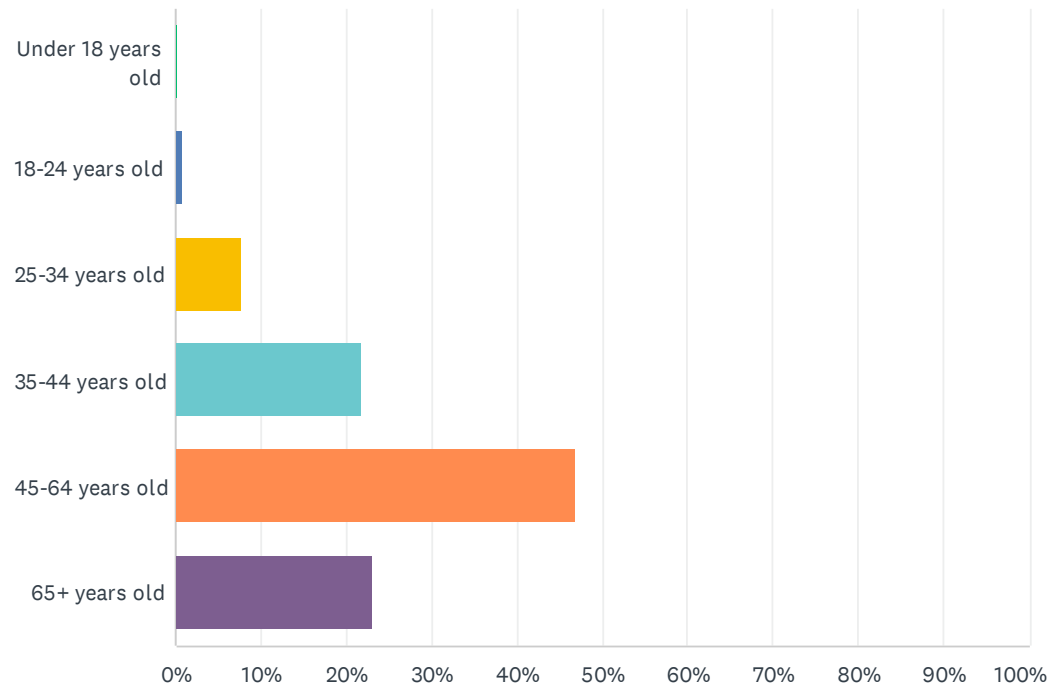
Village of Harrison Community Economic Development Survey

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#	OTHER (PLEASE SPECIFY)	DATE
1	Be more transparent	12/26/2023 1:09 PM
2	Journal	12/11/2023 5:23 AM
3	Wish the Times Villager came to us.	12/10/2023 1:10 PM
4	When we lived at a different Harrison address, we received a mailing very regularly, perhaps monthly? We no longer get that mailing.	11/28/2023 9:29 AM
5	mail	11/27/2023 5:38 PM
6	word of mouth=rarely; though have passed on info. (change of lot#:learned thru deed change) to persons on same St., in 2023.	11/27/2023 3:01 PM
7	Create an app	11/23/2023 9:04 AM
8	Darboy Park Facebook group	11/20/2023 9:18 AM
9	Communication would improve if you responded to emails.	11/20/2023 6:40 AM
10	Mailers and I go looking when I have questions	11/19/2023 8:02 PM
11	Neighbor's of Midway Publicatio	11/19/2023 6:42 PM
12	Would love to see an emailed newsletter rather than printed	11/19/2023 2:56 PM
13	would like a dog park with a swim area	11/19/2023 12:15 PM
14	Radio WHBY, or 91.1 ...promote a non profit Radio Station	11/18/2023 9:39 AM
15	We hardly ever hear anything about what is happening in Harrison.	11/17/2023 5:21 PM
16	Would love a mailer	11/15/2023 7:50 PM
17	Need to get rid of all the extra fb pages. Too many rumors and "wishes"people think are important when it's really just complaining and hiding behind keyboards	11/13/2023 7:49 PM

Q7 Your Age?

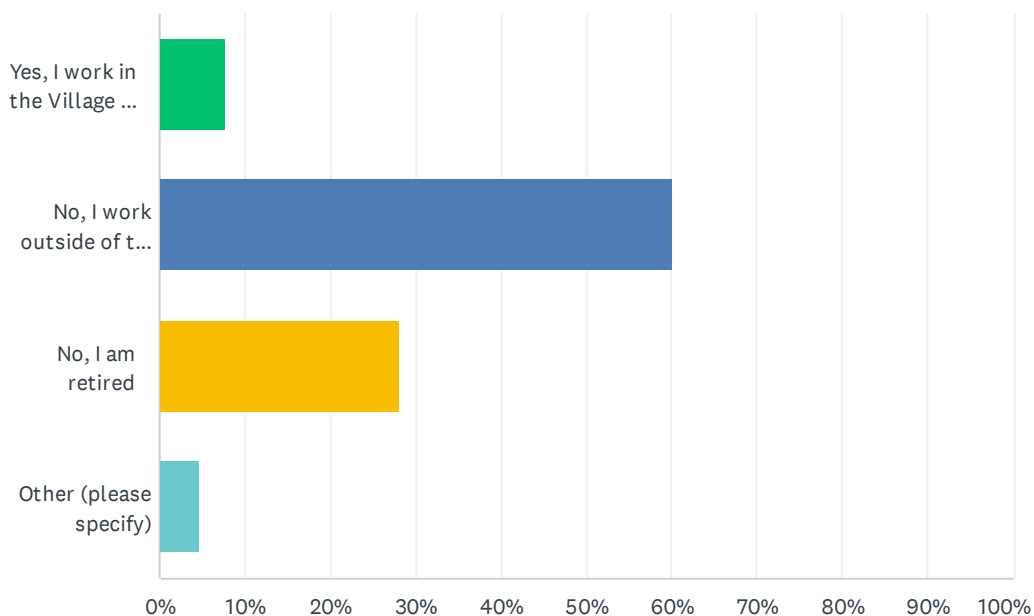
Answered: 756 Skipped: 6



ANSWER CHOICES	RESPONSES	
Under 18 years old	0.13%	1
18-24 years old	0.93%	7
25-34 years old	7.67%	58
35-44 years old	21.69%	164
45-64 years old	46.83%	354
65+ years old	23.02%	174
Total Respondents: 756		

Q8 Do you work in the Village of Harrison village limits?

Answered: 759 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes, I work in the Village of Harrison	7.77%	59
No, I work outside of the Village of Harrison	60.21%	457
No, I am retired	28.06%	213
Other (please specify)	4.61%	35
Total Respondents: 759		

#	OTHER (PLEASE SPECIFY)	DATE
1	All over the area	1/9/2024 10:12 AM
2	Retired/Work	1/8/2024 10:17 AM
3	Work from home	1/8/2024 10:17 AM
4	Yes, I work from home.	12/26/2023 4:56 PM
5	ON DISABILITY	12/13/2023 11:38 AM
6	My husband works remotely for another state, but I have a home based business	12/12/2023 3:35 PM
7	Work from home part time	12/11/2023 5:23 AM
8	Work from home, for company outside of VoH	12/8/2023 3:03 PM
9	Homemaker	12/2/2023 9:09 PM
10	I have a home office and travel nationally 50% time	11/30/2023 10:27 AM
11	I work from home but my employer is outside Harrison limits	11/28/2023 9:29 AM

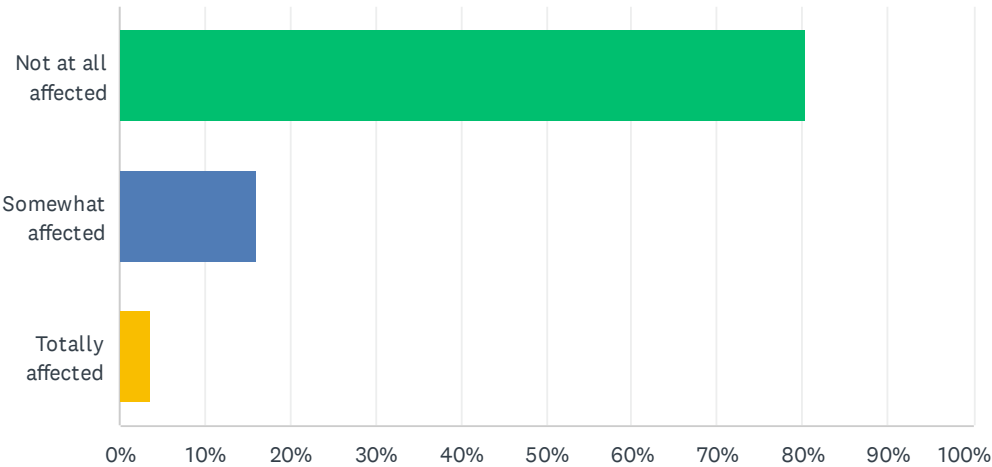
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12	I did work in Village and live 1 1/2 blks off of the KK/N intersection; the "planners" for the new Brew Pub (in-lot and highways) should have been better at their professions (a, surely, the plan(s) must have needed much-approval)	11/27/2023 6:32 PM
13	Remote employee with Corp headquarters in Michigan	11/22/2023 6:32 PM
14	Work from home	11/20/2023 9:25 PM
15	I work at home for a company outside of the village	11/20/2023 9:30 AM
16	I work from home	11/20/2023 9:18 AM
17	Work from home	11/20/2023 7:52 AM
18	Yes - I stay home and raise my kids here.	11/20/2023 6:40 AM
19	My employee is out of town limits but I work from home	11/19/2023 2:56 PM
20	Remote worker	11/19/2023 1:26 PM
21	Remote worker	11/19/2023 8:11 AM
22	I work from home for a company headquartered out of state	11/17/2023 8:27 PM
23	Work at home in Harrison	11/17/2023 7:16 PM
24	I don't have a job yet	11/17/2023 6:21 PM
25	Currently home with kids, but have always worked outside village limits in the past	11/16/2023 7:22 AM
26	Stay at home mom	11/15/2023 8:49 PM
27	Remote at home	11/15/2023 7:58 PM
28	Remote employee	11/15/2023 3:43 PM
29	Homemaker	11/14/2023 9:29 PM
30	Work from home	11/14/2023 10:55 AM
31	Village and county.	11/14/2023 7:43 AM
32	I work remotely from home	11/14/2023 4:26 AM
33	Stay at home parent	11/14/2023 1:19 AM
34	None	11/13/2023 8:54 PM
35	Work from home	11/13/2023 6:19 PM

Q9 The Village of Harrison does not have its own zip code. Have you been negatively affected by not having a dedicated Harrison zip code?

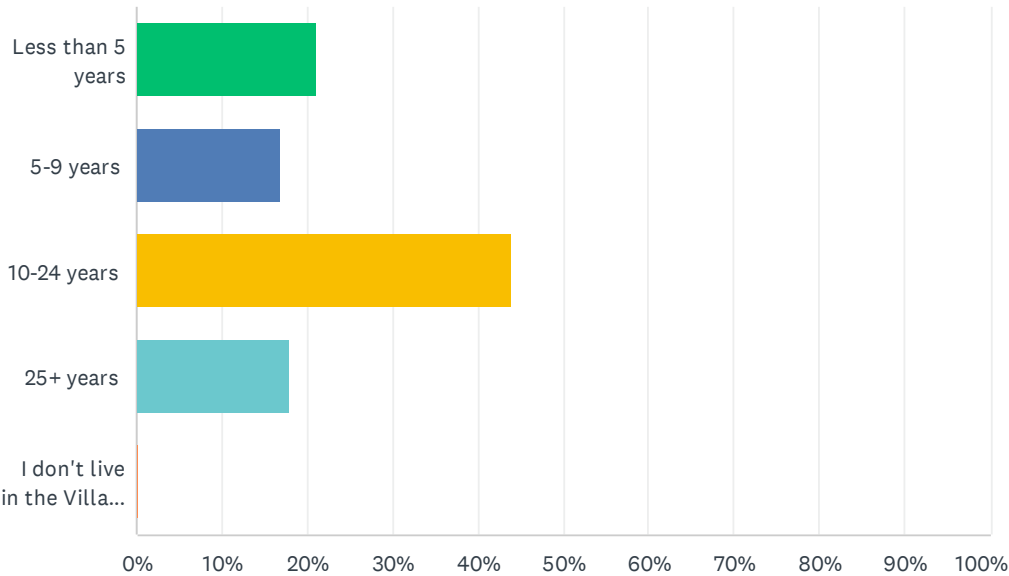
Answered: 761 Skipped: 1



ANSWER CHOICES	RESPONSES	
Not at all affected	80.42%	612
Somewhat affected	15.90%	121
Totally affected	3.68%	28
Total Respondents: 761		

Q10 How many years have you lived in the Village of Harrison?

Answered: 762 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 5 years	21.13%	161
5-9 years	16.80%	128
10-24 years	43.83%	334
25+ years	17.98%	137
I don't live in the Village of Harrison	0.26%	2
TOTAL		762

Q11 Please share with us actual names of businesses in other areas that you would like to see in the Village of Harrison or anything else you would like to share.

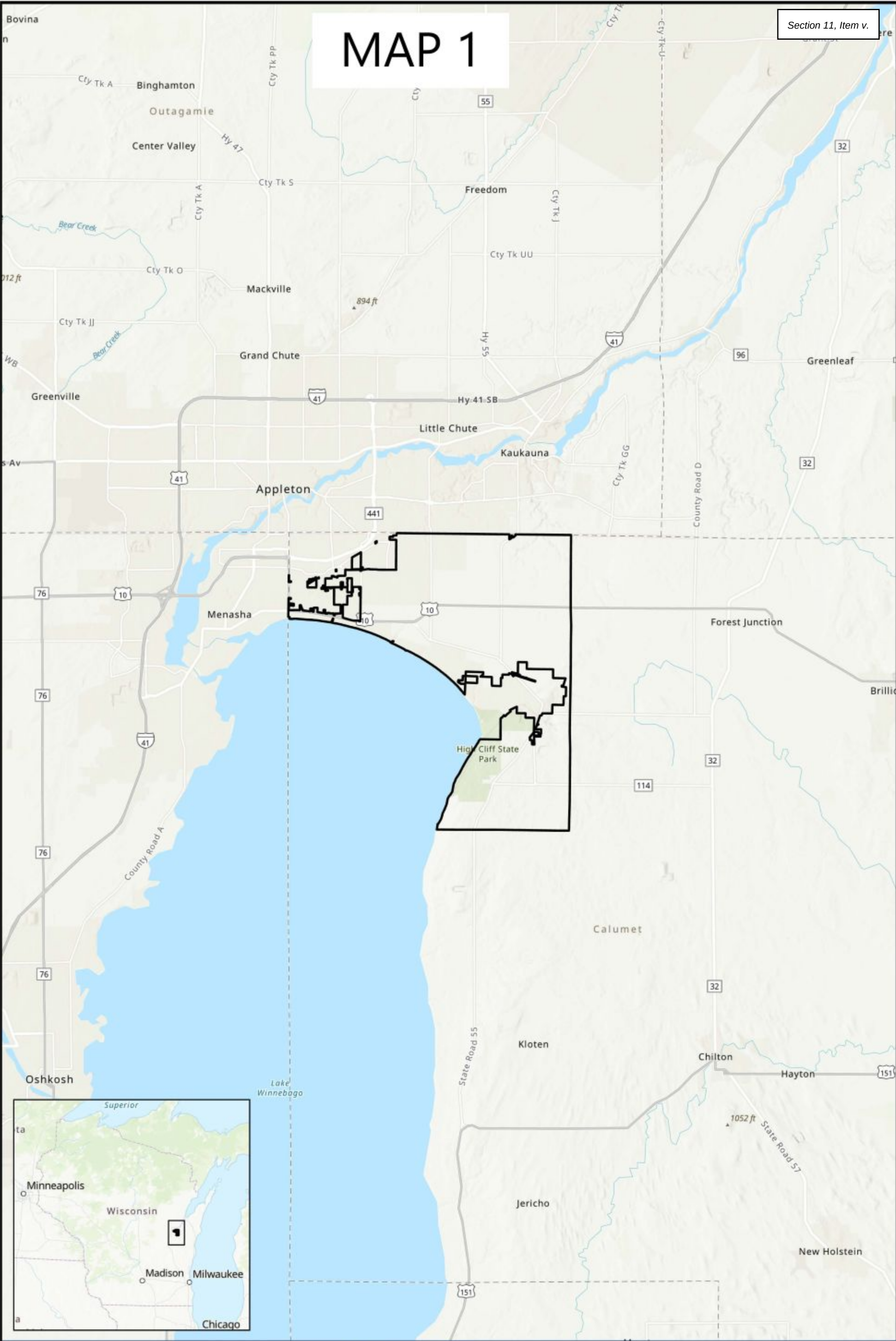
Answered: 392 Skipped: 370

bike rural make side Kwik Trip post office trails Midway Coop new don t
 neighborhoods living Harrison great use much Chick-fil continue busy live
 ice cream residents leaves Village Harrison family people really
 Trader Joes us KK bring Please Midway Costco things
 apartments connect see kids Fleet Farm streets S think
 community craft store businesses bike paths
 restaurants will village housing need close
 area grocery store roads going Harrison safe parks
 etc also added Trader Joe s plans better bike trails nice space
 store way love school N place many improve along love see sidewalks
 move traffic intersection development one built green space home Lake Park
 Woodmans Darboy Park address don t need keep light Thank work Appleton
 especially putting shopping

APPENDIX B – MAPS

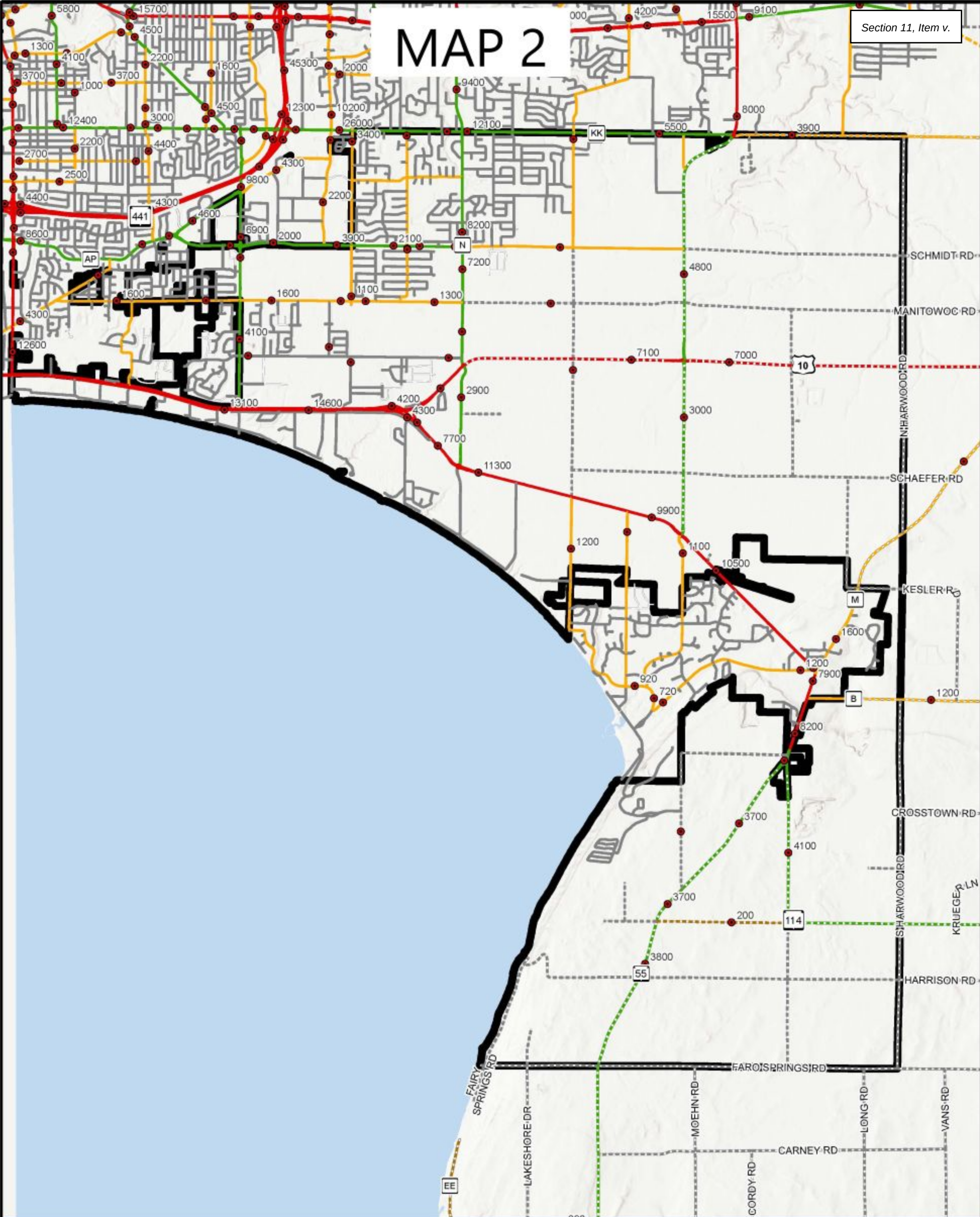
MAP 1

Section 11, Item v.



Village of Harrison

DISCLAIMER: This map is only a graphic representation, and as such, should not be used for legal or official purposes. All of the information used to create this map is accurate as of May 2025.



