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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON****From:**

Chad Pelishek, Village Manager

**Meeting Date:**

February 25, 2025

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**Title:**

Final Plat – Harrison Commerce Park – County N – Parcels 39138, 39144, 39142

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**Issue:**

Does the Village Board wish to approve the Final Plat – Harrison Commerce Park?

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**Background and Additional Information:**

The proposed final plat is a new commercial/central business district, developed by the Village of Harrison, and located along County N, south of Schmidt Rd but north of Manitowoc Rd, and wholly within parcels 39138, 39144, and 39142.

The plat consists of 14 lots. Lots 1 - 11 average about two acres with County N frontage and are egressed off Homestead Lane via Commerce Drive. Lot 12, access from Manitowoc Rd and Homestead Ln, will occupy a new Fire Station 70 complex slated to start construction in 2025. Lots 13 & 14 provide development opportunities for large-scale commercial.

The area borders Luniak Meadows 2 subdivision to the northeast. The developer of Luniak Meadows 2 will share in the cost of constructing Homestead Lane. The lower half of the plat borders agriculture land. The development will include pedestrian pathways along County N that make the development walkable.

Protective covenants and design guidelines have been created for the development. The plat includes a future park to serve the adjacent residential subdivision and business park.

All roadways are proposed to be dedicated to the public. Sewer and water will be extended through the business district and will be serviced by Darboy Sanitary.

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**Recommended Action:**

Staff recommends approval of the Final Plat for Harrison Commerce Park with the following conditions:

1. The sale and development of all lots are subject to the Commercial Development Design Guidelines Manual and the Harrison Commerce Park Protective Covenants and Restrictions
2. The wetlands on Lot 4 must be remediated or permitted prior to the sale of Lot 4.

**Attachments:**

- Preliminary Plat
- Aerial Map