Kenosha County

Planning, Development & Extension Education Committee
Agenda
Kenosha County Job Center
8600 Sheridan Road
Kenosha, WI
Wednesday, October 14, 2020

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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 14, 2020 at 6:00p.m., at the Kenosha County Job Center, 8600 Sheridan Road, Kenosha, Wisconsin (Use Entrance D)** on the following requests:

While both the building and the meeting is open to the public, in keeping with the CDC's recommendations on social distancing, members of the public are strongly encouraged NOT to attend the meeting in person. The meeting will be accessible for public monitoring by calling (1-408-418-9388) and using Access Code (146 596 9799). Citizens wishing to make a public comment are strongly encouraged to submit such comments in writing to before 4:30 pm on Wednesday, October 14, 2020.

6:00 p.m. - UW-EXTENSION ITEMS

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **REVIEW AND RECOMMENDATION TO THE FINANCE COMMITTEE REGARDING THE PROPOSED 2021 UW-EXTENSION BUDGET(S)**
3. **REVIEW AND RECOMMENDATION TO THE FINANCE COMMITTEE REGARDING THE PROPOSED 2021 PLANNING AND DEVELOPMENT BUDGET(S)**
4. **YOUTH IN GOVERNANCE AND YOUTH AS RESOURCES**

7:00 p.m. - LAND USE ITEMS HEARINGS

5. **TABLED REQUEST OF HCP2 LLC (OWNER), JEFF BADTKE (AGENT) 0100 - COMPREHENSIVE PLAN AMENDMENT - PARIS**

Tabled Request of HCP2 LLC, 1412 136th Ave., Union Gove, WI 53182 (Owner), Jeff Badtke, 1412 136th Ave., Union Grove, WI 53182 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Farmland Protection" & "SEC" to "General Agricultural & Open Land", "Rural-Density Residential" & "SEC" on Tax Parcel # 30-4-220-324-0100, located in the southeast ¼ of Section 32, T2N, R20E, Town of **Brighton**

Documents:

0100 - SUBMITTED APP CPA HCP2 LLC.PDF
EXHIBIT MAP CPA 0100.PDF

6. **TABLED REQUEST OF HCP2 LLC (OWNER), JEFF BADTKE (AGENT) 0301 - COMPREHENSIVE PLAN AMENDMENT - PARIS**

Tabled Request of HCP2 LLC, 1412 136th Ave., Union Gove, WI 53182 (Owner), Jeff Badtke, 1412 136th Ave., Union Grove, WI 53182 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Farmland Protection", "General Agricultural & Open Land" & "SEC" to "Farmland Protection", "General Agricultural & Open Land", "Rural-Density Residential" & "SEC" on Tax Parcel # 30-4-220-333-0301, located in the southwest ¼ of Section 33, T2N, R20E, Town of **Brighton.**

Documents:

0301 - SUBMITTED APP CPA.PDF
EXHIBIT MAP CPA 0301.PDF

7. **BLUME TRANSPORTATION GROUP LLC (OWNER), KYLE CRAMER (AGENT) - CONDITIONAL USE PERMIT - TOWN OF PARIS**

Blume Transportation Group LLC, 1480 240th Ave, Burlington, WI 53105 (Owner), Kyle Cramer, 4754 S. Cottage Ln., Pleasant Prairie, WI 53158 (Agent), requesting an amendment to an existing **conditional use permit** to allow an expansion of the existing trucking business facility in the B-3 Highway Business Dist. on Tax Parcel #45-4-221-181-0410, located in the NE ¼ of Section 18, T2N, R21E, Town of **Paris.**

Documents:

0410 - SUBMITTED APP CUP.PDF
EXHIBIT MAP 0410 CUP.PDF

8. **MICHAEL D. & LISA J. MAXON - REZONING - TOWN OF PARIS**

Michael D. & Lisa J. Maxon, 1333 136th Ave., Union Grove, WI 53182-9416 (Owner), requesting a **rezoning** from A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. to R-2 Suburban-Density Residential Dist. on Tax Parcel #45-4-221-132-0305, located in the NW ¼ of Section 13, T2N, R21E, Town of **Paris**

Documents:

0305 - SUBMITTED APP REZO MAXON.PDF
EXHIBIT MAP 0305 REZO.PDF

9. **HCP2 LLC (OWNER), JEFF BADTKE (AGENT) 0100 - REZONING - TOWN OF BRIGHTON**

HCP2 LLC, 1412 136th Ave., Union Grove, WI 53182 (Owner), Jeff Badtke, 1412 136th Ave., Union Grove, WI 53182 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. & C-2 Upland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. & C-2

Upland Resource Conservancy Dist. on Tax Parcel #30-4-220-324-0100, located in the southeast ¼ of Section 32, T2N, R20E, Town of **Brighton.**

Documents:

0100 - SUBMITTED APP REZO HCP2 LLC.PDF
EXHIBIT MAP REZO 0100.PDF

10. **HCP2 LLC (OWNER), JEFF BADTKE (AGENT) 0100 - CERTIFIED SURVEY MAP - TOWN OF BRIGHTON**

HCP2 LLC, 1412 136th Ave., Union Grove, WI 53182 (Owner), Jeff Badtke, 1412 136th Ave., Union Grove, WI 53182 (Agent), requesting a **Certified Survey Map** on Tax Parcel #30-4-220-324-0100, located in the southeast ¼ of Section 32, T2N, R20E, Town of **Brighton.**

Documents:

0100 - SUBMITTED APP HCP2 LLC CSM.PDF

11. **HCP2 LLC (OWNER), JEFF BADTKE (AGENT) 0301 - REZONING - TOWN OF PARIS**

HCP2 LLC, 1412 136th Ave., Union Grove, WI 53182 (Owner), Jeff Badtke, 1412 136th Ave., Union Grove, WI 53182 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-1 Rural Residential Dist., C-2 Upland resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-333-0301, located in the southwest ¼ of Section 33, T2N, R20E, Town of **Brighton.**

Documents:

0301 - SUBMITTED APP REZO HCP2 LLC.PDF
EXHIBIT MAP 0301 REZO.PDF

12. **HCP2 LLC (OWNER), JEFF BADTKE (AGENT) 0301- CERTIFIED SURVEY MAP - PARIS**

HCP2 LLC, 1412 136th Ave., Union Grove, WI 53182 (Owner), Jeff Badtke, 1412 136th Ave., Union Grove, WI 53182 (Agent), requesting a **Certified Survey Map** on Tax Parcel #30-4-220-333-0301, located in the southwest ¼ of Section 33, T2N, R20E, Town of **Brighton.**

Documents:

0301 - SUBMITTED APP CSM.PDF

13. **ANTHONY AND MARGARET MARINO FAMILY LIMITED PARTNERSHIP - COMPREHENSIVE PLAN AMENDMENT - BRIGHTON**

Anthony and Margaret Marino Family Limited Partnership, PO Box 873, New Munster, WI 53152 (Owner), Nancy Wagner, 5530 376th Ave., Burlington, WI 53105 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from

Map for Kenosha County: 2035 (Map 35 of the comprehensive plan) from "Farmland Protection" & "Non-Farmed Wetland" to "Farmland Protection", "General Agricultural & Open Land" & "Non-Farmed Wetland" on Tax Parcel # 30-4-220-241-0100, located in the northeast ¼ of Section 24, T2N, R20E, Town of **Brighton.**

Documents:

0100 - SUBMITTED APP CPA MARINO.PDF
EXHIBIT MAP 0100 CPA.PDF

14. **ANTHONY AND MARGARET MARINO FAMILY LIMITED PARTNERSHIP - REZONING - TOWN OF BRIGHTON**

Anthony and Margaret Marino Family Limited Partnership, PO Box 873, New Munster, WI 53152 (Owner), Nancy Wagner, 5530 376th Ave., Burlington, WI 53105 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-241-0100 located in the northeast ¼ of Section 33, T2N, R20E, Town of **Brighton.**

Documents:

0100 - SUBMITTED APP REZO MARINO.PDF
EXHIBIT MAP 0100 REZO.PDF

15. **ANTHONY AND MARGARET MARINO FAMILY LIMITED PARTNERSHIP (OWNER), NANCY WAGNER (AGENT - CERTIFIED SURVEY MAP - TOWN OF BRIGHTON**

Anthony and Margaret Marino Family Limited Partnership, PO Box 873, New Munster, WI 53152 (Owner), Nancy Wagner, 5530 376th Ave., Burlington, WI 53105 (Agent), requesting a **Certified Survey Map** on Tax Parcel #30-4-220-241-0100, located in the northeast ¼ of Section 24, T2N, R20E, Town of **Brighton.**

Documents:

0100 - SUBMITTED APP CSM MARINO.PDF

16. **APPROVAL OF MINUTES**

17. **CITIZEN COMMENTS**

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

19. **ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: HCP2 LLC (Owner), Jeff Badtke (Agent); Blume Transportation Group LLC (Owner), Kyle Cramer (Agent); Michael D. & Lisa J. Maxon (Owner); HCP2 LLC (Owner), Jeff Badtke (Agent); Anthony and Margaret Marino Family Limited Partnership (Owner), Nancy Wagner (Agent)

NOTICE TO TOWNS

The Towns of Brighton and Paris are asked to be represented at the hearing on Wednesday, October 14, 2020, at 7:00 p.m., at the Kenosha County Job Center, 8600 Sheridan Road, Kenosha, Wisconsin. You are requested to either or send in your recommendation to the committee.

COUNTY OF KENOSHA
Department of Planning and Development

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 AMENDMENT PROCEDURES

☐ **1.** Read the section entitled "Procedure for Amending the Multi-Jurisdictional Comprehensive Plan" of Chapter XV of the Kenosha County comprehensive plan, entitled "A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

☐ **2.** Contact the Kenosha County Department of Planning and Development to determine if your proposed land use change requires an amendment of the Kenosha County comprehensive plan map (Map 65 Land Use Plan Map for Kenosha County: 2035).

☐ **3.** Contact Kenosha County Department of Planning and Development to schedule a joint pre-conference meeting with your town and Kenosha County Department of Planning and Development staff; this is required for all comprehensive plan map amendment requests.

Meeting Date: 1/10/2020

☐ **4.** Complete the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application) as well as any other necessary applications; such as the Kenosha County Zoning Map Amendment Application, Kenosha County Conditional Use Permit Application, or Kenosha County Land Division Application.

☐ **5.** Submit your completed comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application) and all associated documents to the Kenosha County Department of Planning and Development. Your application must receive a date stamp from the Kenosha County Department of Planning and Development prior to moving on to step six below. After you have received a date stamp from the Kenosha County Department of Planning and Development, you will be provided with two copies of your application documents.

Note: Any petitioner has the right to simultaneously file any other necessary applications (such as the Kenosha County Zoning Map Amendment Application, Kenosha County Conditional Use Permit Application and/or Kenosha County Land Division Application) in conjunction with the proposed comprehensive plan map amendment, however let it be known that should the comprehensive plan map amendment petition be denied or withdrawn, refunds for the additional formal petitions will not be issued.

☐ **6.** Keep one copy of the completed application for your records and deliver the second copy to your local town clerk for notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) and placement on the Town Planning Commission and Town Board meeting agendas. Note: **The town may not accept/process your application unless it has been stamped received by the Kenosha County Department of Planning and Development**. The town clerk will provide you with the three following dates. Note: these meetings may be held on the same or different days, depending on your respective town's meeting schedule.

Town Plan Commission Meeting/Public Hearing Date: sept 2 2020

Town Board Meeting Date: sept 7 2020

Attend the Town Plan Commission/Public Hearing and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request. If you fail to attend these required meetings, your approval process may be delayed.

☐ **7.** Submit to the Kenosha County Department of Planning and Development a copy (original newspaper page or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that was published by your Town at least 30 days before the public hearing is held.

Note: See item (i) on the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application).

☐ **8.** Submit to the Kenosha County Department of Planning and Development a copy of the enacted town resolution and ordinance (per section 66.1001(4)(b) and (c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: See item (j) on the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application).

☐ **9.** Attend the Kenosha County Planning, Development & Extension Education Committee meeting/Public Hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request. The Planning, Development & Extension Education Committee cannot act on your application until a recommendation is received from the Town Board.

Kenosha County Planning, Development & Extension Education Committee meeting date: 9-9-2020

☐ **10.** Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.

☐ **11.** The Kenosha County Board of Supervisors either approves or denies the amendment.

If approved, County Board enacts an ordinance that adopts the amendment.

If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

☐ **12.** After the County Executive has signed the official Ordinance document amending the Kenosha County comprehensive plan (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035), you will be notified in writing. You may then follow through with filing any other required paperwork such as but not limited to:

Kenosha County Zoning Map Amendment – Filing, review, approval.
Minor Land Divisions – Filing, review, approval and recordation of certified survey map document.
Major Land Divisions – Filing, review, approval and recordation of subdivision plat document.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

Division of County Development (including Sanitation & Land Conservation) **857-1895**
Facsimile #..... 857-1920

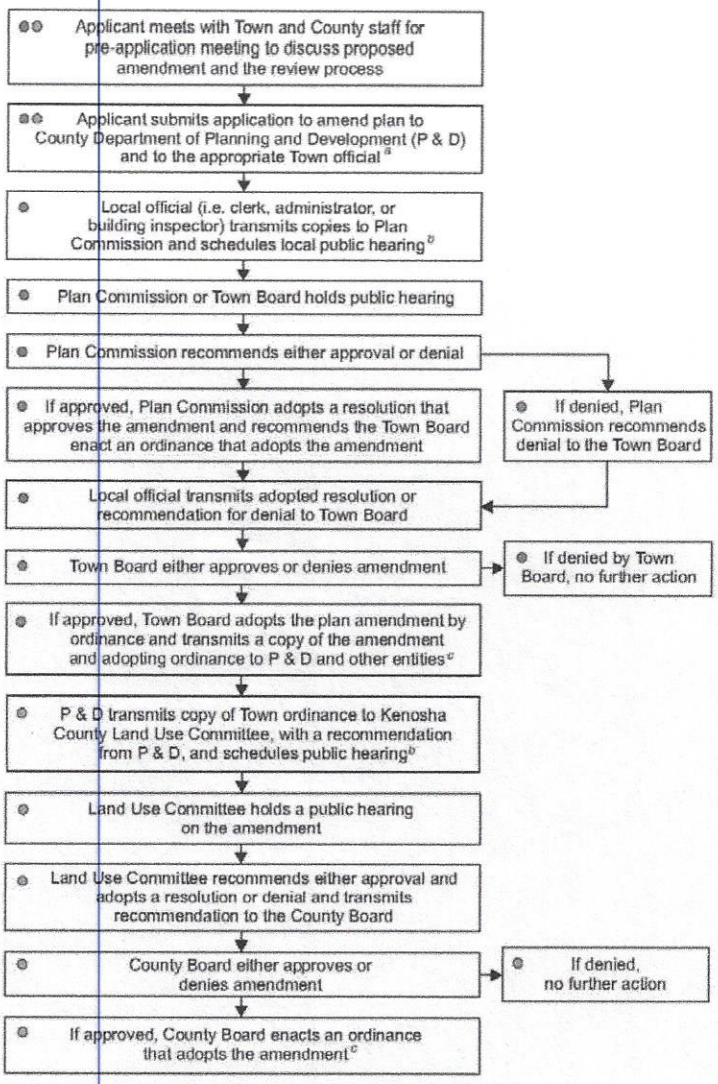
Public Works Division of Highways..... 857-1870

Administration Building
Division of Land Information 653-2622

Brighton, Town of..... 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Salem, Town of 843-2313
Utility District 862-2371
Somers Town of..... 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Figure XV-1

KENOSHA COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AMENDMENT PROCESS FOR TOWNS



[a] *If Town has adopted a separate Town comprehensive plan, applicant files an application to amend the Town plan. If Town has adopted the multi-jurisdictional comprehensive plan, applicant files application for Town Board approval of amendment to the multi-jurisdictional plan.*

[b] *A notice of public hearing must be published and distributed in accordance with Section 66.1001(4) of the* Wisconsin Statutes *and the community or County public participation plan.*

[c] *A copy of the amendment and adopting ordinance must be distributed in accordance with Section 66.1001(4) of the* Wisconsin Statutes *and the community or County public participation plan.*

Source: Kenosha County and SEWRPC.

January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED
JUL 28 2020
Kenosha County
Deputy County Clerk

RECEIVED
JUL 28 2020
Kenosha County
Planning and Development

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035
MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

HCP2 LLC x _____
Signature

Mailing Address:

1412 - 136th Avenue

City: Union Grove State: WI Zip: 53182

Phone Number: 262-206-4433 E-mail (optional): jeff@grassmaninc.com

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

_____ x _____
Signature

Mailing Address:

_____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:

Farmland Protection and Secondary Environmental Corridor

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan):

General Ag and Open Land, Rural Density Residential, & Secondary Environmental Corridor

(d) Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):
The proposed amendment would support the development of a rural cluster. 60 acres would be developed into a rural cluster served by a single land access street/culdesac about 1200 feet in length. Buildable parcels within the rural cluster will account for 20 acres with 40 acres dedicated to preserved home owner's association land. In addition to the rural cluster, much of the proposed parcel would include naturally wooded and prairie preservation area and tillable farmland.

(e) Compatibility with the Kenosha County comprehensive plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:
This proposal maintains the rural characteristics of the area while supporting the development of a small rural community. A large portion of the subject parcels ~65%, is intended to preserve the existing farmland, woodlands, and natural habitats. Approximately 35% of the subject parcels will be developed into residential build-able lots.

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

The portion of proposed rural residential land use borders on existing suburban density residential land to the South. General agriculture and open land, farmland protection, and secondary environmental corridors land use can be found within or bordering the subject parcel.

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

No. Storm water management will be designed to meet the demands of the suburban density residential development area. The proposed environmental corridor will provide an additional area to protect the existing naturally occurring habitat within and bordering the subject parcel.

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

Based on the 2019 Kenosha County assessment statement in Brighton, agriculture land has an assessed value of ~$225 per acre and residential land assessed value of ~$22,500 per acre. The proposed rural cluster includes 20 acres of residential land with an assessment increment in excess of ~$445,500. Additional tax base will be gained when homes are built.

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

A single ~1200 feet public land access street/culdesac is planned to serve the rural cluster.

The residential development will be served by private onsite waste treatment systems and wells. WE Energies gas and electric as well as telecommunications is planned to be available at the ROW for each residential parcel.

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

Adequate services will be professionally designed to meet the needs of the residences within the rural cluster.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

N/A

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Kenosha County comprehensive plan:

30-4-220-324-0100

Attached

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The name of the County Supervisor of the district wherein the property is located:

Supervisory District Number: 22 County Board Supervisor: Erin Decker

(i) Attach a copy (original newspaper clipping or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that is published by your Town at least 30 days before the public hearing is held. Include the date of publication with the copy of the notice of public hearing.

Note: Your application will not be processed by Kenosha County until a copy of the notice of public hearing and town approval letter is received by the Kenosha County Department of Planning and Development.

(j) Attach a copy of the enacted town resolution and ordinance (per section 66.1001(4)(c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: Your application will not be processed by Kenosha County until a copy of the enacted town resolution and ordinance adopting the amendment is received by the Kenosha County Department of Planning and Development.

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Land Use Plan Map Amendment ..... $250.00 payable to "Kenosha County"

(For other fees see the Fee Schedule)

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

Division of County Development (including Sanitation & Land Conservation) **857-1895**
Facsimile #..... 857-1920

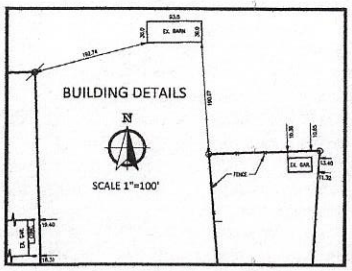
Public Works Division of Highways..... 857-1870

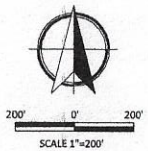
Administration Building
Division of Land Information 653-2622

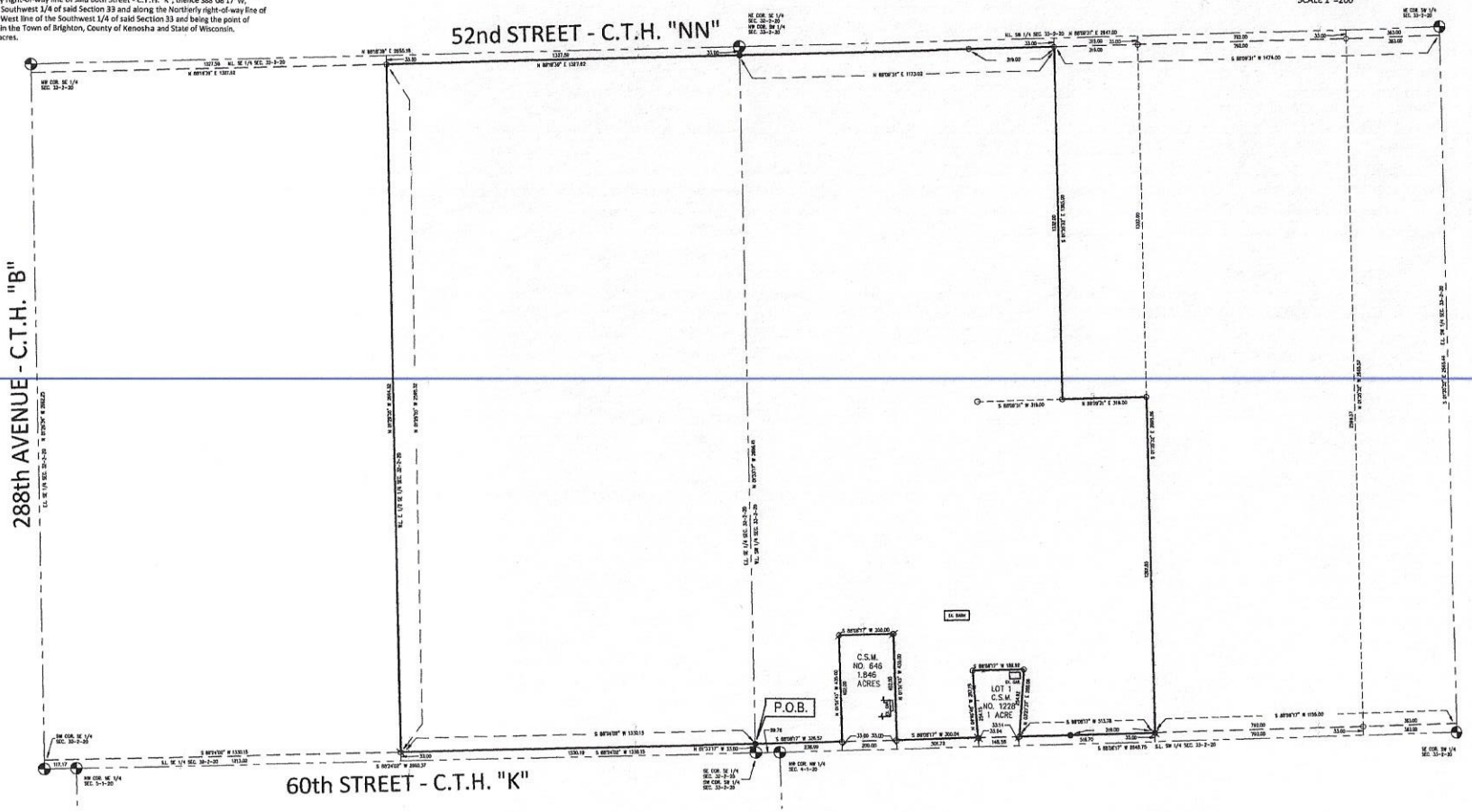
Brighton, Town of..... 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Salem, Town of 843-2313
Utility District 862-2371
Somers Town of..... 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Exhibit Drawing for Jeff Badtke of: Part of the Southeast 1/4 of Section 32 and part of the Southwest 1/4 of Section 33, both being of Township 2 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows:
Commencing at the Southeast corner of the Southeast 1/4 of said Section 32; thence N01°33'17"W, 33.00 feet along the East line of the Southeast 1/4 of said Section 32 to a point that is 33.00 feet Northerly of, as measured normal to, the South line of the Southeast 1/4 of said Section 32, said point being on the Northerly right-of-way line of 60th Street - County Trunk Highway "K" (C.T.H. "K"), and said point also being the point of beginning of this description; run thence S88°24'02"W, 1330.15 feet parallel with the South line of the Southeast 1/4 of said Section 32 and along the Northerly right-of-way line of said 60th Street - C.T.H. "K" to a point on the West line of the East 1/2 of the Southeast 1/4 of said Section 32; thence N01°29'55"W, 2598.32 feet along the West line of the East 1/2 of the Southeast 1/4 of said Section 32 to a point that is 33.00 feet Southerly of, as measured normal to, the North line of the Southeast 1/4 of said Section 32 and being the Southerly right-of-way line of 52nd Street - County Trunk Highway "NN" (C.T.H. "NN"); thence N88°18'39"E, 1327.62 feet parallel with the North line of the Southeast 1/4 of said Section 32 and along the Southerly right-of-way line of said 52nd Street - C.T.H. "NN" to a point on the East line of the Southeast 1/4 of said Section 32; thence N88°09'31"E, 1173.02 feet parallel with the North line of the Southwest 1/4 of said Section 33 and along the Southerly right-of-way line of said 52nd Street - C.T.H. "NN" to a point that is 1474.00 feet Westerly of, as measured along the Southerly right-of-way line of said 52nd Street - C.T.H. "NN", the East line of the Southwest 1/4 of said Section 33; thence South 01°35'32"E, 1332.00 feet parallel with the East line of the Southwest 1/4 of said Section 33; thence N88°09'31"E, 319.00 feet parallel with the North line of the Southwest 1/4 of said Section 33; thence South 01°35'32"E, 1,267.85 feet parallel with the East line of the Southwest 1/4 of said Section 33 to a point that is 33.00 feet Northerly of, as measured normal to, the South line of the Southwest 1/4 of said Section 33, said point being on the Northerly right-of-way line of said 60th Street - C.T.H. "K", and said point also being 1155.00 feet Westerly of, as measured along the Northerly right-of-way line of said 60th Street - C.T.H. "K", the East line of the Southwest 1/4 of said Section 33; thence S88°08'17"W, 513.78 feet parallel with the South line of the Southwest 1/4 of said Section 33 and along the Northerly right-of-way line of said 60th Street - C.T.H. "K" to the Southeast corner of Lot 1 of Certified Survey Map No. 1228 (C.S.M. No. 1228), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on October 10, 1988 as Document No. 809838; thence N03°27'37"E, 254.92 feet along the East line of Lot 1 of said C.S.M. No. 1228 to the Northeast corner of Lot 1 of said C.S.M. No. 1228; thence S88°08'17"W, 189.92 feet parallel with the South line of the Southwest 1/4 of said Section 33 and along the North line of Lot 1 of said C.S.M. No. 1228 to the Northwest corner of Lot 1 of said C.S.M. No. 1228; thence S04°46'48"E, 254.15 feet along the West line of Lot 1 of said C.S.M. No. 1228 to the Southwest corner of Lot 1 of said C.S.M. No. 1228 and a point on the Northerly right-of-way line of said 60th Street - C.T.H. "K"; thence S88°08'17"W, 300.04 feet parallel with the South line of the Southwest 1/4 of said Section 33 and along the Northerly right-of-way line of said 60th Street - C.T.H. "K" to a point on the East line of Certified Survey Map No. 646 (C.S.M. No. 646), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on February 15, 1978 as Document No. 648335; thence N01°51'43"W, 402.00 feet perpendicular to the South line of the Southwest 1/4 of said Section 33, and along the East line of said C.S.M. No. 646 to the Northeast corner of said C.S.M. No. 646; thence S88°08'17"W, 200.00 feet parallel with the South line of the Southwest 1/4 of said Section 33, and along the North line of said C.S.M. No. 646 to the Northwest corner of said C.S.M. No. 646; thence S01°51'43"E, 402.00 feet perpendicular to the South line of the Southwest 1/4 of said Section 33, and along the West line of said C.S.M. No. 646 to a point on the Northerly right-of-way line of said 60th Street - C.T.H. "K"; thence S88°08'17"W, 326.57 feet parallel with the South line of the Southwest 1/4 of said Section 33 and along the Northerly right-of-way line of said 60th Street - C.T.H. "K", to a point on the West line of the Southwest 1/4 of said Section 33 and being the point of beginning of this description. Said land being in the Town of Brighton, County of Kenosha and State of Wisconsin.
Containing 6,786,994 square feet or 155.808 acres.

