
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Chad Pelishek, Village Manager

Meeting Date:

7/29/2025

Title: Approval of Memorandum of Understanding between the Village of Harrison/Harrison Utilities and GEM Family, LLC regarding Utility Extension.

Recommended Action:

Motion to approve the Memorandum of Understanding between the Village of Harrison/Harrison Utilities and GEM Family, LLC regarding Utility Extension off Woodland Road.

Background and Additional Information:

Village Staff and Lee Reibold have been working extensively with the GEM Family (Mader's) to develop an acceptable easement from Woodland Road through GEM Family Parcel 33528 to service Farmers Field and the parcels on the Manitowoc Road east of the Woodland School.

The request of the Mader's was for the utility extension to be in future roadway and not along the property line. Village has engaged McMahon to develop a proposed subdivision layout (see attached) that the utilities would be installed in the easement now and in the future when the preliminary plat is completed, the easement would go away as it would be dedicated road right-of-way.

Figure 1 Attachment: The blue easement would serve parcels 33502, 33500, 43052. The red easement is designed to be in an east/west roadway and through a lot to serve Farmers Field and development to the east in the future.

Figure 1 also shows the proposed sanitary sewer service area in Black. This would be the area that would be special assessed per the action the board took at a previous meeting for the improvements on a per acre basis. Any wetland/non-developable areas were removed from the proposed area.

The Village/HU would pay for the easement acreage based on \$30,000 per acre minus expenses the village incurred from McMahon completing the layouts and wetland delineation of Parcels 33528, 33530 and 33510. It is estimated the easement as proposed is about one acre.

In agreeing to this arrangement per the MOU, the Village work with the Mueller land east of the Christ the Rock, off Woodland on the development agreement for them to develop that subdivision as well.

The MOU also waives the Village Policy that restricts McMahon from working on private developments in the Village. Staff is okay with this as long as the project manager at McMahon

is not the Village Engineer. We feel there is positive reasons for doing this to move the utility extension forward more efficiently.

Staff has reviewed the MOU with the Village Attorney.

Budget Impact: \$30,000 – any fees incurred by Village/Utility to be funded by the Utility.

Attachments:

Figure 1, Special Assessment Area and Proposed Easements
Draft Subdivision layout