VILLAGE OF MONTFORT MEETING OF THE PLANNING COMMITTEE
COMMUNITY BUILDING, 102 E. PARK STREET, MONTFORT, WI 53569
JUNE 21, 2022 6:30 P.M
APPROVED MINUTES

The Planning Committee Meeting was called to order at 6:00 p.m. in the Montfort Community Building.

Upon roll call, the following members were present: Gary Belken, Mark Dobson, Jim Davis, and Jonathon Schumacher. Village Clerk Shelly Kazda was also present. Mark Burton, Gary Anderson, Kyle Gundlach and President Chuck Piper were absent.

A brief discussion was held regarding John Kohlenberg's request to replat of Lot One (1) of Block One (1) of Kohlenberg Estates recorded as Document Number 640286, Grant County Registry and Lot 1 of Certified Survey Map Number 800 recorded as Document Number 631307, Grant County Registry, which is located in the Southwest Quarter (SW 114) of the Northeast Quarter (NE 114) of Section Twenty-five (25), Township Six (6) North, Range One (1) West of the 4th P.M., Village of Montfort, Grant County, Wisconsin, containing 0.99 acre, more or less, and being described as follows:

> Commencing at the East Quarter (E 1/4) corner of said Section 25;
> thence North 00° 22' 16" West 301.23 feet along the East line of said Section;
> thence South 89° 04' 28" West 2135.89 feet to the Northeast corner of Lot 1 of said Certified Survey Map Number 800, said corner being the point of beginning;
> thence South 89° 04' 28" West 33.00 feet along the Southerly right of way of Dale Drive;
> thence 39.26 feet on the arc of a curve to the left with a radius of 100.00 feet and a long chord bearing South 77° 49' 37" West 39.01 feet along said right of way;
> thence South 66° 34' 45" West 108.43 feet along said right of way; thence 54.04 feet on the arc of a curve to the right with a radius of 160.00 feet and a long chord bearing South 76° 15' 19" West 53.78 feet along said right of way to the Northeast corner of Lot 2 of Block 1 of Kohlenberg Estates;
> thence South 00° 17' 21" West 156.24 feet along the East line of said Lot 2 to the Southeast corner thereof; thence North 89° 52' 13" East 227.13 feet along the Northerly right of way of U.S.H. #18 to the Southeast corner of Lot 1 of said Certified Survey Map Number 800;
> thence North 00° 54' 13" West 220.39 feet along the East line of said Lot 1 to the point of beginning.
> That this parcel is subject to any and all easements of record and/or usage.

This property is owned by Kohlenberg Storage, LLC (John Kohlenberg) and is located at 210 and 212 West Highway 18 in the Village of Montfort.

Motion by Jonathon Schumacher, second by Gary Belken to recommend approval of the CSM as presented to the board. Roll Call – Yes: Gary Belken, Mark Dobson, Jim Davis and Jonathon Schumacher. No: 0 Mark Burton, Gary Anderson and Kyle Gundlach were absent. Motion carried.

A brief discussion was held regarding John Kohlenberg's request to replat of Lots (Nine) 9 and Ten (10) of Kohlenberg Estates recorded as Document Number 640286, Grant County Registry which is located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Six (6) North, Range One (1) West of the 4th P.M., Village of Montfort, Grant County, Wisconsin, containing 0.67 acre, more or less, and being described as follows:

> Commencing at the East Quarter (E 1/4) comer of said Section 25;
> thence North 00° 22' 16" West 580.03 feet along the East line of said Section;
> thence South 89° 20' 08" West 2141.64 feet to the Northeast corner of said Lot 9, said corner being the point of beginning; thence South 89° 20' 08" West 134.10 feet to the Northwest comer of said Lot 10; thence South 01°23' 02" East 20.00 feet along a line of said Lot 10; thence South 59° 02' 19" West 105.91 feet along a line of said Lot 10; thence South 00° 17' 22" West 94.42 feet along a line of said Lot 10 to the Southwest comer thereof;
> thence North 79° 43' 07" East 232.08 feet to the Southeast corner of said Lot 9;
> thence North 01° 31' 55" West 129.08 feet along the East line of said Lot 9 to the point of beginning.
> That this parcel is subject to any and all easements of record and/or usage.