WORKING EXHIBIT DRAWING
INITIAL FIELD WORK COMPLETED
DRAWING DATE 03-04-2020







NOTES
BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011.

LEGEND
= FOUND 1-1/4" IRON ROD
= FOUND 1-1/4" IRON PIPE
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= FOUND 5/8" REBAR
= SET 3/4" REBAR

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

PT. SW 1/4 33-2-20
AND PT. SE 1/4 32-2-20
EXHIBIT DRAWING ONLY
FOR
JEFF BADTKE
TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: ETH
DATE: 03-04-2020
CHECKED: ...
DATE: ...

2020.0025.01

SHEET 1 OF 1

Wednesday, March 04, 2020 9:21:15 AM

Source: Kenosha County Department of Planning and Development

Kenosha County

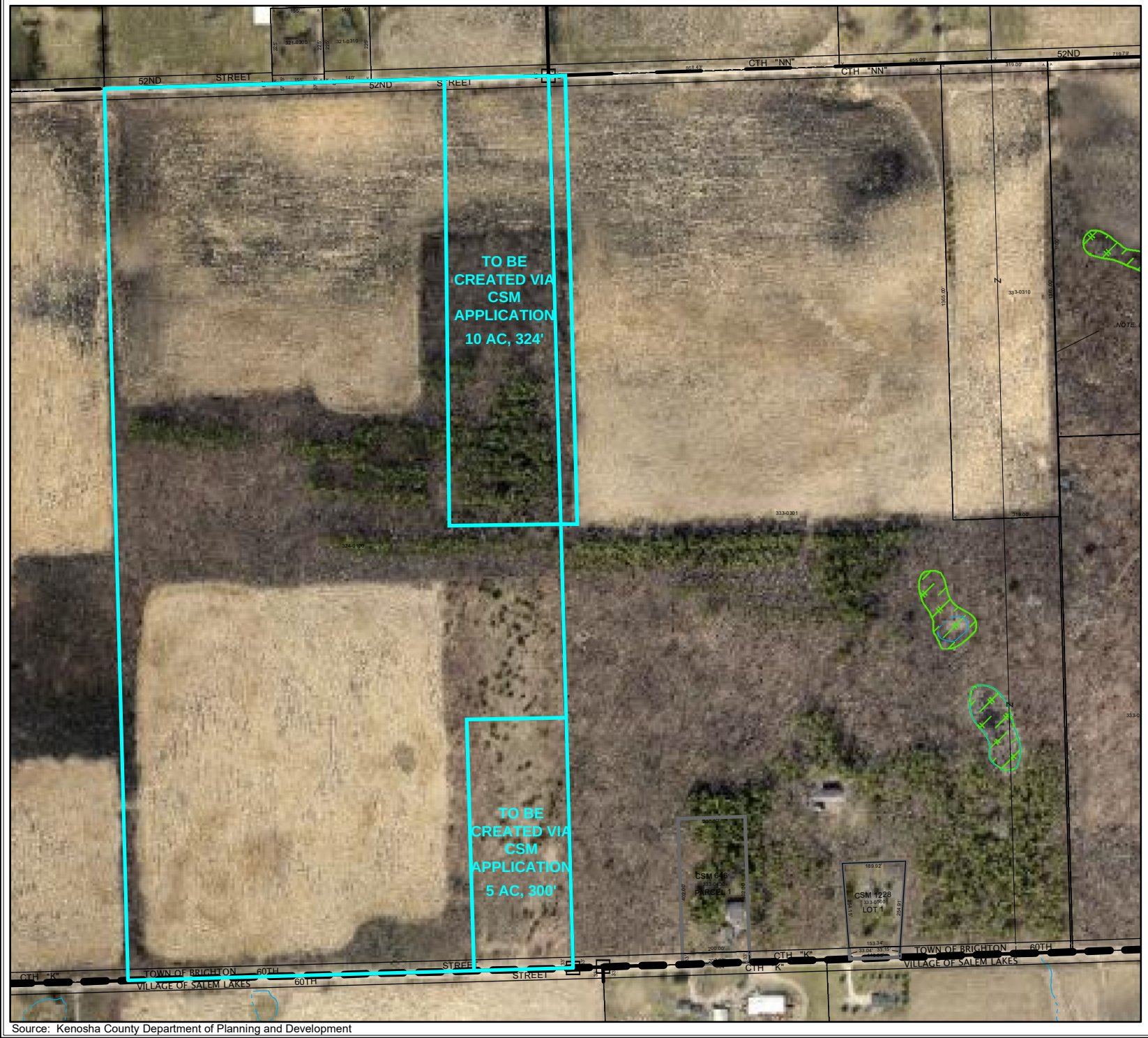
KENOSHA COUNTY WISCONSIN
Established 1850

SUBJECT PROPERTY

N
W E
S

1 inch = 400 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.



Source: Kenosha County Department of Planning and Development

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

SUBJECT PROPERTY - SHOWING PLANNED DIVISIONS

N
W E
S

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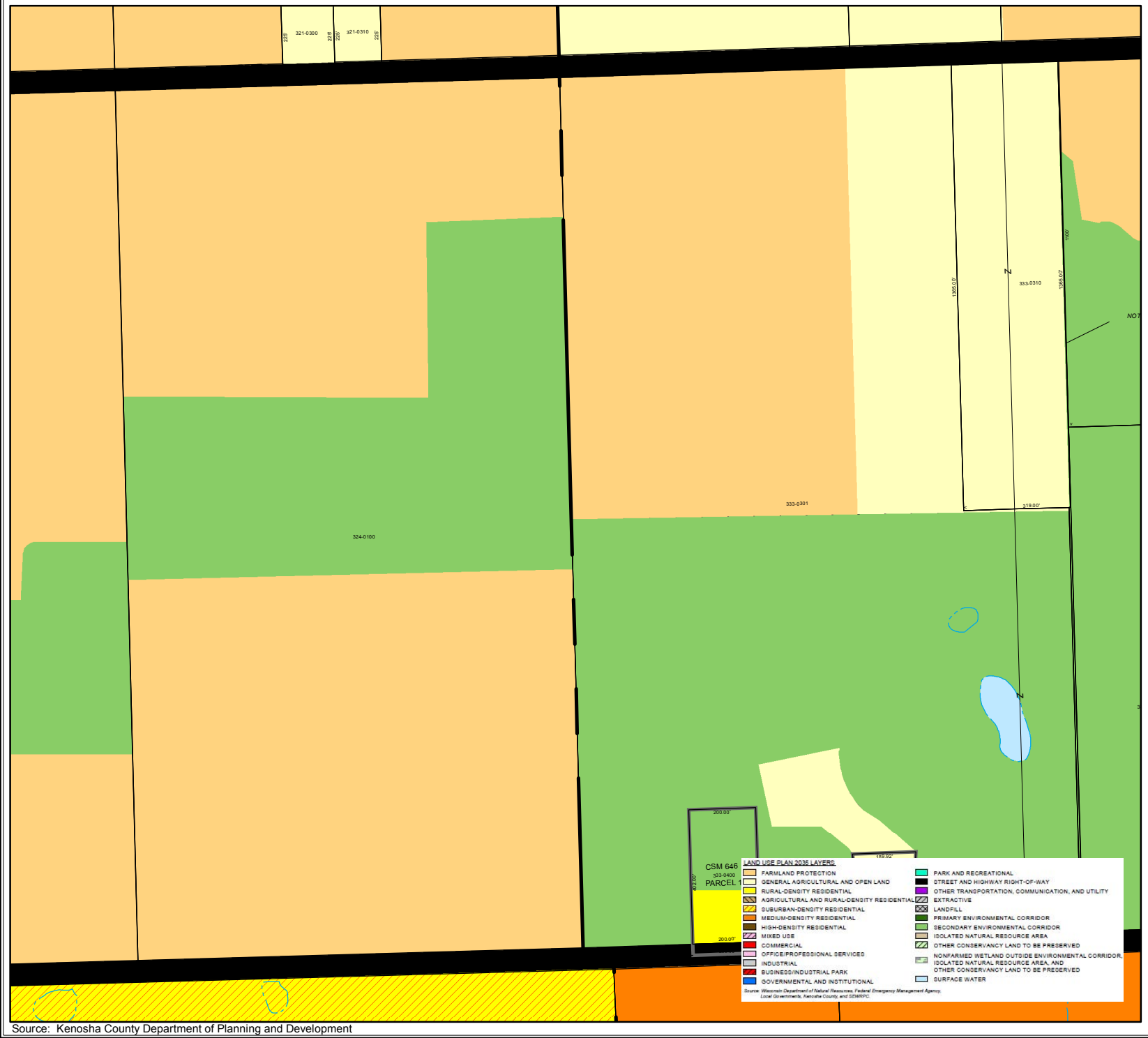

Source: Kenosha County Department of Planning and Development

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

CURRENT LAND USE PLAN MAP DESIGNATIONS

N
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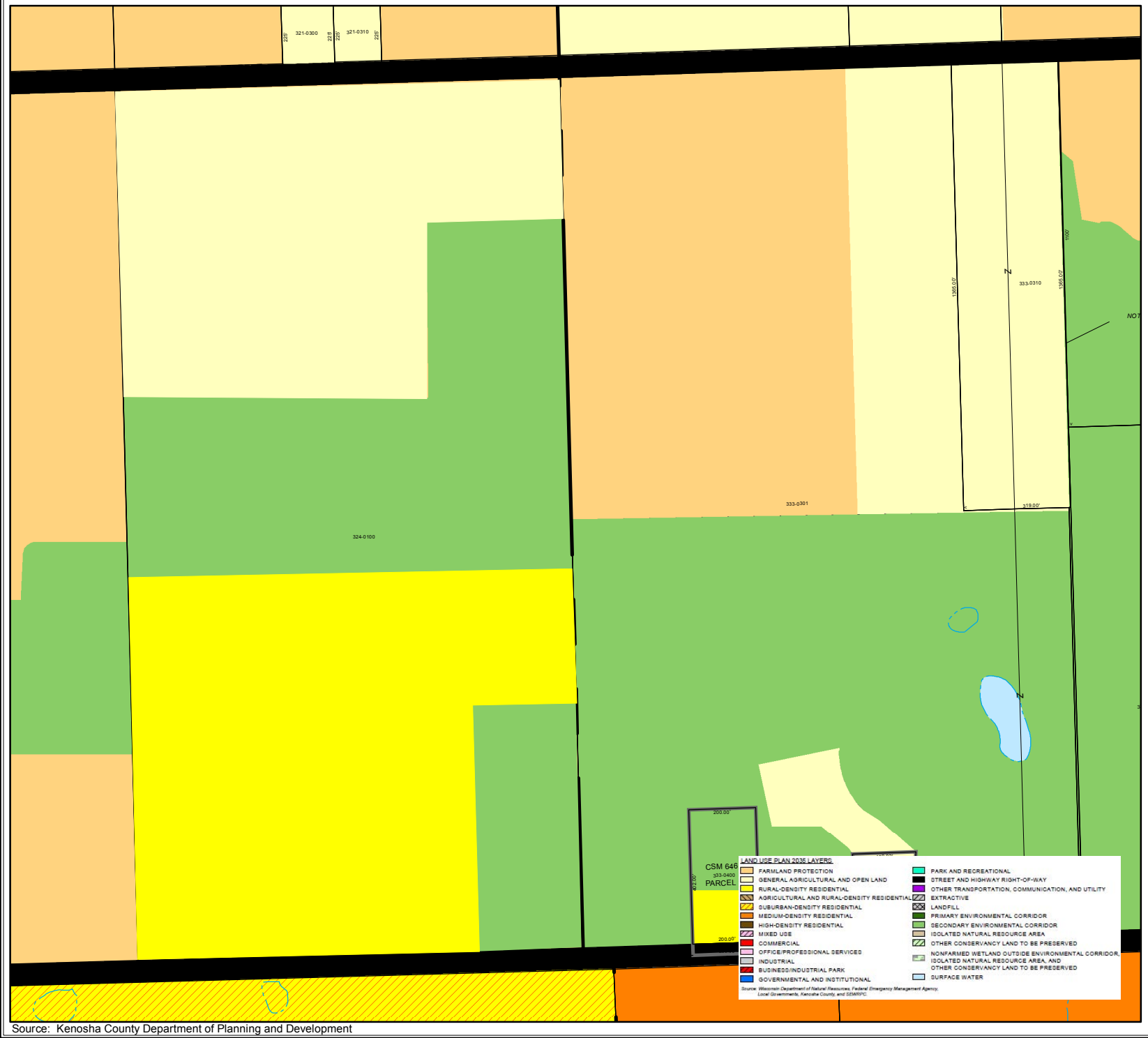
Kenosha County

PROPOSED LAND USE PLAN MAP DESIGNATIONS



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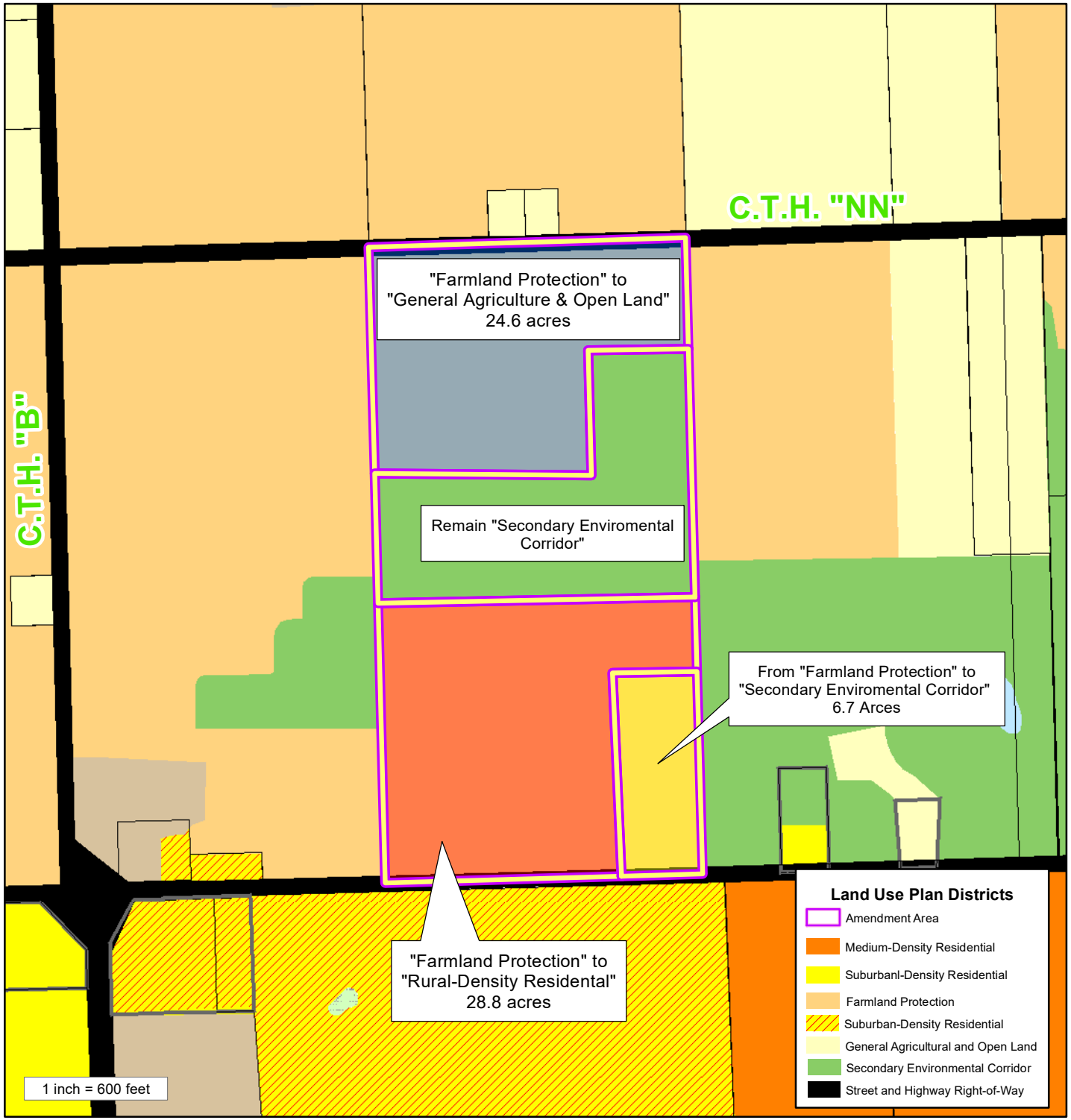
Source: Kenosha County Department of Planning and Development



Hcp2 LLC Comp Plan.mxd

COMPREHENSIVE PLAN AMENDMENT SITE MAP

PETITIONER(S):

HCP2 LLC (Owner)
Jeff Badtke (Agent)

LOCATION: SE 1/4 of Section 32
Town of Brighton

TAX PARCEL(S): #30-4-220-324-0100

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" & "SEC" to "General Agricultural & Open Land", "Rural-Density Residential" & "SEC".

KENOSHA COUNTY CONSERVATION · PLANNING · DEVELOPMENT

COUNTY OF KENOSHA
Department of Planning and Development

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 AMENDMENT PROCEDURES

☐ **1.** Read the section entitled "Procedure for Amending the Multi-Jurisdictional Comprehensive Plan" of Chapter XV of the Kenosha County comprehensive plan, entitled "A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

☐ **2.** Contact the Kenosha County Department of Planning and Development to determine if your proposed land use change requires an amendment of the Kenosha County comprehensive plan map (Map 65 Land Use Plan Map for Kenosha County: 2035).

☐ **3.** Contact Kenosha County Department of Planning and Development to schedule a joint pre-conference meeting with your town and Kenosha County Department of Planning and Development staff; this is required for all comprehensive plan map amendment requests.

Meeting Date: 1/10/2020

☐ **4.** Complete the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application) as well as any other necessary applications; such as the Kenosha County Zoning Map Amendment Application, Kenosha County Conditional Use Permit Application, or Kenosha County Land Division Application.

☐ **5.** Submit your completed comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application) and all associated documents to the Kenosha County Department of Planning and Development. Your application must receive a date stamp from the Kenosha County Department of Planning and Development prior to moving on to step six below. After you have received a date stamp from the Kenosha County Department of Planning and Development, you will be provided with two copies of your application documents.

Note: Any petitioner has the right to simultaneously file any other necessary applications (such as the Kenosha County Zoning Map Amendment Application, Kenosha County Conditional Use Permit Application and/or Kenosha County Land Division Application) in conjunction with the proposed comprehensive plan map amendment, however let it be known that should the comprehensive plan map amendment petition be denied or withdrawn, refunds for the additional formal petitions will not be issued.

☐ **6.** Keep one copy of the completed application for your records and deliver the second copy to your local town clerk for notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) and placement on the Town Planning Commission and Town Board meeting agendas. Note: **The town may not accept/process your application unless it has been stamped received by the Kenosha County Department of Planning and Development**. The town clerk will provide you with the three following dates. Note: these meetings may be held on the same or different days, depending on your respective town's meeting schedule.

Town Plan Commission Meeting/Public Hearing Date: sept 2 2020

Town Board Meeting Date: sept 7 2020

Attend the Town Plan Commission/Public Hearing and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request. If you fail to attend these required meetings, your approval process may be delayed.

☐ **7.** Submit to the Kenosha County Department of Planning and Development a copy (original newspaper page or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that was published by your Town at least 30 days before the public hearing is held.

Note: See item (i) on the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application).

☐ **8.** Submit to the Kenosha County Department of Planning and Development a copy of the enacted town resolution and ordinance (per section 66.1001(4)(b) and (c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: See item (j) on the comprehensive plan map amendment application form (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Map Amendment Application).

☐ **9.** Attend the Kenosha County Planning, Development & Extension Education Committee meeting/Public Hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request. The Planning, Development & Extension Education Committee cannot act on your application until a recommendation is received from the Town Board.

Kenosha County Planning, Development & Extension Education Committee meeting date: sept 9 2020

☐ **10.** Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.

☐ **11.** The Kenosha County Board of Supervisors either approves or denies the amendment.

If approved, County Board enacts an ordinance that adopts the amendment.

If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

☐ **12.** After the County Executive has signed the official Ordinance document amending the Kenosha County comprehensive plan (A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035), you will be notified in writing. You may then follow through with filing any other required paperwork such as but not limited to:

Kenosha County Zoning Map Amendment – Filing, review, approval.
Minor Land Divisions – Filing, review, approval and recordation of certified survey map document.
Major Land Divisions – Filing, review, approval and recordation of subdivision plat document.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

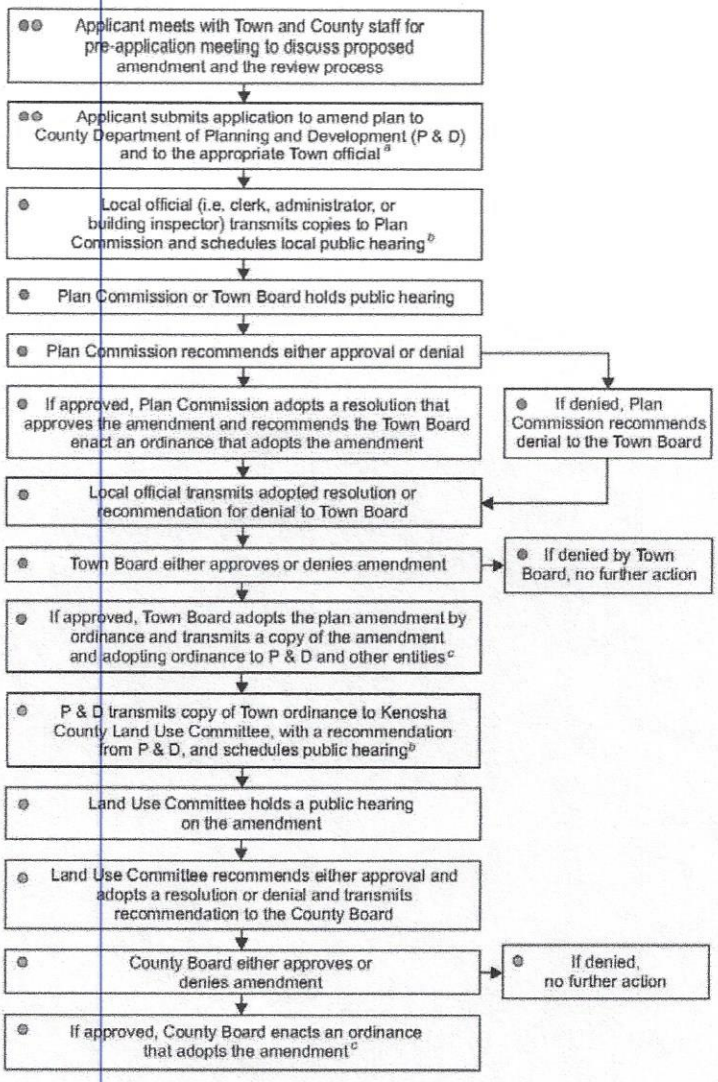
Division of County Development (including Sanitation & Land Conservation)	**857-1895**
Facsimile #	857-1920
Public Works Division of Highways	857-1870

Administration Building

Division of Land Information	653-2622
Brighton, Town of	878-2218
Paris, Town of	859-3006
Randall, Town of	877-2165
Salem, Town of	843-2313
Utility District	862-2371
Somers Town of	859-2822
Wheatland, Town of	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office	884-2300
Wisconsin Department of Transportation - Waukesha Office	548-8722

Figure XV-1

KENOSHA COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AMENDMENT PROCESS FOR TOWNS



[a] *If Town has adopted a separate Town comprehensive plan, applicant files an application to amend the Town plan. If Town has adopted the multi-jurisdictional comprehensive plan, applicant files application for Town Board approval of amendment to the multi-jurisdictional plan.*

[b] *A notice of public hearing must be published and distributed in accordance with Section 66.1001(4) of the* Wisconsin Statutes *and the community or County public participation plan.*

[c] *A copy of the amendment and adopting ordinance must be distributed in accordance with Section 66.1001(4) of the* Wisconsin Statutes *and the community or County public participation plan.*

Source: Kenosha County and SEWRPC.

