
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

January 21, 2025

Title:

Conditional Use Permit – Paul and Kate Meyer – N7943 State Park Rd – Parcel 40248

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit to the Village Board for a water closet (toilet) in a detached accessory building?

Background and Additional Information:

The applicant seeks a Conditional Use Permit (CUP) to install a toilet and sink (water closet) in a new detached garage. The zoning permit for the detached garage was issued October 29, 2024 with a condition that a water closet shall not be installed without an approved CUP. The garage is 46x42 square feet and located northeast of the house at N7943 State Park Rd. The property is 4.52 acres and zoned Rural Residential [RR] with Shoreland Overlay [SHO].

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 detached garage is for boat and vehicle storage with a workshop for tinkering.
- The water closet is only a sink and toilet. No shower. It is for the applicant's convenience and to potentially avoid injury during inclement weather months by not having to make bathroom trips to the house.
- There will be no living quarters built out within the detached garage.

Findings of Fact:

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

Recommended Action:

Staff recommends approval of the Conditional Use Permit (CUP) to install a toilet and sink in an accessory building at N7943 State Park Rd 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 applicant shall acknowledge the conditions of approval and agree to abide by all conditions. Failure to abide by conditions may be cause for revocation of Conditional Use Permit or further municipal action.

Attachments:

- Aerial Map



PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

January 21, 2025

Title:

Zoning Map Amendment (Rezoning) – Crossroad Business Park – County KK & Hwy 55

Issue:

Should the Plan Commission recommend approval of a zoning map amendment (rezoning) to the Village Board?

Background and Additional Information:

The applicant—the Village of Harrison—is proposing to rezone from Office & Retail Commercial [COR] to Business Park [BP] for Crossroads Business Park, located east of Friendship Drive and south of County KK, but north of State Hwy 55.

After reviewing adjacent properties and letters of intent, staff concluded the best use of area is to be zoned Business Park. The proposed rezoning is consistent with the Comprehensive Plan.

Findings of Fact:

- A Class 2 notice was published for the proposed zoning Map Amendment.
- Property owners within 300-feet of the subject property have been notified via first-class mail.

Recommended Action:

Staff recommends approval of the Zoning Map Amendments from Office & Retail Commercial [COR] to Business Park [BP]

