
PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

December 9, 2025

Title:

Certified Survey Map (CSM) – Daniel Stumpf – N8840 S Coop Rd – Parcel 33572.

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant proposes to divide Parcel 33572 into two separate parcels via a Certified Survey Map (CSM). The subject property is located at N8840 S Coop Rd, south of the Woodland Rd and S Coop Rd intersection.

The CSM would split the current Parcel 38762 to create Lot 1, a new residential lot along S. Coop Road intended for a family member. The existing residence would remain on Lot 2, which would obtain access via a 33-foot ingress/egress easement along the southern lot line, effectively creating a flag lot.

Lot 2 is zoned General Agriculture [AG], in which flag lots are permitted.

Lot 1, however, would have to be rezoned to Single-Family Residential (Suburban) [RS-1] prior to building a primary residence, in accordance with the zoning code.

Recommended Action:

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

1. Construction of a principal structure on Lot 1 will require rezoning Lot 1 to Single-Family Residential (Suburban) [RS-1]

Attachments:

- Aerial Map
- Zoning Map
- CSM