



January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

JAN 10 2018

Kenosha County
Deputy County Clerk

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

RECEIVED

JAN 10 2019

Kenosha County
Planning and Development

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: Daniels Living Trust Date 10-30-2018

Mailing Address: 1077 248th Avenue Phone # 262-989-6451

Kansasville WI 53139 Phone # _____

Tax Parcel Number(s): Part of 30-4-220-231-0100

_____ Acreage of Project: Appx. 5 acres

Location of Property (including legal description):

See attached draft certified survey map document.

Subdivision/Development Name (if applicable): Not applicable

Existing Zoning: A-1, C-1, C-2 Proposed Zoning: A-1, R-1, C-1, C-2

**LAND DIVISION
APPLICATION**

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

Present "Farmland Protection" and "Secondary Environmental Corridor (SEC)"

Proposed "Farmland Protection", "Rural-Density Residential"

and "Secondary Environmental Corridor (SEC)"

Present Use(s) of Property: Appx. 196-acre property with multiple farm buildings in northwest corner.

Proposed Use(s) of Property: To subdivide appx. 5+ acre property in northwest corner and remove most farm buildings.

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

The subdivision will be served by public sewerYes () No (✓)

The subdivision abuts a county trunk highwayYes (✓) No ()

The subdivision contains shoreland/floodplain areasYes (✓) No ()

The subdivision lies within the extra-territorial plat (ETP) authority
area of a nearby Village or CityYes () 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:

Dale P. Daniel

Property Owner's Signature

1-10-19

Date

Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature

Date

Developer's Signature

Date

CERTIFIED SURVEY MAP NO. _____.

BEING A PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 2
NORTH, RANGE 20 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF
BRIGHTON, COUNTY OF KENOSHA AND STATE
OF WISCONSIN.

OWNERS: DALE P. AND DONNA M. DANIELS,
DANIELS LIVING TRUST
THOMAS J. DANIELS, TRUSTEE
LOUISE M. DANIELS, TRUSTEE
24424 BURLINGTON ROAD
KANSASVILLE, WI 53139

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
262-767-0225
JOB NO. 9763-CSM

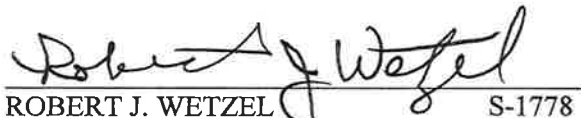
LEGAL DESCRIPTION:

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BRIGHTON, COUNTY OF KENOSHA AND STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE NORTH 88°02'52" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION 269.83 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 88°02'52" EAST ALONG SAID NORTH LINE 495.82 FEET; THENCE SOUTH 01°40'07" EAST 601.1 FEET MORE OR LESS TO A POINT IN THE CENTER LINE OF BRIGHTON CREEK; THENCE NORTHWESTERLY ALONG SAID CENTER LINE TO A POINT ON THE EASTERLY LINE OF COUNTY TRUNK HIGHWAY X (a.k.a. 240TH AVENUE); THENCE NORTHEASTERLY 45.06 FEET ALONG SAID EASTERLY LINE BEING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1186.28 FEET AND WHOSE LONG CHORD BEARS NORTH 05°52'54" EAST 45.06 FEET; THENCE NORTH 49°08'22" EAST 148.35 FEET TO THE PLACE OF BEGINNING. CONTAINING 5.40 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF DALE P. AND DONNA M. DANIELS, AS OWNERS AND THOMAS J. AND LOUISE M. DANIELS, AS TRUSTEES OF THE DANIELS LIVING TRUST, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ALL LOT LINES AND THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION CONTROL ORDINANCE FOR THE TOWN OF BRIGHTON AND WITH THE KENOSHA COUNTY SUBDIVISION ORDINANCE.

DATED THIS 4TH DAY OF JANUARY, 2019.


