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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

December 10, 2024

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**Title:**

Zoning Map Amendment (Rezoning) – Harrison Commerce Park – County N – Parcels 39138, 39144, 39142

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**Issue:**

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

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**Background and Additional Information:**

The applicant—the Village of Harrison—is proposing to rezone from Single-Family Residential [RS-1], with a Planned Development Overlay [PDO], and General Agriculture [AG] to Community Commercial [CC] for the property located along County N, south of Schmidt Rd but north of Manitowoc Rd, and wholly within parcels 39138, 39144, and 39142.

The purpose of the rezone is for a new commercial center called Harrison Commerce Park. The Village of Harrison is the developer of the commercial park.

The preliminary plat for the Harrison Commerce Park is a separate agenda item.

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**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.

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**Recommended Action:**

Staff recommends approval of the Zoning Map Amendments from Single-Family Residential [RS-1] with a Planned Development Overlay [PDO] and General Agriculture [AG] to Community Commercial [CC].

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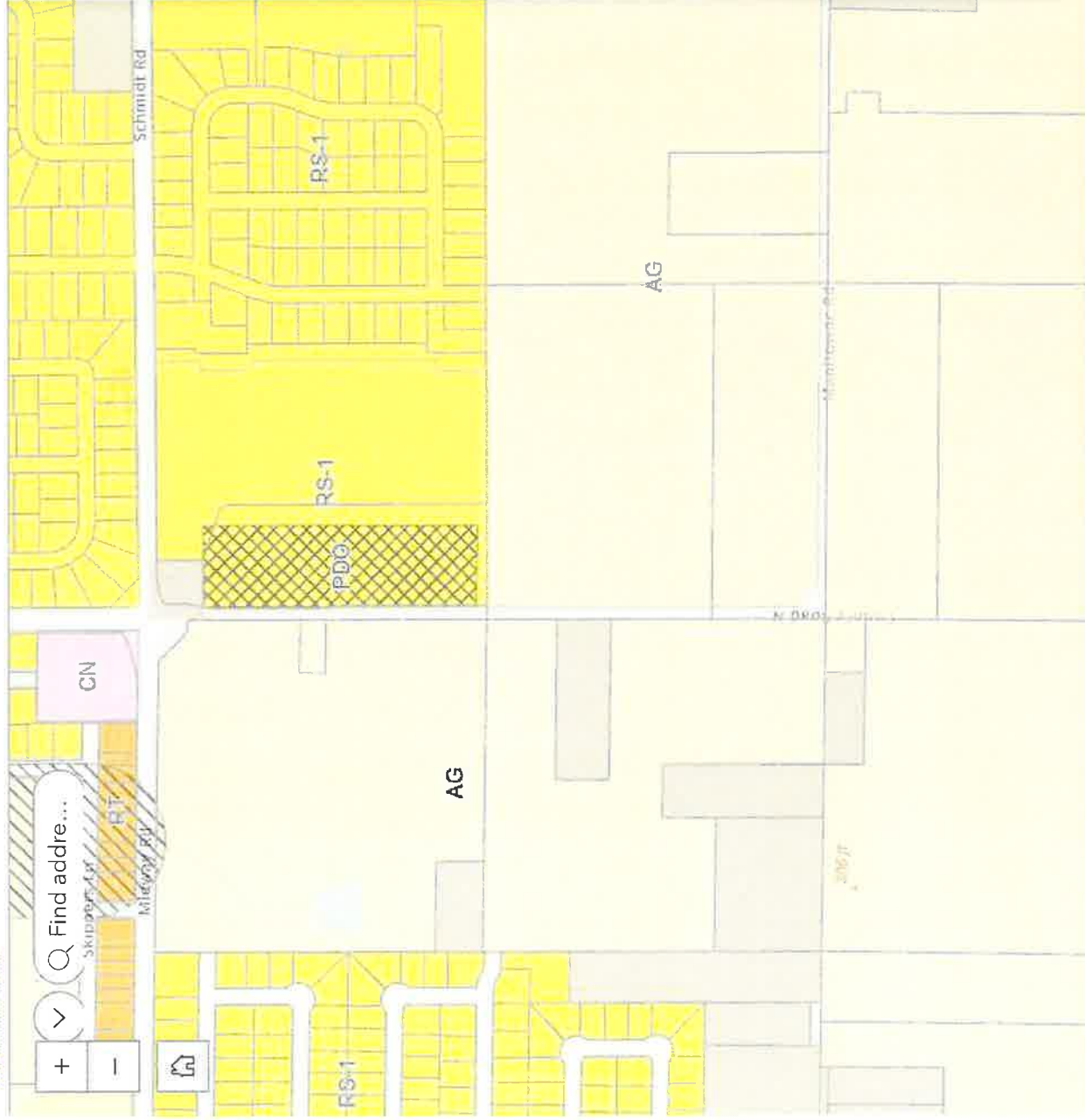
**Attachments:**

- Aerial Map
- Zoning Map





# Calumet County Zoning Map



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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

December 10, 2024

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**Title:**

Preliminary Plat – Harrison Commerce Park – County N – Parcels 39138, 39144, 39142

---

**Issue:**

Should the Plan Commission recommend approval of the Preliminary Plat for the Harrison Commerce Park to the Village Board?

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**Background and Additional Information:**

The proposed preliminary plat is a new commercial/central business district that is being developed by the Village of Harrison and is located along County N, south of Schmidt Rd but north of Manitowoc Rd, and wholly within parcels 39138, 39144, and 39142.

The plat consists of 14 lots. Lots 1 - 11 average about two acres with County N frontage and are egressed off Homestead Lane via Commerce Drive.

Lot 12, which borders Manitowoc Rd and Homestead Ln, will occupy a new Fire Station 70 complex slated to start construction in 2025. Lots 13 & 14 provide development opportunities for large-scale commercial.

The area borders Luniak Meadows 2 subdivision to the northeast. The developer of Luniak Meadows 2 will share in the cost of constructing Homestead Lane. The lower half of the plat borders agriculture land. The development will include pedestrian pathways along County N that make the development walkable.

Protective covenants and design guidelines have been created for the development. The area has been proposed to be rezoned to Community Commercial [CC]. The rezone is a separate agenda item.

All roadways are proposed to be dedicated to the public. Sewer and water will be extended through the business district and will be serviced by Darboy Sanitary.

The plat also includes a future park to serve the adjacent residential subdivision and business park.

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**Recommended Action:**

Staff recommends approval of the Preliminary Plat for Harrison Commerce Park with the following conditions:

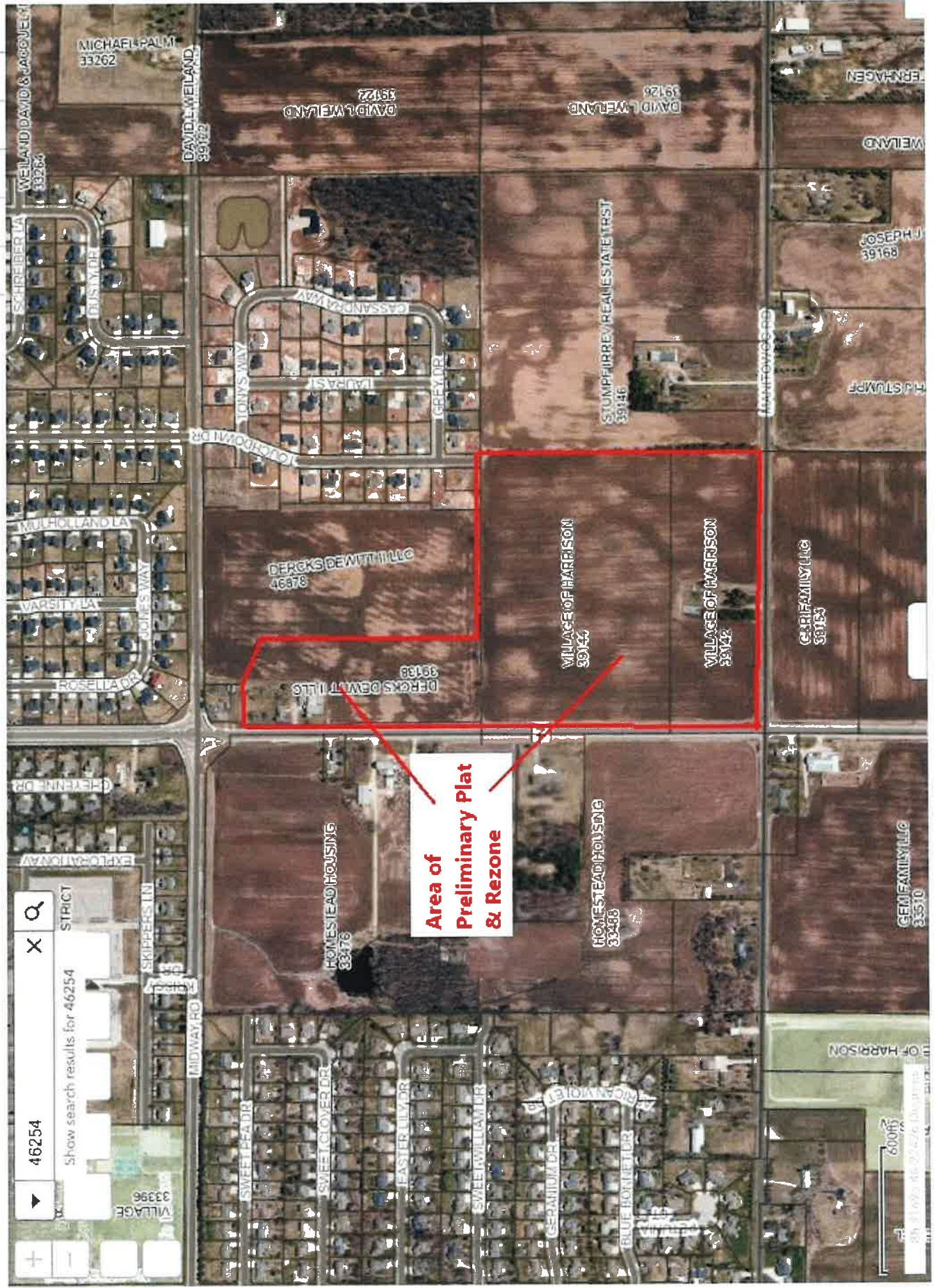
1. The sale and development of all lots are subject to the Commercial Development Design Guidelines Manual and the Harrison Commerce Park Protective Covenants and Restrictions
2. The wetlands on Lot 4 must be remediated or permitted prior to the sale of Lot 4.

