



Planning, Development & Extension Education Committee  
Agenda  
Kenosha County Center  
Wednesday, October 10, 2018

NOTE: UNDER THE KENOSHA COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS. NOTICE OF SUCH MOTIONS TO RECONSIDER OR RESCIND AT FUTURE MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH SECTION 2 C OF THE COUNTY BOARD RULES. FURTHERMORE, ANY MATTER DEEMED BY A MAJORITY OF THE BOARD TO BE GERMANE TO AN AGENDA ITEM MAY BE DISCUSSED AND ACTED UPON DURING THE COURSE OF THIS MEETING AND ANY NEW MATTER NOT GERMANE TO AN AGENDA ITEM MAY BE REFERRED TO THE PROPER COMMITTEE. ANY PERSON WHO DESIRES THE PRIVILEGE OF THE FLOOR PRIOR TO AN AGENDA ITEM BEING DISCUSSED SHOULD REQUEST A COUNTY BOARD SUPERVISOR TO CALL SUCH REQUEST TO THE ATTENTION OF THE BOARD CHAIRMAN

Notice is hereby given that a meeting will be held by the Kenosha County Planning, Development & Extension Education Committee on **Wednesday, October 10, 2018 at 6:00p.m. in Conference Room B followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

**6:00 p.m. - UW-EXTENSION ITEMS - CONFERENCE ROOM**

**B**

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **REVIEW AND RECOMMENDATION TO FINANCE COMMITTEE REGARDING THE PROPOSED 2019 UW-EXTENSION BUDGET(S)**
3. **REVIEW AND RECOMMENDATION TO THE FINANCE COMMITTEE REGARDING THE PROPOSED 2019 PLANNING AND DEVELOPMENT BUDGET(S)**

**7:00 p.m. - LAND USE ITEMS HEARINGS - KCC PUBLIC HEARING ROOM**

4. **TABLED REQUEST OF CLEM STEIN III - CERTIFIED SURVEY MAP - BRIGHTON**

Tabled Request of Clem Stein III, 5700 312th Ave. Salem, WI 53168 (Owner), requesting a CSM on Tax Parcel #95-4-219-364-0105 located in the SE & NE ¼ of Section 36, T2N, R19E, Town of Wheatland and on Tax Parcel #30-4-220-313-0255 located in the SW ¼ of Section 31, T2N, R20E, Town of Brighton

Documents:

[0255 SUBMITTED APP.PDF](#)

5. **KEITH M. & COLLEEN E. KEATING - CERTIFIED SURVEY MAP - RANDALL**

Keith M & Colleen E Keating, PO Box 125, Powers Lake, WI 53159 (Owner), requesting a CSM on Tax Parcel #60-4-119-172-0322 located in the NW ¼ of Section 17, T1N, R19E, Town of Randall

Documents:

[0322 - SUBMITTED APP.PDF](#)

**6. NANCY VANEVERY - CERTIFIED SURVEY MAP - RANDALL**

Nancy Vanevery, PO Box 131, Silver Lake, WI 53170-0131 (Owner), requesting a CSM on Tax Parcel #60-4-119-171-0301 located in the SE ¼ of Section 17, T1N, R19E, Town of Randall

Documents:

[0301 - SUBMITTED APP.PDF](#)

**7. APPROVAL OF MINUTES**

**8. CITIZEN COMMENTS**

**9. ANY OTHER BUSINESS ALLOWED BY LAW**

**10. ADJOURNMENT**

**NOTICE TO PETITIONERS**

**The petitioners:** Clem Stein, III (Owner); Keith M. & Colleen E. Keating (Owner); Nancy Vanevery (Owner)

**NOTICE TO TOWNS**

The Towns of Brighton, Randall, and Wheatland are asked to be represented at the hearing on **Wednesday, October 10, 2018 at 7:00 p.m.**, at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.



January 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

JUL 02 2018

Kenosha County  
Planning and Development

### LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☒ Certified Survey Map
- ☐ Subdivision Preliminary Plat
- ☐ Subdivision Final Plat
- ☐ Condominium Plat

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other \_\_\_\_\_

Applicant Name: Clem Stein III Date \_\_\_\_\_

Mailing Address: 5700 - 312th Avenue, Salem, WI 53168 Phone # (312) 371-1155

\_\_\_\_\_ Phone # \_\_\_\_\_

Tax Parcel Number(s): 30-4-220-313-0255 and 95-4-219-364-0105

\_\_\_\_\_ Acreage of Project: 33.602 Acres

Location of Property (including legal description):

Lot 1, CSM 2743 (Document #1721904)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Subdivision/Development Name (if applicable): NA

\_\_\_\_\_

Existing Zoning: C-1 and A-2 Proposed Zoning: C-1 and A-2

**LAND DIVISION  
APPLICATION**

Town Land Use Plan District Designation(s) (if applicable):

Present \_\_\_\_\_

\_\_\_\_\_

Proposed \_\_\_\_\_

\_\_\_\_\_

Present Use(s) of Property: \_\_\_\_\_

Proposed Use(s) of Property: \_\_\_\_\_

The subdivision abuts or adjoins a state trunk highway..... Yes ( ) No (X)

The subdivision will be served by public sewer ..... Yes ( ) No (X)

The subdivision abuts a county trunk highway ..... Yes (X) No ( )

The subdivision contains shoreland/floodplain areas ..... Yes (X) No ( )

The subdivision lies within the extra-territorial plat (ETP) authority  
area of a nearby Village or City ..... Yes (X) No ( )

\*Applicant is responsible for submitting to the ETP authority any fees and documentation  
needed to obtain a recommendation.

**REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:**

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

**REQUIRED APPLICABLE SIGNATURES:**

 \_\_\_\_\_ Date 6-28-18

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Developer's Signature \_\_\_\_\_ Date \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A RE-DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 2743 BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 19 EAST, IN THE TOWN OF WHEATLAND AND THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 20 EAST, IN THE TOWN OF BRIGHTON, ALL IN KENOSHA COUNTY, WISCONSIN

**NOTES**  
Wetland boundary and Zoning lines are scaled from Kenosha County Interactive mapping site.  
  
No filling, excavating or building within the floodplain or wetlands.

**A-2 SETBACKS**  
65' STREET  
25' SIDEYARD  
50' REARYARD  
75' SHOREYARD

**LOT 1**  
Overall:  
18.531 Acres  
807,194 Sq.Ft.  
Wheatland:  
16.505 Acres  
718,940 Sq.Ft.  
Brighton:  
2.026 Acres  
88,254 Sq.Ft.

**LOT 2**  
Overall:  
11.891 Acres  
517,955 Sq.Ft.  
Wheatland:  
9.173 Acres  
399,582 Sq.Ft.  
Brighton:  
2.717 Acres  
118,373 Sq.Ft.



