
To: Palmyra Plan Commission
From: Brad Vowels-Katter, Zoning Administrator
Subject: W611 State Rd 59 Extraterritorial Land Division Application (Parcel Number: 024-0516-2312-002)
Date: October 9, 2025

Request

The applicant, Michael Prado, and owners (Michael J. Prado, Clarisse M.P. Schowalter, Maria E.R. Prado-Olson, Maria Paz Olson) are seeking an Extraterritorial Land Division approval in the Town of Palmyra. The proposed Certified Survey Map (CSM) would split Parcel Number 024-0516-2312-002 (22.00 +/- acres) dividing the proposed parcel into Lot 1 (1.26+/- acres, including the right of way). Proposed Lot 1 will be rezoned A-3, Agricultural/ Rural Residential to build a new primary residence on the approximately 1-acre lot.

The proposed remaining parent parcel will be 20.7+/- acres including the right of way and remain zoned A-1, Agriculture Exclusive.

See attached application.

MSA Comments

There does not appear to be any land suitability concerns that would prevent approval of this CSM nor would approval prevent or hinder the future logical and cost-efficient expansion of the Village. Per the Village's Comprehensive Plan, most of the future Village growth is designated to be built toward the Village's southwest border along County Hwy H.

MSA Recommendation

Approval as submitted.

Village of Palmyra
LAND USE APPLICATION – LAND DIVISION

FEES (CSM \$125 + \$20/lot; Preliminary Plat \$150 + \$20/lot; Final Plat \$200 + \$20/lot)

In order to meet noticing requirements for certain Plan Commission applications a 45 day application & review process has been established.

APPLICANT Michael Prado 414 254-0346
Name telephone

Name telephone

PROPERTY INTEREST OF APPLICANT X Owner Agent for Owner Other

Michael J. Prado, Clarisse M.P. Schowalter, Maria E.R. Prado-Olson, Maria Paz Olson
Owner's name (if not the applicant) telephone
S37W22281 Crestview Drive, Waukesha WI 53189
Owner's address city state/zip

PROPERTY LOCATION W611 State Road 59 (024-0516-2312-002) 1.26+/-
Street address or parcel (tax key) number acreage or lot area

Lot 1 of CSM 642, Vol 2 of Certified Survey Maps on Page 487 recorded
as Document No. 723355
legal description

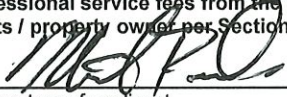
ZONING DISTRICT A-1 A-3
Present proposed

PROPOSED LAND USE(s) Create one 1.26+/- Rural Residential Parcel
Description

SUPPORTING DOCUMENTS X Certified Survey Map (refer to Section 17.16(6) Palmyra Zoning Code)
 Subdivision Plan (refer to Section 17.16(2) Palmyra Zoning Code)
 Condominium Plat (refer to Section 17.16(3) Palmyra Zoning Code)
 A pdf file emailed to the Village Clerk of the supporting documents

The applicant certifies, by his or her signature below, familiarity with State of Wisconsin and Village of Palmyra regulations and procedures pertaining to this application for Land Use approval. The undersigned further certifies that the information contained in this application and all accompanying attachments and exhibits are true and correct to the best of his or her knowledge.

For all requests, professional service fees from the Village Engineer, Zoning Administrator and Attorney are the costs of the applicants / property owner per Section 17.17(6)(b) of the Village of Palmyra Zoning & Development Code.


Signature of applicant

9/29/25
Date of application

Signature of property owner (other than applicant)

Date of application

.....
FEE RECEIVED \$ 145- DATE: 9-29-25 BY: J. Mueller
OK #568

DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Date Received: 9 / 29 / 25

Application Received

By: L. Mueller

Plan Commission Date and Time YOU MUST BE PRESENT:

Date: 10 / 15 / 25 Time: 6 : 00 PM

Approved for processing by the Village of Palmyra Plan Commission
Chairman:

Signature: _____

() Approved () Conditionally Approved

Approved by the Village Board of the Village of Palmyra

Date: _____ Signature: _____

NOTICE

PLEASE BE ADVISED that pursuant to Village of Palmyra Ordinance No. 06-17, the Village of Palmyra Village Board has determined that the Village Treasurer shall charge the property owner for costs incurred by the Village whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other professional results in a charge to the Village for professional time and services if such service is not a service supplied to the Village as a whole. Also be advised that pursuant to the Village of Palmyra Ordinances certain other fees, costs and charges are the responsibility of the property owner making application to the Village.

