

JOHN D. HEYWOOD
1914-2001

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February 3, 2023

Patrick Early
Town Clerk of Richmond
Town Hall
1428 100th Street
New Richmond, WI 54017

RE: Discontinuance of Part of 112th Street, Town of Richmond, Wisconsin

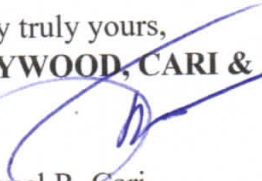
Dear Mr. Early:

Enclosed herewith and served upon you is the Petition for Discontinuance of a Town Highway filed on behalf of our clients Gregory and Danna Bauer.

The Petition includes the signature of our clients as well as twelve (12) residents of the Town. We have enclosed a map of the location of the signatories of the Petition. Included in the Petition is the legal description of the portion of the highway to be discontinued and a scale map of the land that would be affected by the application.

Pursuant to statute, upon your receipt of the application, notice must be published as a class three notice as well as mailing by registered mail to various parties identified in the statute. If the Town is going to undertake publishing and mailing the Notice, please advise. Otherwise, upon the direction of the Town Board, we will undertake publication and mailing. Please advise as to the date and time that this matter will be heard by the Town Board.

Very truly yours,
HEYWOOD, CARI & ANDERSON, S.C.


Samuel R. Cari
Attorney

SRC/aar
Enclosure
cc: Greg and Donna Bauer

PETITION FOR DISCONTINUANCE OF TOWN HIGHWAY

To: Town of Richmond
1428 100th Street
New Richmond, WI 54017

The undersigned hereby petition the Town of Richmond to discontinue certain Town Highways, stating as follows:

1. The undersigned Petitioners, Gregory Bauer and Danna Bauer, the owner of Lot 3 of that Certified Survey Map recorded September 8, 1999, in Volume 13 of Certified Survey Maps, page 3717, as Document No. 610046. A copy of the Certified Survey Map is attached hereto as Exhibit A.
2. The Certified Survey Map shows a 66' Roadway Easement that extends beyond the Cul-de-Sac on the south end of 112th Street where the open and used portion of 112th Street ends. This Roadway Easement beyond the Cul-de-Sac has never been opened or used for any street or roadway purposes.
3. The portion of the unopened Roadway Easement beyond the 112th Street Cul-de-Sac is legally described as follows:


Part of the Northwest Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 30 North, Range 18 West, Town of Richmond, being part of Lot 3 of Certified Survey Map Volume 13, Page 3717, Document No. 610046 and part of Lot 4 of Certified Survey Map Volume 19, Page 4842, Document No. 775562, St. Croix County, Wisconsin, described as follows:

Beginning at the southeast corner Lot 3 of Certified Survey Map Volume 13 Page 3717, also being the southwest corner of said Lot 4, Certified Survey Map Volume 19 Page 4842; thence N 89° 50' 08" W along the south line of Lot 3 distance of 33.00 feet; thence N 00° 23' 55" W a distance of 608.91 feet; thence along the arc of a curve, concave northwesterly, a distance of 111.59 feet, said curve having a radius of 80.00 feet and a chord which bears N 39° 33' 43" E a distance of 102.76 feet; thence S 00° 23' 55" E a distance of 688.32 feet; thence N 89° 50' 08" W along the south line of said Lot 4 a distance of 33.00 feet to the point of beginning.

4. Attached hereto as Exhibit B is a scale map of the land that would be affected if the Roadway Easement is discontinued, and the highlighted portion shows the portion requested to be discontinued.
5. The undersigned Petitioners and others whose names and addresses are as set forth on page 2 are residents and own an interest in land in the Town of Richmond.


6. The undersigned Petitioners are requesting that the Town of Richmond discontinue and vacate the Roadway Easement that extends beyond the Cul-de-Sac on the south end of 112th Street where the open and used portion of 112th Street ends legally described in paragraph 3 above.

