

STATE OF WISCONSIN

TOWN OF JACKSON

WASHINGTON COUNTY

Resolution No. TOJ-2024-010

A RESOLUTION TO DISCONTINUE LOUIS LANE, LOCATED IN THE NORTHWEST ¼, SOUTHWEST ¼, SOUTHEAST ¼, AND THE NORTHEAST ¼ OF THE OF THE NORTHWEST ¼ OF SECTION 12, TOWN 10 NORTH RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN

WHEREAS, pursuant to Wis. Stat. § 66.1003(2) streets and alleys, or a portion thereof, may be discontinued by the Town Board upon the written petition of the owners of all the frontage of the lots and lands abutting upon the public way sought to be discontinued; and

WHEREAS, the Town Board of the Town of Jackson has received a petition from Moraine Development, LLC pursuant to Wis. Stat. § 66.1003(2) requesting that the Town discontinue the dedicated right of way that was dedicated to the Town as "Louis Lane" on CSM No. 7269, which was recorded in the Office of the Register of Deeds for Washington County on January 26, 2023 Document No. 1574499 (attached hereto and incorporated by reference as "Exhibit 1"), and

WHEREAS, Moraine Development, LLC is the owner of Lots 1, 2, 3, and 4 on CSM No. 7269 and said Lots constitute the Lots and lands abutting upon the aforesaid Louis Lane that the Petition seeks to be discontinued; and

WHEREAS, the Petitioner has recorded a *lis pendens* to provide record notice of its request the Town Board has caused the notices required under Wis. Stat. § 66.1003(8) to be given; and

WHEREAS, the Town Board has received the recommendation of the Plan Commission concerning the requested discontinuation of Louis Lane;

WHEREAS, this Resolution was introduced in this form before the Town Board of the Town of Jackson at a meeting held on August 8, 2024 that was duly noticed to the public, and

WHEREAS, Petitioner is separately requesting that Lots 1, 2, 3, and 4 of CSM 7269 be combine into one parcel and, upon said recombination, no landlocked parcel will result from the discontinuance, and

WHEREAS, having been fully apprised of the particulars, the Town Board, by this Resolution, does hereby declare the public interest requires the discontinuance of Louis Lane specifically described and identified in Exhibit 1, and the Town Board further finds that the discontinuance of the Louis Lane right of way will not land lock any property.

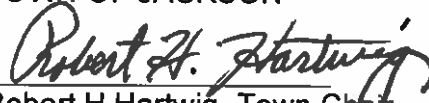
NOW THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Jackson, Washington County, Wisconsin, that the public right of way described in the attached Exhibit 1 as "Louis Lane" is hereby declared to be, shall be, and hereby is, discontinued pursuant to Wis. Stat. § 66.1003.

BE IT FURTHER RESOLVED, that the Town Clerk shall record a certified copy of this Resolution with the Washington County Register of Deeds.

This Resolution shall take effect immediately upon its passage and posting or publication as provided by law.

Dated this 8th day of August 2024.

TOWN OF JACKSON


Robert H Hartwig, Town Chair

ATTEST:


Robert M Eichner, Town Clerk

EXHIBIT 1

CSM 7269

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 7182, AND LANDS IN THE NORTHWEST 1/4, SOUTHWEST 1/4, SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



SCALE 1" = 200'



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
1143 N. Port Washington Rd., Sheboygan, Wisconsin, 53082
(920) 241-9400 • FAX: (920) 241-5307
www.northshoreengineering.com

OWNER:
THE COUNTRY AIRE PROJECT, LLC
4349 N. COUNTRY AIRE DR.
CEDARBURG, WI 53012

Document # 1574499
MAP # 7269
VOLUME: 56 PAGE: 162
WASHINGTON COUNTY WISCONSIN
2023-01-26 3:55:00 PM

Sharon A. Martin
SHARON A. MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00
Fee Exempt: 2R
Pages: 5

NW CORNER OF THE NW 1/4 OF SECTION 12-10-20 CONC. MONUMENT WITH BRASS CAP

UNPLATTED LANDS

UNPLATTED LANDS

S89°59'12"E 652.38'

S0°00'48"W 247.90'

WETLANDS AS DELINEATED BY WETLAND & WATERWAYS CONSULTING, LLC ON 4-21-2022

SHORELAND ZONING BOUNDARY

100 YEAR FLOODPLAIN LINE (SEE NOTE ON SHEET 2)

LOT 1

430,999± SQ. FT.
9.894± ACRES

N22°16'27"W 108.07'