This property is owned by Kohlenberg Investments, LLC (John Kohlenberg) and is located at 303 and 305 Vilas Drive in the Village of Montfort.

Motion by Jonathon Schumacher, second by Gary Belken to recommend approval of the CSM as presented to the board. Roll Call – Yes: Gary Belken, Mark Dobson, Jim Davis and Jonathon Schumacher. No: 0 Mark Burton, Gary Anderson and Kyle Gundlach were absent. Motion carried.

A brief discussion was held regarding the proposed rezoning of 308 Route 66 from A2 (Agricultural) to R2 (Residential) upon completion of annexation. The Territory proposed to be annexed is particularly described as follows:

> A parcel of land located in the Southeast Quarter (S.E. ¼) of the Southwest Quarter (S.W.¼) and in the Southwest Quarter (S.W. ¼) of the Southeast Quarter (S.E. ¼) of Section Twenty-four (24), Township Six (6) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin, being more particularly described as follows:
> Commencing at the South Quarter corner of Section Twenty-four (24), Township Six (6) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin; thence North 83º 00' 55" West 144.89 feet along said center line; thence North 02º 01' 14" East 159.91 feet; thence North 14º 7' 15" East 38.29 feet; thence South 77º 17' 01" East 89.34 feet; thence South 63º 42' 54" East 80.34 feet; thence South 02º 38' 10" West 162.29 feet to the center line of Route "66"; thence North 83º00; 55" West 23.05 feet along said center line to the point of beginning.
> Subject to a 15' wide easement for ingress and egress, the centerline of which is described as follows:

Commencing at the South Quarter corner of Section Twenty-four (24), Township Six (6) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin; thence North 00º07' 08" West 178.95 feet along the North-South Quarter line of said Section Twenty-four (24) to a point in the center line of Route "66" thence North 8º 00' 55" West 55.36 feet along said center line to the point of beginning; thence North 01º 33' 39" East 200.00 feet to the terminus point.

For Informational Purposes:
Tax Parcel Number: 062-00516-0010
Property Address: 308 Route 66, Montfort, WI 53569

Motion by Jonathon Schumacher, second by Gary Belken to recommend approval of rezone from A2 to R2 upon annexation. Roll Call – Yes: Gary Belken, Mark Dobson, Jim Davis and Jonathon Schumacher. No: 0 Mark Burton, Gary Anderson and Kyle Gundlach were absent. Motion carried.

Motion by Jonathon Schumacher, second by Jim Davis to adjourn at 6:10pm.

Posted on: 06/22/2022 – Village Website, Community Building, and Montfort Post Office.
Shelly Kazda
Village Clerk/Treasurer