SE SECTION 36-2-19 &  
SW SECTION 31-2-20



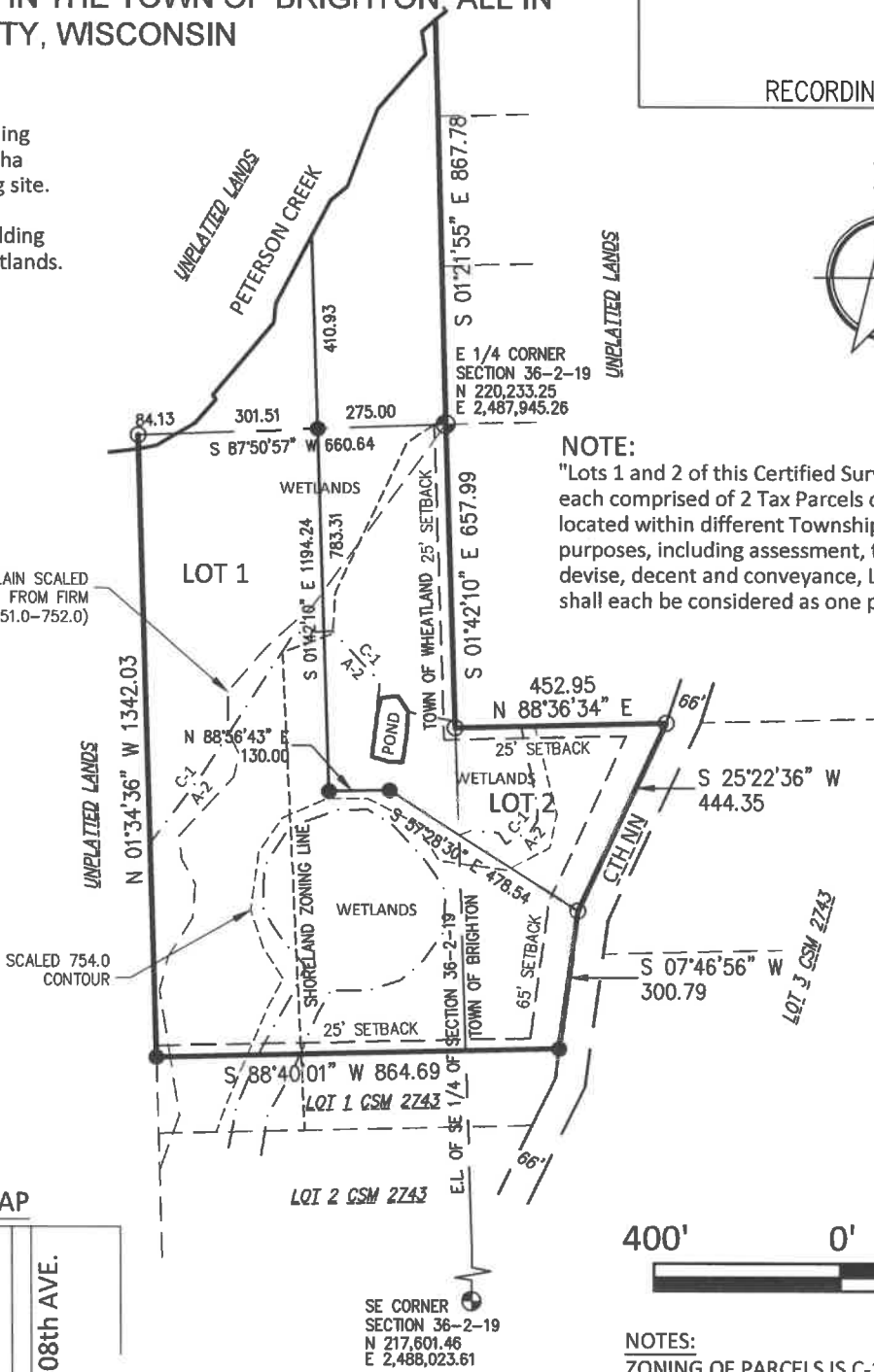
**Nielsen Madsen + Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbcs.net

This Instrument was drafted by Mark R. Madsen July 9, 2018

RECORDING DATA



**NOTE:**  
"Lots 1 and 2 of this Certified Survey Map are each comprised of 2 Tax Parcels due to being located within different Townships. For all purposes, including assessment, taxation, devise, decent and conveyance, Lots 1 and 2 shall each be considered as one parcel".



**NOTES:**  
ZONING OF PARCELS IS C-1 & A-2  
  
OWNER/LAND SPLITTER: CLEM STEIN III  
ADDRESS: 5700 312th AVENUE  
SALEM, WI. 53168  
  
ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.  
  
BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.  
BASED UPON NAD 1927. THE EAST LINE OF SE 1/4 OF SECTION 36-2-19 IS ASSUMED TO BEAR S 01°42'10" E.

**LEGEND:**  
○ 1" O.D. IRON PIPE FOUND  
● 5/8" O.D.x18" REBAR - 1.68LBS/LIN FT. SET  
⊕ KENOSHA COUNTY MONUMENT

2018.0049.01.DWG  
SHEET 1 OF 3 SHEETS

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A RE-DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 2743 BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 19 EAST, IN THE TOWN OF WHEATLAND AND THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 20 EAST, IN THE TOWN OF BRIGHTON, ALL IN KENOSHA COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the Owner; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: All that part of Lot 1 of Certified Survey Map No. 2743, recorded in the office of the Kenosha County register of deeds as Document No. 1721904, being part of the Southeast 1/4 of the Northeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 2 North, Range 19 East, Town of Wheatland and part of the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 2 North, Range 20 East, Town of Brighton, all in Kenosha County, Wisconsin, described as follows: Begin at the East 1/4 corner of said Section 36; run thence S01°42'10"E 657.99 feet along the East line of the Southeast 1/4 of said Section 36 and the Easterly line of said Lot 1 to the Northerly line of said Lot 1; thence N88°36'34"E 452.95 feet along said Northerly line to the West right-of-way of County Trunk Highway NN (CTH NN); thence S25°22'36"W 444.35 feet along said West right-of-way; thence S07°46'56"W 300.79 feet along said West right-of-way; thence S88°40'01"W 864.69 feet to the West line of said Lot 1; thence N01°34'36"W 1342.03 feet along said West line; thence N87°50'57"E 84.13 feet more or less to center of Peterson Creek; thence Northeasterly along the center of said creek until said creek intersects the East line of the Northeast 1/4 of said Section 36 and the East line of said Lot 1; thence S01°21'55"E 867.78 feet more or less along said East line to the East 1/4 corner of said Section 36 and the point of beginning. Containing 30.422 acres.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Code of General Ordinances for the Town of Wheatland and the Town of Brighton. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

July 9, 2018



Mark R. Madsen, P.E., P.L.S. (S-2271)  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd. Suite 200  
Racine, WI 53406  
(262) 634-5588



### OWNERS' CERTIFICATE

As owner I hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required by s 236.10 or 236.12 to be submitted to the the following for approval or objection: Town of Wheatland, Town of Brighton and Kenosha County.

IN WITNESS WHEREOF the said Clem Stein III has caused these presents to be signed as Owner at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Clem Stein III  
5700 312th Avenue  
Salem, WI 53168



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbisc.net

This Instrument was drafted by Mark R. Madsen July 9, 2018

2018.0049.01.DWG  
SHEET 2 OF 3 SHEETS



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

A RE-DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 2743 BEING PART OF THE  
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST  
1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 19 EAST, IN THE TOWN OF WHEATLAND  
AND THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION  
31, TOWNSHIP 2 NORTH, RANGE 20 EAST, IN THE TOWN OF BRIGHTON, ALL IN KENOSHA  
COUNTY, WISCONSIN

STATE OF WISCONSIN     )  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, Clem Stein, III, to me known to be  
the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

TOWN OF WHEATLAND APPROVAL

APPROVED: By Resolution of the Wheatland Town Board this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Willaim Glembocki, Chairperson

\_\_\_\_\_  
Sheila Siegler, Clerk

KENOSHA COUNTY APPROVAL

This Certified Survey Map was hereby approved by the Kenosha County Planning, Development on this \_\_\_\_\_  
day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Andy Buehler, Director of Planning & Development



**Nielsen Madsen + Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
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January 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

AUG 22 2018

Kenosha County  
Planning and Development

### LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☒ Certified Survey Map
- ☐ Subdivision Preliminary Plat
- ☐ Subdivision Final Plat
- ☐ Condominium Plat

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other \_\_\_\_\_

Applicant Name: KEITH HEATING Date 8/22/18

Mailing Address: 39922 BLOOMFIELD RD. Phone # Cell 312 617 3333

Phone # \_\_\_\_\_

Tax Parcel Number(s): 60-4-119-172-0322

Acreage of Project: 1.96

Location of Property (including legal description):

See attached CSM...