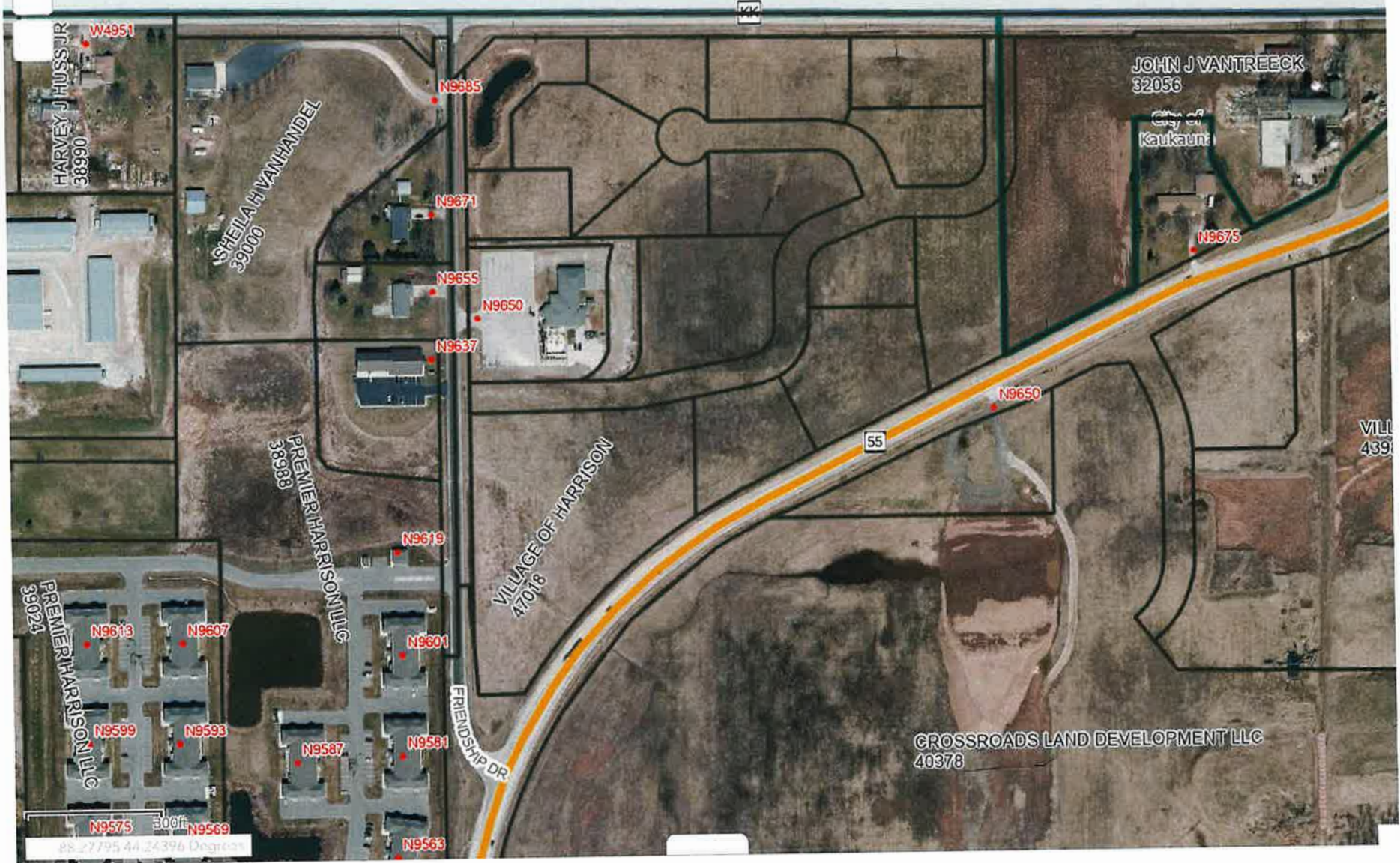
Attachments:

- Final Plat & Aerial Map
- Zoning Map

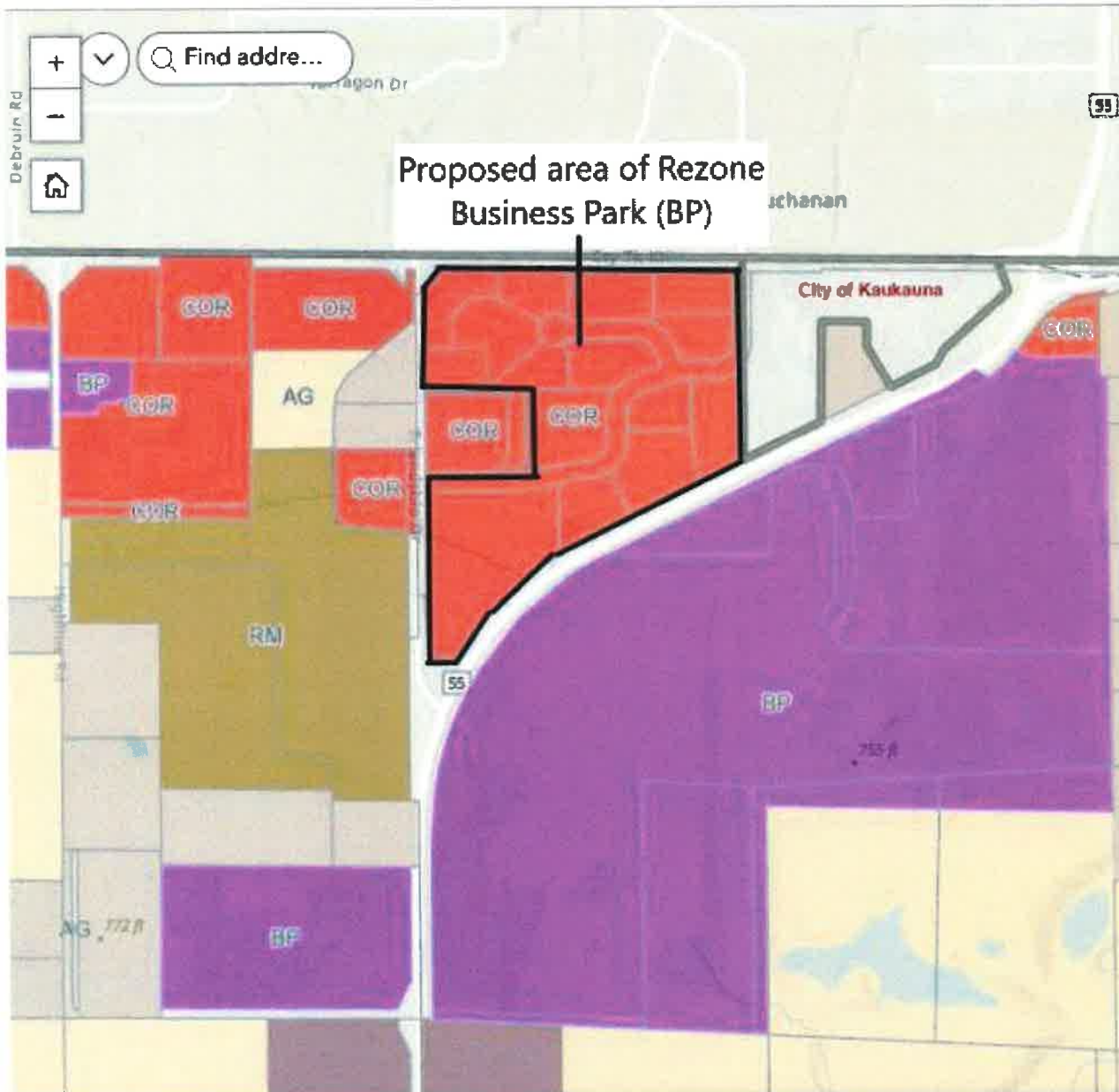
PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3334, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGES 258-259 AS DOCUMENT NO. 477770, BEING PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4;
AND UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4;
ALL IN SECTION 6, TOWNSHIP 20 NORTH, RANGE 19 EAST,
VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN



Find address or place



Calumet County Zoning Map



Legend

Industrial (I)

Zoning Municipal

Zoning Village Of Harrison

- General Agriculture
- Rural Residential
- Single Family Residential (Suburban)
- Single Family Residential (Traditional)
- Two Family Residential
- Multiple Family Residential
- Neighborhood Commercial
- Office and Retail Commercial
- Community Commercial
- Business Park
- Industrial and Manufacturing
- Natural and Conservancy
- Shoreland Overlay
- Shoreland-Wetland Overlay
- Planned Development Overlay

PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

January 21, 2025

Title:

Certified Survey Map (CSM) – Don Mielke – Mielke Rd – Part of Parcel 43768

Issue:

Should the Plan Commission recommend approval of the Certified Survey Map?

Background and Additional Information:

The applicant is proposing to split a parcel into 2-lots by Certified Survey Map (CSM). The purpose of the CSM is to create a 1-lot residential parcel. The CSM would split 1.205 acres (Lot 1) from existing parcel 43768, which currently is 28.41 acres.

The proposed new lot is east of W5408 Mielke Rd and borders a 66-foot width of land set aside for access to parcel 43768. It is the last residential lot to be created along Mielke Rd.

The proposed new lot is already zoned Rural Residential [RR]. Parent parcel 43796 would remain zoned General Agriculture [AG].