Date: 1-20-2023



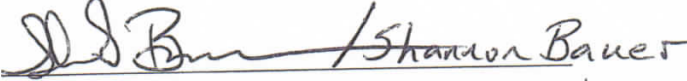
Gregory Bauer

Date: 1-20-2023



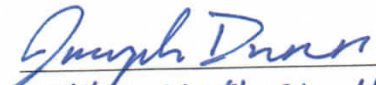
Danna Bauer

Date: 1-24-2023



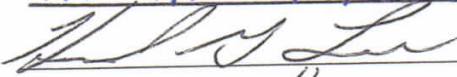
Sharon Bauer
1438 112th ST New Richmond WI

Date: 1-24-2023



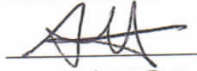
Joseph Druon
1444 112th St. New Richmond WI

Date: 1-24-2023




Andrew Hynan
1440 112th St New Richmond WI

Date: 1-24-2023



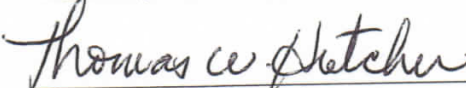
Andrew Hynan
1439 112th St New Richmond WI

Date: 1-24-2023



(Rob) 1438A 112th St. New Richmond WI

Date: 1-25-2023



Thomas W. Hatcher
1105 145th Ave New Richmond, WI
54017

6. The undersigned Petitioners are requesting that the Town of Richmond discontinue and vacate the Roadway Easement that extend beyond the Cul-de-Sac on the south end of 112th Street where the open and used portion of 112th Street ends legally described in paragraph 3 above.

Date: 2/1/23

David Roos
David Roos

Date: 2/01/23

Krista Kistler 1113 145th Ave.
Krista Kistler New Richmond, WI 54017

Date: 2/1/23

Erin Place (Timm) 1109 145th Ave
Erin Place (Timm) New Richmond, WI 54017

Date: 2/1/23

John E Groth 1493 109th St
John E Groth New Richmond, WI 54017

Date: 2/1/23

Jeremy Stoppel 1118 145th Ave
Jeremy Stoppel New Richmond WI 54017

Date: 2/1/23

Heather Forsyth 1147 110th St
Heather Forsyth New Richmond
WI 54017

Date: 2/1/23

James Winkler 1102 145th Ave.
James Winkler New Richmond, WI
54017

610046

THIS INSTRUMENT DRAFTED BY MICHAEL ERICKSON JOB NO. 99-43 DATE: 8/23/99

CERTIFIED SURVEY MAP
LOCATED IN PART OF THE NW1/4 OF THE SW1/4 OF SECTION 21, T90N, R18W, TOWN OF RICHMOND, ST. CROIX COUNTY, WISCONSIN.

