

To: Village of Palmyra Planning Commission
From: MSA Planning Staff
Subject: W566 Carlin Trail, Extraterritorial Land Division Application
Date: January 15th, 2026

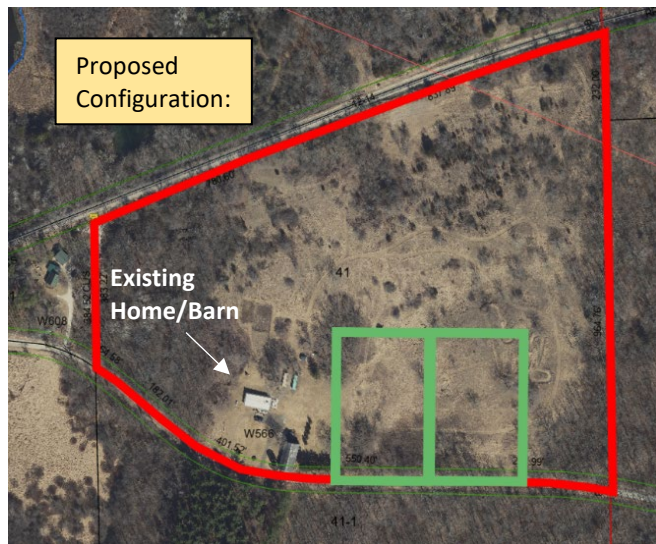
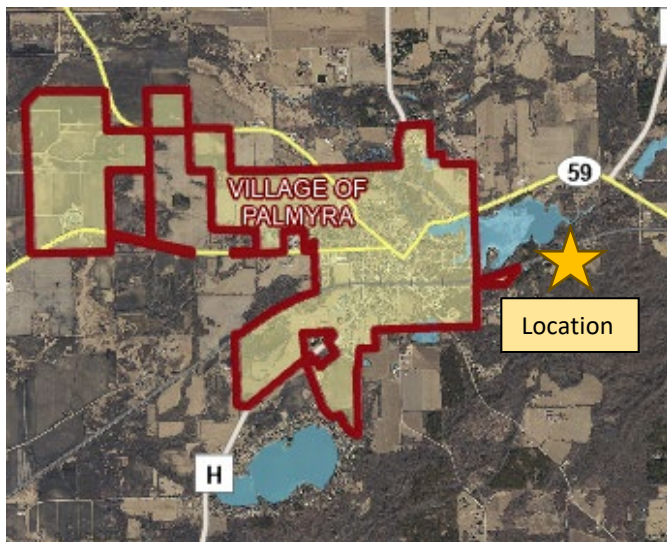
Request

The applicant, Charles Schlessinger, is seeking approval of an Extraterritorial Land Division (CSM) for parcel 024-0516-2341-000 (W566 Carlin Trail) to be reconfigured in the Town of Palmyra – See Attached Application.

Background

The proposed division is located approximately half a mile east of the Village. The Village of Palmyra has authority to review 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 harm opportunities for future development and public utility extensions



The applicant proposed to create two 2.185-acre lots, each with roughly 250 feet of road frontage. The existing parcel is zoned A-1 Exclusive Agriculture and is 27.39 acres, which would be reduced to 23.02 acres. Proposed lots 1 and 2 would be rezoned to A-3 Rural Residential. No environmental features or site conditions have been identified that would adversely affect the buildability of the lots.

MEMO

January 15th, 2026

MSA Comments

The new lots in the proposed configurations would meet the standards of their respective zoning districts. There are no 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.

MSA Recommendation

Approval as submitted.



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

COPY

NW CORNER, SW 1/4
ALUMINUM MONUMENT
OF RECORD

NE CORNER, SE 1/4
ALUMINUM MONUMENT
OF RECORD

S89°47'11"W
190.53'

GRAPHIC SCALE

(IN FEET)



**Petition #R4645A-25 Zoning A-3
Check for subsequent zoning changes
with Jefferson County Zoning**

S88°17'17"E 487.34'

243.67'

243.67'

-P.O.B.