Recommended Action:

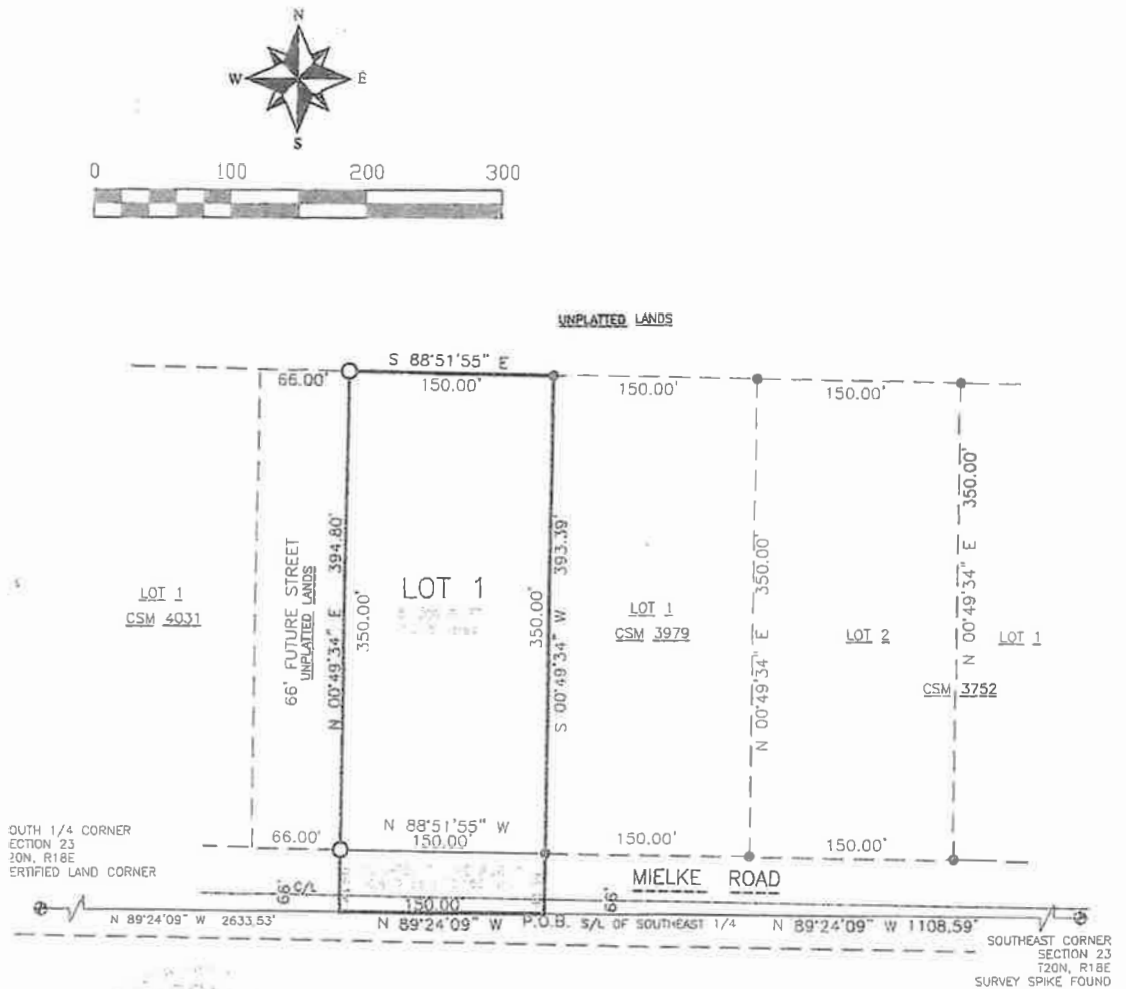
Staff recommends approval of the Certified Survey Map (CSM) request as submitted.

Attachments:

- Aerial Map
- CSM
- Zoning Map



PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN.



James A. Mayer
December 11, 2024

MAYER LAND SURVEYING
W5460 MIELKE ROAD
MENASHA, WI. 920-418-2343

SURVEYED FOR
DONALD R. MIELKE
W5484 MIELKE ROAD
MENASHA, WI

C:\Projects\MielkeDon24\Mielkecsm.dwg
BEARINGS REFERENCED TO COUNTY
DATUM SOUTH LINE OF THE SOUTHEAST
QUARTER BEARS NORTH 89°24'09" WEST.
THIS INSTRUMENT DRAFTED BY J.G. MAYER"
NOTEBOOK NO.44 PAGE 39.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN.