PRELIMINARY PLANS

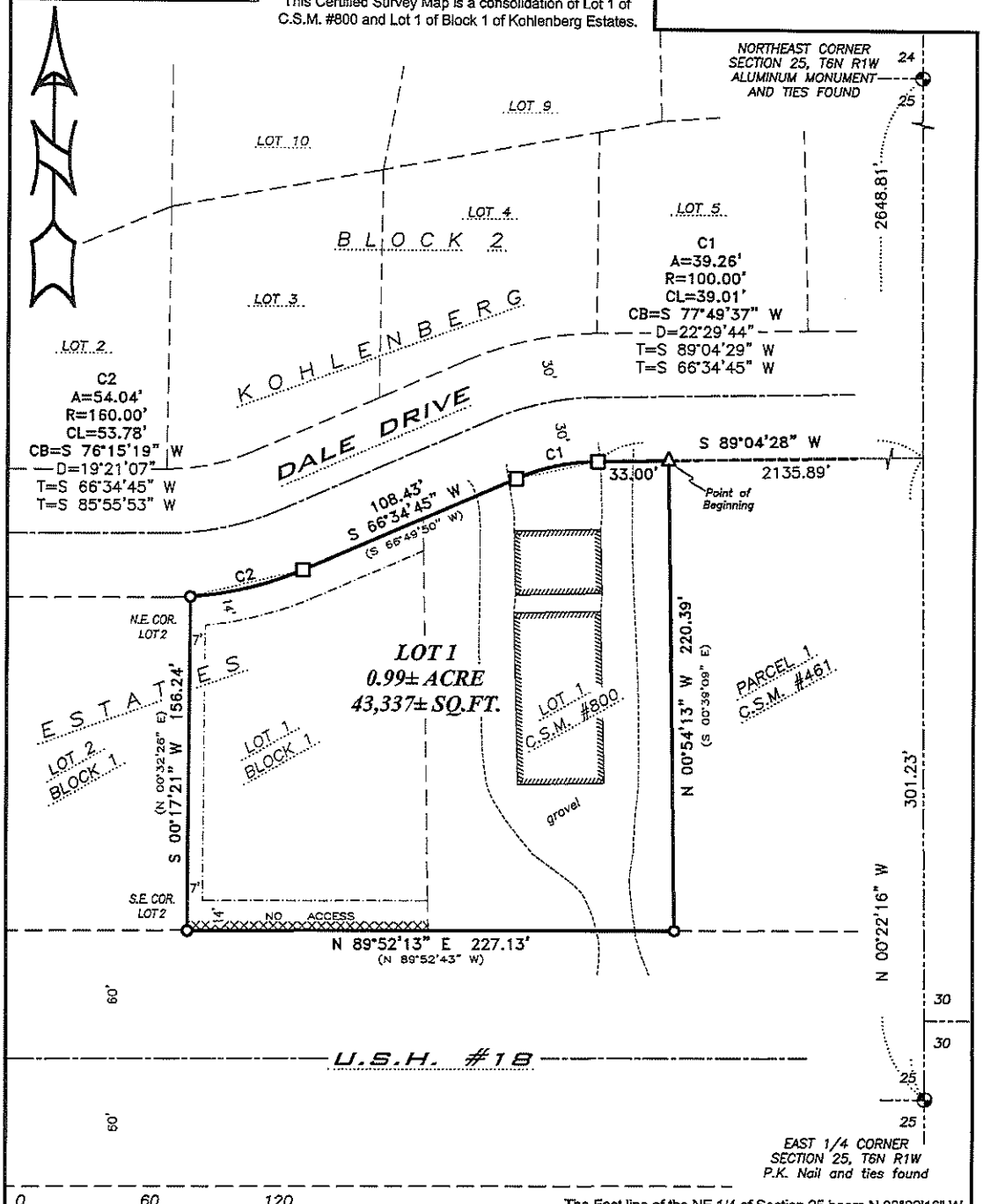
ALL DIMENSIONS AND AREAS SHOWN ARE
APPROXIMATE PENDING FINAL SURVEY

CERTIFIED SURVEY MAP NO. _____

BEING A REPLAT OF LOT 1 OF BLOCK 1 OF KOHLENBERG ESTATES AND LOT 1 OF C.S.M. NO. 800 WHICH IS LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 25, T6N R1W, VILLAGE OF MONTFORT, GRANT COUNTY, WISCONSIN

LEGEND LOCATED ON SHEET 2

This Certified Survey Map is a consolidation of Lot 1 of C.S.M. #800 and Lot 1 of Block 1 of Kohlenberg Estates.