N20°45'15"E 66.00'

DEDIC. TOWN FOR PUBL. (ZZ)

N89°59'12"W 460.87'

S89°59'12"E 545.54'

LOUIS LANE

S89°59'12"E 460.22'

N21°19'38"E 107.34'

N0°33'05"W 441.03'

LOT 4

429,190± SQ. FT.
9.853± ACRES

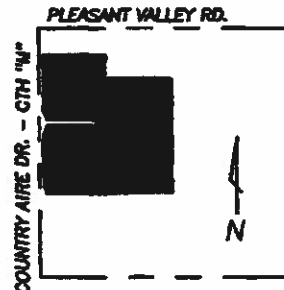
N0°33'05"W 441.03'

S4°05'59"W 681.25'

S89°26'59"W 133.1'

UNPLATTED LANDS

SW CORNER OF THE NW 1/4 OF SECTION 12-10-20 3" DIA. IRON PIPE WITH BRASS CAP



LOCATION MAP

NORTHWEST 1/4 SEC. 12-10-20
(SCALE 1"=2000')

LEGEND

- - DENOTES 1.315"x08" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES STEEL PIPE (FOUND)
- ⊠ - DENOTES SOIL BORING LOCATION
- ||||| - HATCHING DENOTES VEHICULAR ACCESS RESTRICTION FOR LOTS 1 & 4.

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NW 1/4 OF SECTION 12-10-20, WHICH BEARS N0°33'05"W) (JAN. 2017 DATUM/NAD-83)

NOTES:

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED A-1 (AGRICULTURAL DISTRICT)



7-13-2022

CERTIFIED SURVEY MAP NO. _____

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SCALE 1" = 200'



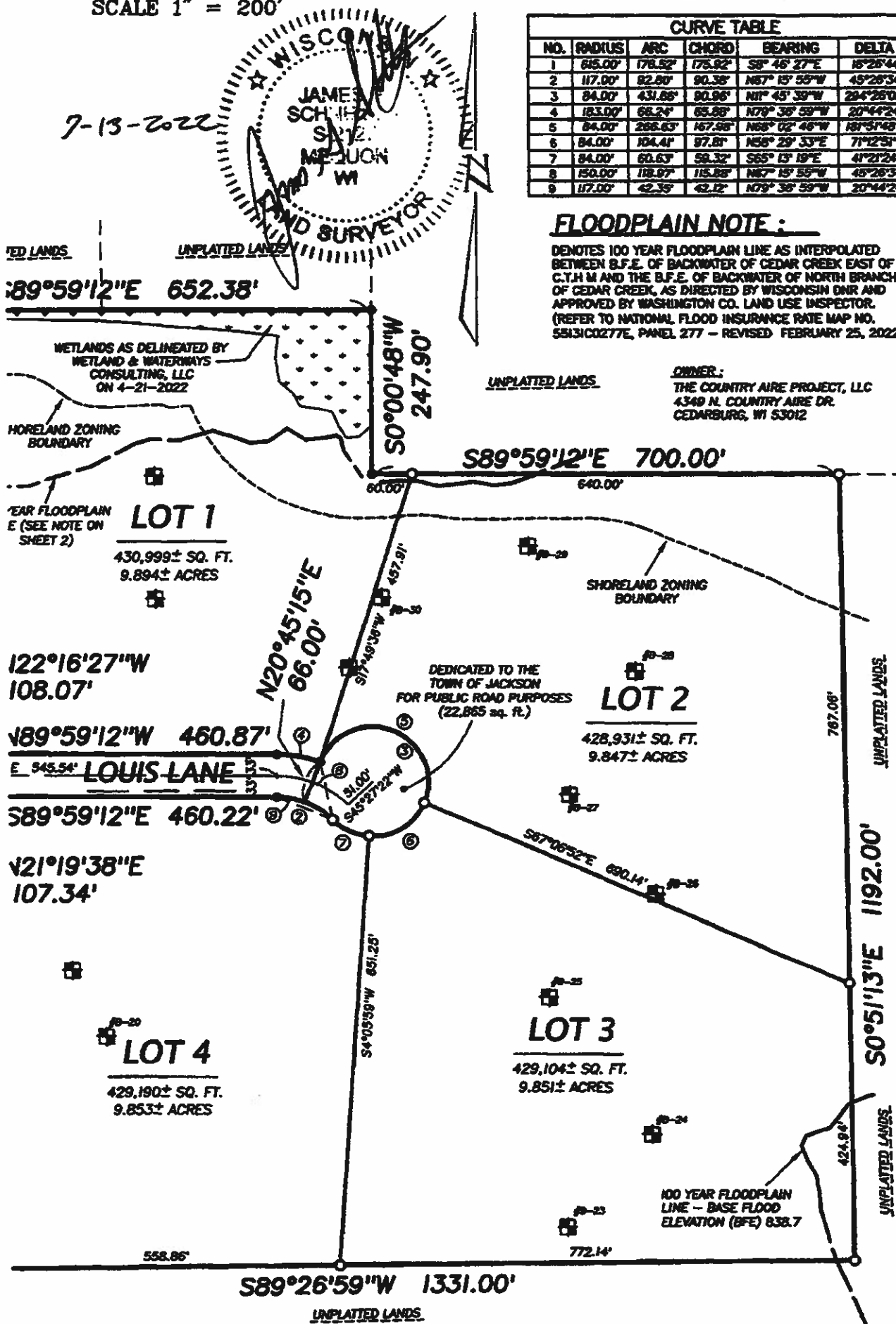
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CURVE TABLE					
NO.	RADIUS	ARC	CHORD	BEARING	DELTA
1	615.00'	178.92'	178.92'	S8° 45' 27" E	18° 26' 44"
2	117.00'	82.80'	90.38'	N67° 13' 59" W	45° 28' 34"
3	84.00'	431.68'	90.96'	N11° 45' 39" W	20° 44' 24"
4	183.00'	68.24'	65.98'	N79° 38' 59" W	20° 44' 24"
5	84.00'	286.63'	167.98'	N58° 02' 46" W	181° 51' 48"
6	84.00'	104.41'	97.81'	N56° 29' 33" E	71° 12' 51"
7	84.00'	60.63'	58.32'	S65° 13' 19" E	41° 21' 24"
8	150.00'	118.97'	115.08'	N67° 13' 59" W	45° 28' 34"
9	117.00'	42.35'	42.12'	N79° 38' 59" W	20° 44' 24"