Section 11, Item v.

MAP 2

Village of Harrison

Functional Classes and Daily Average Traffic Counts

- | | |
|--------------------------------|--------------------------------|
| — Urban Principal Arterial | Rural Principal Arterial |
| — Urban Minor Arterial | Rural Minor Arterial |
| — Urban Collector | Rural Major Collector |
| — Urban Local | Rural Minor Collector |
| ● Average Daily Traffic Counts | Rural Local |

DISCLAIMER: This map is only a graphical representation, and as such, should not be used for legal or official purposes. All of the data used to create this map is accurate as of May

0 0.75 1.5 miles

School Districts

Village

Section 11, Item v.

- Appleton Area School District
- Kimberly Area School District
- Kaukauna Area School District
- Hilbert School District
- Stockbridge School District

MAP 3

Map 3



Date Created: 10/13/16
Date Amended:

Data Sources: DNR, Calhoun County GIS, & Verbaan

0 0.375 0.75 1.5 Miles

352

NEEDSBURG - MADISON - PEARL
999 Fourier Drive, Suite 201, Madison, WI 53717
Phone: (608) 834-0033 Fax: (608) 834-0030

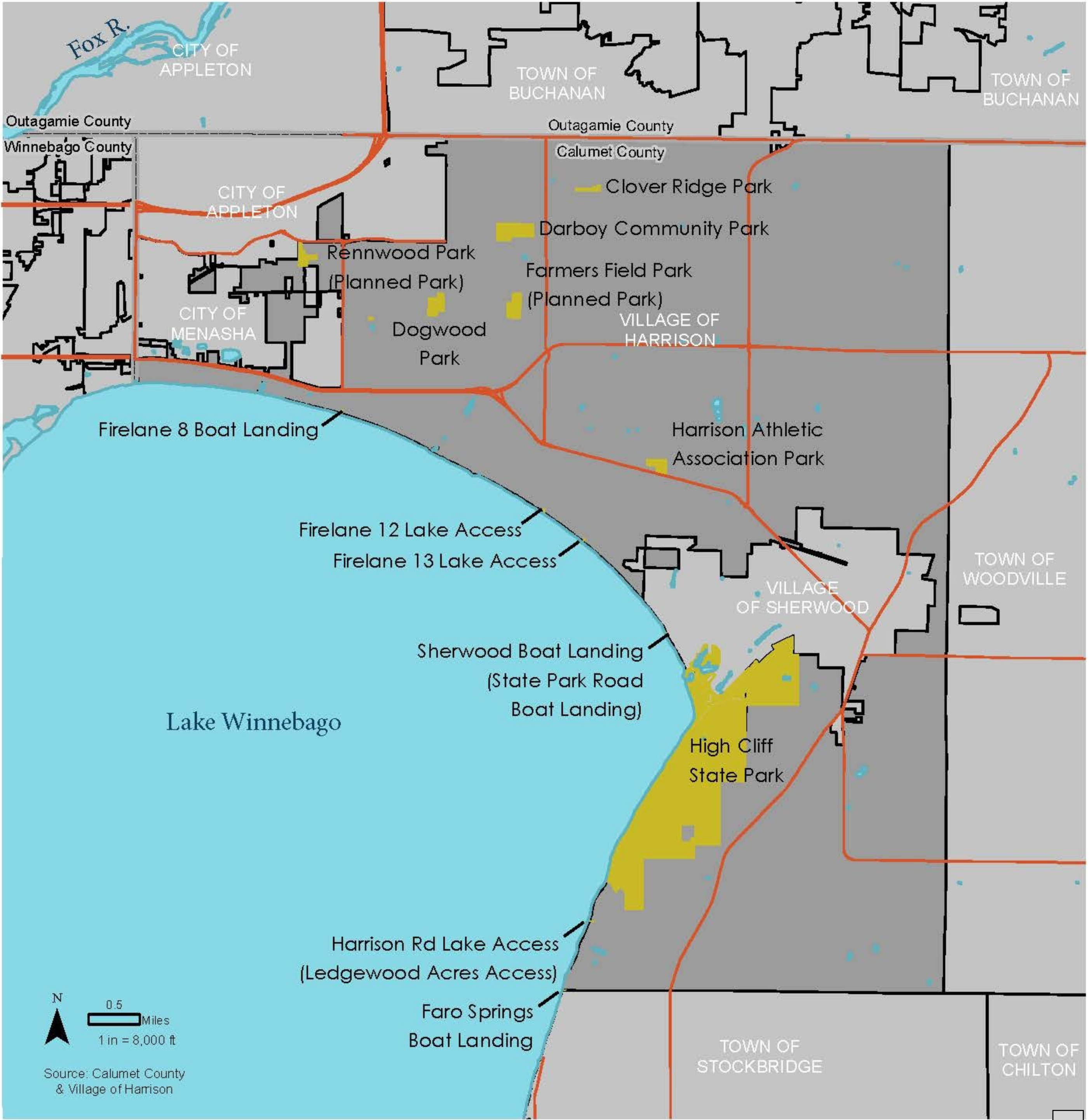
Lake Winnebago

Source: Esri, DigitalGlobe, GeoEye, Earthstar (United States), CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

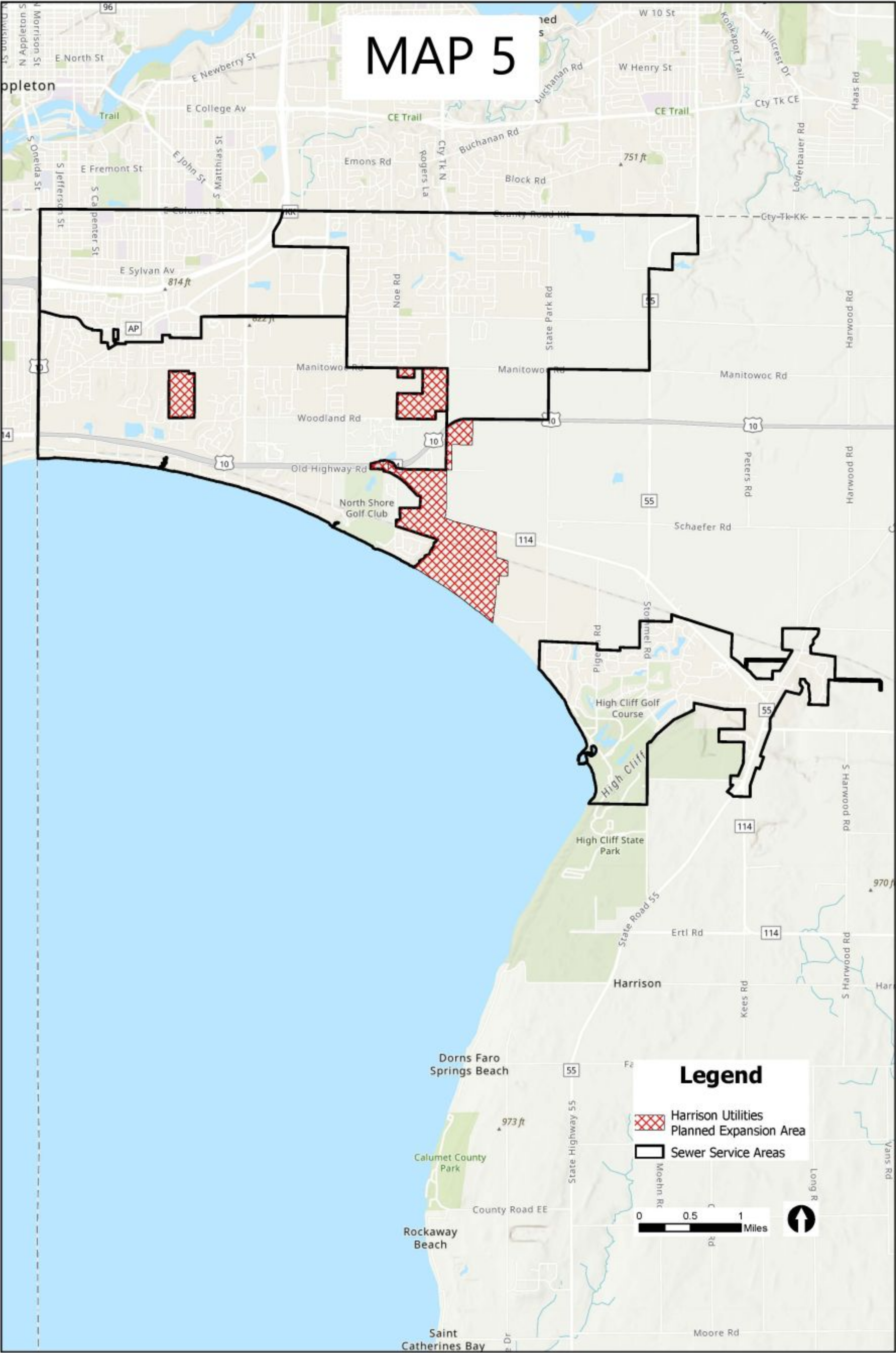
Village of Harrison Parks

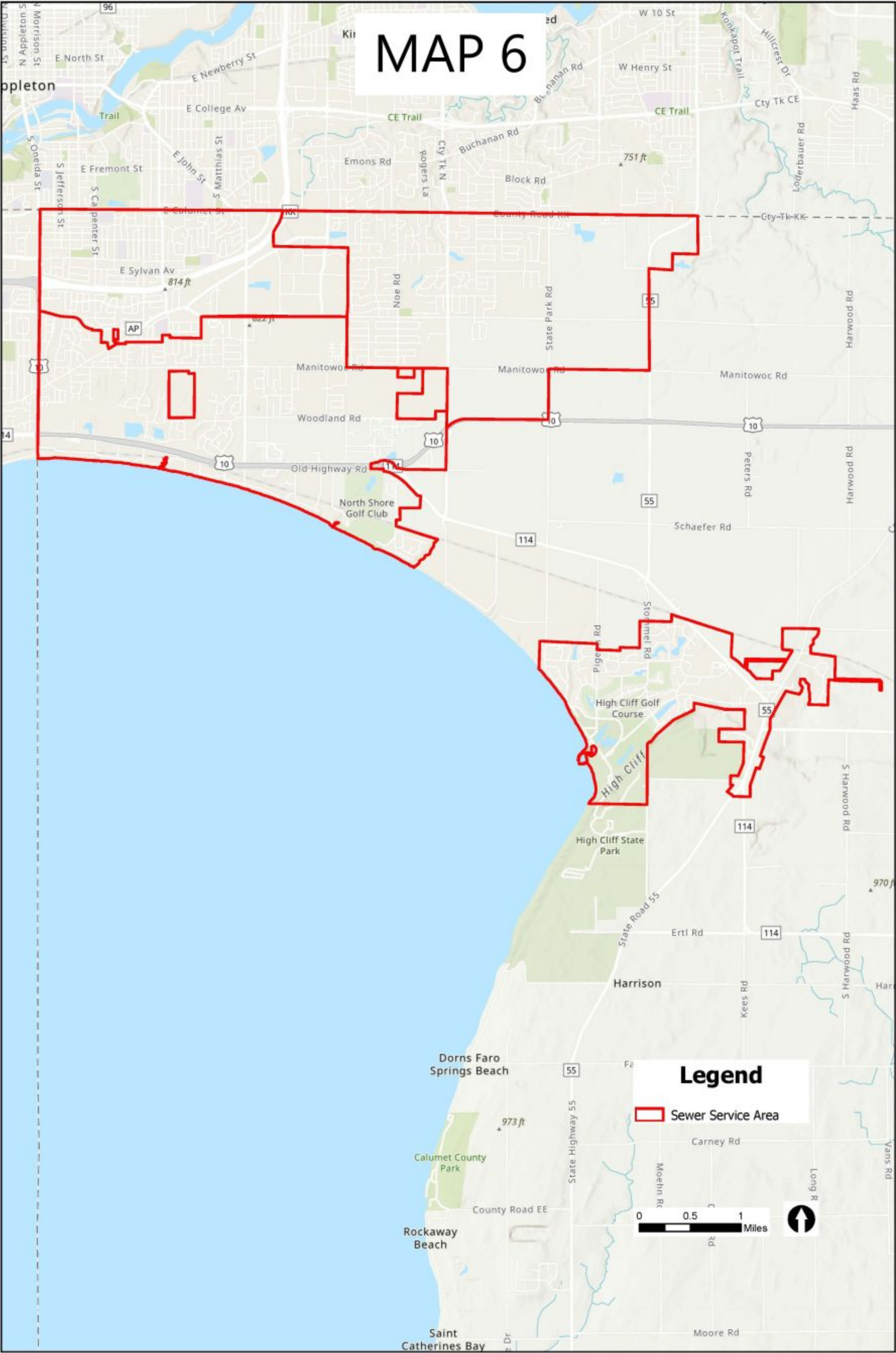
MAP 4

Section 11, Item v.



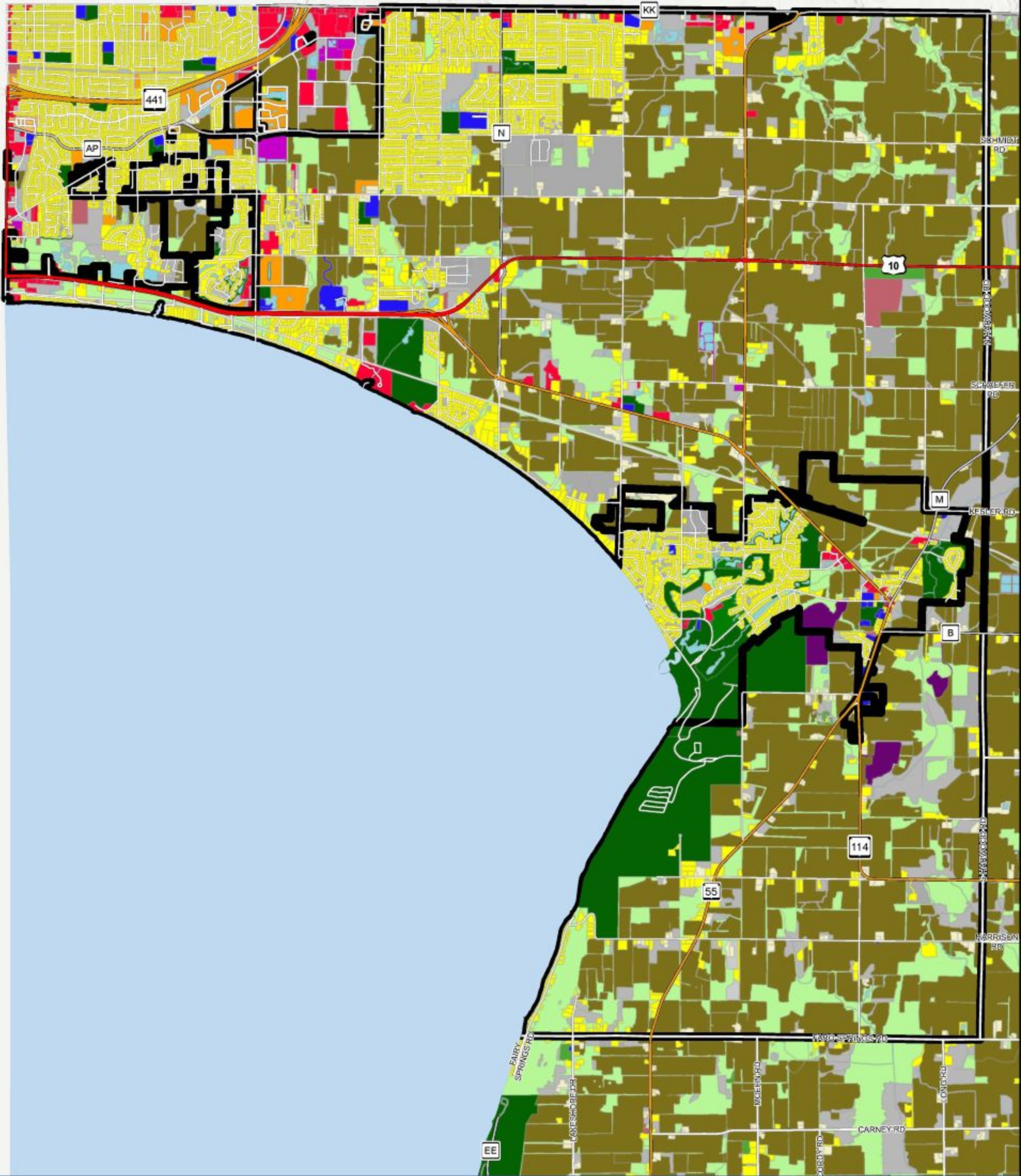
▲ Map of the Village of Harrison parks by GRAEF. Source: Calumet County GIS and Village of Harrison





MAP 7

Section 11, Item v.



Village of Harrison

Land Use Categories

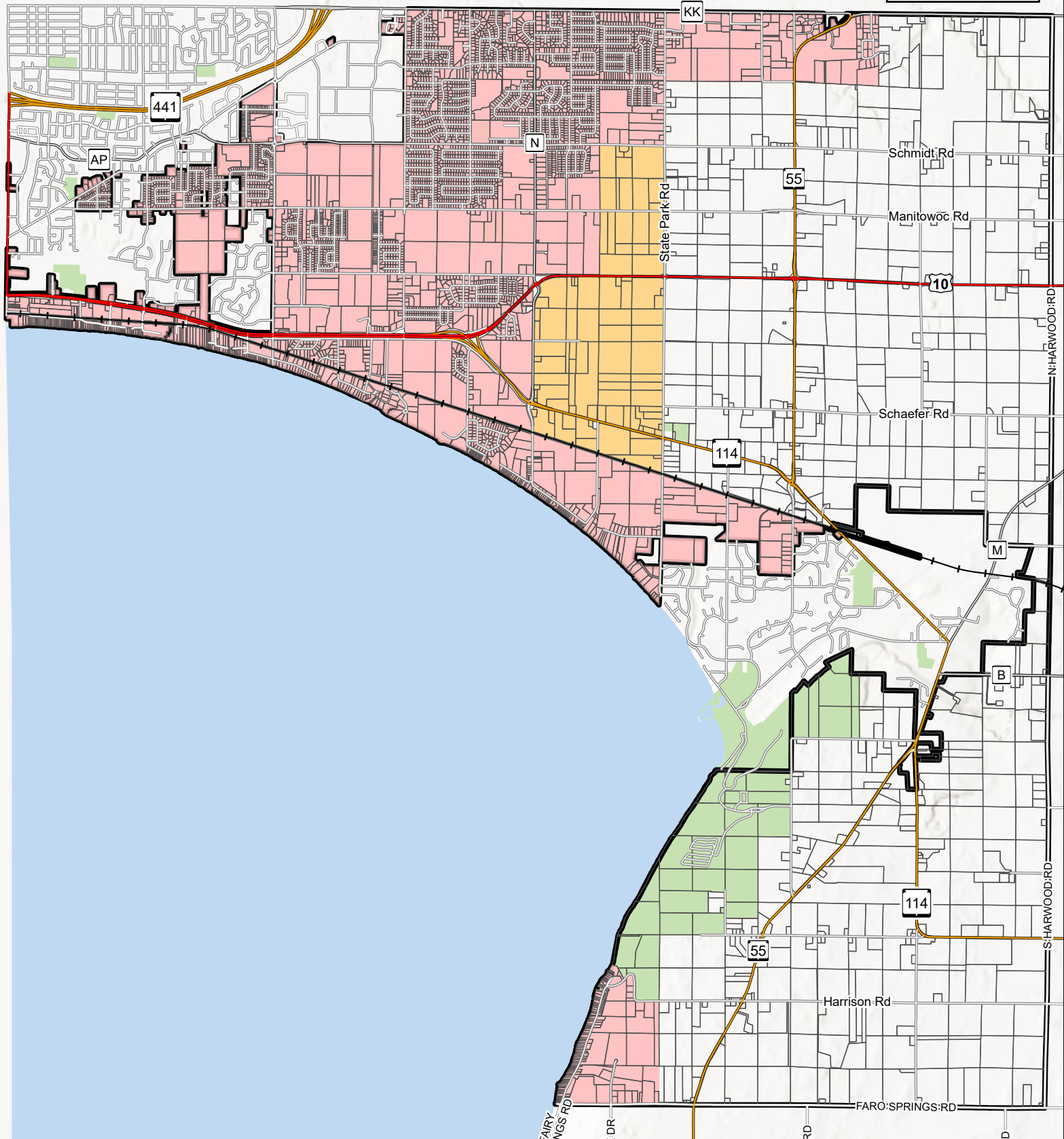
- | | | |
|--|---|--|
| Single Family Residential | Recreational | Village of Harrison |
| Non-irrigated Cropland | Multi-Family | Federal Highways |
| Open | Industrial | State Highways |
| Farmsteads | Utilities & Communications | County Highways |
| General Woodlands | Planted Woodlands | Local Roads |
| Water | Recreational Facilities | Municipal Streets |
| Commercial | Quarries | |
| Institutional | Mobile Home Park | |
| Open Other Land | Other | |

DISCLAIMER: This map is only a graphical representation, and as such, should not be used for legal or official purposes. All of the data used to create this map is accurate as of May

VILLAGE BOARD MEETING	VILLAGE OF HARRISON
From: Meghan Winkler, Clerk/HR Manager	Meeting Date: July 29, 2025
Title: Ordinance V25-10 Amending Village Ordinance V23-02, to allow for the Village Board to approve periodic revision to the boundaries and depicting map in which firing or discharging of any firearm with ammunition is prohibited.	
Recommended Action: Staff recommends approving ordinance amending the Discharge of Firearms.	
Background and Additional Information: The current ordinance allows landowners on an annual basis, with a minimum of 40 acres, to apply for a waiver for discharge of firearms in the prohibited areas on the map. However, recent concerns regarding public safety, and increasing population density, have prompted a review of this policy. Proposed Change: The Village will eliminate the waiver provision (16-63) and institute a full restriction on the discharge of firearms in the prohibited area on the map.	
Budget Impacts: None	
Attachments: Discharge of Firearms Permit Map	

Village of Harrison - Discharge of Firearms Map

Section 11, Item w.