DWNER
DAVID VALDRUP
398 RIVER ROAD
HUDSON, WI 54016

BEARINGS ARE REFERENCED TO THE EAST - WEST 1/4 LINE OF SECTION 21, ASSUMED TO BEAR S89°36'37"E



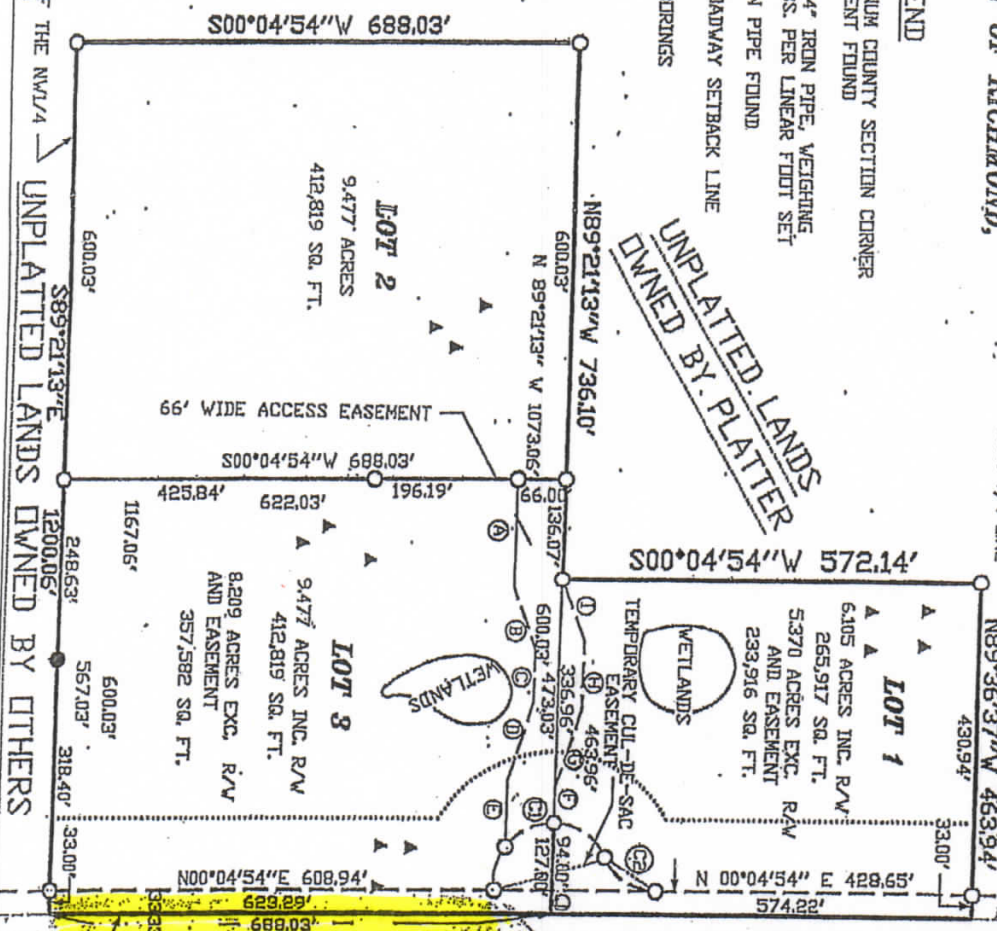
LINE	BEARING	LENGTH
A	S89°21'13"W	147.79'
B	S89°25'08"W	91.14'
C	S89°21'13"E	71.48'
D	S72°24'43"E	113.24'
E	S89°21'13"E	93.94'
F	N89°21'13"W	50.00'
G	N72°24'43"W	113.24'
H	N89°21'13"W	93.68'
I	S69°25'08"W	91.14'

LEGEND
ALUMINUM COUNTY SECTION CORNER MONUMENT FOUND
1" X 24" IRON PIPE, WEIGHING 113 LBS. PER LINEAR FOOT SET
1" IRON PIPE FOUND
100' ROADWAY SETBACK LINE
SOIL BORINGS

UNPLATTED LANDS OWNED BY PLATTER

UNPLATTED LANDS OWNED BY PLATTER

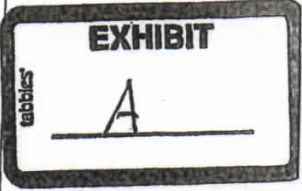
W1/4 CORNER SECTION 21 UNPLATTED LANDS OWNED BY OTHERS



