

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

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

6. Corrections and Approval of the Previous Meeting Minutes

a. July 21, 2026 Meeting Minutes

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

None at this time

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

a. Site Plan Review – Accurate Edge Softball – W4867 & W4856 Crossroads Ct – Parcels 47028 & 47030 – Crossroads Business Park

b. Final Plat – Mueller Farm Estates – Mueller Farm Development, LLC – Woodland Rd – Parcel 33598

c. Zoning Map Amendment (Rezoning) – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340

d. Report: July 2026 Zoning Report

9. Set Next Meeting Date

a. Tentatively September 22, 2026 at 6:00 pm

10. Adjournment

Agenda posted and published:

August 12, 2026, at Harrison Village Hall, Harrison Utilities, and to www.harrison.wi.gov

/s/ Jennifer Tenor, Deputy Clerk

Accessibility:

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



PLAN COMMISSION MEETING MINUTES

Tuesday, July 21, 2026 at 6:00 PM

Harrison Village Hall
W5298 State Road 114
Menasha, WI 54952

DRAFT

1. Call to Order

Motion by Babbitts, Seconded by Perschbacher, to appoint Mark Van Hefty as temporary presiding office for the duration of this meeting due to the absence of the chair.

Voting Yea: Van Hefty, Apitz, Uitenbroek, Perschbacher, Schumacher, Babbitts.

Motion carried 6-0.

2. Pledge of Allegiance

3. Roll Call

Present: Mark Van Hefty, Dennis Perschbacher, Tom Uitenbroek, Jim Apitz, Michael Babbitts, and Tony Schumacher

Excused: Tammy Frassetto

4. Identify Potential Conflicts of Interest

None

5. Public Comments (Non-Agenda Harrison Related Items)

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

6. Corrections and Approval of the Previous Meeting Minutes

a. June 23, 2026 Meeting Minutes

Motion made by Apitz, Seconded by Uitenbroek, to approve June 23, 2026 Meeting Minutes as presented.

Voting Yea: Van Hefty, Apitz, Uitenbroek, Perschbacher, Schumacher, Babbitts

Motion carried 6-0.

7. Convene Meeting and Enter Public Hearing

- a. Comprehensive Plan Amendment – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340

Speakers:

Kelsey Martin - 727 Joshua St, Kaukauna

Chris Botteron - N9609 Biese Road

Evan Frederickson - N9648 Biese Road

- b. Zoning Map Amendment (Rezoning) – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340
- c. Zoning Map Amendment (Rezoning) – L&F Developments, LLC – State Park Rd – Parcel 33272

8. Close Public Hearing and Reconvene Regular Meeting

Motion made by Apitz, Seconded by Babbitts to close public hearing.

Voting Yea: Van Hefty, Apitz, Uitenbroek, Perschbacher, Schumacher, Babbitts

Motion carried 6-0.

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

- a. Comprehensive Plan Amendment – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340

Motion by Uitenbroek to approve the Comprehensive Plan Amendment from Agriculture to Rural Residential. Motion failed due to lack of a second.

- b. Zoning Map Amendment (Rezoning) – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340

No action taken.

- c. Zoning Map Amendment (Rezoning) – L&F Developments, LLC – State Park Rd – Parcel 33272

Motion made by Uitenbroek, Seconded by Perschbacher, to approve the Zoning Map Amendments from General Agriculture [AG] to Single Family Residential (Suburban) [RS-1] as submitted.

Voting Yea: Van Hefty, Apitz, Uitenbroek, Perschbacher, Schumacher, Babbitts

Motion carried 6-0.

- d. Preliminary Plat – Oak Haven – L&F Development, LLC – State Park Rd – Parcels 33260, 37598, 33252 and part of parcel 33272.

Motion made by Babbitts, Seconded by Perschbacher, to approve the Preliminary Plat for the Oak Haven Subdivision, subject to the following conditions:

1. Sanitary sewer and water utilities serving Lots 1–4 shall be extended east toward State Park Rd., between the south back of curb and the right-of-way.
2. The final plat shall include a 75-foot building setback from the ordinary high water mark of the intermittent stream running through Lots 5-9.
3. Drainage and storm sewer easements between lots within the proposed subdivision shall have minimum easement widths of 30 feet. Drainage and storm sewer easements abutting undeveloped land may be narrower, provided the remaining width necessary to achieve the 30-foot minimum is dedicated when the adjacent undeveloped land is developed.
4. The final plat, plansets, and record drawings shall be subject to review and recommendations by the Village of Harrison's engineer(s) of record.
5. Wetlands shall be shown on the final plat.
6. The developers agreement shall be finalized prior to or concurrent with final plat approval.
7. All lots shall be provided with a storm sewer lateral for sump pump discharge.
8. All review comments from Village staff shall be included in the Plan Commission's discussion and decision.
9. Erosion Control Silt Fencing shall be installed along the right-of-way lines of all streets, in accordance with state specifications, prior to temporary roadway acceptance.
10. A grading/drainage stormwater management plan and erosion control plan, along with application and fee, shall be reviewed and approved by the Village engineer and Village staff.
11. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to final plat approval and prior to construction.
12. Grading/Drainage Plan shall identify elevations of ground at the foundation.
13. All road names shall be approved by Calumet County E911.
14. Street lighting and laterals shall be indicated on the infrastructure plans.
15. Notes required under Section 115-12(d)(1)(f) shall be added to the face of the final plat.
16. The final plat and grading/drainage plans shall include benchmarks for all fire hydrants, referencing hydrant tag bolts.

17. Plans shall be submitted to all applicable utility entities for review (i.e. phone, cable, gas/electric, sewer/water).

18. All easements shall be labeled with ownership and shall grant the necessary rights to the easement holder, including access and maintenance.

Voting Yea: Van Hefty, Apitz, Uitenbroek, Perschbacher, Schumacher, Babbitts

Motion carried 6-0.

- e. Certified Survey Map (CSM) – Bishop Brother Trust – W4292 County B – Parcel 40854

Motion made by Apitz, Seconded by Schumacher, to approve the Certified Survey Map (CSM) request as submitted.

Voting Yea: Van Hefty, Apitz, Uitenbroek, Perschbacher, Schumacher, Babbitts

Motion carried 6-0.

- f. Report: June 2026 Zoning Report

The report and permits are on file at Village Hall.

10. Set Next Meeting Date

- a. August 18, 2026 at 6:00 pm

11. Adjournment

Motion made by Uitenbroek, Seconded by Perschbacher, to adjourn meeting at 6:47 pm.

Voting Yea: Van Hefty, Apitz, Uitenbroek, Perschbacher, Schumacher, Babbitts

Motion carried 6-0.

Minutes submitted by:

Meghan Winkler, Clerk

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

August 18, 2026

Title:

Site Plan Review – Accurate Edge Softball – W4867 & W4856 Crossroads Ct – Parcels 47028 & 47030 – Crossroads Business Park

Issue:

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

Background and Additional Information:

The applicant has submitted a proposal for an indoor softball training facility located on Lots 10 & 11 of Crossroads Business Park. The facility will provide year-round opportunities for player development, team practices, private instruction, and small group training. Teams, organizations, and individuals will have the opportunity to rent the facility for designated blocks of time.

As a softball-only training center, the facility will not host games, tournaments, leagues, or large spectator events.

The proposed building is 16,307 square feet and will be located on Lot 10, with the majority of the parking lot located on Lot 11. The building features an infield with regulation softball dimensions but does not include a full-sized outfield. The facility also includes motorized hitting and pitching tunnels, a fitness area, offices, a lobby, mechanical room, and a mezzanine-level lounge.

The north and east elevations feature a stone façade below metal paneling, with a corner entrance consisting of expansive windows and black and pink accent trim. The south and west elevations feature two-tone metal paneling.

The property is zoned Business Park [BP]. The site plan along with stormwater management & erosion control are currently under review by staff and the village engineer.

Recommended Action:

Staff recommends approval of the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

1. The proposed two-lane drop-off and pick-up area shall not be used for permanent parking, as it serves as a fire apparatus access road and shall maintain an unobstructed width of not less than 20 feet.

2. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
3. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
4. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
5. Only those uses permitted in the applicable zoning district shall be allowed within the development.
6. All applicable local, County, and State rules, regulations, and ordinances shall be met.