**Attachments:**

- Preliminary Plat
- Aerial Map







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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

December 10, 2024

---

**Title:**

Zoning Map Amendment (Rezoning) – North Shore Ridge LLC – Brick Lane – Part of Parcel 39652

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**Issue:**

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

---

**Background and Additional Information:**

The applicant is proposing to rezone 4.54 acres from Business Park [BP] to Single-Family Residential (Suburban) [RS-1] for the property located north of Brick Lane and east of Firelane 10, within the southern part of parcel 39652.

The purpose of the rezoning is to create 3 residential lots. The applicant was the developer for the North Shore Ridge subdivision that resides directly to the east and southeast of the proposed new lots.

The proposed CSM for the three residential lots is a separate agenda item.

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**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.

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**Recommended Action:**

Staff recommends approval of the Zoning Map Amendments from Business Park [BP] to Single-Family Residential (Suburban) [RS-1].

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**Attachments:**

- Aerial Map
- Zoning Map
- Rezoning Description



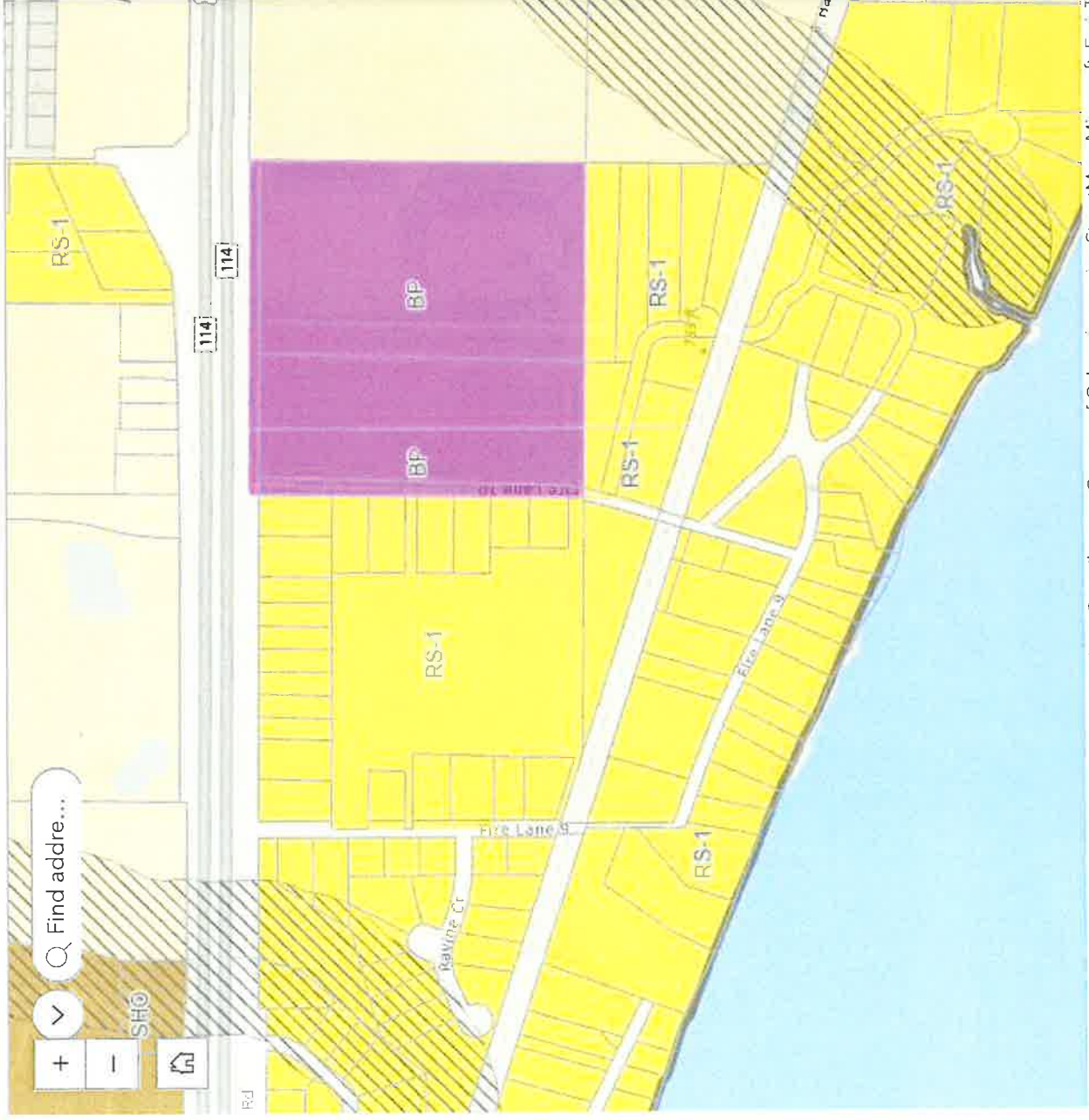
# Calumet County Interactive Map

Metrolia GIS Application GIS Calumet Land Info 32





# Calumet County Zoning Map



Legend

- (SF10)
- Mixed Use Commercial (MC)
- Commercial Center (CC)
- Light Industrial (LI)
- 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

# ReZoning Description

## Description for Area being proposed to be wholly within RS-1 District

Land is part of Lot 2, Certified Survey Map 3999, Doc. No. 573816, located in the Northeast 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southeast 1/4, Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 197,856 Square Feet of land described as follows:

Commencing at the East 1/4 corner of said Section 16; thence along the East line of the Southeast 1/4 of said Section 16, S00°42'09"W, 41.00 feet to the South right-of-way of Old Highway Road; thence N89°48'54"W, along said South right-of-way, 753.54 feet the Northwest Corner of Lot 1, Certified Survey Map 3999; thence S01°43'46"W along the west line of said Lot 1, 988.00 feet to the Point Of Beginning of the Proposed RS-1 District; thence continuing S01°43'46"W along the west line of said Lot 1, 462.27 feet to the North right-of-way of Brick Lane, dedicated to the public with North Shore Ridge Plat, Doc. No. 579699; thence N76°32'26"W, along said North right-of-way, 518.11 feet to the East right-of-way of Fire Lane; thence N13°27'34"E, along said East right-of-way, 109.61 feet; thence continuing along said East right-of-way, N01°43'46"E, 236.52 feet; thence S89°48'54"E, 485.18 feet to the point of beginning.

| LINE TABLE |               |         |
|------------|---------------|---------|
| Line       | Bearing       | Length  |
| L1         | S 00°42'09" W | 41.00'  |
| L2         | N 89°48'54" W | 753.54' |
| L3         | N 13°27'34" E | 109.61' |
| L4         | N 13°27'34" E | 167.17' |
| L5         | N 01°43'46" E | 237.92' |
| L6         | S 06°45'03" W | 194.14' |
| L7         | S 01°43'46" W | 238.54' |

