



## Project Narrative – Proposed Garage Condominium Development

**Location:** Pigeon Road, Village of Harrison, Wisconsin

**Parcel Number:** 40090

**Parcel Size:** Approximately 10 acres

**Applicant/Developer:** Thiel Investments – Larry Thiel

---

### Project Overview

Thiel Investments proposes the development of a high-quality **garage condominium complex** on approximately 10 acres along **Pigeon Road** in the Village of Harrison. The intent of this project is to establish a **secure, attractive, and well-maintained storage and hobby facility** designed for personal use by individual condominium owners.

Each unit will be **individually owned**, with shared maintenance and community standards managed under a **Condominium Association (HOA)** to ensure a consistent and professional appearance throughout the property.

---

### Project Intent and Vision

The proposed development—tentatively named “**High Cliff Motor Condos**”—is designed to meet the growing demand for **personal-use garage condominiums** within the Harrison and High Cliff area. The project will serve owners seeking private, climate-controlled spaces to store and maintain vehicles, boats, recreational equipment, or for use as personal workshop and hobby areas.

The goal is to provide a **low-impact, owner-driven development** that enhances the Village’s tax base, preserves the rural character of the area, and complements nearby residential and recreational uses such as High Cliff State Park and Lake Winnebago.

---

## Site and Building Description

- **Lot Area:** 10 acres
  - **Proposed Use:** Garage condominium complex (approximately 30–35 individual units)
  - **Building Size:** Each unit approximately 30'-60' x 60' (1,800-2,400 sq. ft.) Consisting of (4) 200ft long buildings in the center and Individual buildings on the perimeter of the layout with the ability for owners to customize interior layouts, 60
  - **Building Design:** Durable steel and wood construction with modern, attractive architecture that blends with the local setting. **See the attached pictures.** These are examples of proposed building designs
  - **Site Features:** Paved drives, landscaped buffers, stormwater retention, and limited visitor parking areas.
  - **Utilities:** Each unit will have electric service, water access, and a private holding tank. Natural gas and fiber internet may be extended to the site if feasible.
  - **Lighting and Signage:** Low-intensity, downward-facing LED lighting and tasteful signage consistent with Village ordinances.
- 

## Condominium Structure and Maintenance

Ownership will be structured as a **garage condominium association**, with the HOA responsible for maintaining common areas, including:

- Landscaping and green space.
- Snow removal and lawn care.
- Common lighting and signage.
- Shared driveways and stormwater systems.

Each unit owner will be responsible for the maintenance of their individual building (both interior and exterior), ensuring the property remains well-kept and visually cohesive.

---

## Traffic and Community Impact

The project will generate **minimal traffic and noise**, as owners typically visit their units intermittently for personal use. It will not create significant infrastructure demands or public service requirements. The development is designed to be **low-density, low-impact**, and compatible with surrounding land uses, while preserving much of the open space within the 10-acre parcel.

---

## Community and Economic Benefits

- Increases the **Village's taxable property value** with a clean, efficient use of land.
  - Encourages **private investment and pride of ownership** within the community.
  - Provides a safe, organized, and visually appealing alternative to informal storage.
  - Generates **minimal environmental and infrastructure impact**.
  - Creates local construction and service opportunities during buildout and ongoing operations.
- 

## Summary

This proposed garage condominium project represents a **responsible, sustainable, and community-friendly development** for the Village of Harrison. It fulfills a unique local need for secure, private, and high-quality storage and hobby spaces while maintaining the area's character and contributing to its long-term economic vitality.

---

## Developer Statement

I, **Larry Thiel**, as **Owner and Developer of Thiel Investments**, respectfully submit this narrative to the **Village of Harrison** to outline the intent and scope of this project. It is our commitment to design, construct, and maintain a development that reflects quality, professionalism, and pride in ownership—enhancing both the appearance and value of the surrounding community.

---

### Submitted by:

#### **Thiel Investments**

Attn: Larry Thiel – Owner/Developer

Appleton, WI 54913

Phone: (920) 427-0542

Email: [LThiel@Thiel-Invest.com](mailto:LThiel@Thiel-Invest.com)