
VILLAGE BOARD MEETING**From:**

Chad Pelishek, Village Manager

VILLAGE OF HARRISON**Meeting Date:**

December 16, 2025

Title:

Certified Survey Map (CSM) –Jim Boucher – W4626 Schmidt Rd – Parcel 40430.

Recommended Motion:

Motion to approve the Certified Survey Map (CSM) for Jim Boucher, W4626 Schmidt Road- Parcel 40430 with the following conditions:

1. The existing pole barn shall be restricted to agricultural use per the zoning code until a principal structure is constructed.
2. Construction of any principal structure other than a barn dominium will require rezoning Lot 1 to Rural Residential [RR].

Background and Additional Information:**The Plan Commission approved this item.**

The applicant proposes splitting Parcel 40430 into two separate parcels via a Certified Survey Map (CSM). The subject property is located at W4626 Schmidt Rd, east of the intersection of Hwy 55 and Schmidt Rd.

Parcel 38762, approximately 40 acres in size, would split to create a new 5.35-acre parcel (Lot 1) located in the southeast corner. The property is zoned General Agriculture, and the new parcel will retain this zoning designation.

The owner of Parcel 40430 intends to sell Lot 1. The prospective buyer plans to eventually build a barn dominium and establish a hobby farm, both permitted under the current zoning. There is an existing pole barn on Lot 1, which the future owner plans to incorporate into the homestead.

A proposed 40-foot ingress/egress easement runs along the east lot line of Lot 1, providing access and benefit to the remainder of the parent parcel.

Attachments:

- Aerial Map
- CSM