

**NOTICIE OF PUBLIC HEARING  
VILLAGE OF MONTFORT BOARD OF TRUSTEES  
VILLAGE OF MONTFORT, GRANT AND IOWA COUNTIES, WISCONSIN.**

**NOTICE OF PUBLIC HEARING REGARDING A PROPOSED CSM.**

**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, July 20, 2022** in the Community Building Auditorium for the purpose of hearing comments on a proposed CSM.

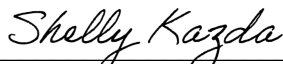
Review proposed certified survey map of the following described property, which will replat Lots (Nine) 9 and Ten (10) of Kohlenberg Estates recorded as Document Number 640286, Grant County Registry which is located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (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) 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.

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

A copy of a map of the property proposed to be rezoned may be obtained from The Village Clerk's office. All interested persons will be given an opportunity to be heard at the hearing.

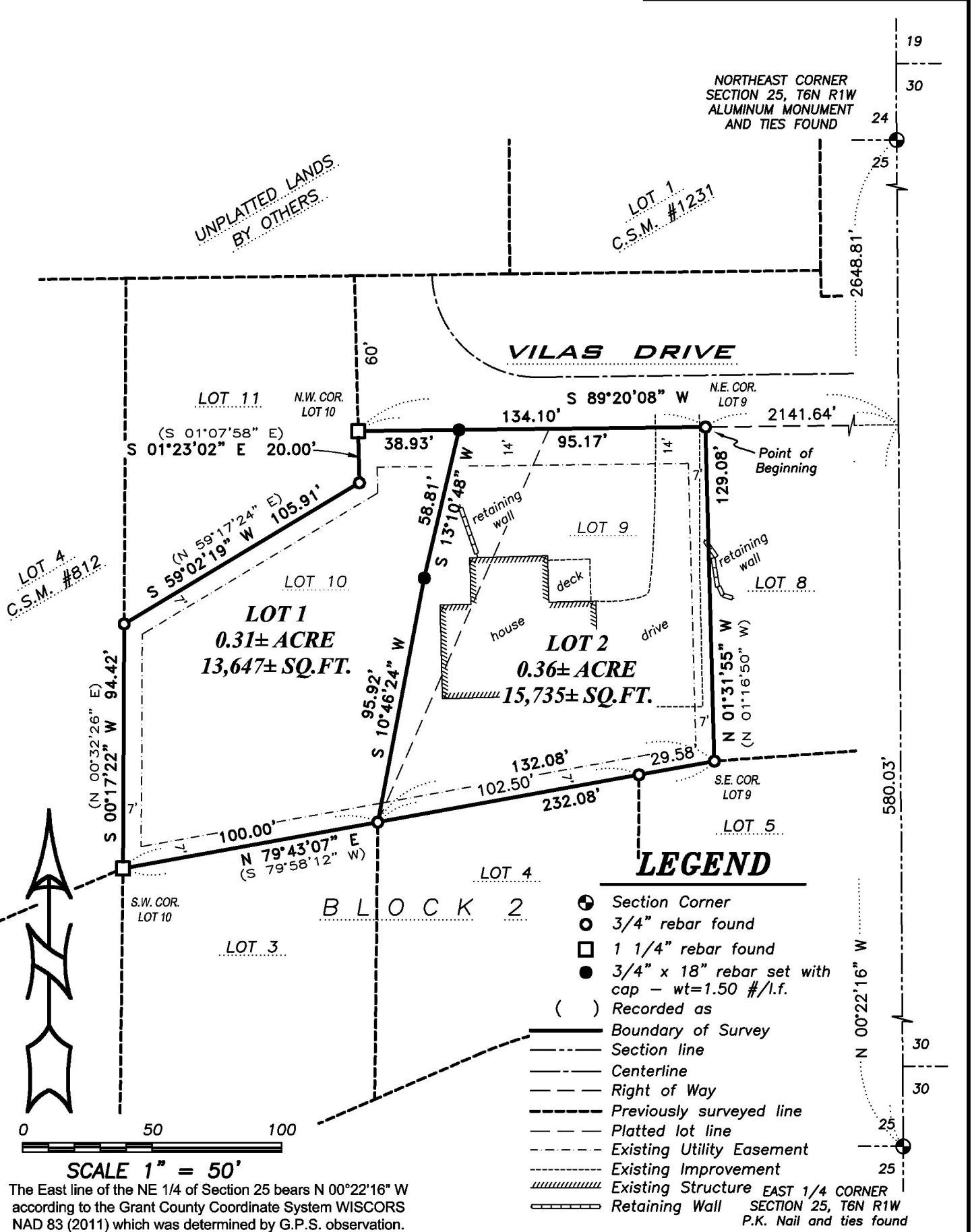
  
\_\_\_\_\_  
Shelly Kazda, Village Clerk

Shelly Kazda  
Clerk-Treasurer

Posted: June 23, 2022 Community Building, Montfort Post Office  
and [www.villageofmontfort.com](http://www.villageofmontfort.com)

**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**

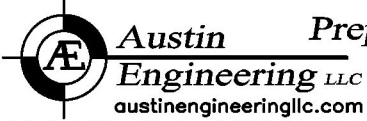


**LEGEND**

- ⊙ 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
- EAST 1/4 CORNER SECTION 25, T6N R1W P.K. Nail and ties found

**SCALE 1" = 50'**

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: **KOHLBERG INVESTMENTS, LLC**

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

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**

**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:**

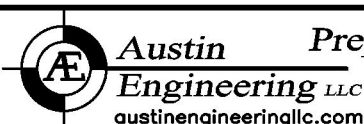
Resolved, that this Certified Survey Map in the Village of Montfort, the owner(s) listed hereon, is hereby approved by the Village of Montfort this \_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
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) \_\_\_\_\_.

\_\_\_\_\_  
Andrea Noethe, Register of Deeds



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Prepared for: **KOHLENBERG INVESTMENTS, LLC**

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SHEET 2 OF 2