

NOTICE OF PUBLIC HEARING REGARDING PROPOSED AMENDMENTS TO THE ZONING ORDINANCE AND MAP AND THE SUBDIVISION ORDINANCE (CHAPTERS 11 AND 12 OF THE MUNICIPAL CODE) OF THE VILLAGE OF MONTFORT, GRANT AND IOWA COUNTIES, WISCONSIN

PLEASE TAKE NOTICE that the Village Board of the Village of Montfort, Grant and Iowa Counties, Wisconsin, will hold a public meeting at **5:45 p.m. on Wednesday, June 16, 2021** in the Community Building Auditorium for the purpose of hearing comments on proposed amendments to the zoning ordinance and map and proposed amendments to the subdivision ordinance of the Village of Montfort. At the hearing the following proposed amendments will be discussed:

- 1. Recreation of the entire zoning code to include provisions meeting new statutory requirements**
- 2. Revisions to the zoning map to reflect actual use of property**
- 3. Recreation of the subdivision ordinance to include provisions meeting new statutory requirements**

Descriptions of the property to be rezoned are as follows:

Property to be Rezoned from A2 to R1

PIN 151-00319-000 –
SEC.25-T6N-R1W PRT SW1/4 NE1/4 DESC; COM 60' W OF NW COR BLK 4 JOHNSONS ADD; W120'; S100'; E120'; N 100' TO POB (631/579) ALSO INCL TRACT 1 SURVEY 14/26: COM N1/4 COR SEC 25; S 0D 32' W 1763.88'; S 89D 59' E 551.87'; N 0D 17' W 275', BEING POB; S 89D 59' E 120'; N 0D 17' W 23'; S 89D 42' W 60'; N 0D 17' W 45'; S 89D 42' W 60'; S 0D 17' E 67.36' TO POB

PIN 151-00317-20 –
SEC.25-T6N-R1W LOT 1 CSM 462 PRT SW1/4 NE1/4 120' X 120'

PIN 151-00317-30 –
SEC.25-T6N-R1W PRT SW1/4 NE1/4 DESC; COM N1/4 COR SEC 25; S0D32M W1763.88'; S89D59M E551.87' TO POB; S89D59M E120'; S0D17M E94.82'; S89D33M W120'; N0D17M W95.76' TO POB LOT 1 CSM 458

Property to be Rezoned from C1 to R1

PIN 151-00257-0020 –
SEC.25-T6N-R1W COM 55' S OF SE COR LOT 4 BLK 6 DIETER & EASTMAN ADD; E422'

TO POB; E TO N LN RR R/W; SW'LY AL R/W TO PT S OF POB; N TO POB EXC ST IN
151-224-10

PIN 151-00151-0000 -
SEC 25-T6N-R1W PRT SW1/4 NE1/4 AS LOT 2 CSM 2045

PIN 151-00152-0000 -
SEC 25-T6N-R1W PRT SW1/4 NE1/4 AS LOT 1 CSM 2045

Property to be Rezoned from C1 to R2

PIN 151-00050-000 –
DIETER AND EASTMAN ADD. LOT 1 EXC PCL COM NW COR; E 40'; S30'; W40'; N30'
TO POB; & LOT 2 BLOCK 4 ALSO VAC N1/2 VAC ALLEY ADJ LOT 2 ALSO INCL PRT
VAC ALLEY DESC IN 786493

PIN 151-00213-0000 –
LAIRD ADD. N1/2 LOTS 5 & 6; LOT 7 BLOCK 2 ALSO VAC WISCONSIN ST ADJ TO
LOT 5 270' X 50' ALSO INCL S1/2 DISCONTINUED ALLEY DESC IN 805706 ADJ PROP

PIN 151-00214-0000 –
LAIRD ADD. S1/2 LOTS 5 & 6 EXC S27'; LOT 8 EXC S 17' BLOCK 2 ALSO VAC
WISCONSIN ST W OF LOT 5

PIN 151-00179-0000 –
LEDBETTER ADD. LOT 5 BLOCK 8 ALSO INCL PRT DISCONTINUED ALLEY ADJ
PROP

PIN 151-00180-0000 –
LEDBETTER ADD. S80' OF LOT 6 BLOCK 8 80' X 100'

