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**PLAN COMMISSION MEETING**

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

Josh Sherman, Zoning Administrator

**Meeting Date:**

June 23, 2026

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**Title:**

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

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**Issue:**

Should the Plan Commission recommend approval of the Mader Homestead Acres Final Plat to the Village Board?

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**Background and Additional Information:**

The proposed final plat is a single-family residential subdivision 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. The subdivision will include sidewalks.

A 30-foot recreational trail, 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 within this easement will 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 Single-Family Residential (Suburban) [RS-1]. The Village Board approved the preliminary plat for Madar Homestead Acres on April 28, 2026.

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**Recommended Action:**

Staff recommends approval of the Final Plat for the Mader Homestead Acres Subdivision, subject to the following conditions:

1. The Developers Agreement shall be approved by the Village Board in conjunction with approval of the final plat.

2. The developer shall disclose the existence of the recreational trail easement located between Lots 17 and 18 prior to the sale of either lot.
3. Lots 9, 10, 11 and 49 Wetlands: Sale of lots shall not occur until wetland impacts are remediated by the WI Department of Natural Resources.
4. Documentation of any wetland remediation shall be provided to the Village.
5. Erosion Control Silt Fence shall be installed, in accordance with State Specifications, along the right-of-way line of all streets prior to roadway acceptance.
6. All lots shall have a storm sewer lateral provided for sump pump discharge.
7. All drainageways, drainage easement, and associated infrastructure shall be installed, graded and seeded prior to roadway acceptance.
8. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
9. If applicable, wetland remediations, determinations and/or studies shall be provided to the Village.
10. Benchmarks shall be established on all hydrant tag bolts.
11. The Grading/Drainage Plan shall identify elevations of ground at the foundation.

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**Attachments:**

- Final Plat
- Aerial Map