Subdivision/Development Name (if applicable): \_\_\_\_\_

Existing Zoning: R-2 Proposed Zoning: R-2



LAND DIVISION  
APPLICATION

Town Land Use Plan District Designation(s) (if applicable):

Present Suburban-Density Residential

Proposed Suburban-Density Residential

Present Use(s) of Property: VACANT

Proposed Use(s) of Property: SINGLE FAMILY HOME

The subdivision abuts or adjoins a state trunk highway.....Yes ( ) No (✓)

The subdivision will be served by public sewer .....Yes ( ) No (✓)

The subdivision abuts a county trunk highway .....Yes ( ) No (✓)

The subdivision contains shoreland/floodplain areas .....Yes (✓) No ( )

The subdivision lies within the extra-territorial plat (ETP) authority  
area of a nearby Village or City .....Yes (✓) No ( )

\*Applicant is responsible for submitting to the ETP authority any fees and documentation  
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Kathy Keefe  
Property Owner's Signature

8/22/18  
Date

Cathy Keefe  
Property Owner's Signature

8/22/18  
Date

REQUIRED APPLICABLE SIGNATURES:

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Developer's Signature

\_\_\_\_\_  
Date

**KENOSHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REDIVISION OF LOT 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2734, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR KENOSHA COUNTY, WISCONSIN, ON JUNE 10, 2013 AS DOCUMENT NO. 1704163, AND BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RANDALL, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

NORTHWEST CORNER  
SECTION 17-1-19  
N. = 206,290.89  
E. = 2,461,928.65

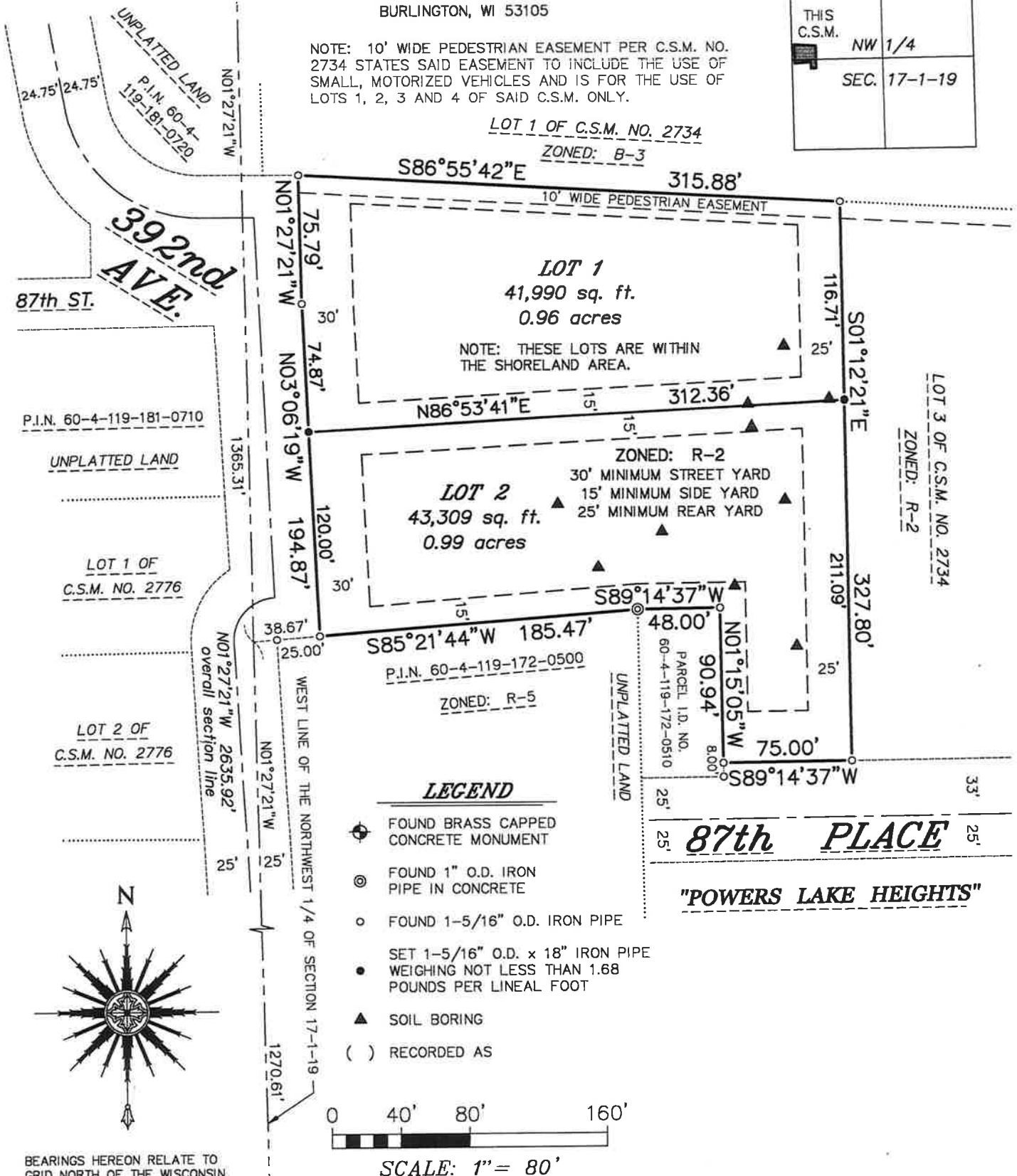
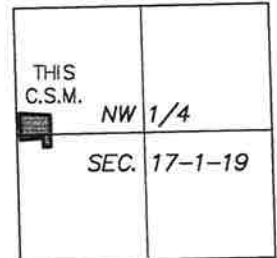
OWNER/SUBDIVIDER: KEITH M. KEATING AND  
COLLEEN E. KEATING  
P.O. BOX 125  
POWERS LAKE, WI 53159

**LOCATION MAP**  
SCALE: 1" = 2000'

PREPARED BY: SATTER SURVEYING LLC  
272 ORIGEN STREET  
BURLINGTON, WI 53105

NOTE: 10' WIDE PEDESTRIAN EASEMENT PER C.S.M. NO. 2734 STATES SAID EASEMENT TO INCLUDE THE USE OF SMALL, MOTORIZED VEHICLES AND IS FOR THE USE OF LOTS 1, 2, 3 AND 4 OF SAID C.S.M. ONLY.

LOT 1 OF C.S.M. NO. 2734  
ZONED: B-3



BEARINGS HEREON RELATE TO  
GRID NORTH OF THE WISCONSIN  
STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE (NAD-1927).  
ASSUMED BEARING OF NORTH  
01°27'21" WEST ON THE WEST  
LINE OF THE NORTHWEST 1/4 OF  
SECTION 17-1-19.

WEST 1/4 CORNER  
SECTION 17-1-19  
N. = 203,655.81  
E. = 2,461,995.63

***KENOSHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_***

BEING A REDIVISION OF LOT 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2734, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR KENOSHA COUNTY, WISCONSIN, ON JUNE 10, 2013 AS DOCUMENT NO. 1704163, AND BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RANDALL, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A REDIVISION OF LOT 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2734, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR KENOSHA COUNTY, WISCONSIN, ON JUNE 10, 2013 AS DOCUMENT NO. 1704163, AND BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RANDALL, COUNTY OF KENOSHA, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE NORTH 01°27'21" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION 1270.61 FEET; THENCE NORTH 85°21'44" EAST 38.67 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NORTH 03°06'19" WEST 194.87 FEET; THENCE NORTH 01°27'21" WEST 75.79 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 86°55'42" EAST ALONG SAID NORTH LINE 315.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 01°12'21" EAST ALONG THE EAST LINE OF SAID LOT 2 327.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND A POINT OF THE NORTH RIGHT-OF-WAY LINE OF 87TH PLACE; THENCE SOUTH 89°14'37" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 75.00 FEET; THENCE NORTH 01°15'05" WEST 90.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89°14'37" WEST ALONG SAID SOUTH LINE 48.00 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2 SOUTH 85°21'44" WEST 185.47 FEET TO THE PLACE OF BEGINNING. CONTAINING 85,299 SQUARE FEET OF LAND MORE OR LESS (1.96 ACRES).

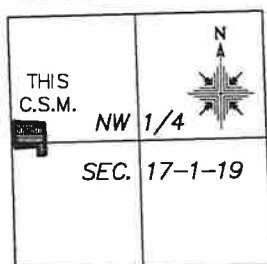
**SURVEYOR'S CERTIFICATE**

I, THOMAS L. SATTER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT, AT THE DIRECTION OF KEITH M. KEATING AND COLLEEN E. KEATING, I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND THE DIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WITH THE TOWN OF RANDALL LAND DIVISION ORDINANCE AND WITH THE KENOSHA COUNTY SUBDIVISION CONTROL ORDINANCE.