PIN 151-00181-0000 –
LEDBETTER ADD. N20' LOT 6; W46' LOT 7 BLK 8 ALSO INCL PRT DISCONTINUED
ALLEY ADJ PROP

PIN 151-00190-0000 –
LEDBETTER ADD. LOT 5 BLOCK 9 60' X 100' ALSO INCL S1/2 DISCONTINUED ALLEY

DESC IN 805706 ADJ PROP

PIN 151-00202-0000 –
LEDBETTER ADD. LOT 3 BLOCK 12 (60' X 90') (793/96,502/376)

PIN 151-00203-0000 –
LEDBETTER ADD. LOT 4 BLOCK 12 90' X 60' (659/421)

PIN 151-00014-0000 –
ORIGINAL PLAT LOT 10 ALSO INCL PRT DISCONTINUED ALLEY ADJ PROP

PIN 151-00240-0000 –
SEC.25-T6N-R1W PRT E1/2 NE1/4: COM SE COR LOT 8 BLK 2 LAIRD ADD; E60'; N176.2'
TO POB; E126'; S85.5 '; W126'; N85.5"TO POB

PIN 151-00322-0040 -
SEC.25-T6N-R1W KOHLENBERG ESTATES LOT 3 BLK 1 18909 SQ.FT.

Property to be Rezoned from C1 to M1

PIN 151-00236-0000 -
SEC.25-T6N-R1W LOT 1 CSM 977 PRT NE1/4 SE1/4 SEE 1050/627 AFFIDAVIT OF
CORRECTION FOR CSM EXC HWY

Property to be Rezoned from R2 to R1

PIN 151-00224-0000 -
SEC.25-T6N-R1W COM SE COR OF E1/2 NE1/4; N 13 CHNS TO RR; W10.7 CHNS; S 1.52
CHNS; W5.62 CHNS; S9 CHNS; E16 CHNS TO POB EXC WOODWARD ADD & LOTS
EXC 2.5 A; EXC 151-224-10

Property to be Rezoned from R2 to C1

PIN 151-00277-0000 -
SEC.25-T6N-R1W LOT 1 CSM 1906

PIN 151-00225-0000 -
SEC.25-T6N-R1W PRT SE1/4 NE1/4 DESC; COM E 1/4 COR SEC; N73.22'; W677. 94' N'LY
R/W HWY 18 & E'LY LN OF PCL DESC 476/408 & POB ; N0D12M W373.01'; N81D44M E

283.01'; S3D44M E137.95'; WLY 20'; S20D21M W16.82'; S16D14M E116.52'; S13D4M W 57.85' TO NW COR PCL IN 374/ 584; S0D9M W104.43' AL W LN DESC PCL TO N'LY R/W LN; S88 D28M W295.57' AL SD R/W TO EXC HWY

Property to be Rezoned from CON to R2

PIN 151-00048-0000 –
DIETER AND EASTMAN ADD. W1/2 LOT 1 BLOCK 4 1/2 32' X 75'


Annexed Property to be Zoned C1

PIN 151-0038 - NOW ANNEXED INTO VILLAGE
PT FR SW1/4 OF NW1/4 ANNEXED FROM THE TOWN OF EDEN DOC #355557

Annexed Property to be Zoned CON.

PIN 151-00292-0010 - NOW ANNEXED INTO VILLAGE
SEC 24-T6N-R1W PRT SW1/4 SE1/4 & SE1/4 SW1/4 AS PRT SURVEY 45/39 DESC: COM N1/4 COR SEC 24; S 00D 28' E 3958.61' AL E LN W1/2 SEC 24 TO POB AT NW COR NW1/4 SW1/4 SE1/4; S 00D 28' E 727.49'; N 89D 49' E 56.94'; S 00D 31' E 313.26'; S 89D 24' W 22.89'; S 00D 35' E 76.69'; N 82D 41' W 8.48'; N 02D 15' E 129.42'; N 64D 05' W 80.34'; N 77D 39' W 89.34'; S 13D 44' W 38.29'; S 01D 38' W 158.30'; CHORD N 86D 08' W 190.52'; N 27D 39' W 257.38'; N 00D 35' W 223.89'; N 89D 43' E 16.57'; N 18D 59' W 522.27'; N 90D 00' W 66.00'; N 00D 34' W 165.64'; N 89D 38' E 665.53' TO POB. (COMES FROM OLD PARCELS 62-510-00 & 62-516-00)

A copy of the revised zoning code and map of the property proposed to be rezoned may be obtained from The Village Clerk's office. A copy of the revised subdivision ordinance may also be obtained from the Village Clerk's office. All interested persons will be given an opportunity to be heard at the hearing.



Shelly Kazda, Village Clerk