I, the undersigned, hereby acknowledge that I have been advised that, pursuant to the Village of Palmyra Ordinance No. 06-17, if the Village Attorney, Village Engineer, Village Planner, or any other professional provides services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village and, in the event I fail to timely pay such charges, the Village will assess them against my property as a special charge together with any accrued interest. Also I have been advised that pursuant to the Village of Palmyra code certain other fees, costs and charges are my responsibility.

Dated this 29 day of September 20 25

Signature of the Property Owner: _____



Michael J. Prado, Clarisse M.P. Schowalter,

Please Print Name of Property Owner: Maria E.R. Prado-Olson, Maria Paz Olson

Address of Property: W611 State Road 59

Tax Key No. of Property: 024-0516-2312-002

- ☐ Original kept on file with Village Clerk.
- ☐ Copy provided to Property Owner.

CERTIFIED SURVEY MAP No. _____

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 642,
LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, T5N, R16E,
TOWN OF PALMYRA, JEFFERSON COUNTY, WISCONSIN.

NOTES:

1) Lot contains environmentally sensitive areas, contact the Jefferson County
Zoning Department for use restrictions.

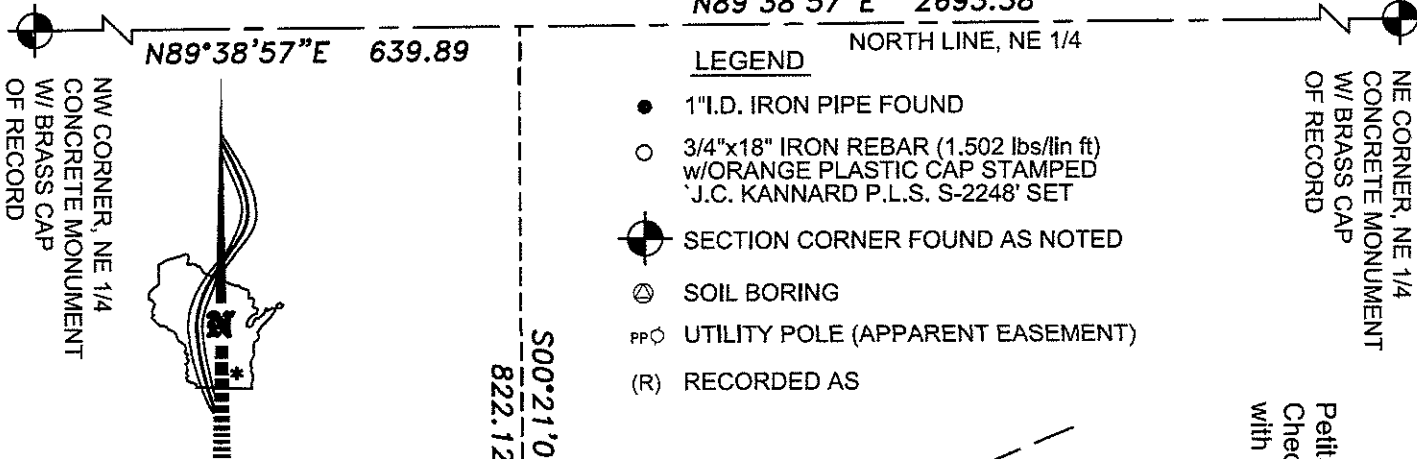
2) Any land below the ordinary high water marks of lake or navigable stream is
subject to the public trust in navigable waters that is established under Article IX,
Section 1, of the State Constitution.

3) Approximate Ordinary High Water Mark is shown for reference only.

GRAPHIC SCALE



(IN FEET)



BEARING BASIS:

ALL BEARINGS REFER TO
THE NORTH LINE, NE1/4
WHICH HAS AN ASSUMED
BEARING OF N89°38'57\"/>

Petition # R4601A-25 Zoning A-3
Check for subsequent zoning changes
with Jefferson County Zoning