0 200 400

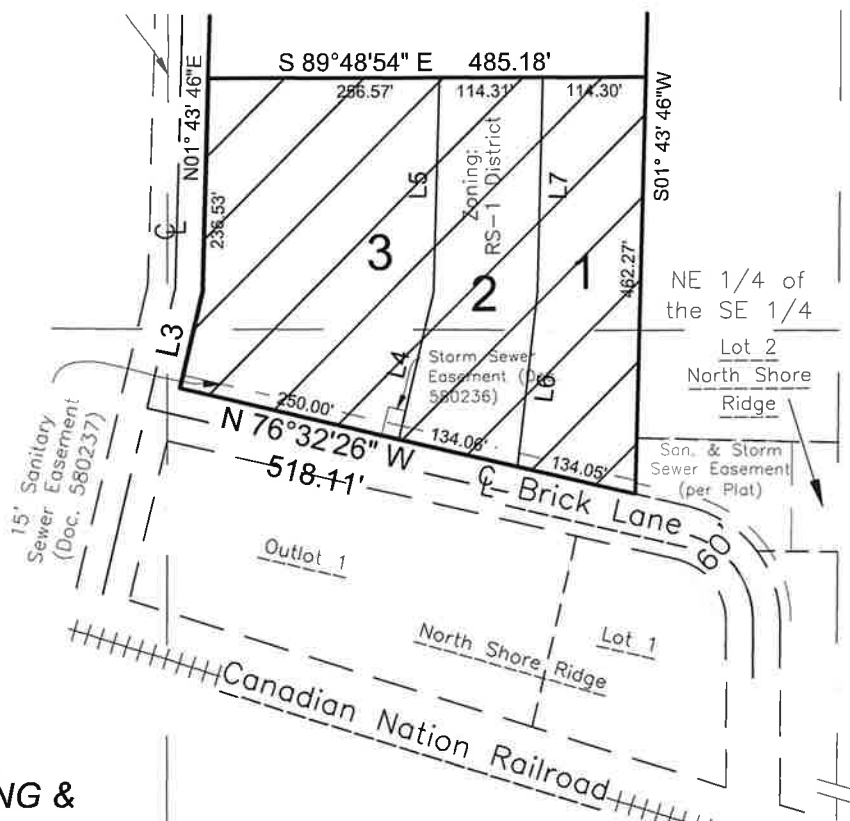
Bearings are referenced to the East line of the Southeast 1/4, Section 16, T20N, R18E, assumed to bear S00°42'09"W, base on the Calumet County Coordinate System.



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro



File: 7137CSM.dwg  
Date: 11/19/2024  
Drafted By: scott  
Sheet: ReZone Descr.



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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

December 10, 2024

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**Title:**

Certified Survey Map (CSM) — North Shore Ridge, LLC – Firelane 10 – Parcel 39652

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**Issue:**

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

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**Background and Additional Information:**

The applicant is proposing to split parcel 39652 (15.55 acres) into 4 new lots. The purpose of the CSM is to create three residential lots while keeping the fourth lot for future development. The proposed CSM is located south of Old Highway Rd, east of Firelane 10, and northwest of the North Shore Ridge subdivision.

The proposed three residential lots have an egress off of Brick Lane. Lot 3 is the largest of the lots due to a wetland and buffer area hugging its west side. The wetland has not been permitted to be remediated. A mock foundation plan is attached showing a potential house on the east side of Lot 3. The proposed rezoning of the three lots to Single-Family Residential [RS-1] is a separate agenda item.

The remainder of the land at 11.0005 acres consists of Lot 4, which will remain zoned Business Park [BP]. The east side of Lot 4 borders the Ark Data Center, which is currently undergoing expansion.

All the new lots meet the standards of the proposed and existing zoning districts.

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**Recommended Action:**

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

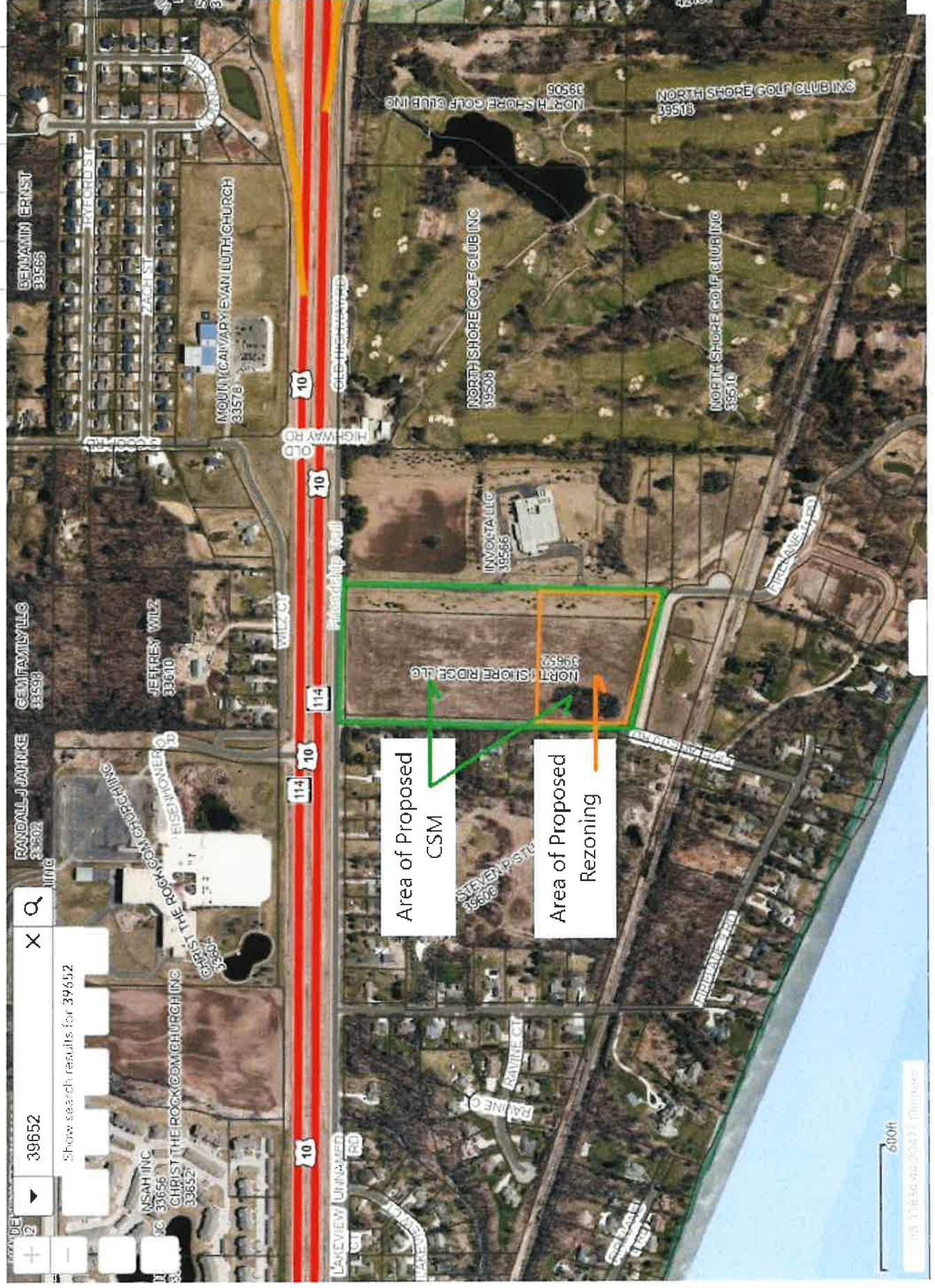
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**Attachments:**

- Aerial Map
- CSM

# Calumet County Interactive Map

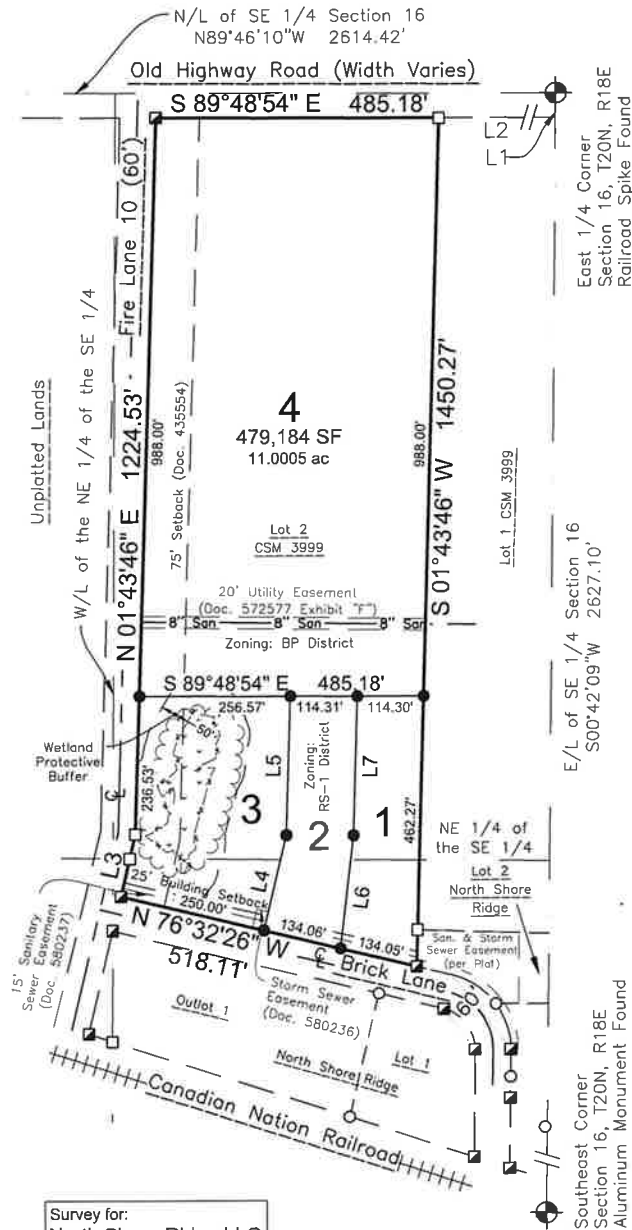
MapInfo GIS Application GIS Calumet Land Center