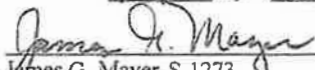
SURVEYOR'S CERTIFICATE

I, James G. Mayer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped under the direction of Donald R. Mielke, part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin containing 59,115 square feet or 1.357 acres of land and described as follows.

Commencing at the Southeast Corner of said Section 23, thence North 89°24'09" West a distance of 1,108.59 feet along the south line of the southeast quarter to the southwest corner of Lot 1, Certified Survey Map No. 3979 and the point of beginning; thence continuing North 89°24'09" West a distance of 150.00 feet; thence North 00°49'34" East a distance of 394.80 feet; thence South 88°51'55" East a distance of 150.00 feet to the northwest corner of Lot 1, Certified Survey Map No. 3979; thence South 00°49'34" West a distance of 393.39 feet along the west line of Lot 1 to the point of beginning. Subject to all easements and restrictions of record. Liability hereunder is expressly limited to the cost of this survey.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof. That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Harrison in surveying, dividing and mapping such lands.

Dated this 11th day of December, 2024.



James G. Mayer, S-1273
Wis. Professional Land Surveyor



OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: Village of Harrison.

Dated this _____ day of _____, 2025

Donald R. Mielke, Owner

State of Wisconsin)
Calumet County)ss

Personally came before me on the _____ day of _____, 2025, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

Notary Public, Calumet County, Wisconsin

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 18 EAST, VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN.

VILLAGE BOARD CERTIFICATE

Resolved that the above certified survey map in the Village of Harrison was approved by the Village Board on
this _____ day of _____, 2025.

Village President_____
Village Clerk**VILLAGE TREASURER'S CERTIFICATE**

I being the duly elected qualified and acting village treasurer of the Village of Harrison, do hereby certify that in
accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of
_____, 2025 on any of the lands included in this Certified Survey Map.

Village Treasurer_____
Date**COUNTY TREASURER'S CERTIFICATE**

I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify the records in
my office show unredeemed tax sales and no unpaid taxes or special assessments as of
_____, 2025 affecting the lands included in this Certified Survey Map.

County Treasurer_____
Date

Notes:

This CSM is part of tax parcel no. 43768. This CSM is contained wholly within the property described in the
following recorded instrument: Doc. No. 356788. The property owner of record is Donald R. Mielke, W5484
Mielke Road, Menasha WI 54952.



James H. Meyer
December 11, 2024



PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

January 21, 2025

Title:

Certified Survey Map (CSM) — Irvin Zahringer – Hwy 114 – Part of Parcel 38780

Issue:

Should the Plan Commission recommend approval of the Certified Survey Map?

Background and Additional Information:

The applicant is proposing to create a new lot by splitting 7.144 acres (Lot 1) of land from parcel 38780, which is 31.25 acres. The proposed new lot is located on the east side of Hwy 114, directly south of N7267 Hwy 114.

