
PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

October 21, 2025

Title:

Final Plat – Forest Ridge Subdivision – Dercks DeWitt, LLC – North Shore Rd & Hwy 114 – Parcels 39522 and 39526

Issue:

Should the Plan Commission recommend approval of the Preliminary Plat of the Forest Ridge subdivision to the Village Board?

Background and Additional Information:

The proposed final plat is a single-family residential subdivision located west of North Shore Road and south of Highway 114, encompassing 39.26 acres. Access to the subdivision is proposed via Marie Drive and Forest Run, both connecting to North Shore Road.

The subdivision includes 65 residential lots and 2 outlots. A future pocket park is proposed on Outlot 2, located north of the stormwater pond. The area is zoned Single-Family Residential (Suburban) [RS-1].

Lot sizes range between 13,000 and 16,000 square feet, with larger lots generally located on the southern end of the plat. All lots meet the minimum size of the RS-1 zoning district.

Lots 1 through 13, which border Hwy 114, include a 50-foot Highway Setback area along the rear lot lines. There are restrictions on permanent structures—including fences—within the setback area, which are addressed on the final plat. Lot 35 is accessed via Forest Run.

All roadways are proposed to be dedicated to the public at a width of 66-feet for the right-of-way.

Sewer and water will be extended through the subdivision and will be serviced by Harrison Utilities Engineering has been approved.

Recommended Action:

Staff recommends approval of the Final Plat for the Forest Ridge Subdivision, subject to the following conditions:

1. Snow storage accommodations within the cul-de-sac area shall be made on individual site plans with alignment of driveways, leaving ample space for snow accumulation.
2. The developer shall keep the bike lane along Old Highway Rd clear of any construction debris and erosion runoff.

3. Letter of credit as agreed to in the Development Agreement is received before the Village signs the final plat.
4. Lots 7, 8, 15, 31, 51 and 60 Wetlands: Sale of lots shall not occur until wetland impacts are remediated by the WI Department of Natural Resources
5. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
6. All lots shall have a storm sewer lateral provided for sump pump discharge.
7. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
8. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
9. If applicable, wetland determinations and/or studies shall be provided to the Village.
10. Benchmarks shall be established on all hydrant tag bolts.
11. Grading/Drainage Plan shall identify elevations of ground at the foundation.

Attachments:

- Aerial Map
- Final Plat