DATED THIS 16TH DAY OF AUGUST, 2018.

***LOCATION MAP***

SCALE: 1" = 2000'



THOMAS L. SATTER S-2850  
AUGUST 16, 2018 JOB NO. 101713  
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

**KENOSHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REDIVISION OF LOT 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2734, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR KENOSHA COUNTY, WISCONSIN, ON JUNE 10, 2013 AS DOCUMENT NO. 1704163, AND BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF RANDALL, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

**OWNERS' CERTIFICATE**

WE, AS OWNERS, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF RANDALL AND KENOSHA COUNTY PLANNING, DEVELOPMENT AND EXTENSION EDUCATION COMMITTEE FOR APPROVAL.

\_\_\_\_\_  
KEITH M. KEATING      DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COLLEEN E. KEATING      DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
COUNTY OF KENOSHA)    SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED KEITH M. KEATING AND COLLEEN E. KEATING, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN      MY COMMISSION EXPIRES: \_\_\_\_\_

**TOWN OF RANDALL APPROVAL**

THIS CERTIFIED SURVEY MAP WAS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF RANDALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TOWN CHAIRMAN      TOWN CLERK

**KENOSHA COUNTY PLANNING, DEVELOPMENT  
AND EXTENSION EDUCATION COMMITTEE**

THIS CERTIFIED SURVEY MAP WAS HEREBY APPROVED BY THE KENOSHA COUNTY PLANNING, DEVELOPMENT AND EXTENSION EDUCATION COMMITTEE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DOUGLAS J. NOBLE      CHAIRMAN



# SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County  
Kenosha

Parcel I.D.  
60-4-119-172-0322

Reviewed by

Date

Property Owner

Keith M. & Colleen E. Keating

Property Location

Govt. Lot NW 1/4 NW 1/4 S 17 T 1 N R 19 E (or) W

Property Owner's Mailing Address

PO Box 125

Lot #

2

Block #

Subd. Name or CSM#

CSM# 2734

City

Powers Lake

State

WI

Zip Code

53159

Phone Number

( )

City

Village

Town

Randall

Nearest Road

392<sup>nd</sup> Ave.

☒ New Construction Use: ☒ Residential / Number of bedrooms 3 Code derived design flow rate 450 GPD

☐ Replacement ☐ Public or commercial - Describe: \_\_\_\_\_

Parent material \_\_\_\_\_ Flood Plan elevation if applicable NA ft.

General comments and recommendations:

1 Boring #

☐ Boring  
☒ Pit

Ground surface elev. 100.12 ft.

Depth to limiting factor 125 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-10	10YR3/2	none	sil	3fsbk	mvfr	cw	1f2vf	.6	.8
2	10-16	10YR4/4	none	sicl	2vfsbk	mfr	gs	2vf	.4	.6
3	16-28	10YR4/4	none	cl	2msbk	mfi	gw	1vf	.4	.6
4	28-47	10YR4/3	none	scl	2msbk	mfr	aw	1vf	.4	.6
5	47-57	10YR6/4	none	ls	sg	ml	aw	1vf	.7	1.6
6	57-80	10YR6/4	none	grs	sg	ml	as	none	.7	1.6
7	80-90	10YR7/4	none	lfs	sg	ml	aw	none	.5	1.0

2 Boring #

☐ Boring  
☒ Pit

Ground surface elev. 99.18 ft.

Depth to limiting factor 135 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-14	10YR3/2	none	sil	3fsbk	mvfr	cw	1f2vf	.6	.8
2	14-22	10YR4/4	none	sicl	2vfsbk	mfr	gs	2vf	.4	.6
3	22-38	10YR4/4	none	cl	2msbk	mfi	gw	1vf	.4	.6
4	38-62	10YR4/3	none	scl	2msbk	mfr	aw	1vf	.4	.6
5	62-135	10YR6/4	none	grs	sg	ml	--	1vf	.7	1.6

\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print)

Kenneth P. Kretschmer

Signature

*Kenneth P. Kretschmer*

CST Number

224140

Address

PO Box 923 New Munster WI 53152

Date Evaluation Conducted

7/18/18

Telephone Number

262-537-4448



3 Boring #

☐ Boring  
☒ Pit

Ground surface elev. 99.68 ft.

Depth to limiting factor 125 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-10	10YR3/2	none	sil	2fsbk	mvfr	cw	1f2vf	.6	.8
2	10-27	10YR4/4	none	cl	2msbk	mfr	cw	2vf	.4	.6
3	27-47	10YR4/3	none	scl	2msbk	mfr	aw	1vf	.4	.6
4	47-77	10YR6/4	none	grs	sg	ml	aw	1vf	.7	1.6
5	77-86	10YR7/4	none	lfs	sg	ml	as	none	.5	1.0
6	86-125	10YR6/4	none	grs	sg	ml	--	none	.7	1.6

☐ Boring #

☐ Boring  
☐ Pit

Ground surface elev. \_\_\_\_\_ ft.

Depth to limiting factor \_\_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

☐ Boring #

☐ Boring  
☐ Pit

Ground surface elev. \_\_\_\_\_ ft.

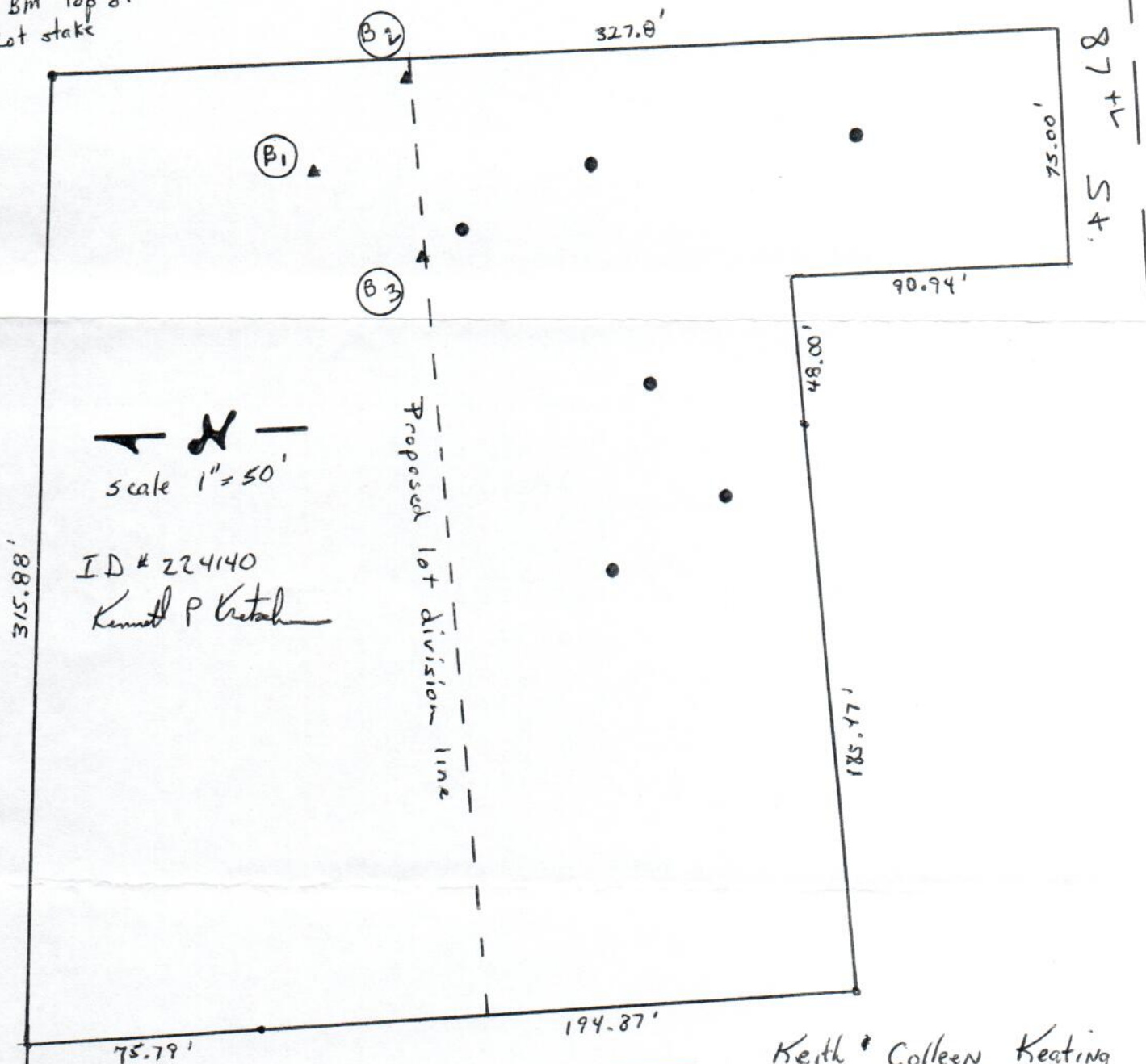
Depth to limiting factor \_\_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