January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED
JUL 28 2020
Kenosha County
Deputy County Clerk

RECEIVED
JUL 28 2020
Kenosha County
Planning and Development

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

HCP2 LLC x _____ Signature

Mailing Address:

1520 136th ave

City: Union Grove State: WI Zip: 53182

Phone Number: 262-206-4433 E-mail (optional): Jeff@grassmaninc.com

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

_____ x _____ Signature

Mailing Address:

_____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:

Farmland Protection,General Agricultural and Open Land and Secondary Environmental Corridor

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan):

Farmland Protection, Rural-Density Residential, ~~Primary~~ Secondary Environmental Corridor and General Ag and open Land

(d) Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):
to create 1- 5 acre c2 zoning parcels , 1 - 10 acre A2 and C2 zoning parcel and 1 R1 zoning parcel

(e) Compatibility with the Kenosha County comprehensive plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:
Yes these comp plan amendments are consistent with Town of Brighton's past approved admendents .

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

All four comp plan categories can be found in the surrounding area .

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

No. Lots have been laided out to allow for farming operations to continue to be performed . C2 lots will have minimal tree removals.

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:
Yes. This will allow for new home constructions that will add to the towns tax base. That will then help for town costs of operations .

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:
These lots will use existing county owned public roads .

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

Yes existing public services are adequate for these divisions .

(e-7) Any additional data or information as requested by the Department of Planning and Development:

N/A

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Kenosha County comprehensive plan:

30-4-220-333-0301

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The name of the County Supervisor of the district wherein the property is located:

Supervisory District Number: 19 County Board Supervisor: Sandra Beth

(i) Attach a copy (original newspaper clipping or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that is published by your Town at least 30 days before the public hearing is held. Include the date of publication with the copy of the notice of public hearing.

Note: Your application will not be processed by Kenosha County until a copy of the notice of public hearing and town approval letter is received by the Kenosha County Department of Planning and Development.

(j) Attach a copy of the enacted town resolution and ordinance (per section 66.1001(4)(c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: Your application will not be processed by Kenosha County until a copy of the enacted town resolution and ordinance adopting the amendment is received by the Kenosha County Department of Planning and Development.

(k) The fee specified in Section 12.05-8 of this ordinance.
Request for Land Use Plan Map Amendment ..... $250.00 payable to "Kenosha County"

(For other fees see the Fee Schedule)

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

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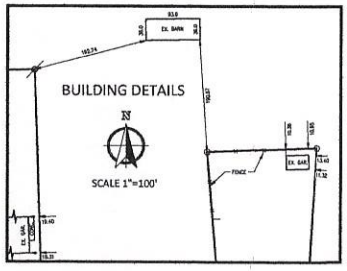
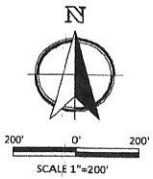
Somers Town of..... 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Exhibit Drawing for Jeff Badtke of: Part of he Southeast 1/4 of Section 32 and part of the Southwest 1/4 of Section33, both being of Township 2 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows:
Commencing at the Southeast corner of the Southeast 1/4 of said Section 32; thence N01°33'17"W, 33.00 feet along the East line of the Southeast 1/4 of said Sectio32 to a point that is 33.00 feet Northerly of, as measured normal to, the South line of the Southeast 1/4 of said Section 32;said point being on the Northerly right-of-way line of 60th Street - County Trunk Highway "K" (C.T.H. "K"), and said point also being the point of beginning of this description; run thence S88°24'02"W, 1330.15 feet parallel with th South line of the Southeast 1/4 of said Section 32 and along the Northerly right-of-way line of said 60th Street - C.T.H."K" to a point on the West line of the East 1/2 of the Southeast 1/4 of said Section 32; thence N01°29'55"W, 2598.32 feet along the West line of the East 1/2 of the Southeast 1/4 of said Section 32 to a point that is 33.00 feet Southerly of, as measured normal to, the North line of the Southeast 1/4 of said Section 32and being the Southerly right-of-way line of 52ndStreet - County Trunk Highway "NN" (C.T.H. "NN"); thence N88°18'39"E, 1327.62 feet parallel with the North line of the Southeast 1/4 of said Section 32 and along the Southerly right-of-way line of said 52nd Street - C.T.H. "NN" to a point on the East line of the Southeast 1/4 of said Section 32; thence N88°09'31"E, 1173.02 feet parallel with the North line of the Southwest 1/4 of said Section 33 and along the Southerly right-of-way line of said 52nd Street - C.T.H. "NN" to a point that is 1474.00 feet Westerly of, as measured along the Southerly right-of-way line of said 52nd Street - C.T.H. "NN", the East line of the Southwest 1/4 of said Section 33; thence South 01°35'32"E, 1332.00 feet parallel with the East line of the Southwest 1/4 of said Section 33; thence N88°09'31"E, 319.00 feet parallel with the North line of the Southwest 1/4 of said Section 33; thence South 01°35'32"E, 1267.85 feet parallel with theEast line of the Southwest 1/4 of said Section 33to a point that is 33.00 feet Northerly of, as measured normal to, the South line of the Southwest 1/4 of said Section 33, sai point being on the Northerly right-of-way line of said 60th Street - C.T.H. "K", and said point also being 1155.00 feet Westerly of, as measured along the Northerly right-of-way line of said 60th Street - C.T.H. "K", the East line of the Southwest 1/4 of said Section 33; thence S88°08'17"W, 513.78 feet parallel with the South line of the Southwest 1/4 of said Section 33and along the Northerly right-of-way line of said 60th Street - C.T.H. "K"to the Southeast corner of Lot 1 of Cerified Survey Map No. 1228 (C.S.M. No. 1228), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on October 10, 1988 as Document No. 809838; thence N03°27'37"E, 254.51 feet along the East line of Lot 1 of said C.S.M. No. 1228 to the Northeast corner of Lot 1 of said C.S.M. No. 1228; thence S88°08'17"W, 189.92 feet parallel with the South line of the Southwest 1/4 of said Section 33 and along the North line of Lot 1 of said C.S.M. No. 1228 to the Northwest corner of Lot 1 of said C.S.M. No. 1228; thence S04°46'48"E, 254.15 feet along the West line of Lot 1 of said C.S.M. No. 1228 to the Southwest corner of Lot 1 of said C.S.M. No. 1228 and a point on the Northerly right-of-way line of said 60thStreet - C.T.H. "K"; thence S88°08'17"W, 300.04 feet parallel with the South line of the Southwest 1/4 of said Section 33 andalong the Northerly right-of-way line of said 60th Street - C.T.H. "K" to a point on the East line of Certified Survey Map No 646 (C.S.M. No. 646), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on February 15 1978 as Document No. 648335; thence N01°51'43"W, 402.00 feet perpendicular to the South line of the Southwest 1/4 of said Section 33, and along the East line of said C.S.M. No. 646 to the Northeast corner of said C.S.M. No. 646; thence S88°08'17"W, 200.00 feet parallel with the South line of the Southwest 1/4 of said Section 33, and along the North linesf said C.S.M. No. 646 to the Northwest corner of said C.S.M. No. 646; thence S01°51'43"E, 402.00 feet perpendicular to the South line of the Southwest 1/4 of said Section 33, and along the West line of said C.S.M. No. 646 to a point on the Northerly right-of-way line of said 60th Street - C.T.H. "K"; thence S88°08'17"W, 326.57 feet parallel with the South line of the Southwest 1/4 of said Section 33 and along the Northerly right-of-wayline of said 60th Street - C.T.H. "K", to a point on the West line of the Southwest 1/4 of said Section 33 and being the point of beginning of this description. Said land being in the Town of Brighton, County of Kenosha and State of Wisconsin.
Containing 8,786,994 square feet or 155.83 acres.

WORKING EXHIBIT DRAWING
INITIAL FIELD WORK COMPLETED
DRAWING DATE 03-04-2020





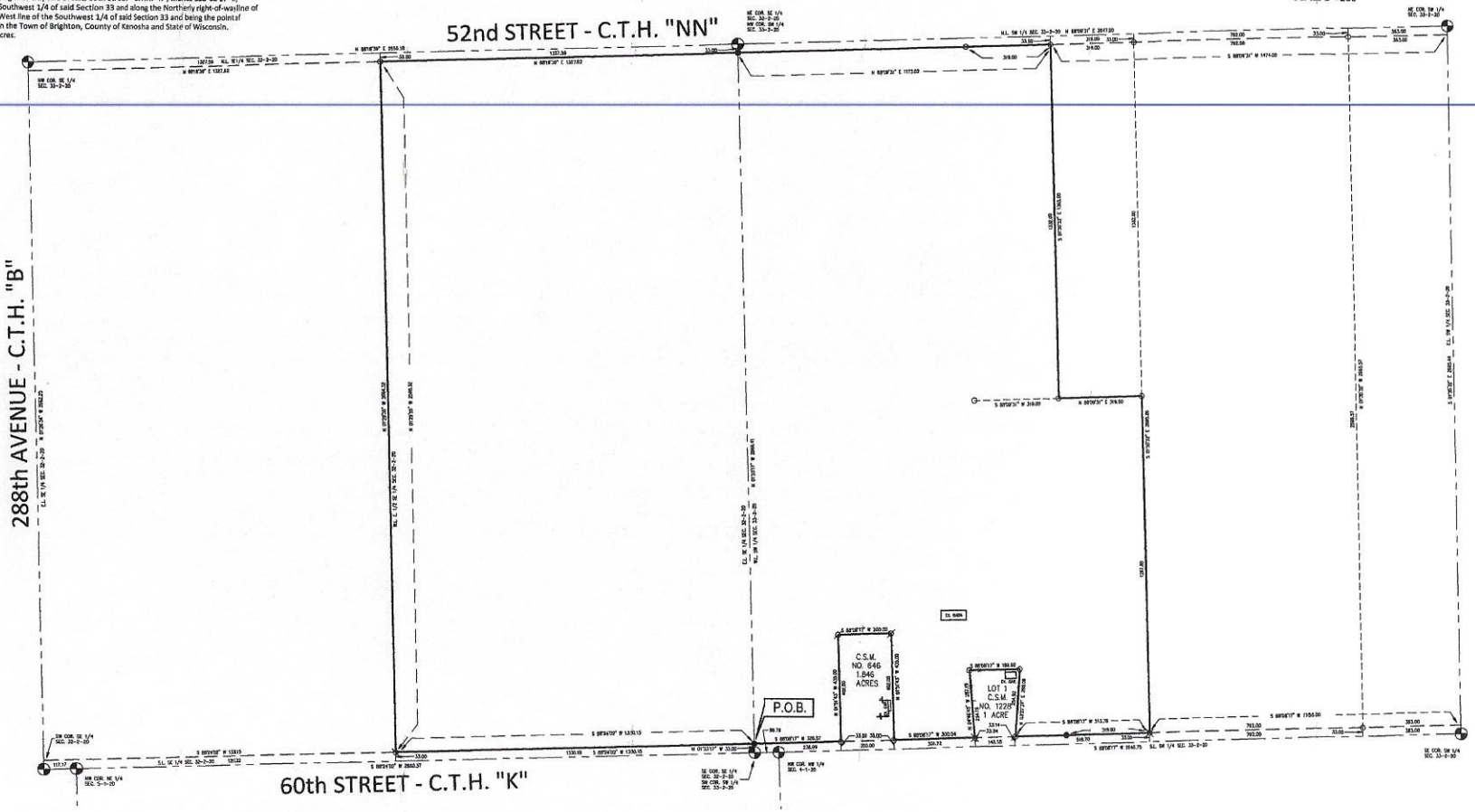


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EXHIBIT DRAWING ONLY
FOR
JEFF BADTKE
TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

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SHEET 1 OF 1

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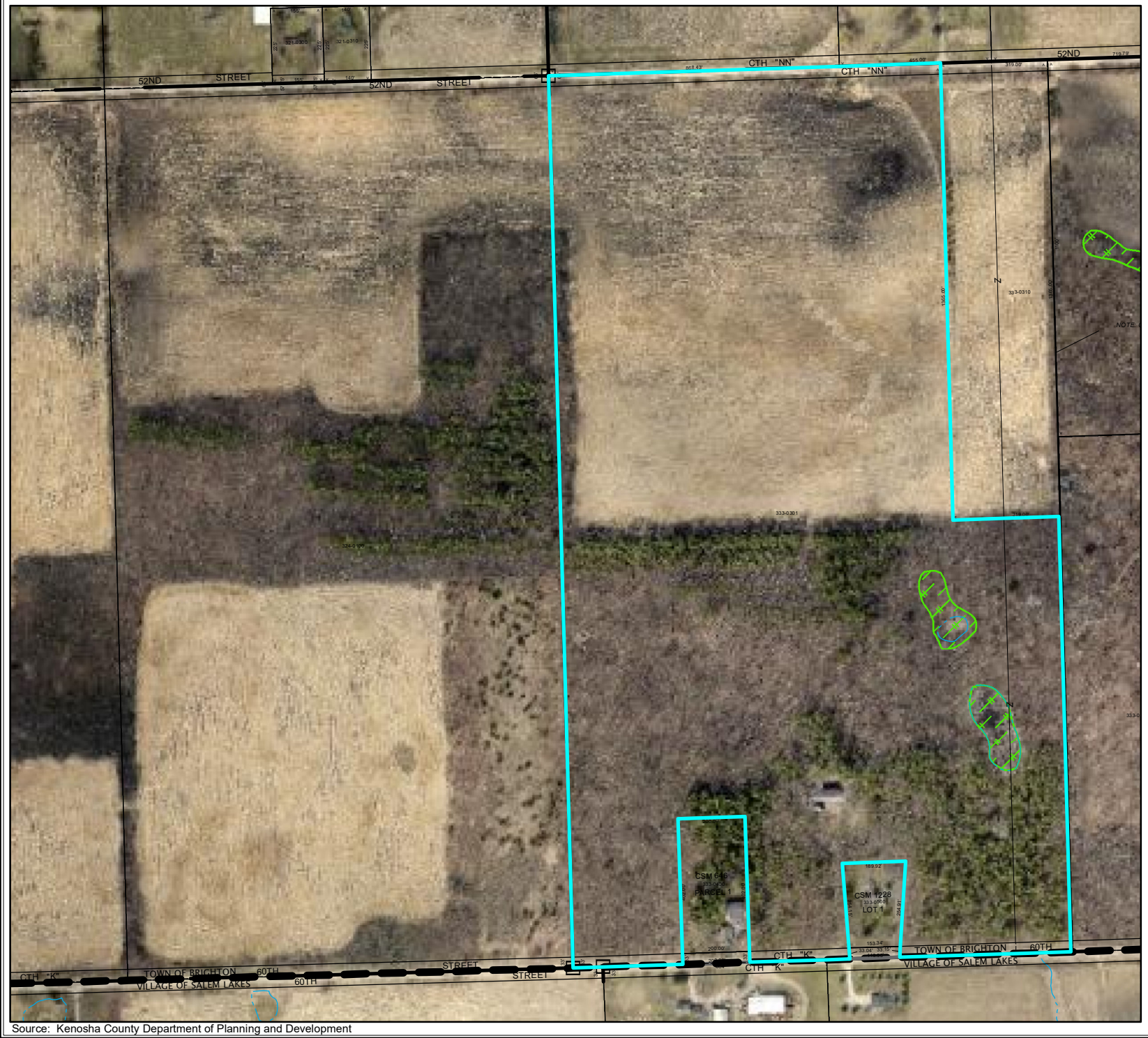

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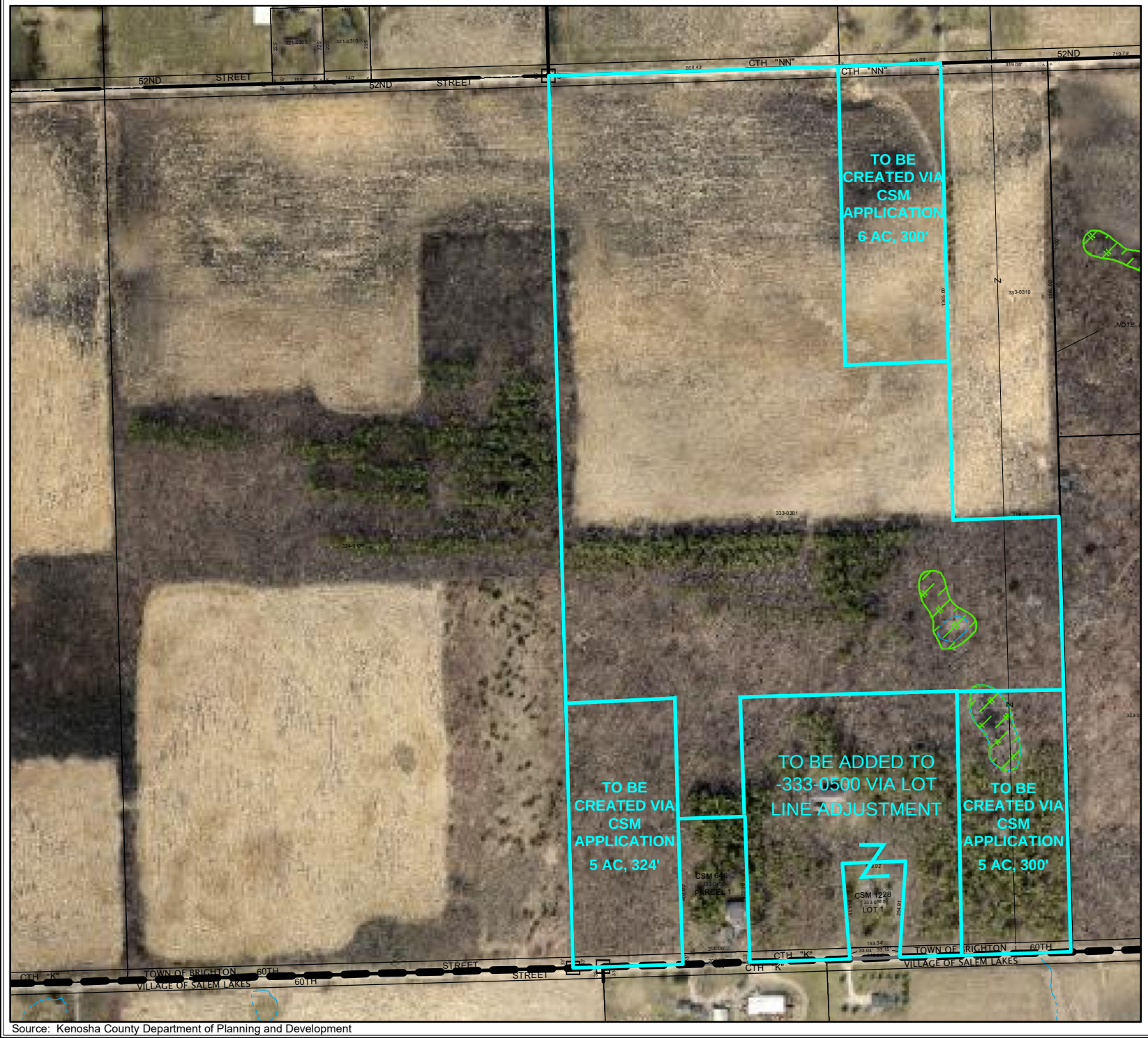
S

1 inch = 400 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.



Source: Kenosha County Department of Planning and Development

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

SUBJECT PROPERTY - SHOWING PLANNED DIVISIONS

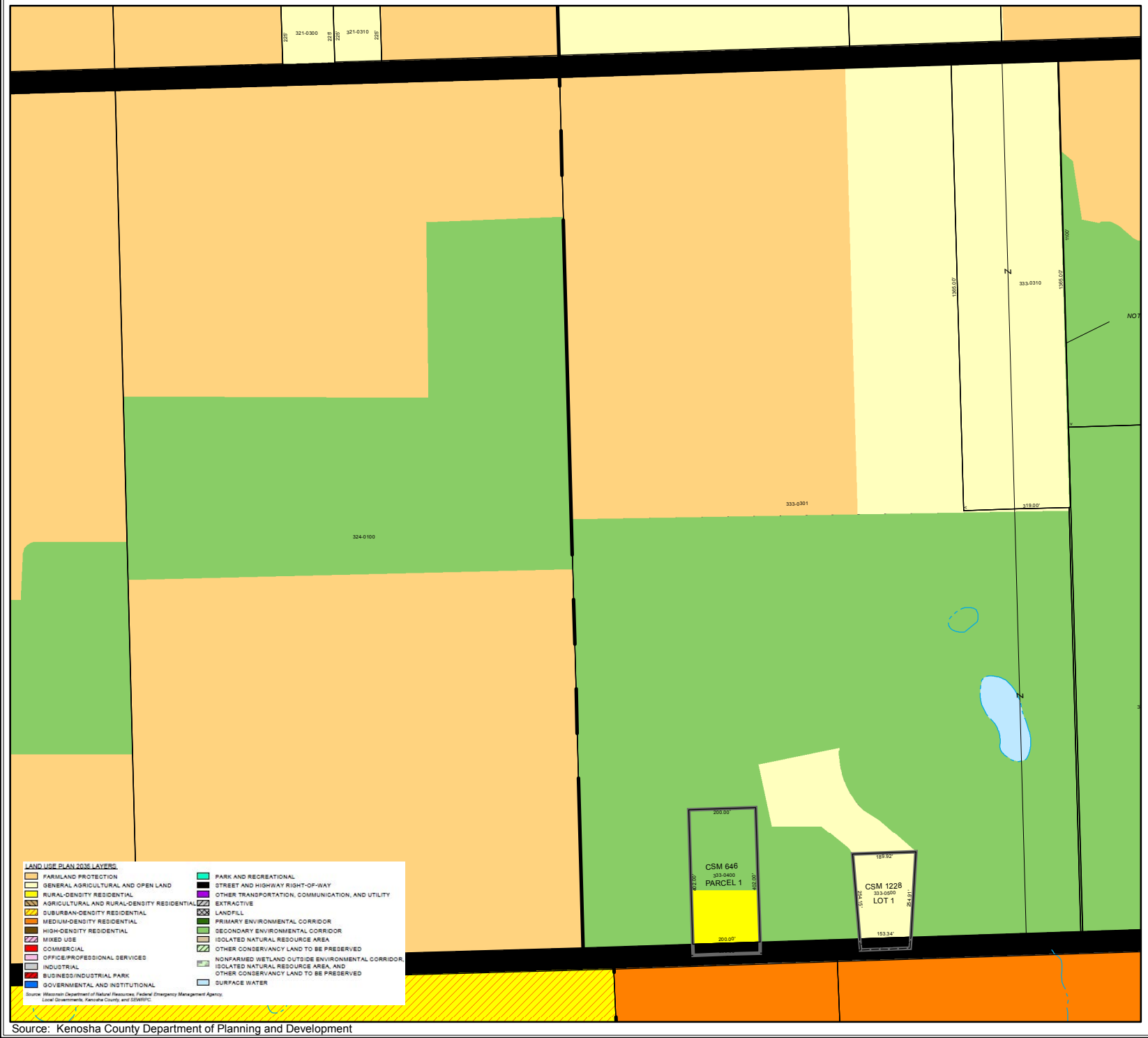
N
W E
S

1 inch = 400 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.