0 60 120

SCALE 1" = 60'

The East line of the NE 1/4 of Section 25 bears N 00°22'16" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: KOHLENBERG INVESTMENTS, LLC

JOB NO: 22S095
H:\CRD\22S095
H:\PLAT\MONTFORT\KHLNBRGEST\22S110--KOHLENBERG

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: OWEN AUSTIN

PRELIMINARY PLANS

ALL DIMENSIONS AND AREAS SHOWN ARE
APPROXIMATE PENDING FINAL SURVEY

CERTIFIED SURVEY MAP NO. _____

BEING A REPLAT OF LOT 1 OF BLOCK 1 OF KOHLENBERG ESTATES AND LOT 1 OF C.S.M. NO. 800 WHICH IS LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 25, T6N R1W, VILLAGE OF MONTFORT, GRANT COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, do hereby certify: That I have surveyed, divided and mapped this Certified Survey Map being a Replat of Lot One (1) of Block One (1) of Kohlenberg Estates recorded as Document Number 640286, Grant County Registry and Lot 1 of Certified Survey Map Number 800 recorded as Document Number 631307, Grant County Registry, which is located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Six (6) North, Range One (1) West of the 4th P.M., Village of Montfort, Grant County, Wisconsin, containing 0.99 acre, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 25;
thence North 00° 22' 16" West 301.23 feet along the East line of said Section;
thence South 89° 04' 28" West 2135.89 feet to the Northeast corner of Lot 1 of said Certified Survey Map Number 800, said corner being the point of beginning;
thence South 89° 04' 28" West 33.00 feet along the Southerly right of way of Dale Drive;
thence 39.26 feet on the arc of a curve to the left with a radius of 100.00 feet and a long chord bearing South 77° 49' 37" West 39.01 feet along said right of way;
thence South 66° 34' 45" West 108.43 feet along said right of way;
thence 54.04 feet on the arc of a curve to the right with a radius of 160.00 feet and a long chord bearing South 76° 15' 19" West 53.78 feet along said right of way to the Northeast corner of Lot 2 of Block 1 of Kohlenberg Estates;
thence South 00° 17' 21" West 156.24 feet along the East line of said Lot 2 to the Southeast corner thereof;
thence North 89° 52' 13" East 227.13 feet along the Northerly right of way of U.S.H. #18 to the Southeast corner of Lot 1 of said Certified Survey Map Number 800;
thence North 00° 54' 13" West 220.39 feet along the East line of said Lot 1 to the point of beginning.

That this parcel is subject to any and all easements of record and/or usage.
That I have made such survey, land division and map by the direction of John Kohlenberg.
That such map is a correct representation of all the exterior boundaries of the land surveyed and the division made thereof and field work was completed on _____.
That I have fully complied with Chapter A-E 7 of the Wisconsin Administrative Code and the provisions of Section 236.34 of the Wisconsin Statutes, in surveying, dividing and mapping the same.
Dated this ____ day of _____, 2022.

_____
Aaron J. Austin, S-2922

OWNER'S CERTIFICATE:
As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.
Dated this ___ day of _____, 2022.

Kohlenberg Investments, LLC.

Authorized Signature: _____

VILLAGE OF MONTFORT APPROVAL CERTIFICATE:
Resolved, that this Certified Survey Map in the Village of Montfort, the owner(s) listed hereon, is hereby approved by the Village of Montfort this ___ day of _____, 2022.

_____
President

REGISTER OF DEEDS CERTIFICATE:
Received for record this ___ day of _____, 2022 at _____o'clock, ___.m. and recorded in Volume ___ of Certified Survey Maps on Page(s) _____.

_____
Andrea Noethe, Register of Deeds

LEGEND

- Section Corner
- 3/4" rebar found
- 1 1/4" rebar found
- 1" Iron pipe found
- 3/4" x 18" rebar set with cap – wt=1.50 #/l.f.
- ( ) Recorded as
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Previously surveyed line
- Platted lot line
- Existing Utility Easement
- Existing Improvement
- Existing Structure

Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

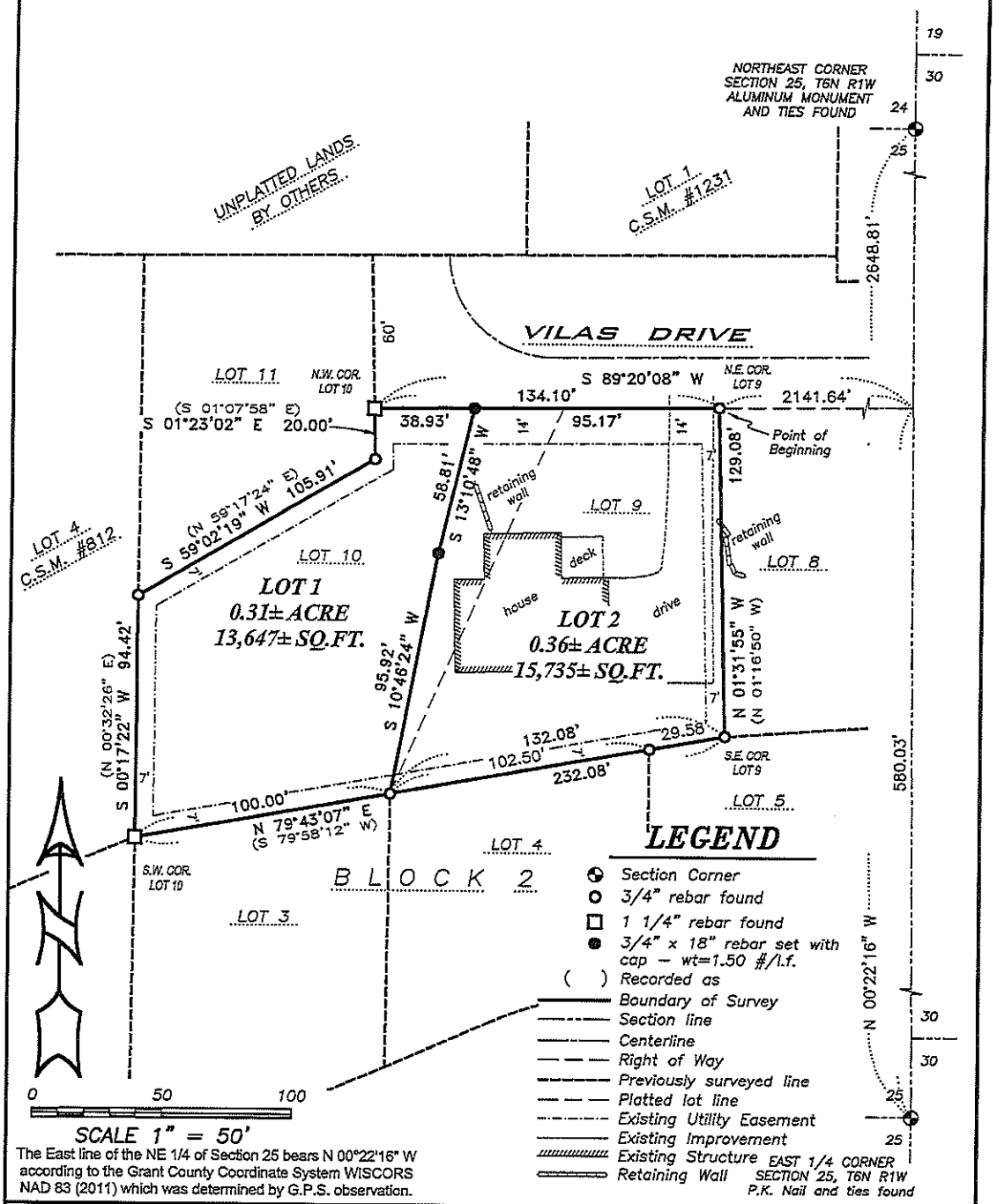
Prepared for: KOHLENBERG INVESTMENTS, LLC

JOB NO: 22S095
H:\CRD\22S095
H:\PLAT\MONTFORT\KHLNBRGEST\22S110-KOHLENBERG

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: OWEN AUSTIN

CERTIFIED SURVEY MAP NO. _____

BEING A REPLAT OF LOTS 9 AND 10 OF BLOCK 2 OF KOHLENBERG ESTATES WHICH IS LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 25, T6N R1W, VILLAGE OF MONTFORT, GRANT COUNTY, WISCONSIN



