

---

**PLAN COMMISSION MEETING**

---

**VILLAGE OF HARRISON****From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

December 9, 2025

---

**Title:**

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

---

**Issue:**

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

---

**Background and Additional Information:**

The applicant proposes to split 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 barndominium 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.

---

**Recommended Action:**

Staff recommends approval of the Certified Survey Map (CSM), subject to 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 barndominium will require rezoning Lot 1 to Rural Residential [RR].
- 

**Attachments:**

- Aerial Map
- CSM