Kenosha County

CURRENT LAND USE PLAN MAP DESIGNATIONS



N
W E
S

1 inch = 400 feet

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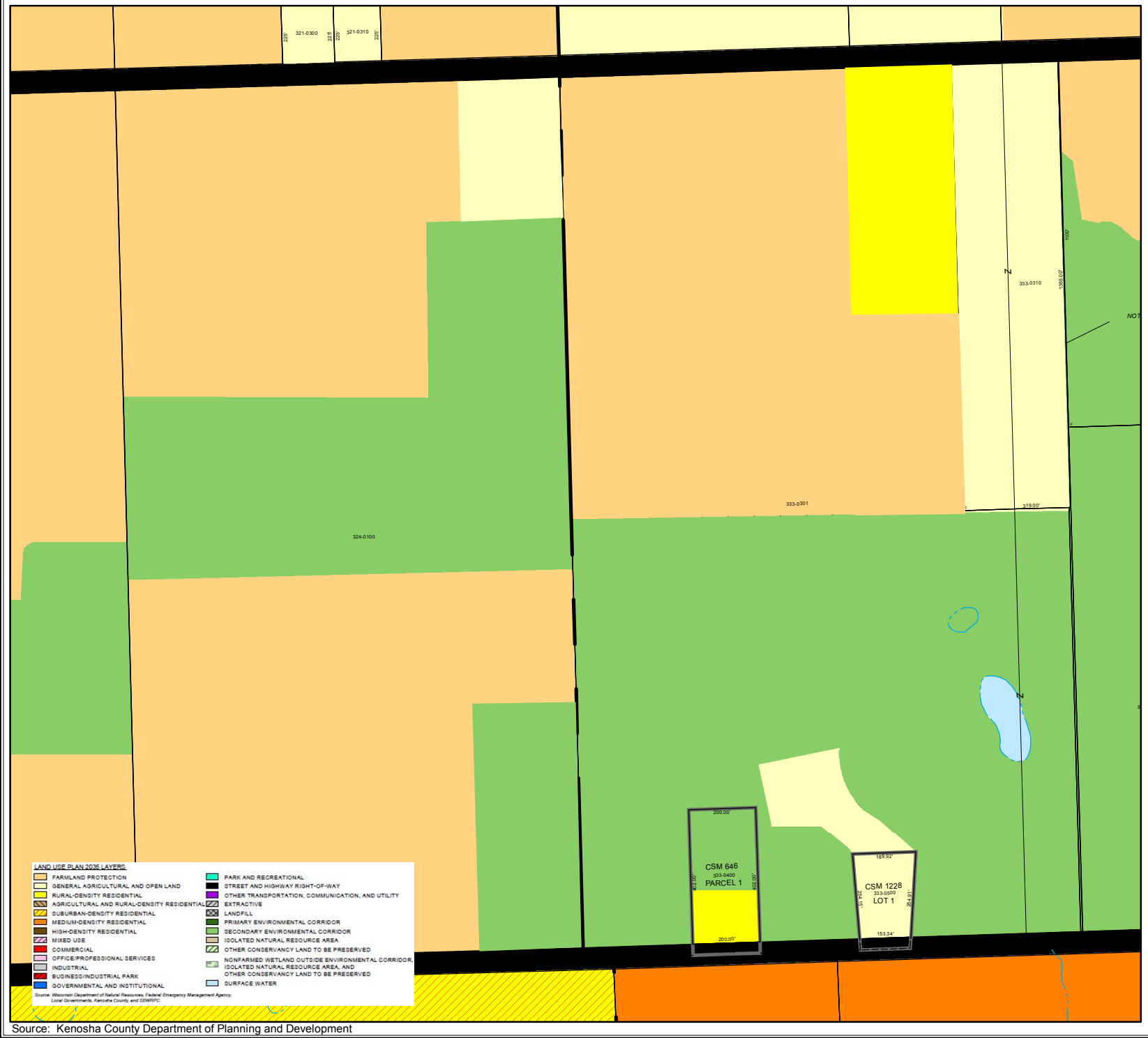
Source: Kenosha County Department of Planning and Development



Source: Kenosha County Department of Planning and Development

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

PROPOSED LAND USE PLAN MAP DESIGNATIONS

N
W E
S

1 inch = 400 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.

COMPREHENSIVE PLAN AMENDMENT SITE MAP

PETITIONER(S):

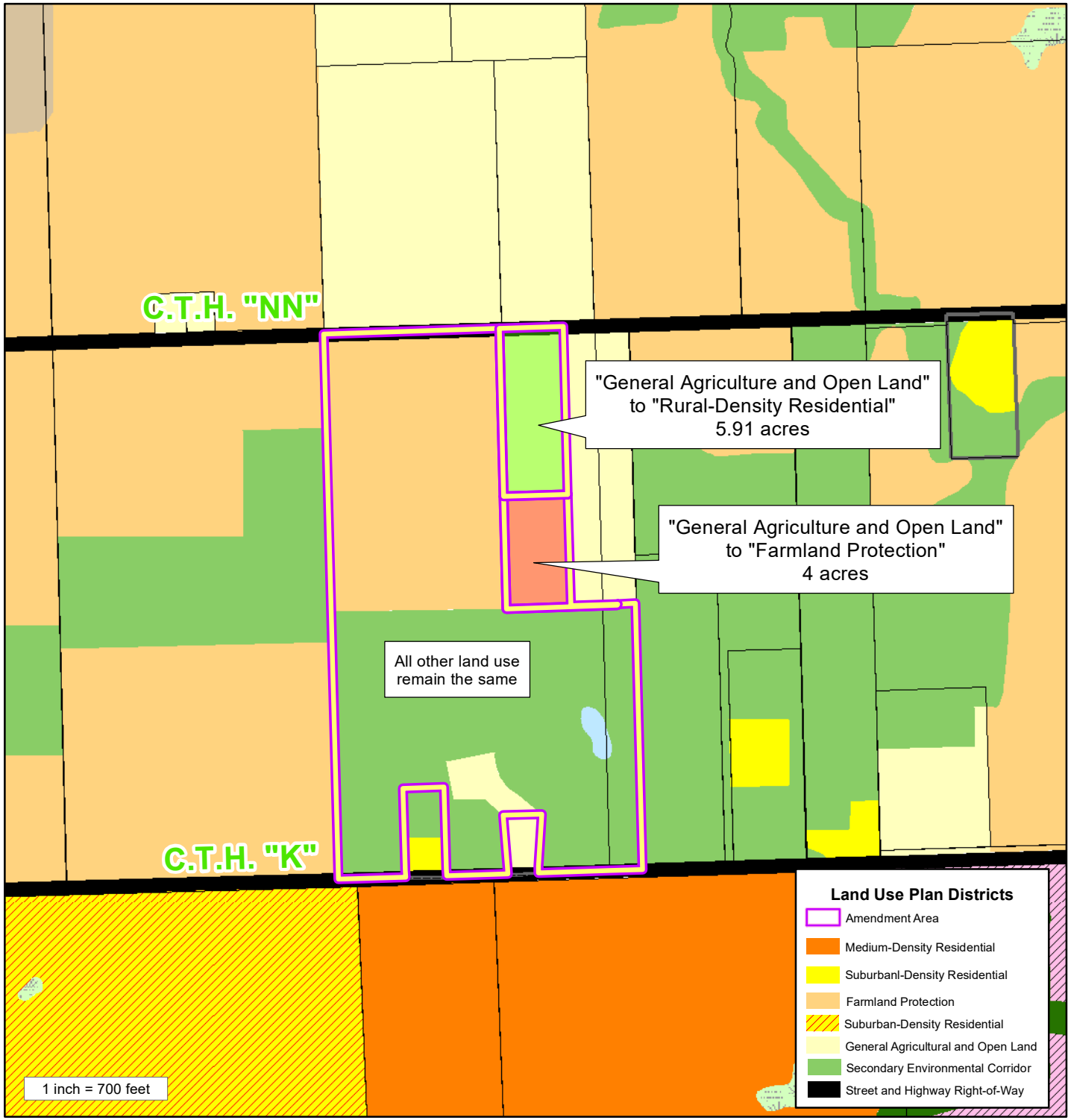
HCP2 LLC (Owner)
Jeff Badtke (Agent)

LOCATION: SW 1/4 of Section 33
Town of Brighton

TAX PARCEL(S): #30-4-220-333-0301

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection", "General Agricultural & Open Land" & "SEC" to "Farmland Protection", "General Agricultural & Open Land", "Rural-Density Residential" & "SEC".



Hcp2 LLC Comp Plan.mxd

June 2017

COUNTY OF KENOSHA
Division of Planning and Development

RECEIVED
AUG 7 2020
Kenosha County
Deputy County Clerk

RECEIVED
AUG 7 2020
Kenosha County
Planning and Development

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name: Blume Transport Group LLC

Print Name: _____ Signature: _____

Mailing Address: 1490 240th Ave

City: Brighton State: WI Zip: 53139

Phone Number: 847-417-0654 E-mail (optional): _____

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status signed by the legal property owner must be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Kyle Cramer Signature: [signature]

Business Name: KJ Cramer Construction LLC

Mailing Address: 4754 S. Cottage Ln.

City: Pleasant Prairie State: WI Zip: 53158

Phone Number: 847-404-1875 E-mail (optional): KJCramerConstruction@gmail.com

(c) Architect's Name (if applicable):

Print Name: Nathan Remitz Signature: [signature]

Business Name: Patera

Mailing Address: 2601 S. Sunnyslope Rd.

City: New Berlin State: WI Zip: 53151

Phone Number: 262-786-6776 E-mail (optional): _____

(d) Engineer's Name (if applicable):

Print Name: DEVON S. ELLIS Signature: _____

Business Name: PATERA

Mailing Address: 2601 S. Sunnyslope Rd.

City: New Berlin State: WI Zip: 53151

Phone Number: 262-786-6776 ext. 101 E-mail (optional): Paul@PateraPC.com

(e) Tax key number(s) of subject site:

45-4-221-181-0410

Address of the subject site:

20206 15th ST. Union Grove, WI 53182

(f) Plan of Operation (or attach separate plan of operation)

Type of structure:

Storage Garage

Proposed operation or use of the structure or site:

Indoor Parking for trucks currently sitting outside

Number of employees (by shift):

Hours of Operation: 06:00 - 19:00 as described in current conditional use permit

Any outdoor entertainment? If so, please explain: N/A

Any outdoor storage? If so, please explain: No

Zoning district of the property: R-2

(g) Attach a plat of survey prepared by a land surveyor registered by the State of Wisconsin or site plan drawn to scale and approved by the Department of Planning & Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, and existing and proposed landscaping.

January 2013

COUNTY OF KENOSHA
Department of Planning and Development

SITE PLAN REVIEW CHECKLIST

Owner: Blume Transport Group LLC Date 6/9/2020

Mailing Address: 1480 240th Ave Brighton WI 53139 Phone # 847-417-0654

Phone #

Agent: KJ Kramer Construction Phone # 262-948-3486

Mailing Address: 4754 S. Lottage Ln Phone # 847-404-1875

Pleasant Prairie WI 53158

Architect/Engineer: Paul Ratajczyk Phone # 262-786-6776 ext 104

Mailing Address: 2601 S. Sunnyslope RD. Phone #

New Berlin, WI 53151

Tax Parcel Number(s): 45-4-221-181-0410 Acreage of Project: 1

Existing Zoning: B2 Proposed Zoning: B2

Conditional Use Permit:

Description of Project: (include the following when applicable):

Description of project: Storage garage

Size of existing building(s): 1455 sq ft

Size of new building(s) and/or addition(s): 80X80X16

Number of current and projected full-time and part-time employees, number of shifts:

5 one Shift

Number of proposed units: Description of units:

Density:

☐ Plat of Survey Submitted: ☐ Covenants and Restrictions Submitted

LIGHTING PLAN

We will be placing three Photo Controlled Hubbell model number NRG-356L-4K-U-PC on west face of building (1) above each overhead door. We will also be Placing one Hubbell NRG-356L-5K-U light on south side of building that will be on a switch and not photo controlled. This is for general lighting/ security lighting of the building. Light projecting roughly one parking space of depth from the building. Manufacturer fixture specifications provided.

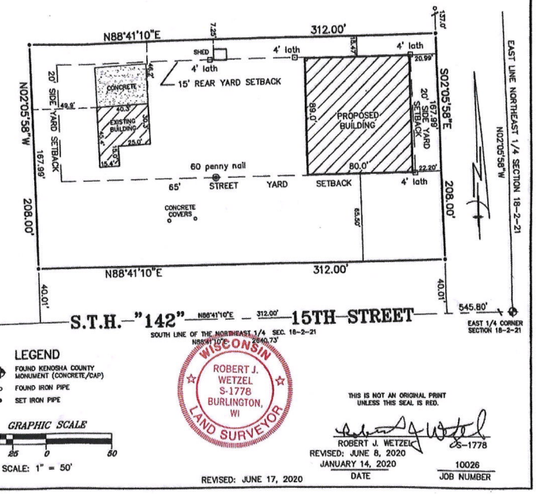
PLAT OF SURVEY
-OF-

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING IN THE TOWN OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS:
BEGINNING ON THE SOUTH LINE OF SAID 1/4 SECTION AT A POINT WHICH IS 545.80 FEET WEST FROM THE SOUTHEAST CORNER OF SAID 1/4, 1/4 SECTION AND RUNNING THENCE WEST ALONG AND UPON THE SOUTH LINE OF SAID 1/4, 1/4 SECTION 312 FEET; THENCE RUNNING NORTH PARALLEL WITH THE WEST LINE OF SAID 1/4, 1/4 SECTION 208 FEET; THENCE RUNNING EAST PARALLEL WITH THE SOUTH LINE OF SAID 1/4, 1/4 SECTION 312 FEET AND TO THE EAST LINE OF PROPERTY, OWNED BY THE GRANTOR HEREIN; THENCE RUNNING SOUTH ON SAID EAST LINE 208 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM LANDS CONVEYED IN DEED RECORDED MAY 27, 1983, IN VOLUME 1134, PAGE 267, AS DOCUMENT NO. 703518.

SURVEY FOR: SCOTT BLUME
SURVEY ADDRESS: 20206 15TH STREET

NOTE: PROPOSED BUILDING TO BE STAKED UPON NOTIFICATION BY THE ABOVE NAMED CLIENT.

NOTE: DEED CALLS FOR THE NORTH-SOUTH BOUNDARY LINES TO RUN PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 18-2-21. PREVIOUS SURVEY BY HUGH SOUTHMAYD, KENOSHA COUNTY SURVEYOR DATED DECEMBER 21, 1954 SHOWS LOT LINES AS BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18-2-21.



"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

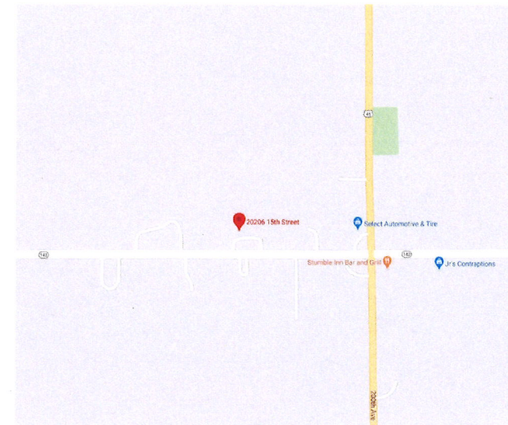
LEGEND
- FOUND KENOSHA COUNTY MONUMENT (CONCRETE/CAP)
- FOUND IRON PIPE
- SET IRON PIPE

GRAPHIC SCALE
50 25 0 50
SCALE: 1" = 50'

WISCONSIN ROBERT J. WETZEL S-1778 BURLINGTON, WI LAND SURVEYOR

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

ROBERT J. WETZEL S-1778
REVISED: JUNE 8, 2020
JANUARY 14, 2020 — DATE
10026 — JOB NUMBER
REVISED: JUNE 17, 2020



1 PROJECT LOCATION
S.00 NTS

GENERAL NOTES:

1. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.) FOR COORDINATION OF THE VARIOUS TRADES, FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
4. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
5. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
6. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
7. ALL STATE OF WISCONSIN, LOCAL AND O.S.H.A. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.

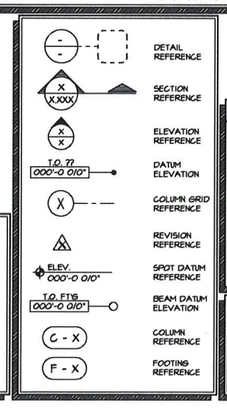
BUILDING DATA :

2015 IBC

USE AND OCCUPANCY CLASSIFICATION: (chapter 3)	'S-1' LOW-HAZARD STORAGE (NON-OCCUPIED STORAGE)	
ALLOWABLE AREA AND HEIGHT:	'S-1 (V-B)' TWO STORIES - 9,000 sq. ft.	
ACTUAL AREA:	TOTAL BUILDING AREA:	7,120 sq. ft.
SPRINKLERS:	NONE	
CONSTRUCTION TYPE: (Table-601)	'V-B'	
FIRE RATINGS (per table 601 & 602)		
STRUCTURAL FRAME:	0 - HR. RATING	
BEARING WALLS EXTERIOR:	0 - HR. RATING	
BEARING WALLS INTERIOR:	0 - HR. RATING	
NON-BEARING WALLS EXTERIOR:	0 - HR. RATING	
NON- BEARING WALLS INTERIOR:	0 - HR. RATING	
FLOOR CONSTRUCTION:	0 - HR. RATING	
ROOF CONSTRUCTION:	0 - HR. RATING	
EXIT TRAVEL DISTANCE: (table 1017.2)	300 feet	
COMMON PATH OF TRAVEL: (per TABLE 1006.2.1)	75 feet	
TOTAL OCCUPANCY LOADING (per TABLE 1004.1.1)	TOTAL BUILDING OCCUPANTS: (1 PER 200 S.F.)	36 OCCUPANTS

ABBREVIATIONS:

A.B.	ANCHOR BOLT	EA	EACH	L	STEEL ANGLE	SIM.	SIMILAR
&	AND	E.J.	EXPANSION JOINT	lbs.	POUNDS	SPEC.	SPECIFICATION
@	AT	ELEC.	ELECTRICAL	L.L.	LIVE LOAD	S.O.G.	SLAB ON GRADE
ADJ.	ADJACENT	ELEV.	ELEVATION	L.L.H.	LONG-LEG HORIZONTAL	SQ.	SQUARE
ADTL.	ADDITIONAL	ENG.	ENGINEER	L.L.V.	LONG-LEG VERTICAL	S.S.	STAINLESS STEEL
A.F.F.	ABOVE FINISHED FLOOR	EQ.	EQUAL	L.V.L.	LAMINATED VENEER LUMBER	STD.	STANDARD
ALT.	ALTERNATE	EQUIP.	EQUIPMENT	LHT.	LIGHT WEIGHT	STL.	STEEL
ALUM.	ALUMINUM	E.H.	EACH WAY				
APPROX.	APPROXIMATE	EXSTG	EXISTING	MAT.	MATERIAL	T.C.	TOP CHORD
ARCH.	ARCHITECT/ ARCHECTURAL	EXP.	EXPANSION	MAX.	MAXIMUM	TEMP.	TEMPERATURE
		EXT.	EXTERIOR	MECH.	MECHANICAL	T.O.	TOP OF
B.C.	BOTTOM CHORD			MIN.	MINIMUM	TYP.	TYPICAL
BLDG.	BUILDING	FOUND.	FOUNDATION	MISC.	MISCELLANEOUS		
BM	BEAM	FLR.	FLOOR	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
BRG	BEARING	F.V.	FIELD VERIFY				
B.O.	BOTTOM OF			N.A.	NOT APPLIGABLE	T.C.	TOP CHORD
		GA.	GAUGE	N.T.S	NOT TO SCALE	TEMP.	TEMPERATURE
CANT.	CANTILEVERED	GALV.	GALVANIZED	NHMT	NORMAL HEIGHT	T.O.	TOP OF
C.I.P.	CAST-IN-PLACE	G.C.	GENERAL CONTRACTO			TYP.	TYPICAL
C.J.	CONTROL JOINT			O.C.	ON CENTER		
C.L. (℄)	CENTER LINE	GRD.	GRADE	O.D.	OUTSIDE DIAMETER	W/	WITH
CLG.	CEILING	GEN.	GENERIC	O.H.	OVERHEAD	W/O	WITHOUT
C.MU.	CONCRETE MASONRY UNIT					WD.	WOOD
COL.	COLUMN	HORIZ.	HORIZONTAL	pcf	POUNDS PER CUBIC FOOT	W.W.F.	WELDED WIRE FABRIC
CONC.	CONCRETE	H.S.S.	HOLLOW STRUCTURAL SECTION	pci	POUNDS PER CUBIC INCH		
CONN.	CONNECTION			plf	POUNDS PER LINEAL FOOT	'	FEET
CONT.	CONTINUOUS	HGT.	HEIGHT	psi	POUNDS PER SQUARE INCH	"	INCH
		HVAC	HEATING, VENTILATION, & AIR CONDITIONING	P.T.	PRESSURE TREATED		
DIA. (ø)	DIAMETER			R	RADIUS		
DEMO.	DEMOLITION	I.D.	INSIDE DIAMETER	REIN.	REINFORCED/ REINFORCEMENT		
DIM.	DIMENSION	INT.	INTERIOR	REQ'D	REQUIRED		
DN.	DOWN			REV.	REVISION		
D.L.	DEAD LOAD	JST	JOIST	R.T.U.	ROOF TOP UNIT		
DWG	DRAWING						
DWL	DOWEL	K	KIPS				
		ksi	KIPS PER SQUARE INCH				



SCOPE OF DRAWING:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

ARCHITECTURAL:

STRUCTURAL:

SHEET INDEX:

S.001 PROPOSED SITE PLAN, BUILDING DATA & INDEX SHEET.
S.002 STRUCTURAL SPECIFIGATIONS.
S.101 ELEVATIONS.
S.102 ELEVATIONS.
S.201 FOUNDATION PLAN.
S.202 FIRST FLOOR & ROOF FRAMING PLAN.
S.301 SECTIONS & DETAILS.

PATERA LLC
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
Office: 262.786.6776 Fax: 262.786.7036

REVISIONS:
- PROGRESS SET: 7.16.20
- ARCH. REVIEW SET: 7.29.20
-
-
-

BLUME POLE BUILDING

20206 15TH ST
UNION GROVE, WI 53182

SHEET TITLE:
PROPOSED SITE PLAN, BUILDING DATA & INDEX SHEET

S.001

DATE: JULY 29TH, 2020

PROJECT NUMBER: 20-263

COPYRIGHT: PATERA LLC...IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PATERA LLC

DESIGN CODE:

WISCONSIN COMMERCIAL BUILDING CODE & THE ADOPTED INTERNATIONAL BUILDING CODE

BUILDING DESIGN LIVE LOADS/CRITERIA:

OCCUPANT LIVE LOADS:
- SLAB ON GRADE ..... 250 PSF

ROOF LOAD DESIGN INFORMATION:
- GROUND SNOW LOAD (pg) ..... 30 PSF
- TERRAIN CATEGORY C
- EXPOSURE CONDITION ..... FULLY EXPOSED
- EXPOSURE FACTOR (Ce) 0.90
- THERMAL FACTOR (Ct) 1.20
- IMPORTANCE FACTOR (Is) 0.80
- FLAT ROOF SNOW LOAD (pf) ..... 16.83 PSF
  * SEE DRIFTED SNOW LOAD DIAGRAMS FOR ADDITIONAL LOADING INFORMATION *

WIND LOAD DESIGN INFORMATION:
- BASIC WIND SPEED ..... 115 mph
- RISK CATEGORY I
- VELOCITY PRESSURE COEFFICIENT (Kd) 0.85
- EXPOSURE CATEGORY C
- ENCLOSURE CLASSIFICATION ..... PARTIALLY ENCLOSED
- INTERNAL PRESSURE COEFFICIENT (GCpi) ..... ±0.55
- GUST EFFECT FACTOR 0.85
- TOPOGRAPHIC FACTOR (Kzt) 1.0

SEISMIC DESIGN INFORMATION:
- RISK CATEGORY I
- SITE CLASS (ASSUMED) ..... D
- Ss 0.102
- S1 ..... 0.051
- Sms 0.162
- Sm1 ..... 0.123
- Sds 0.108
- Sd1 ..... 0.082
- SEISMIC DESIGN CATEGORY ..... B

MATERIAL STRENGTHS:

CONCRETE (COMPRESSIVE STRENGTH @ 28 DAYS):
- SLAB ON GRADE ..... f'c = 4,000 PSI
- FOOTINGS & ISOLATED PADS ..... f'c = 3,000 PSI
- FOUNDATION WALLS ..... f'c = 3,000 PSI

REINFORCING STEEL:
- BILLET A615 GRADE 60 ..... Fy = 60,000 PSI

STRUCTURAL STEEL:
- ROLLED "WIDE FLANGE" SHAPES A992
- TUBE SHAPES "HOLLOW STRUCTURAL SECTION" ..... A500 GR. B
- ALL OTHER ROLLED SHAPES & PLATES A36

STRUCTURAL BOLTS:
- ANCHOR BOLTS (HOT-DIP GALV.) A325
- THROUGH BOLT CONNECTIONS A325
- THREADED RODS A36

WELDED CONNECTIONS:
- WELDING ELECTRODES ..... E70xx (70 KSI)

MASONRY MORTAR:
- TYPE "M" MORTAR BELOW GRADE
- TYPE "M" OR "S" ABOVE GRADE

WOOD FRAMING:
- 2X8, 2X10 & 2X12 MEMBERS TO BE DOUGLAS-FIR LARCH #2 (NORTH)
  APPLIES TO PRESSURE TREATED MEMBERS AS WELL:
  - Fb (BENDING) ..... 850 PSI
  - Fv (SHEAR) ..... 180 PSI
  - Fcp (COMP. PERP. TO GRAIN) ..... 625 PSI
  - Fc (COMP. PARA. TO GRAIN) ..... 1,400 PSI
  - Ft (TENSION PARA. TO GRAIN) ..... 500 PSI
  - E (MODULUS OF ELASTICITY) ..... 1,600,000 PSI

- 2X4 MEMBERS TO BE SPRUCE PINE-FIR #2:
  - Fb (BENDING) ..... 875 PSI
  - Fv (SHEAR) ..... 135 PSI
  - Fcp (COMP. PERP. TO GRAIN) ..... 425 PSI
  - Fc (COMP. PARA. TO GRAIN) ..... 1,150 PSI
  - Ft (TENSION PARA. TO GRAIN) ..... 425 PSI
  - E (MODULUS OF ELASTICITY) ..... 1,400,000 PSI

- 2X6 MEMBERS TO BE MACHINE STRESS RATED:
  - Fb (BENDING) ..... 2,400 PSI
  - Fv (SHEAR) ..... 180 PSI
  - Fcp (COMP. PERP. TO GRAIN) ..... 625 PSI
  - Fc (COMP. PARA. TO GRAIN) ..... 1,975 PSI
  - Ft (TENSION PARA. TO GRAIN) ..... 1,925 PSI
  - E (MODULUS OF ELASTICITY) ..... 2,000,000 PSI

- LAMINATED-VENEER LUMBER (LVL), ROSEBURG MANUFACTURE:
  - Fb (BENDING) ..... 3,100 PSI
  - Fv (SHEAR) ..... 290 PSI
  - Fcp (COMP. PERP. TO GRAIN, EDGEWISE) ..... 750 PSI
  - Fc (COMP. PARA. TO GRAIN) ..... 3,000 PSI
  - Ft (TENSION PARA. TO GRAIN) ..... 2,100 PSI
  - E (MODULUS OF ELASTICITY) ..... 2,000,000 PSI

SOIL BEARING (ASSUMED TO BE FIELD VERIFIED):
- ALLOWABLE BEARING PRESSURE ..... 2,000 PSF

GENERAL:

1. ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS, BUILDING CODE INDICATED ABOVE & OSHA REGULATIONS.
2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, STRUCTURAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
3. THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS REQUIRED TO CONSTRUCT THIS PROJECT.
4. DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
5. DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS.
6. DO NOT SCALE PLANS.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL DESIGNER OF RECORD.
8. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO INSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
9. CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
10. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECTS ATTENTION IN WRITING IMMEDIATELY OR SHALL BID THE MOST EXPENSIVE INSTALLATION SPECIFIED.

