

To: Village of Palmyra Planning Commission
From: MSA Planning Staff
Subject: N252 & N254 County Road H, Extraterritorial Land Division Application
Date: January 16th, 2026

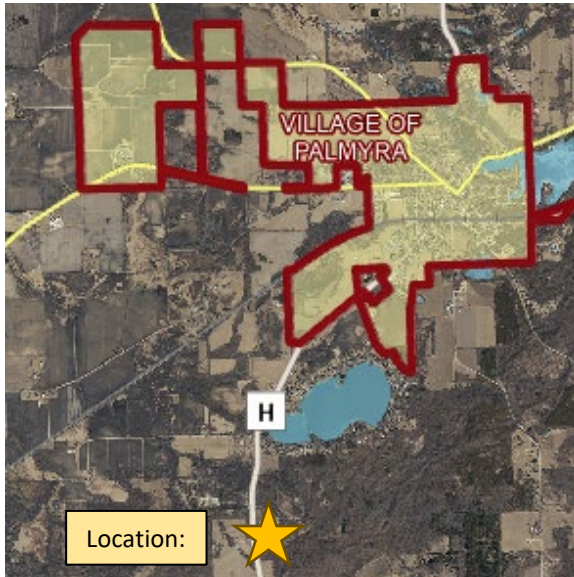
Request

The applicant, John Mehring, is seeking approval of an Extraterritorial Land Division (CSM) for parcel 024-0516-3342-001 (N252 & N254 County Road H) to be reconfigured in the Town of Palmyra – See Attached Application.

Background

The proposed division is located a mile south of the Village. The Village of Palmyra has authority to evaluate land divisions within 1.5 miles of its corporate limits for potential conflict with its adopted Subdivision Ordinance and Comprehensive Plan. Palmyra's subdivision code outlines the following standards for extraterritorial land divisions:

- Lots should meet density standards outlined in the Comprehensive Plan
- Lots should meet lot sizing standards for their proposed zoning districts
- Lots must not impair opportunities for future development and public utility extensions



The existing parcel is zoned Industrial and is 18.46 acres, currently developed with an event venue and a storage facility. The applicant's intention is to parcel out the event venue into a new 3.20-acre lot (reducing the 'parent' lot to 15.26 acres). The applicant proposes to create a new 3.20-acre lot containing the event venue, reducing the parent parcel to 15.26 acres. The applicant is not requesting a rezoning of the newly created lot.

MEMO

January 16th, 2026

As a result of the proposed land division, the existing lot would become a relatively narrow horseshoe-shaped parcel. While types of lots are generally avoided, they do not conflict with an ordinance within Palmyra's Subdivision Code.

MSA Comments

The proposed lots would meet the use and density standards of their respective zoning districts. No land suitability concerns have been identified that would preclude approval of the CSM, nor would approval hinder the future, logical, and cost-efficient expansion of the Village.

MSA Recommendation

Approval as submitted.



John Schwartz | Assistant Planner
MSA Professional Services, Inc.
100% Employee Owned
+1 (608) 355-8955

CERTIFIED SURVEY MAP No.

BEING A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 33, T5N,
R16E, TOWN OF PALMYRA, JEFFERSON COUNTY, WISCONSIN.

LEGEND

- 3/4" IRON REBAR FOUND
- 3/4"x18" IRON REBAR (1.502 lbs/lin ft) w/ORANGE PLASTIC CAP STAMPED "J.C. KANNARD P.L.S. S-2248" SET
- MAG NAIL SET
- SECTION CORNER FOUND AS NOTED
- UTILITY PEDESTAL
- SEPTIC VENT
- SEPTIC MANHOLE
- UTILITY POLE
- LIGHT POLE
- RECORDED AS

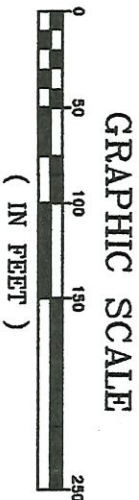
COPY

Petition # N/A Zoning I
Check for subsequent
zoning changes with
Jefferson County Zoning

OWNER:

John K. & Michelle M. Mehring Trust
714 S. Third Street
Palmyra, WI 53156

NW CORNER, SE 1/4
SPIKE
OF RECORD



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C1	2831.79'	197.70'	197.66'	S05°12'56"E	4°00'00"
C2	2824.79'	44.00'	44.00'	S00°46'08"E	0°53'33"

N00°14'36"W 2625.56'

N89°45'24"E 55.21'

N00°14'36"W 1823.84'

N81°23'24"W 305.95'

S00°19'22"E 44.00'

S01°50'24"W 98.96'

S01°50'24"W 98.96'

S01°50'24"W 98.96'

S01°50'24"W 98.96'

S01°50'24"W 98.96'

S01°50'24"W 98.96'

S01°50'24"W 98.96'

S01°50'24"W 98.96'

S01°50'24"W 98.96'

LOT 1
139,585 SQ. FT.
3.204 ACRES

EXISTING
ACCESS

EXISTING
ACCESS

EXISTING
ACCESS

EXISTING
ACCESS

EXISTING
ACCESS

EXISTING
ACCESS

EXISTING
ACCESS

EXISTING
ACCESS

5.0'

5.0'

5.0'

5.0'

5.0'

5.0'



SOUTHWEST

SURVEYING & ASSOCIATES, Inc.