- | | | | |
|--|------------------|--|---|
| | Federal Highways | | Village of Harrison Parcels |
| | State Highways | | Discharge of Firearms Prohibited |
| | County Highways | | Discharge of Firearms Prohibited (Proposed) |
| | Local Roads | | Parks |
| | Railroads | | Village of Harrison Boundary |

DISCLAIMER: This map is only a graphical representation, and as such, should not be used for legal or official purposes. All data used to create this map is accurate as of July 2021.

0 0.5 1 M 358

ORDINANCE V25-10

**AN ORDINANCE AMENDING DIVISION 16-II-2; DISCHARGE OF FIREARMS
SECTIONS 16-61(a)(2) & (3) FOR THE VILLAGE OF HARRISON, WISCONSIN**

WHEREAS, the Village has a discharge of firearms ordinance which includes a map prohibiting the fire or discharge of firearms within the boundaries stated on the map; and

WHEREAS, the Village wishes to amend the map from time to time to reflect the growth of the Village; and

WHEREAS, the Village desires to amend the ordinance to allow the Village Board to amend the map from time to time.

THEREFORE, BE IT ORDAINED, the Village Board of the Village of Harrison, Calumet County, Wisconsin, does hereby adopt the following:

DIVISION 16-II-2 DISCHARGE OF FIREARMS

16-60 Definitions

16-61 Prohibition

16-62 Exclusions

16-63 Waiver

16-64 Implementation And Enforcement

16-65 Penalty

16-60 Definitions

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this paragraph, except where the context clearly indicates a different meaning:

Ammunition means any single slug, single ball, scatter shot, fine shot, pellet, or BB.

Dwelling means any house, apartment, business building, cottage, or mobile home.

Firearm means any a weapon that acts by force of gunpowder to fire a projectile.

(Ord. No. 5, § 1, 6-8-1976; Ord. No. 91, § 1, 6-29-2003)

HISTORY

Amended by Ord. V21-03 on 1/26/2021

16-61 Prohibition

1. *Firearms.*

1. No person shall fire or discharge any firearm with ammunition within 100 yards of any occupied, permanent or seasonal dwelling, within the village.
2. There shall be no fire or discharge of any firearm with ammunition within the boundaries depicted on a map approved by the Village Board. The Village Board may approve periodic revisions to boundaries and the depicting map by simple majority vote.
3. The map of the village with said boundaries shaded is incorporated by reference and hereby made a part of this section. A copy of the most recently approved depicting map shall be kept on file in the village clerk's office, where it shall be available for public viewing during normal business hours.

2. *Bow and arrow or crossbow.*

1. It shall be unlawful for a person to discharge a bow and arrow or crossbow within 100 yards from a building located on another person's land. This restriction shall not apply if the person who owns the land on which the building is located allows the hunter to hunt with a bow and arrow or crossbow within the specified distance of the building.
2. A person who discharges a bow and arrow or crossbow shall discharge the arrow or bolt toward the ground.
3. No person shall discharge an arrow or bolt from any weapon where the arrow or bolt may endanger the life, limb or property of another or will traverse any part of any street, alley, or public grounds.

(Ord. No. 5, § 2, 6-8-1976; Ord. No. 91, § 2, 6-29-2003)

HISTORY

Amended by Ord. V20-01 on 2/11/2020

Amended by Ord. V21-03 on 1/26/2021

Amended by Ord. V23-02 on 3/28/2023

16-62 Exclusions

This section shall not apply to the use of such guns or firearms by officers duly designated and authorized by village, county, state or federal authorities.

(Ord. No. 5, § 3, 6-8-1976; Ord. No. 91, § 3, 6-29-2003)

HISTORY

Amended by Ord. V21-03 on 1/26/2021

16-63 Waiver

Effective July 29, 2025, the village clerk shall no longer issue waivers permitting the discharge of firearms in the prohibited areas due to concerns regarding public safety and increasing population density.---

All firearm discharge waivers previously issued for calendar year 2025 shall remain subject to the following conditions:

1. The landowner the waiver is issued to is the only one who can give nonfamily members permission to hunt on the land.
2. The waiver is issued on an annual basis.
3. The waiver can be revoked for a violation of Wis. Stats. § 167.31 or Wis. Stats. ch. 941 relating to the use of firearms.

(Ord. No. 5, § 4, 6-8-1976; Ord. No. 91, § 4, 6-29-2003)

HISTORY

Amended by Ord. V21-03 on 1/26/2021

16-64 Implementation And Enforcement

This section shall be implemented and enforced in the following manner, to wit:

1. The village clerk is hereby authorized to prepare and procure citizen complaint forms, which shall be distributed to the county sheriff's department. Additional citizen complaint forms shall be kept in the office of the village clerk.
2. A citizen complaint form shall be furnished to any complainant upon request made to either the county sheriff or his designee, or the village clerk.

- 3. The complainant shall furnish, in writing on the complaint form, all information requested by such complaint form. Each citizen complaint form shall be legibly signed by the complainant and dated.
- 4. Each citizen complaint shall be forwarded by mail, or presented in person, to the village clerk who shall, upon receipt thereof, present the complaint form to the village board for their consideration. The village board, following review of a citizen complaint form, may forward such citizen complaint form to the village attorney for prosecution.

(Ord. No. 5, § 5, 6-8-1976; Ord. No. 91, § 5, 6-29-2003)

HISTORY

Amended by Ord. V21-03 on 1/26/2021

16-65 Penalty

Any person violating any provision of this section shall, upon conviction thereof, be punished according to the general penalties described in section 1-7.

(Ord. No. 5, § 6, 6-8-1976; Ord. No. 91, § 6, 6-29-2003)

HISTORY

Amended by Ord. V21-03 on 1/26/2021

EFFECT. This ordinance shall be in force and effect upon passage and publication as provided by law.

Adopted by the Village Board of the Village of Harrison, Calumet County, Wisconsin this 29th day of July, 2025.

Scott Handschke, Village President

Attest: Meghan Winkler, Village Clerk

VILLAGE BOARD MEETING**From:**

Meghan Winkler, Clerk/HR Manager

VILLAGE OF HARRISON**Meeting Date:**

July 29, 2025

Title:

Special Event Permit “Meet in the Middle” Block Party

Recommended Action:

Staff recommends approving the Special Event Permit.

Background and Additional Information:

Julie Vancuyk has submitted a request for a Special Event Permit for “Meet in the Middle” Block Party to be held at Dogwood Park, August 23, 2025 from approximately 2:00 pm- 8:00 pm.

They want to close off the street to general traffic by either using their own barricades or renting the Village barricades. They will allow for emergency vehicle access. They are aware that they must comply with Village alcohol and noise ordinances.

If approved, staff will forward the application and memo to Calumet County Sheriff's Department for their reference.

Budget Impacts:

None

Attachments:

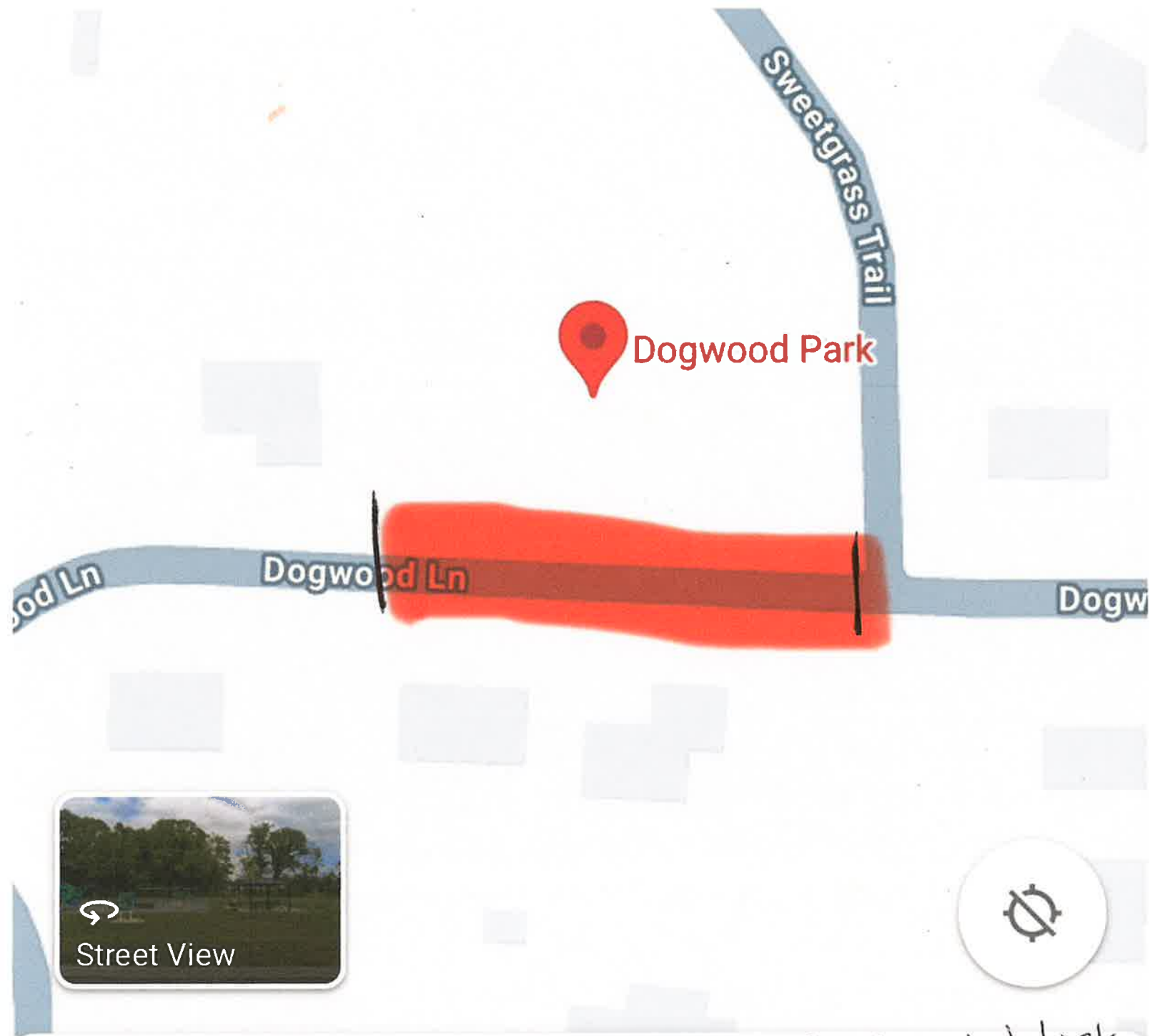
Special Event Permit

Map of Barricade Location

Special Event Application

Section 1- Event Information	
Name of Event:	"Meet in the Middle" Block Party (Dogwood Park)
Event Date and Time:	Aug 20 23 2025 Approx 2pm - 8pm
Event Description:	Neighborhood get together
Estimated Attendance:	Approx 100
Will there be amplified music?	No Describe: Maybe small speaker
Will there be street closures?	Yes (Include arial map showing barricaded area.)
Section 2- Contact Information	
Contact Name:	Julie VanCuyk
Address:	N9022 Blackoak St Menasha WI 54952
Phone:	920-213-8687 Email: tobjulie@gmail.com
Organization Name:	N/A
Is the organization a 501 (c)(3)?	N/A Exempt Cert. #: N/A
Section 3- Legal Notice	
I understand the filing of this application does not ensure the issuance of this permit. I also understand that all event organizers and participants must comply with all applicable ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations. Fees for park facilities and fireworks permits are in addition to the fees submitted for this application. I further understand that an incomplete application may be cause for denial of the event. I have read the general information and requirements for this application.	
Sponsor Signature & Date:	Julie VanCuyk 7/17/25

OFFICE USE ONLY	
Recommendation from Village of Harrison:	☐ Recommend approval of the permit ☐ Recommend refusal of the permit
Reasons if refusal:	
Clerk Signature:	Approved on this date:
Valid Dates	



Dogwood Park

4.0 ★★★★★ (2)

Playground • 

We were hoping to block this area off for safety reasons if we are able to have the neighborhood party here!

VILLAGE BOARD MEETING**From:**

Meghan Winkler, Clerk/HR Manager

VILLAGE OF HARRISON**Meeting Date:**

July 29, 2025

Title:

Special Event Permit for Brody Hietpas (Brodazoffa Sound Garden)

Recommended Action:

Staff recommends approving the Special Event Permit allowing August events to occur.

Background and Additional Information:

Brody Hietpas has submitted a request for a Special Event Permit to allow outdoor sound amplification (amplified music) during a series of events planned for the summer of 2025. This request is part of a recurring monthly application process, where Mr. Hietpas intends to submit permits for each subsequent month's events in advance.

August 2025 Event Dates:

- Friday August 8 – Saturday, August 9
- Saturday, August 16
- Friday, August 29 – Saturday, August 30

Budget Impacts:

None

Attachments:

Special Event Permit

JUL 21 2025

**VILLAGE OF HARRISON
Special Event Application**

Section 1- Event Information

Name of Event: Metal In the Meadow
 Event Date and Time: Fri. Aug. 8 @ 12:00pm - Sat. Aug. 9 @ 11pm
 Event Description: 15 bands
 Estimated Attendance: 150
 Will there be amplified music? yes Describe: Live bands
 Will there be street closures? No (Include arial map showing barricaded area.)

Section 2- Contact Information

Contact Name: Brody Hietpas
 Address: W5006 Schmidt Rd. Kaukauna, WI 54130
 Phone: (920) 931-5373 Email: brodazoffawisco@gmail
 Organization Name: Brodazoffa
 Is the organization a 501 (c)(3)? No Exempt Cert. #:

Section 3- Legal Notice

I understand the filing of this application does not ensure the issuance of this permit. I also understand that all event organizers and participants must comply with all applicable ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations. Fees for park facilities and fireworks permits are in addition to the fees submitted for this application. I further understand that an incomplete application may be cause for denial of the event.

I have read the general information and requirements for this application.

Sponsor Signature & Date: [Signature] 7-21-25

OFFICE USE ONLY

Recommendation from Village of Harrison:

☒ Recommend **approval** of the permit

☐ Recommend **refusal** of the permit

Reasons if refusal:

Clerk Signature:

Approved on this date:

Valid Dates

VILLAGE OF HARRISON

Special Event Application

Section 1- Event Information

Name of Event: Craft & Flea Market- Kids Day

Event Date and Time: Aug. 16 @ 10AM - 6pm

Event Description: Craft & Flea vendors / youth vendors

Estimated Attendance: 75

Will there be amplified music? Yes Describe: Live band

Will there be street closures? No (Include arial map showing barricaded area.)

Section 2- Contact Information

Contact Name: Brody Hietpas

Address: W5006 Schmidt Rd. Kaukauna, WI 54130

Phone: (920) 931-5373 Email: brodazoffa@wisconsinco@gmail

Organization Name: Brodazoffa

Is the organization a 501 (c)(3)? No Exempt Cert. #:

Section 3- Legal Notice

I understand the filing of this application does not ensure the issuance of this permit. I also understand that all event organizers and participants must comply with all applicable ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations. Fees for park facilities and fireworks permits are in addition to the fees submitted for this application. I further understand that an incomplete application may be cause for denial of the event.

I have read the general information and requirements for this application.

Sponsor Signature & Date: [Signature] 7-21-25

OFFICE USE ONLY

Recommendation from Village of Harrison:

☒ Recommend **approval** of the permit

☐ Recommend **refusal** of the permit

Reasons if refusal:

Clerk Signature:

Approved on this date:

Valid Dates

RECEIVED

JUL 21 2025

Special Event Application

VILLAGE OF HARRISON

Section 1- Event Information

Name of Event: Farmageddon
 Event Date and Time: Aug. 29 @ 12:00 to Aug. 30 @ 11pm
 Event Description: 13 Live music bands
 Estimated Attendance: 150
 Will there be amplified music? No Describe:
 Will there be street closures? No (Include arial map showing barricaded area.)

Section 2- Contact Information

Contact Name: Brody Hietpas
 Address: W5006 Schmidt Rd. Kaukauna, WI 54130
 Phone: (920) 931-5373 Email: brodazoffawisco@gmail
 Organization Name: Brodazoffa
 Is the organization a 501 (c)(3)? No Exempt Cert. #:

Section 3- Legal Notice

I understand the filing of this application does not ensure the issuance of this permit. I also understand that all event organizers and participants must comply with all applicable ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations. Fees for park facilities and fireworks permits are in addition to the fees submitted for this application. I further understand that an incomplete application may be cause for denial of the event.

I have read the general information and requirements for this application.

Sponsor Signature & Date:

 7-21-25

OFFICE USE ONLY

Recommendation from Village of Harrison:

- ☒ Recommend **approval** of the permit
☐ Recommend **refusal** of the permit

Reasons if refusal:

Clerk Signature:

Approved on this date:

Valid Dates

VILLAGE BOARD MEETING**From:**

Alissa Van Eperen, Finance Director/Treasurer

VILLAGE OF HARRISON**Meeting Date:**

July 29, 2025

Title:

Resolution V2025-14 Designating Public Depository and Authorizing Withdrawal of Municipal Funds.

Recommended Action:

Motion to approve resolution V2025-14 Designating Public Depository and Authorizing Withdrawal of Municipal Funds to add Meghan Winkler as Village Clerk.

Issue:

Does the Board wish to amend Resolution V2025-09 to replace Vicki L. Tessen with Meghan M. Winkler as Village Clerk, effective June 30, 2025, and designate her as an authorized signer on all Village accounts?

Background and Additional Information:

On an annual basis, the Village should evaluate the current resolution that designates public depositories and the authority of withdrawal for any applicable updates, such as name changes, title changes, or updates to public depository institutions.

Budget Impacts:

None.

Attachments:

Resolution V2025-14

RESOLUTION V2025-14
VILLAGE OF HARRISON
Calumet and Outagamie Counties

RESOLUTION AMENDING RESOLUTION V2025-09 DESIGNATING PUBLIC DEPOSITORY AND AUTHORIZING WITHDRAWAL OF MUNICIPAL FUNDS

WHEREAS, Chapter 34.05(1), Wis. Stats., authorizes designation of public depositories; and

WHEREAS, The governing board of each public depositor shall, by resolution, designate one or more public depositories, organized and doing business under the laws of this state or federal law and located in this state, in which the treasurer of the governing board shall deposit all public moneys received by him or her and specify whether the moneys shall be maintained in time deposits subject to the limitations of s. 66.0603 (1m), demand deposits, or savings deposits and whether a surety bond or other security shall be required to be furnished under s. 34.07 by the public depository to secure the repayment of such deposits. A designation of a public depository by the governing board shall be a designation of the public depository for all treasurers of the governing board and for all public depositors for which each treasurer shall act; and

WHEREAS, based on the appointment on June 24, 2025, Meghan M. Winkler will replace Vicki L. Tessen as Village Clerk effective June 30, 2025; and

NOW THEREFORE, BE IT RESOLVED by the Village Board of Trustees that the following individuals are hereby named as authorized users and signers to any and all accounts in the name of the Village of Harrison, Town of Harrison, Harrison Utilities, and their aliases:

Village President, Scott M. Handschke
Village Clerk, Meghan M. Winkler
Village Finance Director/Treasurer, Alissa R. Van Eperen

BE IT FURTHER RESOLVED, the following institutions be public depository institutions for the Village of Harrison, Town of Harrison, and Harrison Utilities:

American National Bank
Associated Bank
Bank of Chilton
BMO
Capital Credit Union
Charles Schwab
Chase Bank
Community First Credit Union
East Wisconsin Savings Bank
Ehlers Investment Partners
Fox Communities Credit Union
Local Government Investment Pool (LGIP)

Nicolet National Bank
Prospera Credit Union
US Bank
Verve, a Credit Union

BE IT FURTHER RESOLVED, the financial institutions named above at any one or more of its offices or branches, is hereby designated as a depository for the funds of the Village, Town, and the Utilities, which may be withdrawn on checks, drafts, advices of debit, notes or other orders for the payment of monies. And that the Financial Institution shall be and is authorized to honor and pay the same.

BE IT FURTHER RESOLVED, that any one of such authorized users and signers is authorized to endorse all checks, drafts, notes and other items payable to or owned by the Village, Town, or Utilities for deposit with the Financial Institutions, or for collection or discount by the Financial Institutions; and to accept drafts and other items payable at the Financial Institutions.

BE IT FURTHER RESOLVED, that the above-named agents together are authorized and empowered to execute such other agreements, including, but not limited to, special depository agreements and arrangements regarding the manner, conditions, or purposes for which funds, checks, or items of the Village, Town, or Utilities may be deposited, collected, or withdrawn and to perform such other acts as they deem reasonably necessary to carry out the provisions of these resolutions. The other agreements and other acts may not be contrary to the provisions contained in this Resolution.

