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RESOLUTION: Vacate Remnant Parcel of "Old County Road W" in the Town of Winchester

TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Highway Commission was approached by the Town of Winchester and Point of Beginning, Inc. requesting that a remnant parcel of old County Road W be vacated to allow for a proposed business development; and

WHEREAS, this remnant parcel is of no use to Winnebago County nor the Wisconsin Department of Transportation for future projects; and

WHEREAS, if this remnant parcel is vacated, both abutting land owners will benefit from additional land for their existing businesses and a potential site for a future business; and

WHEREAS, this parcel is unusable and creating no revenue for Winnebago County, but once vacated this parcel could be developed for future business and returned to the local tax roll; and

WHEREAS, similar remnant parcels have been vacated in like fashion.

NOW, THEREFORE, BE IT RESOLVED by the Winnebago County Board of Supervisors that it hereby vacates the remnant parcel of Old County Road W in the Town of Winchester as reflected in the attached exhibits.

Respectfully submitted by:

HIGHWAY COMMITTEE

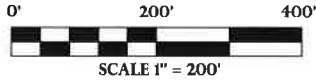
Committee Vote: **5 - 0**

Vote Required for Passage: **Majority of Those Present**

Approved by the Winnebago County Executive this ____ day of _____, 2022.

Jonathon D. Doemel
Winnebago County Executive

C.T.H. "W" VACATION EXHIBIT MAP



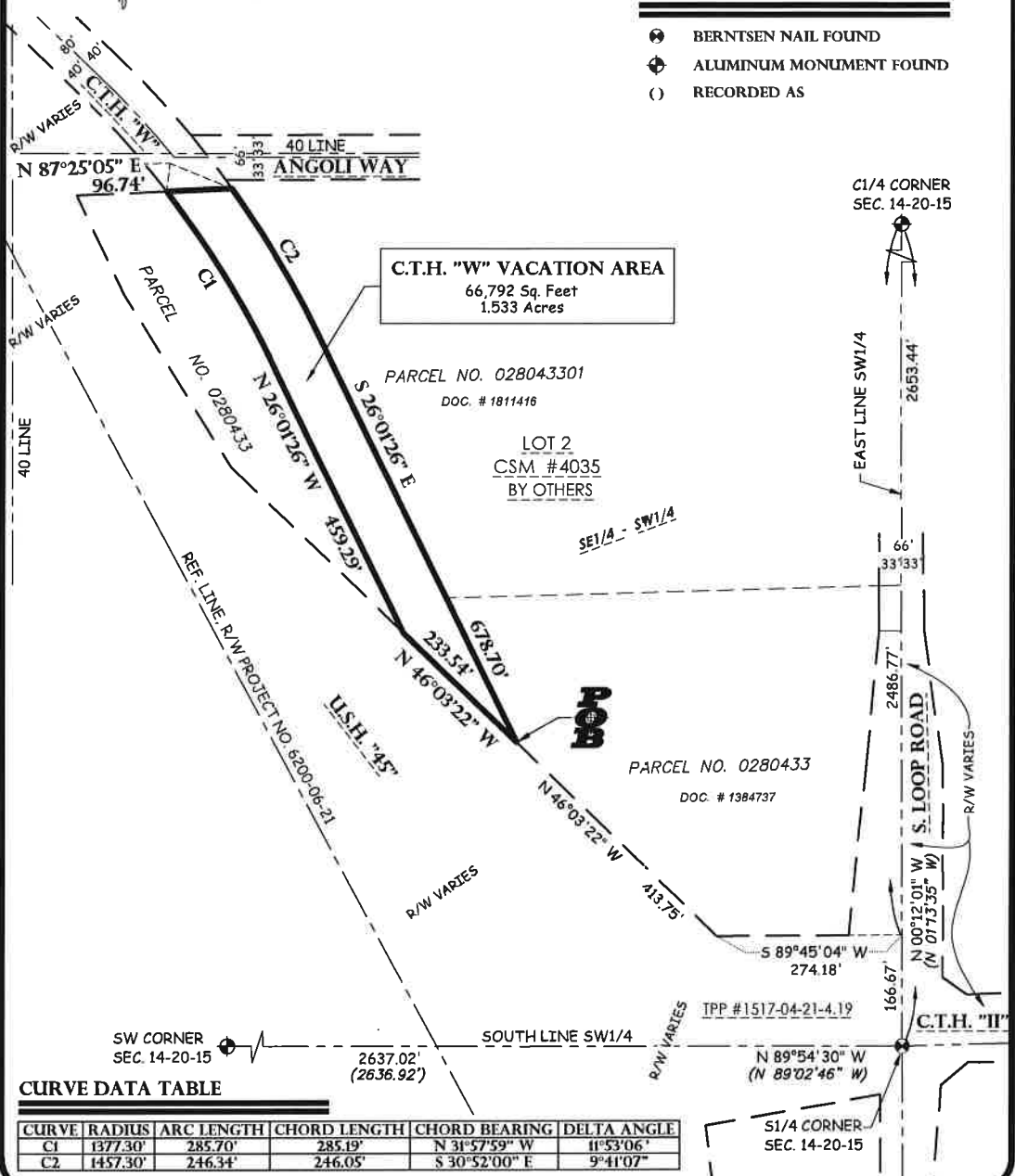
FIELDWORK COMPLETED
ON JUNE 16-18, 2021

BASIS OF BEARINGS

THE EAST LINE OF THE SW1/4 OF SEC. 14, T.20N, R.15E, BEARS N 00°12'01"W AS REFERENCED TO THE WINNEBAGO CO. CRD SYSTEM, NAD 83 (2010).

LEGEND

- BERNTSEN NAIL FOUND
- ALUMINUM MONUMENT FOUND
- RECORDED AS



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1377.30'	285.70'	285.19'	N 31°57'59" W	11°53'06"