FOUNDATION & EARTHWORK:

1. ALL EXTERIOR FOOTINGS MUST BEAR AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
2. DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
3. BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
4. DO NOT PLACE BACK FILL AGAINST BASEMENT WALLS UNTIL THE TOP AND BOTTOM OF THE WALL ARE ADEQUATELY BRACED BY THE SLAB ON GRADE AND THE FLOOR FRAMING AT THE TOP OF THE WALL.
5. REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.
6. SHORING/OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 1/4" MAXIMUM IN ANY DIRECTION.
7. CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ALL BACK FILL WITHIN 3'-0" OF RETAINING WALLS AND BASEMENT WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL APPROVED BY A SOILS ENGINEER AND COMPACTED TO 90% STANDARD PROCTOR.
9. TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AND A SOILS ENGINEER AT THE TIME OF EXCAVATION.
10. FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICHAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON CONSTRUCTION DOCUMENTS, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH STATED BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEERS RECOMMENDATIONS.
11. REFER TO SOILS REPORT (IF APPLICABLE) FOR DESCRIPTION OF EXISTING SOIL CONDITIONS AND RECOMMENDATIONS.
12. WHERE NEW FOOTINGS ABUT EXISTING FOOTINGS, STEP THE NEW FOOTING AS REQUIRED TO HAVE NEW BOTT/FTG ELEVATION MATCH EXISTING BOTT/FTG ELEVATION. CONTRACTOR SHALL FIELD VERIFY EXISTING BOTT/FTG ELEVATION.

CAST-IN-PLACE REINFORCED CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ACI 318 (BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE).
2. CONTRACTOR SHALL SUBMIT A SET OF STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
3. MAXIMUM WATER/CEMENT RATIO FOR CONCRETE SHALL BE AS FOLLOWS:
   - 0.41 FOR SLABS ON GRADE
   - 0.54 FOR CONCRETE BELOW GRADE
   - 0.42 FOR EXPOSED CONCRETE
4. CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 4%-6%.
5. GROUT BELOW BASE PLATES AND BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT 3/4" THICK MINIMUM.
6. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
7. CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
8. PROVIDE (2)-#5 BARS AROUND ALL OPENINGS AND (2)-#5 BARS DIAGONALLY AT ALL OPENING CORNERS. EXTEND BARS 2'-6" PAST OPENING.
9. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
10. PROVIDE A 1" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
11. DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
12. SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE PLACED SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER AND SO THAT THEY DO NOT DISPLACE REINFORCING.
13. PROVIDE SAW CUT CONTROL JOINTS IN CONCRETE SLABS ON METAL DECK SPACED NO MORE THAN 20'-0" APART. PLACE CONTROL JOINTS ON COLUMN CENTER LINES IN EACH DIRECTION. REFER TO CONTROL JOINT LAYOUT SHOWN ON FOUNDATION PLAN FOR REFERENCE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
15. REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPLICE SCHEDULE FOR LAP SPLICES IN REINFORCING STEEL.
16. ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED.
17. CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
18. MAXIMUM SLUMP FOR ALL CONCRETE SHALL NOT EXCEED 4".
19. CLASS C FLY ASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT ON A POUND TO POUND BASIS UP TO 10% OF THE TOTAL CEMENTITIOUS CONTENT.
20. ALL CONCRETE SLABS SHALL BE WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS.
21. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
22. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE (UNLESS OTHERWISE NOTED:

    FOOTINGS - ALL SIDES ..... 3"
    SLABS NOT PERMANENTLY AGAINST EARTH - BOTTOM & SIDES ..... 1"
    SLABS PERMANENTLY AGAINST EARTH - BOTTOM & SIDES ..... 3"
    SLABS - TOP ..... 3/4"
    WALLS NOT PERMANENTLY AGAINST EARTH ..... 1"
    WALLS PERMANENTLY AGAINST EARTH ..... 3"
    BEAMS & GIRDERS NOT PERMANENTLY AGAINST EARTH ..... 1 1/2"
    BEAMS & GIRDERS NOT PERMANENTLY AGAINST EARTH ..... 1 1/2"
    PIERS & COLUMNS NOT PERMANENTLY AGAINST EARTH ..... 2"

23. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.

STRUCTURAL STEEL:

1. DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE CURRENT EDITION OF AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) "MANUAL OF STEEL CONSTRUCTION".
2. STEEL DETAILING AND CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN".
3. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT AWS CERTIFICATES IN THE TYPES OF WELDING SPECIFIED ON THESE CONSTRUCTION DOCUMENTS.
4. CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL DESIGNER OF RECORD.
5. CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY BRACING OR GUYS REQUIRED TO ERECT STEEL MEMBERS. TEMPORARY BRACING SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURE IS IN PLACE AND SECURE.
6. PROVIDE 3/16" CAP PLATE AT THE ENDS OF ALL EXPOSED TUBE AND PIPE MEMBERS.
7. STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER OR ARCHITECT OR RECORD, VERIFY ROLES AND RESPONSIBILITY.
8. ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN MILL TOLERANCE).
9. THE STEEL SUPPLIER SHALL COORDINATE HIS WORK WITH THE STEEL JOIST SUPPLIER ON THE PROJECT (IF APPLICABLE, SEE CONSTRUCTION DOCUMENTS).
10. CAPACITY OF BOLTED OR WELDED CONNECTIONS SHALL BE EQUAL TO OR EXCEED 120% OF BEAM REACTION PRODUCED BY MAXIMUM ALLOWABLE UNIFORM LOAD ON THE GIVEN MEMBER SPAN.
11. UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS, ALL BEAM CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS WITH A325 BOLTS. AT BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS, PROVIDE AS MANY BOLTS AS POSSIBLE IN BEAM FLANGE. DOUBLE ANGLE WELDED CONNECTIONS MAY BE USED TO DEVELOP THE SAME CAPACITY AS A BOLTED CONNECTION.
12. ALTERNATE CONNECTIONS FROM WHAT IS SPECIFIED ON THE CONSTRUCTION DOCUMENTS WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL DESINGER OF RECORD.
13. USE STANDARD AISC DOUBLE ANGLE CONNECTIONS WHERE POSSIBLE. ALL STANDARD DOUBLE ANGLE CONNECTIONS SHALL BE IN ACCORDANCE WITH ASD CURRENT EDITION AND SHALL BE TYPE 2 FRAMING CONNECTIONS UNLESS NOTED OTHERWISE.
14. WHERE WOOD MEMBERS FRAME INTO STEEL MEMBERS, PROVIDE A SADDLE CONNECTION. SEE CONSTRUCTION DOCUMENTS AND/ OR VERIFY CONNECTION WITH STRUCTURAL DESIGNER OF RECORD.
15. PROVIDE STIFFENER PLATES ON BOTH SIDES OF BEAM WEBS AT ALL CONCENTRATED LOADS ABOVE AND BELOW A BEAM. UNLESS NOTED OTHERWISE, FRAME THE LARGEST BEAM OVER COLUMNS AT BEAM TO BEAM INTERSECTIONS.

WOOD FRAMING:

1. DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AMERICAN FOREST AND PAPER ASSOCIATION.
2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL PLYWOOD/ O.S.B. FRAMING SHALL CONFORM TO THE CURRENT EDITION OF "PLYWOOD DESIGN SPECIFICATIONS", AMERICAN PLYWOOD ASSOCIATION.
3. PLYWOOD/ O.S.B. SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF "U.S. PRODUCT STANDARD PS-1" FOR SOFTWOOD PLYWOOD/ O.S.B. AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
4. PLYWOOD/ O.S.B. SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH "STRENGTH AXIS PARALLEL TO FLOOR. STAGGER ALL JOINTS.
5. PLYWOOD/ O.S.B. SHEATHING SHALL BE FASTENED TO SUPPORTS w/ 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
6. ANY PLYWOOD/ O.S.B. SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
7. PLYWOOD/ O.S.B. PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. NAILS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.
8. WOOD SILL PLATES AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
9. MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
10. 2x WOOD JOISTS SHALL HAVE 1x3 SPF NO.2 CROSS BRIDGING AT 8'-0" o/c MAXIMUM.
11. DO NOT EMBED NON-PRESSURE TREATED WOOD MEMBERS IN CONCRETE.
12. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD. VERIFY GALVANIC REACTION CONDITIONS AND REQUIREMENTS
13. ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
14. MAKE NO SUBSTITUTIONS OF ANY ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SPECIFIED ON ANY FRAMING PLANS WITH OUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL DESIGNER OF RECORD.

METAL PLATE CONNECTED WOOD TRUSS NOTES/CRITERIA:

1. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT EDITIONS OF "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" BY TRUSS PLATE INSTITUTE (TPI) AND "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
   TOP CHORD LIVE LOAD ..... * SEE DRIFTED SNOW LOADING *
   TOP CHORD DEAD LOAD ..... 10 PSF
   BOTTOM CHORD LIVE LOAD ..... N/A (VERIFY NON-STORAGE LOAD)
   BOTTOM CHORD DEAD LOAD ..... 10 PSF
3. FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
   TOP CHORD LIVE LOAD ..... N/A
   TOP CHORD DEAD LOAD ..... N/A
   BOTTOM CHORD LIVE LOAD ..... N/A
   BOTTOM CHORD DEAD LOAD ..... N/A
4. IN ADDITION TO THE LOADS STATED ABOVE THE TRUSSES SHALL BE DESIGNED FOR ANY SNOW DRIFTING, MECHANICAL, AND/OR ANY SPECIAL LOAD CONDITIONS AS SHOWN ON STRUCTURAL OR ARCHITECTURAL PLANS.
5. ROOF TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/240.
6. FLOOR TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/480.
7. FABRICATION, HANDLING, STORAGE, AND ERECTION SHALL BE IN ACCORDANCE WITH "TRUSS PLATE INSTITUTION" RECOMMENDED PRACTICES AND SHALL BE DONE IN A workman LIKE MANNER SO AS TO NOT DAMAGE THE TRUSSES. TRUSSES SHALL NOT BE CUT, ADDED ONTO OR ALTERED IN ANY WAY WITH OUT THE WRITTEN CONSENT OF THE TRUSS DESIGNER, STRUCTURAL DESIGNER, OR ARCHITECT OF RECORD.
8. WOOD TRUSS DESIGNER/SUPPLIER SHALL SUBMIT FORMAL STAMPED CALCULATIONS BY A REGISTERED ENGINEER FOR REVIEW BEFORE FABRICATION.
9. SUBMIT A SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT & STRUCTURAL DESIGNER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
10. SHOP DRAWING SUBMISSIONS SHALL INCLUDE THE FOLLOWING INFORMATION:
    - THE NAME, ADDRESS, PHONE NUMBER, AND FAX NUMBER OF THE SUPPLIER.
    - SLOPE OR DEPTH, SPAN AND SPACING
    - LOCATION OF ALL JOINTS
    - ALL DESIGN LOADS
    - ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE VALUES FOR CONDITIONS OF USE
    - EACH REACTION FORCE AND DIRECTION
    - METAL CONNECTOR PLATE TYPE, SIZE, GAUGE, AND THE DIMENSIONAL LOCATION OF EACH CONNECTOR PLATE
    - LUMBER SIZE, SPECIES, AND GRADE FOR EACH TRUSS MEMBER
    - CONNECTION REQUIREMENTS FOR TRUSS TO TRUSS GIRDER, TRUSS PLY TO PLY, AND FIELD SPLICES
    - CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD
    - SPECIFY ALL TRUSS TO TRUSS CONNECTIONS AND HANGERS.
    - SPECIFY AND SHOW ALL PERMANENT TRUSS BRACING REQUIRED BY DESIGN.
11. CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION PROCEDURES AND TEMPORARY TRUSS BRACING REQUIREMENTS DURING ERECTION IN ACCORDANCE WITH TPI's COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91 BOOKLET) AND THE CURRENT EDITION OF ANSI/TPI-1.
12. TRUSSES EXPOSED TO MOISTURE SHALL BE CONSTRUCTED OF PRESSURE TREATED WOOD AND GALVANIZED METAL PLATES.
13. FLOOR TRUSS SPACING SHOWN ON FRAMING PLANS ARE MAXIMUM SPACINGS. TRUSS DESIGNER SHALL REDUCE SPACING AS REQUIRED TO SUPPORT ALL LOADS SPECIFIED ON THESE PLANS AND BY CODE.
14. DESIGN ROOF TRUSSES TO RESIST ALL WIND LOADS INCLUDING UPLIFT LOADS (SEE WIND LOADING DIAGRAMS FOR INFORMATION).
15. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE DESIGNED, DETAILED, AND SUPPLIED BY THE TRUSS SUPPLIER/ DESIGNER.
16. TRUSS FABRICATOR SHALL FIELD VERIFY ALL SPAN DIMENSIONS BEFORE FABRICATING.

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REVISIONS:
- PROGRESS SET: 7.16.20
- ARCH. REVIEW SET: 7.29.20
-
-

BLUME POLE BUILDING
20206 15TH ST
UNION GROVE, WI 53182

SHEET TITLE:
STRUCTURAL SPECIFICATIONS

S.002

DATE: JULY 29TH, 2020

PROJECT NUMBER: 20-263

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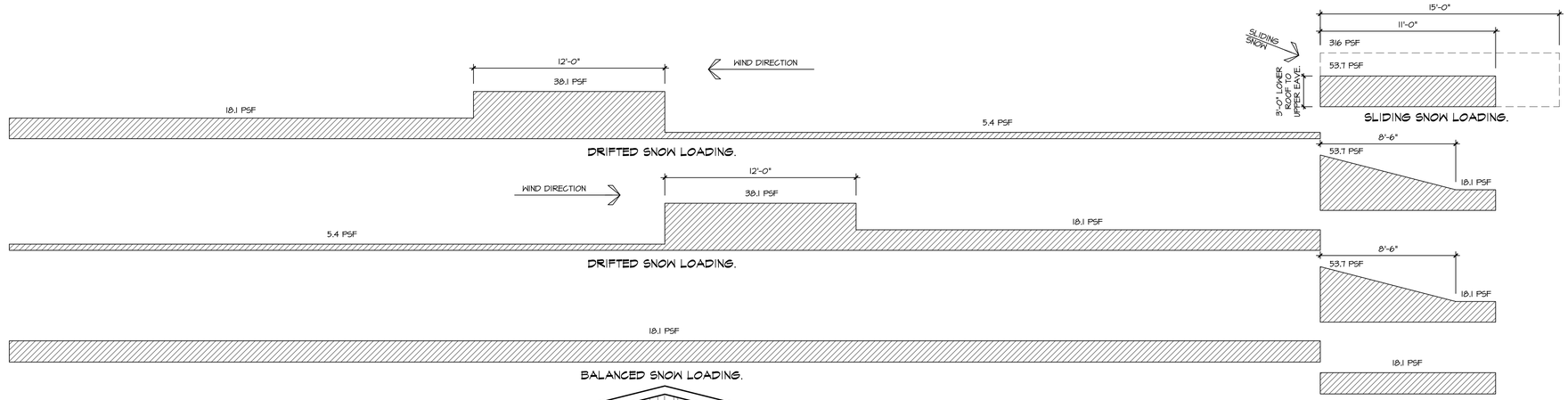
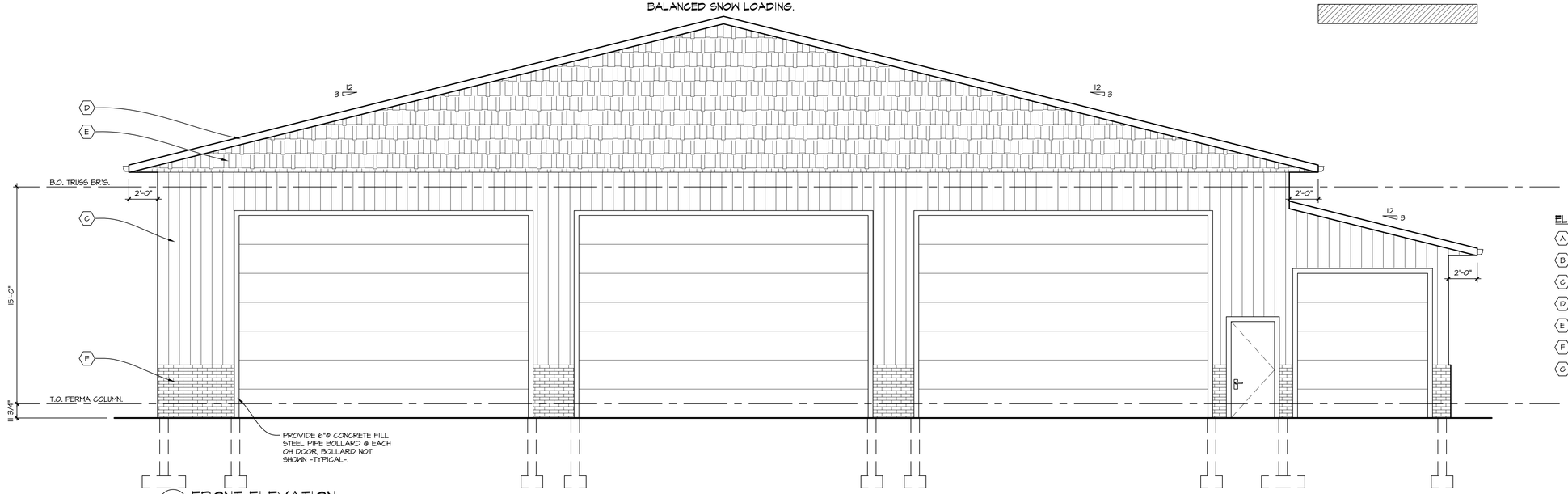
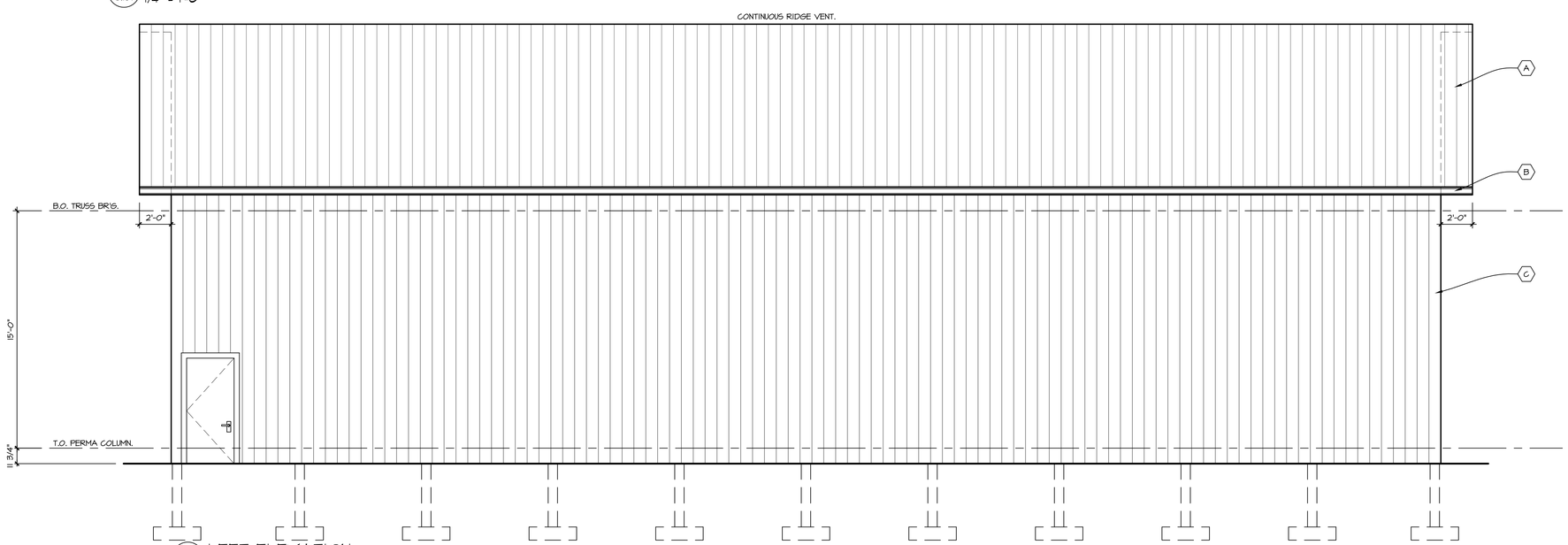




1 S.101 FRONT ELEVATION
1/4" = 1'-0"



2 S.101 LEFT ELEVATION
1/4" = 1'-0"

ELEVATION TAGS:

- A — 24 GAUGE PRE-PAINTED METAL ROOF PANELS.
- B — 6" STEEL CLAD FASCIA W/ ALUMINUM GUTTERS & DOWNSPOUTS.
- C — 24 GAUGE PRE-PAINTED METAL SIDING (VERTICAL).
- D — 6" STEEL CLAD FASCIA.
- E — VINYL SHAKE.
- F — MASONRY WAINSCOTING.
- G — 24 GAUGE PRE-PAINTED METAL SIDING (VERTICAL) WAINSCOTING.

