

Plan Commission Meeting  
Tuesday, September 7, 2021  
5:30 p.m.

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

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

MEETING ID NUMBER: 835-805-021      CALL IN: (toll free) 1 877 309-2073

MEETING LINK: <https://global.gotomeeting.com/join/835805021>

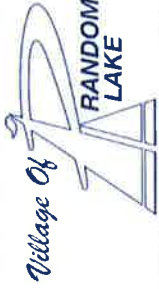
**NOTICE:** Pursuant to the requirements of Section 19.84, Wis Stats., notice is hereby given of a meeting of the Village of Random Lake, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be 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 submit any public comments should do so by sending an email to [clerktreasurer@randomlakewi.com](mailto:clerktreasurer@randomlakewi.com) by 3:00 pm on the day of the meeting so that it can be provided to the members for their consideration. 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.

#### AGENDA

1. Call to Order, Roll Call.
2. Review and Recommendation to the Village Board of the Extra Territorial Review of the Certified Survey Map for Dale Krier at W5206 Highway 144-Splitting 2.05 Acres from the Original Lot; Part of Government Lots 1 and 2 of Section 26, T.13., R.21 E., Town of Sherman, Sheboygan County
3. Review and Recommendation to the Village Board of the Preliminary Plat for Woodland View Subdivision; Part of Lot 2 of Certified Survey Map recorded in Volume 14 of Certified Survey Maps on Pages 217 and 218, as Document No. 1490209 and part of the SE ¼ and SW ¼ of the SW ¼ and part of the SW ¼ of the SE ¼ of Section 35, Township 13 North, Range 21 East, Village of Random Lake, Sheboygan County, Wisconsin; 40.675 Acres
4. Adjourn.

**96 Russell Drive, P.O. Box 344, Random Lake, WI 53075**  
**Telephone: (920) 994-4852 Facsimile: (920) 994-2390 Website: [randomlakewi.com](http://randomlakewi.com)**



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 Dale Krier Daytime Phone Number 900 807 4712

Applicant Dale Krier (if different from owner) Daytime Phone Number 900 207 4712

Property Address W5006 Hwy 144, Random Lake, WI 53025

Mailing Address (if different) PO Box 7, Random Lake, WI 53025

Zoning Classification \_\_\_\_\_ Land Use Plan Designation \_\_\_\_\_

Legal Description \_\_\_\_\_

- 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:** Extra Territorial Rights Repeal

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.

Dale J. Krier  
(Property Owner-Signature)

Dale T. Krier  
(Property Owner-Print Name)

[Signature]  
(Applicant Signature)

Dale Krier  
(Applicant-Print Name)

[Signature]  
(Village Representative-Accepting Form)