Bm Top of  
Lot stake



ID # 224140

Kenneth P. Kretsch

392nd Ave

Keith & Colleen Keating  
Po Box 125  
Powers Lake WI 53159  
NW 1/4 NW 1/4 S17 T19 R19E  
Town of Randall  
Kenosha County  
60-4-119-172-0322  
Lot # 2 CSM# 2734





January 2013

# COUNTY OF KENOSHA

## Department of Planning and Development

RECEIVED

SEP 10 2018

Kenosha County  
Planning and Development

### LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☒ Certified Survey Map  
☐ Subdivision Preliminary Plat  
☐ Subdivision Final Plat  
☐ Condominium Plat

Applicant is: ☐ Property Owner ☒ Subdivider ☐ Other \_\_\_\_\_

Applicant Name: Harvest Development, LLC Date 9/7/2018

Mailing Address: 8170-214th Ave. Bristol, WI 53104 Phone # 262-960-8154

\_\_\_\_\_  
Phone # \_\_\_\_\_

Tax Parcel Number(s): 60-4-119-171-0301

\_\_\_\_\_  
Acreage of Project: 23

Location of Property (including legal description):

ALL THAT PART OF NW 1/4 OF NE 1/4 SEC 17 T 1 R 19 WHICH LIES N OF HWY EXC 1/2 ACRE OFF

ENTIRE E SIDE ALSO EXC CSM #455 1978 ALSO EXC W 313 FT THEREOF

(1999 SPLIT 60-4-119-171-0300 INTO 60-4-119-171-0301 & -0310) DOC #1104205

Town of Randall, County of Kenosha, State of Wisconsin

Subdivision/Development Name (if applicable): NA

Existing Zoning: A2 Proposed Zoning: A2

LAND DIVISION  
APPLICATION

Town Land Use Plan District Designation(s) (if applicable):

Present Park and Recreation

Proposed Park and Recreation

Present Use(s) of Property: A2 uses

Proposed Use(s) of Property: A2 uses

The subdivision abuts or adjoins a state trunk highway ..... Yes ( ) No (☒)

The subdivision will be served by public sewer ..... Yes ( ) No (☒)

The subdivision abuts a county trunk highway ..... Yes (☒) No ( )

The subdivision contains shoreland/floodplain areas ..... Yes ( ) No (☒)

The subdivision lies within the extra-territorial plat (ETP) authority  
area of a nearby Village or City ..... Yes ( ) No (☒)

\*Applicant is responsible for submitting to the ETP authority any fees and documentation  
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Nancy L. Van Every 9-5-18  
Property Owner's Signature Date

\_\_\_\_\_  
Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

[Signature] 9/5/18  
Applicant's Signature Date

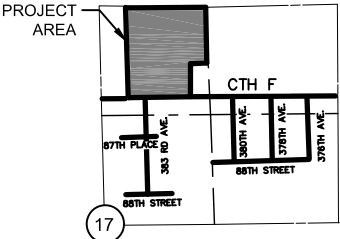
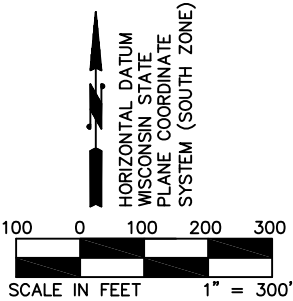
\_\_\_\_\_  
Developer's Signature Date

# CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 17, IN TOWN 1 NORTH, RANGE 17 EAST, TOWN OF RANDALL, KENOSHA COUNTY, WISCONSIN

TAX KEY:  
60-4-119-171-0301

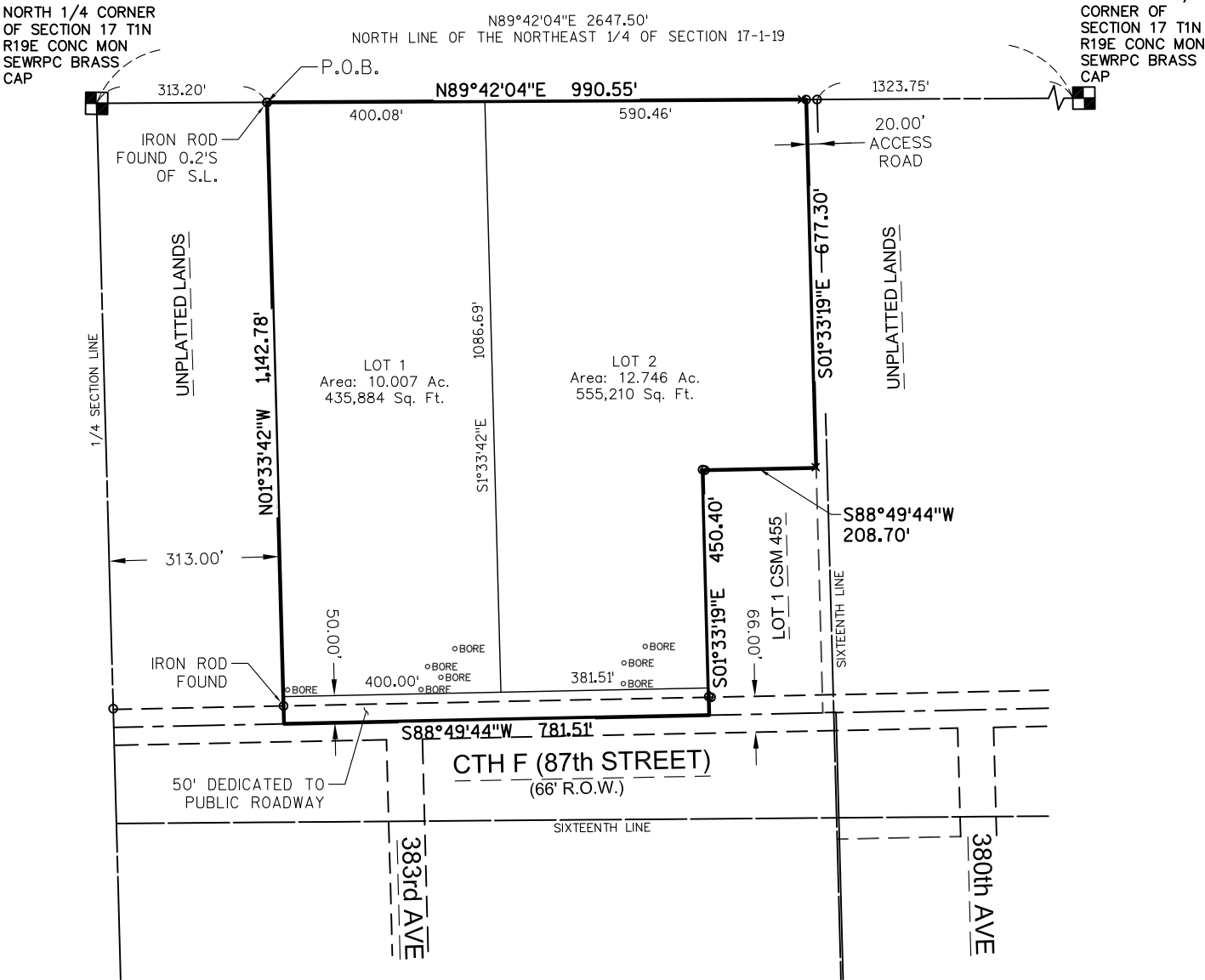
- = FOUND 5/8" REBAR FOUND OR AS NOTED
- ✕ = CHISELED CROSS SET
- POB = POINT OF BEGINNING
- = SECTION CORNER MONUMENT
- BORE = SOIL BORING



