
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

July 22, 2025

Title:

Conditional Use Permit – Troy Frederickson – N9586 Bies Rd – Parcel 42314

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 accessory building. The zoning permit for the pole shed was issued June 26, 2025 with a condition that a water closet shall not be installed without an approved CUP. It is 3,840 square feet and located east of the house at N9586 Bies Rd. The property is 3.27 acres and zoned Rural Residential [RR].

The applicant, in the future, may split the parcel and build a new home east of the accessory building.

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 accessory building is for personal storage and personal use.
- There will be no living quarters built out within the building.

Findings of Fact:

- Staff finds that the Conditional Use Permit request will comply with the Harrison Zoning Ordinance, subject to the conditions below.
- 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 N9586 Bies 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 Conditional Use Permit shall be non-transferable.

Attachments:

- Aerial Map