
PLAN COMMISSION MEETING**VILLAGE OF HARRISON**

From:

Josh Sherman, Zoning Administrator

Meeting Date:

April 21, 2026

Title:

Preliminary Plat – Mader Homestead Acres – Gem Back 40 Development LLC –Woodland Rd – Parcel 33528

Issue:

Should the Plan Commission recommend approval of the Mader Homestead Acres preliminary plat to the Village Board?

Background and Additional Information:

The proposed single-family residential subdivision is located along Woodland Rd, north of Harrison Heights Subdivision, within parcel 33528. The proposed subdivision is directly south of Farmers Field Park. The total site area is 36.91 acres.

Access to the subdivision is provided via Red Robin Road with egress off the north side of Woodland Rd. All roadways are proposed to be dedicated to the public with a 66-foot right-of-way.

The subdivision includes 63 lots and 2 outlets. The average lot size is 15,643 square feet. Outlet 1 is designated for a stormwater pond, eventually being deeded to the Village of Harrison. Outlet 2 mainly consists of wetlands and is to be owned and maintained by the developer.

A 30-foot sidewalk, sanitary sewer & watermain easement is proposed between lots 17 and 18 to provide utility service to the park pavilion located on the south side of Farmers Field. A paved trail is also proposed within this easement to provide pedestrian access to Farmers Field.

A 20-foot sanitary sewer & watermain easement is proposed between lots 54 and 55 to provide utility service to the existing residence at W5844 Woodland Rd, which is not part of the preliminary plat.

Temporary cul-de-sacs with a 66-foot radius are proposed at the east ends of Big Tree Lane and Kickacan Drive. These are intended to be removed upon future road extensions.

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 Lot 1 shall be access restricted with egress only via Red Robin Road.
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