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BLUME POLE BUILDING

20206 15TH ST
UNION GROVE, WI 53182

SHEET TITLE:
ELEVATIONS

S.101

DATE: JULY 29TH, 2020

PROJECT NUMBER: 20-263

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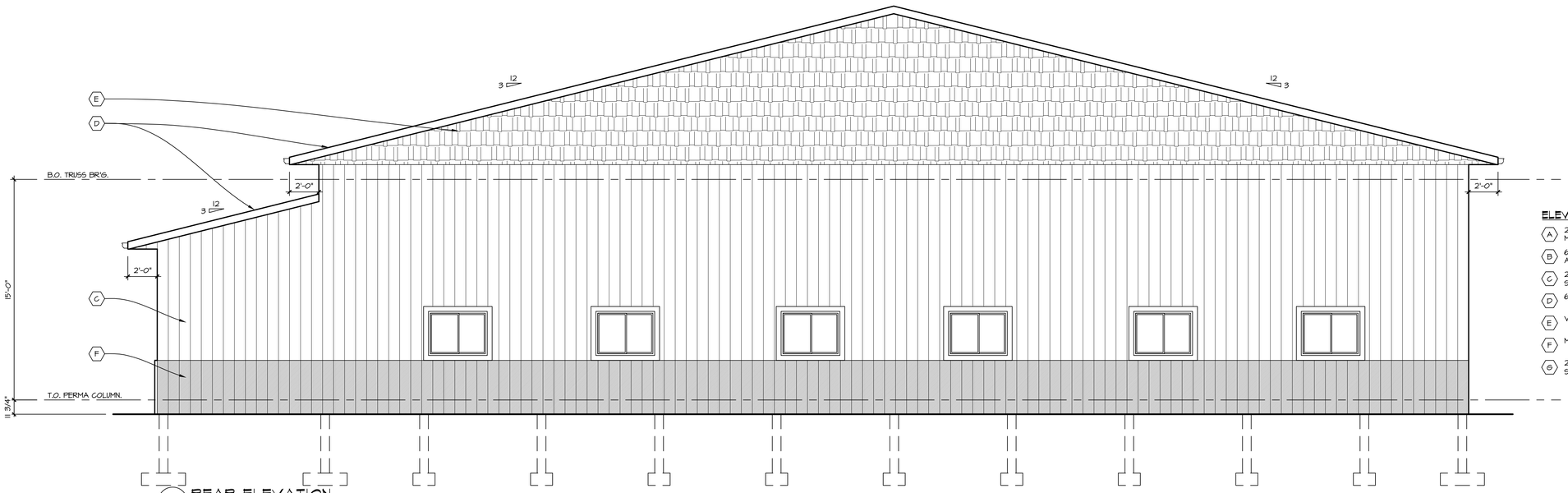
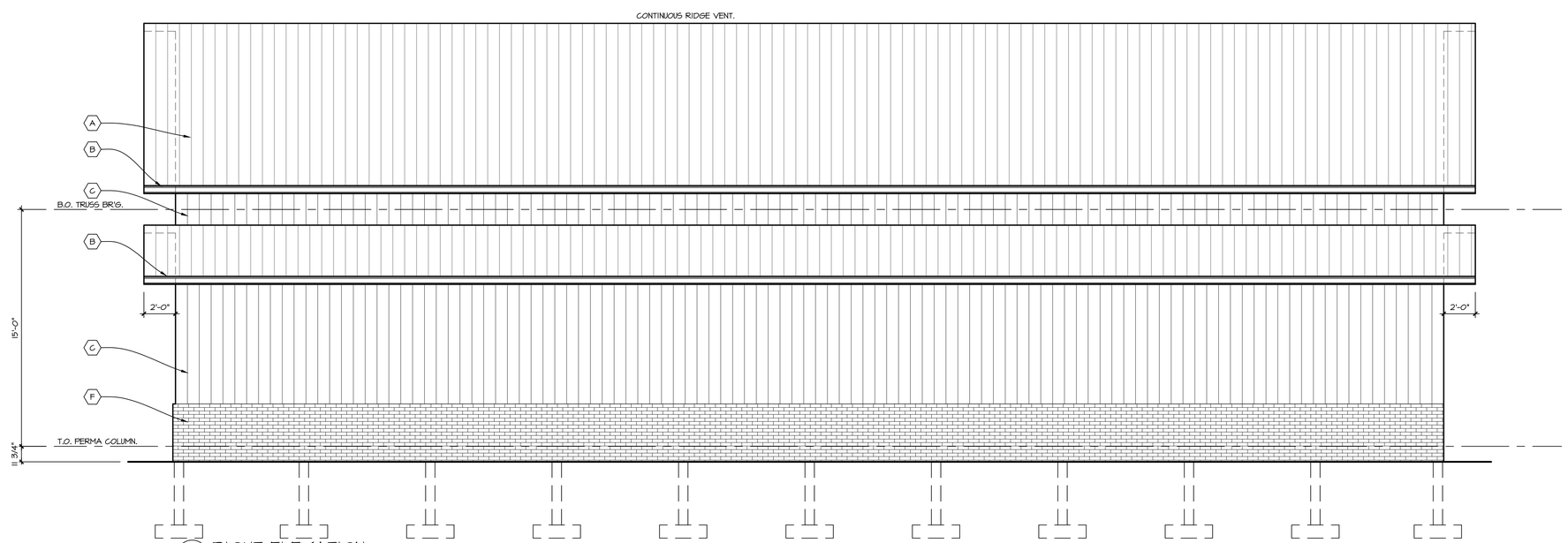


1 / S.102 REAR ELEVATION
1/4" = 1'-0"



2 / S.102 RIGHT ELEVATION
1/4" = 1'-0"

ELEVATION TAGS:

- A — 29 GAUGE PRE-PAINTED METAL ROOF PANELS.
- B — 6" STEEL CLAD FASCIA W/ ALUMINUM GUTTERS & DOWNSPOUTS.
- C — 29 GAUGE PRE-PAINTED METAL SIDING (VERTICAL).
- D — 6" STEEL CLAD FASCIA.
- E — VINYL SHAKE.
- F — MASONRY WAINSCOTING.
- G — 29 GAUGE PRE-PAINTED METAL SIDING (VERTICAL) WAINSCOTING.

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BLUME POLE BUILDING

20206 15TH ST
UNION GROVE, WI 53182

SHEET TITLE:
ELEVATIONS

S.102

DATE: JULY 29TH, 2020

PROJECT NUMBER: 20-263

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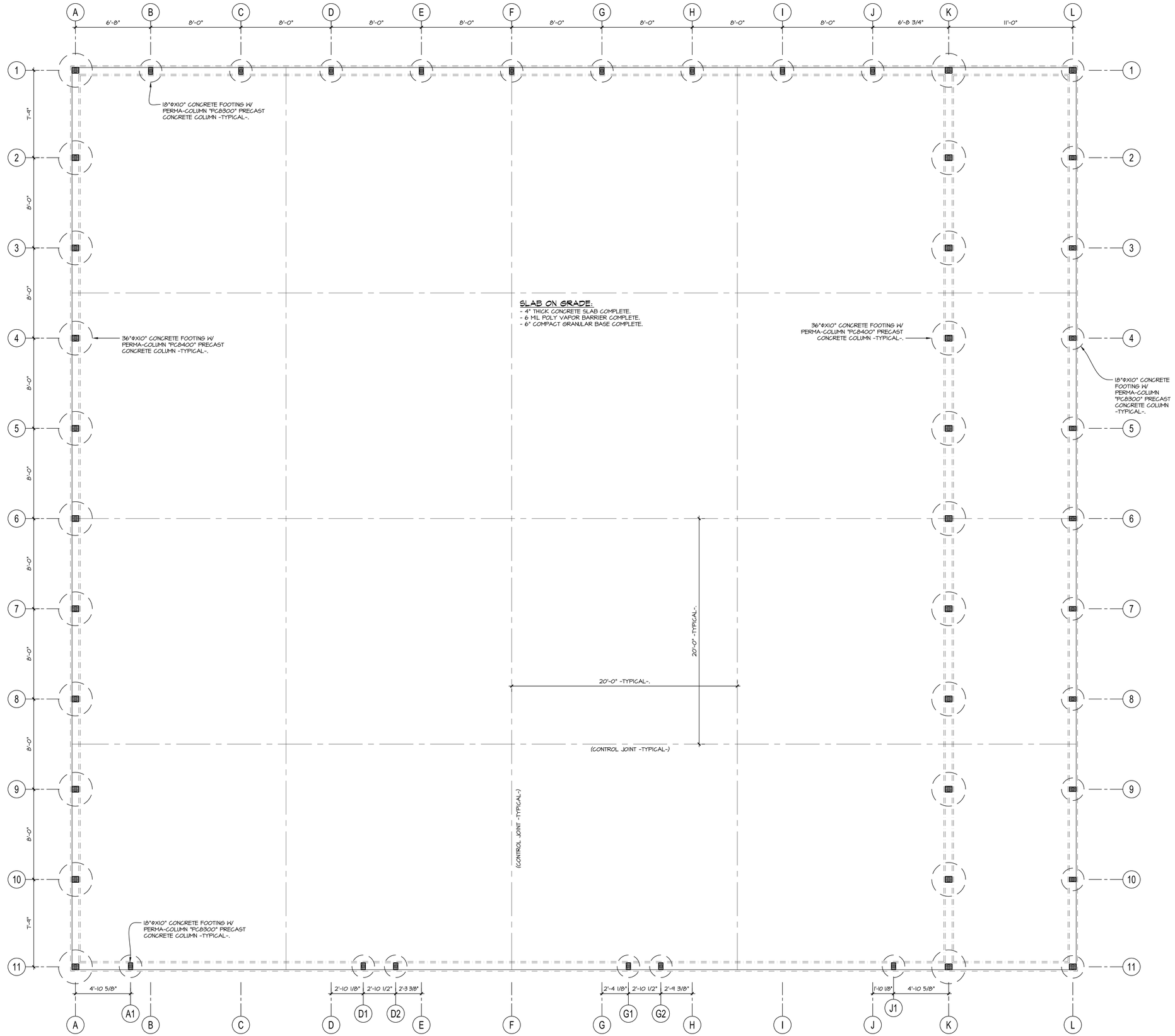

S.201 FOUNDATION PLAN
1/4" = 1'-0"

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BLUME POLE BUILDING

20206 15TH ST
UNION GROVE, WI 53182

SHEET TITLE:
FOUNDATION PLAN

S.201

DATE: JULY 29TH, 2020

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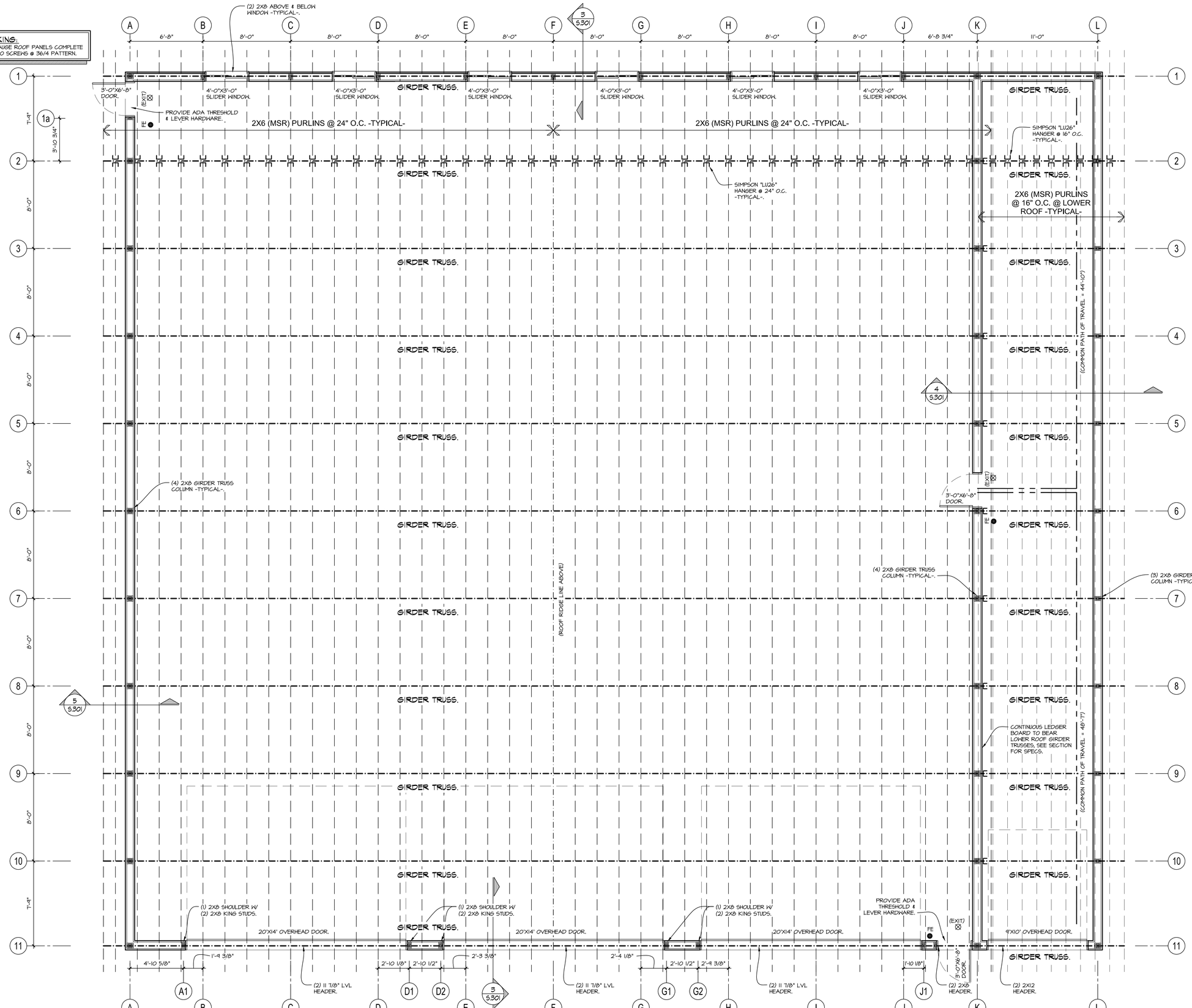
ROOF DECKING:
- PROVIDE 24 GAUGE ROOF PANELS COMPLETE & ATTACH W/ #10 SCREWS @ 36/4 PATTERN.



ROOF FRAMING PLAN

1 / S.202 — 1/4" = 1'-0"

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BLUME POLE BUILDING

20206 15TH ST
UNION GROVE, WI 53182

SHEET TITLE:
ROOF FRAMING PLAN

S.202

DATE: JULY 29TH, 2020

PROJECT NUMBER: 20-263

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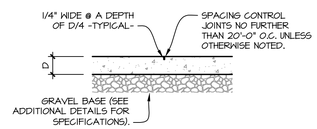
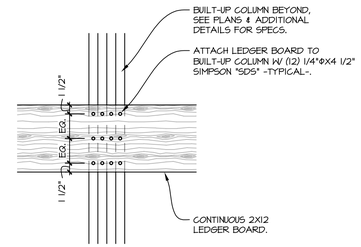
IBC TABLE 2304.9.1 FASTENING SCHEDULE FOR WOOD CONSTRUCTION:

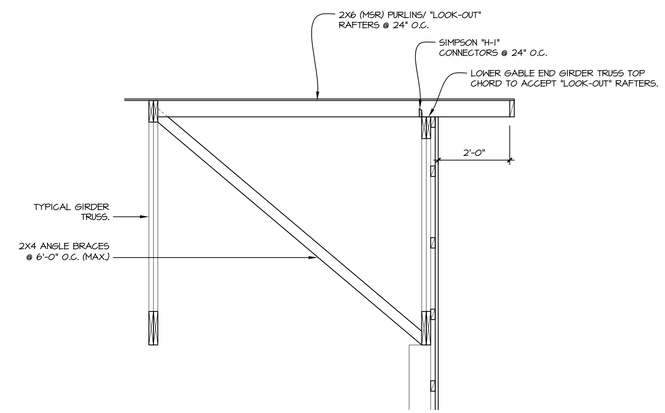
CONNECTION	FASTENING	LOCATION
JOIST TO SILL OR GIRDER	(3) 8d COMMON (2 1/2"X0.131") (3) 3"X0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL
BRIDGING TO JOIST	(2) 8d COMMON (2 1/2"X0.131") (2) 3"X0.131" NAILS (2) 3" 14 GAGE STAPLES	TOENAIL EACH END
1"X6" SUB-FLOOR OR LESS TO EACH JOIST	(2) 8d COMMON (2 1/2"X0.131")	FACE NAIL
WIDER THAN 1"X6" SUB-FLOOR TO EACH JOIST	(3) 8d COMMON (2 1/2"X0.131")	FACE NAIL
2" SUB-FLOOR TO JOIST OR GIRDER	(2) 16d COMMON (3 1/2"X0.162")	BLIND & FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING	16d COMMON (3 1/2"X0.162") @ 16" O.C. 3"X0.131" NAILS @ 8" O.C. 3" 14 GAGE STAPLE @ 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	(3) 16d COMMON (3 1/2"X0.162") @ 16" O.C. (4) 3"X0.131" NAILS @ 16" O.C. (4) 3" 14 GAGE STAPLE @ 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	(3) 16d COMMON (3 1/2"X0.162") @ 16" O.C. (4) 3"X0.131" NAILS @ 16" O.C. (4) 3" 14 GAGE STAPLE @ 16" O.C.	BRACED WALL PANELS
TOP PLATE TO STUD	(2) 16d COMMON (3 1/2"X0.162") (3) 3"X0.131" NAILS (3) 3" 14 GAGE STAPLE	END NAIL
DOUBLE STUDS	16d COMMON (3 1/2"X0.162") @ 24" O.C. 3"X0.131" NAILS @ 12" O.C. 3" 14 GAGE STAPLE @ 8" O.C.	FACE NAIL
DOUBLE TOP PLATES	16d COMMON (3 1/2"X0.162") @ 16" O.C. 3"X0.131" NAILS @ 12" O.C. 3" 14 GAGE STAPLE @ 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES (SPLICE/ LAP)	(8) 16d COMMON (3 1/2"X0.162") (12) 3"X0.131" NAILS (12) 3" 14 GAGE STAPLE	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON (2 1/2"X0.131") (3) 3"X0.131" NAILS (3) 3" 14 GAGE STAPLE	TOENAIL
RIM JOIST TO TOP PLATE	8d COMMON (2 1/2"X0.131") @ 6" O.C. 3"X0.131" NAILS @ 6" O.C. 3" 14 GAGE STAPLE @ 6" O.C.	TOENAIL
TOP PLATES, LAP & INTERSECTIONS	(2) 16d COMMON (3 1/2"X0.162") (3) 3"X0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMON (3 1/2"X0.162")	16" O.C. ALONG EDGE
CEILING JOISTS TO PLATE	(3) 8d COMMON (2 1/2"X0.131") (5) 3"X0.131" NAILS (5) 3" 14 GAGE STAPLES	TOENAIL
CEILING JOISTS, LAP OVER PARTITIONS	(3) 16d COMMON (3 1/2"X0.162") (4) 3"X0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	(3) 16d COMMON (3 1/2"X0.162") (4) 3"X0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
RAFTER TO PLATE	(3) 8d COMMON (2 1/2"X0.131") (3) 3"X0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL
1" DIAGONAL BRACE TO EACH STUD END & PLATE	(2) 8d COMMON (2 1/2"X0.131") (2) 3"X0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL
1"X8" SHEATHING TO EACH BEARING	(3) 8d COMMON (2 1/2"X0.131")	FACE NAIL
WIDER THAN 1"X8" SHEATHING TO EACH BEARING	(3) 8d COMMON (2 1/2"X0.131")	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMON (3 1/2"X0.162") @ 24" O.C. 3"X0.131" NAILS @ 16" O.C. 3" 14 GAGE STAPLES @ 16" O.C.	FACE NAIL
BUILT-UP GIRDER & BEAMS	20d COMMON (4"X0.192") @ 32" O.C. 3"X0.131" NAILS @ 24" O.C. 3" 14 GAGE STAPLES @ 24" O.C. (2) 20d COMMON (4"X0.192") (3) 3"X0.131" NAILS (3) 3" 14 GAGE STAPLES	FACE NAIL @ TOP & BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL @ ENDS & @ EACH SPLICE
2" PLANKS	16d COMMON (3 1/2"X0.162")	@ EACH BEARING
COLLAR TIE TO RAFTER	(3) 10d COMMON (3"X0.148") (4) 3"X0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
JACK RAFTER TO HIP	(3) 10d COMMON (3"X0.148") (4) 3"X0.131" NAILS (4) 3" 14 GAGE STAPLES (2) 16d COMMON (3 1/2"X0.162") (4) 3"X0.131" NAILS (4) 3" 14 GAGE STAPLES	TOENAIL FACE NAIL
ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16d COMMON (3 1/2"X0.162") (3) 3"X0.131" NAILS (3) 3" 14 GAGE STAPLES (2) 16d COMMON (3 1/2"X0.162") (3) 3"X0.131" NAILS (3) 3" 14 GAGE STAPLES	TOENAIL FACE NAIL
JOIST TO BAND JOIST	(3) 16d COMMON (3 1/2"X0.162") (4) 3"X0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL
LEDGER STRIP	(3) 16d COMMON (3 1/2"X0.162") (4) 3"X0.131" NAILS (4) 3" 14 GAGE STAPLES	FACE NAIL @ EACH JOIST



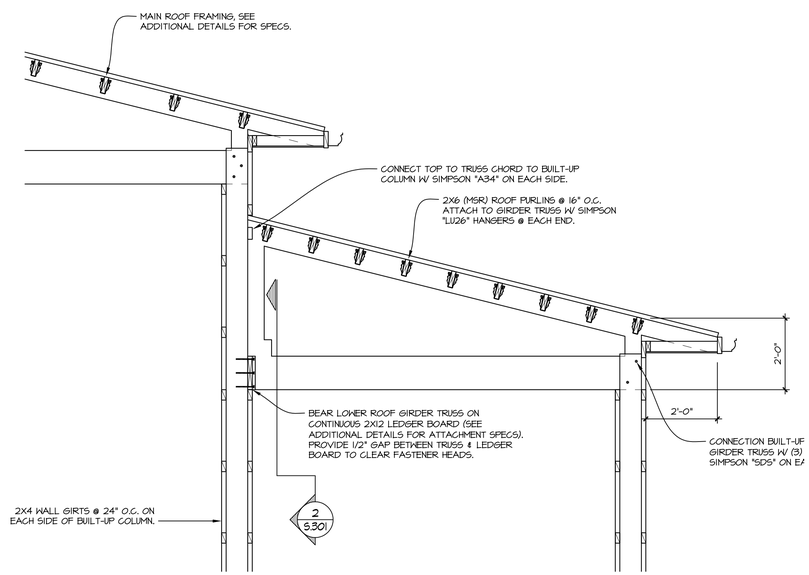
1 S.301 SLAB CONTROL JOINT
1/2" = 1'-0"



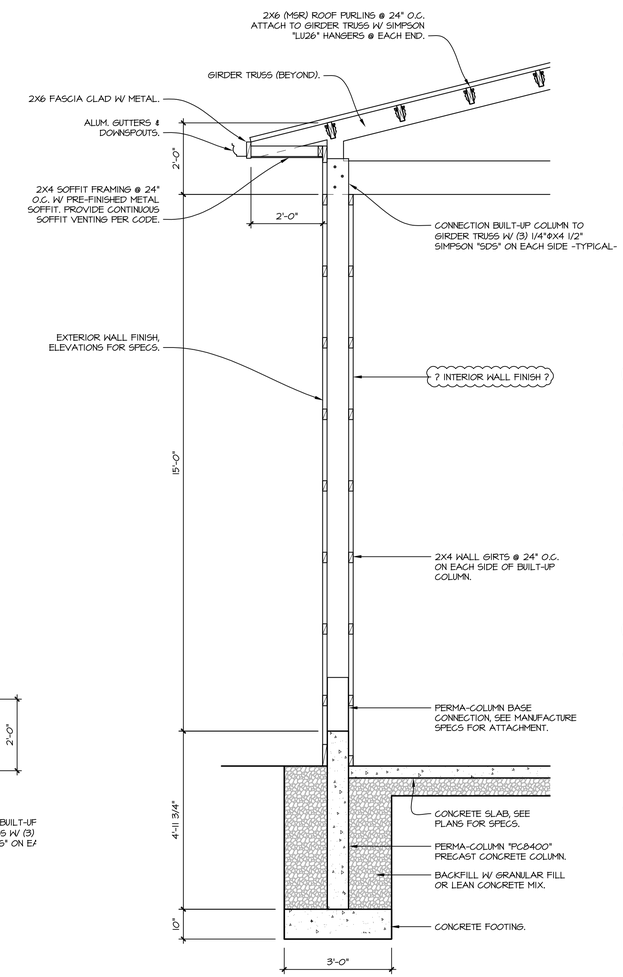
2 S.301 LEDGER BOARD ATTACHMENT
1" = 1'-0"



3 S.301 GABLE TRUSS SECTION
1/2" = 1'-0"



4 S.301 LOWER ROOF SECTION
1/2" = 1'-0"



5 S.301 WALL SECTION
1/2" = 1'-0"

PATERA LLC
2601 S. Sunny Slope Rd • New Berlin, WI 53151
Office: 262.786.6776 Fax: 262.786.7036

REVISIONS:
- PROGRESS SET: 7.16.20
- ARCH. REVIEW SET: 7.29.20
-
-

BLUME POLE BUILDING

20206 15TH ST
UNION GROVE, WI 53182

SHEET TITLE:
SECTIONS & DETAILS

S.301

DATE: JULY 29TH, 2020

PROJECT NUMBER: 20-263

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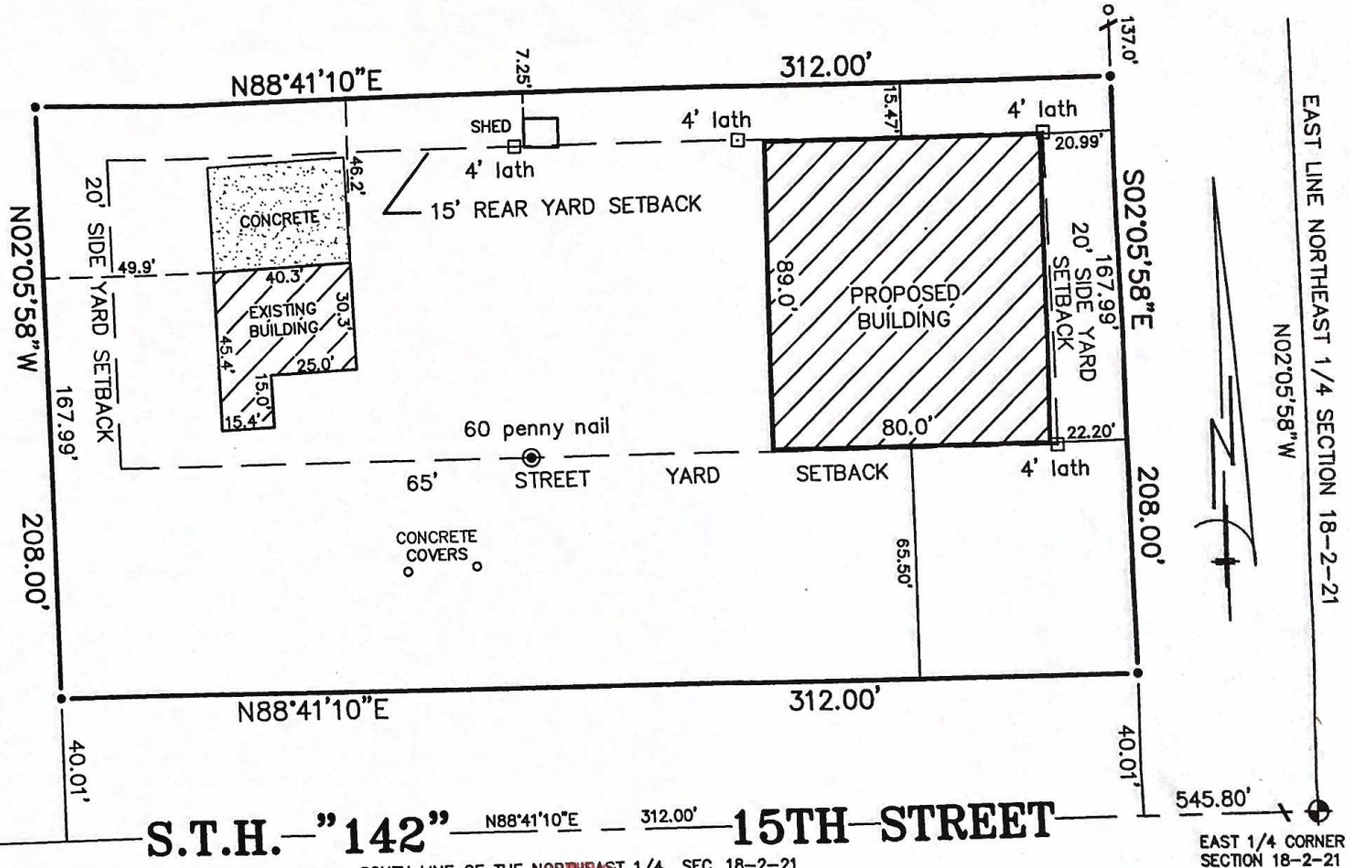
PLAT OF SURVEY
–OF–

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING IN THE TOWN OF PARIS, COUNTY OF KENOSHA, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS: BEGINNING ON THE SOUTH LINE OF SAID 1/4 SECTION AT A POINT WHICH IS 545.80 FEET WEST FROM THE SOUTHEAST CORNER OF SAID 1/4, 1/4 SECTION AND RUNNING THENCE WEST ALONG AND UPON THE SOUTH LINE OF SAID 1/4, 1/4 SECTION 312 FEET; THENCE RUNNING NORTH PARALLEL WITH THE WEST LINE OF SAID 1/4, 1/4 SECTION 208 FEET; THENCE RUNNING EAST PARALLEL WITH THE SOUTH LINE OF SAID 1/4, 1/4 SECTION 312 FEET AND TO THE EAST LINE OF PROPERTY, OWNED BY THE GRANTOR HEREIN; THENCE RUNNING SOUTH ON SAID EAST LINE 208 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM LANDS CONVEYED IN DEED RECORDED MAY 27, 1983, IN VOLUME 1134, PAGE 267, AS DOCUMENT NO. 703519.

