
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

April 21, 2026

Title:

Preliminary Plat – Mueller Farm Estates – Mueller Farm Development, LLC – Woodland Rd – Parcel 33598

Issue:

Should the Plan Commission recommend approval of the Mueller Farm Estates preliminary plat to the Village Board?

Background and Additional Information:

The proposed single-family residential subdivision is located along Woodland Rd, directly south of Spring Valley Rd, within parcel 33598. The total site area is 19.71 acres.

Access to the subdivision is proposed via Mueller Farm Court which terminates in a cul-de-sac. It is proposed to be dedicated to the public with a 66-foot right-of-way width. Mueller Farm Court does not align with Spring Valley Rd due to the presence of wetlands in the northeast portion of the plat.

The subdivision includes 13 residential lots and 1 outlot. Lot sizes range from .37 acres and 1.4 acres, with two larger lots (lots 7 and 8), mostly consisting of wetlands, at the southern end of the plat. A stormwater retention pond is proposed within Outlot 1.

The 40-foot right-of-way dedication along Woodland Rd is proposed for future urbanization, including the potential construction of a trail or sidewalk. The right-of-way dedication will also provide needed right-of-way for the future extension of Eisenhower Dr. A 20-foot sanitary sewer and water main easement is proposed between Lots 1 and 2 to provide utility service to W6135 Woodland Road.

The property is currently zoned General Agriculture [AG]. The applicant has submitted a request to rezone the area to Single-Family Residential (Suburban) [RS-1].

Recommended Action:

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

1. Final plat shall include language stating that Lots 1 and 13 shall be access-restricted with egress only via Mueller Farm Court.
2. The final plat, plansets, and record drawings shall be subject to review and recommendations by the Village of Harrison's engineer(s) of record.
3. Wetlands shall be shown on the final plat.

4. The developers agreement shall be finalized prior to or concurrent with final plat approval.
5. All lots shall be provided with a storm sewer lateral for sump pump discharge.
6. All review comments from Village staff shall be included in the Plan Commission's discussion and decision.
7. Erosion Control Silt Fencing shall be installed along the right-of-way lines of all streets, in accordance with state specifications, prior to temporary roadway acceptance.
8. A grading/drainage stormwater management plan and erosion control plan, along with application and fee, shall be reviewed and approved by the Village engineer and Village staff.
9. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to final plat approval and prior to construction.
10. Grading/Drainage Plan shall identify elevations of ground at the foundation.
11. All road names shall be approved by Calumet County E911.
12. Street lighting and laterals shall be indicated on the infrastructure plans.
13. Notes required under Section 115-12(d)(1)(f) shall be added to the face of the final plat.
14. The final plat and grading/drainage plans shall include benchmarks for all fire hydrants, referencing hydrant tag bolts.
15. Plans shall be submitted to all applicable utility entities for review (i.e. phone, cable, gas/electric, sewer/water).
16. All easements shall be labeled with ownership and shall grant the necessary rights to the easement holder, including access and maintenance.

Attachments:

- Preliminary Plat
- Aerial Map
- Development Checklist