BE IT FURTHER RESOLVED, the authority hereby conferred upon the above-named authorized users and signers shall be and remain in full force and effect until written notice of any amendment or revocation thereof shall have been delivered to and received by the Financial Institution at each location where an account is maintained. The Financial Institutions shall be indemnified and held harmless from any loss suffered or any liability incurred by it in continuing to act in accordance with this resolution. Any such notice shall not affect any items in process at the time notice is given.

BE IT CERTIFIED, the persons named above occupy the positions set forth in this Resolution; that the foregoing Resolution now stands of record on the books of the Village; that it is in full force and effect and has not been modified in any manner whatsoever.

Introduced, Approved, and Adopted by the Board of Trustees of the Village of Harrison on this 29th day of July 2025.

By: _____
Scott M. Handschke, Village President

Attest: _____
Meghan M. Winkler, Village Clerk

VILLAGE BOARD MEETING**From:**

Chad Pelishek, Village Manager
Meghan Winker, Village Clerks
Alissa Van Eperen, Finance Director

VILLAGE OF HARRISON**Meeting Date:**

7/29/2025

Title: Approval of Artificial Intelligence (AI) and Online Resources Policy for Village of Harrison employees.

Recommended Action:

Motion to approve the Artificial Intelligence (AI) and Online Resources Policy for the Village of Harrison employees.

Background and Additional Information:

The Village's insurance company CVMIC is recommending members adopt an Artificial Intelligence (AI) Policy for all employees. Staff reviewed many versions of the policy from other communities and developed the attached policy based on examples provided by the League of WI Municipalities.

Once the policy is approved, staff will be exploring a vendor to contract with to protect sensitive information. Such vendors may include GovAI and other government platforms.

Budget Impact: None

Attachments:

Draft AI and Online Resources Policy

Artificial Intelligence (AI) and Online Resources Policy

The purpose of this policy is to provide guidelines for village employees on the appropriate use of technology to assist them in performing their job duties.

I. Artificial Intelligence (AI) and Online Resources

Subject to the provisions below, employees are allowed to use online resources and computer programs that employ an algorithm to create work product based on the input from the user. The use of AI is encouraged as an efficiency and idea-generating tool. Employees shall take full responsibility for anything they produce with the assistance of AI and online resources.

II. Fact-checking and accuracy

a. Confidentiality and sensitive information

- Employees may not input confidential or sensitive information into AI tools, online sources, or AI-powered assistants.
- Employees must ensure that the use of AI, online sources, reference materials, or AI-powered assistants, because there is no guarantee that information will remain confidential, does not compromise the privacy or security of organizations or city residents.

b. Professional judgment

- Employees are expected to exercise professional judgment when using information from AI, online sources, reference materials, or AI-powered assistants.
- Employees should critically evaluate the information obtained and ensure it is appropriate and relevant to their work.
- Employees should ensure their work product does not infringe upon copyrights or any other intellectual property.

c. Reviewing work

- Employees are responsible for reviewing their work to ensure the information that is obtained is used accurately and appropriately.
- Supervisors should periodically review employees' work to ensure compliance with this policy.

d. Original content and voice

- Information from AI, online sources, reference materials, or AI-powered assistants should never be cited verbatim. Instead, any attribution should be to the original source of the information provided through AI and verified.

- Employees are expected to use plain and simple language and make the content easily understandable for the intended audience.

III. Email and Internet Use

a. Professional Use

- Village email accounts and internet access are to be used primarily for official business purposes.
- Limited personal use is permitted as long as it does not interfere with work performance or violate this or any other Village policy.

b. AI Integration in Communication

- Employees may use AI tools (e.g., for drafting emails or researching content) but must review and verify the output before sending.
- AI-generated text must not be used to impersonate another employee or external individual.

c. Prohibited Uses

- Employees may not use Village email or internet access for:
 - Distributing offensive, discriminatory, or illegal content;
 - Accessing unapproved AI tools that store or process sensitive data;
 - Creating or distributing misinformation, even unintentionally, through AI-assisted content.

d. Monitoring

- Use of Village email and internet systems is subject to monitoring.

IV. Social Media

a. Official Use

- Employees may not post on official Village social media channels without authorization.
- AI-generated content must be fact-checked, clearly reviewed, and approved before posting.

b. Personal Use

- Personal posts made during work hours using Village equipment are prohibited.
- Employees must not represent personal views as those of the Village.
- Personal use of AI to create content about the Village must not violate confidentiality, accuracy, or ethical standards.

c. Transparency

- If AI-generated images, videos, or written content are used in Village social media, there should be transparent disclosure where appropriate, especially for public-facing content.

d. Compliance

- All social media content must comply with applicable copyright, privacy, public records, and ethics laws.

II. Adoption and Approval

The Artificial Intelligence Policy shall be formally approved and adopted by the Village Board and reviewed as needed.

Introduced, Approved, and Adopted by the Village Board of the Village of Harrison on this 29th day of July, 2025.

By: _____
Scott Handschke, Village President

Attest: _____
Meghan Winkler, Village Clerk

ARTIFICIAL INTELLIGENCE (AI) AND ONLINE RESOURCES POLICY

Employee Acknowledgement Page

I understand that I am responsible for all outputs and actions generated or influenced by AI tools used by me on behalf of the Village, including responses made through AI systems in any public-facing or internal communication platform.

I further understand that the Artificial Intelligence Policy applies to my use of AI systems through personal or non-Village accounts when such use could reasonably be associated with the Village. I agree to adhere to the guidelines outlined in the AI Policy at all times.

I understand:

- I am fully responsible for any work product I generate, modify, or submit using AI tools or online resources.
- I must not input or disclose confidential, sensitive, or protected information into AI tools or platforms.
- My use of AI must comply with all applicable laws, internal policies, and professional standards.
- All AI-generated or AI-assisted work produced on behalf of the Village is Village property and may be monitored.
- I must report any misuse, suspected violations, or risks associated with AI tools to my supervisor.
- I am not authorized to manage, restrict, or oversee AI systems without written approval from the Village Manager.
- Any AI-related use, including from personal accounts that could reasonably be associated with Village business, falls under this policy.

I also understand that I have no expectation of privacy when using Village systems, including AI platforms, and that such use may be subject to monitoring, public disclosure, or legal request as permitted by law.

In complying with the Policy, I will abide by all security procedures as set forth by the Village of Harrison. I am aware that violations of the Policy may result in restriction of use, may subject me to disciplinary action, up to and including discharge from employment, and may subject me to civil or criminal liability.

I acknowledge that I have read and understand the Policy and have been afforded an opportunity to ask questions regarding the Policy.

I have read and understand this Acknowledgement Form.

Signature of Employee

Date

Signature of Supervisor

Date

**AFTER SIGNING THIS ACKNOWLEDGEMENT FORM, BRING THE ORIGINAL
EXECUTED COPY OF THIS FORM TO HUMAN RESOURCES FOR PLACEMENT IN
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VILLAGE BOARD MEETING

VILLAGE OF HARRISON**From:**

Chad Pelishek, Village Manager

Meeting Date:

7/29/2025

Title: Discussion regarding releasing a Request for Proposals for obtain a commercial broker for Harrison Commerce Park.

Recommended Action:

Discussion Only

Background and Additional Information:

Staff believes the Village should issue a request for proposals (RFP) to local commercial brokers to bring a partner on board to market the Harrison Commerce Park. The reason for this decision is to reach franchise and other commercial developments that typically only work with brokers to find their new locations.

Staff would continue to work with local business owners, but hiring a commercial broker would expand the reach of the village resources.

In doing so, the Village will need to negotiate a commission with the selected broker.

The question for the Village Board is whether this would be supported. This would come back to the board after the RFP is issued.

Budget Impact: None

Attachments:

None

**VILLAGE BOARD MEETING****From:**

Alissa Van Eperen, Finance Director/Treasurer

VILLAGE OF HARRISON**Meeting Date:**

July 29, 2025

Title:

2024 Financial Statements

Recommended Action:

Motion to approve the 2024 Financial Statements and Audit prepared by CLA.

Issue:

None.

Background and Additional Information:

CLA presented the draft 2024 financial statements at the June 24 Board Meeting. Since that presentation, we have not received any comments or feedback from the Board. Internally, we conducted a final review and made a date correction and a reclassification entry. These changes were non-material and did not impact any bottom-line figures.

Budget Impacts:

None.

Attachments:

- 2024 Final Report and Financial Statement
- 2024 Governance Communication
- 2024 Internal Control Communication

VILLAGE OF HARRISON, WISCONSIN

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2024



CPAs | CONSULTANTS | WEALTH ADVISORS

**VILLAGE OF HARRISON, WISCONSIN
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YEAR ENDED DECEMBER 31, 2024**

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CliftonLarsonAllen LLP
CLAAconnect.com

INDEPENDENT AUDITORS' REPORT

Village Board
Village of Harrison
Harrison, Wisconsin

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Harrison, Wisconsin, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Village of Harrison's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Harrison, as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof and budgetary comparison information for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village of Harrison and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1 to the financial statements, effective January 1, 2024, the Village adopted new accounting guidance for accounting changes. The guidance requires that changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village of Harrison's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Village of Harrison's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Village of Harrison's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedules relating to pensions as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village of Harrison's basic financial statements. The combining fund statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining fund statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



CliftonLarsonAllen LLP

Green Bay, Wisconsin
June 17, 2025

VILLAGE OF HARRISON, WISCONSIN
STATEMENT OF NET POSITION
DECEMBER 31, 2024

Section 11, Item cc.

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Investments	\$ 25,555,645	\$ 7,438,336	\$ 32,993,981
Receivables:			
Taxes and Special Charges	6,596,040	-	6,596,040
Accounts, Net	127,226	323,801	451,027
Special Assessments	1,047,298	12,300	1,059,598
Due from Other Governments	-	480,198	480,198
Prepaid Expenses	995,115	-	995,115
Inventory	-	32,733	32,733
Internal Balances	69,435	(69,435)	-
Capital Assets, Nondepreciable	5,557,558	112,156	5,669,714
Capital Assets, Depreciable	23,726,259	21,557,195	45,283,454
Total Assets	<u>63,674,576</u>	<u>29,887,284</u>	<u>93,561,860</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension Related Amounts	764,487	224,938	989,425
LIABILITIES			
Accounts Payable	1,100,649	190,562	1,291,211
Accrued and Other Current Liabilities	96,959	(7,298)	89,661
Due to Other Governments	1,455	-	1,455
Unearned Revenue	83,508	-	83,508
Accrued Interest Payable	37,264	-	37,264
Special Deposits	1,091,746	-	1,091,746
Long-Term Obligations:			
Due Within One Year	1,346,871	44,838	1,391,709
Due in More Than One Year	13,174,812	348,900	13,523,712
Net Pension Liability	86,225	24,788	111,013
Total Liabilities	<u>17,019,489</u>	<u>601,790</u>	<u>17,621,279</u>
DEFERRED INFLOWS OF RESOURCES			
Property Taxes Levied for Subsequent Year	9,886,690	-	9,886,690
Pension Related Amounts	464,821	133,630	598,451
Total Deferred Inflows of Resources	<u>10,351,511</u>	<u>133,630</u>	<u>10,485,141</u>
NET POSITION			
Net Investment in Capital Assets	24,968,004	21,669,351	46,637,355
Restricted			
Park Improvements	436,416	-	436,416
Law Enforcement Impact	105,459	-	105,459
Fire Department Impact	894,872	-	894,872
Fire Protection	176,497	-	176,497
Stormwater	369,052	-	369,052
Capital Projects	1,021,315	-	1,021,315
Unrestricted	9,096,448	7,707,451	16,803,899
Total Net Position	<u>\$ 37,068,063</u>	<u>\$ 29,376,802</u>	<u>\$ 66,444,865</u>

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF HARRISON, WISCONSIN
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024**

Section 11, Item cc.

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
GOVERNMENTAL ACTIVITIES							
General Government	\$ 1,321,305	\$ 409,892	\$ 511,285	\$ -	\$ (400,128)	\$ -	\$ (400,128)
Public Safety	1,434,684	959,363	151,319	-	(324,002)	-	(324,002)
Public Works	3,328,229	1,658,451	21,858	856,573	(791,347)	-	(791,347)
Culture and Recreation	134,372	119,151	-	-	(15,221)	-	(15,221)
Conservation and Development	2,687,603	-	-	-	(2,687,603)	-	(2,687,603)
Interest and Fiscal Charges	310,180	-	-	-	(310,180)	-	(310,180)
Total Governmental Activities	9,216,373	3,146,857	684,462	856,573	(4,528,481)	-	(4,528,481)
BUSINESS-TYPE ACTIVITIES							
Water Utility	1,482,250	1,516,593	-	1,129,470	-	1,163,813	1,163,813
Sewer Utility	1,131,674	1,324,513	-	878,420	-	1,071,259	1,071,259
Total Business-Type Activities	2,613,924	2,841,106	-	2,007,890	-	2,235,072	2,235,072
Total	\$ 11,830,297	\$ 5,987,963	\$ 684,462	\$ 2,864,463	(4,528,481)	2,235,072	(2,293,409)
GENERAL REVENUES AND TRANSFERS							
Taxes:							
		Property Taxes			4,408,327	-	4,408,327
		Tax Increments			2,076,482	-	2,076,482
		Other Taxes			(1,029)	-	(1,029)
		Federal and State Grants and Other Contributions			486,410	-	486,410
		Not Restricted to Specific Functions			944,323	314,472	1,258,795
		Interest and Investment Earnings			14,393	-	14,393
		Miscellaneous			69,435	(69,435)	-
		Transfers			7,998,341	245,037	8,243,378
		Total General Revenues and Transfers			3,469,860	2,480,109	5,949,969
CHANGE IN NET POSITION							
		Net Position - Beginning of Year			33,598,203	26,896,693	60,494,896
NET POSITION - END OF YEAR							
					\$ 37,068,063	\$ 29,376,802	\$ 66,444,865

See accompanying Notes to Basic Financial Statements.

(5)

VILLAGE OF HARRISON, WISCONSIN
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	General	Debt Service	Capital Projects	Tax Incremental District No. 2	Nonmajor Governmental Funds	Total
ASSETS						
Cash and Investments	\$ 11,479,710	\$ 432,280	\$ 9,518,916	\$ 470,308	\$ 3,654,431	\$ 25,555,645
Receivables:						
Taxes and Special Charges	2,941,769	868,360	1,001,954	373,758	1,410,199	6,596,040
Accounts	127,226	-	-	-	-	127,226
Special Assessments	1,047,298	-	-	-	-	1,047,298
Prepaid Expenses	995,115	-	-	-	-	995,115
Due from Other Funds	861,640	-	-	-	-	861,640
Advance from Other Funds	583,357	-	-	-	-	583,357
Total Assets	<u>\$ 18,036,115</u>	<u>\$ 1,300,640</u>	<u>\$ 10,520,870</u>	<u>\$ 844,066</u>	<u>\$ 5,064,630</u>	<u>\$ 35,766,321</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES						
LIABILITIES						
Accounts Payable	\$ 239,604	\$ 475	\$ -	\$ 800,415	\$ 60,155	\$ 1,100,649
Accrued and Other Current Liabilities	96,959	-	-	-	-	96,959
Due to Other Funds	-	-	-	-	792,205	792,205
Advance to Other Funds	-	-	-	-	583,357	583,357
Unearned Revenue	-	-	-	-	83,508	83,508
Due to Other Governments	1,455	-	-	-	-	1,455
Special Deposits	1,091,746	-	-	-	-	1,091,746
Total Liabilities	1,429,764	475	-	800,415	1,519,225	3,749,879
DEFERRED INFLOWS OF RESOURCES						
Property Taxes and Special Charges Levied for Subsequent Year	4,415,973	1,300,000	1,500,000	559,544	2,111,173	9,886,690
Special Assessments	848,128	-	-	-	-	848,128
Total Deferred Inflows of Resources	5,264,101	1,300,000	1,500,000	559,544	2,111,173	10,734,818
FUND BALANCES						
Nonspendable	995,115	-	-	-	-	995,115
Restricted	176,497	165	9,020,870	-	2,827,114	12,024,646
Assigned	4,835,908	-	-	-	-	4,835,908
Unassigned	5,334,730	-	-	(515,893)	(1,392,882)	3,425,955
Total Fund Balances	<u>11,342,250</u>	<u>165</u>	<u>9,020,870</u>	<u>(515,893)</u>	<u>1,434,232</u>	<u>21,281,624</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 18,036,115</u>	<u>\$ 1,300,640</u>	<u>\$ 10,520,870</u>	<u>\$ 844,066</u>	<u>\$ 5,064,630</u>	<u>\$ 35,766,321</u>

See accompanying Notes to Basic Financial Statements.

VILLAGE OF HARRISON, WISCONSIN
BALANCE SHEET – GOVERNMENTAL FUNDS (CONTINUED)
DECEMBER 31, 2024

Section 11, Item cc.

Total Fund Balances as Shown on Previous Page \$ 21,281,624

Amounts reported for governmental activities in the Statement of Net Position
are different because:

Capital assets used in governmental activities are not current financial
resources and therefore are not reported in the funds. 29,283,817

Other long-term assets are not available to pay current period expenditures
and therefore are deferred in the funds.

 Special Assessments 848,128

Some deferred outflows and inflows of resources reflect changes in
long-term liabilities and are not reported in the funds.

 Deferred Outflows Related to Pensions 764,487

 Deferred Inflows Related to Pensions (464,821)

Long-term liabilities are not due and payable in the current period and,
therefore, are not reported in the funds.

 Long-Term Debt (14,070,000)

 Premium on Long-Term Debt (451,683)

 Net Pension Liability (86,225)

 Accrued Interest on Long-Term Obligations (37,264)

Net Position of Governmental Activities as Reported on the Statement of Net Position \$ 37,068,063

See accompanying Notes to Basic Financial Statements.

VILLAGE OF HARRISON, WISCONSIN
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024

	General	Debt Service	Capital Projects	Tax Incremental District No. 2	Nonmajor Governmental Funds	Total
REVENUES						
Taxes	\$ 3,207,298	\$ 1,200,000	\$ -	\$ 428,138	\$ 1,763,983	\$ 6,599,419
Special Assessments	377,625	-	-	-	-	377,625
Intergovernmental	1,219,241	-	-	-	511,285	1,730,526
Licenses and Permits	485,297	-	-	-	104,581	589,878
Fines and Forfeits	6,076	-	-	-	-	6,076
Public Charges for Services	1,438,748	-	-	1,000	442,071	1,881,819
Intergovernmental Charges for Services	173,739	-	-	-	-	173,739
Miscellaneous	957,716	-	300,000	-	-	1,257,716
Total Revenues	7,865,740	1,200,000	300,000	429,138	2,821,920	12,616,798
EXPENDITURES						
Current:						
General Government	1,194,293	-	-	-	511,285	1,705,578
Public Safety	1,389,189	-	-	-	-	1,389,189
Public Works	2,337,136	-	-	-	147,009	2,484,145
Culture and Recreation	47,841	-	-	-	-	47,841
Conservation and Development	120,420	-	-	1,026,317	1,793,688	2,940,425
Debt Service:						
Principal	-	1,165,000	-	-	-	1,165,000
Interest and Fiscal Charges	-	136,875	153,563	-	-	290,438
Capital Outlay	3,179,011	-	-	1,030,474	633,931	4,843,416
Total Expenditures	8,267,890	1,301,875	153,563	2,056,791	3,085,913	14,866,032
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(402,150)	(101,875)	146,437	(1,627,653)	(263,993)	(2,249,234)
OTHER FINANCING SOURCES (USES)						
Long-Term Debt Issued	-	-	8,275,000	900,000	-	9,175,000
Premium on Debt Issued	-	-	451,683	-	-	451,683
Transfers In	2,577,159	458,750	-	-	-	3,035,909
Transfers Out	(80,000)	-	(2,507,724)	-	(378,750)	(2,966,474)
Total Other Financing Sources (Uses)	2,497,159	458,750	6,218,959	900,000	(378,750)	9,696,118
NET CHANGE IN FUND BALANCES	2,095,009	356,875	6,365,396	(727,653)	(642,743)	7,446,884
Fund Balances - Beginning of Year, as Originally Reported	9,247,241	(356,710)	2,655,474	-	2,288,735	13,834,740
Change within Financial Reporting Entity (Nonmajor to Major)	-	-	-	211,760	(211,760)	-
Fund Balances - End of Year, as Adjusted	9,247,241	(356,710)	2,655,474	211,760	2,076,975	13,834,740
FUND BALANCES - END OF YEAR	<u>\$ 11,342,250</u>	<u>\$ 165</u>	<u>\$ 9,020,870</u>	<u>\$ (515,893)</u>	<u>\$ 1,434,232</u>	<u>\$ 21,281,624</u>

See accompanying Notes to Basic Financial Statements.

VILLAGE OF HARRISON, WISCONSIN
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024

Net Change in Fund Balances as Shown on Previous Page \$ 7,446,884

Amounts reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However, in
the Statement of Activities the cost of those assets is allocated over their
estimated useful lives and reported as depreciation expense.

Capital Assets Reported as Capital Outlay in Governmental Fund Statements	6,097,639
Loss on Disposal of Assets	(129,012)
Depreciation Expense Reported in the Statement of Activities	(1,220,417)

Governmental funds do not present revenues that are not available to pay
current obligations. In contrast, such revenues are reported in the Statement
of Activities when earned.