SURVEY FOR: SCOTT BLUME
SURVEY ADDRESS: 20206 15TH STREET

NOTE: PROPOSED BUILDING TO BE STAKED UPON NOTIFICATION BY THE ABOVE NAMED CLIENT.

NOTE: DEED CALLS FOR THE NORTH–SOUTH BOUNDARY LINES TO RUN PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 18–2–21, PREVIOUS SURVEY BY HUGH SOUTHMAYD, KENOSHA COUNTY SURVEYOR DATED DECEMBER 21, 1954 SHOWS LOT LINES AS BEING PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18–2–21.



"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

LEGEND

- FOUND KENOSHA COUNTY MONUMENT (CONCRETE/CAP)
- o FOUND IRON PIPE
- • SET IRON PIPE

GRAPHIC SCALE

50 25 0 50

SCALE: 1" = 50'

WISCONSIN ROBERT J. WETZEL S-1778 BURLINGTON, WI LAND SURVEYOR

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

B.W. SURVEYING, INC.

412 N. PINE STREET
BURLINGTON, WI 53105
(262)–767–0225

ROBERT J. WETZEL S–1778

REVISED: JUNE 8, 2020
JANUARY 14, 2020
DATE

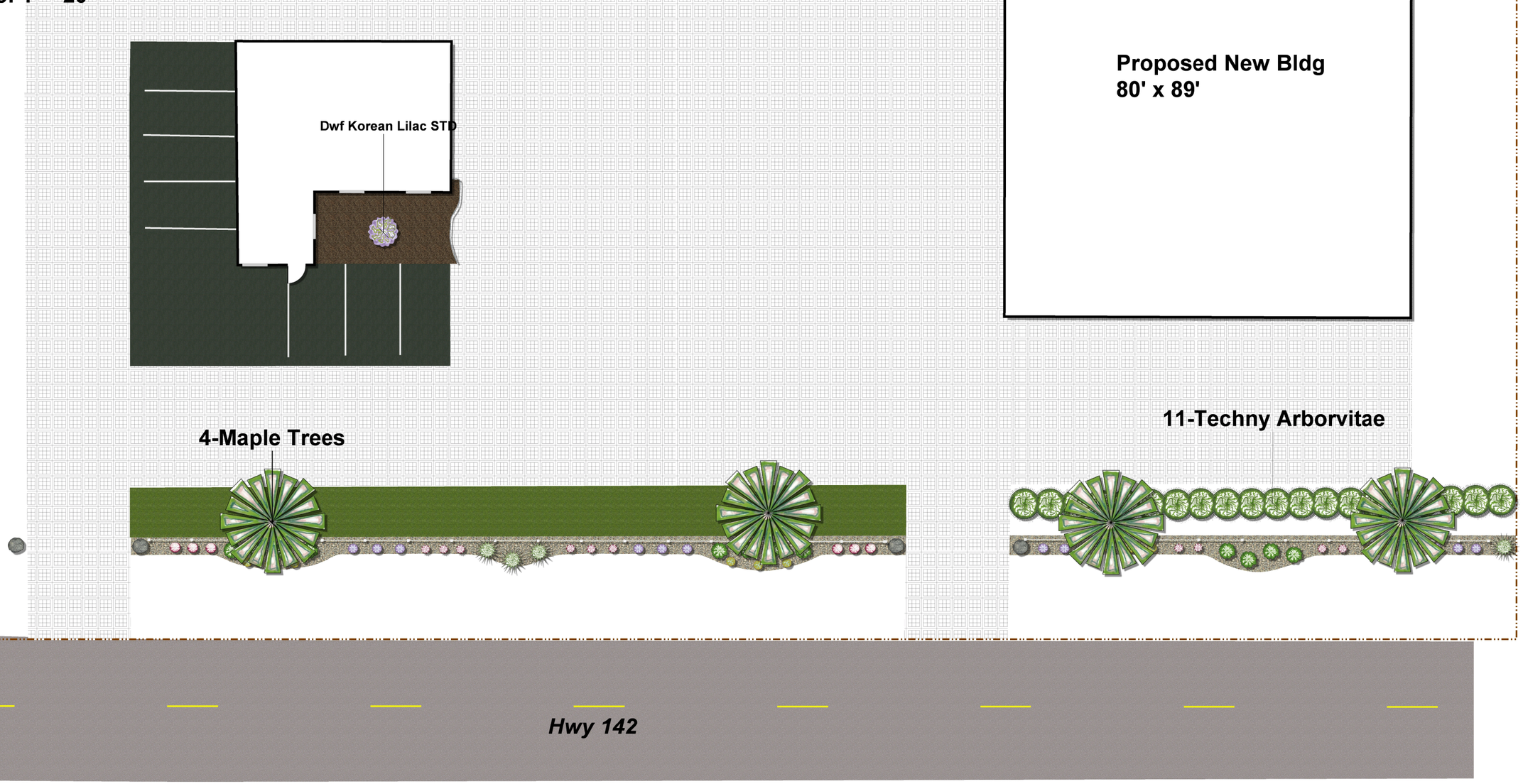
10026
JOB NUMBER

REVISED: JUNE 17, 2020

Blume Trucking
20206 15th Street
Union Grove, WI 53182

7-27-2016
Revised 7-27-20

Scale: 1"= 20'



PERIMETER WALL PACK

NRG®300 SERIES

Cat.#

Job

Type

HUBBELL Outdoor Lighting

Approvals

INTENDED USES

- Entry or perimeter security lighting applications for commercial buildings, shopping centers, schools, and apartment complexes

CONSTRUCTION

- Full polycarbonate front provides vandal resistance and efficient spread of forward and lateral light coverage
- Internally painted bronze finish for lasting appearance
- LED unit is an excellent upgrade from HID systems featuring a 17w LED system with a 1700+ lumen output, 4000K or 5000K CCT, 80 CRI - 60,500 hr rated life at L94
- Rugged cast aluminum back housing for rigid mounting; Bottom 1/2" conduit knockout for surface conduit wiring. Back hub allows access to recessed wiring boxes; Two point mounting; Additional center-pin torx screws provided for tamper-resistant applications

LED

- Single driver 50/60 Hz, 120-277V
- NRG-356L is 1858/1794 lumens, 4000K/5000K, 112/110 lPW, CRI 80, 1 driver at 100mA
- PC version 120V-277V

LISTINGS

- Listed to UL 1598 for use in wet locations
- Some LED models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: http://www.designlights.org/QPL

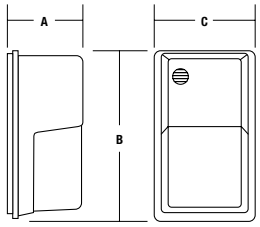
WARRANTY

For more information visit: http://www.hubbelllighting.com/resources/warranty/

PRODUCT IMAGE(S)

NRG-356LU-5K-BZ

DIMENSIONS



A	B	C
5.39" 137 mm	11.02" 280 mm	6.89" 175 mm

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
NRG356LU5KBZ	5.33 (2.42)	11.8 (30)	7.4 (19)	6.1 (15.5)	1
NRG356LU5KBZPC	5.40 (2.45)	11.8 (30)	7.4 (19)	6.1 (15.5)	1

CERTIFICATIONS/LISTINGS

tradeSELECT c UL us DLC QPL LISTED

ORDERING INFORMATION

Catalog Number[1]		Wattage	Voltage	Max Input Amps	Color	Weight lbs. (kg)
Without Photocontrol	With Photocontrol					
56 LED – 1858/1794 lumens – 4000K/5000K – 80 CRI						
NRG-356L-4K-U	NRG-356L-4K-U-PC	16.6w	120-277V	.15	Bronze	6 (2.7)
NRG-356L-5K-U	NRG-356L-5K-U-PC	16.3w	120-277V	.15	Bronze	6 (2.7)

ACCESSORIES - ORDER SEPARATELY

Catalog Number	Description
PBT-1	Button photocontrol, 120V
PBT-234	Button photocontrol, 208, 240, 277V

REPLACEMENT PART - ORDER SEPARATELY

Catalog Number	Description
SM352-COVER	Polycarbonate front cover, Bronze

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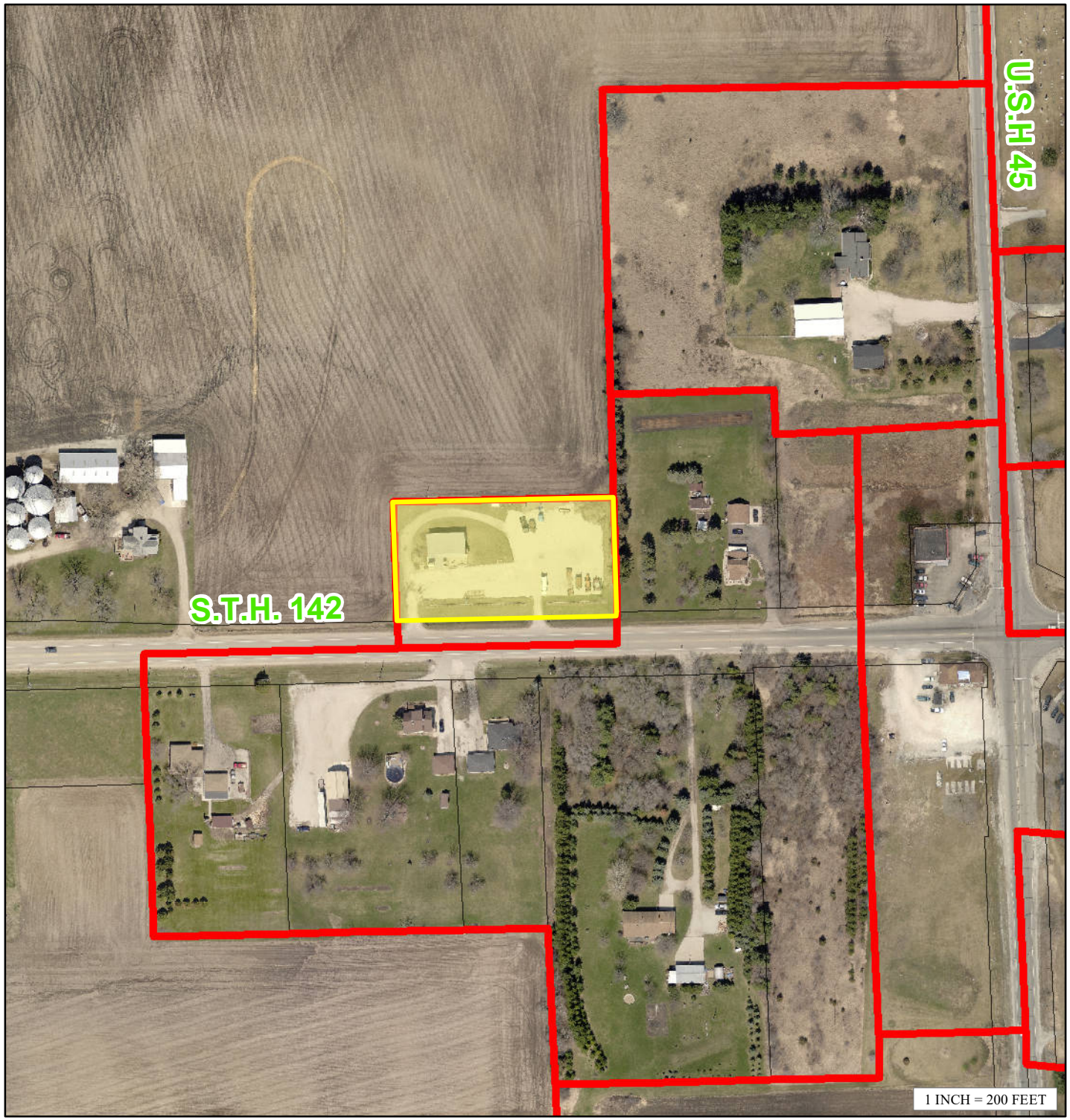


Blume Transport Group LLC CUP.mxd

CONDITIONAL USE SITE MAP

PETITIONER(S):

Blume Transportation Group LLC (Owner),
Kyle Cramer (Agent)

LOCATION:

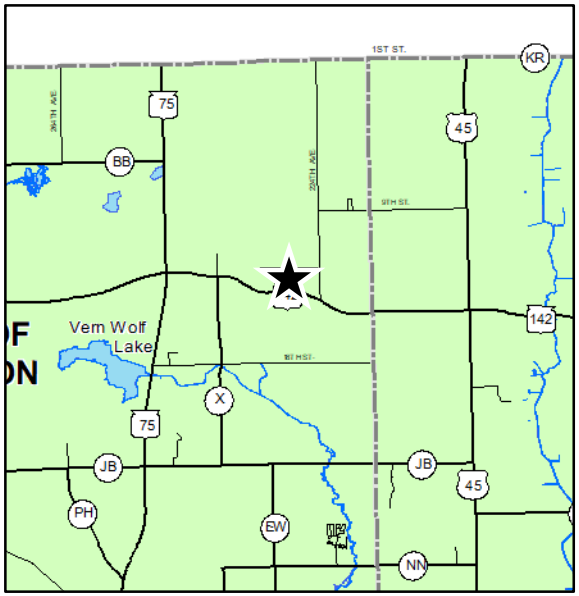
NE 1/4 of Section 18
Town of Paris

TAX PARCEL(S):

#45-4-221-181-0410

REQUEST:

Requesting an amendment to an existing conditional use permit to allow an expansion of the existing trucking business facility in the B-3 Highway Business Dist.



KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

COUNTY OF KENOSHA
Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

☐ **1.** Contact the Department of Public Works & Development Services and check with staff to determine if your proposed zoning change meets the requirements fo the Kenosha County General Zoning and Shorelnad/Floodplain Zoning Ordinance and the Kenosha County Subdivision Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

☐ **2.** Contact the Department of Public Works & Development Services and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: Not applicable.

☐ **3.** Contact your local Town to determine if your rezoning petition requires preliminary approval.

☐ **4.** Complete and submit the Kenosha County Rezoning Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).

☐ **6.** Submit a copy of the date-stamped application to your local township for placement on the agenda of the Town Planning Commission and Town Board, which recommends action to the County Planning, Development & Extension Education Committee. Keep a copy for your records.

☐ **7.** Attend the Town Planning Commission and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request.

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

☐ **8.** Attend the Planning, Development & Extension Education Committee public hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request.

Kenosha County Planning, Development & Extension Education Committee meeting date: _____
(tentative)

☐ **9.** Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.

If approved, County Board of Supervisors either approves or denies the amendment.

If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

☐ **10.** After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

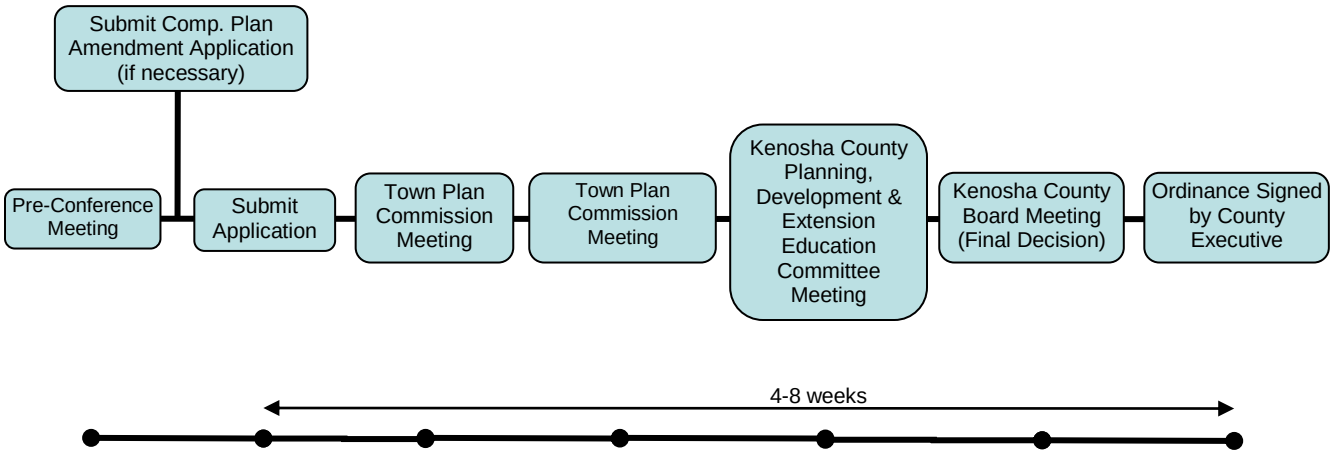
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

Brighton, Town of 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Salem, Town of 843-2313
Utility District 862-2371
Somers Town of 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Rezoning Procedure Timeline



For Reference Purposes

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

AUG 19 2020

Kenosha County
Deputy County Clerk

RECEIVED

AUG 19 2020

Kenosha County
Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
Michael D. & Lisa J. Maxon

Print Name: Michael Maxon Signature: _____

Mailing Address: 1333 136th Avenue

City: Union Grove State: WI Zip: 53182-9416

Phone Number: 262-955-9420 E-mail (optional): mike@maxonequipment.com

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Michael D. Maxon Signature: Mike Maxon

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(c) Tax key number(s) of property to be rezoned:

45-4-221-132-0305

Property Address of property to be rezoned:

1333 136th Avenue

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

To rezone the appx.86,000 sq. ft. added to the rear (east) end of the property in July 2019 via the recordation of quit claim deed known as document #1845020 recorded the Kenosha County Register of Deeds. Said area is to be rezoned from A-1 Agricultural Preservation District to R-2 Suburban Single-Family Residential District.

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

☑ A-1 Agricultural Preservation District	☐ TCO Town Center Overlay District
☐ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
☐ A-4 Agricultural Land Holding District	☐ B-3 Highway Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-4 Planned Business District
☐ R-1 Rural Residential District	☐ B-5 Wholesale Trade and Warehousing District
☑ R-2 Suburban Single-Family Residential District	☐ BP-1 Business Park District
☐ R-3 Urban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-4 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-5 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-6 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-8 Urban Two-Family Residential District	☐ I-1 Institutional District
☐ R-9 Multiple-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-10 Multiple-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-11 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ FPO Floodplain Overlay District
☐ HO Historical Overlay District	☐ FWO Camp Lake/Center Lake Floodway Overlay District
☐ PUD Planned Unit Development Overlay District	☐ FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
☐ AO Airport Overlay District	
☐ RC Rural Cluster Development Overlay District	

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

☐ A-1 Agricultural Preservation District	☐ TCO Town Center Overlay District
☐ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
☐ A-4 Agricultural Land Holding District	☐ B-3 Highway Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-4 Planned Business District
☐ R-1 Rural Residential District	☐ B-5 Wholesale Trade and Warehousing District
☑ R-2 Suburban Single-Family Residential District	☐ BP-1 Business Park District
☐ R-3 Urban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-4 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-5 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-6 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-8 Urban Two-Family Residential District	☐ I-1 Institutional District
☐ R-9 Multiple-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-10 Multiple-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-11 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ FPO Floodplain Overlay District
☐ HO Historical Overlay District	☐ FWO Camp Lake/Center Lake Floodway Overlay District
☐ PUD Planned Unit Development Overlay District	☐ FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
☐ AO Airport Overlay District	
☐ RC Rural Cluster Development Overlay District	

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The following actions are not considered amendments to the multi-jurisdictional plan, and will not require review and approval by the Planning, Development & Extension Education Committee and County Board.
- Minor lot line adjustments between two different, but adjacent, land use districts or categories that do not create substandard or nonconforming lots will not require an amendment to the multi-jurisdictional comprehensive plan.

The existing planned land use category for the subject property is:

☑ Farmland Protection	☐ Governmental and Institutional
☐ General Agricultural and Open Land	☐ Park and Recreational
☐ Rural-Density Residential	☐ Street and Highway Right-of-Way
☐ Agricultural and Rural Density Residential	☐ Other Transportation, Communication, and Utility
☑ Suburban-Density Residential	☐ Extractive
☐ Medium-Density Residential	☐ Landfill
☐ High-Density Residential	☐ Primary Environmental Corridor
☐ Mixed Use	☐ Secondary Environmental Corridor
☐ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
☐ Industrial	☐ Nonfarmed Wetland
☐ Business/Industrial Park	☐ Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Kenosha County Department of Planning and Development may ask for additional information.

(1) Is this property located within the shoreland area?

Shoreland area is defined as the following: All land, water and air located within the following distances from the ordinary high water mark of navigable waters as defined in section 144.26(2)(d) of the Wisconsin Statutes: 1,000 feet from a lake, pond or flowage; 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. If the navigable water is a glacial pothole lake, the distance shall be measured from the high water mark thereof.

☐ Yes ☑ No

(2) Is this property located within the City of Kenosha Airport affected area as defined in s. 62.23 (6) (am) 1. b.?

☑ Yes ☐ No

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 19 County Board Supervisor: Sandra Beth

(k) The fee specified in Section 12.05-8 of this ordinance.

