

VILLAGE BOARD MEETING

From:

Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date:

12/16/2025

Title: Crossroads Business Park: Lot 5: Gene Fredrickson and Sons

Recommended Action:

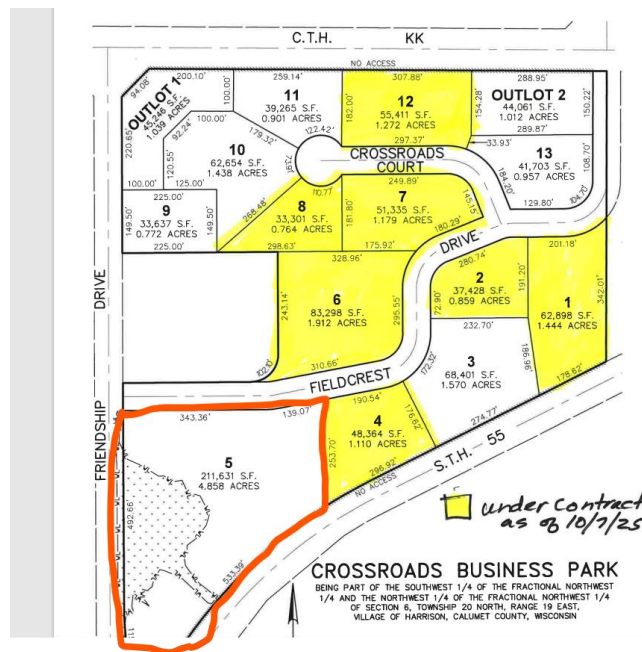
Motion as determined by the Board.

Background and Additional Information:

Gene Fredrickson has submitted an intent to purchase Lot 5 in the Crossroads Business Park. Lot 5 is 4.83 acres.

According to Gene Fredrickson the intent is to construct the entire site, utilities and prep all the building pads (3) and construct one building at a time base don how the lease tenants come in. They will be renting out the buildings as small commercial spaces. The buildings will have four (4) units a piece inside with a bathroom and office for commercial business.

When asked by staff if the interested party will have any space/business in the buildings, the interested party responded they will not have any business in any of the buildings.



The question for the board is whether this is acceptable. Past practice was to not approve fully rentable spaces without the developer/owner having a presence on the site. This is the reason why the Staff has not provided a recommended action on this item.

Budget Impact:

None

Attachments:

Plan Set and Wetland Information from the WDNR.