# Certified Survey Map No. \_\_\_\_\_

Part of Lot 2, Certified Survey Map 3999, located in the Northeast 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southeast 1/4, Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin



## LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1" Iron Pipe Found
- 2" Iron Pipe Found
- ⊙ Government Corner Recorded As
- WL Delineated Wetlands

## LINE TABLE

| Line | Bearing       | Length  |
|------|---------------|---------|
| L1   | S 00°42'09" W | 41.00'  |
| L2   | N 89°48'54" W | 753.54' |
| L3   | N 13°27'34" E | 109.61' |
| L4   | N 13°27'34" E | 167.17' |
| L5   | N 01°43'46" E | 237.92' |
| L6   | S 06°45'03" W | 194.14' |
| L7   | S 01°43'46" W | 238.54' |

## Lot Areas

Lot 1  
52,961 SF  
Lot 2  
49,453 SF  
Lot 3  
95,442 SF

0 250 500

Bearings are referenced to the East line of the Southeast 1/4, Section 16, T20N, R18E, assumed to bear S00°42'09"W, base on the Calumet County Coordinate System.

Survey for:  
North Shore Ridge LLC  
229 E. Washington St  
Appleton, WI 54911



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

1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

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

Date

File: 7137CSM.dwg  
Date: 11/19/2024  
Drafted By: scott  
Sheet: 1 of 4

## Certified Survey Map No. \_\_\_\_\_

Part of Lot 2, Certified Survey Map 3999, located in the Northeast 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southeast 1/4, Section 16, 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 Calumet County, and under the direction of North Shore Ridge LLC, 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 part of Lot 2, Certified Survey Map 3999, Doc. No. 573816, located in the Northeast 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southeast 1/4, Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin, containing 677,039 Square Feet (15.5427 Acres) of land described as follows:

Commencing at the East 1/4 corner of said Section 16; thence along the East line of the Southeast 1/4 of said Section 16, S00°42'09"W, 41.00 feet to the South right-of-way of Old Highway Road; thence N89°48'54"W, along said South right-of-way, 753.54 feet to the Northwest Corner of Lot 1, Certified Survey Map 3999, and to the Point Of Beginning; thence S01°43'46"W along the west line of said Lot 1, 1450.27 feet to the North right-of-way of Brick Lane, dedicated to the public with North Shore Ridge Plat, Doc. No. 579699; thence N76°32'26"W, along said North right-of-way, 518.11 feet to the East right-of-way of Fire Lane; thence N13°27'34"E, along said East right-of-way, 109.61 feet; thence continuing along said East right-of-way, N01°43'46"E, 1224.53 feet to the South right-of-way of Old Highway Road; thence S89°48'54"E, along said South right-of-way, 485.18 feet to the point of beginning. Described parcel is 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



Certified Survey Map No. \_\_\_\_\_

Part of Lot 2, Certified Survey Map 3999, located in the Northeast 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southeast 1/4, Section 16, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

Owner's Certificate

North Shore Ridge LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described 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

In the presence of: North Shore Ridge LLC

Print Name \_\_\_\_\_ Title \_\_\_\_\_

By: \_\_\_\_\_ Date \_\_\_\_\_

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

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

File: 7137CSM.dwg  
Date: 11/19/2024  
Drafted By: scott  
Sheet: 3 of 4

## Certified Survey Map No. \_\_\_\_\_

Part of Lot 2, Certified Survey Map 3999, located in the Northeast  
1/4 of the Southeast 1/4 and in the Southeast 1/4 of the  
Southeast 1/4, Section 16, 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, North Shore Ridge LLC, the property owners, is hereby approved by the Village Board of the Village of Harrison.

\_\_\_\_\_  
Allison Blackmer, Village President

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Vicki Tessen, Village Clerk

\_\_\_\_\_  
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.

\_\_\_\_\_  
Vicki Tessen, Village Treasurer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mike Schlaak, County Treasurer

\_\_\_\_\_  
Date

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

the property owner of record:  
North Shore Ridge LLC

Recording Information:  
Doc. 574200

Parcel Number(s):  
39652

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

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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

December 10, 2024

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**Title:**

Final Plat – Harrison Heights 3 – DeWitt Development, LLC – Parcel 33536

---

**Issue:**

Should the Plan Commission recommend approval of the Final Plat of the Harrison Heights 3 subdivision to the Village Board?

---

**Background and Additional Information:**

The applicant is proposing a 34-lot and 1-outlot (Outlot 3) final plat for the third phase of the Harrison Heights subdivision. The third phase is located south of Woodland Road, east of Dublin Pass, and north of Hwy 10. The property is currently zoned Single-Family Residential (Suburban) [RS-1].

The subdivision is proposed to have roadway access from Woodland Road and from Roundstone Pl, which extends east from Harrison Heights 2. All roadways are proposed to be dedicated to the public at a width of 66-feet for the right-of-way.

The ingress and egress for Lots 75 and 95 through 98 shall be from Killarney Way and Cork Lane. There shall be no entrance of these lots from Woodland Road.

Outlot 3, along the southern border, hosts a cell communication tower and is serviced by ingress egress easement coming from Harrison Heights 2. Sewer and water will be extended through the subdivision.

The Harrison Heights 3 final plat conforms to the Harrison Heights Preliminary Plat. The preliminary plat consisted of all three stages of Harrison Heights.

---

**Recommended Action:**

Staff recommends approval of the Final Plat for Harrison Heights with the following conditions:

1. A finalized Development Agreement must be approved by the Village Board in conjunction with the final plat.
2. Letter of credit as agreed to in the Development Agreement is received before the Village signs the final plat.
3. Lots 75-77 Wetlands: Sale of lots shall not occur until wetland impacts are remediated by the WI Department of Natural Resources.
4. Lots 78, 93-96, 98: Location of the wetlands on lots shall be disclosed prior to sale of lot, if impacts are not remediated.
5. The ingress and egress for Lots 75 and 95 through 98 shall be from Killarney Lane and Cork Lane. There shall be no entrance of these lots off of Woodland Road.
6. 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.
7. All lots shall have a storm sewer lateral provided for sump pump discharge.



8. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
  9. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
  10. The Village Board shall accept the roadway in a “graveled state”, with a temporary asphalt binder, prior to issuance of building permits and zoning permits.
  11. If applicable, wetland determinations and/or studies shall be provided to the Village.
  12. Benchmarks shall be established on all hydrant tag bolts.
  13. Grading/Drainage Plan shall identify elevations of ground at the foundation.
- 

**Attachments:**

- Aerial Map
- Final Plat









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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

December 10, 2024

---

**Title:**

Final Plat – Luniak Meadows 2 – Dercks DeWitt II LLC – Parcels 39138 & 46340

---

**Issue:**

Should the Plan Commission recommend approval of the Final Plat of the Luniak Meadows 2 subdivision to the Village Board?

---

**Background and Additional Information:**

The applicant is proposing a 44-lot final plat for the second phase of the Luniak Meadows subdivision. The second phase is located south of Schmidt Road and east of County N. The property is currently zoned Single-Family Residential (Suburban) [RS-1].

The subdivision is proposed to have roadway access from the east, extending Tonys Way and Grey Drive from the first phase of Luniak Meadows. Homestead Lane, a shared road with the Harrison Commerce Park development, will provide access from the west and south. The Village of Harrison will share in the cost of construction Homestead Lane, which runs between the subdivision and Harrison Commerce Park.

All roadways are proposed to be dedicated to the public at a width of 66-feet for the right-of-way. The average lot size is 15,000 square feet, with larger corner lots.

Sewer and water will be extended through the subdivision and will be serviced by Darboy Sanitary. Engineering has been approved.

The Luniak Meadows 2 preliminary plat was approved January 2023 and, at the time, included parcel 39138 as a possible condo development. Since then parcel 39138 has been purchased by the Village of Harrison and is now part of the Harrison Commerce Park development.

