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**VILLAGE BOARD MEETING**

**From:** Chad Pelishek, Assistant Village Manager

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**VILLAGE OF HARRISON**

**Meeting Date:** 1/28/2025

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**Title:** Concept Plan for Luniak Property- North Shore Road

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**Issue:** Does the Village Board conceptually approve the Luniak Property single-family development?

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**Background and Additional Information:**

The parcel is located at the Old Highway Road/STH 114 and North Shore Road. This subdivision would be serviced by Harrison Utilities. The future land use plan for the village shows this area as single family residential. Surrounding land uses are single family. The corner parcel of (shown as Outlot 1 on the concept plan) is zoned commercial. Staff supports rezone of this parcel as one lot of the commercial will not provide enough density to support commercial in this area. Staff will need to work with the developer on Lots 47-53 related to wetland issues and size/configuration of the lots.

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**Budget Impacts:** None, developer funded

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**Recommended Action:** Motion to adopt the concept plan for Luniak Property- North Shore Road.

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**Attachments:**

Concept Plan