



Agenda Item Executive Summary

Item Name HIGHLANDS DEVELOPMENT PLAN Committee or Board Committee

BUDGET IMPACT

<i>Amount:</i>	\$1,197,991.80	<i>Budgeted:</i>	N/A
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<i>List what fund:</i>	General Fund (for roadway); Water O&M Fund (for water main)
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EXECUTIVE SUMMARY

As part of the Village's continued efforts to position the Highlands Development Area for market viability and future growth, staff recommends completing the Kasch Drive roadway and the associated water main extension. These improvements fulfill the original recorded plat and address critical infrastructure deficiencies that have inhibited development since the Village acquired the property via the 2021 Mantle Settlement.

The lack of a completed roadway and utility access has made it impractical for prospective developers to justify investment, despite past marketing efforts. The proposed infrastructure improvements include full construction of Kasch Drive and a 1,300-foot segment of 12-inch water main, both of which are critical components of the Village's north-end water system loop.

This loop is essential for maintaining system pressure, ensuring fire protection capacity, and preventing substandard flows under both normal and emergency scenarios. The Highlands area is identified as a future growth zone, and this improvement directly addresses system vulnerabilities projected for the north side of the Village.

Fehr Graham's Engineer's Opinion of Probable Cost (dated April 3, 2025) places the total cost at \$1,197,991.80, which includes construction, a 15% contingency, and engineering fees. The scope is limited to the roadway and water main within the Kasch Drive alignment; no multifamily or off-corridor infrastructure is included. Staff seeks Board direction to include this project as a standalone capital item in the CY2026 budget. No construction or contract approval will occur until after the budget process and separate Board action.

ATTACHMENTS (PLEASE LIST)

Staff Memo, Fehr Graham EOPC (April 3, 2025), Draft Plat

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION:

Staff: Joseph Dienberg, Village Administrator Date: 12/3/2025
Chad Insko, Director of Public Works