ROBERT J. WETZEL S-1778



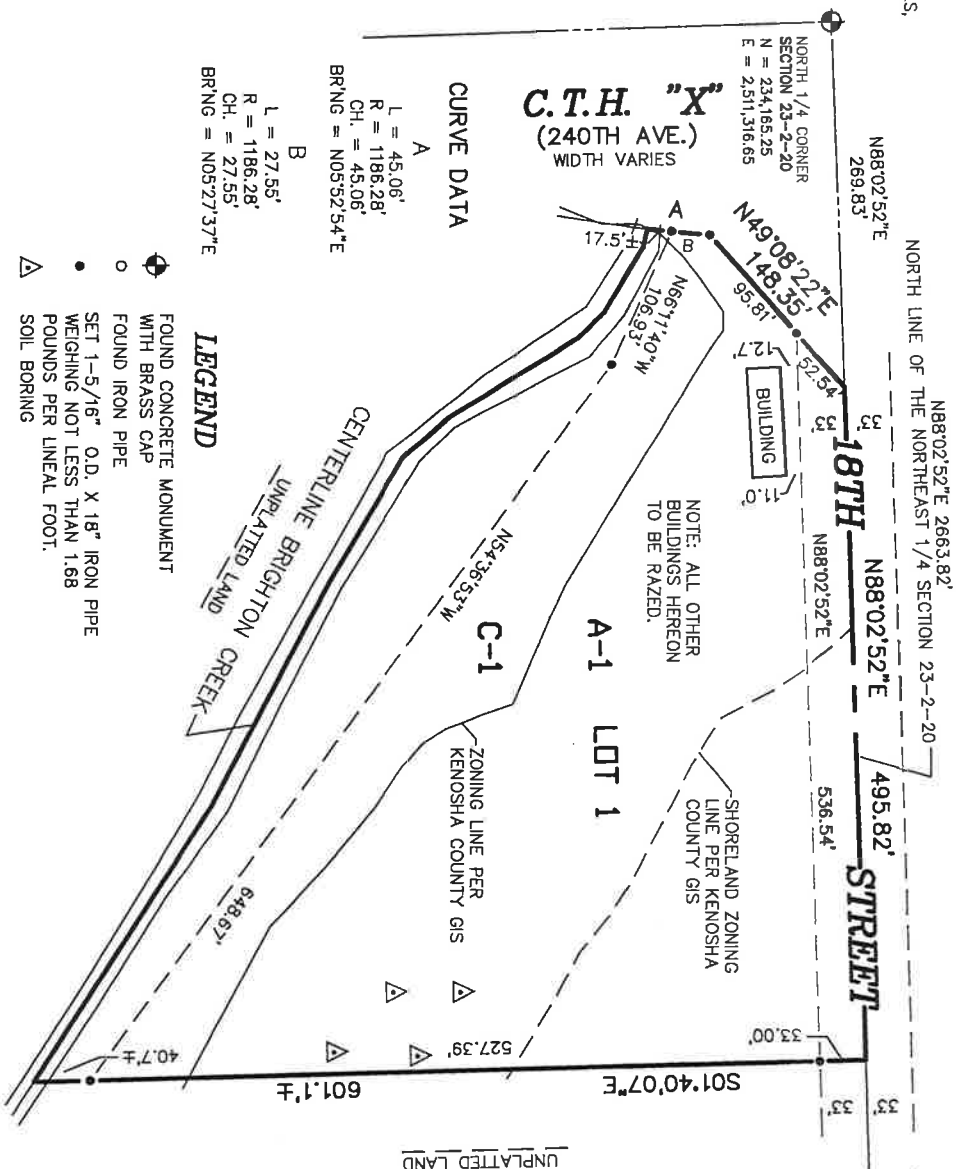
CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN,
TOWNSHIP OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

OWNERS: DALE P. DANIELS, DONNA M. DANIELS,

DANIELS LIVING TRUST,
THOMAS J. DANIELS, TRUSTEE
DONNA M. DANIELS, TRUSTEE
1077 248TH AVENUE
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PREPARED BY: B.W. SURVEYING, INC.
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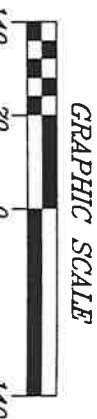
CURVE DATA