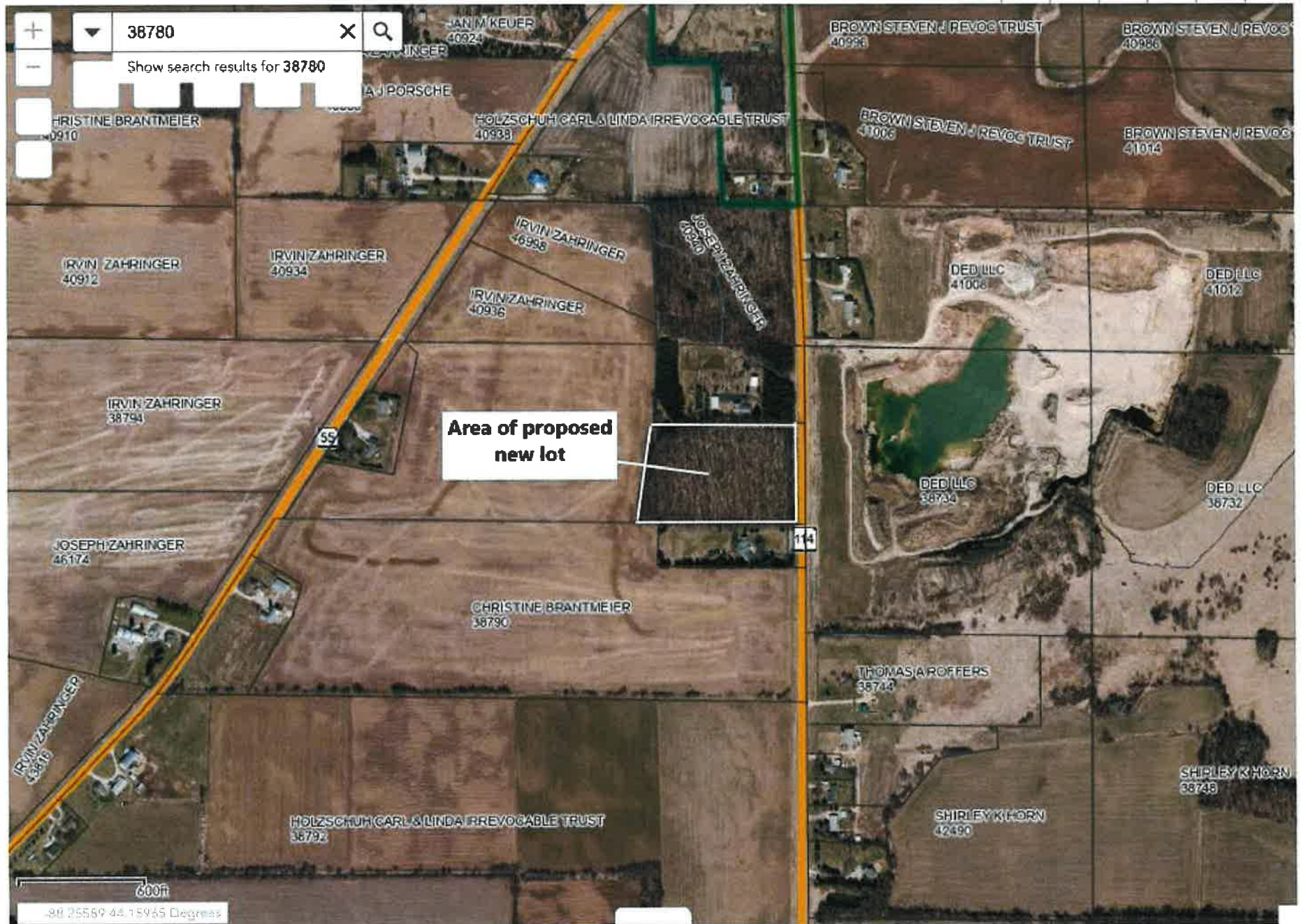
The purpose of the CSM is to sell the new lot to the neighbor at N7267 Hwy 114. The entirety of the new lot is wooded and will be used for recreational purposes. The area of the proposed lot is zoned General Agriculture [AG].

Recommended Action:

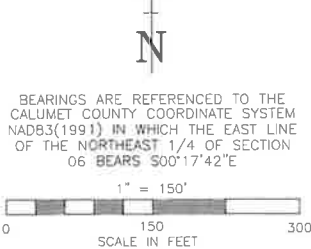
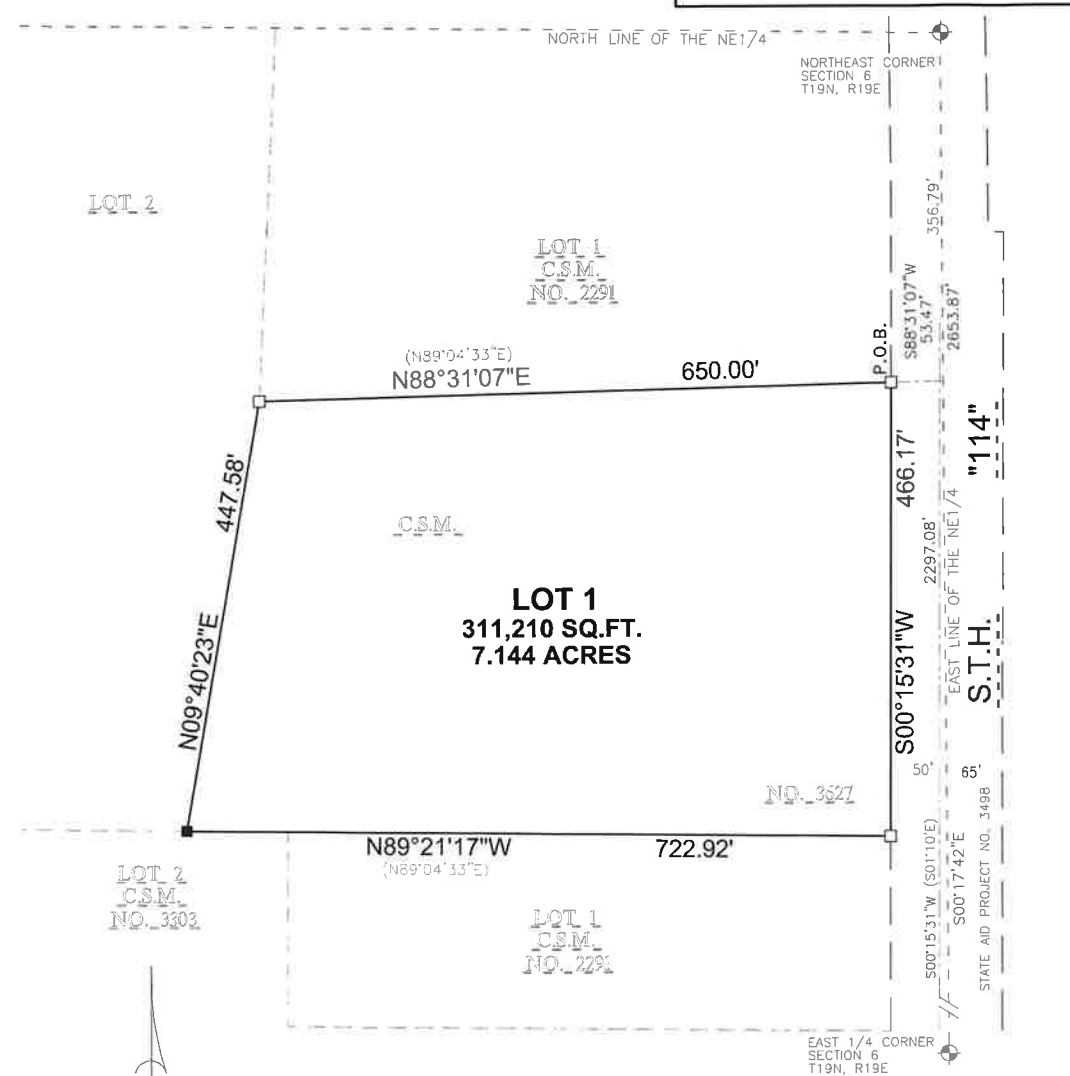
Staff recommends approval of the Certified Survey Map (CSM) request as submitted.

Attachments:

- Aerial Map
- CSM



CERTIFIED SURVEY MAP NO. _____
 PART OF LOT 2 OF CERTIFIED SURVEY MAP NO.
 3627, BEING PART OF THE NORTHEAST 1/4 OF
 THE NORTHEAST 1/4, SECTION 06, TOWNSHIP 19
 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON,
 CALUMET COUNTY, WISCONSIN.



- LEGEND
- 1" O.D. ROUND IRON PIPE SET,
18" LONG, WEIGHING 1.13 LBS.
PER LINEAL FOOT
 - 1" O.D. IRON PIPE FOUND
 - ⊕ GOVERNMENT CORNER
 - () RECORDED AS

Martenson & Eisele, Inc.