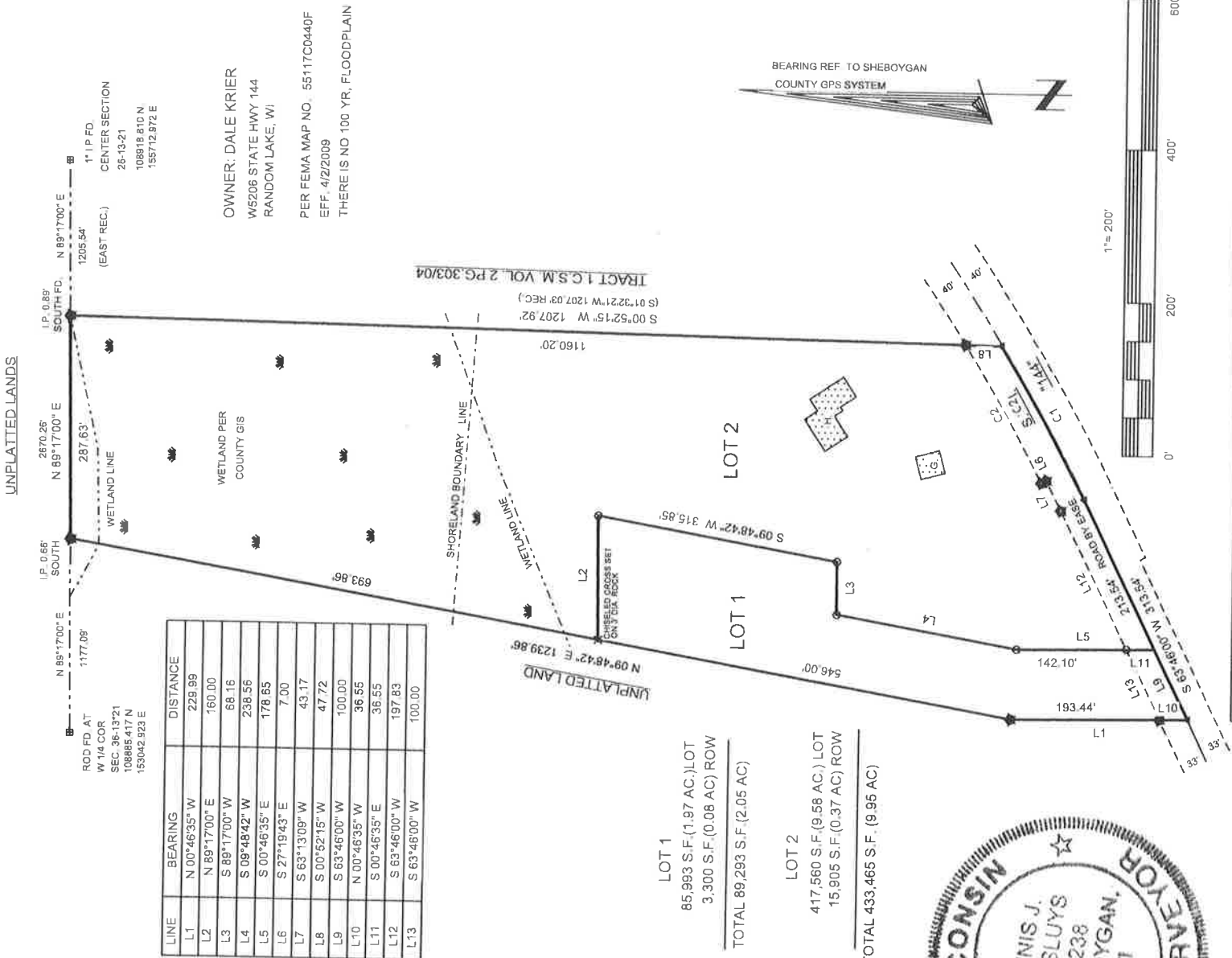
(Date) 8-10-21



(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP  
 STATE OF WISCONSIN)  
 SHEBOYGAN COUNTY) SHEET 1 OF 3  
 PART OF GOVERNMENT LOTS 1 AND 2  
 OF SECTION 26, T.13 N., R.21 E.,  
 TOWN OF SHERMAN, SHEBOYGAN COUNTY,  
 WISCONSIN.



LINE	BEARING	DISTANCE
L1	N 00°46'35" W	229.99
L2	N 89°17'00" E	160.00
L3	S 89°17'00" W	66.16
L4	S 09°48'42" W	238.56
L5	S 00°46'35" E	178.65
L6	S 27°19'43" E	7.00
L7	S 63°13'09" W	43.17
L8	S 00°52'15" W	47.72
L9	S 63°46'00" W	100.00
L10	N 00°46'35" W	36.55
L11	S 00°46'35" E	36.55
L12	S 63°46'00" W	197.83
L13	S 63°46'00" W	100.00

LOT 1  
 85,983 S.F. (1.97 AC.) LOT  
 3,300 S.F. (0.08 AC) ROW  
 TOTAL 89,283 S.F. (2.05 AC)