UNPLATTED LANDS OWNED BY OTHERS

UNPLATTED LANDS OWNED BY OTHERS

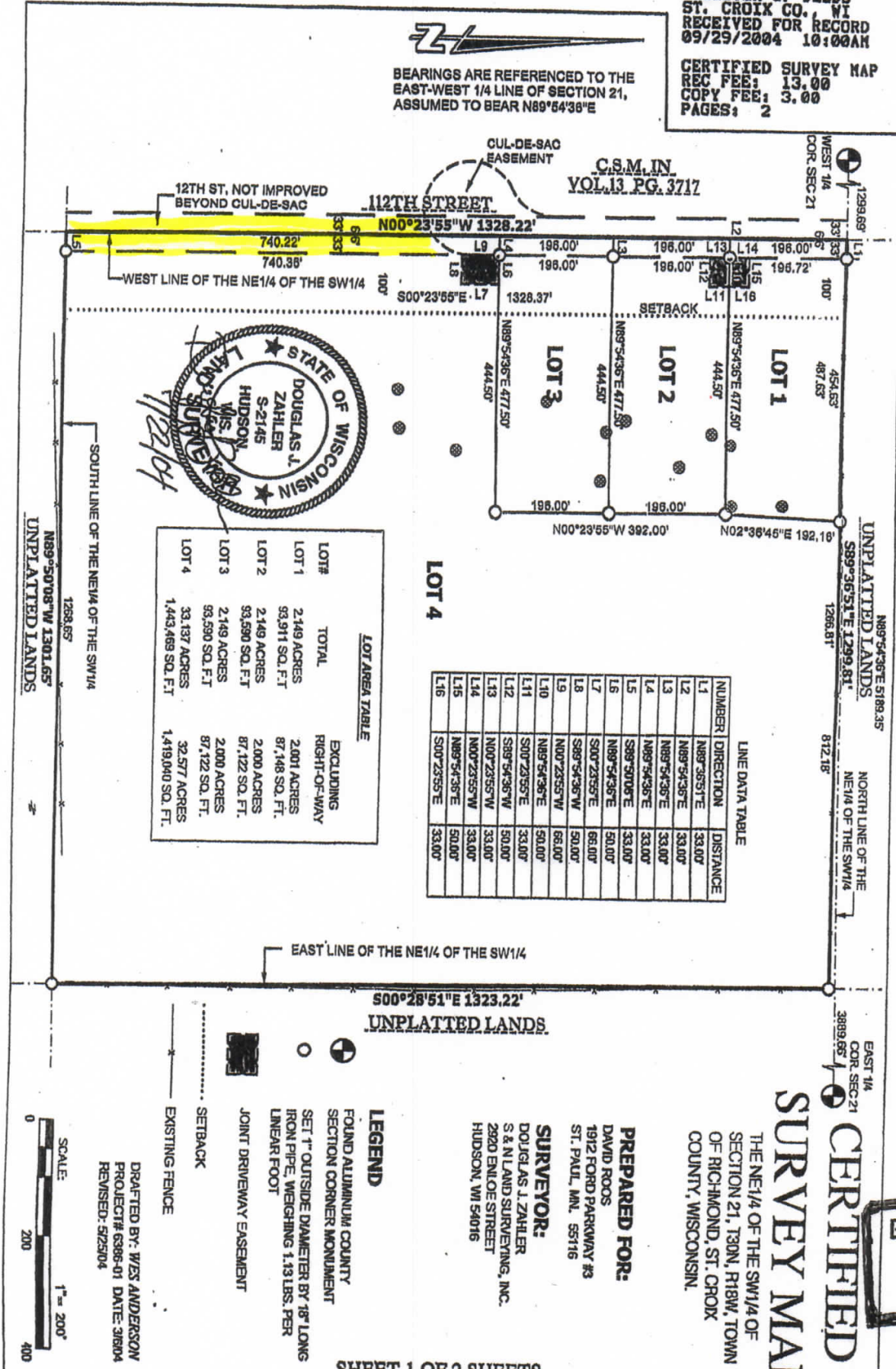
112TH STREET
FILED
SEP 08 1999
KATHLEEN H. WALSH
Register of Deeds
St. Croix Co., WI



VOL 19 PAGE 4842
 KATHLEEN H. WALSH
 REGISTER OF DEEDS
 ST. CROIX CO., WI
 RECEIVED FOR RECORD
 09/29/2004 10:00AM

CERTIFIED SURVEY MAP
 REC FEE: 13.00
 COPY FEE: 3.00
 PAGES: 2

BEARINGS ARE REFERENCED TO THE
 EAST-WEST 1/4 LINE OF SECTION 21,
 ASSUMED TO BEAR N89°54'36"E



LOT AREA TABLE

LOT#	TOTAL	EXCLUDING RIGHT-OF-WAY
LOT 1	2,149 ACRES 93,911 SQ. FT.	2,001 ACRES 87,748 SQ. FT.
LOT 2	2,149 ACRES 93,590 SQ. FT.	2,000 ACRES 87,122 SQ. FT.
LOT 3	2,149 ACRES 93,590 SQ. FT.	2,000 ACRES 87,122 SQ. FT.
LOT 4	33,137 ACRES 1,443,469 SQ. FT.	32,577 ACRES 1,419,040 SQ. FT.

