



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:

Wahl Mader 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



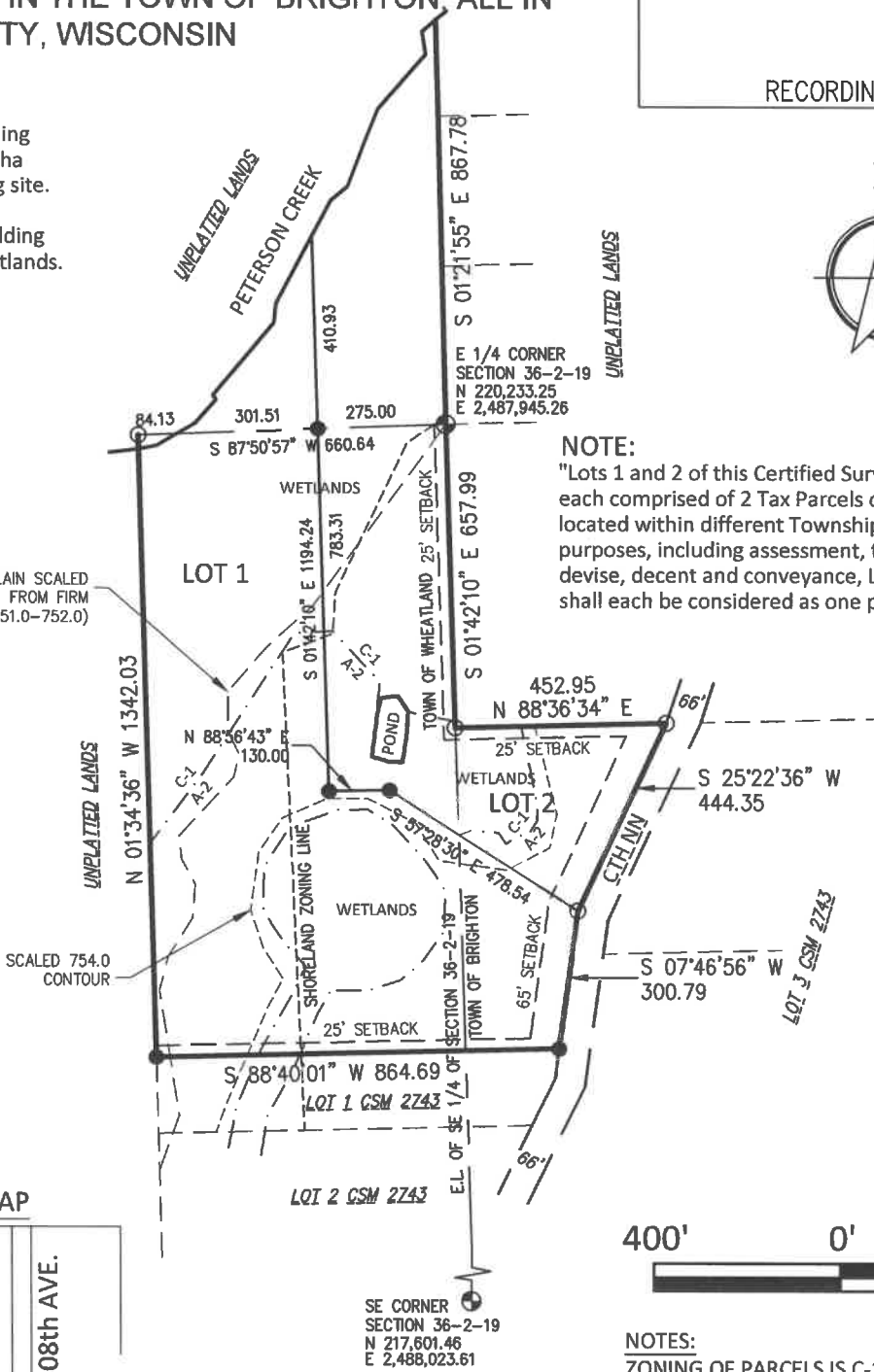
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbcs.net

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