
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

May 20, 2025

Title:

Preliminary 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 single-family residential subdivision is 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 property is currently zoned General Agriculture [AG], and the applicant has submitted a request to rezone it to Single-Family Residential (Suburban) [RS-1]. The subdivision includes 65 residential lots and 2 outlots. A pocket park is proposed on Outlot 2, located north of the stormwater pond.

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 will be addressed on the final plat. Lot 35 will be 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.

Public comments attached to this memo raise concerns regarding increased traffic volume on North Shore Rd and access and connectivity to parks.

Recommended Action:

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

1. Lot 1 shall be consolidated with Outlot 1 for future park purposes.
2. Final plat shall include language that Lots 1-13, 37, 39, and 65 shall be access restricted with egress off of Marie Drive and Forest Run.

3. Final plat shall have language addressing permanent structures (e.g. berms, fences, ect) within Lots 1-13.
4. Final plat shall address snow storage accommodations within the cul-de-sac area.
5. The final plat, plansets, and record drawings shall be subject to review and recommendations by the Village of Harrison's engineer(s) of record.
6. Wetlands shall be shown on the final plat. No Lots may be sold until wetland permits are obtained.
7. Wetland permits shall be obtained from the WI Department of Natural Resources and submitted to the Village.
8. The developers agreement shall be finalized prior to or in conjunction with the final plat approval.
9. All lots must be provided with a storm sewer lateral for sump pump discharge.
10. All review comments from Village staff shall be included in the Plan Commission's discussion and decision.
11. 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.
12. 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.
13. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to final plat approval and prior to construction.
14. Grading/Drainage Plan shall identify elevations of ground at the foundation.
15. All road names shall be approved by Calumet County E911.
16. Sidewalks, trails, street lighting, and laterals shall be indicated on the infrastructure plans. Final Plat shall address sidewalks on both sides of streets.
17. Notes required under Section 115-12(d)(1)(f) shall be added to the face of the final plat.
18. The final plat and grading/drainage plans shall include benchmarks for all fire hydrants, referencing hydrant tag bolts.
19. Plans shall be submitted to all relevant utility entities for review (i.e. phone, cable, gas/electric, sewer/water).
20. All easements shall be labeled with correct ownership and must provide the necessary rights to the easement holder, including but not limited to access, maintenance, or other authorities.

Attachments:

- Preliminary Plat
- Aerial Map
- Public Comments