

**NOTICE OF PUBLIC HEARING REGARDING A PROPOSED CSM.  
VILLAGE OF MONTFORT BOARD OF TRUSTEES  
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, 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 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.

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

# PRELIMINARY PLANS

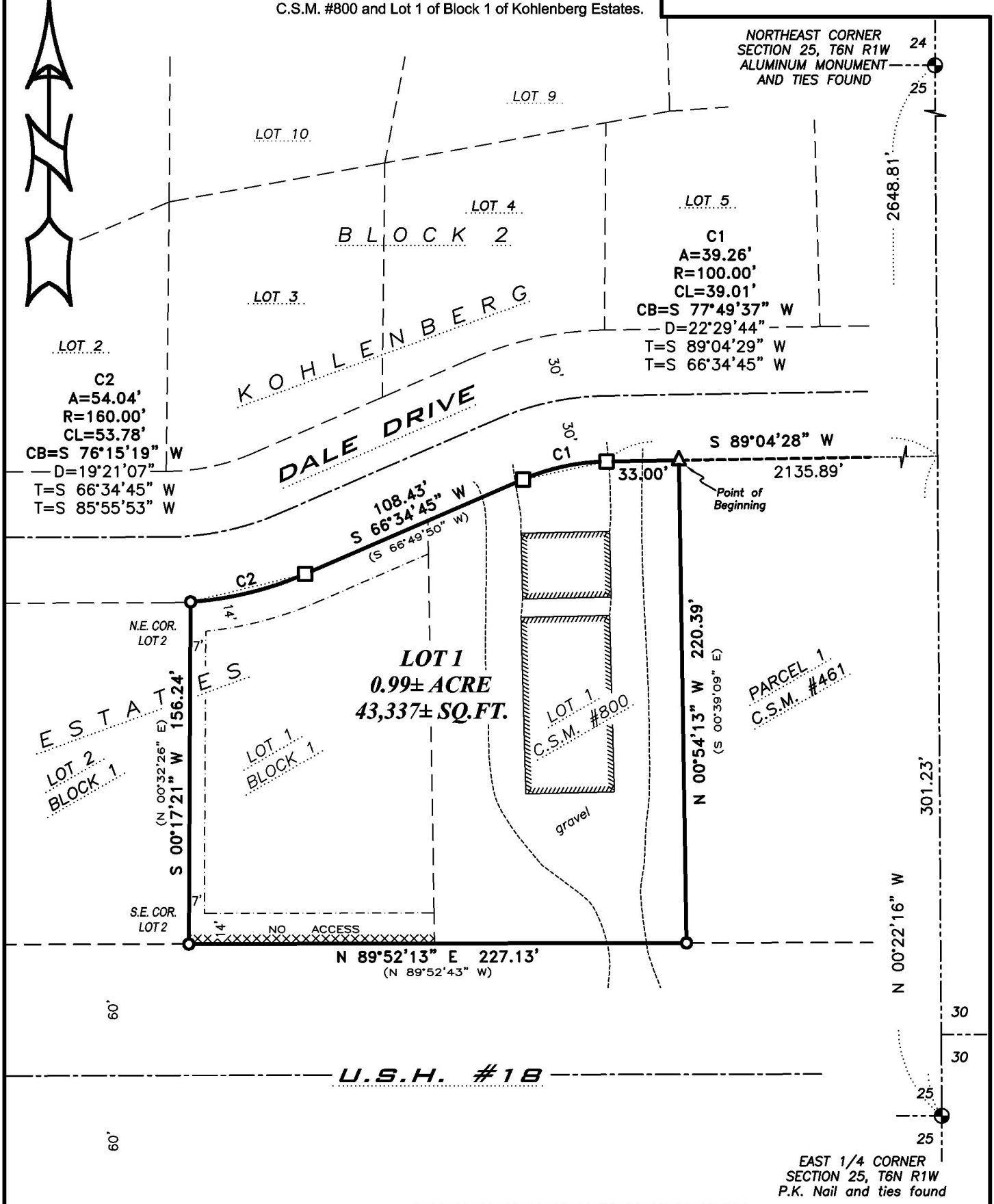
ALL DIMENSIONS AND AREAS SHOWN ARE  
APPROXIMATE PENDING FINAL SURVEY

## 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  
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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

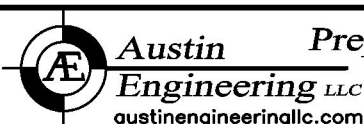
**REGISTER OF DEEDS CERTIFICATE:**

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



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