
VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 12/16/2025

Title: Forbearance Agreement: House at STH 55 and Manitowoc Road

Recommended Action: Motion to approve the Forbearance Agreement between the Village of Harrison and the Lawrence and Carol Kauer for property at N9097 State Highway 55.

Background and Additional Information:

The Village of Harrison Building Inspector inspected the property on September 16, 2025, and determined the building is dangerous, unsafe, unsanitary, unfit for human habitation and unreasonable to repair per State Statutes. The Building Inspector issued a raze order on September 19, 2025. The inspector also placarded the building as unfit for human habitation. Someone has since removed the placard.

Since that time the Owners/Owners Children has contacted the Village Manager about their interest in renovating the building. Village staff are willing to work with owners provided they follow the Village established schedule as follows:

EXHIBIT B

CONDITIONS OF FORBEARANCE

- a. Submission of Renovation Plans and Cost Estimates: By no later than January 2, 2026, the Owners shall provide to the Village detailed cost estimates and plans to renovate the structure. These plans and estimates are subject to the Village's review and approval, in the Village's absolute discretion.
- b. Execution of Contracts: By no later than February 15, 2026, the Owners shall deliver executed contracts from the selected contractors to rehabilitate the structure. All contractors must be licensed, and the contracts are subject to the Village's review and approval, in the Village's absolute discretion.
- c. Building Permits: At the time the executed contracts are delivered to the Village, the Owners shall apply for and pay for all required building permits necessary for the rehabilitation of the structure.
- d. Completion of Work: All work outlined in the approved plans must be completed in accordance with industry standards and applicable codes on or before December 31, 2026.
- e. Payment of Contractors: The Owners shall ensure that all contractors are paid by the applicable deadlines as set forth in the executed contracts.

Village staff is willing to work with Owners per the above schedule to have the home repaired if deemed appropriate. Failure to meet any of the timelines established will result in the Village filing in Circuit Court to secure a raze order and proceed with razing the property.

Budget Impacts: None

Attachments: Forbearance Agreement