LEGEND

- Section Corner
- 3/4" rebar found
- 1 1/4" rebar found
- 3/4" x 18" rebar set with cap – wt=1.50 #/l.f.
- ( ) Recorded as
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Previously surveyed line
- Platted lot line
- Existing Utility Easement
- Existing Improvement
- Existing Structure
- Retaining Wall

The East line of the NE 1/4 of Section 25 bears N 00°22'16" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

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CERTIFIED SURVEY MAP NO. _____

BEING A REPLAT OF LOTS 9 AND 10 OF BLOCK 2 OF KOHLENBERG ESTATES WHICH IS LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 25, T6N R1W, VILLAGE OF MONTFORT, GRANT COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:
I, Aaron J. Austin, Professional Wisconsin Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped this Certified Survey Map being a Replat of Lots Nine (9) and Ten (10) of Block Two (2) of Kohlenberg Estates recorded as Document Number 640286, Grant County Registry which is located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Six (6) North, Range One (1) West of the 4th P.M., Village of Montfort, Grant County, Wisconsin, containing 0.67 acre, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 25;
thence North 00° 22' 16" West 580.03 feet along the East line of said Section;
thence South 89° 20' 08" West 2141.64 feet to the Northeast corner of said Lot 9, said corner being the point of beginning;
thence South 89° 20' 08" West 134.10 feet to the Northwest corner of said Lot 10;
thence South 01° 23' 02" East 20.00 feet along a line of said Lot 10;
thence South 59° 02' 19" West 105.91 feet along a line of said Lot 10;
thence South 00° 17' 22" West 94.42 feet along a line of said Lot 10 to the Southwest corner thereof;
thence North 79° 43' 07" East 232.08 feet to the Southeast corner of said Lot 9;
thence North 01° 31' 55" West 129.08 feet along the East line of said Lot 9 to the point of beginning.

That this parcel is subject to any and all easements of record and/or usage.
That I have made such survey, land division and map by the direction of John Kohlenberg.
That such map is a correct representation of all the exterior boundaries of the land surveyed and the division made thereof and field work was completed on 5-20-2022.
That I have fully complied with Chapter A-E 7 of the Wisconsin Administrative Code and the provisions of Section 236.34 of the Wisconsin Statutes, in surveying, dividing and mapping the same.

Dated this 26th day of May, 2022.

_____
Aaron J. Austin, S-2922

OWNER'S CERTIFICATE:
As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.
Dated this ___ day of _____, 2022.

Kohlenberg Investments, LLC.

Authorized Signature: _____

VILLAGE OF MONTFORT APPROVAL CERTIFICATE:
Resolved, that this Certified Survey Map in the Village of Montfort, the owner(s) listed hereon, is hereby approved by the Village of Montfort this ___ day of _____, 2022.

_____
President

REGISTER OF DEEDS CERTIFICATE:
Received for record this ___ day of _____, 2022 at _____o'clock, ___.m. and recorded in Volume ___ of Certified Survey Maps on Page(s) _____.

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Andrea Noethe, Register of Deeds

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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: OWEN AUSTIN

