



**Park County**  
**Planning & Zoning Department**  
1002 Sheridan Ave.  
Cody, WY 82414  
(307) 527-8540 Fax (307) 527-8515

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**NOTICE OF PUBLIC HEARING**  
**NORTH WIND SUBDIVISION SKETCH PLAN**

At their regular meeting on Wednesday, April 15, 2026, at 1:00pm, the Park County Planning & Zoning Commission will conduct a public hearing to consider the application and Sketch Plan for North Wind Subdivision (Applicants: Matthew and Mark Schauland). The proposed subdivision is a re-subdivision of Lot 1 of Adaline Estates MS-55 into two residential/agricultural lots (one approximately 7.48-acre lot and one approximately 20.80-acre lot). The property is located approximately 10 miles northeast of Cody on Park County Road 20 within Farm Unit A, Section 35, T54N, R101W of the 6<sup>th</sup> P.M., Park County, Wyoming in a General Rural 5-Acre (GR-5) zoning district.

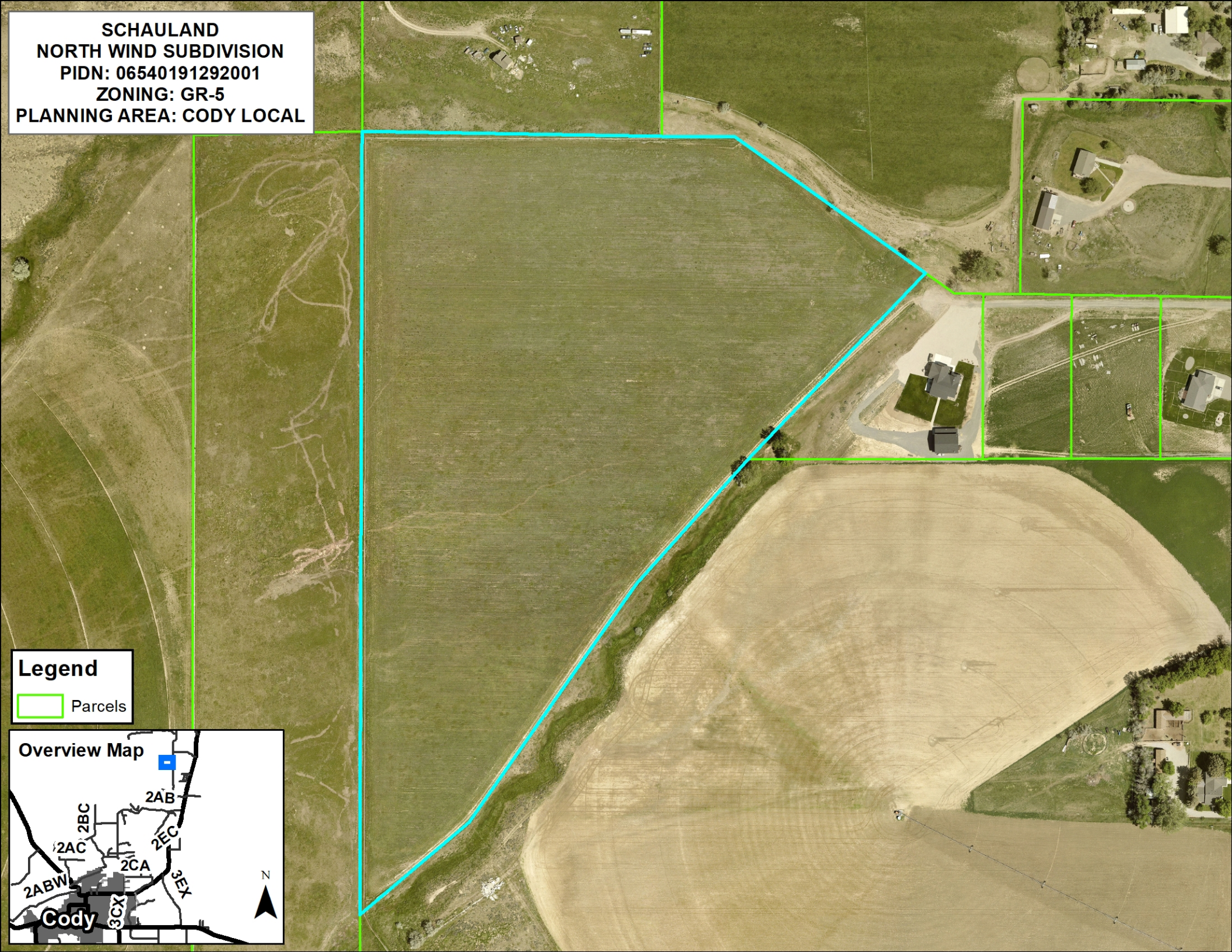
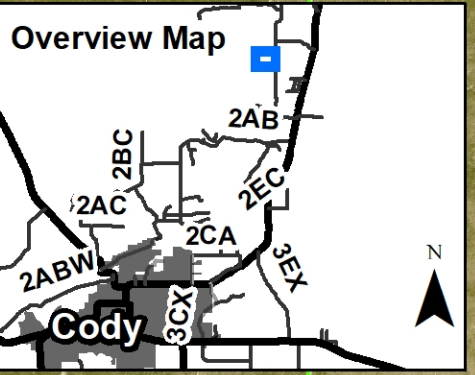
The hearing will be held in the Alternate Emergency Operating Center (EOC Room) located in the basement of the Courthouse Addition, 1002 Sheridan Ave., Cody, WY. In the event that multiple hearings are on the agenda, complete applications will be heard in the order in which they were received. Visit <https://parkcounty-wy.gov/planning-and-zoning/pzmeeting-calendar/>. Anyone wishing to comment on this matter is encouraged to attend, or submit comments to the Planning & Zoning Department, 1002 Sheridan Ave., Suite #109, Cody, WY 82414. For more information call 307-527-8540 or 307-754-8540.

