



Plan Commission Meeting
Monday, January 17, 2022
6:15 p.m.

LOCATION OF MEETING: 96 RUSSELL DRIVE WITH A VIRTUAL GOTO MEETING OPTION

MEETING ID NUMBER: 445-609-957 CALL IN: (toll free) 1 877 309-2073

MEETING LINK: <https://global.gotomeeting.com/join/445609957>

NOTICE: Pursuant to the requirements of Section 19.84, Wis Stats., notice is hereby given of a meeting of the Village of Random Lake, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time. (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: Please let the minutes reflect that a quorum of the Village Board are present and that the Village Board members may be making comments if the rules are suspended to allow them to do so.)

Citizens wishing to present their comments verbally can join the **GoToMeeting** using their phone, computer or other internet-capable device and using the meeting number access code specified above. A recording of the meeting will be kept on file indefinitely.

AGENDA

1. Call to Order, Roll Call.
2. Discuss and Possible Recommendation to the Village Board Regarding the CSM for Strigenz by Mike Koepke; Create Lot 1 a 5 Acre Parcel from the Original 32.8 Acre Parcel-W5009 Hwy 144.
3. Adjourn.

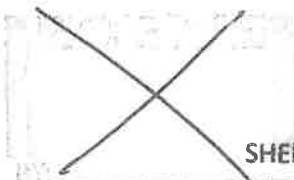
RECEIVED

DEC 17 2021

BY:

STATE OF WISCONSIN

VILLAGE OF RANDOM LAKE



SHEBOYGAN COUNTY



Jo Ann Lesser, Clerk/Treasurer
Joe Huiras, Zoning Administrator
(920)994-4852 FAX (920)994-2390

SUBMISSION DEADLINE: 4:00PM on Monday, 2 weeks prior to the next meeting. You must supply the Village with information regarding your application; which is listed below. The Plan Commission meets the 1st or 3rd Monday of the month, when needed and is subject to change at the Village's discretion. The above statement may not pertain to your specific case and the timeline can and will change accordingly.

A publication fee is charged to all applicants when a publication notice is required.

APPLICATION FOR VILLAGE OF RANDOM LAKE

****Required submittals shall include one (1) set original size drawings and original paperwork as well as an electronic copy of all submittals; such as 11" x 17" drawings and paperwork for the electronic packet.**

Owner Strigenz Daytime Phone Number (919) 881-4545
 Applicant Mike Koepke Daytime Phone Number (262) 388-9338
 (if different from owner)
 Property Address W 5009 Hwy 144 Random Lake
 Mailing Address (if different) _____
 Zoning Classification Residential Land Use Plan Designation _____
 Legal Description See attached CSM

- Certified Survey Map \$95
- Zoning Amendment \$250
- Variance \$200
- Conditional Use \$175
- Subdivision (SEE FEE SCHEDULE)
- Land Use Plan Amendment \$500
- Other: _____

DETAILS OF PROPOSAL: Create lot 1, a 5 acre parcel of off an existing 32.8 acre parcel

I, the undersigned, have been advised that pursuant to the Village of Random Lake Ordinance to utilize Section ss.66.0627, Wisconsin Statutes, if the Village of Random Lake Attorney, Engineer, or any other Village 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. Also, I have been advised that prior to obtaining final approval, all costs incurred by the Village must be paid in full. If a dispute arises as to the amount of the fees incurred, said dispute shall be forwarded to the Village of Random Lake Village Board of Trustees for resolution.