A
L = 45.06'
R = 1186.28'
CH. = 45.06'
BRNG = N05°52'54"E

B
L = 27.55'
R = 1186.28'
CH. = 27.55'
BRNG = N05°27'37"E

LEGEND

- FOUND CONCRETE MONUMENT WITH BRASS CAP
- FOUND IRON PIPE
- SET 1-5/16" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- SOIL BORING



SCALE 1" = 140'

BEARINGS HEREON RELATE TO THE NORTH LINE
OF THE NORTHEAST 1/4 SECTION 23-2-20.
ASSUMED BEARING OF N88°02'52"E.

LOT 1
235,289 sq. ft.
5.40 acres
Incl. right of way
218,255 sq. ft.
5.01 acres
excl. right of way



Robert J. Wetzel
ROBERT J. WETZEL
JANUARY 4, 2019

CERTIFIED SURVEY MAP NO. _____.

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BRIGHTON, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE:

WE, DALE P. AND DONNA M., DANIELS AS OWNERS AND THOMAS J. AND LOUISE M. DANIELS, AS TRUSTEES OF THE DANIELS LIVING TRUST, 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 FOLLOWING FOR APPROVAL: TOWNSHIP OF BRIGHTON, AND KENOSHA COUNTY, WISCONSIN.

DALE P. DANIELS

DONNA M. DANIELS

THOMAS J. DANIELS, TRUSTEE

LOUISE M. DANIELS, TRUSTEE

KENOSHA COUNTY PLANNING, DEVELOPMENT AND EXTENSION EDUCATION COMMITTEE APPROVAL:

THIS CERTIFIED SURVEY MAP WAS HEREBY APPROVED BY THE KENOSHA COUNTY PLANNING, DEVELOPMENT, AND EXTENSION EDUCATION COMMITTEE ON THIS _____ DAY OF _____, 2019.

ERIN DECKER

CHAIRPERSON

TOWN OF BRIGHTON TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF BRIGHTON TOWN BOARD ON THIS _____ DAY OF _____, 2019.