LOT 2  
 417,560 S.F. (9.58 AC.) LOT  
 15,905 S.F. (0.37 AC) ROW  
 TOTAL 433,465 S.F. (9.95 AC)



*Dennis J. Van Sluys*  
 Dennis J Van Sluys S-1238

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	224.47	05°36'43"	2291.78	224.38	S 60°57'39" W
C2	203.31	05°10'23"	2251.78	203.24	S 60°05'06" W

○ = 1"ODx18" IRON PIPE WEIGHING 1.13 LBS/FT SET  
 ◆ = 1" IRON PIPE FOUND

dated this 10th day of August, 2021 revised 8/31/21  
 THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/SHERDKRIER L-24250

CERTIFIED SURVEY MAP  
STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SHEET 2 OF 3

PART OF GOVERNMENT LOTS 1 AND 2  
OF SECTION 26, T.13 N., R.21 E.,  
TOWN OF SHERMAN, SHEBOYGAN COUNTY,  
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Dennis J. Van Sluys, Wisconsin Registered Land Surveyor of D & H Land Surveys LLC, certify that under the direction of DALE KRIER (owner), I have surveyed, divided, and mapped a part of GOVERNMENT LOTS 1 AND 2 OF SECTION 26, T.13 N., R.21 E., TOWN OF SHERMAN, SHEBOYGAN COUNTY, WISCONSIN and described as: COMMENCING AT THE WEST QUARTER CORNER SAID SECTION 26; THENCE N 89°17'00" E., 1177.09 FEET TO THE POINT OF BEGINNING; THENCE N 89°17'00" E., 287.63 FEET; THENCE S 00°52'15" W., 1207.92 FEET; THENCE SOUTHWESTERLY 224.47 FEET ALONG THE ARC OF A 2291.78 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD OF S 60°57'39" W., 224.38 FEET; THENCE S 63°46'00" W., 313.54 FEET; THENCE N 00°46'35" W., 229.99 FEET; THENCE N 09°48'42" E., 1239.86 FEET TO THE POINT OF BEGINNING.

I, do further certify that I have complied with section 236.34 of the Wisconsin Statutes and the Town of Sherman Subdivision Ordinance in surveying and mapping the same. Such plat correctly represents all exterior boundaries and the subdivision of the land surveyed.

Dated this 10th day of August, 2021, revised 6/31/21

  
Dennis J Van Sluys W.R.L.S. S-1238

D & H Land Surveys LLC  
1628 Georgia Ave.  
Sheboygan, WI.



OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map.

DATED \_\_\_\_\_

DALE T. KRIER

CERTIFICATE OF COUNTY PLANNING AGENCY

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED AND IS ACCEPTED BY  
THE SHEBOYGAN COUNTY PLANNING AND CONSERVATION DEPARTMENT.

DATE \_\_\_\_\_

TITLE \_\_\_\_\_

CERTIFIED SURVEY MAP  
STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SHEET 3 OF 3

PART OF GOVERNMENT LOTS 1 AND 2  
OF SECTION 26, T.13 N., R.21 E.,  
TOWN OF SHERMAN, SHEBOYGAN COUNTY,  
WISCONSIN.

TOWN BOARD RESOLUTION

Resolved, that the Certified Survey Map in the Town of Sherman  
is hereby approved by the Town Board of the Town of Sherman.

Dated \_\_\_\_\_

Approved \_\_\_\_\_  
Town Chairman

I hereby certify that the foregoing is a copy of a  
resolution adopted by the Town Board of the Town of Sherman.

\_\_\_\_\_  
Town Clerk.

VILLAGE EXTRATERRITORIAL APPROVAL

Resolved, that the Certified Survey Map in the Town of Sherman is hereby  
approved by the Village Board of the Village of Random Lake.