357.53' N01°42'42"E 390.53'

LOT 1

95,160 SQ. FT. GROSS
2.185 ACRES GROSS
87,119 SQ. FT. NET
2.000 ACRES NET

N01°42'42"E 390.53'
357.53'

LOT 2

95,160 SQ. FT. GROSS
2.185 ACRES GROSS
87,119 SQ. FT. NET
2.000 ACRES NET

501°42'42"W 390.53
357.53'

RADIUS=1802.07' —————
 ARC=220.21'
 DELTA=7°00'05"
 CHORD= S84°47'15"E 220.07'

33.00'

R.O.W.

R.O.W.

OWNERS:

Jasmin Elhindi, Vincent Swartz,
Charles Schlessinger & Mira Elhindi
322 N 59 Street
Milwaukee, WI 53213

LEGEND

- 1" I.D. IRON PIPE 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
- ⊗ SECTION CORNER FOUND AS NOTED
- ⊙ SOIL BORING
- (R) RECORDED AS



SOUTHWEST

SURVEYING & ASSOCIATES, Inc.

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

JOB No.: S-225237

DATE: December 18, 2025
SHEET 1 OF 2

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 Charles Schlessinger 262 305-3714
Name telephone
Name telephone

PROPERTY INTEREST OF APPLICANT ☒ Owner ☐ Agent for Owner ☐ Other

Jasmin Elhindi, Vincent Swartz, Charles Schlessinger & Mira Elhindi 262 305-3714
Owner's name (if not the applicant) telephone
322 N 59th Street Milwaukee WI 53213
Owner's address city state/zip

PROPERTY LOCATION 024-0516-2341-000 (W566 Carlin Trail) two 2.0 Acre Net Lots
Street address or parcel (tax key) number acreage or lot area

ZONING DISTRICT A-1 A-3
Present proposed
legal description

PROPOSED LAND USE(s) Create two 2.0 Acres Net (without road R.O.W.) rural residential parcels.
Description

SUPPORTING DOCUMENTS ☒ 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] 1/8/26
Signature of applicant Date of application

[Signature] 1/8/26
Signature of property owner (other than applicant) Date of application

.....
FEE RECEIVED \$ 165- DATE: 1-13-26 BY: L. Mueller

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 8 day of 1 2026

Signature of the Property Owner:



Please Print Name of Property Owner: Charles Schlessinger

Address of Property: W566 Carlin Trail

Tax Key No. of Property: 024-0516-2341-000

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

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE NE 1/4 OF THE SE 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 the NE 1/4 of the SE 1/4 of Section 23, T5N, R16E, Town of Palmyra, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Aluminum Monument that marks the Northeast corner of the SE 1/4 of said Section 23; Thence S89°47'11"W, along the East-West 1/4 line, a distance of 190.53 feet; Thence S01°42'42"W, a distance of 553.43 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) that marks the POINT OF BEGINNING of the lands to be described; Thence continue S01°42'42"W, a distance of 390.53 feet, to the Center Line of Carlin Trail; Thence N88°17'17"W, along said Center Line, a distance of 487.34 feet; Thence N01°42'42"E, a distance of 390.53 feet, to a Set 3/4" Rebar; Thence S88°17'17"E, a distance of 487.34 feet, the POINT OF BEGINNING, containing 190,320 square feet or 4.369 acres of land, more or less.

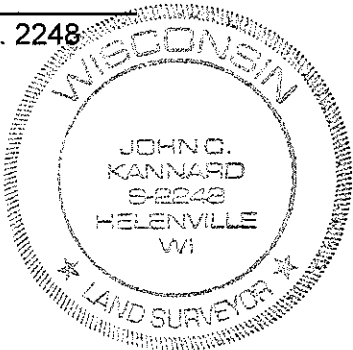
Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of Jasmin Elhindi, Vincent Swartz, Charles Schlessinger & Mira Elhindi, 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 18th 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