
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Zoning Administrator

Meeting Date:

August 18, 2026

Title:

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

Issue:

Should the Plan Commission recommend approval of the Mueller Farm Estates Final Plat to the Village Board?

Background and Additional Information:

The proposed Final Plat is a single-family residential subdivision 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 via Mueller Farm Court, which terminates in a cul-de-sac. The roadway is dedicated to the public with a 66-foot right-of-way. 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 to 4.4 acres, with the two largest lots located at the southern end of the plat. Outlot 1 is designated for a stormwater pond and eventually will be deeded to the Village of Harrison. The subdivision does not include sidewalks.

A 40-foot right-of-way dedication is along Woodland Road for future urbanization. This dedication may also accommodate the future extension of Eisenhower Drive.

The property is currently zoned Single-Family Residential (Suburban) [RS-1]. The Village Board approved the Preliminary Plat on April 28, 2026 and the Developer's Agreement on June 30, 2026.

Recommended Action:

Staff recommends approval of the Final Plat for the Mueller Farm Estates, subject to the following conditions:

1. Documentation of any wetland remediation shall be provided to the Village.
2. Any changes to the drainage plan shall require approval of a revised drainage plan prior to implementation.
3. 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.
4. All lots shall be provided a storm sewer lateral for sump pump discharge.
5. All drainageways, drainage easement, and associated infrastructure shall be installed, graded, and seeded prior to roadway acceptance.

6. All utilities, including but not limited to, sanitary sewer, water, storm sewer, gas, electric, cable, phone, shall be installed prior to roadway acceptance.
7. If applicable, wetland remediation documentation, determinations, and/or studies shall be provided to the Village.
8. Benchmarks shall be established on all hydrant tag bolts.
9. The Grading/Drainage Plan shall identify elevations of ground at the foundation.

Attachments:

- Final Plat
- Aerial Map