Special Assessments	(251,500)
---------------------	-----------

Debt issued provides current financial resources to governmental funds, but
issuing debt increases long-term liabilities in the Statement of Net Position.
Repayment of bond principal is an expenditure in the governmental funds, but
the repayment reduces long-term liabilities in the Statement of Net Position.

Long-Term Debt Issued	(9,175,000)
Premium on Debt Issued	(451,683)
Principal Repaid	1,165,000

Some expenses reported in the Statement of Activities do not require the
use of current financial resources and therefore are not reported as
expenditures in the governmental funds:

Accrued Interest on Long-Term Debt	(19,742)
Net Pension Liability	241,239
Deferred Outflows of Resources Related to Pensions	(460,782)
Deferred Inflows of Resources Related to Pensions	227,234

Change in Net Position of Governmental Activities as Reported in the Statement of Activities	\$ 3,469,860
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See accompanying Notes to Basic Financial Statements.

VILLAGE OF HARRISON, WISCONSIN
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL – GENERAL FUND
YEAR ENDED DECEMBER 31, 2024

	Budget			Variance Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUES				
Taxes	\$ 3,207,500	\$ 3,207,500	\$ 3,207,298	\$ (202)
Special Assessments	324,110	324,110	377,625	53,515
Intergovernmental	999,333	999,333	1,219,241	219,908
Licenses and Permits	289,950	289,950	485,297	195,347
Fines and Forfeits	8,000	8,000	6,076	(1,924)
Public Charges for Services	1,545,514	1,545,514	1,438,748	(106,766)
Intergovernmental Charges for Services	173,739	173,739	173,739	-
Miscellaneous	621,000	621,000	957,716	336,716
Total Revenues	7,169,146	7,169,146	7,865,740	696,594
EXPENDITURES				
Current:				
General Government	1,026,501	1,026,501	1,194,293	(167,792)
Public Safety	1,372,247	1,372,247	1,389,189	(16,942)
Public Works	2,395,228	2,395,228	2,337,136	58,092
Health and Human Services	2,200	2,200	-	2,200
Culture and Recreation	60,000	60,000	47,841	12,159
Conservation and Development	168,564	168,564	120,420	48,144
Capital Outlay	5,415,966	5,415,966	3,179,011	2,236,955
Total Expenditures	10,440,706	10,440,706	8,267,890	2,172,816
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(3,271,560)	(3,271,560)	(402,150)	2,869,410
OTHER FINANCING SOURCES (USES)				
Long-Term Debt Issued	1,400,000	1,400,000	-	(1,400,000)
Transfer In	60,000	60,000	2,577,159	2,517,159
Transfer Out	-	-	(80,000)	(80,000)
Proceeds from Sale of Capital Assets	15,000	15,000	-	(15,000)
Total Other Financing Sources (Uses)	1,475,000	1,475,000	2,497,159	1,022,159
NET CHANGE IN FUND BALANCE	(1,796,560)	(1,796,560)	2,095,009	3,891,569
Fund Balance - Beginning of Year	9,247,241	9,247,241	9,247,241	-
FUND BALANCE - END OF YEAR	<u>\$ 7,450,681</u>	<u>\$ 7,450,681</u>	<u>\$ 11,342,250</u>	<u>\$ 3,891,569</u>

See accompanying Notes to Basic Financial Statements.

VILLAGE OF HARRISON, WISCONSIN
STATEMENT OF NET POSITION – PROPRIETARY FUNDS
DECEMBER 31, 2024

Section 11, Item cc.

	Water Utility	Sewer Utility	Total
ASSETS			
Current Assets:			
Cash and Investments	\$ 2,638,740	\$ 4,799,596	\$ 7,438,336
Accounts Receivable - Municipalities and County	80,341	399,857	480,198
Accounts Receivable - Customers	177,076	159,025	336,101
Materials and Supplies	22,117	10,616	32,733
Total Current Assets	<u>2,918,274</u>	<u>5,369,094</u>	<u>8,287,368</u>
Non-Depreciable Capital Assets	70,720	41,436	112,156
Depreciable Capital Assets	13,391,146	16,717,698	30,108,844
Accumulated Depreciation	<u>(3,906,332)</u>	<u>(4,645,317)</u>	<u>(8,551,649)</u>
Total Noncurrent Assets	<u>9,555,534</u>	<u>12,113,817</u>	<u>21,669,351</u>
Total Assets	12,473,808	17,482,911	29,956,719
DEFERRED OUTFLOWS OF RESOURCES			
Pension Related Amounts	112,469	112,469	224,938
LIABILITIES			
Current Liabilities:			
Accrued and Other Current Liabilities	(4,515)	(2,783)	(7,298)
Accounts Payable	154,172	36,390	190,562
Due to Other Funds	69,435	-	69,435
Total Current Liabilities	<u>219,092</u>	<u>33,607</u>	<u>252,699</u>
Long-Term Obligations:			
Due Within One Year	-	44,838	44,838
Due in More Than One Year	-	348,900	348,900
Net Pension Liability	12,394	12,394	24,788
Total Liabilities	<u>231,486</u>	<u>439,739</u>	<u>671,225</u>
DEFERRED INFLOWS OF RESOURCES			
Pension Related Amounts	<u>66,815</u>	<u>66,815</u>	<u>133,630</u>
NET POSITION			
Net Investment in Capital Assets	9,555,534	12,113,817	21,669,351
Unrestricted	<u>2,732,442</u>	<u>4,975,009</u>	<u>7,707,451</u>
Total Net Position	<u>\$ 12,287,976</u>	<u>\$ 17,088,826</u>	<u>\$ 29,376,802</u>

See accompanying Notes to Basic Financial Statements.

VILLAGE OF HARRISON, WISCONSIN
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2024

	Water Utility	Sewer Utility	Total
OPERATING REVENUES			
Charges for Services	\$ 1,501,854	\$ 1,229,518	\$ 2,731,372
Miscellaneous Revenue	14,739	94,995	109,734
Total Operating Revenues	<u>1,516,593</u>	<u>1,324,513</u>	<u>2,841,106</u>
OPERATING EXPENSES			
Sewage Service	-	873,680	873,680
Water Service	1,232,449	-	1,232,449
Depreciation Expense	249,801	257,994	507,795
Total Operating Expenses	<u>1,482,250</u>	<u>1,131,674</u>	<u>2,613,924</u>
OPERATING INCOME	34,343	192,839	227,182
NONOPERATING REVENUES			
Interest Income	<u>126,780</u>	<u>187,692</u>	<u>314,472</u>
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	161,123	380,531	541,654
CAPITAL CONTRIBUTIONS	1,129,470	878,420	2,007,890
TRANSFERS	<u>(69,435)</u>	<u>-</u>	<u>(69,435)</u>
CHANGE IN NET POSITION	1,221,158	1,258,951	2,480,109
Net Position - Beginning of Year	<u>11,066,818</u>	<u>15,829,875</u>	<u>26,896,693</u>
NET POSITION - END OF YEAR	<u><u>\$ 12,287,976</u></u>	<u><u>\$ 17,088,826</u></u>	<u><u>\$ 29,376,802</u></u>

See accompanying Notes to Basic Financial Statements.

VILLAGE OF HARRISON, WISCONSIN
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2024

Section 11, Item cc.

	Water Utility	Sewer Utility	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from Customers	\$ 1,454,006	\$ 1,300,044	\$ 2,754,050
Payments to Suppliers	(1,024,033)	(586,825)	(1,610,858)
Payments to Employees	(247,653)	(253,490)	(501,143)
Net Cash Provided by Operating Activities	182,320	459,729	642,049
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and Construction of Capital Assets	(154,894)	(297,475)	(452,369)
Principal Paid on Long-Term Debt	-	(43,681)	(43,681)
Net Cash Used by Capital and Related Financing Activities	(154,894)	(341,156)	(496,050)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest Received	126,780	187,692	314,472
NET INCREASE IN CASH AND CASH EQUIVALENTS	154,206	306,265	460,471
Cash and Cash Equivalents - Beginning of Year	2,484,534	4,493,331	6,977,865
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 2,638,740</u>	<u>\$ 4,799,596</u>	<u>\$ 7,438,336</u>

See accompanying Notes to Basic Financial Statements.

VILLAGE OF HARRISON, WISCONSIN
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS (CONTINUED)
YEAR ENDED DECEMBER 31, 2024

Section 11, Item cc.

	Water Utility	Sewer Utility	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Operating Income	\$ 34,343	\$ 192,839	\$ 227,182
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:			
Depreciation	249,801	257,994	507,795
Allocated Depreciation	24,617	24,617	49,234
Effects of Changes in Operating Assets and Liabilities:			
Receivables	(58,072)	(21,686)	(79,758)
Inventories	(2,974)	22	(2,952)
Deferred Outflows	(3,273)	(3,273)	(6,546)
Pension Asset	(15,882)	(15,882)	(31,764)
Accounts Payable and Other Current Liabilities	(53,297)	18,041	(35,256)
Deferred Inflows	7,057	7,057	14,114
Net Cash Provided by Operating Activities	<u>\$ 182,320</u>	<u>\$ 459,729</u>	<u>\$ 642,049</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR ARE RECONCILED FROM THE BALANCE SHEET AS FOLLOWS			
Cash and Investments	<u>\$ 2,638,740</u>	<u>\$ 4,799,596</u>	<u>\$ 7,438,336</u>
NONCASH ACTIVITY			
Developer Contributed Capital	<u>\$ 1,129,470</u>	<u>\$ 878,420</u>	<u>\$ 2,007,890</u>

See accompanying Notes to Basic Financial Statements.

VILLAGE OF HARRISON, WISCONSIN
STATEMENT OF FIDUCIARY NET POSITION – CUSTODIAL FUNDS
DECEMBER 31, 2024

Section 11, Item cc.

ASSETS

Cash and Investments	\$ 6,201,868
Receivables:	
Taxes and Special Charges	<u>12,476,744</u>
Total Assets	<u>18,678,612</u>

LIABILITIES

Due to Other Governments	-
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DEFERRED INFLOWS OF RESOURCES

Property Taxes Levied for Subsequent Year	<u>18,678,612</u>
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NET POSITION - RESTRICTED

\$ -

See accompanying Notes to Basic Financial Statements.

VILLAGE OF HARRISON, WISCONSIN
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION – CUSTODIAL FUNDS
YEAR ENDED DECEMBER 31, 2024

Section 11, Item cc.

ADDITIONS	
Tax Collections	\$ 18,678,612
DEDUCTIONS	<u>18,678,612</u>
CHANGE IN NET POSITION	-
Net Position - Beginning of Year	<u>-</u>
NET POSITION - END OF YEAR	<u><u>\$ -</u></u>

See accompanying Notes to Basic Financial Statements.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the Village of Harrison, Wisconsin (the Village), have been prepared in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting principles and policies utilized by the Village are described below:

A. Reporting Entity

The Village is a municipal corporation governed by an elected seven-member board (the Village Board). In accordance with U.S. GAAP, the basic financial statements are required to include the Village and any separate component units that have a significant operational or financial relationship with the Village. The Village has not identified any component units that are required to be included in the basic financial statements.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the Village. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which are primarily supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for services.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Governmental funds include general, special revenue, debt service and capital projects funds. Proprietary funds include enterprise and internal service funds. The Village has no internal service funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Village reports the following major governmental funds:

General Fund

This is the Village's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements (Continued)

Debt Service Fund

Used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.

Tax Incremental District No. 2

Used to account for the accumulation of resources for, and the payment of the activities of Tax Incremental District No. 2 of the Village.

Capital Projects Fund

Used to account for the accumulation of resources for, and the payment of, general capital projects of the Village.

The Village has the following major enterprise funds:

Harrison Utilities operates a water and sewer utility serving customers in the Village of Harrison and surrounding communities.

In addition, the Village reports Custodial funds to account for assets held by the Village in a trustee capacity or as an agent for individuals, private organizations, and /or other governmental units. The Villages reports tax roll collection activity in the custodial fund.

C. Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus and Basis of Accounting (Continued)

Revenues susceptible to accrual include intergovernmental grants, intergovernmental charges for services, public charges for services and interest. Other revenues such as licenses and permits, fines and forfeits and miscellaneous revenues are recognized when received in cash or when measurable and available.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, and fees and fines, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance

1. Cash and Investments

Cash and investments are combined in the financial statements. Cash deposits consist of demand and time deposits with financial institutions and are carried at cost. Investments are stated at fair value. Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date. For purposes of the statement of cash flows, all cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less from date of acquisition are considered to be cash equivalents.

2. Property Taxes and Special Charges Receivable

Property taxes and special charges consist of taxes on real estate and personal property and user charges assessed against Village properties. They are levied during December of the prior year and become an enforceable lien on property the following January 1. Property taxes are payable in various options depending on the type and amount. Personal property taxes and special charges are payable on or before January 31 in full. Real estate taxes are payable in full by January 31 or in two equal installments on or before January 31 and July 31. Real estate taxes not paid by January 31 are purchased by the County as part of the February tax settlement. Delinquent personal property taxes remain the collection responsibility of the Village. Special charges not paid by January 31 are held in trust by the County and remitted to the Village, including interest, when collected by the County.

3. Accounts Receivable

Accounts receivable are recorded at gross amounts with uncollectible amounts recognized under the direct write-off method. No allowance for uncollectible accounts has been provided since it is believed that the amount of such allowance would not be material to the basic financial statements.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)

4. Prepaid Items

Payments made to vendors that will benefit periods beyond the end of the current fiscal year are recorded as prepaid items and are accounted for on the consumption method.

5. Special Assessments

Assessments against property owners for public improvements are generally not subject to full settlement in the year levied. Special assessments are placed on tax rolls on an installment basis. Revenue from special assessments recorded in governmental funds is recognized as collections are made within the period of availability.

6. Interfund Receivables and Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "Due from Other Funds" and "Due to Other Funds" or "Advance from Other Funds" and "Advance to Other Funds" in the fund financial statements.

7. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Village as assets with an initial, individual costs of \$5,000 or higher and an estimated useful life in excess of a year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Land and construction in progress are not depreciated. Other capital assets of the Village are depreciated using the straight-line method over the following estimated useful lives:

Land Improvements	20 to 40 Years
Buildings and Improvements	25 Years
Machinery and Equipment	5 to 20 Years
Infrastructure	25 Years

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)

8. Deferred Outflows/Inflows of Resources

Deferred outflows of resources are a consumption of net assets by the government that is applicable to a future reporting period. Deferred inflows of resources are an acquisition of net assets by the government that is applicable to a future reporting period. The recognition of those outflows and inflows as expenses or expenditures and revenues are deferred until the future periods to which the outflows and inflows are applicable.

Governmental funds may report deferred inflows of resources for unavailable revenues and taxes levied for the subsequent year. The Village reports unavailable revenues for special assessments. These inflows are recognized as revenues in the government-wide financial statements.

9. Long-Term Obligations

In the government-wide financial statements, and proprietary funds in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

10. Pensions

The fiduciary net position of the Wisconsin Retirement System (WRS) has been determined using the flow of economic resources measurement focus and accrual basis of accounting. This includes for purposes of measuring the following:

- Net Pension Liability (Asset)
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions,
- Pension Expense (Revenue)

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)

10. Pensions (Continued)

Information about the fiduciary net position of the WRS and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by the WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

11. Fund Equity

Governmental Fund Financial Statements

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

Nonspendable Fund Balance: Amounts that are not in spendable form (such as inventory, prepaid items, or long-term receivables) or are legally or contractually required to remain intact.

Restricted Fund Balance: Amounts that are constrained for specific purposes by external parties (such as grantor or bondholders), through constitutional provisions, or by enabling legislation.

Committed Fund Balance: Amounts that are constrained for specific purposes by action of the Village Board. These constraints can only be removed or changed by the Village Board using the same action that was used to create them.

Assigned Fund Balance: Amounts that are constrained for specific purposes by action of Village management. The Village Board has authorized the Village Manager to assign fund balance. Residual amounts in any governmental fund, other than the General Fund, are also reported as assigned.

Unassigned Fund Balance: Amounts that are available for any purpose. Positive unassigned amounts are only reported in the General Fund.

The Village has not adopted a fund balance spend-down policy regarding the order in which fund balance will be utilized. When a policy does not specify the spend-down policy, GASB Statement No. 54 indicates that restricted funds would be spent first, followed by committed funds, and then assigned funds. Unassigned funds would be spent last.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)

11. Fund Equity (Continued)

Government-Wide and Proprietary Fund Statements

Equity is classified as net position and displayed in three components:

Net Investment in Capital Assets: Amount of capital assets, net of accumulated depreciation, and capital related deferred outflows of resources less outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets and any capital related deferred inflows of resources.

Restricted Net Position: Amount of net position that is subject to restrictions that are imposed by 1) external groups, such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.

Unrestricted Net Position: Net position that is neither classified as restricted nor as net investment in capital assets.

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources, as they are needed.

E. Use of Estimates

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

F. Accounting Changes

The Village's Tax Incremental District No. 2 previously did not meet the criteria to be reported as a major governmental fund. However, effective January 1, 2024, the fund now meets the criteria to be reported as a major governmental fund and is reported as such for the fiscal year ended December 31, 2024.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 2 STEWARDSHIP AND COMPLIANCE

A. Budgets and Budgetary Accounting

The Village follows these procedures in establishing the budgetary data reflected in the basic financial statements:

1. During October, Village management submits to the Village Board a proposed operating budget for the calendar year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them. After submission to the governing body, public hearings are held to obtain taxpayer comments. Following the public hearings, the proposed budget, including authorized additions and deletions, is legally enacted by Village Board action.
2. Budgets are adopted on a basis consistent with U.S. GAAP for all governmental funds, except for the Tax Incremental District's. Budget is defined as the originally approved budget plus or minus approved amendments. Individual amendments throughout the year were not material in relation to the original budget. Budget appropriations not expended during the year are closed to fund balance unless authorized by the governing body to be forwarded into the succeeding year's budget.
3. During the year, formal budgetary integration is employed as a management control device for the governmental funds adopting a budget.
4. Expenditures may not exceed appropriations provided in detailed budget accounts maintained for each activity or department of the Village. Amendments to the budget during the year require initial approval by management and are subsequently authorized by the Village Board.
5. Encumbrance accounting is not used by the Village to record commitments related to unperformed contracts for goods or services.

The Village did not have any violation of legal or contractual provisions for the fiscal year ended December 31, 2024.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 2 STEWARDSHIP AND COMPLIANCE (CONTINUED)

B. Deficit Fund Equity

The following funds had a deficit fund balance as of December 31, 2024:

Fund:	Deficit Fund Balance
TIF District No. 2	\$ (515,893)
TIF District No. 5	(1,131,313)
TIF District No. 6	(261,569)
Total	<u>\$ (1,647,206)</u>

The Village anticipates future tax increments will finance the deficit of the tax incremental districts.

C. Property Tax Levy Limit

Wisconsin state statutes provide for a limit on the property tax levies for all Wisconsin cities, villages, towns and counties. For the 2024 budget year, Wisconsin Statutes limit the increase in the maximum allowable tax levy to the change in the Village's January 1 equalized value as a result of net new construction. Debt service for debt authorized after July 1, 2005 is exempt from the levy limit. In addition, Wisconsin statutes allow the limit to be adjusted for the increase in debt service authorized prior to July 1, 2005 and in certain other situations.

NOTE 3 CASH AND INVESTMENTS

The Village maintains various cash and investment accounts, including pooled funds that are available for use by all funds. Each fund's portion of these accounts is displayed on the financial statements as "Cash and Investments." Invested cash consists of deposits and investments that are restricted by Wisconsin Statutes to the following:

- Time deposits
- Repurchase agreements
- Securities issued by federal, state, and local governmental entities
- Statutorily authorized commercial paper and corporate securities
- Wisconsin local government investment pool

The carrying amount of the Village's cash and investments totaled \$39,195,849 as of December 31, 2024, as summarized below:

Petty Cash and Cash on Hand	\$ 424
Deposits with Financial Institutions	38,915,196
Investments:	
Wisconsin Local Government Investment Pool	280,229
Total	<u>\$ 39,195,849</u>

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Fair Value Measurements

The Village categorizes its fair value measurements within the fair value hierarchy established by U.S. GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant observable inputs; Level 3 inputs are significant unobservable inputs. The Village currently has no investments that are subject to fair value measurement.

Deposits and investments of the Village are subject to various risks. Presented below is a discussion of the Village's deposits and investments and the related risks.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. Wisconsin statutes require repurchase agreements to be fully collateralized by bonds or securities issued or guaranteed by the federal government or its instrumentalities. The Village does not have an additional custodial credit policy.

Deposits with financial institutions within the state of Wisconsin are insured by the Federal Deposit Insurance Corporation (FDIC) in the amount of \$250,000 for the combined amount of all time and savings deposits and \$250,000 for interest-bearing and noninterest-bearing demand deposits per official custodian per insured depository institution. Deposits with financial institutions located outside the state of Wisconsin are insured by the FDIC in the amount of \$250,000 for the combined amount of all deposit accounts per official custodian per depository institution. Deposits with credit unions are insured by the National Credit Union Share Insurance Fund (NCUSIF) in the amount of \$250,000 per credit union member. Also, the state of Wisconsin has a State Guarantee Fund which provides a maximum of \$1,000,000 per public depository above the amount provided by an agency of the U.S. government. However, due to the relatively small size of the State Guarantee Fund in relation to the Fund's total coverage, total recovery of insured losses may not be available. This coverage has been considered in determining custodial credit risk.

