

June 16, 2025

TO: Village of Harrison Village Board

FROM: Lee Hemmersbach, Developer

Dear Trustees:

Based on the information you shared at the board meeting I attended; I explored with my development team the 20-acre parcel owned by the Village of Harrison adjacent to STH 55 and CTH KK.

My architect has been in contact with the Village Engineer, and we determined the parcel of land could accommodate our needs to develop a rustic wedding barn/venue as a development in the village of Harrison. Keller has prepared the attached site plan. We are interested in discussing with the village board the following items related to the project:

1. We are interested in purchasing the 20 acres for \$20,000 per acre or \$400,000.
2. We are requesting a TIF incentive from TID 2 of \$400,000 towards the estimated \$3.9 million we plan to spend to develop this project. That equates to 10% of the project costs.
3. We are requesting support from the Village on the following items:
 - a. DOT approval for entry/exiting
 - b. Liquor License Approval
 - c. Gravel Parking Lot (If the village will allow it to be gravel)
 - d. Site Plan Approval
 - e. WDNR Approval
 - f. Other items needed to move the development forward

Should you support these items, I will continue to work with Chad Pelishek to get a development agreement in place. Our goal is close on the real estate after getting approval on the above and funding approval.

Thanks in advance,

Lee Hemmersbach