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**Recommended Action:**

Staff recommends approval of the Final Plat for Harrison Heights with the following conditions:

1. Letter of credit as agreed to in the Development Agreement is received before the Village signs the final plat.
2. Lots 69, 70, 71, 72, 73, 78, 79, 93, 95, 105, and 108 Wetlands: Sale of lots shall not occur until wetland impacts are remediated by the WI Department of Natural Resources.
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 have a storm sewer lateral provided 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. The Village Board shall accept the roadway in a “graveled state”, with a temporary asphalt binder, prior to issuance of building permits and zoning permits.
  8. If applicable, wetland determinations and/or studies shall be provided to the Village.
  9. Benchmarks shall be established on all hydrant tag bolts.
  10. Grading/Drainage Plan shall identify elevations of ground at the foundation.
  11. Applicant shall work with the village on construction of the shared portion of Homestead Lane per the Development Agreement.
- 

**Attachments:**

- Aerial Map
- Final Plat





# Luniak Meadows 2

ALL of Outlot 3 and Outlot 4 of Luniak Meadows and ALL of Lot 2 of Certified Survey Map 4075, being part of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 20 North, Range 18 East, Calumet County, Wisconsin

## LOCATION MAP

NW 1/4 SEC 11, T20N, R18E,  
VILLAGE OF HARRISON  
CALUMET COUNTY, WI



North 1/4 Corner  
Section 11 T20N, R18E  
Masonry Nail Found

Lot 25

Lot 44

Lot 45

Lot 46

Lot 103

Lot 104

Lot 105

Lot 106

Lot 107

Lot 108

Lot 109

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Lot 347

Lot 348

Lot 349

Lot 350

Lot 351

Lot 352

Lot 353

Lot 354

Lot 355

Lot 356

Lot 357

Lot 358

Lot 359

Lot 360

Lot 361

Lot 362

Lot 363

Lot 364







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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Chad Pelishek, Assistant Village Manager

**Meeting Date:**

December 10, 2024

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**Title:**

Certified Survey Map (CSM) — Mike Wheeler – W6017 Cameo Ct – Parcels 33986 & 33984

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**Issue:**

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

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**Background and Additional Information:**

In mid-2024, the Village purchased W6016 Cameo Court which was a burnt out house. The Village plans to develop a pocket park at this location in the coming years. The property owner at W6017 Cameo Court approached village staff to obtain an additional 10 feet of land to install a fence along his northern property line. At this time, it was also determined that the Village owned a storm sewer pipe between the two properties which was not in an easement and thus would make it difficult in the future for maintenance activities.

Village staff mentioned to the property owner that should he pay for CSM that created the revised parcels and worked with the Village to dedicate a storm sewer easement, we would be willing to recommend to the Plan Commission and Village Board to approve the CSM to adjust the property line so he can maintain a fence.

Parcels 33986 and 33984 are zoned Single-Family Residential (Suburban) [RS-1]. Both lots abut the Village owned stormwater pond to the east.

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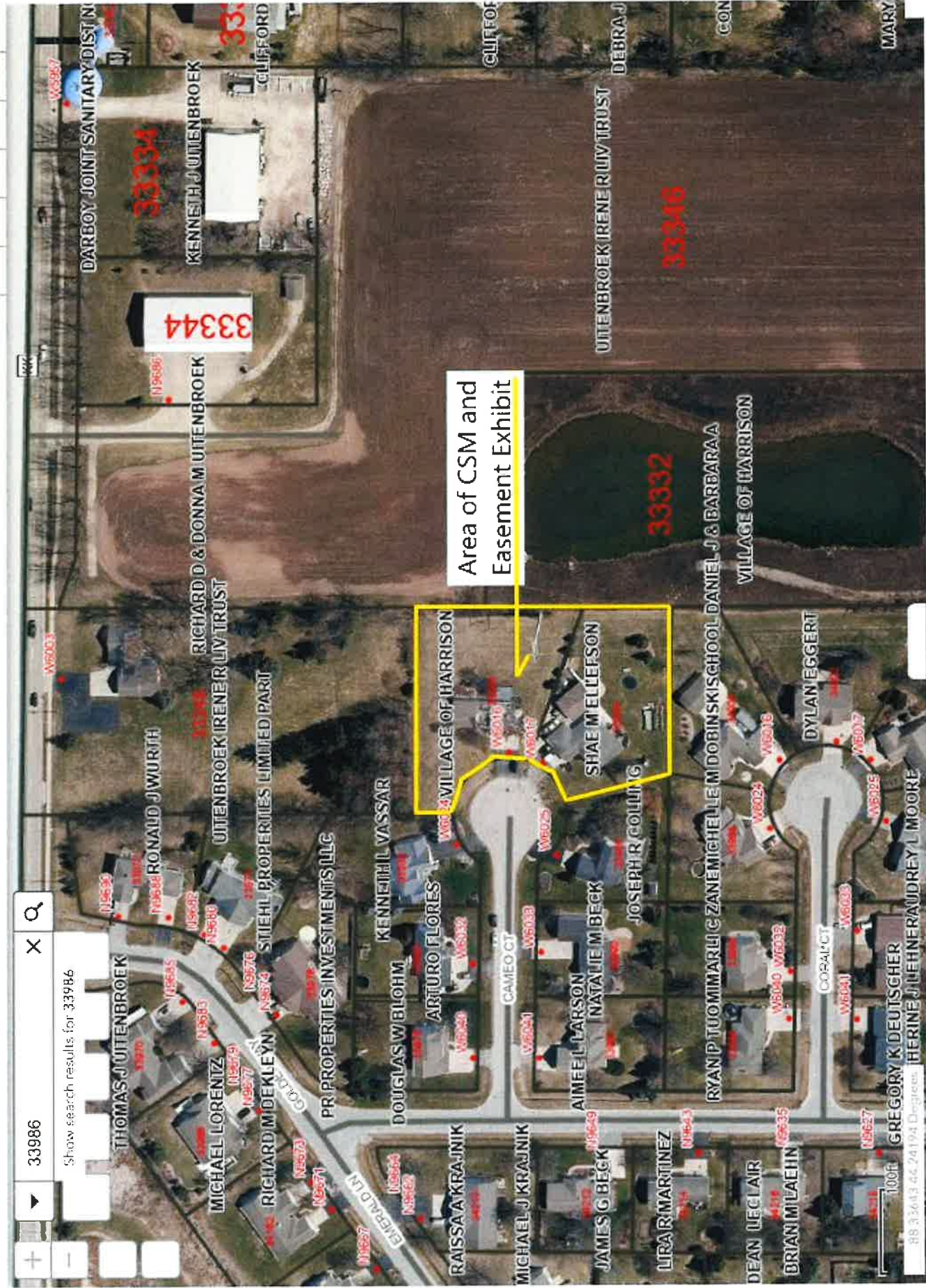
**Recommended Action:**

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

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**Attachments:**

- Aerial Map
- CSM
- Easement Exhibit





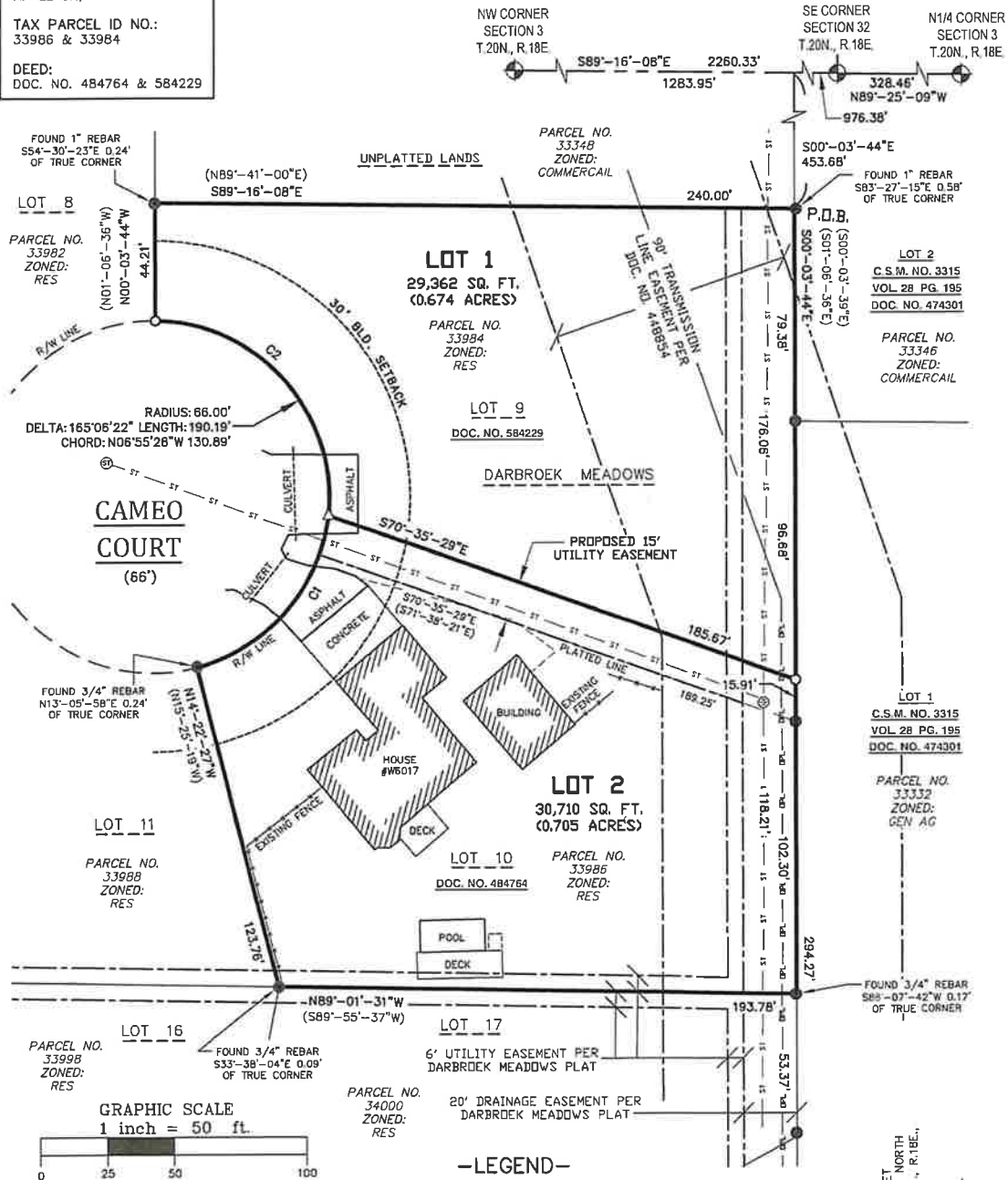
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 9 AND LOT 10, DARBROEK MEADOWS, BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 3, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN

SURVEYED FOR:  
MIKE WHEELER  
W6017 CAMEO COURT  
APPLETON, WI 54915

TAX PARCEL ID NO.:  
33986 & 33984

DEED:  
DOC. NO. 484764 & 584229



|             |        |                  |         |
|-------------|--------|------------------|---------|
| DRAWN BY:   | J.D.   | FIELD WORK DATE: | 9-23-24 |
| CHECKED BY: | D.A.S. | FIELD BOOK:      | NOTES   |
| JOB NO.:    | 15734  | SHEET            | 1 OF 4  |

**MERIDIAN**  
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881  
Kaukauna, WI 54130 Fax: 920-273-6037

## -LEGEND-

- = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1.54 LBS. PER LINEAL FT.
- △ = "P.K." MASONRY NAIL SET
- = 3/4" REBAR FOUND
- ⊙ = CALUMET CO. PLSS COR.
- ( ) = RECORDED INFORMATION

| CURVE TABLE |        |        |               |               |        |
|-------------|--------|--------|---------------|---------------|--------|
| CURVE       | RADIUS | LENGTH | CENTRAL ANGLE | CHORD BEARING | CHORD  |
| C1          | 66.00' | 79.89  | 089°-21'-21"  | N40°-57'-02"E | 75.10' |
| C2          | 66.00' | 110.30 | 095°-45'-01"  | N41°-36'-09"W | 97.90' |

BEARINGS REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NW1/4, SECTION 3, T.20N., R.18E., WHICH BEARS: S89°-16'-08"E



STATE OF WISCONSIN)  
CALUMET COUNTY) SS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOTS NINE (9) AND TEN (10) OF DARBROEK MEADOWS, BEING A PART OF THE NORTHWEST QUARTER (NW1/4), OF THE NORTHWEST QUARTER (NW1/4), SECTION THREE (3), TOWNSHIP TWENTY (20) NORTH., RANGE EIGHTEEN (18) EAST., VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN.

(Sheet 2 of 4)

**SURVEYOR'S CERTIFICATE**

I, David A. Spielbauer, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, monumented and mapped under the direction of Mike Wheeler, all of Lots Nine (9) and Ten (10) of Darbroek Meadows, recorded as document number 227369 at Calumet County Register of Deeds all of which is located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Three (3), Township Twenty (20) North., Range Eighteen (18) East., Village of Harrison, Calumet County, Wisconsin containing 60,072 square feet (1.379 acres) and being described by:

Commencing at the Northwest corner of Section 3; thence S89°-16'-08"E 1283.95 feet along the North line of said section 3 to the extension of the East line of Darbroek Meadows; thence S00°-03'-44"E 453.68 feet along said Easterly extension to the Northeast corner of Lot 9 of Darbroek Meadows and the point of beginning; thence continuing S00°-03'-44"E 294.27 feet; thence N89°-01'-31"W 193.78 feet; thence N14°-22'-27"W 123.76 feet to the South right of way line of Cameo Court; thence Northeasterly 79.89 feet along said easterly line of Cameo Court and the arc of a curve to the left, having a radius of 66.00 feet and a chord of which bears N40°-57'-02"E 75.10 feet; thence Northwesterly 110.30 feet along the Northeasterly right of way line of Cameo Court and the arc of a curve to the left, having a radius of 66.00 feet and a chord of which bears N41°-36'-09"W 97.90 feet; thence N00°-03'-44"W 44.21 feet; thence S89°-16'-08"E 240.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Village of Harrison in surveying, dividing, monumenting, and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor  
David A. Spielbauer, S-3247

**Survey Notes:**

- Surveyed lands are contained wholly within Parcel No. 33984 and 33986
- Surveyed lands are contained wholly within Document No. 484764 and 584229
- Owner of Record: Shae Ellefson and Village of Harrison

STATE OF WISCONSIN)  
CALUMET COUNTY) SS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOTS NINE (9) AND TEN (10) OF DARBROEK MEADOWS, BEING A PART OF THE NORTHWEST  
QUARTER (NW1/4), OF THE NORTHWEST QUARTER (NW1/4), SECTION THREE (3), TOWNSHIP TWENTY (20)  
NORTH., RANGE EIGHTEEN (18) EAST., VILLAGE OF HARRISON, CALUMET COUNTY,  
(Sheet 3 of 4)

**VILLAGE OF HARRISON CERTIFICATE**

This Certified Survey Map in Section 3, Township 20 North, Range 18 East, Village of Harrison,  
Calumet County, Wisconsin, is hereby approved.

\_\_\_\_\_  
Village of Harrison - President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Village of Harrison - Clerk

\_\_\_\_\_  
Date

**VILLAGE TREASURER'S CERTIFICATE**

I being the duly elected qualified and acting 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 assessments as of this  
\_\_\_\_\_ day of \_\_\_\_\_, 2024 on any lands included in this Certified Survey Map.

\_\_\_\_\_  
Village of Harrison – Treasurer

\_\_\_\_\_  
Date

**COUNTY TREASURER'S CERTIFICATE:**

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included  
in this minor subdivision as of this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
County Treasurer: Calumet County

\_\_\_\_\_  
Date

STATE OF WISCONSIN)  
CALUMET COUNTY) SS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL OF LOTS NINE (9) AND TEN (10) OF DARBROEK MEADOWS, BEING A PART OF THE NORTHWEST  
QUARTER (NW1/4), OF THE NORTHWEST QUARTER (NW1/4), SECTION THREE (3), TOWNSHIP TWENTY (20)  
NORTH., RANGE EIGHTEEN (18) EAST., VILLAGE OF HARRISON, CALUMET COUNTY,  
(Sheet 4 of 4)

**OWNER'S CERTIFICATE**

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided,  
monumented, & mapped as represented on this map. I also certify that this map is required by S. 236.34  
to be submitted to the following for approval or rejection: Village of Harrison

\_\_\_\_\_  
Shae Ellefson

\_\_\_\_\_  
Date

**NOTARY CERTIFICATE**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

The above owner's to me known to be the person's who executed the foregoing instrument and  
acknowledge the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wisconsin.

My Commission Expires \_\_\_\_\_

**OWNER'S CERTIFICATE**

As owner, I hereby certify that I caused the land on this Certified Survey Map to be surveyed, divided,  
monumented, & mapped as represented on this map. I also certify that this map is required by S. 236.34  
to be submitted to the following for approval or rejection: Village of Harrison

\_\_\_\_\_  
Village of Harrison  
(Representative)

\_\_\_\_\_  
Date

**NOTARY CERTIFICATE**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

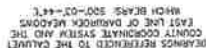
The above owner's to me known to be the person's who executed the foregoing instrument and  
acknowledge the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wisconsin.

My Commission Expires \_\_\_\_\_



A PART OF LOT 9, DARBROEK MEADOWS, BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 3, T.20N., R.18E., VILLAGE OF HARRISON, CALUMET COUNTY WISCONSIN



1 inch = 50 ft.

