

NOTICE OF PUBLIC HEARING

Rezone of property
KELLY L CUMMINGS TRUST
LISA M CUMMINGS TRUST
S3508 A SCHOENAGEL LN
CHASEBURG WI 54621-8200

NOTICE IS HEREBY GIVEN, that the Zoning Committee of the Town of Harmony will conduct a Rezone Hearing on Wednesday May 15, 2024 at 5:00 pm at the Town of Harmony Town Hall, E2905 Newton Road, Genoa, WI 54632

At that time, a reasonable opportunity will be afforded to all interested parties to express their views on the proposed Rezone Application.

Rezone description: Owners, KELLY L CUMMINGS TRUST
LISA M CUMMINGS TRUST, Owners of 32+/- acres located in the NE1/4 and the SW ¼ of the NE1/4 of Section17 T 13N R6W, Town of Harmony, Vernon County Wisconsin, Requesting rezoning of 7.29 AC located in the same, NE1/4 and the SW ¼ of the NE1/4 of Section17 T 13N R6W, to be rezoned from Farmland Preservation District to General Agriculture District.

Said acreage shall be considered for rezoning, in accordance with the Town of Harmony Zoning Ordinance.

All interested parties are welcome to attend the public hearing or make a comment to the Town Zoning Committee and Coordinator, Pete Strachan.

Comments may be submitted via email or phone to Pete Strachan at pstrachan@tn.harmony.wi.gov or call 608 689 2445. All comments received remotely will be read at the hearing, and considered by the Zoning Committee.

Submitted, Peter Strachan Zoning Coordinator

Peter Strachan, Zoning Coordinator. Lorn Goede, Town Chairman
Dated this day, May 1, 2024



G.L. Dechant Survey
Dated 5/7/2010

SE-NW

3/4" Iron Bar
W 1/4 Corner
Section 17
T13N-R6W

NE-SW

Bearing Basis: The Vernon County Coordinate System.
Referenced to the (WISCONSIN) MAD 83 (2011) Adjustment.

SE-SW

Lunde Mon.
S 1/4 Corner
Section 17
T13N-R6W

Lunde Mon.
N 1/4 Corner
Section 17
T13N-R6W

(5304.64')
5304.88'

(391.43')
391.17'

Parcel "A"
87,617 sq. ft.
2.01 acres

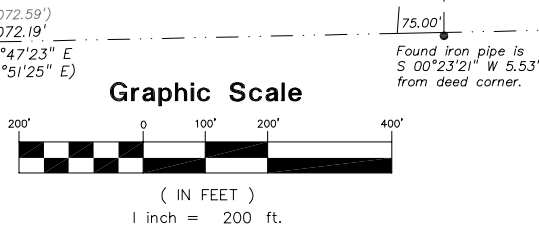
"A" = P.O.B.
"B" = P.O.B.

Notes:
1.) The purposes of this survey is to place the existing parcel described in D.N. 506823 to better fit the existing improvements.
2.) North line of the parcels hereon are by agreement between Cummings and Schini.
3.) Section 17 breakdown is based on existing monuments.
4.) Deeds will need to be prepared to facilitate any changes to the above parcels.

LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./in. ft.)
- ()/RA = Recorded dimensions
- ⊕ = Found County marker
- = Boundary of this survey
- - - = Centerline
- x - x - = Fence line
- ⊠ = Utility Pedestal
- * = Pine Trees

LINE	LENGTH	BEARING
L1	45.56'	N 05°48'21" W
RA	N 3°39'56" W	
L2	86.20'	S 27°04'10" E
L3	45.46'	S 01°24'04" E
L4	260.83'	S 88°35'56" W



SW-SE

SW-NE

G.L. Dechant Survey
Dated 5/7/2010

Schini Property

(N 88°35'50" E)
S 88°35'56" W

N 88°35'29" E 715.34'

147.17'
(108.00')(Easterly)

408.00' W
S 88°35'56" W

Parcel "B"
317,390 sq. ft.
7.29 acres

N 01°24'04" W
433.72'

S 89°10'18" W
433.69'

S 00°23'21" W
(N 2°57'16" E)

S 89°10'18" W

(N 6°08'58" E)
N 03°42'35" E

680.50'
D.N. 459192

294.32'
D.N. 459192

1290.05'
(2995.99')

(N 6°08'58" E)
N 03°42'35" E

75.00'

Found iron pipe is
S 00°23'21" W 5.53'
from deed corner.

