
PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

October 21, 2025

Title:

Certified Survey Map (CSM) – Joe Egan/Dave Baerenwald – W4344 Hwy 114 – Parcels 38762

Issue:

Should the Plan Commission recommend approval of the Certified Survey Map?

Background and Additional Information:

The applicant proposes to split Parcel 38762 into two separate lots via a Certified Survey Map (CSM). The subject property is located at W4344 Hwy 114, west of the intersection of Hwy 114 and Harwood Rd.

Parcel 38762, approximately 8 acres in size, would be divided evenly into two 4-acre lots. The existing residential property would remain on Lot 1. The property is zoned Rural Residential (RR) and will retain this zoning designation.

The owner of Parcel 38762 intends to sell Lot 2 to the owner of adjoining parcel 38774. At this time, there are no immediate plans to develop Lot 2 or to combine it with parcel 38774.

While there is existing access along the west lot line of Parcel 38774, any future development of Lot 2 would require a separate access point approved by the Wisconsin Department of Transportation. A rezoning may also be required, depending on the proposed use of Lot 2—see conditions of approval below.

Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM), subject to the following conditions:

1. Any development of Lot 2 shall require a separate access point granted by the Wisconsin Department of Transportation
2. Any development of Lot 2 shall require rezoning to a zoning district appropriate for the proposed use.

Attachments:

- Aerial Map
- CSM