VICINITY MAP  
NOT TO SCALE

NW 1/4 OF THE NE 1/4 OF SECTION 17 TOWN 1 NORTH., RANGE 17 EAST

## UNPLATTED LANDS

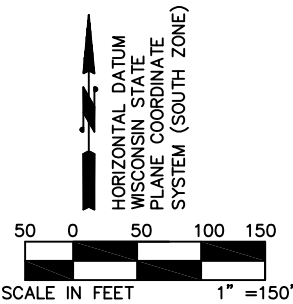


# CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4  
SECTION 17, IN TOWN 1 NORTH, RANGE 17 EAST, TOWN OF RANDALL,  
KENOSHA COUNTY, WISCONSIN

TAX KEY:  
60-4-119-171-0301

- = FOUND 5/8" REBAR FOUND OR AS NOTED
- ✕ = CHISELED CROSS SET
- POB = POINT OF BEGINNING
- = SECTION CORNER MONUMENT
- BORE = SOIL BORING



LOT 1 CSM 455

- BORE
- BORE
- BORE
- BORE
- BORE
- BORE
- BORE
- BORE

CTH F (87th STREET)  
(66' R.O.W.)

383rd AVE

# CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 17, IN TOWN 1 NORTH,  
RANGE 17 EAST, TOWN OF RANDALL, KENOSHA COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, GARY R. SPLINTER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, IN TOWN 1 NORTH, RANGE 17 EAST, IN THE TOWN OF RANDALL, KENOSHA COUNTY, WISCONSIN, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 17, THENCE NORTH 89° 42' 04" EAST COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 313.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 42' 04" EAST COINCIDENT WITH SAID NORTH LINE, 990.55 FEET; THENCE SOUTH 01° 33' 19" EAST 677.30 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP 455 RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 999 ON PAGE 224, DOCUMENT NUMBER 623216; THENCE SOUTH 88° 49' 44" WEST COINCIDENT WITH THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 455, 208.70 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP 455; THENCE SOUTH 01° 33' 19" EAST COINCIDENT WITH THE WEST LINE OF SAID CERTIFIED SURVEY MAP 455, 450.40 FEET TO THE CENTERLINE OF COUNTY HIGHWAY F; THENCE NORTH 88° 49' 44" WEST ALONG SAID CENTERLINE, 781.51 FEET TO A LINE PARALLEL AND 313.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 01° 33' 42" WEST COINCIDENT WITH SAID LINE, 1142.78 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF THE OWNER OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S.236.34 OF THE WISCONSIN STATUTES, THE TOWN OF RANDALL AND KENOSHA COUNTY CODE OF ORDINANCES IN SURVEYING.

GARY R. SPLINTER S-2239

DATE \_\_\_\_\_

## OWNER'S CERTIFICATE OF DEDICATION

I, NANCY VANEVERY, OWNER DO HEREBY CERTIFY THAT CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON.

NANCY VANEVERY, OWNER

STATE OF WISCONSIN)  
COUNTY OF KENOSHA) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, NANCY VANEVERY,  
THE ABOVE NAMED, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING CERTIFICATE  
AND ACKNOWLEDGES THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_



CERTIFIED SURVEY MAP \_\_\_\_\_

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 17, IN TOWN 1 NORTH,  
RANGE 17 EAST, TOWN OF RANDALL, KENOSHA COUNTY, WISCONSIN

TOWN OF RANDALL TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF  
RANDALL AND THE ROAD DEDICATION SHOWN HEREON IS ACCEPTED ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ , 2018.

\_\_\_\_\_  
ROBERT STOLL, CHAIRMAN

\_\_\_\_\_  
CALLIE RUCKER, CLERK

KENOSHA COUNTY LAND USE COMMITTEE APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE KENOSHA COUNTY LAND USE  
COMMITTEE ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
XXXXXXXXXXXXXXXXXX, CHAIRMAN



# COUNTY OF KENOSHA

## Division of Health Services

19600 - 75th Street, Suite 185-3  
Bristol, Wisconsin 53104-9772  
Telephone: (262) 857-1910  
Facsimile: (262) 857-1920

Page 1 of 2

### **APPLICATION FOR SOIL TEST REVIEW** **FOR PROPOSED CERTIFIED SURVEY MAPS AND SUBDIVISIONS** **TO BE SERVED BY PRIVATE ON-SITE WASTEWATER TREATMENT** **SYSTEMS**

Pursuant to Chapter 15 of the Kenosha County Municipal Code all lots and parcels of land being subdivided in the manner of Certified Survey Maps and Subdivision Plats shall have soil and site evaluations conducted to determine soil suitability for each proposed parcel. Submittal of soil information shall be done at the time of or prior to applying for review of the proposed land divisions by the Kenosha County Division of Health Services. Please complete the applicant information below and include the required review fees. All checks shall be made payable to "Kenosha County."

Owner: \_\_\_\_\_ Agent: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

Parcel Number of Property Being Divided: \_\_\_\_\_

Proposed Project \_\_\_\_\_

1. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less) \_\_\_\_\_.
2. Review Fee = Number from above x \$75 \_\_\_\_\_.
3. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems? Yes \_\_\_\_\_ No \_\_\_\_\_.
4. Are these systems older than July 1, 1980? Yes \_\_\_\_\_ No \_\_\_\_\_.
5. If you answered **yes** to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
6. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.



7. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat.
8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

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FOR OFFICE USE ONLY

Soil and Site Evaluations received on \_\_\_\_\_

Proposed land divisions will be scheduled for hearing with the Planning, Development & Extension Education Committee on \_\_\_\_\_

Comments \_\_\_\_\_

Soil and Site Evaluations have been reviewed and are compliant with Chapter 15.07 and SPS 385

County Sanitarian \_\_\_\_\_ Date \_\_\_\_\_

# SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Kenosha	
Parcel I.D. 60-4-119-171-0301	
Reviewed by	Date

Property Owner HARVEST DEVELOPMENT LLC				Property Location Govt. Lot NW 1/4 NE 1/4 S 17 T 1 N R 17 E (or) W			
Property Owner's Mailing Address 8170 214TH AVE				Lot # Lot 1	Block #	Subd. Name or CSM# Prop CSM	
City Bristol	State WI	Zip Code 53104	Phone Number ( )	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town Randall	Nearest Road CTH F

<input checked="" type="checkbox"/> New Construction Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms: 4		Code derived design flow rate 600 GPD		Site Suitable For: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> At-Grade <input type="checkbox"/> Mound <input type="checkbox"/> Holding Tank <input type="checkbox"/>
<input type="checkbox"/> Replacement <input type="checkbox"/> Public or commercial - Describe: _____				
Parent material <u>Glacial Till</u>		Flood Plan elevation if applicable _____ ft.		
General comments and recommendations: Prop. Sys Ele = 90.8' .7/1.6 LR				

1	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. 96.5 ft	Depth to limiting factor >107 in.
---	----------	--	------------------------------	-----------------------------------


Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPd/Ft <sup>2</sup>	
1	0-12	10yr3/2	-----	SiL	2fsbk	Mfr	CS	1F	*Eff#1 0.6	*Eff#2 0.8
2	12-27	10yr4/4	-----	CL	2fsbk	Mfr	GW	1VF	0.4	0.6
3	27-48	10yr4/4	-----	SL	1fsbk	Mfr	CS	-----	0.4	0.6
4	48-107	10yr6/4	-----	MS	0sg	ML	-----	-----	0.7	1.6