LINE	BEARING	DISTANCE
L1	S72°56'18\"/>	73.36'
L1(R)	S73°07'55\"/>	
L2	S67°11'28\"/>	77.01'
L2(R)	S67°25'42\"/>	
L3	S22°49'52\"/>	88.84'
L4	S16°17'30\"/>	222.4±
L5	S69°44'28\"/>	150.36'
L5(R)	S69°38'24\"/>	
L6	N16°17'30\"/>	282.2±
L7	N22°49'52\"/>	134.73'
L8	S69°44'28\"/>	100.46'
L8(R)	S69°38'24\"/>	
L9	S69°44'28\"/>	213.37'
L9(R)	S69°38'24\"/>	
L10	S72°56'18\"/>	77.80'
L10(R)	S73°07'55\"/>	
L11	S67°11'27\"/>	104.47'
L11(R)	S67°23'57\"/>	104.43'
L12	S22°44'30\"/>	94.89'
L12(R)	N22°26'03\"/>	95.00'
L13	S83°53'49\"/>	189.15'
L13(R)	N83°47'30\"/>	189.06'

OWNERS:

Michael J Prado,
Clarisse M.P. Schowalter,
Maria E. R. Prado-Olson,
Maria Paz Olson
W611 State Road 59
Palmyra, WI 53156

SOUTHWEST

SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

JOB No.: P-224159

DATE: SEPTEMBER 24, 2025
SHEET 1 OF 3

CERTIFIED SURVEY MAP No. _____

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 642, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23 , T5N, R16E, TOWN OF PALMYRA, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

That I have surveyed, divided, mapped this Certified Survey Map being a part of Lot 1 of Certified Survey Map No. 642, located in the NW 1/4 of the NE 1/4 of Section 23, T5N, R16E, Town of Palmyra, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Concrete Monument with Brass Cap that marks the Northwest corner of the NE 1/4 of said Section 23; Thence N89°38'57"E, along the North line of said NE 1/4, a distance of 639.89 feet; Thence S00°21'03"E, a distance of 822.12 feet to the Southerly Right of Way line of State Road "59" and to a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248" (Set 3/4" Rebar) that marks the POINT OF BEGINNING of the lands to be described; Thence S72°56'18"W, along said Southerly Right of Way line, a distance of 73.36 feet, to a Found 1" Iron Pipe that marks an angle point; Thence S67°11'28"W, along said Southerly Right of Way line, a distance of 77.01 feet, to a Set 3/4" Rebar; Thence S22°49'52"E, a distance of 88.84 feet, to a Set 3/4" Rebar; Thence S16°17'30"W, a distance of 168.54 feet, to a Set 3/4" Rebar that marks the Meander Line of Lower Spring Lake; Thence S69°44'28"E, a long said Meander Line, a distance of 150.36 feet, to a Set 3/4" Rebar; Thence N16°17'30"E, a distance of 232.25 feet, to a Set 3/4" Rebar; Thence N22°49'52"W, a distance of 134.73 feet, to the POINT OF BEGINNING, including all lands lying inbetween and immediately adjacent to said Meander Line and the Approximate Ordinary High Water Mark of said Lower Spring Lake, containing 54,879 square feet or 1.260 acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of Michael J. Prado, Clarisse M.P. Schowalter, Maria E. R. Prado-Olson and Maria Paz Olson, owners of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping same.

Certified this 24th day of September, 2025

John C. Kannard, P.L.S. 2248

PRELIMINARY

VILLAGE OF PALMYRA EXTRATERRITORIAL APPROVAL:

This Certified Survey Map is hereby approved by the Village of Palmyra.

Dated this ____ day of _____, 2025

Tim Gorsegner, Trustee President

PLANNING AND ZONING COMMITTEE APPROVAL:

This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Dated this ____ day of _____, 2025

Matt Zangl, Director of Planning & Zoning

CERTIFIED SURVEY MAP No. _____

NEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 642, LOCATED IN NW 1/4 OF THE NE 1/4 OF SECTION 23, T5N, R16E, TOWN OF PALMYRA, JEFFERSON COUNTY, WISCONSIN.



BEARING BASIS:

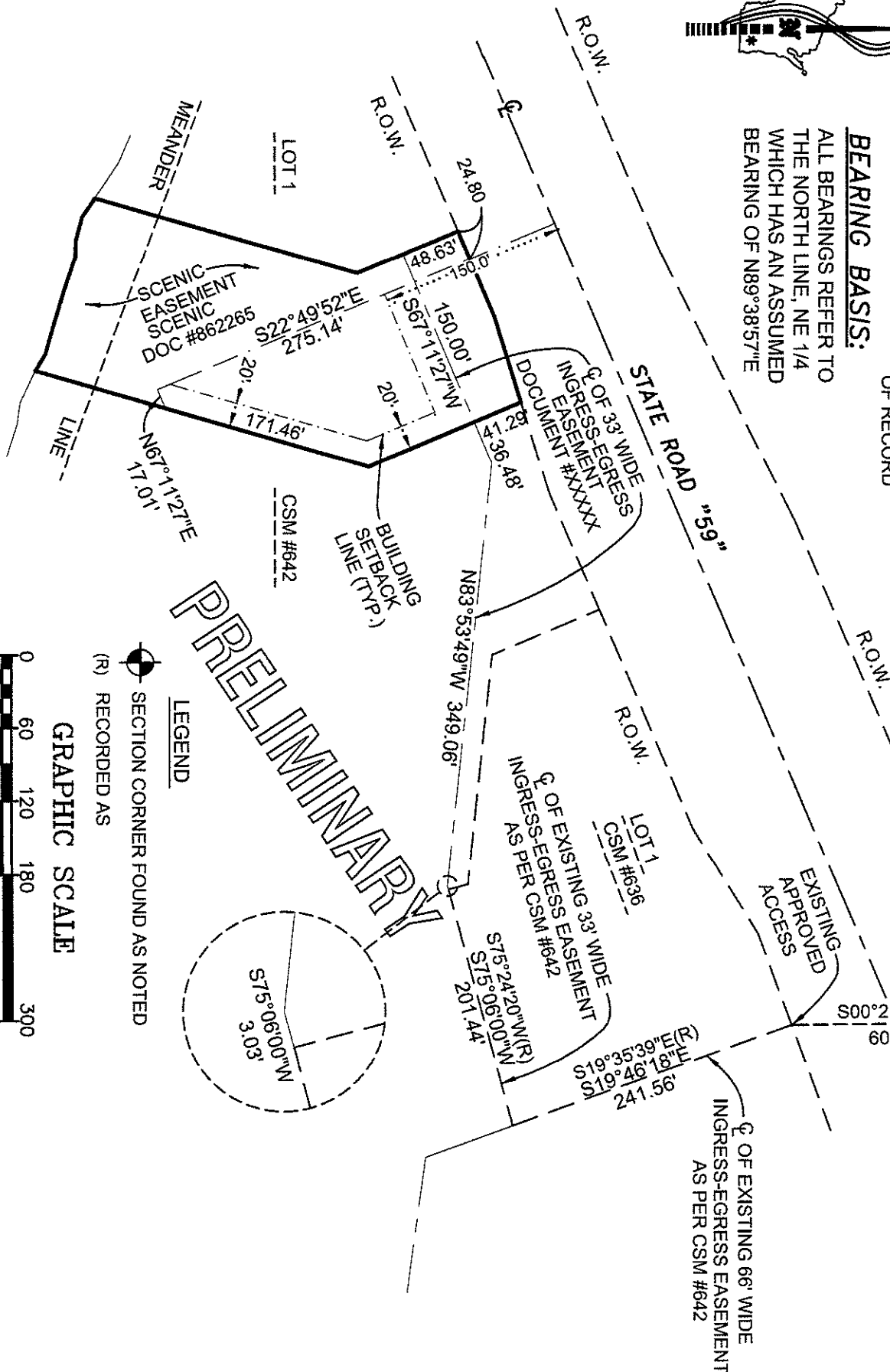
ALL BEARINGS REFER TO THE NORTH LINE, NE 1/4 WHICH HAS AN ASSUMED BEARING OF N89°38'57"E

NW CORNER, NE 1/4
CONCRETE MONUMENT
W/ BRASS CAP
OF RECORD

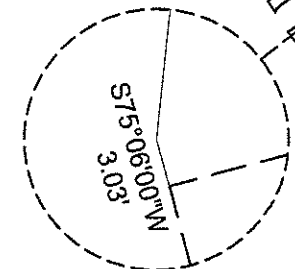


N89°38'57"E 1153.83' NORTH LINE, NE 1/4

NE CORNER, NE 1/4
CONCRETE MONUMENT
W/ BRASS CAP
OF RECORD



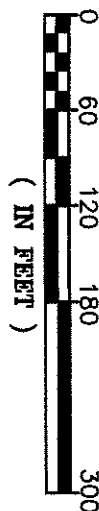
PRELIMINARY



LEGEND

SECTION CORNER FOUND AS NOTED
(R) RECORDED AS

GRAPHIC SCALE



SOUTHWEST

SURVEYING & ASSOCIATES, Inc.

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