As of December 31, 2024, \$2,371,273 of the Village's deposits with financial institutions were in excess of federal and state depository insurance limits and uncollateralized.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk (Continued)

The Village has investments in the Wisconsin local government investment pool of \$280,229 at December 31, 2024. The Wisconsin local government investment pool (LGIP) is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2024, the fair value of the Village's share of the LGIP's assets was substantially equal to the carrying value.

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Wisconsin statutes limit investments in securities to the top two ratings assigned by nationally recognized statistical rating organizations. The Village does not have an additional credit risk policy. The Village's investment in the Wisconsin local government investment pool is not rated.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Village does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The Local Government Investment Pool has a weighted average maturity of 9 days.

Credit Risk

Credit risk is the risk that an issue or other counterparty to an investment will not fulfill its obligations. The Village's investment policy does not address credit risk for investments. The Village holds investments in LGIP, which is not rated.

VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
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Section 11, Item cc.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2024, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Land	\$ 2,565,180	\$ 1,388,990	\$ -	\$ 3,954,170
Construction in Progress	1,561,008	1,603,388	1,561,008	1,603,388
Total Capital Assets, Not Being Depreciated	4,126,188	2,992,378	1,561,008	5,557,558
Capital Assets, Being Depreciated:				
Land Improvements	3,653,721	239,055	9,440	3,883,336
Buildings and Improvements	2,791,208	-	-	2,791,208
Machinery and Equipment	7,425,222	876,868	1,346,911	6,955,179
Infrastructure	17,800,504	3,550,346	59,863	21,290,987
Subtotals	31,670,655	4,666,269	1,416,214	34,920,710
Less Accumulated Depreciation for:				
Land Improvements	856,579	144,285	8,310	992,554
Buildings and Improvements	1,244,752	34,650	-	1,279,402
Machinery and Equipment	4,208,070	372,472	1,243,296	3,337,246
Infrastructure	4,951,835	669,010	35,596	5,585,249
Subtotals	11,261,236	1,220,417	1,287,202	11,194,451
Total Capital Assets, Being Depreciated, Net	14,334,427	3,445,852	129,012	23,726,259
Governmental Activities Capital Assets, Net	<u>\$ 18,460,615</u>	<u>\$ 6,438,230</u>	<u>\$ 1,690,020</u>	29,283,817
Less: Capital Related Debt				(13,336,683)
Add: Unspent Bond Proceeds				9,020,870
Net Investment in Capital Assets				<u>\$ 24,968,004</u>

Depreciation expense was charged to functions of the Village as follows:

Governmental Activities:	
General Government	\$ 124,617
Public Safety	112,005
Public Works	897,264
Culture and Recreation	86,531
Total Depreciation Expense - Governmental Activities	<u>\$ 1,220,417</u>

VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
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Section 11, Item cc.

NOTE 4 CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Ending Balance
Water Utility				
Capital Assets, Not Being Depreciated:				
Land	\$ 70,720	\$ -	\$ -	\$ 70,720
Capital Assets, Being Depreciated:				
Supply Mains	22,180	-	-	22,180
Tran/Dist-Structures & Improve	336,515	-	-	336,515
Transmission and Distribution	7,339,167	618,322	-	7,957,489
Service Connections	1,875,464	208,003	-	2,083,467
Meters	854,296	93,622	11,745	936,173
Hydrants	1,280,843	160,238	-	1,441,081
Misc Structure and Improv.	363,320	10,825	-	374,145
Office Furniture and Equip.	61,208	-	-	61,208
Computers	44,912	-	-	44,912
Transportation	100,752	-	-	100,752
Store Equipment	3,553	-	-	3,553
Other General Plant	8,129	-	-	8,129
Power Operated Equipment	21,540	-	-	21,540
Subtotals	12,311,879	1,091,010	11,745	13,391,144
Less Accumulated Depreciation for:				
Supply Mains	-	399	-	399
Tran/Dist-Structures & Improve	-	10,768	-	10,768
Transmission and Distribution	1,516,299	99,428	-	1,615,727
Service Connections	753,321	57,402	-	810,723
Meters	376,025	49,238	11,745	413,518
Hydrants	422,088	29,941	-	452,029
Misc Structure and Improv.	322,346	10,693	-	333,039
Office Furniture and Equip.	68,307	-	-	68,307
Computers	59,982	3,032	-	63,014
Transportation	86,577	13,400	-	99,977
Store Equipment	2,817	-	-	2,817
Other General Plant	35,895	-	-	35,895
Power Operated Equipment	-	117	-	117
Subtotals	3,643,657	274,418	11,745	3,906,330
Total Capital Assets, Being Depreciated, Net	8,668,222	816,592	-	9,484,814
Water Utility Capital Assets, Net	<u>\$ 8,738,942</u>	<u>\$ 816,592</u>	<u>\$ -</u>	<u>9,555,534</u>
Net Investment in Capital Assets				<u>\$ 9,555,534</u>

VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
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Section 11, Item cc.

NOTE 4 CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Ending Balance
Sewer Utility				
Capital Assets, Not Being Depreciated:				
Land	\$ 41,436	\$ -	\$ -	\$ 41,436
Capital Assets, Being Depreciated:				
Service Connections	1,669,526	224,439	-	1,893,965
Collecting Mains	9,786,813	829,612	-	10,616,425
Force Mains	1,529,258	-	-	1,529,258
Electrical Pumping Equipment	30,974	58,095	-	89,069
Lift Stations	1,886,023	52,924	37,152	1,901,795
Misc. Structure and Improvements	405,988	10,825	-	416,813
Office Furniture and Equipment	65,607	-	-	65,607
Computer Equipment	44,913	-	-	44,913
Transportation Equipment	100,752	-	-	100,752
Other General Plant	59,101	-	-	59,101
Subtotals	15,578,955	1,175,895	37,152	16,717,698
Less Accumulated Depreciation for:				
Service Connections	585,587	52,329	-	637,916
Collecting Mains	2,364,009	133,363	-	2,497,372
Force Mains	415,076	30,585	-	445,661
Electrical Pumping Equipment	2,381	2,641	-	5,022
Lift Stations	524,657	37,878	37,152	525,383
Misc. Structure and Improvements	210,293	11,931	-	222,224
Office Furniture and Equipment	112,385	-	-	112,385
Computer Equipment	-	367	-	367
Transportation Equipment	115,697	13,400	-	129,097
Other General Plant	69,773	117	-	69,890
Subtotals	4,399,858	282,611	37,152	4,645,317
Total Capital Assets, Being Depreciated, Net	11,179,097	893,284	-	12,072,381
Business-Type Activities				
Capital Assets, Net	<u>\$ 11,220,533</u>	<u>\$ 893,284</u>	<u>\$ -</u>	<u>12,113,817</u>
Net Investment in Capital Assets				<u>\$ 12,113,817</u>

VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
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Section 11, Item cc.

NOTE 5 INTERFUND RECEIVABLE, PAYABLES, AND TRANSFERS

Interfund receivables and payables between individual funds of the Village, as reported in the fund financial statements, as of December 31, 2024, are detailed below:

	<u>Interfund Receivables</u>	<u>Interfund Payables</u>
Temporary Cash Advances to Finance Operating		
Cash Deficits:		
Governmental Funds:		
General Fund	\$ 861,640	\$ -
TIF District No. 5	-	530,636
TIF District No. 6	-	261,569
Proprietary Funds:		
Water Utility	-	69,435
Total	<u>\$ 861,640</u>	<u>\$ 861,640</u>

The General Fund advanced Tax Incremental District No. 5 \$583,357 for a property purchase at the beginning of the life of the District. There is no repayment schedule and will be repaid with future tax increments of the District.

NOTE 6 LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term obligations of the Village for the year ended December 31, 2024:

	<u>Beginning Balance</u>	<u>Issued</u>	<u>Retired</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities:					
General Obligation Debt					
Direct Placements:					
Notes	\$ 6,060,000	\$ 8,275,000	\$ 1,165,000	\$ 13,170,000	\$ 1,260,000
State Trust Fund Loans	-	900,000	-	900,000	86,871
Premium on Debt	2,391	451,683	2,391	451,683	-
Governmental Activities					
Long-Term Obligations	<u>\$ 6,060,000</u>	<u>\$ 9,175,000</u>	<u>\$ 1,165,000</u>	<u>\$ 14,070,000</u>	<u>\$ 1,346,871</u>
Business-Type Activities:					
General Obligation Debt					
Direct Placements:					
Clean Water Fund Loans (1)	\$ 437,419	\$ -	\$ 43,681	\$ 393,738	\$ 44,838
Governmental Activities					
Long-Term Obligations	<u>\$ 437,419</u>	<u>\$ -</u>	<u>\$ 43,681</u>	<u>\$ 393,738</u>	<u>\$ 44,838</u>

Interest paid during the year on long-term debt totaled \$134,500.

- (1) The proceeds of the Village of Harrison Sewer Utility's 2013 Sewer Clean Water Fund Loan were disbursed directly to the Neenah-Menasha Sewerage Commission for expansion of the regional plant. Principal and interest payments on this debt will be paid by the Neenah-Menasha Sewerage Commission under an agency agreement which allows. The debt service is recovered by Neenah-Menasha Sewerage Commission as part of its annual use charges. The resulting due from other governments and revenue bonds of a like amount has been recorded by the Village of Harrison Sewer Utility and will be reduced as payments are made.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Debt

General obligation debt currently outstanding is detailed as follows:

	Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance 12/31/24
General Obligation Notes	11/17/20	3/1/35	0.5-2.00%	\$ 1,425,000	\$ 1,115,000
General Obligation Notes	11/17/20	3/1/30	2.00%	1,880,000	1,185,000
General Obligation Notes	3/31/22	9/1/32	2.00%	1,305,000	870,000
General Obligation Notes	11/15/22	9/1/32	4.00-5.00%	1,600,000	1,020,000
General Obligation Notes	12/14/23	3/1/33	5.00%	1,400,000	705,000
General Obligation Notes	12/16/24	3/1/34	4.00-5.00%	8,275,000	8,275,000
General Obligation Notes	8/6/24	3/15/34	6.00%	900,000	900,000
Total Outstanding General Obligation Debt					<u>\$ 14,070,000</u>

Annual principal and interest maturities of the outstanding general obligation debt on December 31, 2024 are detailed below:

Year Ended December 31,	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2025	\$ 1,346,871	\$ 411,386	\$ 44,838	\$ 9,825
2026	1,265,778	491,593	46,024	8,623
2027	1,385,026	437,721	47,242	7,389
2028	1,444,418	379,829	48,492	6,123
2029	1,479,292	320,322	49,775	4,822
2030 - 2034	7,028,615	702,452	157,367	6,318
2035 - 2038	120,000	1,200	-	-
Total	<u>\$ 14,070,000</u>	<u>\$ 2,744,503</u>	<u>\$ 393,738</u>	<u>\$ 43,100</u>

Legal Margin for New Debt

The Village's legal margin for creation of additional general obligation debt on December 31, 2024, was \$89,234,100 as follows:

Equalized Valuation at the Village	\$ 2,066,082,000
Statutory Limitation Percentage	(x) 5%
General Obligation Debt Limitation, Per Section 67.03 of the Wisconsin Statutes	103,304,100
Total Outstanding General Obligation Debt Applicable to Debt Limitation	14,070,000
Legal Margin for New Debt	<u>\$ 89,234,100</u>

General obligation notes are direct placements in which the full faith and is secured by the Village's taxing authority. These notes are not subject to any special terms related to events of default, termination events or escalation clauses. The Clean Water Fund loan is a private placement which contains a subjective acceleration clause that allows the lender to accelerate payment of the entire principal amount to be come immediately due if the lender determines that a material adverse change occurs. The Clean Water Fund Loan is secured by the Village's taxing authority.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

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NOTE 7 PENSION PLAN

WRS Plan Description

The WRS is a cost-sharing, multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible state of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, and expected to work at least 1,200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone WRS Financial Report, which can be found at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Vesting

For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

Benefits Provided

Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and executive service retirement plan participants, if hired on or before December 31, 2016) are entitled to a retirement benefit based on a formula factor, their final average earnings, and creditable service.

Final average earnings is the average of the participant's three highest earnings periods. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at or after age 55 (50 for protective occupations) and receive an actuarially-reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
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Section 11, Item cc.

NOTE 7 PENSION PLAN (CONTINUED)

Postretirement Adjustments

The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the floor) set at retirement.

The Core and Variable annuity adjustments granted during recent years are as follows:

<u>Year</u>	<u>Core Fund Adjustment</u>	<u>Variable Fund Adjustment</u>
2014	4.7 %	25.0 %
2015	2.9 %	2.0 %
2016	0.5 %	(5.0)%
2017	2.0 %	4.0 %
2018	2.4 %	17.0 %
2019	- %	(10.0)%
2020	1.7 %	21.0 %
2021	5.1 %	13.0 %
2022	7.4 %	15.0 %
2023	1.6 %	(21.0)%

Contributions

Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for general category employees, including teachers, and executives and elected officials. Starting on January 1, 2016, the executives and elected officials category was merged into the general employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remained of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the year ended December 31, 2024, the WRS recognized \$102,893 in contributions from the Village.

Contribution rates as of December 31, 2024 are:

<u>Employee Category</u>	<u>Employee</u>	<u>Employer</u>
General (Including Teachers)	6.90 %	6.90 %
Protective with Social Security	6.90 %	14.30 %
Protective without Social Security	6.90 %	19.10 %

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
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Section 11, Item cc.

NOTE 7 PENSION PLAN (CONTINUED)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2024, the Village reported a liability of \$111,013 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2023, and the total pension asset used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022, rolled forward to December 31, 2023.

No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2023, the Village's proportion was .00746664%, which was an increase of 0.0002179% from its proportion measured as of December 31, 2022.

For the year ended December 31, 2024, the Village recognized pension expense of \$77,404.

At December 31, 2024, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 447,609	\$ 592,861
Net Differences Between Projected and Actual		
Earnings on Pension Plan Investments	386,868	-
Changes in Assumptions	48,388	-
Changes in Proportion and Differences Between Employer Contributions and Proportionate Share of Contributions	3,667	5,590
Employer Contributions Subsequent to the Measurement Date	102,893	-
Total	<u>\$ 989,425</u>	<u>\$ 598,451</u>

The \$102,893 reported as deferred outflows related to pension resulting from the Village's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2025.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
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NOTE 7 PENSION PLAN (CONTINUED)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2025	\$ 58,692
2026	60,894
2027	242,636
2028	(74,141)
Total	<u>\$ 288,081</u>

Actuarial Assumptions

The total pension liability in the December 31, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2022
Measurement Date of Net Pension Liability (Asset):	December 31, 2023
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Market Value
Long-Term Expected Rate of Return:	6.8%
Discount Rate:	6.8%
Salary Increases:	
Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality	2020 WRS Experience Mortality Table
Postretirement Adjustments*	1.7%

** No postretirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.7% is the assumed annual adjustment based on the investment return assumption and the postretirement discount rate.*

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. The total pension liability for December 31, 2023 is based upon a roll-forward of the liability calculated from the December 31, 2022 actuarial valuation.

Long-Term Expected Return on Plan Assets

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
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NOTE 7 PENSION PLAN (CONTINUED)

Long-Term Expected Return on Plan Assets (Continued)

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

	Current Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %
Core Fund Asset Class:			
Global Equities	40.0 %	7.3 %	4.5 %
Fixed Income	27.0	5.8	3.0
Inflation Sensitive Assets	19.0	4.4	1.7
Real Estate	8.0	5.8	3.0
Private Equity/Debt	18.0	9.6	6.7
Leverage	(12.0)	3.7	1.0
Total Core Fund	<u>100.0 %</u>	7.4	4.6
Variable Fund Asset Class:			
U.S. Equities	70.0 %	6.8	4.0
International Equities	30.0	7.6	4.8
Total Variable Fund	<u>100.0 %</u>	7.3	4.5

New England Pension Consultants Long-Term U.S. CPI (Inflation) Forecast: 2.7%

Asset allocations are managed within established ranges, target percentages may differ from actual monthly allocations.

The investment policy for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. Currently, an asset allocation target of 12% policy leverage is used, subject to an allowable range of up to 20%.

Single Discount Rate

A single discount rate of 6.8% was used to measure the total pension liability, for the current and prior year. The discount rate is based on the expected rate of return on pension plan investments of 6.80% and a municipal bond rate of 3.77%. (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year. Municipal GO AA Index" as of December 31, 2023. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax exempt securities.) Because of the unique structure of WRS, the 6.8% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan members contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the municipal bond rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
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Section 11, Item cc.

NOTE 7 PENSION PLAN (CONTINUED)

Sensitivity of the Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the Village's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.8%, as well as what the Village's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.8%) or one-percentage-point higher (7.8%) than the current rate:

	1% Decrease to Discount Rate (5.8%)	Current Discount Rate (6.8%)	1% Increase to Discount Rate (7.8%)
Village's Proportionate Share of the Net Pension Liability (Asset)	\$ 1,073,008	\$ 111,013	\$ (562,133)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Payables to the Pension Plan

The Village reported a payable of \$24,475 for the outstanding amount of contributions to the pension plan for the year ended June 30, 2024.

VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

Section 11, Item cc.

NOTE 8 FUND EQUITY

Restricted Fund Balance

In the fund financial statements, portions of governmental fund balances are not available for appropriation or are legally restricted for use for a specific purpose. At December 31, 2024, restricted fund balance was as follows:

General Fund:

Restricted for:

Fire Protection	\$ 176,497
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Debt Service	165
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Special Revenue Funds:

Restricted for:

Park Improvements	436,416
Law Enforcement Impact	105,459
Fire Department Impact	894,872
Stormwater	369,052
Total Special Revenue Funds	<u>1,805,799</u>

Capital Project Funds:

Restricted for:

TIF Project Costs	1,021,315
Capital Projects	9,020,870
Total Capital Project Funds	<u>10,042,185</u>

Total Restricted Fund Balance	<u><u>\$ 12,024,646</u></u>
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Assigned Fund Balance

Portions of the governmental fund balances have been assigned to represent tentative management plans that are subject to change. At December 31, 2024, fund balance was assigned as follows:

General Fund

Assigned for:

Fire Truck	\$ 927,401
Fire Equipment	49,384
Fire Station	3,851,079
Election Equipment	8,044
Total Restricted Net Position	<u><u>\$ 4,835,908</u></u>

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 9 OTHER INFORMATION

A. Tax Incremental Financing Districts

The Village has established separate capital projects funds for Tax Incremental District (TID) No. 1 and Tax Incremental District (TID) No. 2, Tax Incremental District (TID) No. 3, and Tax Incremental District (TID) No. 4, which were created by the Village in accordance with Section 66.1105 of the Wisconsin Statutes. At the time the District was created, the property tax base within the District was “frozen” and increment taxes resulting from increases to the property tax base are used to finance District improvements, including principal and interest on long-term debt issued by the Village to finance such improvements. The Statutes allow eligible project costs to be incurred up to five years prior to the maximum termination date. The Village’s District is still eligible to incur project costs.

Since creation of the above Districts, the Village has provided various financing sources to the TIDs. The foregoing amounts are not recorded as liabilities in the TID capital project funds but can be recovered by the Village from any future excess tax increment revenues.

B. Risk Management

The Village is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The Village completes an annual review of its insurance coverage to ensure adequate coverage. The Village has not made significant changes to coverage from the previous year. The Village’s losses have not exceed coverage in any of the prior three years.

C. Contingencies

From time-to-time, the Village is party to other various pending claims and legal proceedings. Although the outcome of such matters cannot be forecast with certainty, it is the opinion of management and the Village Attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the Village’s financial position or results of operations.

D. Commitments and Contingent Liabilities

The Village has a contract with the City of Appleton to pay for half the cost of the storm sewer, paving, grade and gravel, and temporary asphalt paving for certain properties located in the Village boundaries and the City’s utility service area. The payments are subject to certain terms and conditions as agreed upon between the Village and the City, and continue through the year December 31, 2025. The Village also has an agreement with a developer to reimburse the Village for these costs. The Village received from the developer and paid to the City \$114,099 in 2024 in accordance with this agreement.

**VILLAGE OF HARRISON, WISCONSIN
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

Section 11, Item cc.

NOTE 9 OTHER INFORMATION (CONTINUED)

E. Defined Contribution Pension Plan

The Village contributes to the Service Award Program (SAP), a defined contribution pension plan, for its volunteer firefighters, first responders and emergency medical technicians. SAP is administered by Volunteer Fireman's Insurance Services.

The Village determines annually the amount it will contribute on behalf of each individual in the program. Participants are fully vested to receive a service award once he or she attains 15 years of service for a municipality and paid a service award upon reaching age of 60. A participant who has discontinued providing eligible service after performing a minimum 10 years of service shall be partially vested and may elect to receive a partial service award at any time after reaching age 53. Nonvested accounts are forfeited if the individual ceases to perform creditable service for a period of 12 months or more and distributed equally among all other open accounts sponsored by the participating municipality at the time of the forfeiture.

For the year ended December 31, 2024, the Village contributed \$31,656 to the plan, and the Village recognized pension expense of \$31,656.

F. Subsequent Events

During 2025, the Village issued the following long-term debt obligations:

- On January 21, 2025, the Village issued State Trust Loan in the amount of \$450,000 to be used for financing land purchase within TID #5.