Schini Property

Schini Property

SE-NE

Parcel "A"
Part of the NW 1/4 of the SE 1/4 and SW 1/4 of the NE 1/4, Section 17, T13N-R6W, Town of Harmony, Vernon County, Wisconsin described as follows:
Commencing at the South 1/4 corner of Section 17, thence N 00°38'51" E 2637.23 feet to the northwest corner of the NW 1/4 of the SE 1/4, thence along the North line of said NW 1/4 of the SE 1/4, N 88°35'56" E 244.00 feet to the point of beginning of this description:
thence, continuing along said North line, N 88°35'56" E 147.17 feet to the Westerly line of Schoenagel Road;
thence, along said Westerly line, N 05°48'21" W 45.56 feet;
thence N 88°35'29" E 264.33 feet;
thence S 01°24'04" E 230.96 feet;
thence S 88°35'56" W 408.00 feet;
thence N 01°24'04" W 185.50 feet to the point of beginning of this description.

thence, continuing along said North line, N 88°35'56" E 147.17 feet to the Westerly line of Schoenagel Road;
thence, along said Westerly line, N 05°48'21" W 45.56 feet;
thence N 88°35'29" E 264.33 feet;
thence S 01°24'04" E 230.96 feet;
thence S 88°35'56" W 408.00 feet;
thence N 01°24'04" W 185.50 feet to the point of beginning of this description.

Subject to any easements, covenants, and restrictions of record and not recorded.

Parcel "B"
Part of the NW 1/4 of the SE 1/4 and SW 1/4 of the NE 1/4, Section 17, T13N-R6W, Town of Harmony, Vernon County, Wisconsin described as follows:
Commencing at the East 1/4 corner of Section 17, thence S 87°23'45" W 1531.89 feet to the point of beginning of this description:
thence S 03°42'35" W 613.82 feet;
thence S 89°10'18" W 433.69 feet;
thence N 01°24'04" W 684.68 feet;
thence N 88°35'29" E 451.01 feet;
thence S 27°04'10" E 86.20 feet to the point of beginning of this description.

Subject to any easements, covenants, and restrictions of record and not recorded.

Proposed Access Easement
Part of the SW 1/4 of the NE 1/4, Section 17, T13N-R6W, Town of Harmony, Vernon County, Wisconsin described as follows:
Commencing at the South 1/4 corner of Section 17, thence N 00°38'51" E 2637.23 feet to the southwest corner of the SW 1/4 of the NE 1/4, thence along the South line of said SW 1/4 of the NE 1/4, N 88°35'56" E 391.17 feet to the westerly line of Schoenagel Road and the point of beginning of this description:
thence, along said westerly line, N 05°48'21" W 45.56 feet;
thence N 88°35'29" E 264.33 feet;
thence S 01°24'04" E 45.46 feet to the South line of the SW 1/4 of the NE 1/4;
thence, along said South line, S 88°35'56" W 260.83 feet to the point of beginning of this description.

Subject to any easements, covenants, and restrictions of record and not recorded.

Section 17
T13N-R6W

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CR Coulee Region
LS Land Surveyors

917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
WWW.COULEEREGIONLANDSURVEYORS.COM

SURVEY FOR
Henry and Kaisa Hundt

DRAWN BY: CF TS	DATE: 3/8/2024	REVISIONS BY: DATE:	FIELD CREW: RC BW
Part of the NW 1/4 - SE 1/4, SW 1/4 - NE 1/4, Section 17, T13N-R6W;		PROJECT NO.: S-8053	
Town of Harmony, Vernon County, WI Schoenagel Lane		SHEET 1 OF 1	

SURVEYOR'S CERTIFICATE
I, Christopher W. Fechner, Professional Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fechner PLS 2448