FLOODPLAIN NOTE:

DENOTES 100 YEAR FLOODPLAIN LINE AS INTERPOLATED BETWEEN B.F.E. OF BACKWATER OF CEDAR CREEK EAST OF C.T.H M AND THE B.F.E. OF BACKWATER OF NORTH BRANCH OF CEDAR CREEK, AS DIRECTED BY WISCONSIN DNR AND APPROVED BY WASHINGTON CO. LAND USE INSPECTOR. (REFER TO NATIONAL FLOOD INSURANCE RATE MAP NO. 58131C0277E, PANEL 277 - REVISED FEBRUARY 25, 2022)

OWNER:
 THE COUNTRY AIRE PROJECT, LLC
 4349 N. COUNTRY AIRE DR.
 CEDARBURG, WI 53012



CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 7182, AND LANDS IN THE NORTHWEST 1/4, SOUTHWEST 1/4, SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Lots 1, 2 and 3 of Certified Survey Map No. 7182, and lands in the Northwest 1/4, Southwest 1/4, Southeast 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 12, Town 10 North, Range 20 East, in the Town of Jackson, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of Section 12; thence S0°33'05"E, along the West line of said Northwest 1/4 Section, 297.00 feet; thence S89°59'12"E, 45.00 feet to a point in the East right of way line of Country Aire Drive and the point of beginning of the lands to be described; thence continuing S89°59'12"E and parallel with the North line of said 1/4 section, 652.38 feet; thence S0°00'48"W, 247.90 feet; thence S89°59'12"E and parallel with the North line of said 1/4 section, 700.00 feet; thence S0°51'13"E, 1192.00 feet; thence S89°28'59"W, 1331.00 feet to a point in the East right of way line of Country Aire Drive; thence Northwestery along said East line, being the arc of a curve to the right, (having a radius of 615.00 feet, whose chord bears N8°46'27"W, 175.92 feet) a distance of 176.52 feet to a point of tangency; thence N0°33'05"W along said East line, 441.03 feet; thence N21°19'38"E along said East line, 107.34 feet to a point in the South right of way line of Louis Lane; thence S89°59'12"E along said South line, 460.22 feet to a point of curvature; thence Southeastery along said South line, being the arc of a curve to the right, (having a radius of 117.00 feet, whose chord bears S79°36'59"E, 42.12 feet) a distance of 42.35 feet; thence N20°45'15"E, 66.00 feet to a point in the North right of way line of Louis Lane; thence Northwestery along said North line, being the arc of a curve to the left, (having a radius of 183.00 feet, whose chord bears N79°36'59"W, 65.88 feet) a distance of 66.24 to a point of tangency; thence N89°59'12"W along said North line, 460.87 feet to a point in the East right of way line of Country Aire Drive; thence N22°16'27"W along said East line 108.07 feet; thence N0°33'05"W along said East line, 572.03 feet to the point of beginning.