VILLAGE OF HARRISON, WISCONSIN
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET) –
WISCONSIN RETIREMENT SYSTEM
LAST TEN MEASUREMENT PERIODS

Plan Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll (Plan Year)	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset)
12/31/16	0.00433812 %	\$ 35,756	\$ 657,314	5.44 %	99.12 %
12/31/17	0.00438854	(130,300)	657,579	19.82	102.93
12/31/18	0.00523332	186,185	1,023,633	18.19	96.45
12/31/19	0.00589879	(190,203)	1,051,708	18.09	102.96
12/31/20	0.00693660	(433,061)	1,257,777	34.43	105.26
12/31/21	0.00683412	(550,842)	1,069,387	51.51	106.02
12/31/22	0.00724874	384,016	1,335,011	28.77	95.72
12/31/23	0.00746664	111,014	1,481,503	7.49	98.85

SCHEDULE OF CONTRIBUTIONS –
WISCONSIN RETIREMENT SYSTEM
LAST TEN FISCAL YEARS

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll (Fiscal Year)	Contributions as a Percentage of Covered Payroll
12/31/16	\$ 43,383	\$ 43,383	\$ -	\$ 657,314	6.60 %
12/31/17	44,716	44,716	-	657,579	6.80
12/31/18	68,583	68,583	-	1,023,633	6.70
12/31/19	68,887	68,887	-	1,051,708	6.55
12/31/20	84,900	84,900	-	1,257,777	6.75
12/31/21	72,184	72,184	-	1,069,387	6.75
12/31/22	91,777	91,777	-	1,335,011	6.87
12/31/23	100,743	100,743	-	1,481,503	6.80
12/31/24	102,893	102,893	-	1,502,645	6.85

VILLAGE OF HARRISON, WISCONSIN
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
DECEMBER 31, 2024

Section 11, Item cc.

NOTE 1 CHANGES OF BENEFIT TERMS

There were no changes of benefit terms for any participating employer in the WRS.

Changes of assumptions:

Based on a three-year experience study conducted in 2021 covering January 1, 2018 through December 31, 2020, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-end December 31, 2021, including the following:

- Lowering the long-term expected rate of return from 7.0% to 6.8%
- Lowering the discount rate from 7.0% to 6.8%
- Lowering the price inflation rate from 2.5% to 2.4%
- Lowering the postretirement adjustments from 1.9% to 1.7%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table.

Based on a three-year experience study conducted in 2018 covering January 1, 2015, through December 31, 2017, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-ended December 31, 2018, including the following:

- Lowering the long-term expected rate of return from 7.2% to 7.0%
- Lowering the discount rate from 7.2% to 7.0%
- Lowering the wage inflation rate from 3.2% to 3.0%
- Lowering the price inflation rate from 2.7% to 2.5%
- Lowering the postretirement adjustments from 2.1% to 1.9%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table.

VILLAGE OF HARRISON, WISCONSIN
COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	Special Revenue					Capital Projects					
	Park Impact Fees Fund	Law Enforcement Impact Fees	Fire Department Impact Fees	Fire Department	Stormwater	ARPA	Tax		Incremental		Total
							District No. 1	District No. 3	District No. 4	District No. 5	
ASSETS											
Cash and Investments	\$ 468,164	\$ 105,459	\$ 894,872	\$ -	\$ 380,139	\$ 83,508	\$ 1,053,969	\$ 157,957	\$ 508,874	\$ -	\$ 3,654,431
Receivables:											
Taxes and Special Charges	-	-	-	-	-	-	692,249	-	714,955	-	1,410,199
Total Assets	\$ 468,164	\$ 105,459	\$ 894,872	\$ -	\$ 380,139	\$ 83,508	\$ 1,746,218	\$ 157,957	\$ 1,223,829	\$ -	\$ 5,064,630
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES											
LIABILITIES											
Accounts Payable	\$ 31,748	\$ -	\$ -	\$ -	\$ 11,087	\$ -	\$ -	\$ -	\$ -	\$ 17,320	\$ 60,155
Unearned Revenue	-	-	-	-	-	83,508	-	-	-	-	83,508
Due to Other Funds	-	-	-	-	-	-	-	-	-	530,636	792,205
Advance from Other Funds	-	-	-	-	-	-	-	-	-	583,357	583,357
Total Liabilities	31,748	-	-	-	11,087	83,508	-	-	-	1,131,313	1,519,225
DEFERRED INFLOWS OF RESOURCES											
Property Taxes Levied for Subsequent Year	-	-	-	-	-	-	1,036,348	-	1,070,341	-	4,484
2,111,173											
FUND BALANCES											
Restricted	436,416	105,459	894,872	-	369,052	-	709,870	157,957	153,488	-	2,827,114
Unassigned	-	-	-	-	-	-	-	-	-	(1,131,313)	(1,392,882)
Total Fund Balances	436,416	105,459	894,872	-	369,052	-	709,870	157,957	153,488	(1,131,313)	1,434,232
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 468,164	\$ 105,459	\$ 894,872	\$ -	\$ 380,139	\$ 83,508	\$ 1,746,218	\$ 157,957	\$ 1,223,829	\$ -	\$ 5,064,630

**VILLAGE OF HARRISON, WISCONSIN
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024**

	Special Revenue				Capital Projects									
	Law		Fire		Tax		Tax		Tax		Tax		Tax	
	Park Impact	ARPA	Enforcement	Department	Fire	Storm	Incremental	Incremental	Incremental	Incremental	Incremental	Incremental	Incremental	Total
	Impact Fees	Grant	Impact Fees	Impact Fees	Department	Water	District No. 1	District No. 2	District No. 3	District No. 4	District No. 5	District No. 6		
REVENUES														
Taxes	\$ 115,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 949,174	\$ -	\$ 130,924	\$ 568,246	\$ -	\$ -	\$ -	\$ 1,763,983
Intergovernmental	-	511,285	-	-	-	-	-	-	-	-	-	-	-	511,285
Licenses and Permits	-	-	11,089	93,492	-	-	-	-	-	-	-	-	-	104,581
Public Charges for Service	-	-	-	-	-	442,071	-	-	-	-	-	-	-	442,071
Total Revenues	115,639	511,285	11,089	93,492	-	442,071	949,174	-	130,924	568,246	-	-	-	2,821,920
EXPENDITURES														
Current:														
General Government	-	511,285	-	-	-	-	-	-	-	-	-	-	-	511,285
Public Works	-	-	-	-	-	147,009	-	-	-	-	-	-	-	147,009
Conservation and Development	-	-	-	-	-	-	693,012	-	57,756	497,244	535,107	10,569	-	1,793,688
Capital Outlay	633,931	-	-	-	-	-	-	-	-	-	-	-	-	633,931
Total Expenditures	633,931	511,285	-	-	-	147,009	693,012	-	57,756	497,244	535,107	10,569	-	3,085,913
OTHER FINANCING USES														
Transfer Out	-	-	-	-	-	-	(378,750)	-	-	-	-	-	-	(378,750)
NET CHANGE IN FUND BALANCES														
(518,292)	-	-	11,089	93,492	-	295,062	(122,588)	-	73,168	71,002	(535,107)	(10,569)	-	(642,743)
Fund Balances - Beginning of Year, as Originally Reported	954,708	-	94,370	801,380	-	73,990	832,458	211,760	84,789	82,486	(596,206)	(251,000)	-	2,288,735
Change within Financial Reporting Entity (Nonmajor to Major)	-	-	-	-	-	-	-	(211,760)	-	-	-	-	-	(211,760)
Fund Balances - End of Year, as Adjusted	954,708	-	94,370	801,380	-	73,990	832,458	-	84,789	82,486	(596,206)	(251,000)	-	2,076,975
FUND BALANCES - END OF YEAR	\$ 436,416	\$ -	\$ 105,459	\$ 894,872	\$ -	\$ 369,052	\$ 709,870	\$ -	\$ 157,957	\$ 153,488	\$ (1,131,313)	\$ (261,569)	\$ -	\$ 1,434,232



CliftonLarsonAllen LLP
CLAconnect.com

Village Board
Village of Harrison
Harrison, Wisconsin

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Village of Harrison, Wisconsin, as of and for the year ended December 31, 2024, and have issued our report thereon dated June 17, 2025. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Village of Harrison are described in Note 1 to the financial statements.

As described in Note 1, the entity changed accounting policies related to accounting changes by adopting Statement of Governmental Accounting Standards Board (GASB Statement) No. 100, *Accounting Changes and Error Corrections*, in 2024. Accordingly, the cumulative effect of the accounting change as of the beginning of the year is reported in the governmental fund financial statements.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no accounting estimates affecting the financial statements which were particularly sensitive or required substantial judgments by management.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

There were no particularly sensitive financial statement disclosures.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management did not identify and we did not notify them of any uncorrected financial statement misstatements.

Corrected misstatements

The following material misstatements detected as a result of audit procedures were corrected by management:

- Adjusted debt premium and underwriter's discount
- Adjusted prior year equity to actual
- Recorded 2024 tax levy
- Recorded transfer from capital project fund to cover previous road expenses
- Recorded advance from general fund to TID #5
- Adjusted tax roll for storm water fund

Disagreements with management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the attached management representation letter dated June 17, 2025.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Other audit findings or issues

We have provided a separate letter to you dated June 17, 2025, communicating internal control related matters identified during the audit.

Other information in documents containing audited financial statements

With respect to the required supplementary information (RSI) accompanying the financial statements, we made certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We compared the RSI for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we did not express an opinion or provide any assurance on the RSI.

With respect to the combining fund statements (collectively, the supplementary information) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated June 17, 2025.

* * *

This communication is intended solely for the information and use of the Village Board and management of Village of Harrison and is not intended to be, and should not be, used by anyone other than these specified parties.



CliftonLarsonAllen LLP

Green Bay, Wisconsin
June 17, 2025

June 17, 2025

CliftonLarsonAllen LLP
1175 Lombardi Avenue, Suite 200
Green Bay, Wisconsin 54304

This representation letter is provided in connection with your audit of the financial statements of Village of Harrison, Wisconsin, which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to misstatements that are material. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm, to the best of our knowledge and belief, as of June 17, 2025, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated July 20, 2024, for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP. The financial statements include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
2. We acknowledge and have fulfilled our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
4. Methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures, including those measured at fair value, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
5. Significant estimates have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. Significant estimates are estimates at the financial statement date that could change materially within the next year.

6. Related party relationships and transactions, including, but not limited to, revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
7. All events occurring subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
8. We have not identified or been notified of any uncorrected financial statement misstatements. In addition, you have proposed adjusting journal entries that have been posted to the entity's accounts. We have reviewed and approved those adjusting journal entries and understand the nature of the changes and their impact on the financial statements. We are in agreement with those adjustments and accept responsibility for them.
9. We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP, and we have not consulted a lawyer concerning litigation, claims, or assessments.
10. Guarantees, whether written or oral, under which the entity is contingently liable, if any, have been properly recorded or disclosed in accordance with U.S. GAAP.
11. Arrangements with financial institutions involving repurchase, reverse repurchase, or securities lending agreements, compensating balances, or other arrangements involving restrictions on cash balances and line-of-credit or similar arrangements, have been properly recorded or disclosed in the financial statements.
12. We have no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
13. We believe that the actuarial assumptions and methods used to measure pension liabilities and costs for financial accounting purposes are appropriate in the circumstances.

Information Provided

1. We have provided you with:
 - a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
2. All transactions have been recorded in the accounting records and are reflected in the financial statements.
3. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
4. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a. Management;
 - b. Employees who have significant roles in internal control; or
 - c. Others when the fraud could have a material effect on the financial statements.
5. We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, grantors, regulators, or others.
6. We have disclosed to you all known instances of noncompliance or suspected noncompliance with laws and regulations and provisions of contracts and grant agreements, or waste or abuse whose effects should be considered when preparing financial statements.
7. We are not aware of any pending or threatened litigation, claims, or assessments, or unasserted claims or assessments, that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP, and we have not consulted a lawyer concerning litigation, claims, or assessments.
8. There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed in accordance with U.S. GAAP.
9. We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
10. The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the financial statements.

11. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to Village of Harrison, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
12. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
13. The entity has complied with all aspects of contractual or grant agreements that would have a material effect on the financial statements in the event of noncompliance.
14. We have complied with all restrictions on resources (including donor restrictions) and all aspects of contractual and grant agreements that would have a material effect on the financial statements in the event of noncompliance. This includes complying with donor requirements to maintain a specific asset composition necessary to satisfy their restrictions.
15. We are responsible for determining whether we have received, expended, or otherwise been the beneficiary of any federal awards during the period of this audit. No federal award, received directly from federal agencies or indirectly as a subrecipient, was expended in an amount that cumulatively totals from all sources \$750,000 or more. For this representation, "award" means financial assistance and federal cost-reimbursement contracts that non-federal entities receive directly from federal awarding agencies or indirectly from pass-through entities. It does not include procurement contracts, user grants, or contracts used to buy goods or services from vendors.
16. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
17. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures, jointly governed organizations, and other related organizations.
18. The financial statements properly classify all funds and activities.
19. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
20. Components of net position (net investment in capital assets; restricted; and unrestricted) and equity amounts are properly classified and, if applicable, approved.
21. Investments, derivative instruments, and land and other real estate held by endowments are properly valued.
22. Provisions for uncollectible receivables have been properly identified and recorded.

23. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
24. Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
25. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
26. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly valued and disclosed.
27. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
28. We have appropriately disclosed the entity's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
29. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
30. We acknowledge our responsibility for presenting the detailed comparisons of general fund budgeted and actual revenues and expenditures, the combining nonmajor fund statements and the budget to actual schedules (the supplementary information) in accordance with U.S. GAAP, and we believe the supplementary information, including its form and content, is fairly presented in accordance with U.S. GAAP. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditors' report thereon.
31. As part of your audit, you prepared the draft financial statements and related notes. We have designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee your services; have made all management judgments and decisions; and have assumed all management responsibilities. We have evaluated the adequacy and results of the service. We have reviewed, approved, and accepted responsibility for those financial statements and related notes. We have also ensured that the entity's data and records are complete and received sufficient information to oversee the service.
32. We understand that as part of your audit, you prepared the adjusting journal and acknowledge that we have reviewed and approved those entries and accepted responsibility for them. We have also ensured that the entity's data and records are complete and received sufficient information to oversee the service.

June 17, 2025
CliftonLarsonAllen LLP
Page 6

33. We have evaluated the adequacy and results of the depreciation services, form c assistance and PSC assistance services performed and accept responsibility for the results. We acknowledge our responsibility for our depreciation schedules and have determined the methods and rates of depreciation and the salvage values used in the calculations. We have designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee your depreciation services; have made all significant management judgments and decisions; and have assumed all management responsibilities. We have also ensured that the entity's data and records are complete and received sufficient information to oversee the service.

Signature: Alissa Van Eperen Title: Finance Director

Signature: [Signature] Title: Accountant



CliftonLarsonAllen LLP
CLAconnect.com

Village Board and Management
Village of Harrison
Harrison, Wisconsin

In planning and performing our audit of the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Village of Harrison, Wisconsin, as of and for the year ended December 31, 2024, in accordance with auditing standards generally accepted in the United States of America, we considered the entity's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we do not express an opinion on the effectiveness of the entity's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to fraud or error may occur and not be detected by such controls. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Material weaknesses

We consider the following deficiencies in the entity's internal control to be material weaknesses.

Financial statement preparation and adjusting journal entries

As part of our audit, we proposed adjusting journal entries that were material to the Village's financial statements. While the Village's staff maintains financial records which accurately report revenues and expenditures throughout the year, preparing year-end adjusting and closing entries requires additional expertise that would entail training and staff time to develop. As a result, the year-end financial records prepared by the Village may contain material misstatements. In addition, current Village staff maintains accounting records which reflect the Village's financial transactions; however, preparing the Village's annual financial report, including note disclosures, involves the selection and application of specific accounting principles which would require additional experience and knowledge. The Village contracts with us and our knowledge of applicable accounting principles, financial statement format, and note disclosures to assist in the preparation of the annual financial report in an efficient manner. Without our involvement, the Village may not be able to completely prepare an annual financial report in accordance with accounting principles generally accepted in the United States of America.

We recommend the Village designate an individual to obtain additional training in order to prepare the adjusting and closing entries. We are available to assist the individual in obtaining the understanding to prepare these entries. We also recommend the Village continue reviewing the annual financial report. While it may not be cost beneficial to train additional staff to completely prepare the report, a thorough review of this information by appropriate staff of the Village is necessary to obtain a complete and adequate understanding of the Village's annual financial report and Municipal Financial Report.

Management response

Management noted they will thoroughly review the year-end adjusting and closing entries and will work with CLA to identify opportunities to reduce the number and significance of year-end adjusting and closing entries.

Management believes the cost for additional staff time and training to prepare year-end closing entries and reports outweigh the benefits to be received. Management has reviewed and approved the annual financial report prior to issuance.

Village of Harrison's written response to the material weaknesses identified in our audit was not subjected to the audit procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

* * *

This communication is intended solely for the information and use of management, the Village Board, and others within the entity and is not intended to be, and should not be, used by anyone other than these specified parties.



CliftonLarsonAllen LLP

Green Bay, Wisconsin
June 17, 2025



VILLAGE BOARD MEETING

VILLAGE OF HARRISON

From:

Alissa Van Eperen, Finance Director/Treasurer

Meeting Date:

July 29, 2025

Title:

2026 Budget Calendar

Recommended Action:

Motion to Approve the 2026 Budget Calendar presented.

Issue:

None.

Background and Additional Information:

This calendar has been developed to establish clear deadlines and expectations, enabling staff to remain on schedule and meet all necessary milestones for final budget adoption by November 11. Adhering to this timeline is essential to comply with tax-related deadlines set by Calumet County, ensuring the timely distribution of tax bills.

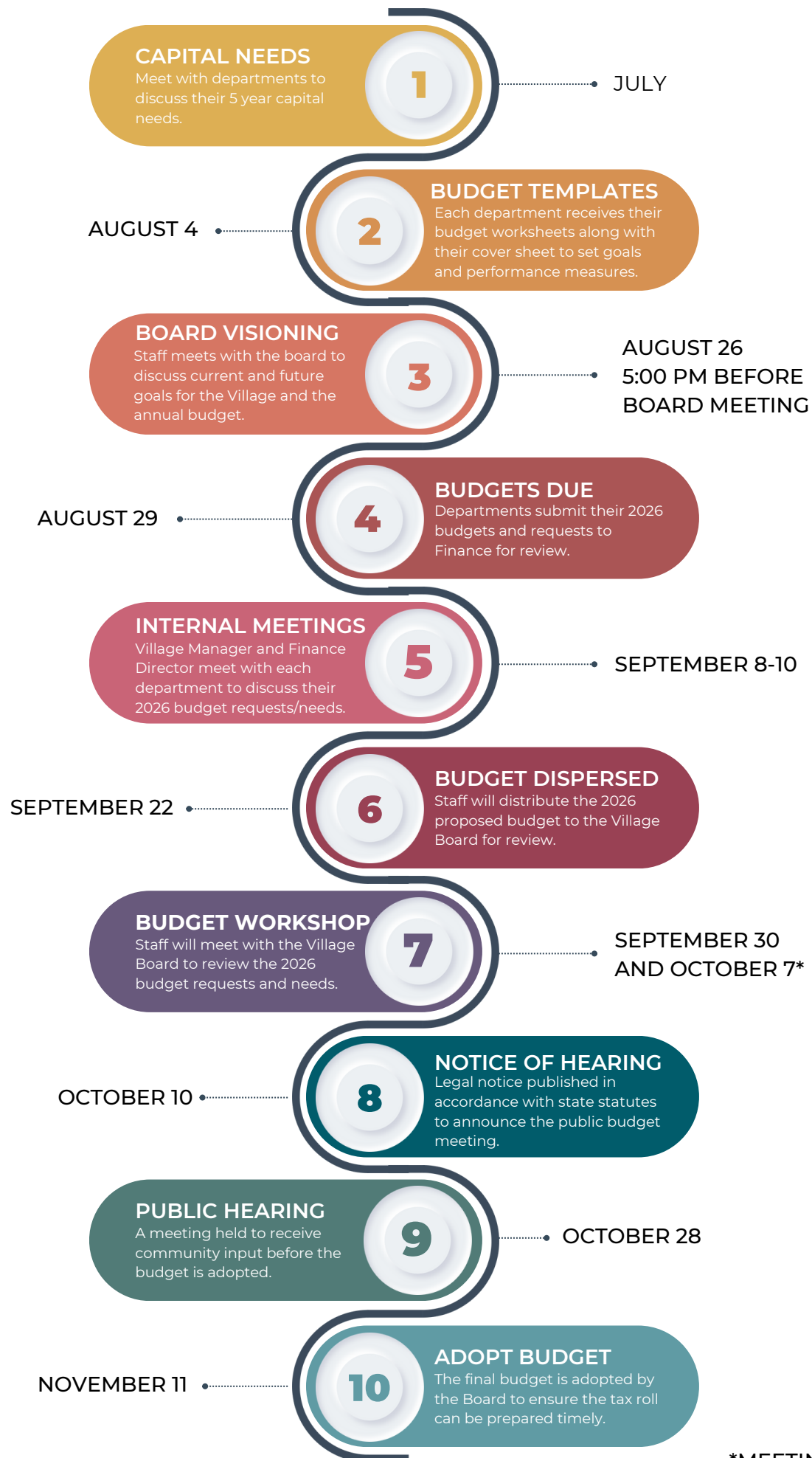
Budget Impacts:

None.