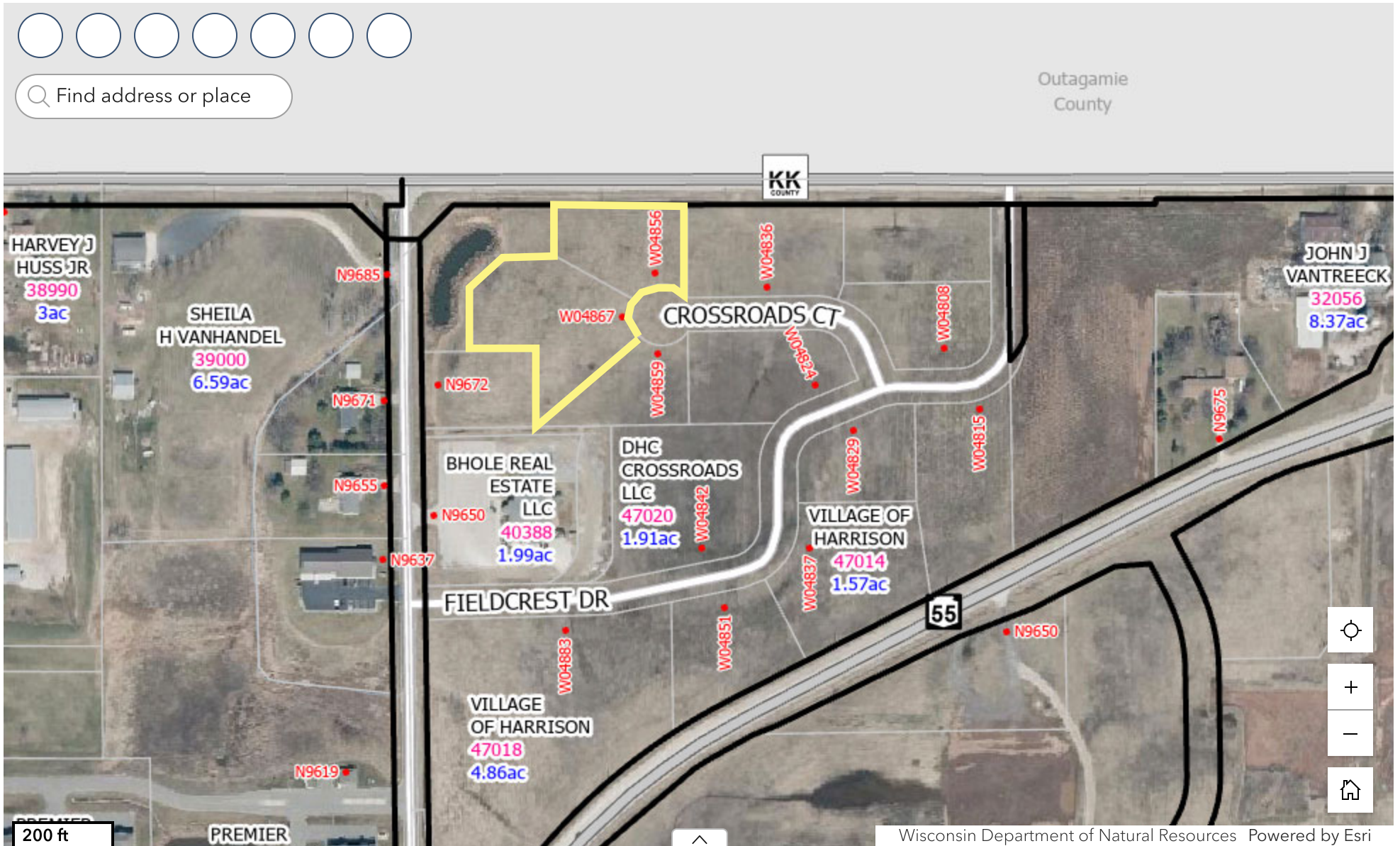
Attachments:

- Aerial Map
- Site Plan and Renderings
- Narrative

All-In-One Map

Section 8, Item a.

Appleton



Land Information Webpage | Calumet County Data Portal | Contact Us

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

©2025 Calumet County Wisconsin



Keller

PLANNERS | ARCHITECTS | BUILDERS
FOX CITIES
 8216 Blake Road 55
 P.O. Box 630
 Rockton, WI 53151
 PHONE (815) 766-4750 /
 1-800-238-2534
 FAX (815) 766-4760
MADISON
 7111 Lake Drive
 Sun Prairie, WI 53588
 PHONE (608) 784-2225
 FAX (608) 784-2337
MILWAUKEE
 8204 N1103 Glenview Road
 Germantown, WI 53032
 PHONE (262) 250-9710
 1-800-238-2534
 FAX (262) 250-9710
WAUSAU
 5605 Linc Ave
 Wausau, WI 54981
 PHONE (715) 849-3141
 FAX (715) 849-3161
 www.kellerbuilds.com

PROPOSED FOR:
DANIELSON SOFTBALL FACILITY
 SITE PLAN
 ADDRESS
 HARRISON,
 WISCONSIN 54952

"COPYRIGHT NOTICE"
 This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	
1	
2	
3	
4	
5	
6	

PROJECT MANAGER:
 B. HARTJE

DESIGNER:
 Y. THAO

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
 P26126

CONTRACT NO:

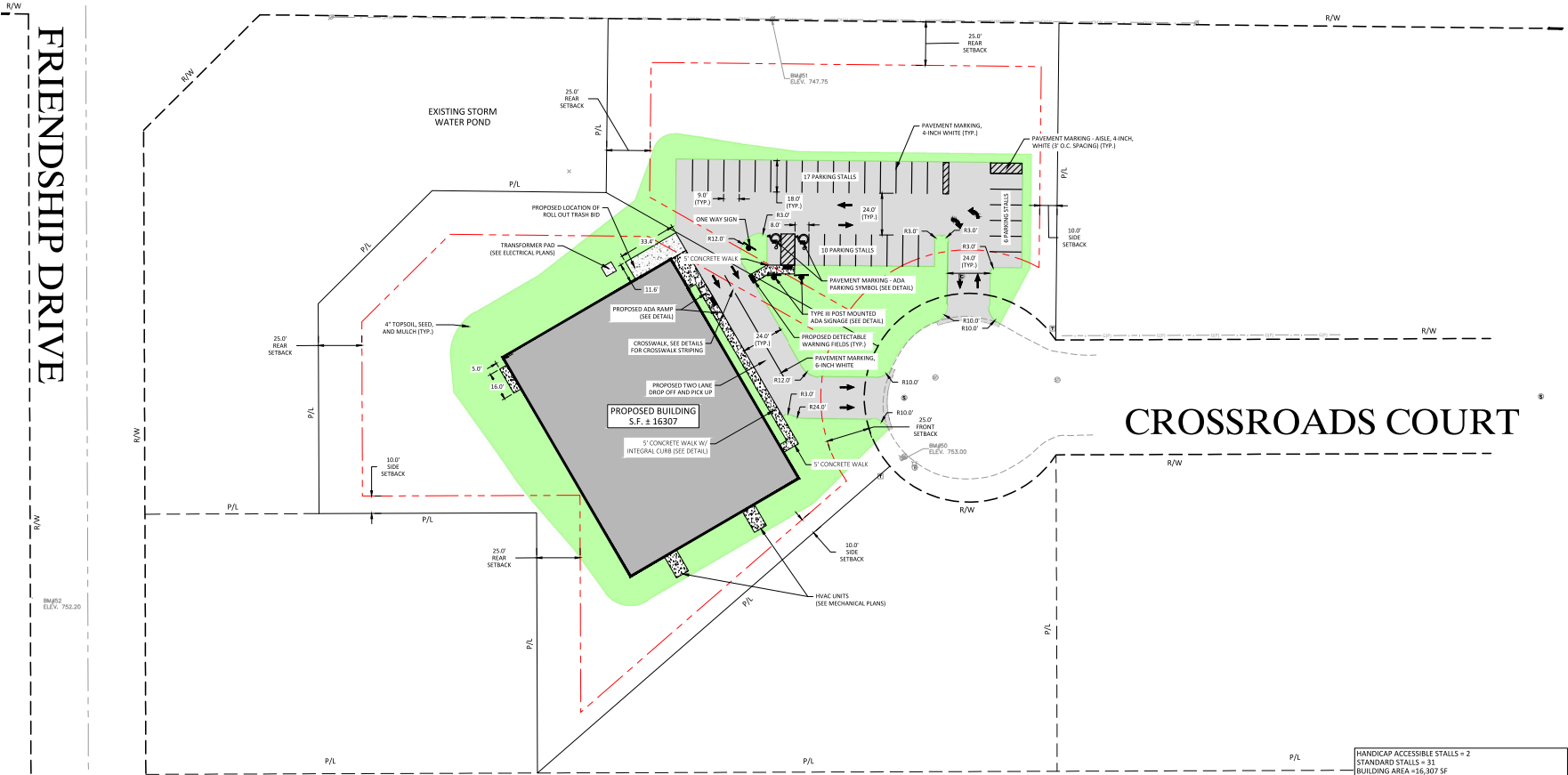
DATE:
 07.16.2026

SHEET:
C200

CTH KK

CROSSROADS COURT

FRIENDSHIP DRIVE



PROPOSED LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL)
- PROPOSED BUILDING FOOTPRINT
- PROPOSED 6" CONCRETE SIDEWALK W/ 3" C.A.B.C.
- 4" TOPSOIL, SEED, & MULCH

NOTES

- DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
- RADIUS DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE VILLAGE OF HARRISON CODE OF ORDINANCES.