\_\_\_\_\_  
Village President Michael San Felippo

\_\_\_\_\_  
Village Clerk. Jo Ann Lesser

\_\_\_\_\_  
Village Public Works Director. Joseph Huiras

Dated \_\_\_\_\_



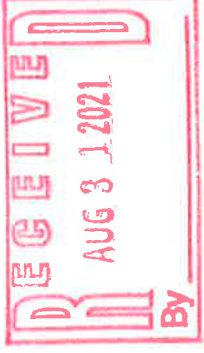
  
Dennis J. Van Sluys S-1238

dated this 10th day of August, 2021 revised 8/31/21



226 West Wisconsin Avenue  
Appleton, WI 54911  
T: 920.857.3505 • F: 414.351.4117

August 29, 2021



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

RE: Krier Extra-Territorial Certified Survey Map Review  
Town of Sherman

Dear Ms. Lesser,

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

**Sheet 1 of 3**

1. The name and address of the owner and surveyor needs to be shown.
2. The coordinates of the section and 1/4 section corners need to be shown. (WISCRS – Sheboygan County is acceptable)
3. The distance between the (2) section corners on the CSM needs to be indicated.
4. Sheet 1, is shown as Sheet 1 of 2, but should be shown as Sheet 1 of 3.
5. If the bearing and distance of the adjoining line of the CSM to the east differs from that shown on the proposed CSM, the bearing and distance of the adjoining CSM should be shown as “recorded as”.
6. If there is a floodplain line within the CSM boundary it needs to be shown along with the contour line lying a vertical distance of two feet above the elevation of the 100-year recurrence interval flood.
7. The central angle of all curves need to be indicated.
8. Is Line 7, a line, or is it actually a curve? It would appear to be meant to be parallel with Curve 1.

**Sheet 2 of 3**

9. Within the 3<sup>rd</sup> line of the Surveyor’s Certificate, a 2, needs to be added after “GOVERNMENT LOTS 1 AND”.



[kapurinc.com](http://kapurinc.com)



10. Within the 9th line of the Surveyor's Certificate, the distance of 374.29', should actually read 313.54'

**Sheet 3 of 3**

11. Within the Village Extraterritorial Approval, the Village President's name, Michael San Filippo, the Village Clerk's name, Jo Ann Lesser, and the Village Public Works Director, Joseph Huiras should be added.

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

Regards,  
KAPUR & ASSOCIATES, INC.

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





Village Of



AUG 27 2021

RECEIVED

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

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

**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.

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 SCHOLLER DEVELOPMENT Daytime Phone Number ( ) - \_\_\_\_\_

Applicant JOHN SCHOLLER (if different from owner) 920  
Property Address W 5102 CR K RANDON LAKE WI 53075 Daytime Phone Number ( ) - 207 1523

Mailing Address (if different) \_\_\_\_\_

Zoning Classification \_\_\_\_\_ Land Use Plan Designation \_\_\_\_\_

Legal Description \_\_\_\_\_

- 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:** \_\_\_\_\_

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.

JOHN SCHOLLER (Property Owner-Signature) JOAN SCHOLLER (Applicant-Signature)

JOAN SCHOLLER (Property Owner-Print Name) JOAN SCHOLLER (Applicant-Print Name)

8-27-21 (Date) Jo Ann Lesser (Village Representative Accepting Form)

pd 7260.00 ck #9999



ALL REQUESTS REQUIRE THE FOLLOWING INFORMATION TO BE PROVIDED BY THE APPLICANT:

- Site plan to include property lines and dimensions
- Topography map to include wetlands, steep slopes, flood zone, etc.
- Proposed Construction (if any)
- Identification of all right-of-ways and easements
- Photographs
- Any additional information that may be helpful to the Board when rendering a decision

If application does not provide adequate space for details, please use a separate sheet of paper.

**VARIANCE:**

To apply for a variance from the Village of Random Lake Zoning Ordinance as provided by the Village of Random Lake Zoning Ordinance, this completed application, along with the appropriate fees, and other requested information and materials must be submitted to the Village Clerk at least 30 days prior to your hearing date.