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE
L1	N89°36'51"E	33.00'
L2	N89°54'36"E	33.00'
L3	N89°54'36"E	33.00'
L4	N89°54'36"E	33.00'
L5	S89°50'06"E	33.00'
L6	N89°54'36"E	50.00'
L7	S00°23'55"W	66.00'
L8	S89°54'36"W	50.00'
L9	N00°23'55"W	66.00'
L10	N89°54'36"E	50.00'
L11	S00°23'55"E	33.00'
L12	S89°54'36"W	33.00'
L13	N00°23'55"W	33.00'
L14	N00°23'55"W	33.00'
L15	N89°54'36"E	50.00'
L16	S00°23'55"E	33.00'

UNPLATTED LANDS
 N89°50'08"W 1301.65'
 1268.85'

UNPLATTED LANDS
 N89°54'36"E 5189.35'
 N89°36'51"E 1299.81'
 NORTH LINE OF THE NE1/4 OF THE SW1/4
 812.18'
 EAST 1/4 COR. SEC 21
 3899.85'



DRAFTED BY: W/ES ANDERSON
 PROJECT#: 6386-01 DATE: 3/6/04
 REVISED: 5/25/04

- LEGEND**
- FOUND ALUMINUM COUNTY SECTION CORNER MONUMENT
 - SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
 - JOINT DRIVEWAY EASEMENT
 - EXISTING FENCE

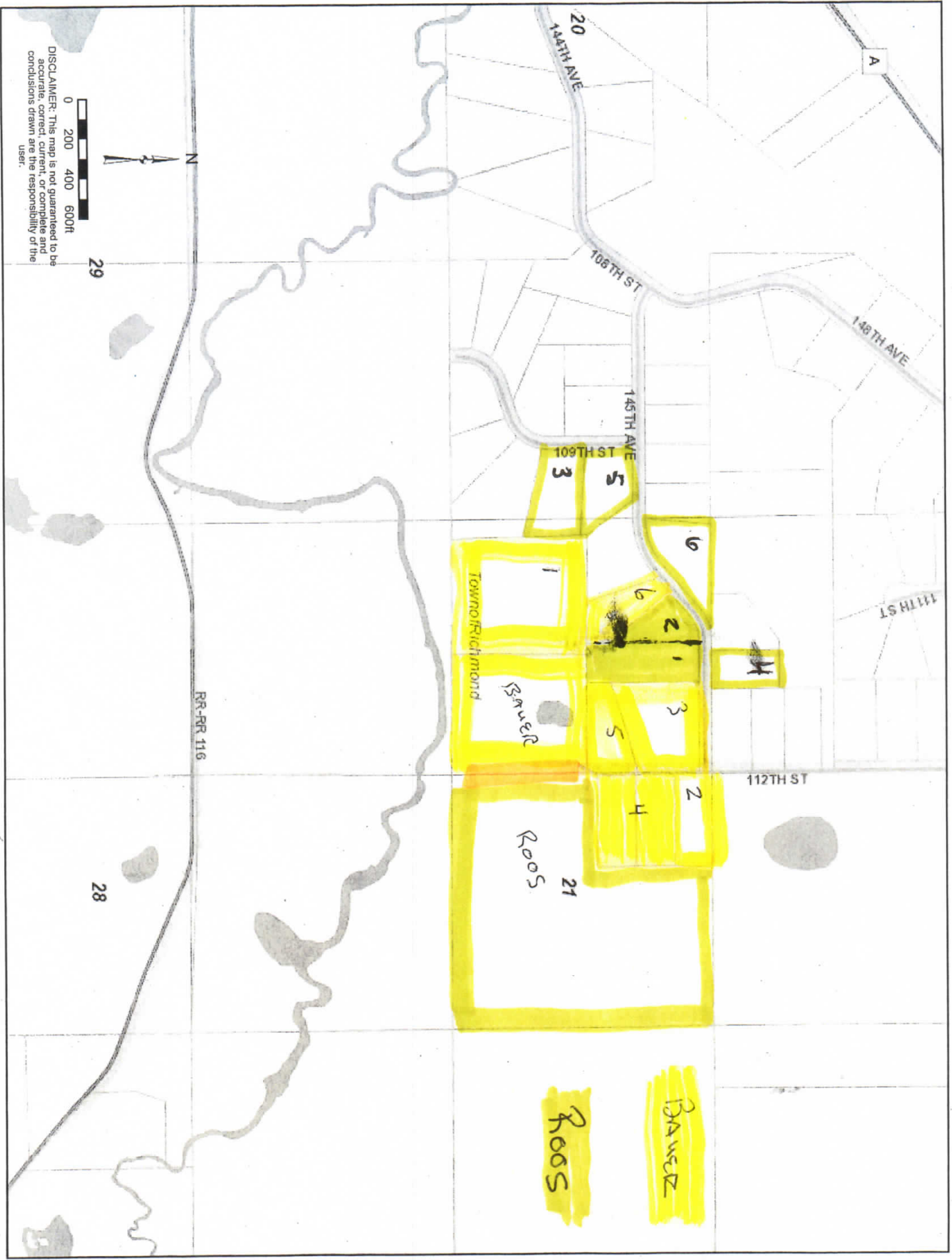
PREPARED FOR:
 DAVID ROOS
 1912 FORD PARKWAY #3
 ST. PAUL, MN. 55116