EXISTING LEGEND

- BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- ROLLROAD
- SOIL BORING/MONITORING WELL/CORE LOCATION
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- GROUND OR OTHER SPOT SHOT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL

- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEAOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- WETLANDS
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRE
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TO LINE
- MARKED FIBER OPTIC
- FORCE MAIN

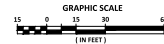


Know what's below.
 Call before you dig.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.
 ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

raSmith
 CREATIVITY BEYOND ENGINEERING

100 West Lawrence Street, Suite 305
 Appleton, WI 54911-5754
 (920) 731-3499
 rasmith.com

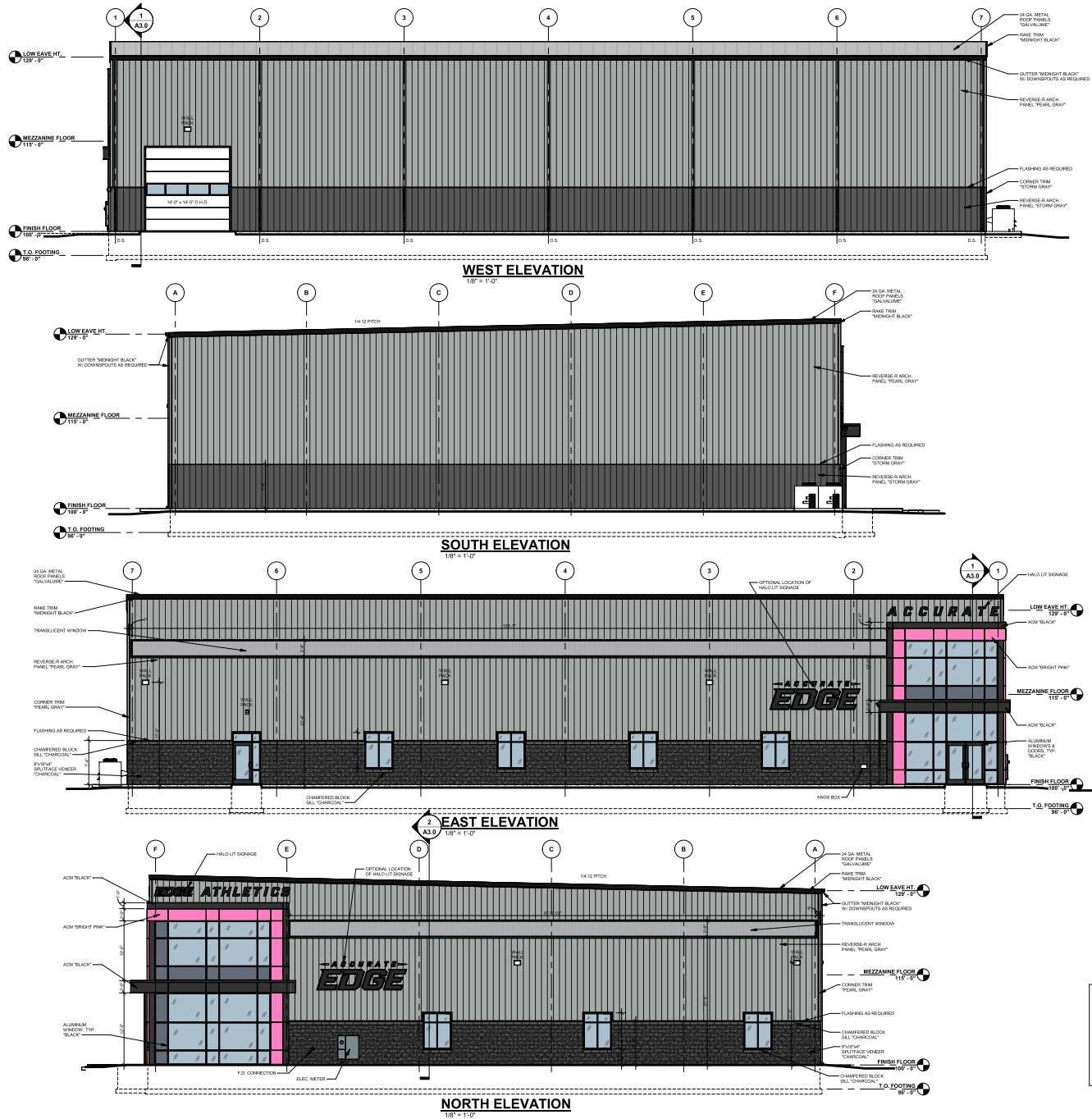




DANIELSON SOFTBALL FACILITY

HARRISON,

WISCONSIN



Keller
PLANNERS / ARCHITECTS / BUILDERS

FOX CITIES
1075 Main Road S
P.O. Box 620
Keshena, WI 54150
PHONE: (920) 766-5750 /
1-800-236-2334
FAX: (920) 766-5004

MADISON
711 Oak Dr.
Sun Prairie, WI 53586
PHONE: (608) 319-3236
FAX: (608) 319-2327

MILWAUKEE
5000 N. 112th
Caledonia, WI 53002
PHONE: (262) 330-9710
1-800-336-2334
FAX: (262) 330-9710

WAUSAU
1805 13th Ave
Wausau, WI 54981
PHONE: (715) 849-3541
FAX: (715) 849-3551

www.kellerbuilds.com

PROPOSED FOR:
DANIELSON SOFTBALL FACILITY
CROSSROADS COURT,
HARRISON,
WISCONSIN 54952

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part thereof shall be copied, duplicated, distributed, disseminated or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

NO.	DESCRIPTION	DATE
5		
6		
7		
8		
9		
10		

PROJECT MANAGER:
C. MYHRA

DESIGNER:
G. STRAUB

INTERIOR DESIGNER:

DRAWN BY:
TDP

EXPEDITOR:

SUPERVISOR:

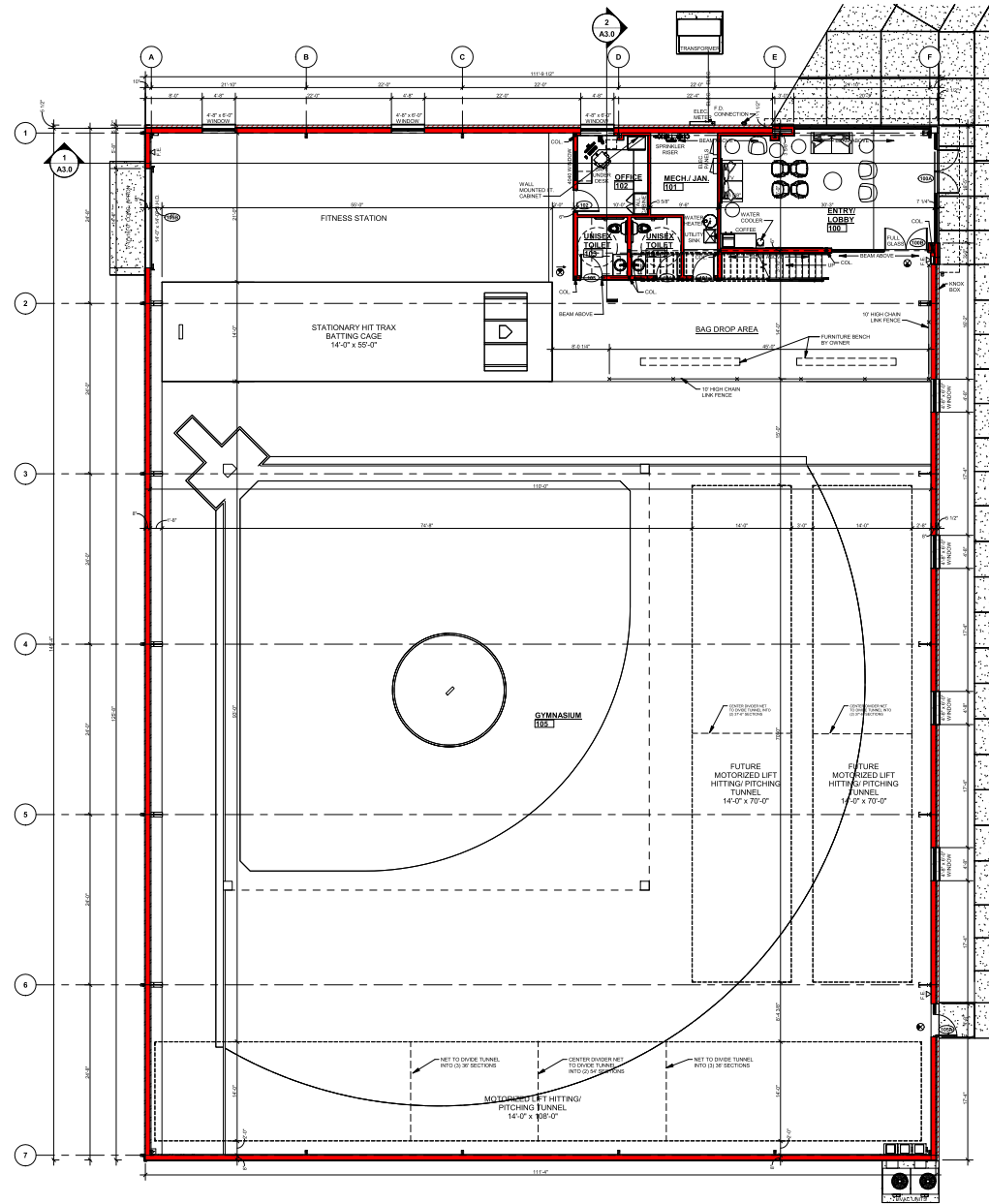
PRELIMINARY NO:
P26126

CONTRACT NO:

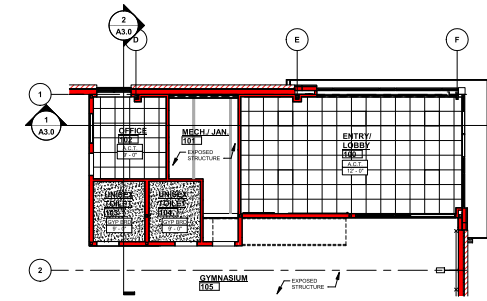
DATE:
06.02.2026

SHEET:
A2.0

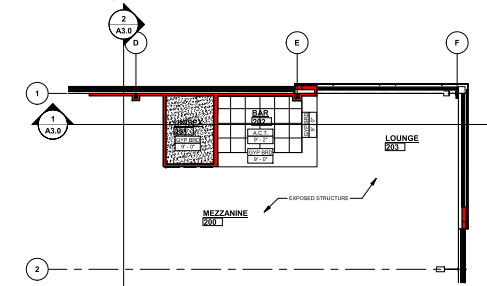
PRELIMINARY - NOT FOR CONSTRUCTION



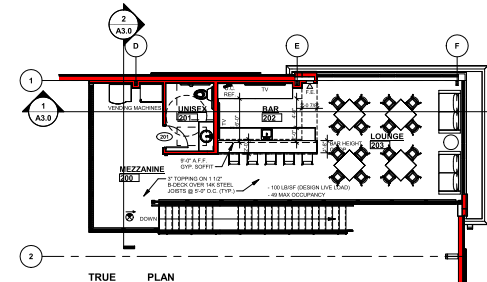
TRUE NORTH PLAN NORTH
FLOOR PLAN
1/8" = 1'-0"



TRUE NORTH PLAN NORTH
REFLECTED CEILING PLAN
1/8" = 1'-0"
GRID LAYOUT FOR ESTIMATE ONLY.



TRUE NORTH PLAN NORTH
MEZZANINE REFLECTED CEILING PLAN
1/8" = 1'-0"
GRID LAYOUT FOR ESTIMATE ONLY.



TRUE NORTH PLAN NORTH
MEZZANINE FLOOR
1/8" = 1'-0" 902 SQ. FT.

WALL KEY

[Red line]	NEW WALL/FURRING
[Red hatched box]	NEW MASONRY/VENEER WALL
[Blue hatched box]	NEW COOLER/FREEZER WALLS
[Grey box]	NEW FOUNDATION WALL
[Dashed line]	NEW IMP WALL
[Stippled box]	NEW PRECAST WALL
[Thick red line]	FIRE WALL OR FIRE BARRIER

Keller
PLANNERS / ARCHITECTS / BUILDERS

FOX CITIES
1075 Main Road S5
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-2700 /
1-800-236-2334
FAX (920) 766-0004

MADISON
711 Oak Dr.
Sun Prairie, WI 53586
PHONE (608) 231-2326
FAX (608) 231-2327

MILWAUKEE
1000 N11500
Caledonia Rd
Greenfield, WI 53002
PHONE (262) 350-9710
1-800-336-2334
FAX (262) 350-9740

WAUSAU
1605 18th Ave
Wausau, WI 54981
PHONE (715) 849-2541
1-800-336-2334
FAX (715) 849-2551

www.kellerbuilds.com

PROPOSED FOR:
DANIELSON SOFTBALL FACILITY
CROSSROADS COURT,
HARRISON,
WISCONSIN 54952

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part thereof shall be copied, duplicated, distributed, disseminated or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

5		
6		
7		
8		
9		
10		

PROJECT MANAGER:
C. MYHRA

DESIGNER:
G. STRAUB

INTERIOR DESIGNER:

DRAWN BY:
TOP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P26126

CONTRACT NO:

DATE:
06.02.2026

SHEET:
A1.0

PRELIMINARY - NOT FOR CONSTRUCTION

ERTHLAND
FINANCIAL SERVICES
ESTABLISHED 1988



Mac: 1902cd

Statistics

From: [Myhra, Cole \(Keller Inc.\)](#)
To: [Josh Sherman](#); [Chad Pelishek](#)
Cc: [Hartjes, Brad](#)
Subject: Accurate Edge - Narrative
Date: Tuesday, July 28, 2026 3:56:30 PM

Josh/Chad – here is the narrative, please let me know if you have any questions.

Accurate Edge Softball
Plan Commission Narrative – Village of Harrison
Project Overview

Accurate Edge Softball Training Center is a proposed owner-operated indoor softball training facility designed to provide a premier practice and player development environment for athletes, teams, and instructors throughout NE Wisconsin. The facility's primary purpose is to support softball training, skill development, and team practices in a controlled, year-round indoor setting. The facility will feature a **full regulation softball infield constructed with professional grade synthetic turf**, providing athletes with a realistic playing surface that closely replicates outdoor field conditions. In addition, the building will include **HitTrax batting cage technology**, a state-of-the-art baseball and softball simulation system that delivers advanced swing analytics, performance metrics, and virtual game experiences to help players improve their skills.

- Facility Operations**
- Accurate Edge Softball will operate exclusively as a **softball training and practice facility**. The building will primarily be utilized by:
- Club softball organizations
 - Local school softball programs
 - Private instructors and trainers
 - Individual athletes utilizing membership access
 - Small group training sessions

Teams and organizations will rent the facility for designated blocks of time to conduct practices, instructional clinics, and player development activities. The facility is not intended to host tournaments, leagues, or large spectator events.

While the infield will be regulation softball dimensions, the building does not contain a full-size outfield and therefore cannot accommodate full softball games or tournament play. As a result, traffic generation and site impacts are expected to be within the parking lot design and not spill onto Crossroads Ct.

- Membership and Access**
- Members will have the opportunity to access the facility throughout the day via a secure electronic access control system. This allows athletes and instructors to utilize the facility for:
- Individual training sessions
 - One-on-one instruction
 - Small group workouts
 - Scheduled private lessons

This flexible access model provides athletes with a safe and convenient environment to develop their skills year-round without generating substantial increases in traffic or occupancy.

- Parking and Site Considerations**
- The proposed site includes:
- **31 standard parking stalls**
 - **2 ADA-compliant accessible parking stalls**

The parking layout has been designed to adequately serve facility users and accommodate the normal

transition period when one team is completing its rental period while another team is arriving. Typical facility usage involves a single team or training group at a time, limiting parking demand and reducing congestion.

Stormwater Management

There is an existing regional stormwater management pond located west of the proposed site which will be used to provide stormwater treatment for the site. The site will drain primarily by overland flow into the regional pond, with catch basins and storm sewer utilized in areas which can't be drained overland to the pond.