0 25 50 100

15 FOOT DRAINAGE EASEMENT

A PARCEL OF LAND BEING A PART OF LOT NINE (9) OF DARBROEK MEADOWS, BEING A PART OF THE NORTHWEST QUARTER (NW1/4), OF THE NORTHWEST QUARTER (NW1/4), SECTION THREE (3), TOWNSHIP TWENTY (20) NORTH, RANGE EIGHTEEN (18) EAST, VILLAGE OF HARRISON, CALUMET COUNTY, WISCONSIN CONTAINING 2.489 SQUARE FEET (0.057 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE  
S89°-16'-08"E 138.95 FEET ALONG THE NORTH LINE OF SAID SECTION 3;  
THENCE S70°-00'-44"E 150.00 FEET ALONG THE EAST LINE OF DAKTOWHO MEADOWS; THENCE  
S80°-00'-44"E 43.68 FEET ALONG SAID EASTERLY EXTENSION TO THE  
SOUTH-TO-NORTH LINE OF LOT 9 OF DAMBERO COUNTRY; THENCE  
NORTHWEST CORNER OF LOT 9 OF DAMBERO COUNTRY; THENCE  
CONTINUING S89°-00'-44"E 151.27 FEET ALONG THE WEST LINE OF  
SAID LOT 9 TO THE NORTH LINE OF LOT 2 OF DAKTOWHO MEADOWS;  
THENCE CONTINUING S89°-00'-44"E 151.27 FEET TO THE NORTH LINE OF  
THE 20 FOOT DIAMETER COUNTY REGISTERED DAKTOWHO MEADOWS PLAY AS  
RECORDED IN DEED BOOK 17249 AND THIS POINT OF BEGINNING; THENCE CONTINUING  
W89°-00'-44"E 172.69 FEET ALONG SAID LINE TO THE EAST RIGHT OF WAY LINE OF CAMERO  
COUNTRY; THENCE NORTHEASTLY 151.31 FEET ALONG SAID EASTERLY LINE  
OF CAMERO COUNTRY AND THE ARC OF A CURVE TO THE LEFT, HAVING A  
RADIUS OF 66.08 FEET AND A CHORD OF WHICH BEARS N22°-50'-28"E 151.0  
FEET; THENCE S70°-38'-29"E 164.46 FEET TO SAID EAST LINE OF 20 FOOT  
DRAINAGE EASEMENT; THENCE S00°-00'-44"E 150.1 FEET ALONG SAID EAST  
LINE OF 20 FOOT DRAINAGE EASEMENT TO THE POINT OF BEGINNING; BEING  
IN SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

|          |            |         |
|----------|------------|---------|
| DATE     | FIELD NO.  | 9-23-24 |
| TIME     | DATE       |         |
| LOCATION | FIELD BOOK | NOTES   |
| PROJECT  | SHEET      | 1 OF 1  |

**MERIDIAN**

**SURVEYING, LLC**

19637 Friendship Drive

N9637

Office: 920-993-0881

920-993-0881

**MERIDIAN**  
**SURVEYING LLC**

**BOOKING, INC.**  
N9637 Friendship Drive  
Office: 920-993-0881  
920-993-0817

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**PLAN COMMISSION MEETING****From:**

Josh Sherman, Assistant Planner

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**VILLAGE OF HARRISON****Meeting Date:**

December 10, 2024

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**Title:**

Certified Survey Map (CSM) – Bruce and Shirley Johnson – Town of Woodville – N9476 N Harwood Rd – Parcel 12135

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**Issue:**

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

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**Background and Additional Information:**

The Village of Harrison under state statute has extraterritorial platting (ETP) authority. Villages have been given up to 1.5-mile extent of land division control outside their corporate boundaries. A city/village exercising its ETP jurisdiction is an “approving authority” in the subdivision plat or certified survey map (CSM) review process. The purpose of this jurisdiction is to allow a city/village to come control in the quality and design of development that occurs near its borders, especially areas that may one day become part of the city/village. In this ETP case, the CSM is in the Town of Woodville.

The applicant proposes to split parcel 12135 into two lots. The purpose is to split the farmland on Lot 1 from the residence and buildings on Lot 2. See the attached aerial maps and CSM.

The area is located at N9476 N Harwood Rd in the Town of Woodville, south of County KK and north of Schmidt Rd. Harwood Rd is the east-west border between the Town of Woodville and the Village of Harrison.

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**Recommended Action:**

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

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**Attachments:**

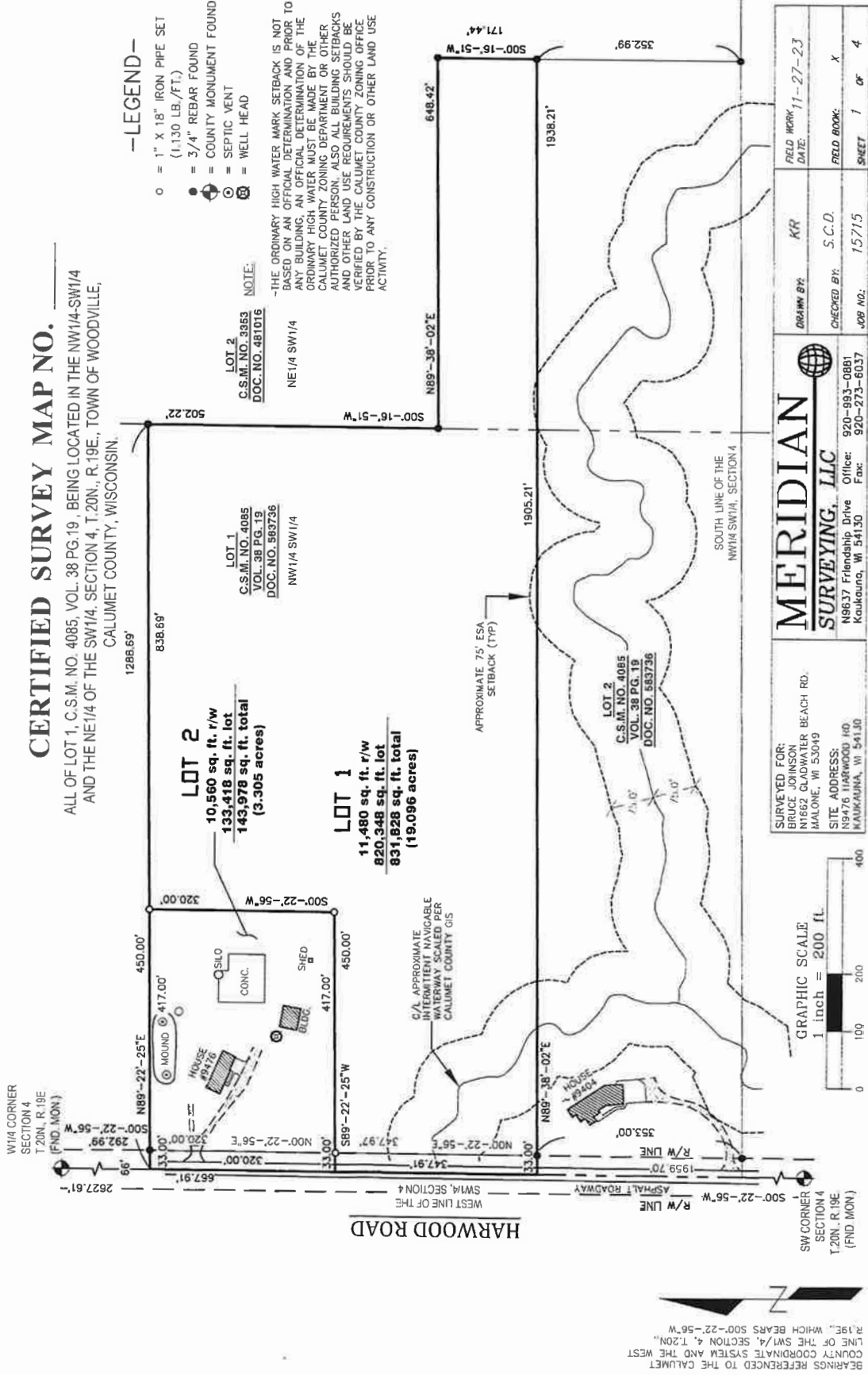
- Aerial Map
- CSM
- Letter





# CERTIFIED SURVEY MAP NO.

ALL OF LOT 1, C.S.M. NO. 4085, VOL. 38 PG. 19, BEING LOCATED IN THE NW1/4-SW1/4  
AND THE NE1/4 OF THE SW1/4, SECTION 4, T.20N., R.19E., TOWN OF WOODVILLE,  
CALUMET COUNTY, WISCONSIN.



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**ALL OF LOT 1, C.S.M. NO. 4085, VOL. 38, PG. 19**  
**BEING LOCATED IN THE NW1/4 OF THE SW1/4 AND THE**  
**NE1/4 OF THE SW1/4 SECTION 4, T.20N., R.19E.,**  
**TOWN OF WOODVILLE, CALUMET COUNTY, WISCONSIN**  
Sheet 2 of 4

**SURVEYOR'S CERTIFICATE**

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, and mapped under the direction of Bruce Johnson, all of Lot One (1) of Certified Survey Map No. 4085 as recorded in Volume 38 on Page 19 as Document No. 583736, located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Northeast Quarter (NE) of the Southwest Quarter (SW) of Section Four (4), Township Twenty (20) North, Range Nineteen (19) East, Town of Woodville, Calumet County, Wisconsin containing 975,805 square feet (22.401 acres) of land.

