



## **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:**

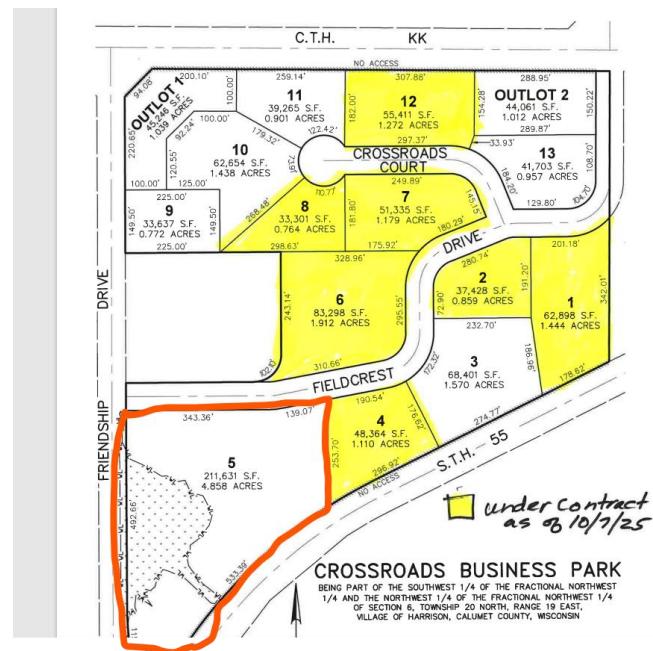
## Motion as determined by the Board.

## **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.



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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.

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**Budget Impact:**

None

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**Attachments:**

Plan Set and Wetland Information from the WDNR.