2	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. 96.5 ft.	Depth to limiting factor >109 in.
---	----------	--	-------------------------------	-----------------------------------

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPd/Ft <sup>2</sup>	
1	0-8	10yr3/2	-----	SiL	2fsbk	Mfr	CS	1F	*Eff#1 0.6	*Eff#2 0.8
2	8-12	10yr4/4	-----	CL	2fsbk	Mfr	GW	1VF	0.4	0.6
3	12-24	10yr4/4	-----	SL	1fsbk	Mfr	CS	-----	0.4	0.6
4	24-109	10yr6/4	-----	MS	0sg	ML	-----	-----	0.7	1.6

\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Lance Petrask	 Signature	CST Number 224315
Address W4644 Pine Creek Drive Elkhorn WI 53121	Date Evaluation Conducted 9/5/2018	Telephone Number 262 495 7004

3 Boring #

☐ Boring☒ PitGround surface elev. 96.2 ft.Depth to limiting factor >107 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-9	10yr3/2	-----	SiL	2fsbk	Mfr	CS	1F	0.6	0.8
2	9-57	10yr4/4	-----	CL	2fsbk	Mfr	GW	1VF	0.4	0.6
3	57-64	10yr4/4	-----	SL	1fsbk	Mfr	CS	-----	0.4	0.6
4	64-107	10yr6/4	-----	MS	0sg	ML	-----	-----	0.7	1.6

4 Boring #

☐ Boring☒ Pit

Ground surface elev. \_\_\_\_ ft.

Depth to limiting factor \_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

5 Boring #

☐ Boring☐ Pit

Ground surface elev. \_\_\_\_ ft.

Depth to limiting factor \_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

\* Effluent #1 = BOD, &gt; 30 ≤ 220 mg/L and TSS &gt; 30 ≤ 150 mg/L

\* Effluent #2 = BOD, &gt; 30 ≤ 220 mg/L and TSS &gt; 30 ≤ 150 mg/L

400.08'

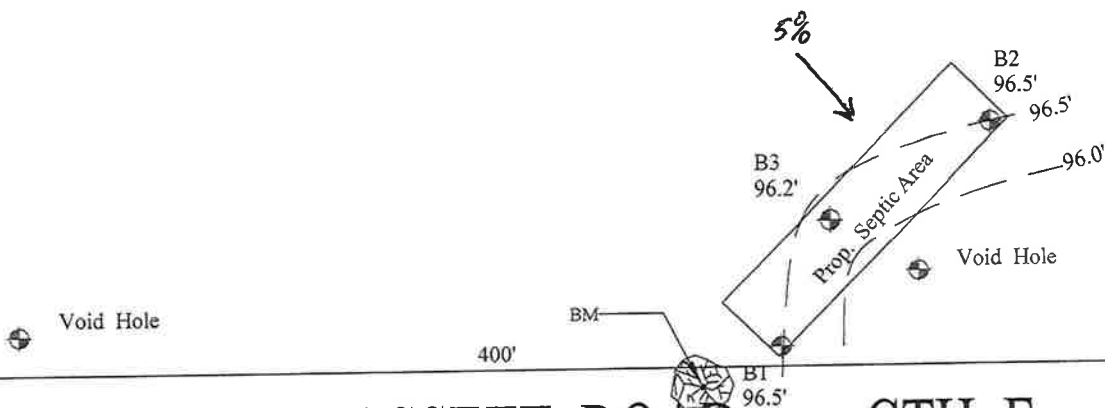
10.007 Acre Parcel

Unscaled Area

Scaled Area

1192.78'

1086.69'



**BASSETT ROAD CTH F**

PROPERTY OWNER  
HARVEST DEVELOPMENT LLC  
8170 214TH AVE  
BRISTOL WI 53104

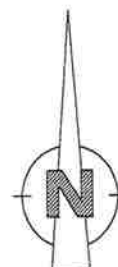
LOCATION  
60-4-119-171-0301  
Lot 1  
NW NE 17-1-17E  
Town of Randall  
Kenosha County

SCALE  
1" = 60'

BENCHMARK = 100'  
Top of Spike in tree  
1' up on N side



Lance Petrasek  
224312

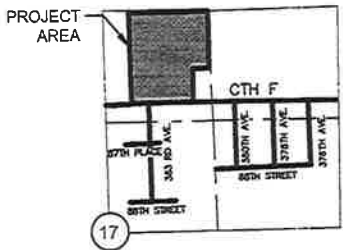
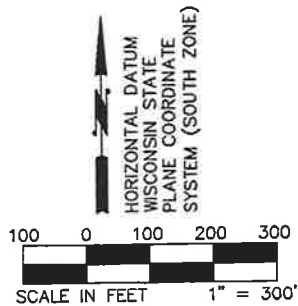


# CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 17, IN TOWN 1 NORTH, RANGE 17 EAST, TOWN OF RANDALL, KENOSHA COUNTY, WISCONSIN

TAX KEY:  
60-4-119-171-0301

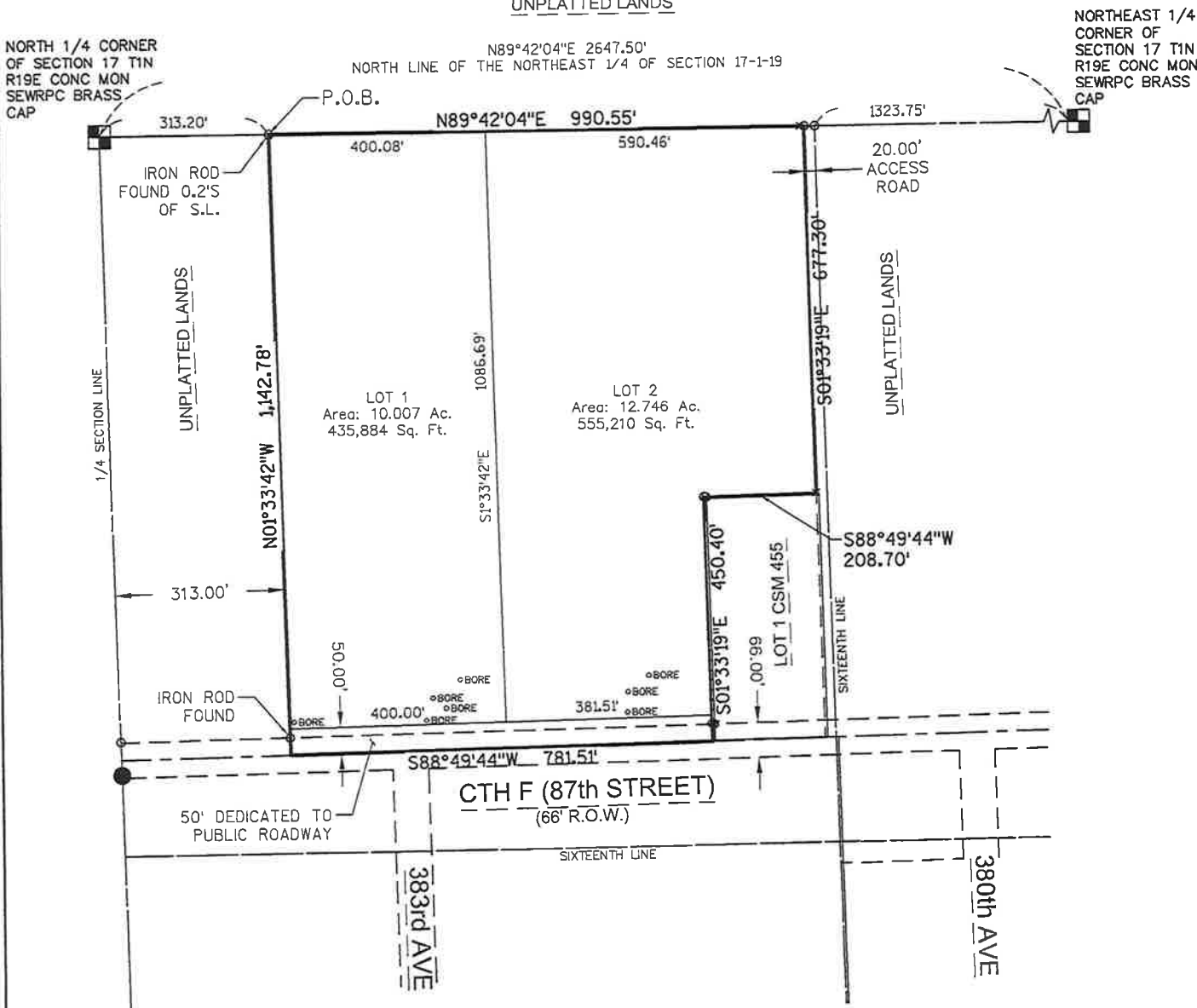
- = FOUND 5/8" REBAR FOUND OR AS NOTED
- ✕ = CHISELED CROSS SET
- POB = POINT OF BEGINNING
- = SECTION CORNER MONUMENT
- BORE = SOIL BORING