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

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor  
Steven C. De Jong, S-2791

Survey Notes:

- Owner(s) of Record: Shirley Johnson
- Parcel No: 12135
- Property Address: N9476 Harwood Rd., Kaukauna, WI 54130
- Any land below the ordinary high-water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**ALL OF LOT 1, C.S.M. NO. 4085, VOL. 38, PG. 19**  
**BEING LOCATED IN THE NW1/4 OF THE SW1/4 AND THE**  
**NE1/4 OF THE SW1/4 SECTION 4, T.20N., R.19E.,**  
**TOWN OF WOODVILLE, CALUMET COUNTY, WISCONSIN**  
Sheet 3 of 4

**OWNER'S CERTIFICATE**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Shirley Johnson

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Shirley Johnson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor  
Steven C. De Jong, S-2791



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**ALL OF LOT 1, C.S.M. NO. 4085, VOL. 38, PG. 19**  
**BEING LOCATED IN THE NW1/4 OF THE SW1/4 AND THE**  
**NE1/4 OF THE SW1/4 SECTION 4, T.20N., R.19E.,**  
**TOWN OF WOODVILLE, CALUMET COUNTY, WISCONSIN**  
Sheet 4 of 4

**TOWN TREASURER'S CERTIFICATE**

I being the duly elected qualified and acting treasurer of the Town of Woodville, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2024 on any lands included in this Certified Survey Map.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Town Treasurer: Town of Woodville

**COUNTY TREASURER'S CERTIFICATE**

I being the duly elected qualified and acting treasurer of the County of Calumet, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2024 on any lands included in this Certified Survey Map.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
County Treasurer:

**CERTIFICATE OF PLANNING AGENCY**

Pursuant to Chapter 62 (Land Division) of the Calumet County Code of Ordinances, this minor subdivision is exempt. Approval from the Calumet County Planning, Zoning and Land Information Department is not required. The Calumet County Planning, Zoning and Land Information Department received the minor subdivision for informational purposes.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Calumet County Planning, Zoning and Land Information Dept.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor  
Steven C. De Jong, S-2791



206 Court Street  
Chilton, WI 53014  
Office: (920) 849-1442  
Toll Free: (833) 620-2730  
Fax: (920) 849-1481

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## Planning and Zoning

TO: Allison Blackmer, Village President  
C/O Village Planner  
W5298 STH 114  
Menasha, WI 54952  
(Sent via Email)

FROM: Matt Halada, Planner

DATE: November 15, 2024

RE: **Extraterritorial Certified Survey Map – Parcel ID 12135, Town of Woodville**

Enclosed is a copy of a certified survey map submitted to us by **Steve De Jong** on behalf of **Shirley Johnson / Bruce Johnson (agent)**. The owner is splitting the buildings from the farmland on Lot #1 and will be selling the buildings on Lot # 2.

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

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

Enclosures

cc: Chad Pelishek, Assistant Village Manager





206 Court Street  
Chilton, WI 53014  
Office: (920) 849-1442  
Toll Free: (833) 620-2730  
Fax: (920) 849-1481

Planning and Zoning

## EXTRATERRITORIAL CSM COMMENT SHEET

The Village of Harrison:

- ☐ Approves
- ☐ Rejects

and

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

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on the certified survey map for **Shirley Johnson / Bruce Johnson (agent)**

\_\_\_\_\_  
Allison Blackmer  
Village of Harrison

\_\_\_\_\_  
Date

PLEASE RETURN THIS COMPLETED FORM VIA EMAIL TO:

CALUMET COUNTY PLANNING, ZONING AND LAND INFORMATION DEPARTMENT

Matt Halada

206 COURT STREET

CHILTON, WI 53014-1198

[Matthew.halada@calumetcounty.org](mailto:Matthew.halada@calumetcounty.org)





**Village of Harrison**  
**October-24 Zoning Permit Report**

|                          | Current Year |             |                      |                      | Previous Year |             |                     |                      |
|--------------------------|--------------|-------------|----------------------|----------------------|---------------|-------------|---------------------|----------------------|
|                          | Permits      | YTD Permits | Estimated Value      | YTD Estimate Value   | Permits       | YTD Permits | Estimated Value     | YTD Estimate Value   |
| <b>Residential</b>       |              |             |                      |                      |               |             |                     |                      |
| Single Family            | 19           | 99          | \$ 7,953,500         | \$ 43,890,200        |               | 73          | \$ 2,005,000        | \$ 28,108,140        |
| Two Family (units)       | 0            | ( 0 )       | \$ 0                 | \$ 900,000           |               | 0           | \$ 0                | \$ 0                 |
| Multi Family (units)     | 0            | ( 0 )       | \$ 0                 | \$ 0                 |               | 0           | \$ 0                | \$ 0                 |
| Additions                | 1            | 11          | \$ 75,000            | \$ 731,000           |               | 9           | \$ 112,000          | \$ 564,500           |
| Acc. Structures          | 5            | 31          | \$ 214,700           | \$ 613,450           |               | 35          | \$ 500              | \$ 442,500           |
| Miscellaneous            | 15           | 127         | \$ 174,850           | \$ 1,945,500         |               | 107         | \$ 78,700           | \$ 1,153,060         |
| <b>Total Residential</b> | <b>40</b>    | <b>269</b>  | <b>\$ 8,418,050</b>  | <b>\$ 48,080,150</b> |               | <b>224</b>  | <b>\$ 2,196,200</b> | <b>\$ 30,268,200</b> |
| <b>Com./Ind.</b>         |              |             |                      |                      |               |             |                     |                      |
| New                      | 0            | 1           | \$ 0                 | \$ 650,000           |               | 3           | \$ 0                | \$ 1,850,000         |
| Additions                | 1            | 1           | \$ 12,000,000        | \$ 12,000,000        |               | 1           | \$ 0                | \$ 230,000           |
| Acc. Structures          | 0            | 0           | \$ 0                 | \$ 0                 |               | 3           | \$ 0                | \$ 80,000            |
| Miscellaneous            | 1            | 8           | \$ 50,000            | \$ 165,150           |               | 4           | \$ 75,000           | \$ 87,695            |
| <b>Total Com./Ind.</b>   | <b>2</b>     | <b>10</b>   | <b>\$ 12,050,000</b> | <b>\$ 12,815,150</b> |               | <b>11</b>   | <b>\$ 75,000</b>    | <b>\$ 2,247,695</b>  |
| <b>Combined Total</b>    | <b>42</b>    | <b>279</b>  | <b>\$ 20,468,050</b> | <b>\$ 60,895,300</b> |               | <b>235</b>  | <b>\$ 2,271,200</b> | <b>\$ 32,515,895</b> |

**Village of Harrison**  
**November-24 Zoning Permit Report**

|                          | Current Year |                |                 |                       | Previous Year |                |                 |                       |
|--------------------------|--------------|----------------|-----------------|-----------------------|---------------|----------------|-----------------|-----------------------|
|                          | Permits      | YTD<br>Permits | Estimated Value | YTD<br>Estimate Value | Permits       | YTD<br>Permits | Estimated Value | YTD<br>Estimate Value |
| <b>Residential</b>       |              |                |                 |                       |               |                |                 |                       |
| Single Family            | 8            | 107            | \$ 3,102,600    | \$ 46,992,800         | 7             | 80             | \$ 2,735,000    | \$ 30,843,140         |
| Two Family (units)       | 0            | ( 0 )          | \$ 0            | \$ 900,000            | 0             | ( 0 )          | \$ 0            | \$ 0                  |
| Multi Family (units)     | 0            | ( 0 )          | \$ 0            | \$ 0                  | 0             | ( 0 )          | \$ 0            | \$ 0                  |
| Additions                | 2            | 13             | \$ 88,000       | \$ 819,000            | 1             | 10             | \$ 125,000      | \$ 689,500            |
| Acc. Structures          | 2            | 33             | \$ 53,000       | \$ 666,450            | 1             | 36             | \$ 6,900        | \$ 449,400            |
| Miscellaneous            | 5            | 132            | \$ 83,700       | \$ 2,029,200          | 1             | 108            | \$ 0            | \$ 1,153,060          |
| <b>Total Residential</b> | 17           | 286            | \$ 3,327,300    | \$ 51,407,450         | 10            | 234            | \$ 2,866,900    | \$ 33,135,100         |
| <b>Com./Ind.</b>         |              |                |                 |                       |               |                |                 |                       |
| New                      | 0            | 1              | \$ 0            | \$ 650,000            | 1             | 4              | \$ 0            | \$ 1,850,000          |
| 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             | 6              | \$ 41,000       | \$ 128,695            |
| <b>Total Com./Ind.</b>   | 0            | 10             | \$ 0            | \$ 12,815,150         | 3             | 14             | \$ 41,000       | \$ 2,288,695          |
| <b>Combined Total</b>    | 17           | 296            | \$ 3,327,300    | \$ 64,222,600         | 13            | 248            | \$ 2,907,900    | \$ 35,423,795         |