
VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 9/30/2025

Title: Developer's Agreement Approval- Forest Ridge Subdivision

Recommended Action: Motion to approve the Developer's Agreement between the Village of Harrison and Dericks Dewitt, LLC for Forest Ridge subdivision

Background and Additional Information:

Village staff worked on the attached developer's agreement for Forest Ridge. Forest Ridge is located to the east of North Shore Road and the south of Old Highway Road. Forest Ridge will be a R-2 single-family development consisting of 65-lots. The following are special items included in the agreement:

- Subdivider is responsible for all roadway, utility and grading requirements.
- Subdivider shall install sidewalks as follows: northside of Marie Drive, southside of Decker Way and northside of Forest Run.
- Subdivider shall install sidewalk from Outlot 1 to the Old Highway Road right of way to connect to a future trail planned for 2027.
- Subdivider should install sidewalk along the lots fronting North Shore Road
- Subdivider should install an 8-foot trail around stormwater pond on Outlot 2.
- No fences shall be installed along the rear setback of the lots that front Old Highway Road.
- No sale of Lots 8, 31, 60 until permitting is approved by the DNR to fill wetlands.
- Subdivider shall mill 3 inches of asphalt off North Shore Road after all construction is completed and repave with 3 inches of asphalt from Lot 37 north to the right of way line of the Old Highway Road. If, however, Subdivider routes 100% of all construction-related traffic, including but not limited to all Developer-owned vehicles, all sub-contractor-owned vehicles, and all purchaser-affiliated construction vehicles to a temporary-access route so that none of said traffic uses North Shore Rd. to access the construction site, and if Developer signs an affidavit following construction confirming said fact, subject to the Village's confirmation of said fact, Developer may be excused by the Village from its responsibility to mill and repave under this paragraph. The Village shall take before construction photos/videos which will be used to document the current condition of the roadway.
- In lieu of paying a parkland dedication fee, Subdivider shall deed Lot 1 to the Village of Harrison.

Budget Impacts: None

Attachments: Developer's Agreement