Said lands containing 39.972 acres of land, more or less.

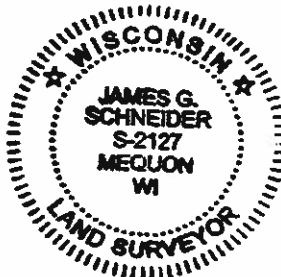
That I have made such survey, land division, and plat at the direction of The Country Aire Project, LLC, OWNERS of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236.34 of the Wisconsin Statutes and the requirements of the Town of Jackson.


James G. Schneider S-2127

7-13-2022
REV. 12-14-2022



This instrument was drafted by James G. Schneider

Sheet 3 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 7182, AND LANDS IN THE NORTHWEST 1/4, SOUTHWEST 1/4, SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

I, Carl Scholz, (General Partner) of The Country Aire Project, LLC, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided, mapped and dedicated.

WITNESS the hand and seal of said OWNER on this 9th day of January, 2023

Mark Rustig
Witness

[Signature]
Carl Scholz, (General Partner)

STATE OF WISCONSIN)
OZAUKEE COUNTY)ss

PERSONALLY came before me on this 9th day of January, 2023 the above named Carl Scholz, to me known to be the person who executed the foregoing certificate and acknowledged the same.

[Signature]
Notary Public

STEPHANIE REAGAN
NOTARY PUBLIC
STATE OF WISCONSIN

My Commission expires 4/22/2025

CONSENT OF MORTGAGEE

SPRING BANK, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing, mapping dedicating of the land described on this Certified Survey Map and does hereby consent to the above certificate of Carl Scholz, (General Partner) of The Country Aire Project, LLC, OWNER.

In witness whereof, the said SPRING BANK has caused these presents to be signed by Glenn Michadsen, it's Senior Vice President, at Waukegan Wisconsin, this 4th day of January, 2023.

IN THE PRESENCE OF:

[Signature]

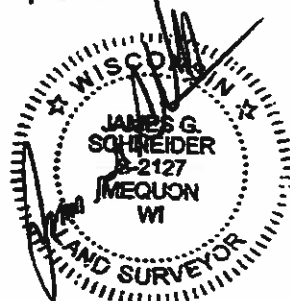
SPRING BANK

By: [Signature]
Glenn A. Michadsen

This instrument was drafted by James G. Schneider

Sheet 4 of 5 Sheets

MAP #7269 VOLUME: 56 PAGE: 165



7-13-2022
REV. 12-14-2022

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TOWN OF JACKSON PARKS AND PLANNING COMMISSION APPROVAL

APPROVED by the Town of Jackson Plan Commission on this 27TH day of JULY 2022.

David Klug
David Klug, Chairman

James Micech
James Micech, Zoning Administrator

TOWN OF JACKSON BOARD APPROVAL

APPROVED by the Town of Jackson Board on this 11TH day of AUGUST 2022.

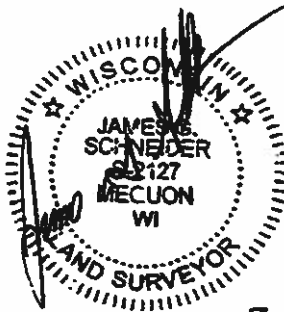
Robert Hartwig
Robert Hartwig, Chairman

Robert M. Eichner
Robert M. Eichner, Clerk

This instrument was drafted by James G. Schneider

Sheet 5 of 5 Sheets

MAP #7269 VOLUME: 56 PAGE: 166



7-13-2022
REV. 12-14-2022