

From: [Myhra, Cole \(Keller Inc.\)](#)
To: [Josh Sherman](#); [Chad Pelishek](#)
Cc: [Hartjes, Brad](#)
Subject: Accurate Edge - Narrative
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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