C2	1457.30'	246.34'	246.05'	S 30°52'00" E	9°41'07"



Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Slevens Point, WI 54481
715.344.9999(FH) 715.344.9922(FX)

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST
AND DRAWN BY TRAVIS PLANTICO

FIELD BOOK _____ PAGE _____
JOB # 21.056

SHEET 1 OF 1 SHEETS

C.T.H. "W" VACATION EXHIBIT LEGAL DESCRIPTION

C.T.H. "W" Vacation Legal Description

Located in part of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 20 North, Range 15 East, Town of Winchester, Winnebago County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of Section 14, Township 20 North, Range 15 East.
Thence N 00°12'01" W along the East line of the Southwest 1/4 of said Section 14, 166.67 feet;
Thence S 89°45'04" W, 274.18 feet to the easterly right-of-way line of U.S.H. "45";
Thence N 46°03'22" W along said easterly right-of-way line of U.S.H. "45", 413.75 feet to the easterly right-of-way line of C.T.H. "W", said point also being the Point of Beginning (P.O.B.) of the parcel to be described;
Thence N 46°03'22" W along said easterly right-of-way line of U.S.H. "45", 233.54 feet to the westerly right-of-way line of C.T.H. "W";
Thence N 26°01'26" W along said westerly right-of-way line of C.T.H. "W", 459.29 feet;
Thence northwesterly 285.70 feet along the arc of a curve, along said westerly right-of-way line of C.T.H. "W", concave southwesterly, having a radius of 1377.30 feet and whose long chord bears N 31°57'59" W, 285.19 feet;
Thence N 87°25'05" E, 96.74 feet to the easterly right-of-way line of C.T.H. "W";
Thence southeasterly 246.34 feet along the arc of a curve, along said easterly right-of-way line of C.T.H. "W", concave southwesterly, having a radius of 1457.30 feet and whose long chord bears S 30°52'00" E, 246.05 feet;
Thence S 26°01'26" E along said easterly right-of-way line of C.T.H. "W", 678.70 feet to the Point of Beginning.