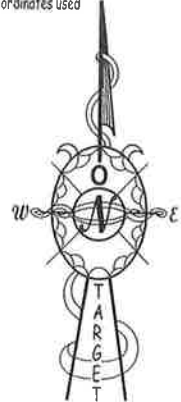
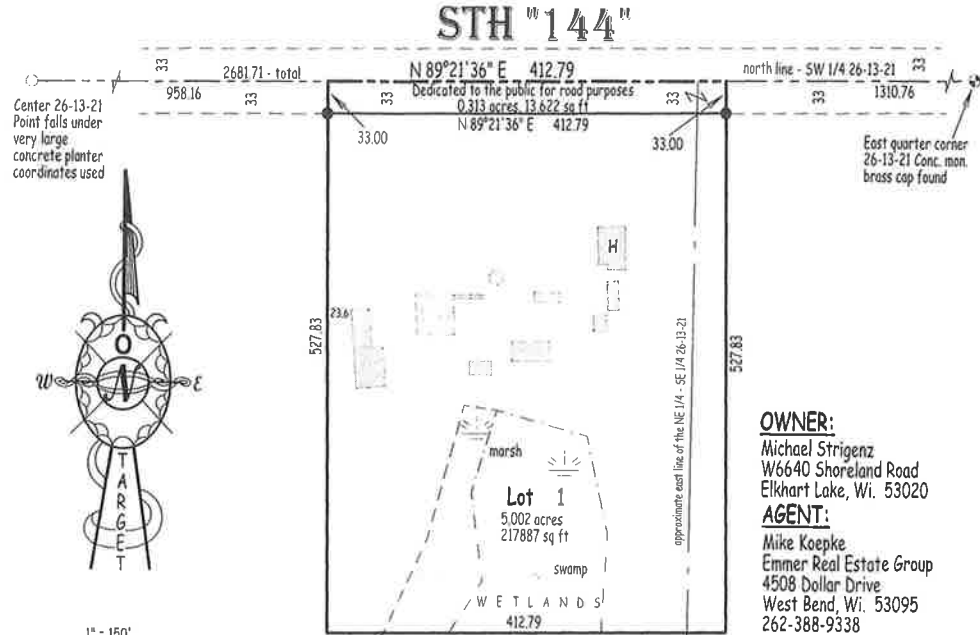
Mark Strigenz
 (Property Owner-Signature)
Mark Strigenz
 (Property Owner-Print Name)
12-1-21
 (Date)

[Signature]
 (Applicant-Signature)
Mike Koepke
 (Applicant-Print Name)

 (Village Representative Accepting Form)

CERTIFIED SURVEY MAP

Part of Government lot 3 and the NE 1/4 of the SE 1/4 of Section 26, Town 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.



1" = 150'

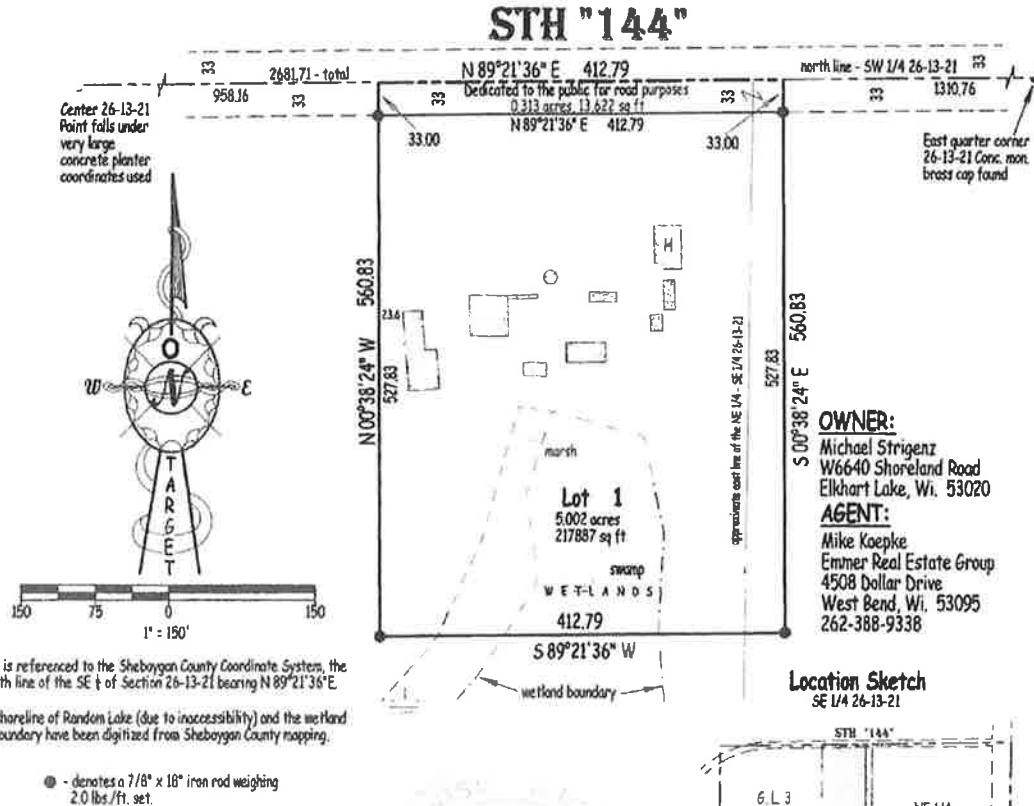
North is referenced to the Sheboygan County Coordinate System, the north line of the SE 1/4 of Section 26-13-21 bearing N 89°21'36"E.

