
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner

Meeting Date:

January 20, 2026

Title:

Site Plan Review – Eugene Frederickson – Hwy 55 – Parcel 40398

Issue:

Should the Plan Commission recommend approval of the proposed site plan to the Village Board?

Background and Additional Information:

The applicant has submitted a proposed site plan for a trade and contractor building with a separate topsoil shredding operation located on Parcel 40398, east of Hwy 55 and Highline Rd.

The proposed 60-foot by 180-foot building will be a multi-tenant facility. The use of the building includes office space for staff, welding and fabrication areas, heavy equipment storage, and equipment maintenance and repair.

The west (street facing) elevation will consist of metal wall paneling above split-face block or masonry. The south and north elevations render metal wall paneling, with the north elevation partially screened by a landscaped berm.

The northeast portion of the site will feature a controlled topsoil shredding operation, which is being reviewed as a separate agenda item. A stormwater pond is proposed in the southeast corner. Landscaped berms enclose the majority of the parcel.

Proposed site access includes either a future Unison Drive connection to Highway 55 to the north or the future extension of Highline Road from Highway 55 to the west. The Village and the applicant are currently coordinating with the Wisconsin Department of Transportation (WisDOT) regarding both access options.

Official WisDOT approval for a commercial entrance is required prior to the issuance of any zoning or building permits. Engineering and site plan approval, however, would allow the applicant to proceed with site grading and preparation for the future topsoil shredding operations, subject to approval of the required Conditional Use Permit (CUP).

The site plan along with stormwater management & erosion control are currently under review by staff and the village engineer.

A rezoning proposal from Business Park [BP] to Industrial & Manufacturing [IM] also is being reviewed as a separate agenda item for this location.

A Certified Survey Map (CSM) was approved by the Village Board on December 16, 2025, to accommodate future development. The CSM includes lot line adjustments affecting Parcels 40398, 40378, and 40394.

Recommended Action:

Staff recommends approval of the site plan with the following conditions:

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. WisDOT approval for a commercial entrance prior to the issuance of any zoning and building permits.
3. Recording of the Certified Survey Map (CSM), approved by the Village Board on December 16, 2025, adjusting lot lines to place the building entirely on Parcel 40398, prior to the issuance of any zoning or building permits.
4. Approval of a Conditional Use Permit (CUP) prior to the start of any topsoil shredding operations.
5. The site plan shall be subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
6. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
7. Only uses permitted within the applicable zoning district shall be allowed on this site.
8. All applicable local, county, and state rules, regulations, and ordinances shall be met.
9. Any changes to the plan shall require an amendment to this site plan approval.

Attachments:

- Aerial Maps
- Site Plan and Renderings
- Landscaping Plan