Containing: 66,792 Square Feet - 1.533 Acres



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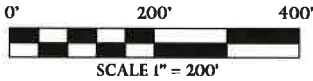
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JOB # 21.056

SHEET 1 OF 1 SHEETS

CERTIFIED SURVEY MAP

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF
WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.



BASIS OF BEARINGS

THE EAST LINE OF THE SW1/4 OF
SEC. 14, T.20N, R.15E, BEARS
N 00°12'01" W AS REFERENCED TO THE
WINNEBAGO CO. CRD SYSTEM, NAD 83 (2011).

FIELDWORK COMPLETED
ON JUNE 16-18, 2021

SURVEYOR'S NOTE

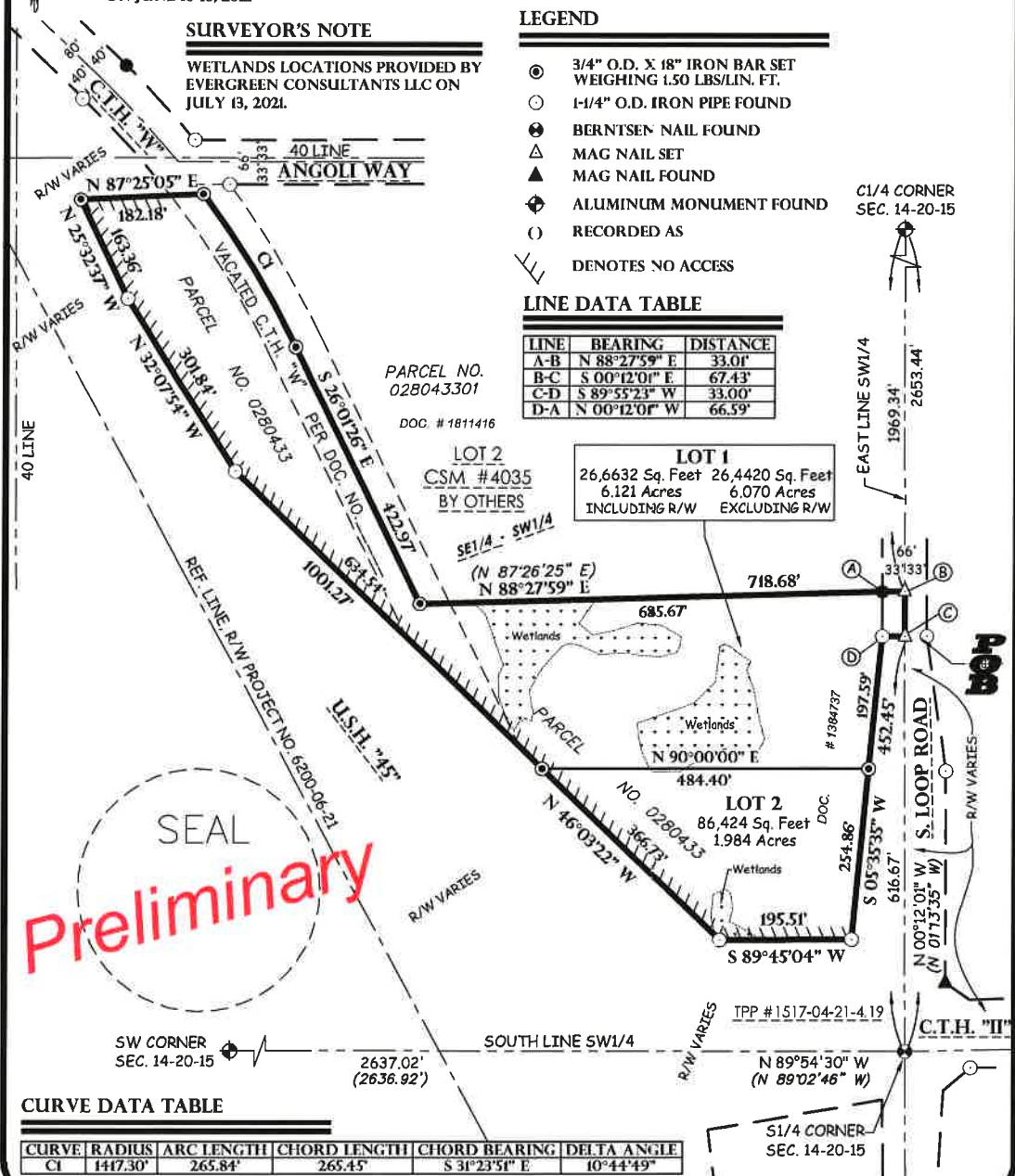
WETLANDS LOCATIONS PROVIDED BY
EVERGREEN CONSULTANTS LLC ON
JULY 13, 2021.