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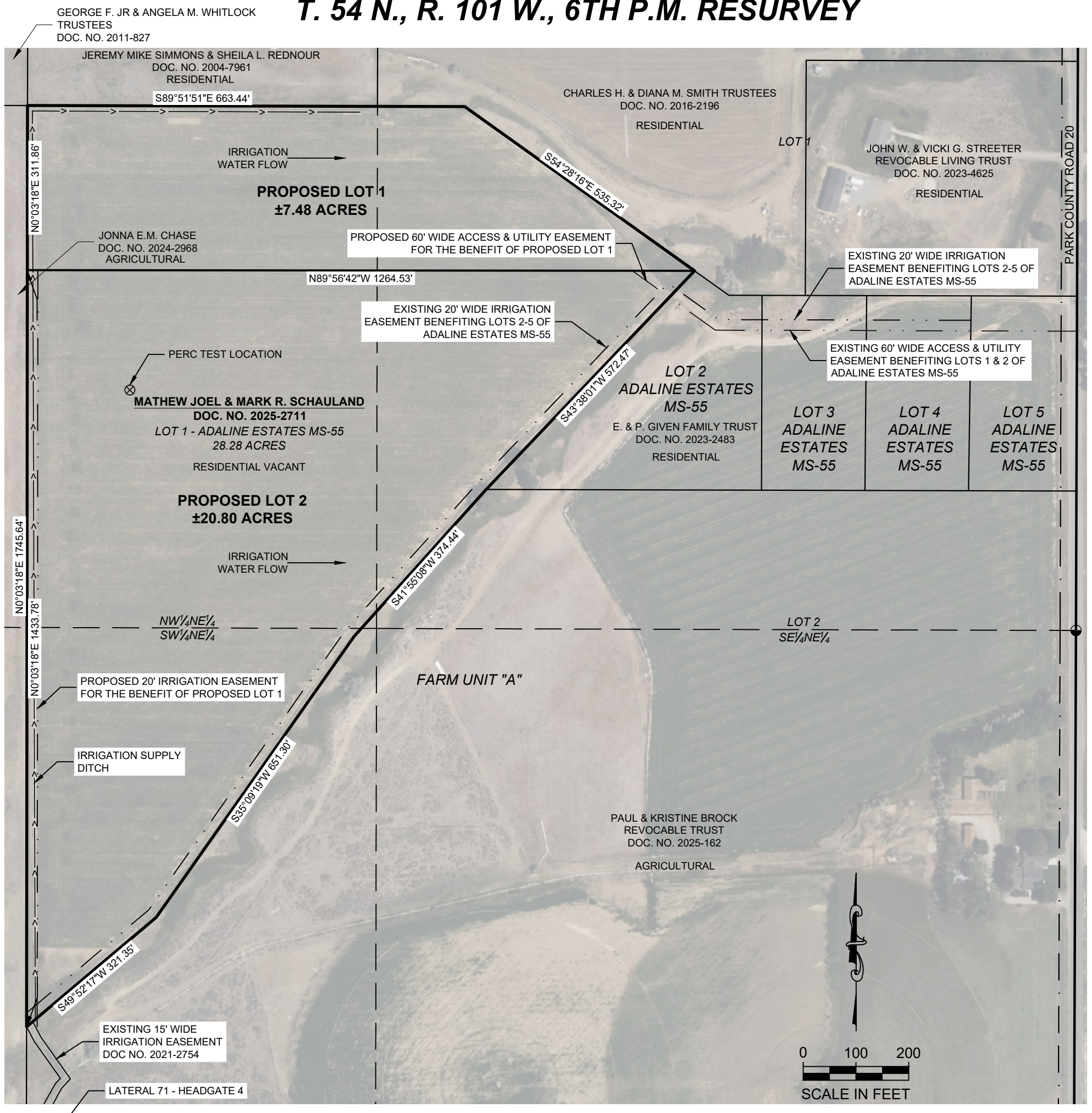
Please run as a legal ad in the *Cody Enterprise* on Tuesday, March 31, 2026  
and Tuesday, April 7, 2026

