

Laurie Mueller

From: Brad Vowels-Katter <bvowels-katter@msa-ps.com>
Sent: Tuesday, April 1, 2025 4:20 PM
To: Laurie Mueller
Cc: Joe DeYoung
Subject: RE: Airport zoning fees

**CAUTION: This email originated from outside the organization.
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Hello Laurie,

In this case, I would say yes. Both of those tasks, the CUP review and the lawsuit/rezone review, required equal hours. We did not invoice for the CUP task and therefore the hours can be charged as it would cover both equivalent tasks. In my opinion, you are effectively only swapping out the invoice for one that remained unbilled yet covering all of the tasks for the CUP with that invoice.

If this doesn't make sense, please feel free to call me to discuss once the election fog has cleared...

Thanks,



Brad Vowels-Katter
Planner | Zoning Administrator | Landscape Designer
Direct: (608) 579-9908
MSA Professional Services, Inc.
100% Employee Owned



From: Laurie Mueller <clerk@vi.palmyra.wi.gov>
Sent: Monday, March 31, 2025 11:42 AM
To: Brad Vowels-Katter <bvowels-katter@msa-ps.com>
Subject: [EXTERNAL] Airport zoning fees

Brad,
Remember when you did the research for the airport zoning fees from the 2013 annexation for the airports engineer? Can the Village charge them for the cost we incurred for you to do that work under that chargeback form that they signed?

thanks

Please update my email address to: clerk@vi.palmyra.wi.gov

Laurie Mueller

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Laurie Mueller

From: Brad Vowels-Katter <bvowels-katter@msa-ps.com>
Sent: Wednesday, April 16, 2025 4:05 PM
To: Laurie Mueller
Subject: RE: Strand Engineering

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Hello Laurie,

I found the original email where he asked about the issue or 'disconnect'. I did find in my notes where you and I talked over the phone a few times about the issue history and what went on from 2013 annexation to the 2023 rezone. Please let me know if there are any other questions.



Brad Vowels-Katter

Planner | Zoning Administrator | Landscape Designer

Direct: (608) 579-9908

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From: Laurie Mueller <clerk@vi.palmyra.wi.gov>
Sent: Wednesday, April 16, 2025 8:53 AM
To: Brad Vowels-Katter <bvowels-katter@msa-ps.com>
Subject: [EXTERNAL] Strand Engineering

Brad,

Can you forward me the email(s) from Brandon at Strand when he originally asked for you to look into the history of the airport's rezone? I have searched and can't seem to find his email.

thanks

Please update my email address to: clerk@vi.palmyra.wi.gov

Laurie Mueller

*Village of Palmyra
Clerk / Treasurer*

PO Box 380

Palmyra, WI. 53156

phone 262-495-8316

fax 262-495-8775

pop: 1781

email: clerk@vi.palmyra.wi.gov

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Laurie Mueller

From: Brad Vowels-Katter <bvowels-katter@msa-ps.com>
Sent: Thursday, October 16, 2025 2:31 PM
To: Laurie Mueller; Joe DeYoung
Subject: FW: legal descriptions Palmyra Airport
Attachments: MSA memo Temporary Zoning for Standard Process Annexation Petition_01152015.pdf; Annex_Ordinance_15-02-02.pdf

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Hello Laurie,

This is the communication from Brandon that triggered the research request from our end. I have highlighted the text below where he asked the question and then it took a little digging to understand what had happened with the annexations and zoning changes since 2011. Hopefully this helps clear things up.

Let me know if anything else is needed...

Thank you,



Brad Vowels-Katter

Planner | Zoning Administrator | Landscape Designer

Direct: (608) 579-9908

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From: Brad Vowels-Katter
Sent: Thursday, January 30, 2025 9:17 AM
To: Herbert, Brandon <Brandon.Herbert@strand.com>; Laurie Mueller <clerk@vi.palmyra.wi.gov>
Cc: Palmyra commission <palmyra.airport@gmail.com>; Alan Borre <alanborre90@gmail.com>
Subject: RE: legal descriptions

Hello Brandon,

Per our phone conversation yesterday, a hold was put on the annexation and zoning from 2013 and the action was later overturned in a lawsuit. In 2015 the annexation was adopted again with temporary rural holding zoning that was upheld in a 2017 court case. I have attached the 2015 annexation/rezone ordinance and a 2015 memo regarding the temporary zoning classification. The temporary RH zoning was still in place when the airport decided to update the zoning in 2022/23.

Hopefully, that sheds some light on this issue. Please reach out if you have any follow up questions.

Thank you,

**Brad Vowels-Katter**

Planner | Zoning Administrator | Landscape Designer

Direct: (608) 579-9908

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From: Herbert, Brandon <Brandon.Herbert@strand.com>**Sent:** Thursday, December 26, 2024 9:46 AM**To:** Laurie Mueller <clerk@vi.palmyra.wi.gov>**Cc:** Palmyra commission <palmyra.airport@gmail.com>; Alan Borre <alanborre90@gmail.com>; Brad Vowels-Katter <bvowels-katter@msa-ps.com>**Subject:** RE: legal descriptions

I think I may have found it. Attached is the conditional use permit for the T-Hangar building that was previously built. The last page is the legal description of the parcel for that hangar which is the same parcel as our new hangar and CUP future build-out.