JOHN KIEL

TOWN CHAIRMAN

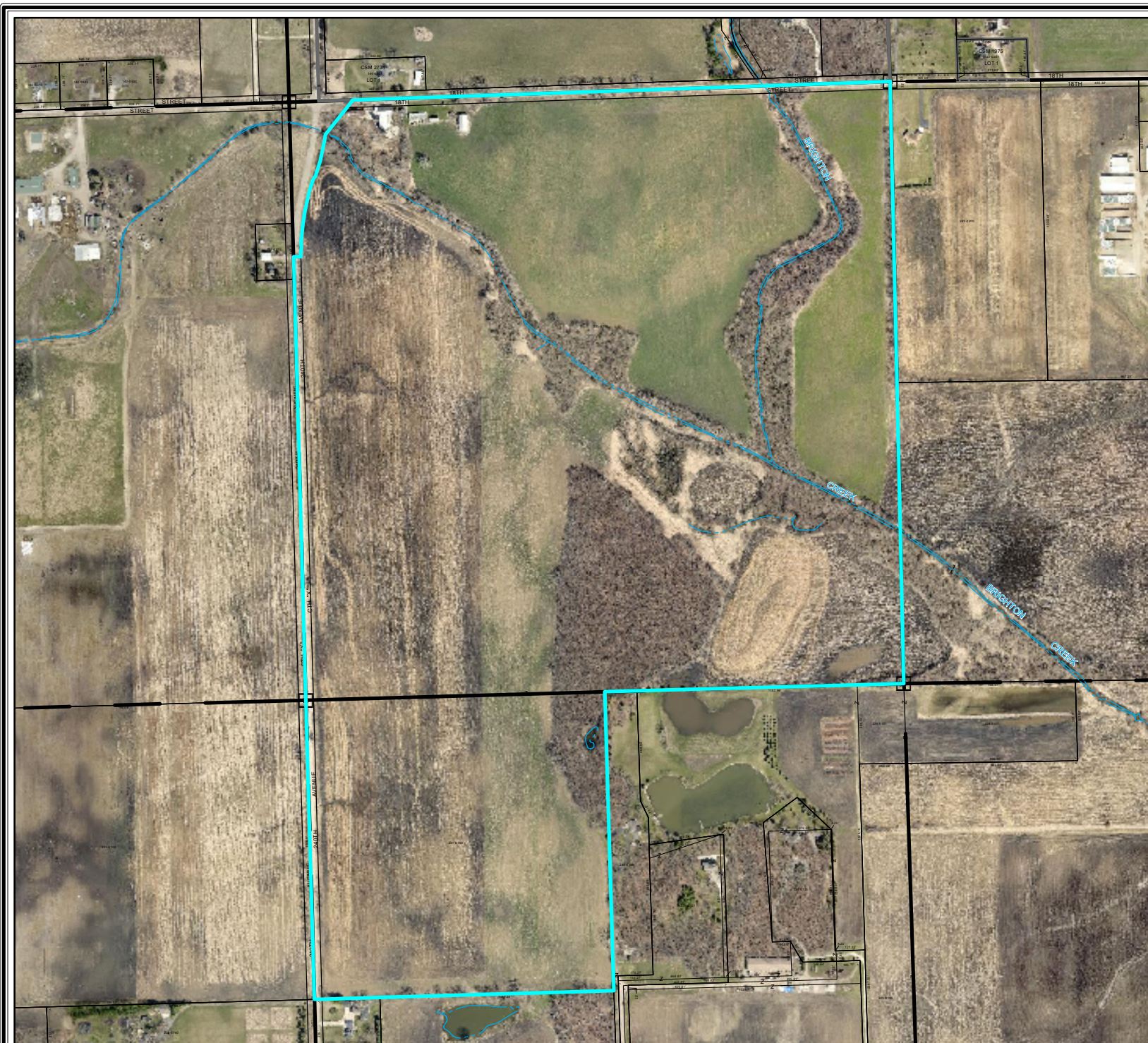
LINDA PERONA

TOWN CLERK

DATED THIS 4TH DAY OF JANUARY, 2019.