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

BEARING BASIS:

ALL BEARINGS REFER TO
THE WEST LINE, SE 1/4
WHICH HAS AN ASSUMED
BEARING OF N00°14'36"W

JOB No.: M-219103B

DATE: December 17, 2025
SHEET 1 OF 2

SW CORNER, SE 1/4
ALUMINUM MONUMENT
OF RECORD

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 John Mehring 414 430-6151
Name telephone
Name telephone

PROPERTY
INTEREST OF
APPLICANT

X Owner Agent for Owner Other

John K. & Michelle M. Mehring Trust 414 430-6151
Owner's name (if not the applicant) telephone

714 S. Third Street Palmyra WI 53156
Owner's address city state/zip

PROPERTY
LOCATION

N252 & N254 County Road H 024-0516-3342-001 3.204
Street address or parcel (tax key) number acreage or lot area

legal description

ZONING
DISTRICT

Industrial Industrial
Present proposed

PROPOSED
LAND USE(s)

Create on e 3.204 Acres Parcel around existing structures
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 Date of application

Signature of property owner (other than applicant) Date of application

.....
FEE RECEIVED \$ DATE: BY:

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 ____ day of _____ 20____

Signature of the Property Owner: _____

Please Print Name of Property Owner: John Mehring

Address of Property: N252 & 254 County Road H

Tax Key No. of Property: 024-0516-3342-001

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

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 33 , T5N, R16E, TOWN OF PALMYRA,
JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

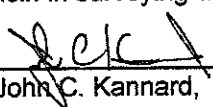
That I have surveyed, divided, mapped this Certified Survey Map being a part of the NW 1/4 of the SE 1/4 of Section 33, T5N, R16E, Town of Palmyra, Jefferson County, Wisconsin, bounded and described as follows:

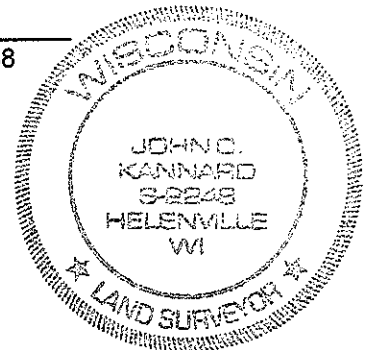
Commencing at the Aluminum Monument that marks the Southwest corner of the SE 1/4 of said Section 33; Thence N00°14'36"W, along the West line of said SE 1/4, a distance of 1823.84 feet; Thence N89°45'24"E, a distance of 55.21 feet, to a Found 3/4" Rebar that marks the Easterly Right of Way (R.O.W.) line of County Road "H" and the POINT OF BEGINNING of the lands to be described; Thence S67°59'07"E, a distance of 133.64 feet, 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); Thence N87°40'12"E, a distance of 104.92 feet, to a Set 3/4" Rebar; Thence N24°22'43"E, a distance of 173.75 feet, to a Set 3/4" Rebar; Thence N04°21'45"E, a distance of 215.62 feet, to a Set 3/4" Rebar; Thence N22°58'21"W, a distance of 77.69 feet, to a Set 3/4" Rebar; Thence N81°23'24"W, a distance of 305.95, to said Easterly R.O.W. line and to a Set 3/4" Rebar; Thence S00°19'22"E, a distance of 105.01 feet, to a Found 3/4" Rebar that marks a point of curvature, said curve having it's center point in the Easterly Direction, a radius of 2824.79 feet, a delta angle of 00°53'33", a chord bearing of S00°46'08"E and a chord length of 44.00 feet; Thence Southeasterly along the arc of said curve, a distance of 44.00 feet, to a Found 3/4" Rebar; Thence S01°50'24"W, along said Easterly R.O.W. line, a distance of 98.96 feet, to a Set Mag Nail that marks a point of curvature, said curve having it's center point in the Easterly Direction, a radius of 2831.79 feet, a delta angle of 4°00'00", a chord bearing of S05°12'55"E and a chord length of 197.66 feet; Thence Southeasterly along the arc of said curve, a distance of 197.70 feet, to the POINT OF BEGINNING, containing 139,585 square feet or 3.204 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 John K. and Michelle M. Mehring Trust, owner 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 17th day of December, 2025


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



VILLAGE OF PALMYRA PLAN COMMISSION APPROVAL:

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

Dated this ____ day of _____, 202__

Tim Gorsegner, Trustee President

VILLAGE OF PALMYRA EXTRATERRITORIAL APPROVAL:

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

Dated this ____ day of _____, 202__

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 _____, 202__

Matt Zangl, Director of Planning & Zoning