Building Design and Community Compatibility

The proposed building has been designed as a modern, state-of-the-art athletic training facility with an attractive exterior appearance that complements surrounding development and reflects the quality standards of the Village of Harrison. Careful consideration has been given to the building's aesthetic appeal, materials, and overall site presentation to create a professional and visually appealing addition to the community.

Community Benefits

Accurate Edge Softball will provide a valuable recreational and athletic resource for area youth, high school athletes, collegiate players, coaches, and softball organizations. The facility will help meet the growing demand for year-round softball training opportunities while supporting local athletic development and reducing the need for athletes to travel outside the area for advanced training resources. Additionally, the facility may be made available on weekends for small gatherings, team meetings, and related events that support the local softball community.

Conclusion

Accurate Edge Softball represents an investment in youth athletics, community recreation, and player development. As an owner-operated, softball-only training facility, the project is designed to provide a high-quality indoor training environment while maintaining compatibility with surrounding land uses

Cole Myhra

Commercial Project Manager / Co-Owner



 Mobile: (262) 751-2655 |  Office: (920) 766-5795
 cmyhra@kellerbuilds.com |  www.kellerbuilds.com



PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Zoning Administrator

Meeting Date:

August 18, 2026

Title:

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

Issue:

Should the Plan Commission recommend approval of the Mueller Farm Estates Final Plat to the Village Board?

Background and Additional Information:

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

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

The subdivision includes 13 residential lots and 1 outlot. Lot sizes range from .37 acres to 4.4 acres, with the two largest lots located at the southern end of the plat. Outlot 1 is designated for a stormwater pond and eventually will be deeded to the Village of Harrison. The subdivision does not include sidewalks.

A 40-foot right-of-way dedication is along Woodland Road for future urbanization. This dedication may also accommodate the future extension of Eisenhower Drive.

The property is currently zoned Single-Family Residential (Suburban) [RS-1]. The Village Board approved the Preliminary Plat on April 28, 2026 and the Developer's Agreement on June 30, 2026.

Recommended Action:

Staff recommends approval of the Final Plat for the Mueller Farm Estates, subject to the following conditions:

1. Documentation of any wetland remediation shall be provided to the Village.
2. Any changes to the drainage plan shall require approval of a revised drainage plan prior to implementation.
3. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
4. All lots shall be provided a storm sewer lateral for sump pump discharge.
5. All drainageways, drainage easement, and associated infrastructure shall be installed, graded, and seeded prior to roadway acceptance.

6. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
7. If applicable, wetland remediation documentation, determinations, and/or studies shall be provided to the Village.
8. Benchmarks shall be established on all hydrant tag bolts.
9. The Grading/Drainage Plan shall identify elevations of ground at the foundation.

Attachments:

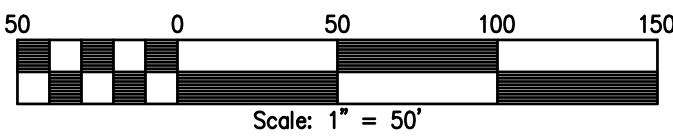
- Final Plat
- Aerial Map

"MUELLER FARM ESTATES"

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4197 AS RECORDED IN DOCUMENT NUMBER 594561, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.
PARCEL NUMBER: 33598



NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN, WHICH BEARS S89°39'06"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (CALUMET COUNTY)



UNPLATTED LANDS
JOSEPH SCHNEIDER

WOODLAND TRAILS

LOT 66

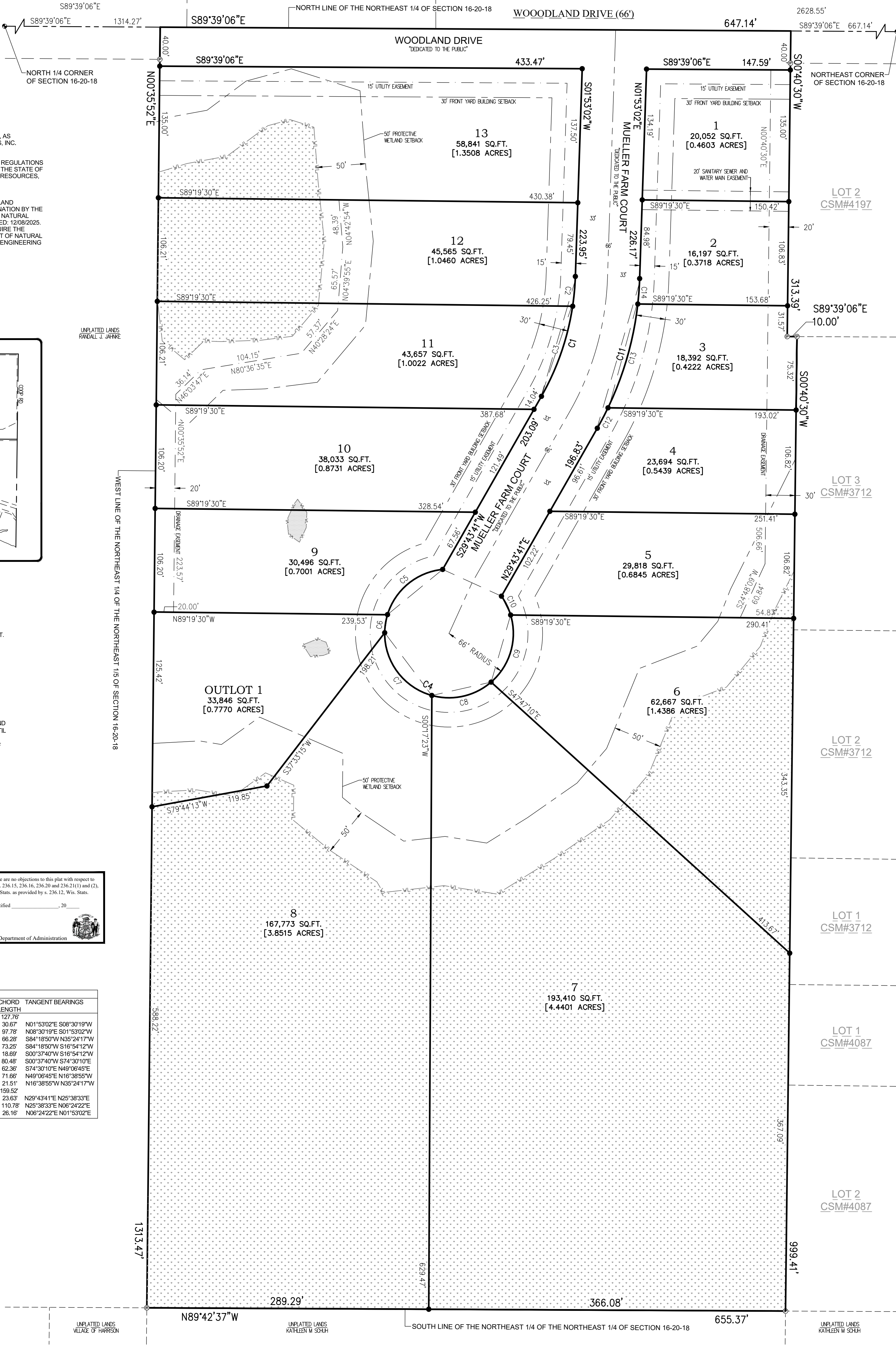
SPRING ROAD (66)

WOODLAND TRAILS

LOT 16

LOT 15

LOT 14



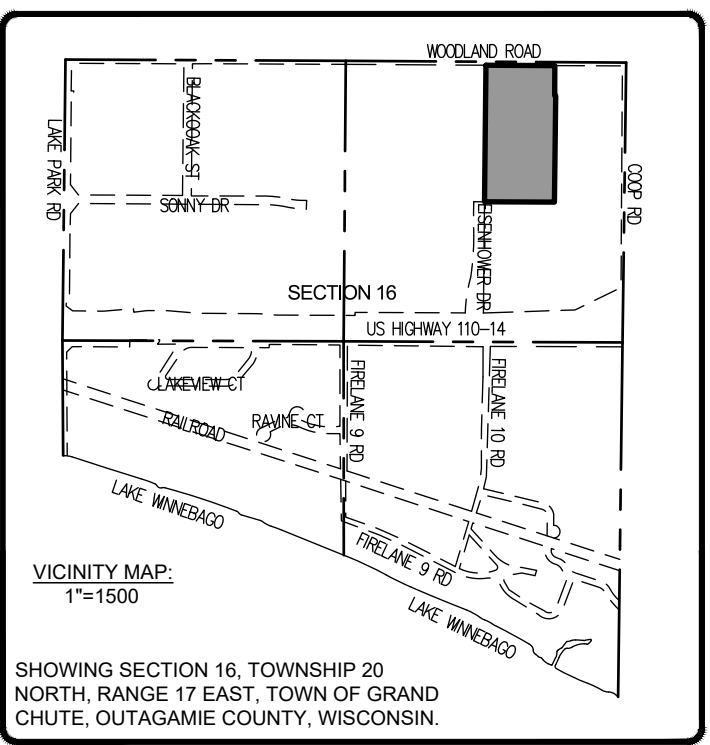
LEGEND:

- = 1/2" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.88 LBS. PER LIN. FT.
- ⊙ = 3/4" SOLID IRON REBAR FOUND
- ⊙ = 1/2" ROUND IRON PIPE FOUND
- = MAG NAIL FOUND

= LIMIT OF WETLANDS TO BE PROTECTED, AS DELINEATED BY MCMAHON ASSOCIATES, INC.