ROBERT J. WETZEL S-1778





Kenosha County



CURRENT PROPERTY BOUNDARIES



1 inch = 600 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



CSM 2731
144-0402
LOT 2

Kenosha County

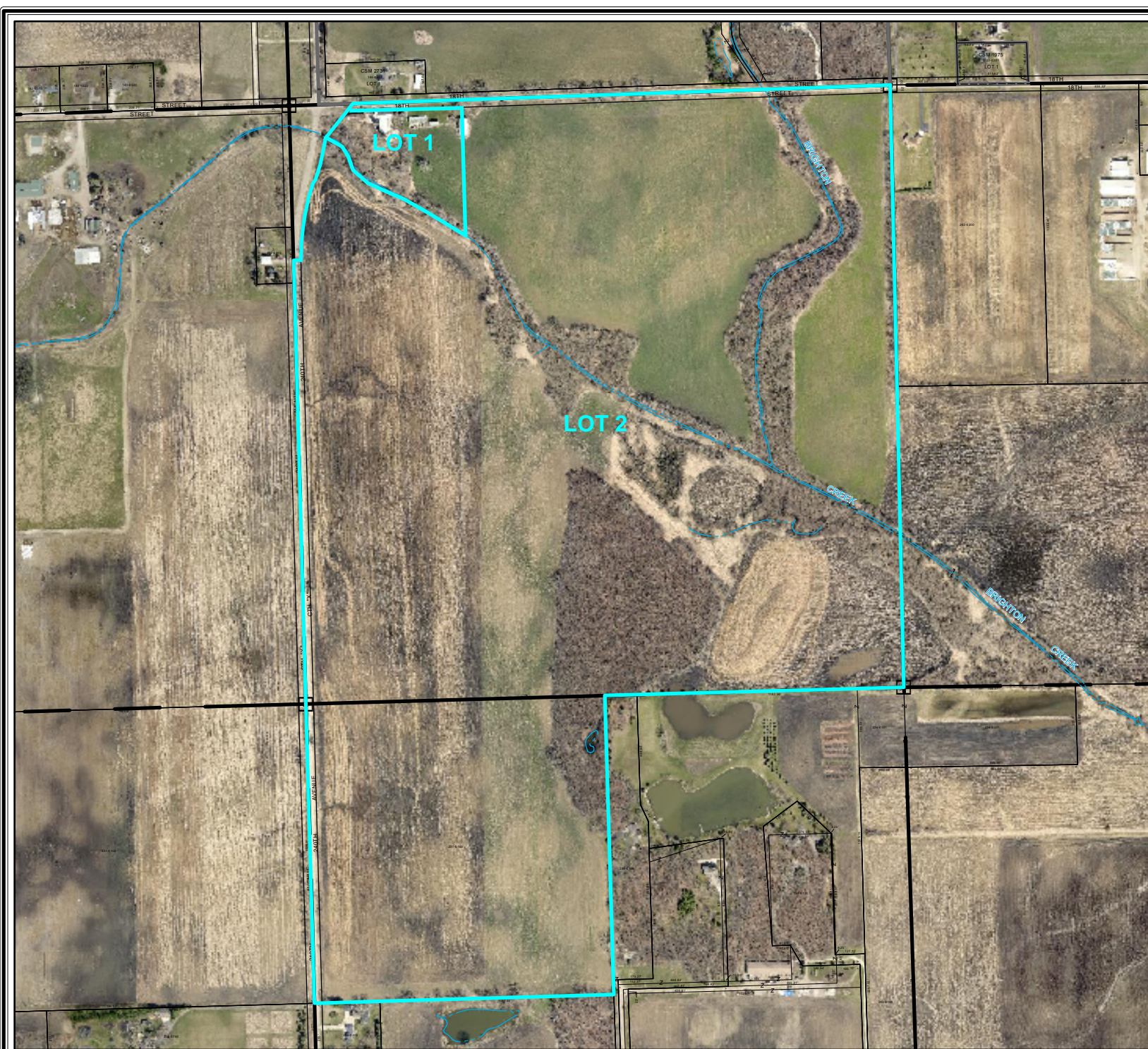


CURRENT
PROPERTY
BOUNDARIES
(ZOOMED TO
NORTHWEST
CORNER)



1 inch = 200 feet

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Kenosha County



PROPOSED PROPERTY BOUNDARIES



1 inch = 600 feet

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Kenosha County



PROPOSED
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2015 OBLIQUE AIR PHOTO

EXISTING BUILDING REMOVAL PLAN

THE WESTERNMOST DETACHED ACCESSORY BUILDING SHALL ONLY BE ALLOWED TO REMAIN ON THE 5-ACRE PARCEL IF IT CAN BE PROVED BY A SURVEYOR THAT IT LIES OUTSIDE OF THE PUBLIC ROAD RIGHT-OF-WAY AND IT WILL REMAIN TO BE LOCATED OUTSIDE OF ANY PUBLIC RIGHT-OF-WAY AFTER ANY RIGHT-OF-WAY IS DEDICATED PER THE COUTNY/TOWN. THE WESTERNMOST DETACHED ACCESSORY BUILDING SHALL ONLY BE ALLOWED TO REMAIN ON THE NEW 5-ACRE PARCEL WITH THE RECORDATION OF A LEGAL AGREEMENT SIGNED BY THE LANDOWNER/APPLICANT STATING THAT A SINGLE-FAMILY RESIDENCE MUST BE CONSTRUCTED ON THE 5-ACE PARCEL TO ACCOMPANY SAID ACCESSORY STRUCTURE NO LATER THAN _____ (INSERT MUTUALLY AGREED DATE BY COUNTY AND TOWN).

ALL EXISTING BUILDING STRUCTURES IN THE AREA SHADED RED ARE TO BE RAZED PRIOR TO KENOSHA COUNTY SINGING THE APPROVED CERTIFIED SURVEY MAP FOR RECORDING.

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