1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

SURVEY FOR:
 MICHAEL CAMPBELL
 N7267 HWY 114
 MENASHA, WI 54952

PROJECT NO. 1-1987-001
 FILE 1-1987-001csm.dwg SHEET 1 OF 3
 THIS INSTRUMENT WAS DRAFTED BY: L.LUCHT

CERTIFIED SURVEY MAP NO. _____
**PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3627, BEING PART OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 06, TOWNSHIP 19 NORTH,
RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, MAPPED, AND DIVIDED AT THE DIRECTION OF IRVIN ZHRINGER, PART OF
LOT 2 OF CERTIFIED SURVEY MAP NO. 3627 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST
1/4, SECTION 06, TOWNSHIP 19 NORTH, RANGE 19 EAST, VILLAGE OF HARRISON, CALUMET COUNTY,
WISCONSIN. MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 06; THENCE SOUTH 89 DEGREES 57
MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, A
DISTANCE OF 356.79 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 07 SECONDS WEST, A DISTANCE
OF 53.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 31 SECONDS
WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF S.T.H. "114", A DISTANCE OF 466.17 FEET;
THENCE NORTH 89 DEGREES 21 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 2 OF
CERTIFIED SURVEY MAP NO. 3627, A DISTANCE OF 722.92 FEET; THENCE NORTH 09 DEGREES 40
MINUTES 23 SECONDS EAST, A DISTANCE OF 447.58 FEET; THENCE NORTH 88 DEGREES 31 MINUTES
07 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NO. 3627, A
DISTANCE OF 650.00 FEET; TO THE POINT OF BEGINNING CONTAINING 311,210 SQUARE FEET [7.144
ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE
VILLAGE OF HARRISON AND CALUMET COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, AND
MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND
SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 7TH DAY OF JANUARY, 2025.

GARY A. ZHRINGER,
PROFESSIONAL WI LAND SURVEYOR S-2098

**THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE
FOLLOWING RECORDED INSTRUMENTS**

OWNER OF RECORD:
IRVIN ZHRINGER

RECORDING INFORMATION:
DOCUMENT NO. 359896

PARCEL NUMBERS:
PART OF 38780

CERTIFICATE OF THE VILLAGE OF HARRISON:

BE IT RESOLVED THAT THIS CERTIFIED SURVEY MAP, IN THE VILLAGE OF HARRISON HAS BEEN APPROVED AND
ACCEPTED AS SURVEYED, MAPPED, DEDICATED AND DIVIDED BY THE OWNERS SHOWN HEREON,

THIS _____ DAY OF _____, 2025.

VILLAGE PRESIDENT

VILLAGE CLERK

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF
THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

VILLAGE TREASURER

DATE

COUNTY TREASURER

DATE

PROJECT NO. 1-1987-001
SHEET 3 OF 3

Village of Harrison
December-24 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	1		108	\$ 282,200	\$ 47,275,000	2		82	\$ 1,150,000	\$ 31,993,140
Two Family (units)	0	(0)	1	\$ 0	\$ 900,000	0	(0)	0	\$ 0	\$ 0
Multi Family (units)	0	(0)	0	\$ 0	\$ 0	0	(0)	0	\$ 0	\$ 0
Additions	0		13	\$ 0	\$ 819,000	1		11	\$ 50,000	\$ 739,500
Acc. Structures	1		34	\$ 14,000	\$ 680,450	1		37	\$ 12,000	\$ 461,400
Miscellaneous	7		139	\$ 80,000	\$ 2,109,200	2		110	\$ 20,900	\$ 1,173,960
Total Residential	9		295	\$ 376,200	\$ 51,783,650	6		240	\$ 1,232,900	\$ 34,368,000
Com./Ind.										
New	0		1	\$ 0	\$ 650,000	1		5	\$ 475,000	\$ 2,325,000
Additions	0		1	\$ 0	\$ 12,000,000	0		1	\$ 0	\$ 230,000
Acc. Structures	0		0	\$ 0	\$ 0	0		3	\$ 0	\$ 80,000
Miscellaneous	0		8	\$ 0	\$ 165,150	2		8	\$ 87,500	\$ 216,195
Total Com./Ind.	0		10	\$ 0	\$ 12,815,150	3		17	\$ 562,500	\$ 2,851,195
Combined Total	9		305	\$ 376,200	\$ 64,598,800	9		257	\$ 1,795,400	\$ 37,219,195