= AREA "EXEMPT" FROM STATE WETLAND REGULATIONS PER WETLAND DETERMINATION PER BY THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2025-9-03811, DATED: 12/08/2025.

= AREA "NOT" EXEMPT FROM STATE WETLAND REGULATIONS PER WETLAND DETERMINATION BY THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, EXE-NE-2025-9-03811, DATED: 12/08/2025. DISTURBANCE OF THIS AREA WILL REQUIRE THE APPROPRIATE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND U.S. ARMY CORPS OF ENGINEERING PERMITS TO BE OBTAINED



NOTES:

- GROSS AREA: 858,603 SQ.FT. OR 19.7108 ACRES
TOTAL RIGHT-OF-WAY DEDICATED TO THE PUBLIC: 76,161 SQ.FT. OR 1.7484 ACRES
NET SUBDIVIDED AREA: 786,509 SQ.FT. OR 18.0058
NUMBER OF LOTS: 13 LOTS & 1 OUTLOT
THIS SUBDIVISION IS ALL OF TAX PARCEL ID NUMBER 33598.
SEE SHEET 2 FOR ADDITIONAL NOTES, RESTRICTIONS AND PROVISIONS.
OUTLOT 1 IS FOR STORM WATER MANAGEMENT PURPOSES AND IS THE SOLE RESPONSIBILITY OF THE OWNERS/SUBDIVIDER UNTIL ACCEPTED BY THE VILLAGE OF HARRISON. AFTER SAID ACCEPTANCE, OUTLOT 1 IS TO BE DEEDED TO THE VILLAGE OF HARRISON.

LAND SURVEYOR:

MATTHEW C. REIDER, PLS-3245
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNDALE DR., APPLETON, WI 54914
N8841 STATE HIGHWAY 47-25, SHAWANO, WI 54166
PHONE: (920)731-4188

OWNERS/SUBDIVIDER:

MUELLER FARM DEVELOPMENT, LLC
ATTENTION: FRANK MADER
19 CORN SILK COURT
WRIGHTSTOWN, WI 54180

APPROVING AUTHORITIES:

VILLAGE OF HARRISON

OBJECTING AUTHORITIES:

DEPARTMENT OF ADMINISTRATION
CALUMET COUNTY

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (3), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20 _____

Department of Administration

CURVE TABLE:					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	265.50'	27°50'40"	129.03'	S15°48'22"W	127.76'
C2	265.50'	06°37'17"	30.68'	S05°11'40"W	30.67'
C3	265.50'	21°13'22"	98.34'	S19°07'00"W	97.78'
C4	66.00'	299°43'07"	345.25'	S65°32'44"E	66.28'
C5	66.00'	67°24'38"	77.65'	S50°36'31"W	73.25'
C6	66.00'	16°16'32"	18.75'	S08°45'56"W	18.69'
C7	66.00'	75°07'49"	86.54'	S36°56'15"E	80.48'
C8	66.00'	56°23'05"	64.95'	N77°18'18"E	62.36'
C9	66.00'	65°45'40"	75.75'	N16°13'55"E	71.66'
C10	66.00'	18°45'22"	21.61'	N26°01'36"E	21.51'
C11	331.50'	27°50'40"	161.10'	N15°48'22"E	158.52'
C12	331.50'	04°10'08"	23.84'	N07°41'07"E	23.63'
C13	331.50'	19°14'11"	111.30'	N16°01'28"E	110.78'
C14	331.50'	04°31'21"	26.17'	N04°08'42"E	26.16'

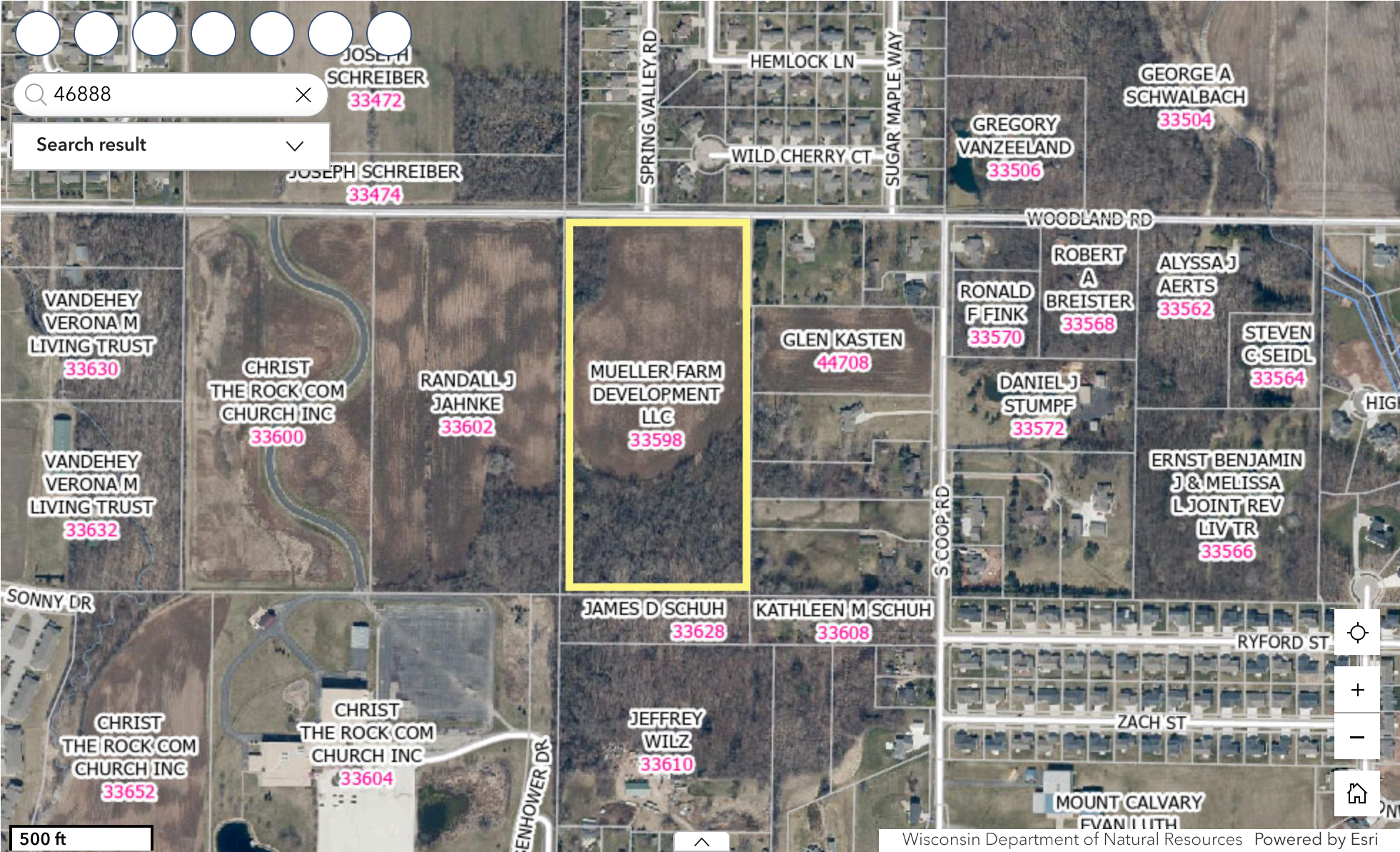
MATTHEW C. REIDER, PLS-3245 DATED _____

CAROW
LAND SURVEYING
& ENVIRONMENTAL

All-In-One Map

Section 8, Item b.

Appleton



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

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

©2025 Calumet County Wisconsin

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

August 18, 2026

Title:

Zoning Map Amendment (Rezoning) – Milis Enterprise, LLC – East of Dallas Dr – Part of Parcel 40340

Issue:

The Plan Commission shall consider a motion to recommend denial of the requested zoning map amendment for part of Parcel No. 40340 from General Agriculture [AG] to Rural Residential [RR].