**SCHAULAND**  
**NORTH WIND SUBDIVISION**  
**PIDN: 06540191292001**  
**ZONING: GR-5**  
**PLANNING AREA: CODY LOCAL**

**Legend**  
Parcels



# NE<sup>1</sup>/<sub>4</sub> SECTION 35 T. 54 N., R. 101 W., 6TH P.M. RESURVEY



**LEGAL DESCRIPTION:**

LOT 1, ADALINE ESTATES MS-55

**NOTES:**

1. BEARING AND DISTANCES ARE RECORD DIMENSIONS FROM PLAT BOOK P, PAGE 166, ROTATED TO MATCH PREVIOUS SURVEYS.
2. THIS PROPERTY IS IN THE GENERAL RURAL - 5 ACRE (GR-5) ZONE.
3. THE USE OF THIS PROPERTY IS RESIDENTIAL VACANT, WITH THREE NEIGHBORING PROPERTIES BEING RESIDENTIAL, AND TWO AGRICULTURE.
4. TOTAL ACREAGE TO BE SUBDIVIDED: ±28.28 ACRES, LOT 1 GROSS ACREAGE = ±7.48 ACRES. LOT 2 GROSS ACREAGE = ±20.80 ACRES.
5. PROPOSED LOTS 1 AND 2 ARE THE LANDS WITHIN IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2025-2711.
6. ACCESS TO THE PROPOSED LOTS 1 AND 2 IS FROM A PRIVATE ACCESS & UTILITY EASEMENT, CONNECTING TO PARK COUNTY ROAD 20.
7. THERE ARE ADJUDICATED WATER RIGHTS ATTACHED TO THE PROPOSED LOTS. PROPOSED LOTS 1 AND 2 ARE CURRENTLY BEING IRRIGATED USING FLOOD IRRIGATION UNDER THE HEART MOUNTAIN IRRIGATION DISTRICT, AND LOT 1 WILL BE ADAPTED TO SPRINKLER IRRIGATION AS PART OF THE SUBDIVISION PROCESS REQUIRING ANY LOT UNDER 15 ACRES TO BE SPRINKLER IRRIGATED.

**EASEMENTS OF RECORD:**

1. WARRANTY DEED  
RECORDED: APRIL 15, 2021  
DOC #2021-2754
2. SUBDIVISION PLAT  
RECORDED: JULY 1, 2022  
DOC #2022-3749

<b>Morrison Maierle</b> <small>engineers • surveyors • planners • scientists</small>	1402 Stampede Avenue Cody, WY 82414 Phone: 307.587.6281 www.m-m-.net	DRAWN BY: <u>  KGM  </u> FLD WK. BY: <u>          </u> CHK. BY: <u>  RBB  </u> DATE: <u>  10/2025  </u>
	<small>COPYRIGHT © MORRISON-MAIERLE, INC. 2026</small>	

CODY	MATHEW JOEL & MARK R. SCHAULAND  NORTH WIND SUBDIVISION SKETCH PLAN LOT 1 OF ADALINE ESTATES MS-55 PARK COUNTY, WYOMING	WYOMING  PROJECT NO. 10831.001  SHEET NUMBER 1
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