LEGEND

- ⊙ 3/4" O.D. X .18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
 - 1-1/4" O.D. IRON PIPE FOUND
 - ⊕ BERTNSEN NAIL FOUND
 - △ MAG NAIL SET
 - ▲ MAG NAIL FOUND
 - ◆ ALUMINUM MONUMENT FOUND
 - RECORDED AS
 - DENOTES NO ACCESS
- C1/4 CORNER
SEC. 14-20-15

LINE DATA TABLE

LINE	BEARING	DISTANCE
A-B	N 88°27'59" E	33.01'
B-C	S 00°12'01" E	67.43'
C-D	S 89°55'23" W	33.00'
D-A	N 00°12'01" W	66.59'



Preliminary

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	1417.30'	265.84'	265.45'	S 31°23'51" E	10°44'49"



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FIELD BOOK _____ PAGE _____
JOB # 21.056

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

Surveyor's Certificate

I, Jordan G. Brost, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped part of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 20 North, Range 15 East, Town of Winchester, Winnebago County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of Section 14, Township 20 North, Range 15 East;
Thence N 00°12'01" W along the East line of the Southwest 1/4 of said Section 14, 616.67 feet to the Point of Beginning (P.O.B.) of the parcel to be described;
Thence S 89°55'23" W, 33.00 feet to the West right-of-way line of S. Loop Road;
Thence S 05°35'35" W along said West right-of-way line of S. Loop Road, 452.45 feet to the North right-of-way line of C.T.H. "II";
Thence S 89°45'04" W along said North right-of-way line of C.T.H. "II", 195.51 feet to the East right-of-way line of U.S.H. "45";
Thence N 46°03'22" W along said East right-of-way line of U.S.H. "45", 1001.27 feet;
Thence N 32°07'54" W along said East right-of-way line of U.S.H. "45", 301.84 feet;
Thence N 25°32'37" W along said East right-of-way line of U.S.H. "45", 163.36 feet;
Thence N 87°25'05" E along said East right-of-way line of U.S.H. "45", 182.18 feet to the center line of vacated C.T.H. "W";
Thence Southeasterly 265.84 feet along the arc of a curve, along said center line of vacated C.T.H. "W", concave southwestwardly, having a radius of 1417.30 feet and whose long chord bears S 31°23'51" E, 265.45 feet;
Thence S 26°01'26" E along said center line of vacated C.T.H. "W", 422.97 feet;
Thence N 88°27'59" E, 718.68 feet to the East line of the Southwest 1/4 of said Section 14;
Thence S 00°12'01" E along said East line, 67.43 feet to the Point of Beginning (P.O.B.).

Containing 353,056 Square Feet - 8.105 acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of DGI-Winchester, LLC
That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance of the Town of Winchester in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2021.

Jordan G. Brost
PLS No. S-3009

SEAL

Preliminary

Winnebago County Planning and Zoning Certificate

Pursuant to the Land Subdivision Regulations of the County of Winnebago, Wisconsin, all the requirements for approval have been fulfilled. This Minor Subdivision was approved by the Winnebago County Planning and Zoning Committee on this _____ day of _____, 2021.