Background and Additional Information:

The Village of Harrison received applications filed on behalf of property owner Milis Enterprise, LLC for a comprehensive plan amendment and a zoning map amendment on or about June 15, 2026. The zoning map amendment application proposed to rezone part of Parcel 40340 from General Agriculture [AG] to Rural Residential [RR].

At its July 21, 2026 meeting, the Plan Commission considered the applicant's requested comprehensive plan amendment. A motion to recommend approval of the comprehensive plan amendment failed due to lack of a second. As a result, the Plan Commission did not adopt a resolution recommending approval of the comprehensive plan amendment.

Following that action, the Plan Commission did not consider the related zoning map amendment agenda item. Therefore, the Village has not yet acted on the applicant's pending zoning map amendment request.

Wisconsin law prohibits a municipal governing body from amending a comprehensive plan unless an amendment is first approved by its plan commission. The plan commission did not approve the comprehensive plan amendment to change the subject area to Rural Residential.

Wisconsin law also prohibits a municipality from amending its zoning ordinance in a way that would be inconsistent with its comprehensive plan. The Village's comprehensive plan currently classifies parcel 40340 as Agriculture not Rural Residential.

Neither the Plan Commission nor the Village Board can approve a zoning map amendment that would be inconsistent with the Village's comprehensive plan.

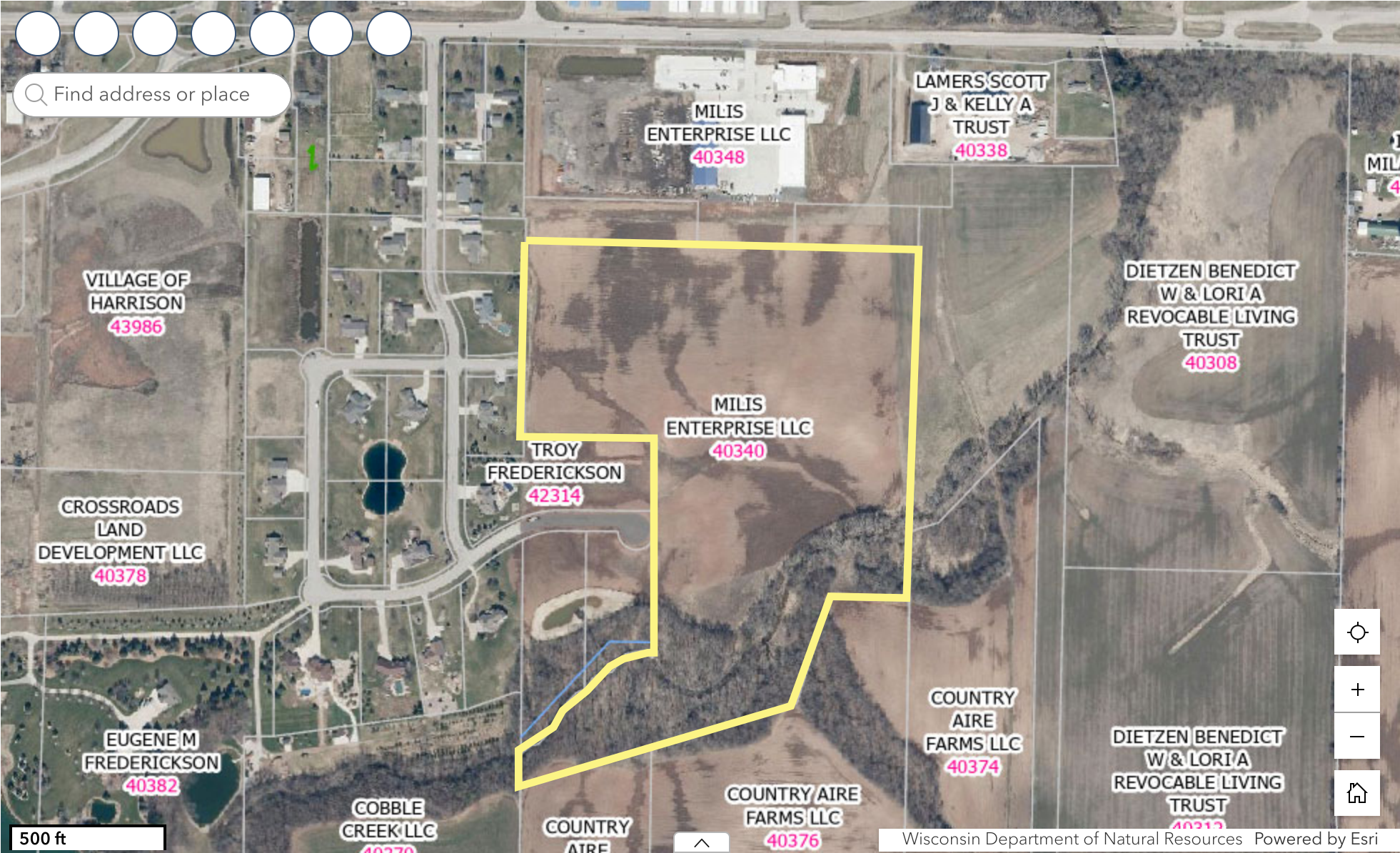
Recommended Action:

Motion to recommend denial of the requested zoning map amendment for part of Parcel 40340 from General Agriculture [AG] to Rural Residential [RR], because the requested zoning classification is inconsistent with the current the Village of Harrison Comprehensive Plan, and no comprehensive plan amendment has been recommended or adopted to support the requested rezoning.

Attachments:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Resolution

All-In-One Map



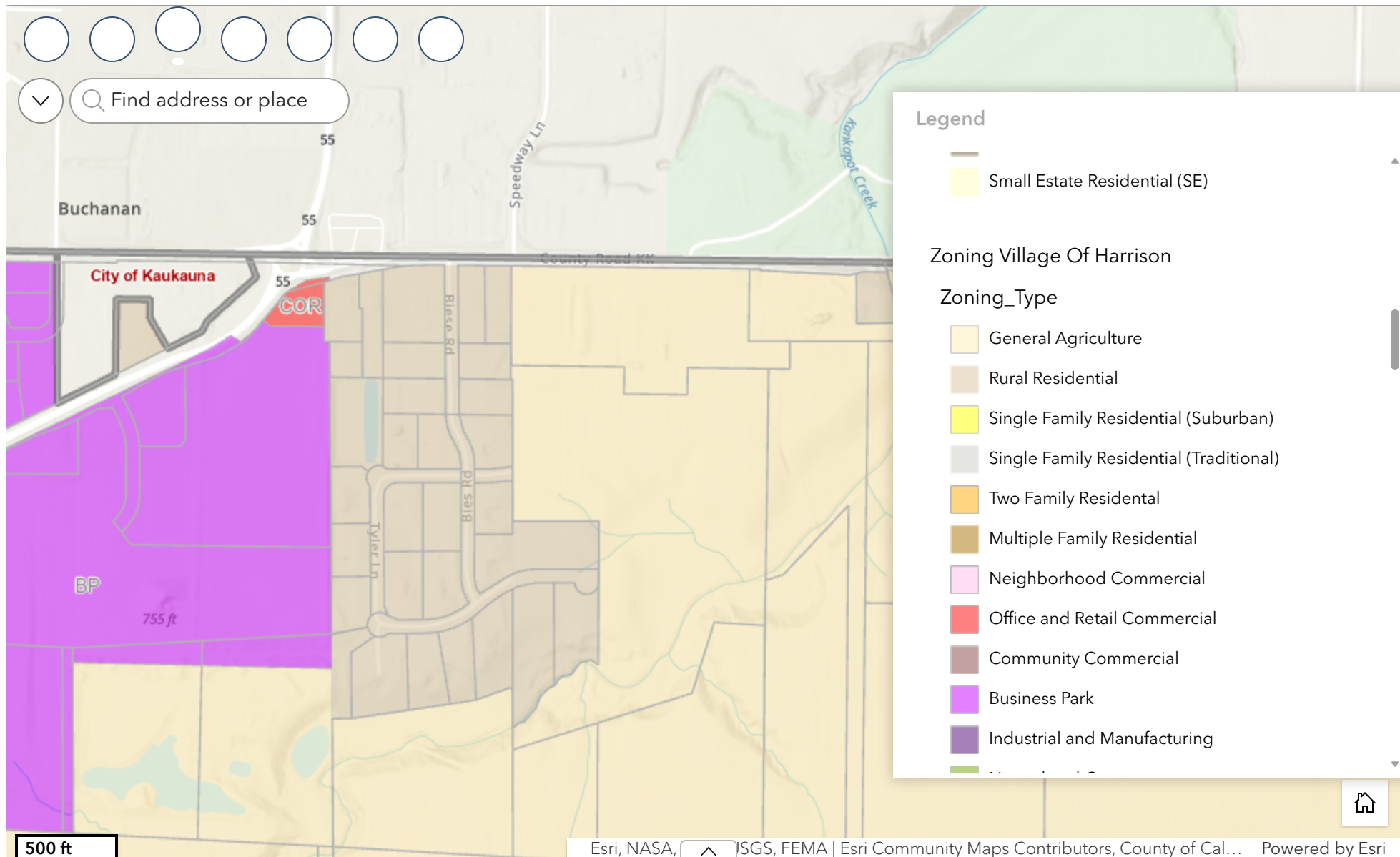
[Land Information Webpage](#) | [Calumet County Data Portal](#) | [Contact Us](#)

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

©2025 Calumet County Wisconsin

Calumet County Zoning Map

Section 8, Item c.