Exhibit A

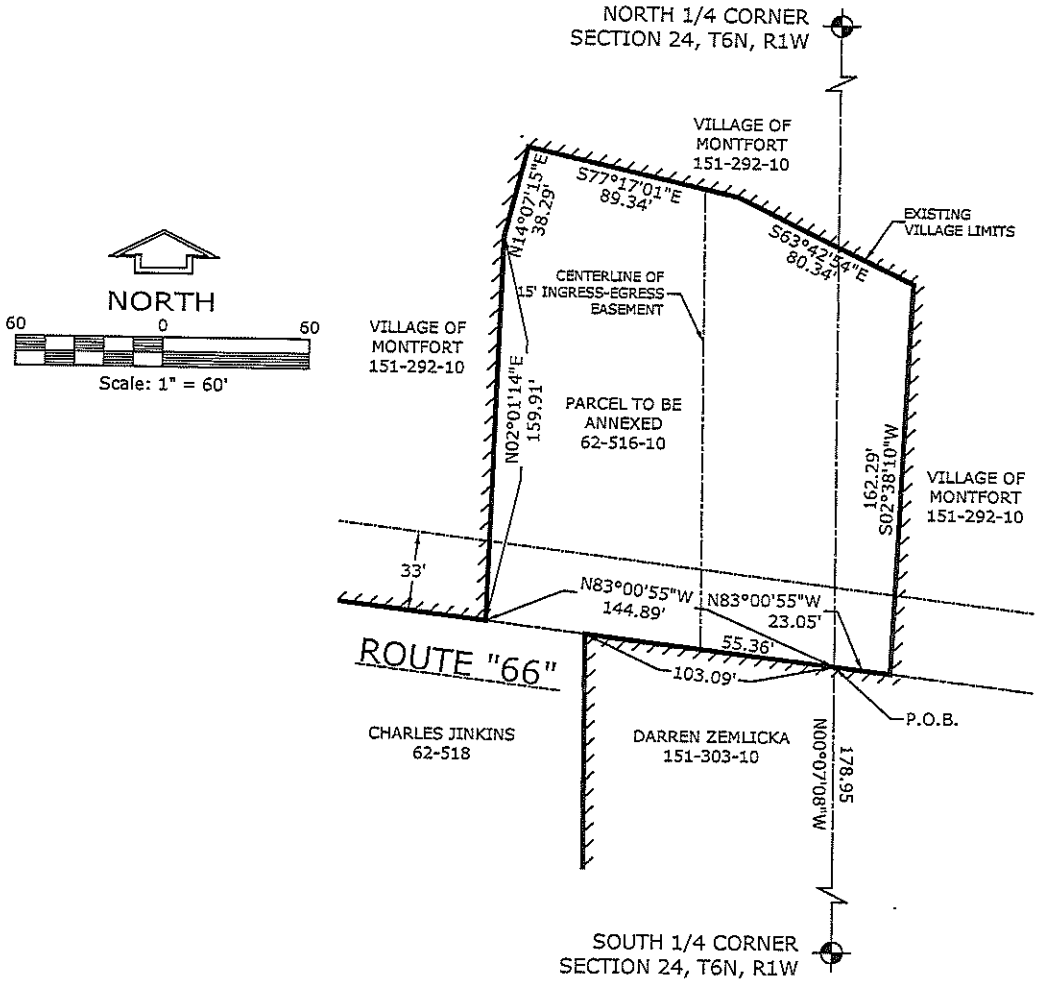
ANNEXATION MAP

A Parcel of land Located in the Southeast 1/4 of the Southwest 1/4 and in the Southwest 1/4 of the Southeast 1/4 of Section 24, T6N, R1W, Town of Wingville, Grant County, Wisconsin described as follows:

Commencing at the South 1/4 Corner of Section 24, T6N, R1W; thence; N00°07'08"W, 178.95' along the East line of the Southwest 1/4 of said Section 24 to a point on the Centerline of Route "66", said point being the Point of Beginning; thence N83°00'55"W, 144.89' along said Centerline of Route "66"; thence N02°01'14"E, 159.91'; thence N14°07'15"E, 38.29'; thence S77°17'01"E, 89.34'; thence S63°42'54"E, 80.34'; thence S02°38'10"W, 162.29' to the Centerline of Routh "66"; thence N83°00'55"W, 23.05' along said Centerline to the Point of Beginning.

Said Parcel contains 31,145 Sq. Ft. or .715 acres more or less and is subject to any and all easements and right-of-ways of record.

Bearings are referenced to the East line of the SE 1/4 of Section 24, T6N, R1W, Town of Wingville, Grant County, WI assumed as Bearing N00°07'08"W.



K. D. ENGINEERING CONSULTANTS, INC.
2600 County Hwy. Y
Dodgeville, WI 53533 (608) 935 - 3310