The shoreline of Random Lake (due to inaccessibility) and the wetland boundary have been digitized from Sheboygan County mapping.

● - denotes a 7/8" x 18" iron rod weighing 2.0 lbs./ft. set.

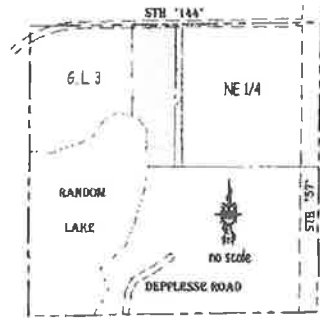
CERTIFIED SURVEY MAP

Part of Government lot 3 and the NE 1/4 of the SE 1/4 of Section 26, Town 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.



OWNER:
 Michael Strigenz
 W6640 Shoreland Road
 Elkhart Lake, WI. 53020
AGENT:
 Mike Koepke
 Emmer Real Estate Group
 4508 Dollar Drive
 West Bend, WI. 53095
 262-388-9338

Location Sketch
 SE 1/4 26-13-21



North is referenced to the Sheboygan County Coordinate System, the north line of the SE 1/4 of Section 26-13-21 bearing N 89°21'36" E.

The shoreline of Random Lake (due to inaccessibility) and the wetland boundary have been digitized from Sheboygan County mapping.

● - denotes a 7/8" x 10" iron rod weighing 2.0 lbs./ft. set.

SURVEYOR'S CERTIFICATE:

I, Michael J. Schleif, Professional Land Surveyor, hereby certify that by the direction of Mike Koepke, I have surveyed divided and mapped the land shown and described hereon, being that part of Government lot 3 and the NE 1/4 of the SE 1/4 of Section 26, Town 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 26; thence S 89°21'36"W along the north line of said SE 1/4, 1310.76 feet to the point of beginning of lands herein described; thence S 00°38'24"E at right angles, 560.83 feet; thence S 89°21'36"W parallel with said north line, 412.79 feet; thence N 00°38'24"W, 560.83 feet to a point in said north line of the SE 1/4; thence N 89°21'36"E along said north line, 412.79 feet to the point of beginning.

Containing 5.002 acres (217,887 square feet) more or less.

I further certify that I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and the Village of Random Lake Land Division Ordinance in surveying, dividing and mapping said land and that this map is a correct representation of all exterior boundaries of the land surveyed and the division thereof.

Dated this 5th day of January, 20 22

Michael J. Schleif
 Michael J. Schleif S-2471

ON TARGET SURVEYING 1712 LARKSPUR LANE WEST BEND, WI. 53090 PHONE : 262-338-8837
 ontargetsurveying@gmail.com www.ontargetsurveying.com

This instrument was drafted by Michael J. Schleif, S-2471.