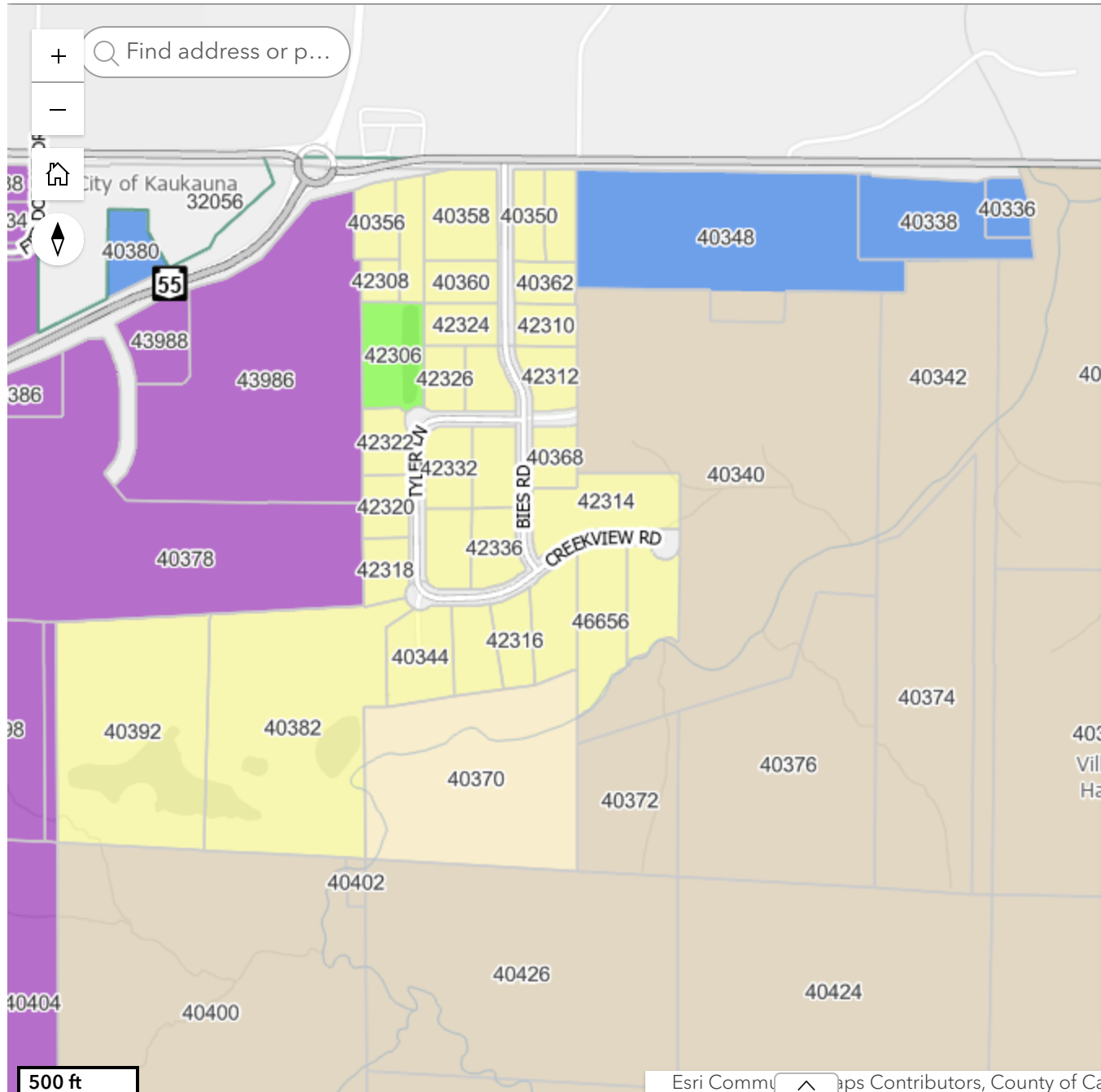
Land Information Webpage | Calumet County Data Portal | Contact Us

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

©2025 Calumet County Wisconsin

Village of Harrison Preferred Future Land Use

Section 8, Item c.



Legend

ParcelFabricService - Parcels



PreferredFutureLandUse

Village of Harrison Preferred Land Use

Preferred Land Use

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

500 ft

PLAN COMMISSION RESOLUTION V2026-01
VILLAGE OF HARRISON
Calumet and Outagamie Counties

**RESOLUTION RECOMMENDING DENIAL OF THE ZONING MAP AMENDMENT
FROM GENERAL AGRICULTURE [AG] TO RURAL RESIDENTIAL [RR] FOR PART
OF PARCEL 40340.**

WHEREAS: The Village of Harrison received applications filed on behalf of property owner Milis Enterprise, LLC filed by applicant Civil Fox Engineering, LLC for 1) a comprehensive plan amendment and 2) a zoning map amendment on or about June 15, 2026;

WHEREAS: a duly noticed public hearing on both applications was held on July 21, 2026;

WHEREAS: At its July 21, 2026 Plan Commission meeting, a motion to amend the comprehensive plan consistent with the applicant's request failed due to a lack of a second;

WHEREAS: Wisconsin law prohibits a municipal governing body from amending a comprehensive plan unless an amendment is first approved by its plan commission;

WHEREAS: Wisconsin law prohibits a municipality from amending its zoning ordinance in a way that would be inconsistent with its comprehensive plan;

WHEREAS: the Village of Harrison has not yet acted on the applicant's application for a zoning map amendment;

WHEREAS: neither the Plan Commission nor the Village Board can approve a zoning map amendment that would be inconsistent with the Village's comprehensive plan.

NOW THEREFORE: by motion, second, and an affirmative vote of the Plan Commission, the applicant's application for a zoning map amendment is hereby denied.

Adopted and recorded August 18, 2026

Approved August 18, 2026

By: _____, Plan Commission Chair

Attest: _____
Josh Sherman, Zoning Administrator

Village of Harrison
July-26 Zoning Permit Report

	Current Year					Previous Year				
	Permits		YTD Permits	Estimated Value	YTD Estimate Value	Permits		YTD Permits	Estimated Value	YTD Estimate Value
Residential										
Single Family	5		58	\$ 3,213,000	\$ 27,670,800	8		58	\$ 3,960,000	\$ 26,734,100
Two Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Multi Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Additions	2		8	\$ 84,600	\$ 446,500	1		7	\$ 75,000	\$ 455,900
Acc. Structures	2		19	\$ 30,000	\$ 440,700	2		15	\$ 32,000	\$ 731,900
Miscellaneous	22		112	\$ 246,100	\$ 1,445,000	29		105	\$ 303,600	\$ 1,096,298
Total Residential	31		197	\$ 3,573,700	\$ 30,003,000	40		185	\$ 4,370,600	\$ 29,018,198
Com./Ind.										
New	0		4	\$ 0	\$ 5,850,000	0		4	\$ 0	\$ 3,508,100
Additions	0		1	\$ 0	\$ 4,300,000	0		3	\$ 0	\$ 2,490,000
Acc. Structures	0		0	\$ 0	\$ 0	1		2	\$ 1,700,000	\$ 1,708,500
Miscellaneous	2		13	\$ 122,500	\$ 1,121,100	0		7	\$ 0	\$ 65,900
Total Com./Ind.	2		18	\$ 122,500	\$ 11,271,100	1		16	\$ 1,700,000	\$ 7,772,500
Combined Total	33		215	\$ 3,696,200	\$ 41,274,100	41		201	\$ 6,070,600	\$ 36,790,698