Your completion of this application and appearance at a public hearing are necessary for the Board to act upon your request. Depending upon the information the Board receives at the hearing and its application of the law, your request for a variance may or may not be granted. Fees paid associated with this request are non-refundable.

The Board will use the five questions in this application to guide its inquiry into your case. Each is written with the legal wording. A variance cannot be granted merely as a convenience to the property owner. (Attach additional sheets if necessary)

1. What are the exceptional or extraordinary circumstances or unique property limitations that apply to your property? Circumstances and conditions that do not generally apply to other properties in the same zoning district as your property? NONE
2. If you are not granted this variance, will others in your zoning district be able to enjoy substantial rights and privileges? YES
3. Will granting this variance be significantly detrimental to your adjacent neighbors and surrounding neighborhood? YES
4. Will granting this variance harm the intent and purpose of this ordinance? NO
5. Has the immediate practical difficulty been caused by anything the applicant has done? NO

*Village Use Only:*

Date Filed _____	Class 1. Notice Published _____	Fee Paid _____
Hearing Date (PC) _____	Class 2 Notice Published _____	Individual Notices Mailed _____
Hearing Date (VB) _____	Board Agenda Date _____	Disposition _____

# Preliminary Plat of Woodland View

- Indicates a masonry nail (MAG) set.
- Indicates a 0.75" rebar found unless otherwise noted.
- Indicates a 1.25" x 18" rebar weighing 4.17 lbs./ft. set.



All lengths shown on curves are curve distances  
 [r.a.] - means "recorded as"  
 Bearings are referenced to the WISCONSIN, Sheboygan County. The east line of the SW 1/4 of Sec. 35-13-21 has a field determined bearing of N 00°01'12" E.

## Objecting Authorities:

Department of Administration  
 Sheboygan County Planning and Resource Department

## Approving Authorities:

Village of Random Lake

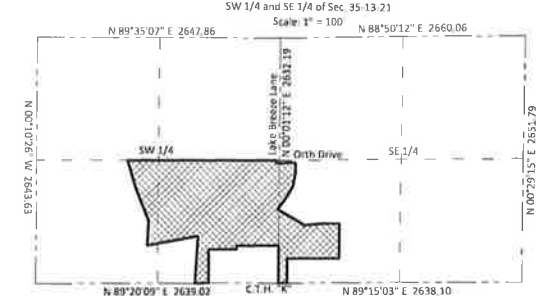
Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 2, of the state constitution.

## Notes:

- Wetlands have been delineated and located by SEH in November, 2020.
- The topographic survey was supplied by Abacus Architects which was done in 2020 by SEH, Inc.
- The topographic elevation datum is based on Village Datum.
- The water elevation and utility elevations are per Abacus Architects provided on August 26, 2021.
- The 100 year floodplain location has been traced from FEMA 5517CD440F which is effective 04/02/2009. This floodplain has a Zone A classification.
- Gross Area of Subdivision: 1,771,786 Sq. Ft. (40.675 Acres) to centerline of creek