In reading this CUP from 2013, I am a little confused. The 2013 CUP references that the parcel was already in the Public and Institutional (PI) Zoning District. The airport then had to rezone to PI in 2023 again. There's a disconnect here someplace. Was the airport already PI in 2013?

Thanks,

*Excellence in EngineeringSM***Brandon Herbert, P.E.**

Strand Associates, Inc.®

608.251.2129 ext. 1092

brandon.herbert@strand.com | www.strand.com

P.E. (IA, TX, WI)

From: Laurie Mueller <clerk@vi.palmyra.wi.gov>**Sent:** Thursday, December 26, 2024 9:19 AM**To:** Herbert, Brandon <Brandon.Herbert@strand.com>**Subject:** RE: legal descriptions

[EXTERNAL EMAIL]: Verify sender before opening links or attachments.

Brandon,

Unfortunately, the register of deeds won't find it, we have to send it to them with CUP for recording. So do you have the full legal description for each parcel?

Thanks,

Laurie

From: Herbert, Brandon <Brandon.Herbert@strand.com>**Sent:** Thursday, December 26, 2024 8:30 AM

To: Laurie Mueller <clerk@vi.palmyra.wi.gov>

Cc: Brad Vowels-Katter <bvowels-katter@msa-ps.com>; Alan Borre <alanborre90@gmail.com>; Palmyra commission <palmyra.airport@gmail.com>

Subject: RE: legal descriptions

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Ok, yes, those two parcels are "Parcel Number 2" from the table below. 70.1 acres combined identified in Volume 264 pages 46 and 48. I would think with this information the register of deeds could find the legal descriptions pretty easily.



Excellence in EngineeringSM

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P.E. (IA, TX, WI)

From: Laurie Mueller <clerk@vi.palmyra.wi.gov>

Sent: Thursday, December 26, 2024 8:22 AM

To: Herbert, Brandon <Brandon.Herbert@strand.com>

Cc: Brad Vowels-Katter <bvowels-katter@msa-ps.com>; Alan Borre <alanborre90@gmail.com>; Palmyra commission <palmyra.airport@gmail.com>

Subject: RE: legal descriptions

[EXTERNAL EMAIL]: Verify sender before opening links or attachments.

The parcel numbers are the ones that were used for the CUP. 171-0516-2222-000 & 2221-002.

From: Herbert, Brandon <Brandon.Herbert@strand.com>

Sent: Monday, December 23, 2024 9:34 AM

To: Laurie Mueller <clerk@vi.palmyra.wi.gov>

Cc: Brad Vowels-Katter <bvowels-katter@msa-ps.com>; Alan Borre <alanborre90@gmail.com>; Palmyra commission <palmyra.airport@gmail.com>

Subject: RE: legal descriptions

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Laurie,

The best information I have is attached. The airport is more than two parcels so I'm not sure which two you need exactly.

On the "Historic Property Inventory" file, it shows the various parcels that make up the airport's property. Parcel #2 is where all the buildings/development are. Is that the one you are looking for? If yes, the table lists where the recording information is, V264 P46 and V264 P48. I've snipped this below.

Parcel Number	Acquired Acreage	Adjusted Acreage	Acreage Adjustment Notes	Former Owner	Property Interest	BOA Pr
1	2.8			Casper & Kate Schindler	Fee Simple	
2	70.1 +/-			WA & Elizabeth Geilfuss	Fee Simple	
3	6.5 +/-			Village of Palmyra	Fee Simple	
4	12.297	7.774		Raymond & Viola Adams	Fee Simple	
6	21.434			Lawrence & Barbara Tutton	Fee Simple	
7	39.507	0.533 35.052	Portion terminated by merger with Parcel 11 and 13. Remaining portion within Calkins Road Right-of-Way	Stewart & Carol Calkins	Clear Zone & Av. Easement	
8	0.336			Village of Palmyra	Noise & Av. Easement	
9	3.053			Village of Palmyra	Noise & Av. Easement	
10	4.457			Mehring Properties, LLP	Noise&Av.E&Non-suit Cov.	
11	4.458			Robert Oleson	Fee Simple	
12	2.527			Jon & Renee Gallun	Fee Simple	
13	83.574			Stewart E and Carol P Calkins Revocable Living Trust	Fee Simple	



Brandon Herbert, P.E.

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P.E. (IA, TX, WI)

Excellence in EngineeringSM

From: Laurie Mueller <clerk@vi.palmyra.wi.gov>

Sent: Friday, December 20, 2024 10:08 AM

To: Herbert, Brandon <Brandon.Herbert@strand.com>

Cc: Brad Vowels-Katter <bvowels-katter@msa-ps.com>

Subject: legal descriptions

[EXTERNAL EMAIL]: Verify sender before opening links or attachments.

Hello,

I sent the CUP off to the county register of deeds for recording and they need the full legal description of both of the airport parcels.

Is that something you may have Brandon?