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**VILLAGE BOARD MEETING**

**From:** Chad Pelishek, Village Manager

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**VILLAGE OF HARRISON**

**Meeting Date:** 4/29/2025

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**Title:** Open discussion and consideration of request from EJJ Group regarding extension of the utilities to facilitate a single-family subdivision development on Manitowoc Road prior to potentially going into closed session to discuss strategy and bargaining authority for the Village Manager.

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**Issue:** Does the Village Board wish to authorize staff to explore Harrison Utilities by paying the initial cost of extending utilities to service future developments between Manitowoc and Woodland Roads?

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**Background and Additional Information:**

EJJ Group has purchased the parcel outline in orange for the single-family subdivision of approximately 74 lots. Manitowoc Road is the dividing line between the Harrison Utility District and Darboy Sanitary District. Manitowoc Road east of Coop does not have any utilities in the road. In order to serve the parcel, highlighted in orange, the utilities would need to come from Woodland Road (shown in pink).

Another previously planned subdivision to the east of the Woodland School did not move forward because of the utility extension issue and may proceed forward in the future if the utilities were extended to the area.

The question for the board is whether there is interest in Harrison Utilities extending utilities with the idea that a sewer interceptor and water main could assist with other in-fill parcels being serviced in the future and also the possibility of servicing Farmers Field versus the approximately \$38,000 to install a well and septic to service the new gathering space/restrooms.

The Village/Utility Engineer has determined the cost to extend a 10" sanitary sewer and 8" water main to serve this area to be about \$330,000. These costs could be covered by deferred assessments back to the property owners as presented at the meeting from Ehlers or by connection fees and not being funded by the ratepayers.

Should the board wish to discuss parameters for the Village Manager to work with adjacent properties to extend utilities, a closed session maybe warranted per a separate agenda item.



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**Budget Impacts:** Estimated by the Village/Utility Engineer at \$300,000.

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**Recommended Action:** The Board can consider going into closed session to discuss parameters for the Village Manager to acquire easements to extend utilities or another motion as determined by the board.

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**Attachments:** None