
VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 4/28/2026

Title: Harrison Commerce Park: Offer to Purchase - Sports House

Recommended Action: Motion to approve the Offer to Purchase for the Sports House in Harrison Commerce Park.

Background and Additional Information:

NAI Pfefferle, the Village's broker for Harrison Commerce Park submitted the Offer to Purchase 1.5 acres on Homestead Lane to the north of the Fire Station location.

The developer of the lot provided this information on the project:

“Sports House is an appointment-based all-in-one indoor sports and event rental facility serving the Fox Cities. Inside we have pickleball, golf simulation, a bar area, theatre, and a mezzanine — perfect for birthday parties, watch parties, and group outings — no membership required.”

In just three months of operation at our smaller Neenah location we've hosted 40+ birthday parties, run weekly \$20 flat-rate weekday pickleball sessions (the most affordable winter option in the region), and served hundreds of adults and families. In three months, we've donated ~25% of one month's earnings to Neenah Baseball, contributed \$500 to Mental Health America of Wisconsin to support inclusive spaces for neurodivergent youth in the Fox Cities, sponsored Franki Moscato's BeKind initiative, and held a pickleball event for the Autism Society of Fox Valley. Our social media pages have also gained traction getting over 240,000 views and 900 followers.

Our goal is to expand across Wisconsin, and we would love if The Village of Harrison could be one of our first long-term homes. Here we would provide the same services as our Neenah site with the potential for larger events (50+ people).”

The proposed use is compatible with the uses planned for this park. The 1.5 acre lot would need to be created. Village staff would work with McMahan to complete a Certified Survey Map to create the lot. The price per acre is \$40,000. There is no incentives being provided so staff is supportive of the \$40,000 per acre.

Budget Impacts: None

Attachments: Offer to Purchase and Lot Location Map