Center Sec. 35-13-21  
 cut 1: in curb found  
 N:103602.85  
 E:155684.46

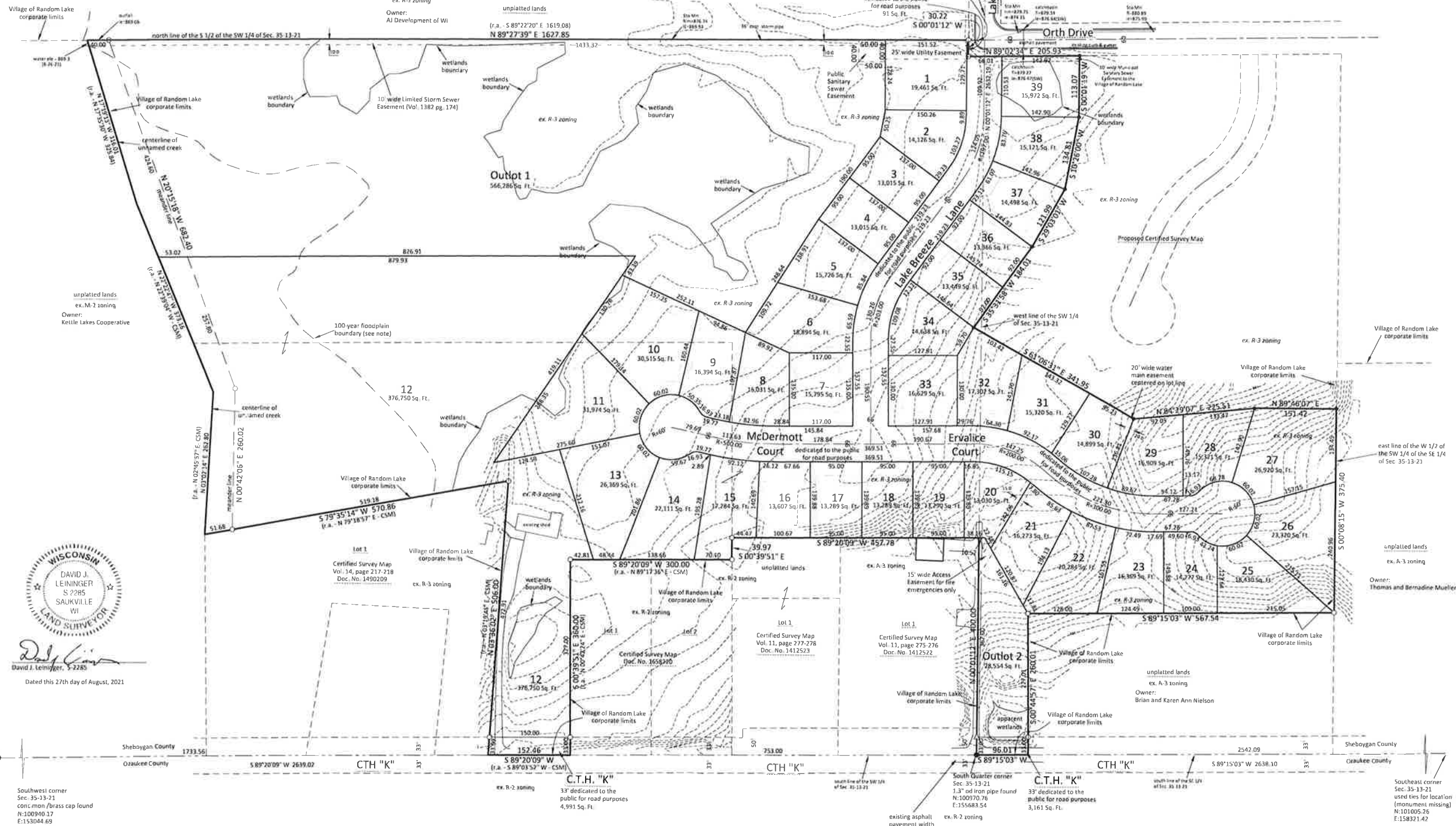
## Location Sketch



Owner/Subdivider  
 Scholler Development, LLC  
 W5102 Cty. Rd. K  
 Random Lake, WI 53075-1700

Engineer  
 Joel Van Ess  
 Abacus Architects, Inc.  
 1335A Michigan Ave.  
 Sheboygan, WI 53081

Surveyor  
 David J. Leininger  
 Homeland Surveying, LLC  
 2079 Cold Springs Rd.  
 Saukville, WI 53080



David J. Leininger, S-2285  
 Dated this 27th day of August, 2021

Southwest corner  
 Sec. 35-13-21  
 conc. m/brass cap found  
 N:100940.17  
 E:153044.69

Southeast corner  
 Sec. 35-13-21  
 used ties for location  
 (monument missing)  
 N:101005.26  
 E:158921.42