Chairperson, Planning and Zoning Committee

PREPARED BY:

Point of Beginning, Inc.
4941 Kirschling Court
Stevens Point, WI 54481

OWNER:

M7 Investment Group LLC
926 Jacobson Road
Neenah, WI 54956

CLIENT:

DGI-Winchester, LLC
200 E. Washington St., Suite 2a
Appleton, WI 54911



Land Surveying
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Landscape Architecture
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FIELD BOOK _____ PAGE _____
JOB # 21.056

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 15 EAST, TOWN OF WINCHESTER, WINNEBAGO COUNTY, WISCONSIN.

Owner's Certificate

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the map. I also certify that this certified survey map is required by s236.34 to be submitted to the following for approval or objections:

Town of Winchester
Winnebago County

Witness the hand and seal of said owner this _____ day of _____, 2021.

M7 Investment Group LLC Representative, Owner

STATE OF WISCONSIN)
COUNTY OF WINNEBAGO)

Personally came before me this _____ day of _____, 2021, the above named M7 Investment Group Representative, to me known to be the person who executed the foregoing instrument and hereby acknowledge the same.

_____, Notary Public, _____, Wisconsin.

My commission expires _____.

Town of Winchester Board Resolution

Resolved that this certified survey map is approved for recording by the town board of the Town of Winchester.

I hereby certify that the foregoing is a resolution presented and adopted by the town board of the Town of Winchester on this _____ day of _____, 2021.

Town Chairperson

Town Clerk

Treasurer's Certificate

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

Town Treasurer

Date

County Treasurer

Date

PREPARED BY:

Point of Beginning, Inc.
4941 Kirschling Court
Stevens Point, WI 54481

OWNER:

M7 Investment Group LLC
926 Jacobson Road
Neenah, WI 54956

CLIENT:

DGI-Winchester, LLC
200 E. Washington St., Suite 2a
Appleton, WI 54911

SEAL

Preliminary



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Civil Engineering
Landscape Architecture
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AND DRAWN BY TRAVIS PLANTICO

FIELD BOOK _____ PAGE _____
JOB # 21.056

SHEET 3 OF 3 SHEETS



Agenda Item Report



Winnebago County
The Wave of the Future

DATE: *January 18, 2022*
TO: *County Board of Supervisors*
FROM: *County Executive Jon Doemel & Highway Commissioner Bob Doemel*
RE: *Vacate remnant parcel of "Old County Road W" in the Town of Winchester*

Background:

The Highway Commission was approached by the Town of Winchester and Point of Beginning, Inc., requesting the vacation of the remnant parcel located in the Town of Winchester to allow a proposed business development. Prior to the construction of the WisDOT 10/45 interchange, County Road W was vacated which allowed for the construction of this project, and after construction was finished remnant parcels remained unusable to WisDOT and Winnebago County. With numerous conversations with WisDOT, it was determined this remnant parcel was of no use to WisDOT nor Winnebago County for future projects. If this remnant parcel is vacated, both abutting land owners will benefit equally with additional land for their existing business, and a potential site for another future business.

Policy Discussion:

Over the years similar remnant parcels have been created from State/County road projects and have been vacated in similar fashion. This parcel is unusable and is creating no revenue for Winnebago County, but once vacated this parcel could be developed for future business, and returned to the local tax roll.

Requested Action:

We ask the County Board to support the vacating of the remnant parcel of the old County Road W located in the Town of Winchester. Vacating this remnant parcel will allow the adjacent property owners to acquire the property and return it local tax rolls.

Committee Action:

The Highway Committee discussed vacating old County Road W located in the Town of Winchester at their December meeting, and after their discussion, with a motion from Supervisor Rasmussen and a second from Supervisor Farrey unanimously passed the requested action. Motion carried 5-0.

Attachments:

Please find illustrative documentation attached to this memo.