Attachments:

2026 Budget Calendar

2026 BUDGET CALENDAR



**VILLAGE BOARD MEETING****VILLAGE OF HARRISON****From:**

Alissa Van Eperen, Finance Director/Treasurer

Meeting Date:

July 29, 2025

Title:

Credit Card Contract with Certified Payments by Deluxe

Recommended Action:

Motion to approve the contract provided by Certified Payments.

Issue:

None.

Background and Additional Information:

As part of our ongoing efforts to enhance integrated services for residents and customers, the Finance Department has been evaluating alternative credit card processing providers. Currently, we use a local provider, which requires staff to manually calculate the processing fee and then send payment to the provider for these fees, which is inefficient.

In comparison, most modern credit card providers operate as pass-through services, collecting convenience fees directly, thereby reducing the administrative burden on staff.

Certified Payments has several benefits:

- Lower Convenience Fee: 2.5% and \$1.00 for payments under \$20.00, compared to our current provider's 3%
- E-Check Fee: \$1.00
- Free Payment Terminal: improves PCI compliance, allowing customers to complete transactions independently while also allowing Google and Apple Pay options
- Tax Payment Integration: Certified Payments integrates directly with Ascent, ensuring that tax payments are automatically posted to the correct accounts, further reducing staff processing time.

Additionally, adopting Certified Payments will support our long-term goal of expanding online services. The platform allows for the creation of customized payment pages on our website, allowing residents to conveniently pay for a variety of services online, which will be evaluated down the road.

Switching to Certified Payments presents an opportunity to improve efficiency, reduce costs for residents, and expand digital services for the community.

Budget Impacts:

None.

Attachments:

Contract

Master Subscription Agreement

This Master Subscription Agreement (the "Agreement") is entered into between Govolution LLC ("Govolution") and Village of Harrison, WI, on this date the 27th day of June, 2025 (the "Effective Date"). In consideration of the mutual promises set forth herein, the sufficiency of which hereby is acknowledged, the parties agree as follows:

1. **SERVICES.** Subject to the terms of this agreement, Govolution shall provide to Subscriber Internet-based electronic payment services (the "Subscribed Services") using a third party's proprietary software applications for the purpose of processing credit card and/or ACH payments as specified in Attachment 1.
2. **PAYMENT.** Subscriber shall pay Govolution in accordance with Attachment 1 – Price Schedule.
3. **TERM.** The term of this agreement shall be for a period of 3 years from the date of the Agreement, with automatic annual renewals until termination notice is provided by either party, as required in section 4.
4. **TERMINATION.** Either party may elect to terminate this Agreement by giving the other party at least thirty (30) days advance written notice prior to the date of termination. In the event of such termination the Subscriber shall be responsible for all fees, costs and charges incurred prior to the date of termination.
5. **PROPRIETARY RIGHTS.** Subscriber acknowledges that Govolution and/or its licensors own all intellectual property rights in the Subscribed Services, including without limitation all hardware and software components and any associated documentation, and all customizations, developments and derivative works made therefrom. The parties agree that this Agreement does not grant Subscriber any rights to patents, copyrights, trade secrets, trade names, or trademarks, registered or unregistered, or any other rights or licenses with respect to the Subscribed Services, other than those agreed to herein and described in Attachment 1.
6. **SUBSCRIBER OBLIGATIONS.** Subscriber shall provide Govolution with full, good faith cooperation and such information, assistance and support as Govolution reasonably deems to render the Subscribed Services.
 - 6.1. Technical Representative. Subscriber shall designate a technical representative, who is knowledgeable of Subscriber's technical requirements and authorized to provide guidance and instruction to Govolution, to serve as primary point of contact with Govolution or Govolution's third party agent for technical purposes.
 - 6.2. Data Maintenance and Backup Procedures. Govolution shall maintain and update the databases and associated files utilized in the Subscribed Services on behalf of Subscriber, and Subscriber agrees that Govolution has the sole right to do so. In connection with such maintenance and updates, Subscriber shall test, and/or assist Govolution in testing, the consistency and completeness of such maintenance and updates as Govolution reasonably requests.
 - 6.3. In the event of any loss or damage to Subscriber's data, Subscriber's sole and exclusive remedy shall be for Govolution to use commercially reasonable and good faith efforts to replace

or restore the lost or damaged data from the latest backup, which Govolution has maintained in accordance with its standard archival procedures.

- 6.4. Taxes: Subscriber shall be responsible for any federal, state or local taxes "if applicable" based on the Subscribed Services (other than taxes based on Govolution's net income). Such taxes shall be billed to and paid by Subscriber, in addition to the fees and expenses stated above.
7. **CONFIDENTIALITY** By virtue of this Agreement, the parties hereto may have access to information that is confidential to one another (the "Confidential Information"). Confidential Information shall include, but not be limited to, source code, algorithms, formulas, methods, know-how, processes, designs, new products, developmental work, marketing requirements, marketing plans, Subscriber names, prospective Subscriber names, the terms and pricing under this Agreement and all information clearly identified in writing at the time of disclosure as confidential. The obligations imposed by this Section 7 shall survive the expiration or earlier termination of this Agreement.
 - 7.1. Exceptions: A party's Confidential Information shall not include information that (a) is or becomes a part of the public domain through no act or omission of the other party; (b) was in the other party's lawful possession prior to the disclosure and had not been obtained by the other party either directly or indirectly from the disclosing party; (c) is lawfully disclosed to the other party by a third party without restriction on disclosure; or (d) is independently developed by the other party.
 - 7.2. Use and Nondisclosure: The parties agree, unless required by law, not to make each other's Confidential Information available in any form to any third party, except Govolution's subcontractors, accountants and/or attorneys, or to use each other's Confidential Information for any purpose other than the implementation of this Agreement. Each party agrees to take all reasonable steps to ensure that Confidential Information is not disclosed or distributed by its employees or agents in violation of the terms of this Agreement. In the event that disclosure is required by law, to the maximum extent possible, prior to making the disclosure the disclosing party shall first provide the other party with written notice that disclosure is required by law and provide that party with a reasonable opportunity to make legally permissible objections or otherwise present evidence establishing that disclosure is not required by law.
8. **WARRANTY.** Govolution: (a) warrants that the Subscribed Services will substantially comply with the specifications set forth in this Agreement; and (b) shall implement policies and procedures to maintain the security of cardholder data that Govolution possesses, stores, processes or transmits on behalf of the Subscriber, or to the extent that Govolution could impact the security of the Subscriber's cardholder data environment, in accordance with applicable payment card industry data security standard (PCI-DSS) requirements.
9. **LIMITATIONS ON LIABILITY.** To the maximum extent permitted by law, in no event shall Govolution and/or its parents, subsidiaries, affiliates, officers, directors, shareholders, employees and agents be liable, under any circumstances or legal theories whatsoever, to Subscriber or any third party for any loss of profits, revenue or goodwill, loss of savings, loss of use or data, interruption of business, cost of substituted facilities or services, or for any indirect, special, incidental or consequential damages of any character, even if Govolution is aware of the risk of such damages, that result in any way

from Subscriber's or any third party's use of or inability to use the Subscribed Services, or that result from errors, defects, omissions, delays in operation or transmission, or any other failure of performance of the Subscribed Services

9.1. Subscriber understands and agrees that Govolution does not and cannot control the flow of data to or from Govolution's data center and other portions of the Internet. At times, actions or inactions of such third parties can impair or disrupt connections to the Internet or portions thereof. Govolution disclaims any and all liability resulting from or related to such events. In addition to and not in limitation of the foregoing, Subscriber acknowledges and agrees that the Subscribed Module(s) is intended for access and use by means of web browsing software, and that Govolution does not commit to support any particular browsing platform or technology, including assistive technology.

9.2. Subscriber understands and agrees that Govolution shall not be responsible for the security of data residing on the server of Subscriber or any third party to this Agreement (including without limitation the general public, financial institution or third party processor) or for the ability or inability of such third parties to transact, receive, obtain, exchange or transmit data to or from a server(s) controlled by Govolution.

10. INDEMNIFICATION. To the maximum extent permitted by law, Subscriber agrees to indemnify and hold Govolution, its employees and agents harmless from and against all claims or demands from third parties arising out of any acts and/or omissions of Subscriber or its employees or agents to the extent that such claims or demands are not the result of a negligent act or omission by Govolution, its employees or agents. Notwithstanding the foregoing, if Subscriber would otherwise be exempt from liability pursuant to Wis.Stat. §893.80, than Subscriber shall not be required to indemnify Govolution if said indemnification would frustrate the purpose of Wis. Stat. §893.80

11. NOTICES. Except as otherwise expressly stated in this Agreement, any notices or communications required or permitted under this Agreement shall be deemed to have been duly given only if in writing and delivered to the address of the receiving party as follows:

Subscriber:	<u>Govolution LLC</u>
	<u>100 Throckmorton Street Suite</u>
<u>Village of Harrison, WI</u>	<u>1800 Ft. Worth, TX 76102</u>
<u>W5298 State Road 114</u>	
<u>Menasha, WI 54952</u>	

Notices shall only be sent via (a) certified U.S. mail, return receipt requested, postage prepaid; (b) overnight courier, postage prepaid; or (c) via hand delivery.

12. ENTIRE AGREEMENT. This Agreement (and any exhibits and/or schedules attached hereto) constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes and merges any and all prior proposals, understandings, agreements and representations, whether oral or written.

13. MODIFICATION. This Agreement may not be modified except by a written instrument duly executed by the parties hereto.

14. HEADINGS AND SUBSECTIONS. Section headings are provided for convenience of reference and do not constitute part of this Agreement.

15. SEVERABILITY; NO WAIVER. If any provision of this Agreement is held to be invalid or unenforceable for any reason, the remaining provisions will continue in full force without being impaired or invalidated in any way. The parties agree to replace any invalid provision with a valid provision that most closely approximates the intent and economic effect of the invalid provision. The waiver by either party of any provision of this Agreement will not operate or be interpreted as a waiver of any other or subsequent breach.

16. ASSIGNMENT. Neither party may assign or delegate any or all of its rights (other than the right to receive payments) or its duties or obligations hereunder without the consent of the other party; provided, however, that either party may assign this Agreement, without the need to obtain the consent of the other party, to an Affiliate of such party or to a successor in interest resulting from a merger, acquisition or sale of all or substantially all of the assets to which this Agreement relates. An assignee of either party authorized hereunder shall be bound by the terms of this Agreement and shall have all of the rights and obligations of the assigning party set forth in this Agreement.

17. NO THIRD PARTY BENEFIT. The provisions of this Agreement are for the sole benefit of the parties hereto. This Agreement confers no rights, benefits or claims upon any person or entity not a party hereto.

18. RELATIONSHIP OF THE PARTIES. The parties will be and shall act as independent contractors and not as an agent or partner of, or joint venture with, the other party for any purpose. Neither party by virtue of this Agreement shall have any right, power, or authority to act or create any obligation, express or implied, on behalf of the other party.

19. FORCE MAJEURE. Either party shall be excused from performance and shall not be liable for any delay in whole or in part, caused by the occurrence of any contingency beyond the reasonable control of the excused party or its subcontractors or suppliers including, but not limited to, war, sabotage, insurrection, riot or other act of civil disobedience, act of public enemy, failure or delay in transportation or communications systems, act of any government or any agency or subdivision thereof affecting the terms hereof, accident, fire, explosion, flood, severe weather or other act of God.

20. GOVERNING LAW. This agreement shall be governed by and construed in accordance with the laws of the State of Texas. All disputes arising out of this Agreement shall be subject to the exclusive jurisdiction and venue of the applicable state court of the State of Texas or, if there is exclusive federal jurisdiction, U.S. District Court, and the parties hereby consent to the personal and exclusive jurisdiction of these courts and hereby agree that such courts are a convenient forum for any disputes hereunder.

21. FEES. Merchant card services fees will be automatically deducted from a subscriber-defined account on a monthly basis. Technology fees will be automatically deducted from a subscriber-defined account on a monthly basis. In the instance where fees are being passed to the citizen, please refer to Attachment 1 – Pricing Schedule.

IN WITNESS WHEREOF, authorized representatives of the parties hereto have executed this Agreement, effective as of the date first written above.

Subscriber:

Govolution

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

ATTACHMENT 1 – PRICING SCHEDULE

The pricing options below reflect using payment and merchant services through Govolution’s Velocity Payment System and First American Payment Systems by Deluxe.

OPTION #1 - SERVICE FEE MODEL (CONVENIENCE FEE MODEL)

No Cost Solution to Subscriber

In a Service Fee (Convenience Fee) pricing model, the Customer makes payment for the sum of the principal amount plus an additional fee (“Service Fee”) to cover the cost of the transaction. The Subscriber will not be charged credit card or ACH processing costs. **The Service Fee pricing offered below includes all configuration, deployment, implementation, training, testing, compliance, and customer support and maintenance services.** Govolution offers this pricing to all agencies, departments, and other entities that operate under the governmental structure of the Subscriber. In addition, Govolution will typically absorb any increases in interchange fees mandated by the credit card brand rules. However, Govolution reserves the right to request to increase the charged service fee if the card brands increase their interchange fees substantially.

SERVICE FEE MODEL FOR TAX, FINES, PERMITS – MISCELLANEOUS GOVERNMENT PAYMENTS

Payment Type	Service Fee Per Transaction
Any Velocity Product	2.5% for all Visa, MasterCard, Discover, American Express Credit Cards and Debit Cards. \$1.00 – Minimum ACH is \$1.00 flat

- The Subscriber will receive the payment amount settled into an account designated for the specific e-Government application (e.g., personal property tax, real estate tax, permits, etc.). Govolution will retain the service fee.
- Please note that each IVR application includes a single standard IVR call script utilizing Govolution pre-recorded professional voice prompts and a single workflow will be provided. Each additional recorded language and/or workflow is classified as a separate call script. Additional call scripts or non-standard recorded voice prompts will be quoted at the prevailing rate.
- Any necessary POS hardware (ex: terminals, swipers and check readers) will be quoted at the prevailing rates plus shipping.

SERVICE FEE (CONVENIENCE FEE) APPLICATIONS - PROVISION OF THE SERVICES

1. Provisions: Govolution shall provide the Services in accordance with the following guidelines:
 - Govolution will charge customer ("Cardholder" or "Customer") a "Service Fee" for each Card or Electronic Check transaction processed (the "Service Fee"), to be collected in addition to the corresponding Subscriber Payment as part of a unified Card transaction.
 - Except for any fees to be paid by Subscriber as set forth in Attachment 1, Govolution shall not charge the Subscriber an additional fee for Service Fee transactions. Enhancements to the Services or additional Services not provided for in this agreement, and any related fees payable by Subscriber in connection therewith, will be mutually agreed in writing by Provider and Subscriber.
 - With respect to all "refund" Card transactions that are substantiated by a Card holder and approved by an authorized representative of Govolution and Subscriber: (i) Govolution shall refund to the Cardholder the corresponding Subscriber Payment and Service Fee; and (ii) shall debit the Subscriber's depository bank account (the "Subscriber Bank Account") for the amount of the corresponding Subscriber Payment.
 - With respect to all "chargeback" Card transactions that are substantiated by a Cardholder and for which Govolution has been charged by the relevant Card Issuer, Govolution shall debit the Subscriber Bank Account for the amount of the corresponding Subscriber Payment.
 - Govolution shall settle Subscriber Payment transactions to the appropriate Card organizations and forward all Subscriber Payments to the Subscriber Bank Account. Govolution shall retain all Service Fees collected by it hereunder. In the event that Govolution is unable to collect all amounts owed by Subscriber hereunder through debiting the Subscriber Bank Account, Subscriber shall promptly pay all owed amounts to Govolution in immediately available funds.
 - Govolution will notify each Customer of the dollar amount of all Subscriber Payments and Service Fees to be charged to his/her Card and obtain the Customer's approval (electronic or otherwise) of such charges prior to initiating Card authorizations.
 - Govolution will provide Customer with electronic confirmation of Card transactions.
 - Govolution will retain Card authorization logs and transaction records for such period of time as required by applicable law and the regulations of the respective Card organizations.

2. Subscriber's Obligations: In order to provide the Services as outlined in this agreement, Subscriber shall comply with the following:
 - Prior to Govolution's commencement of the Services, Subscriber will enter into all applicable merchant agreements and fully adhere to the rules, regulations and operating procedures of the various Card organizations, including without limitation the Payment Card Industry Data Security Standards and rules and regulations governing the use of specific Card logos and marks.
 - Other than permitting Govolution to charge the Service Fees in accordance with this Agreement, Subscriber will not impose any surcharge or other penalty on Card transactions made by Customer for Subscriber Payments.
 - Subscriber will reimburse Govolution for all chargeback actions resulting from overpayments, duplicate or misapplied payments or unauthorized charges that are substantiated by a Cardholder and approved by authorized representatives of Govolution and Subscriber. Subscriber will provide to Govolution all necessary documents and correspondence in connection with such a transaction or other similar refund transaction.
 - Subscriber will establish a reasonable adjustment policy to accommodate adjustments that are required in the normal course of Subscriber's daily operations.
 - Subscriber will not require, as a condition to making a Subscriber Payment, that a Cardholder agree in any way to waive such person's rights to dispute the transaction with the Card issuer for legitimate reasons.
 - Subscriber will make a reasonable effort to promote the Services to Customers. These promotions may include publishing the relevant telephone number and URL for Subscriber Website on instruction booklets, tax preparer communications, taxpayer information publications, citations and notices, bills as applicable, and related marketing materials.
 - Subscriber shall promptly reimburse Govolution for any fines, fees or other amounts for which Govolution is charged but that are Subscriber's responsibility, obligation or liability under any merchant agreement, including without limitation any chargeback amount, chargeback fine or fee, PCI-related fine or fee, Card network fine or penalty, non-sufficient funds fine, penalty or amount, and any other amounts that are Subscriber's responsibility, obligation or liability under any merchant agreement but for which Govolution is charged.

VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 7/29/2025

Title: Open discussion and consideration of request from Hidden Haven, LLC to discuss possible incentives for a commercial development prior to potentially going into closed session to discuss strategy and bargaining authority for the Village Manager/Planner to use in negotiation of Developer's Agreement.

Recommended Action: Motion to proceed into closed session to discuss the requested incentive for the project.

Background and Additional Information:

Village staff worked with Mr. Hemmersbach on the Village owned property on the SE side of STH 55 across from Crossroads Business Park.

Village staff would like to discuss strategy related to the requested TIF incentive in closed session with the Village Board.

Attached to this memo is a revised site plan for the proposed development.

Budget Impacts: None

Attachments: Conceptual site plan.

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	----- S.F.	----- S.F.	----- S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	----- S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	----- S.F.	----- S.F.
REMODEL AREA TOTALS	----- S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013 or 2015 IECC
2015 IEBC (Level # Alteration)

OCCUPANCY

Accessory Use

Incidental Use

High-Piled Combustible Storage
Hazardous Materials
Multiple Control Areas
YES/NO
YES/NO
YES/NO

HEIGHT & AREA

Building Height: --"
Maximum Allowed: --"
Number of Stories: --
Maximum Allowed: --
Total Building Area: -- S.F.
Maximum Allowed: -- S.F.
Total Fire Area: -- S.F.
Maximum Allowed: -- S.F.
Mixed/Separated Occupancies
Unlimited Area Building
YES/NO

CONSTRUCTION TYPE

Construction Classification
Fire Separation Distance
-B
--"

FIRE PROTECTION SYSTEMS

Assumed Sprinkler Type
Fire Alarm System
--
YES/NO

MEANS OF EGRESS

Occupant Load --
Panic Hardware YES/NO

STRUCTURAL DESIGN

Risk Category
Design Loads
Roof Live Load -- psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load --psf
Wood Truss
Top Chord Dead Load --psf
Bottom Chord Load --psf
Mezzanine/Second Floor/Basemen
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) -- psf
Exposure Factor (Ce) --
Thermal Factor (Ct) --
Wind Loads
Wind Load -- MPH
Surface Roughness --
Exposure Category --
Earthquake Load Criteria
Soil Site Class --
Ss --
S1 --

PLUMBING SYSTEMS

Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES/NO
Ambulatory Stall Required YES/NO

MECHANICAL SYSTEMS

NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT

Building Size -- S.F. ---%
Hard Surface -- S.F. ---%
Green Space -- S.F. ---%
Parcel Size (Approx.) -- S.F. -- Acres
Parking Provided -- Stalls
Area of Disturbance -- S.F.

ZONING

Property Zoning --
Setbacks FY --" SY --" RY --"
Hard Surface Setback --"
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO

PROPOSED FOR:

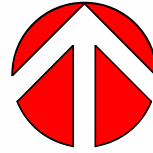
HIDDEN HAVEN

KAUKAUNA,

WISCONSIN

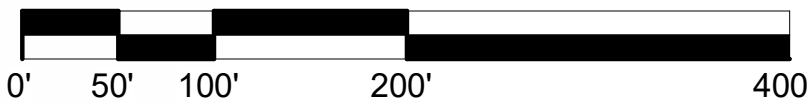


NORTH



CONCEPTUAL SITE PLAN

1" = 100'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES

N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-2795 /
1-800-236-2534
FAX (920) 766-5004

MADISON

711 Loke Dr.
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