SURVEYOR:
 DOUGLAS J. ZAHLER
 S & N LAND SURVEYING, INC.
 2920 ENLOE STREET
 HUDSON, WI 54016

THE NE1/4 OF THE SW1/4 OF SECTION 21, T30N, R18W, TOWN OF RICHMOND, ST. CROIX COUNTY, WISCONSIN.

CERTIFIED SURVEY MAP





DISCLAIMER: This map is not guaranteed to be accurate, correct, current or complete and conclusions drawn are the responsibility of the user.



29

28

RR-RR 116

Roos

Bauer

Map area with yellow highlights and lot numbers:

- Lot 1: Town of Richmond
- Lot 2: Bauer
- Lot 3: Roos
- Lot 4: Roos
- Lot 5: Bauer
- Lot 6: Roos

Bauer

Roos

Roos

Bauer

CSM VOL 31 PG 6924

2 026-1064-11-120

3 026-1064-11-130

026-1064-10-500

026-1064-20-050

145TH AVE CSM VOL 14 PG 3851

026-1064-30-100

DUNN

026-1064-30-200

HYMAN

Town of Richmond

1 026-1064-40-101

CSM VOL 30 PG 6777

026-1064-30-300

HYMAN

CSM VOL 19 PG 4842

026-1064-30-400

026-1064-40-400

2 026-1064-40-115

PATTERSON

026-1173-40-000

WALDROFF MEADOWS IV

026-1173-30-000

HARTNER

026-1173-38-000

BAUER

026-1064-40-200

CSM VOL 13 PG 3717

-92.57245, 069.1869 Degrees

200ft

026-1064-40-300

026-1064-10-300

026-1173-41-200

Navigation controls including a list icon, a home icon, a search icon, an information icon, and a back arrow.

1163663

BETH PABST

REGISTER OF DEEDS

ST. CROIX CO., WI

RECEIVED FOR RECORD

02/03/2023 10:24 AM

EXEMPT #

REC FEE

30.00

PAGES: 1

**The above recording information verifies that this document has been electronically recorded & returned to the submitter

DOCUMENT NO.

LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been commenced for the purpose of discontinuing part of a Street known as 112th Street, in the Town of Richmond, St. Croix County, Wisconsin, described as follows:

Part of the Northwest Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 30 North, Range 18 West, Town of Richmond, being part of Lot 3 of Certified Survey Map Volume 13, Page 3717, Document No. 610046 and part of Lot 4 of Certified Survey Map Volume 19, Page 4842, Document No. 775562, St. Croix County, Wisconsin, described as follows:

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Dated this 3 day of February, 2023.

HEYWOOD, CARI & ANDERSON, S.C.

Samuel R. Cari, WI Bar: 1016909
Attorney for Greg Bauer and Danna Bauer, Petitioners
816 Dominion Drive, P.O. Box 125
Hudson, WI 54016
Tel: 715-386-5551

HEYWOOD, CARI & ANDERSON, S.C.

Prepared by: Samuel R. Cari
816 Dominion Drive
Hudson, WI 54016

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS:

Heywood, Cari & Anderson, SC
816 Dominion Drive
Hudson, WI 54016

026-1064-30-300 & 026-1064-30-400

Parcel Identification Number (PIN)