CERTIFIED SURVEY MAP

Part of Government lot 3 and the NE 1/4 of the SE 1/4 of Section 26, Town 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin.

OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land shown and described hereon to be surveyed, divided, mapped, and dedicated as represented hereon. We also certify that this map is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection:

1. The Village of Random Lake
2. The Sheboygan County Planning Department

Witness the hand and seal of said owners this _____ day of _____ 20_____.

Witness

Michael Strigenz

Witness

Elizabeth Strigenz

Michael J. Schief
11/5/22

Subscribed and sworn to before me this _____ day of _____ 20_____.

Notary Public _____ Wisconsin

My Commission expires _____

APPROVAL OF SHEBOYGAN COUNTY PLANNING DEPARTMENT

State of Wisconsin:
Sheboygan: s.s.

Approved as being in accordance with the Sheboygan County Land Division Ordinance this _____ day of _____ 20_____.

Sheboygan County Planning Department

Director Aaron Braut

APPROVAL OF THE VILLAGE OF RANDOM LAKE

State of Wisconsin:
Sheboygan County: s.s.

Approved as being in accordance with the Village of Random Lake Land Division Ordinance and the road dedication shown thereon accepted
this _____ day of _____ 20_____.

President Michael San Felipe

Clerk Jo Ann Lesser Coenen

January 13, 2022

Jo Ann Lesser
Clerk/Treasurer
Village of Random Lake
96 Russell Dr.
Random Lake, WI 53075

RE: Koepke Certified Survey Map Review

Dear Ms. Lesser,

I have reviewed the above noted CSM per Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E 7 of the Wisconsin Administrative Code, along with the requirements of Chapter 32, of the Village of Random Lake Municipal Code, and have compiled the following comments:

Sheet 1 of 2

1. Completion date of the field work must be shown. (A-E 7)
2. The coordinates of the section and 1/4 section corners need to be shown. (WISCRS – Sheboygan County is acceptable) (Sec 32-140 of Subdivision Ordinance)
3. If the section and 1/4 section corners shown on the CSM were recovered in place and holding securely at the previously documented corner location, based on witness ties, a note stating this (witness ties found and verified) shall be placed on the CSM. (A-E 7.08(1g)).
4. The label north line – “SW” 1/4 26-13-21, should read north line – “SE” 1/4 26-13-21.
5. The label approximate “east” line of the NE 1/4 – SE 1/4 26-13-21, should read approximate “west” line of the NE 1/4 – SE 1/4 26-13-21. Note: The text for this note is also very small and difficult to read.
6. The STH 144 street label needs to be underscored with a dashed or dotted line. (236.20(3)(d))
7. The area within the surveyor’s certificate, that follows the description, represents the area of Lot 1, and not the entire area of the CSM. I would suggest revising this to represent the area of the description that it follows. It should then equal the sum of the area of Lot 1, along with the area of that portion of STH 144, dedicated for road purposes.





Sheet 2 of 2

8. The Approval of the Village of Random Lake certificate should read Approval of the Village of Random Lake Village Board.
9. Within the Village Board approval certificate, the signature block for the Village Public Works Director, Joe Huiras, needs to be added. (32-141)
10. Within the Village Board approval certificate, within the signature block for the board president, San Felippo is spelled incorrectly.
11. Within the Owner's Certificate, the Sheboygan County Planning Department can be removed as an approving or objecting agency.
12. The Sheboygan County Planning Department approval certificate can be removed.
13. If the subject property includes an existing mortgage, a mortgagee certificate must be added due to the street dedication. (32-141)

If you have any questions or concerns, please call or reply.

Regards,
KAPUR & ASSOCIATES, INC.

Erik A. Gustafson, P.L.S.
Project Surveyor