VICINITY MAP  
NOT TO SCALE

NW 1/4 OF THE NE 1/4 OF SECTION 17 TOWN 1 NORTH., RANGE 17 EAST

## UNPLATTED LANDS



# SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

Property Owner <b>HARVEST DEVELOPMENT LLC</b>				Property Location Govt. Lot NW 1/4 NE 1/4 S 17 T 1 N R 17				County <b>Kenosha</b>	
Property Owner's Mailing Address <b>8170 214TH AVE</b>				Lot # <b>Lot 2</b>		Block #		Parcel I.D. <b>60-4-119-171-0301</b>	
City <b>Bristol</b>		State <b>WI</b>	Zip Code <b>53104</b>	Phone Number ( )		Subd. Name or CSM# Prop CSM		Reviewed by	
City <b>Bristol</b>		State <b>WI</b>	Zip Code <b>53104</b>	Phone Number ( )		Subd. Name or CSM# Prop CSM		Date	
City <b>Bristol</b>		State <b>WI</b>	Zip Code <b>53104</b>	Phone Number ( )		Subd. Name or CSM# Prop CSM		Date	
City <b>Bristol</b>		State <b>WI</b>	Zip Code <b>53104</b>	Phone Number ( )		Subd. Name or CSM# Prop CSM		Date	
City <b>Bristol</b>		State <b>WI</b>	Zip Code <b>53104</b>	Phone Number ( )		Subd. Name or CSM# Prop CSM		Date	

<input checked="" type="checkbox"/> New Construction Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms: <b>4</b> <input type="checkbox"/> Replacement <input type="checkbox"/> Public or commercial – Describe: _____ Parent material <u>Glacial Till</u> Flood Plan elevation if applicable _____ ft. General comments and recommendations: Prop. Sys Ele = 90.7' .7/1.6 LR		Code derived design flow rate <b>600</b> GPD Site Suitable For: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> At-Grade <input type="checkbox"/> Mound <input type="checkbox"/> Holding Tank <input type="checkbox"/>	
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1	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. <u>96.3</u> ft.	Depth to limiting factor <u>&gt;109</u> in.
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPd/Ft <sup>2</sup>	
1	0-12	10yr3/2	-----	SiL	2fsbk	Mfr	CS	1F	0.6	0.8
2	12-28	10yr4/4	-----	CL	2fsbk	Mfr	GW	1VF	0.4	0.6
3	28-42	10yr4/4	-----	SL	1fsbk	Mfr	CS	-----	0.4	0.6
4	42-109	10yr6/4	-----	MS	0sg	ML	-----	-----	0.7	1.6

2	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. <u>96.3</u> ft.	Depth to limiting factor <u>&gt;108</u> in.
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPd/Ft <sup>2</sup>	
1	0-10	10yr3/2	-----	SiL	2fsbk	Mfr	CS	1F	0.6	0.8
2	10-29	10yr4/4	-----	CL	2fsbk	Mfr	GW	1VF	0.4	0.6
3	29-45	10yr4/4	-----	SL	1fsbk	Mfr	CS	-----	0.4	0.6
4	45-108	10yr6/4	-----	MS	0sg	ML	-----	-----	0.7	1.6

\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) <b>Lance Petrask</b>	Signature 	CST Number <b>224315</b>
Address <b>W4644 Pine Creek Drive Elkhorn WI 53121</b>	Date Evaluation Conducted <b>9/5/2018</b>	Telephone Number <b>262 495 7004</b>

3 Boring #

☐ Boring☒ PitGround surface elev. 95.5 ft.Depth to limiting factor >99 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-6	10yr3/2	-----	SiL	2fsbk	Mfr	CS	1F	0.6	0.8
2	6-21	10yr4/4	-----	CL	2fsbk	Mfr	GW	1VF	0.4	0.6
3	21-57	10yr4/4	-----	SL	1fsbk	Mfr	CS	-----	0.4	0.6
4	57-99	10yr6/4	-----	MS	0sg	ML	-----	-----	0.7	1.6

4 Boring #

☐ Boring☒ Pit

Ground surface elev. \_\_\_\_ ft.

Depth to limiting factor \_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

5 Boring #

☐ Boring☐ Pit

Ground surface elev. \_\_\_\_ ft.

Depth to limiting factor \_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

\* Effluent #1 = BOD, &gt; 30 ≤ 220 mg/L and TSS &gt; 30 ≤ 150 mg/L

\* Effluent #2 = BOD, &gt; 30 ≤ 220 mg/L and TSS &gt; 30 ≤ 150 mg/L



590.46'

677.3'

208.7'

12.746 Acre Parcel

PROPERTY OWNER  
HARVEST DEVELOPMENT LLC  
8170 214TH AVE  
BRISTOL WI 53104

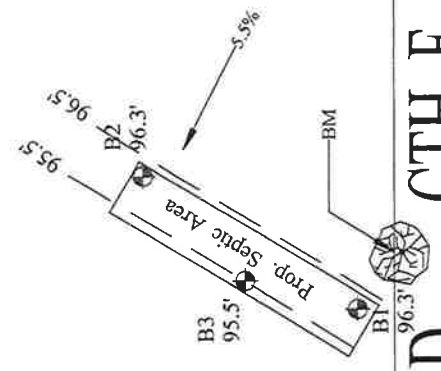
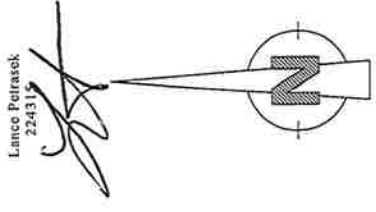
SCALE  
1" = 60'

BENCHMARK = 100'  
Top of Spike in tree  
5' up on N side

LOCATION  
60-4-119-171-0301  
Lot 2  
NW NE 17-1-17E  
Town of Randall  
Kenosha County

Unscaled Area

Scaled Area



381.51'

BASSETT ROAD CTH F

1086.69'

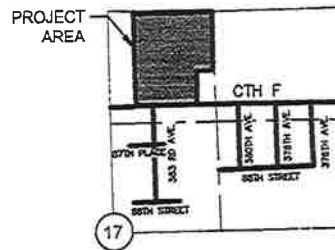
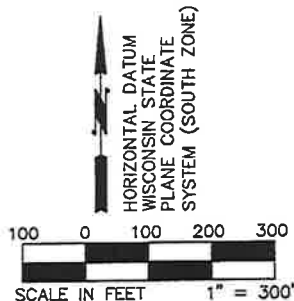
400.4'

# CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4  
SECTION 17, IN TOWN 1 NORTH, RANGE 17 EAST, TOWN OF RANDALL,  
KENOSHA COUNTY, WISCONSIN

TAX KEY:  
60-4-119-171-0301

- = FOUND 5/8" REBAR FOUND OR AS NOTED
- ✕ = CHISELED CROSS SET
- POB = POINT OF BEGINNING
- = SECTION CORNER MONUMENT
- BORE = SOIL BORING



VICINITY MAP

NOT TO SCALE

NW 1/4 OF THE NE 1/4 OF SECTION  
17 TOWN 1 NORTH., RANGE 17 EAST

## UNPLATTED LANDS