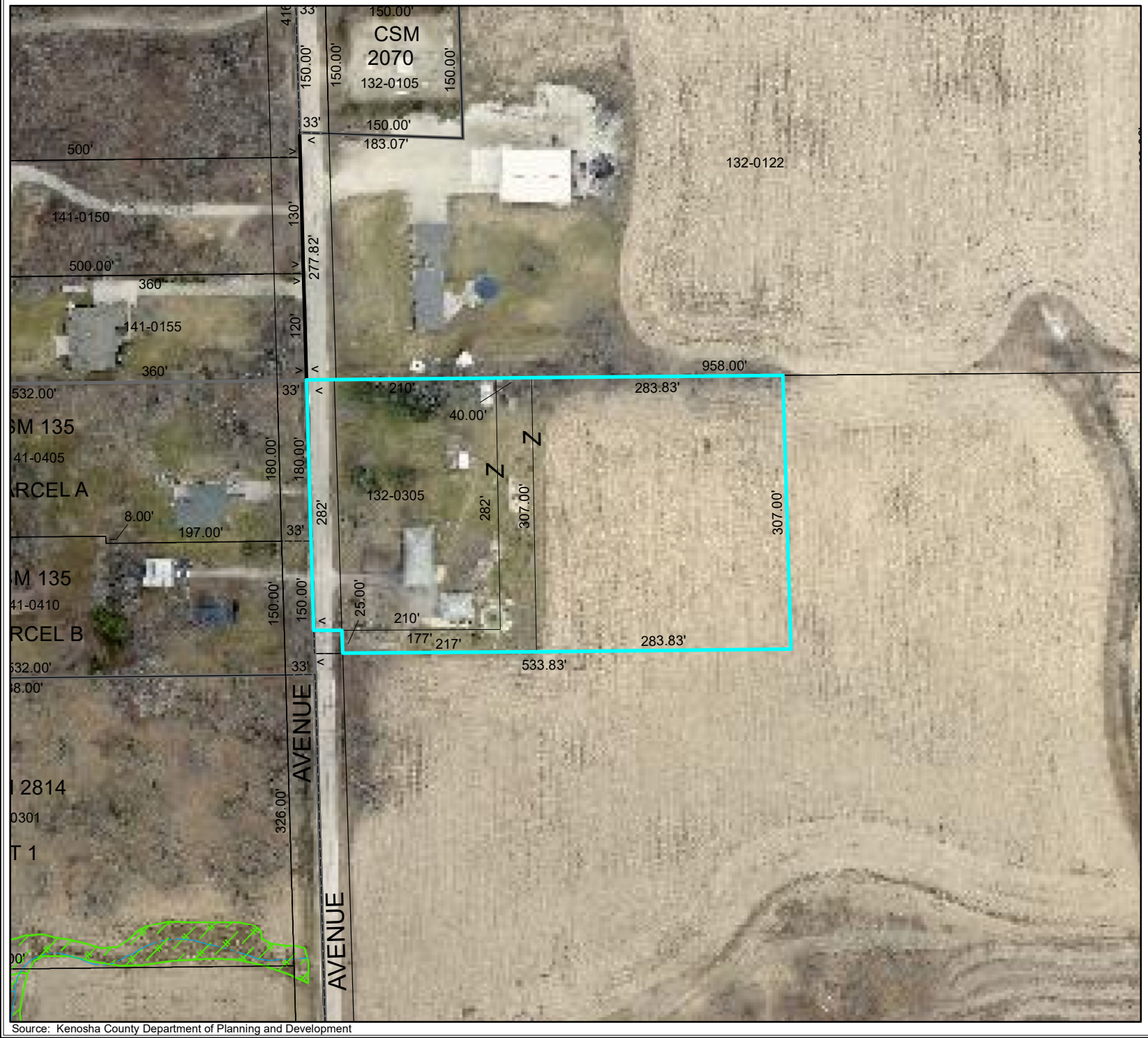
Request for Rezoning Petition $750.00

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.



Source: Kenosha County Department of Planning and Development

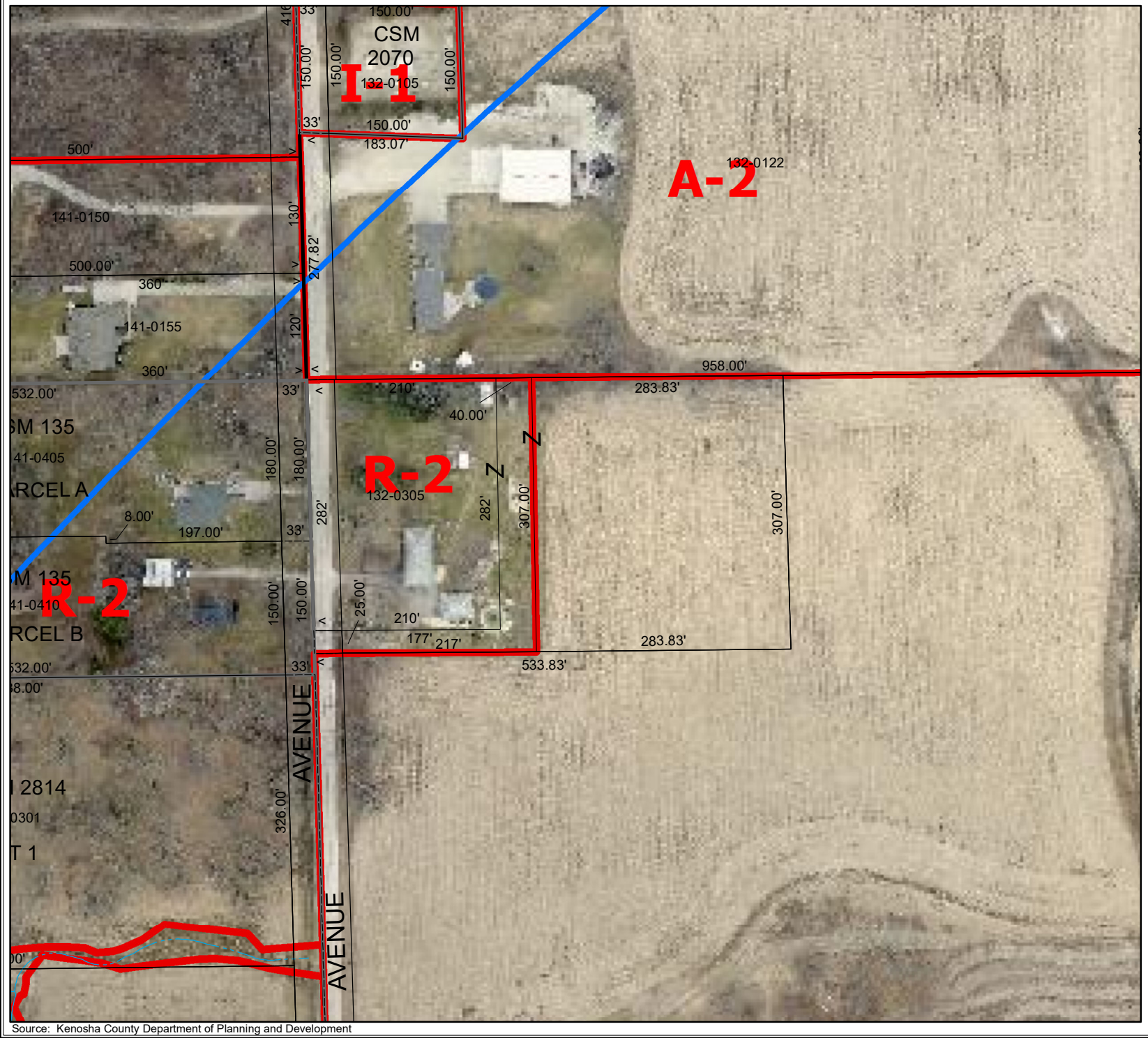
Kenosha County

SUBJECT PROPERTY

N
W E
S

1 inch = 150 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.



Source: Kenosha County Department of Planning and Development

Kenosha County

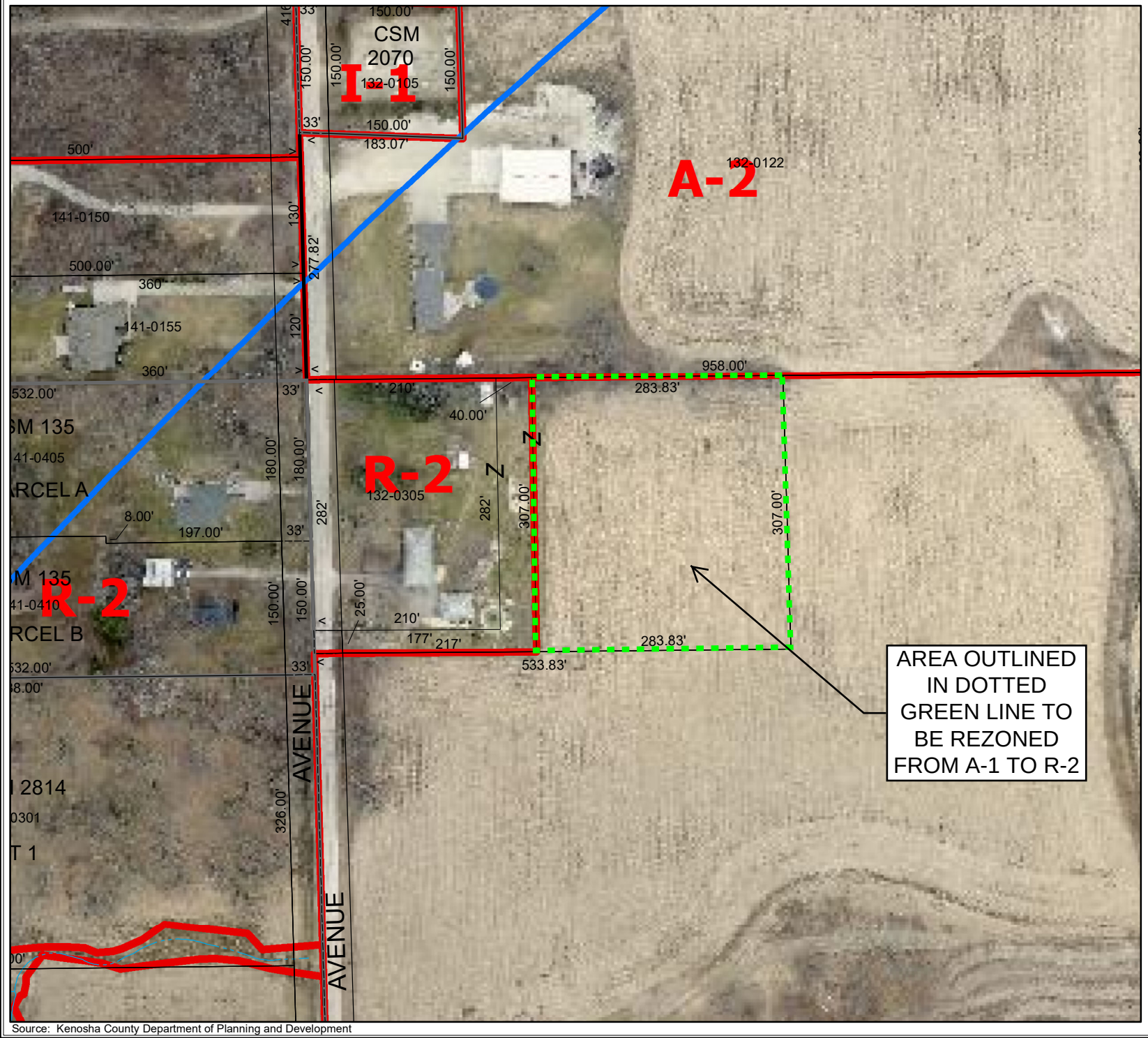
KENOSHA COUNTY WISCONSIN
Established 1850

CURRENT ZONING CLASSIFICATIONS

N
W E
S

1 inch = 150 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.



Source: Kenosha County Department of Planning and Development

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

PROPOSED ZONING CLASSIFICATIONS

N
W E
S

1 inch = 150 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.

State Bar of Wisconsin Form 3-2003

QUIT CLAIM DEED

Document Number

Document Name

DOCUMENT 1845020

RECORDED
At Kenosha County, Kenosha WI 53140
Jocelyn L. Storz, Register of Deeds
July 01, 2019 12:03 PM
$30.00
Trans Fee $90.00
Pages 2

THIS DEED, made between James R. Badtke and Diane M. Badtke, husband and wife as survivorship marital property ("Grantor," whether one or more), and Michael D. Maxon and Lisa J. Maxon, husband and wife as survivorship marital property ("Grantee," whether one or more). Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Kenosha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit "A" for legal description.

2

Recording Area

Name and Return Address
Maxon
1333 136th Ave.
Union Grove, WI 53182

part of 45-4-221-132-0300
Parcel Identification Number (PIN)

Part of Tax Key No. 45-4-221-132-0300 to Tax Key No. 45-4-221-132-0305

This is _____ homestead property.
(is) (is not)

TRANSFER FEE
$ 90.00

Dated June 25, 2019.

James R. Badtke (SEAL) Diane M. Badtke (SEAL)
* James R. Badtke * Diane M. Badtke

(SEAL) (SEAL)
* *

AUTHENTICATION

Signature(s) _____

authenticated on _____.

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
James R. Badtke

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Racine COUNTY)

Personally came before me on June 25, 2019 the above-named James R. Badtke and Diane M. Badtke to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Sara Zebel
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3-20-2023)

SARA ZABEL NOTARY PUBLIC STATE OF WISCONSIN

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

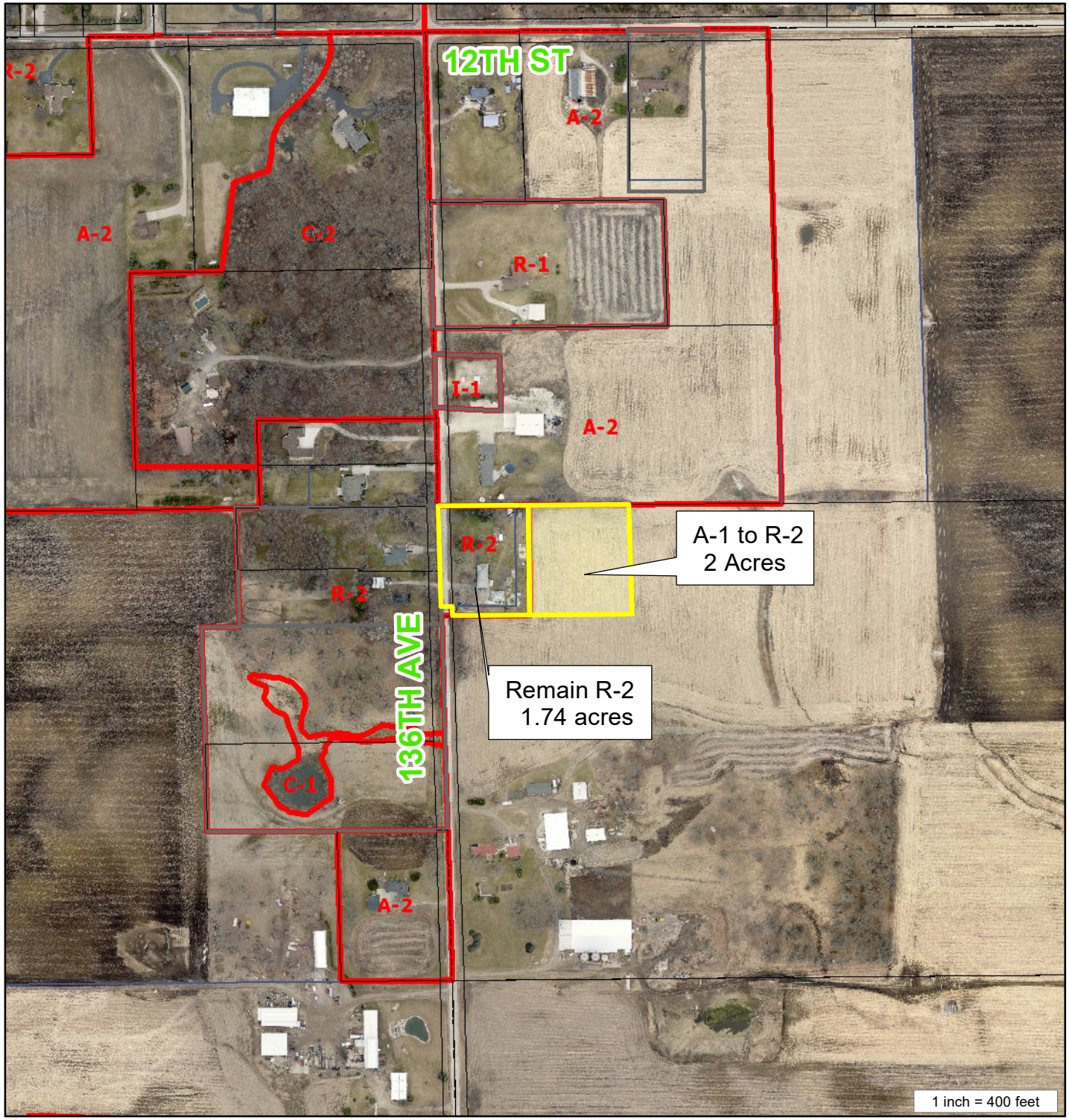
* Type name below signatures.

Exhibit "A"

That part of the Southwest ¼ of the Northwest ¼ of Section 13, Township 2 North, Range 21 East of the Fourth Principal Meridian bounded and described as follows: Commencing at the Northwest corner of the Northwest ¼ of said Section 13, run thence S01°38'44" East, 1326.515 feet along the West line of the Northwest ¼ of said Section 13 to the North line of the South ½ of the Northwest ¼ of said Section 13; thence N89°26'03" East, 250.00 feet along the North line of the South ½ of the Northwest ¼ of said Section 13 to the point of beginning of this description; continue thence N89°26'03" East, 283.83 feet along the North line of the South ½ of the Northwest ¼ of said Section 13; thence S01°38'44' East, 307.00 feet parallel with the West line of the Northwest ¼ of said Section 13; thence S89°26'03" West, 283.83 feet parallel with the North line of the South ½ of the Northwest ¼ of said Section 13; thence N01°38'44" West, 307.00 feet parallel with the West line of the Northwest ¼ of said Section 13, to the North line of the South ½ of the Northwest ¼ of said Section 13 and the point of beginning of this description. Said land being in the Town of Paris, County of Kenosha and State of Wisconsin.

Part of Tax Key No. 45-4-221-132-0300 to Tax Key No. 45-4-221-132-0305

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE



Michael D. & Lisa J. Maxon Rezoning.mxd

REZONING SITE MAP

PETITIONER(S):

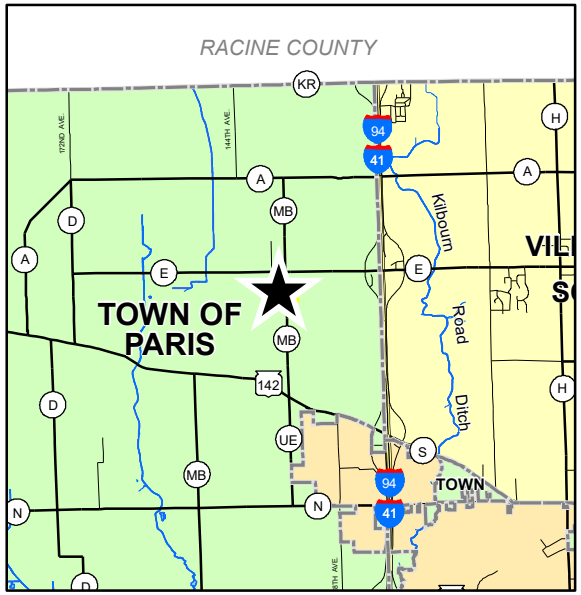
Michael D. & Lisa J. Maxon (Owner)

LOCATION: NW 1/4 of Section 13
Town of Paris

TAX PARCEL(S): #45-4-221-132-0305

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. to R-2 Suburban-Density Residential Dist.



KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

COUNTY OF KENOSHA
Department of Planning & Development

RECEIVED

AUG 28 2020

Kenosha County
Deputy County Clerk

KENOSHA COUNTY REZONING PROCEDURES

☐ **1.** Contact the Department of Public Works & Development Services and check with staff to determine if your proposed zoning change meets the requirements fo the Kenosha County General Zoning and Shorelnad/Floodplain Zoning Ordinance and the Kenosha County Subdivision Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

☐ **2.** Contact the Department of Public Works & Development Services and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: 1/10/2020

☐ **3.** Contact your local Town to determine if your rezoning petition requires preliminary approval.

☐ **4.** Complete and submit the Kenosha County Rezoning Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).

☐ **6.** Submit a copy of the date-stamped application to your local township for placement on the agenda of the Town Planning Commission and Town Board, which recommends action to the County Planning, Development & Extension Education Committee. Keep a copy for your records.

☐ **7.** Attend the Town Planning Commission and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request.

Town Planning Commission meeting date (tentative): sept 2 2020

Town Board meeting date (tentative): sept 7 2020

☐ **8.** Attend the Planning, Development & Extension Education Committee public hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request.

Kenosha County Planning, Development & Extension Education Committee meeting date: oct 14 2020 (tentative)

☐ **9.** Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.

If approved, County Board of Supervisors either approves or denies the amendment.

If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

☐ **10.** After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

COUNTY OF KENOSHA
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

HCP2 LLC

Print Name: Jeff Badtke Signature:

Mailing Address: 1520 136th ave

City: Union Grove State: WI Zip: 53182

Phone Number: 262-206-4433 E-mail (optional): Jeff@grassmaninc.com

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Signature:

Business Name:

Mailing Address:

City: State: Zip:

Phone Number: E-mail (optional):

(c) Tax key number(s) of property to be rezoned:

30-4-220-324-0100

Property Address of property to be rezoned:

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

Home sites

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

☑ A-1 Agricultural Preservation District	☐ TCO Town Center Overlay District
☑ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
☐ A-4 Agricultural Land Holding District	☐ B-3 Highway Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-4 Planned Business District
☐ R-1 Rural Residential District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-2 Suburban Single-Family Residential District	☐ BP-1 Business Park District
☐ R-3 Urban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-4 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-5 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-6 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-8 Urban Two-Family Residential District	☐ I-1 Institutional District
☐ R-9 Multiple-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-10 Multiple-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-11 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
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☐ AO Airport Overlay District	
☐ RC Rural Cluster Development Overlay District	

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

☐ A-1 Agricultural Preservation District	☐ TCO Town Center Overlay District
☐ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
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☐ AO Airport Overlay District	
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☐ Mixed Use	☑ Secondary Environmental Corridor
☐ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
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☐ Yes ☑ No

(2) Is this property located within the City of Kenosha Airport affected area as defined in s. 62.23 (6) (am) 1. b.?

☐ Yes ☑ No

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 2 County Board Supervisor: Erin Decker

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition $750.00

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

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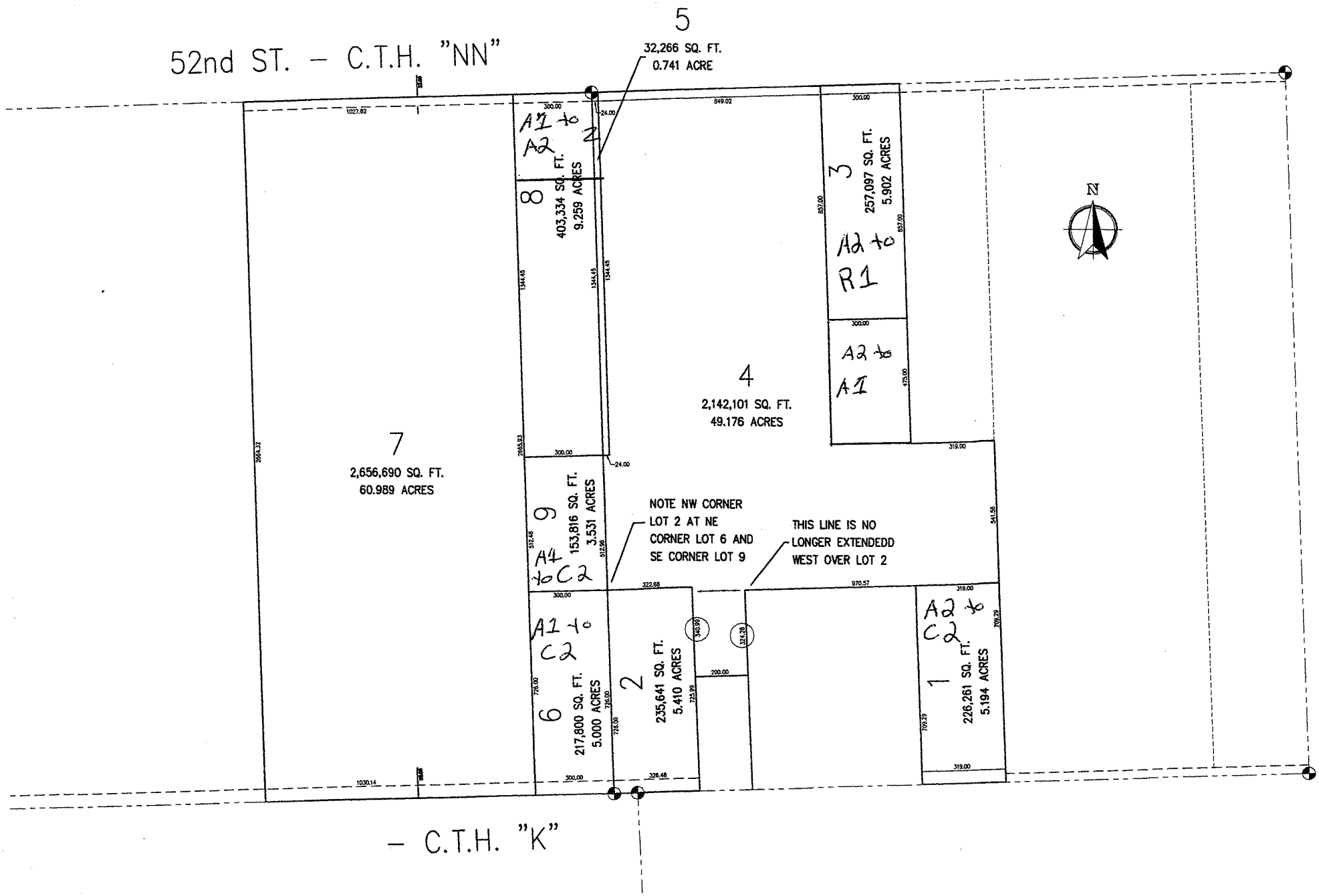
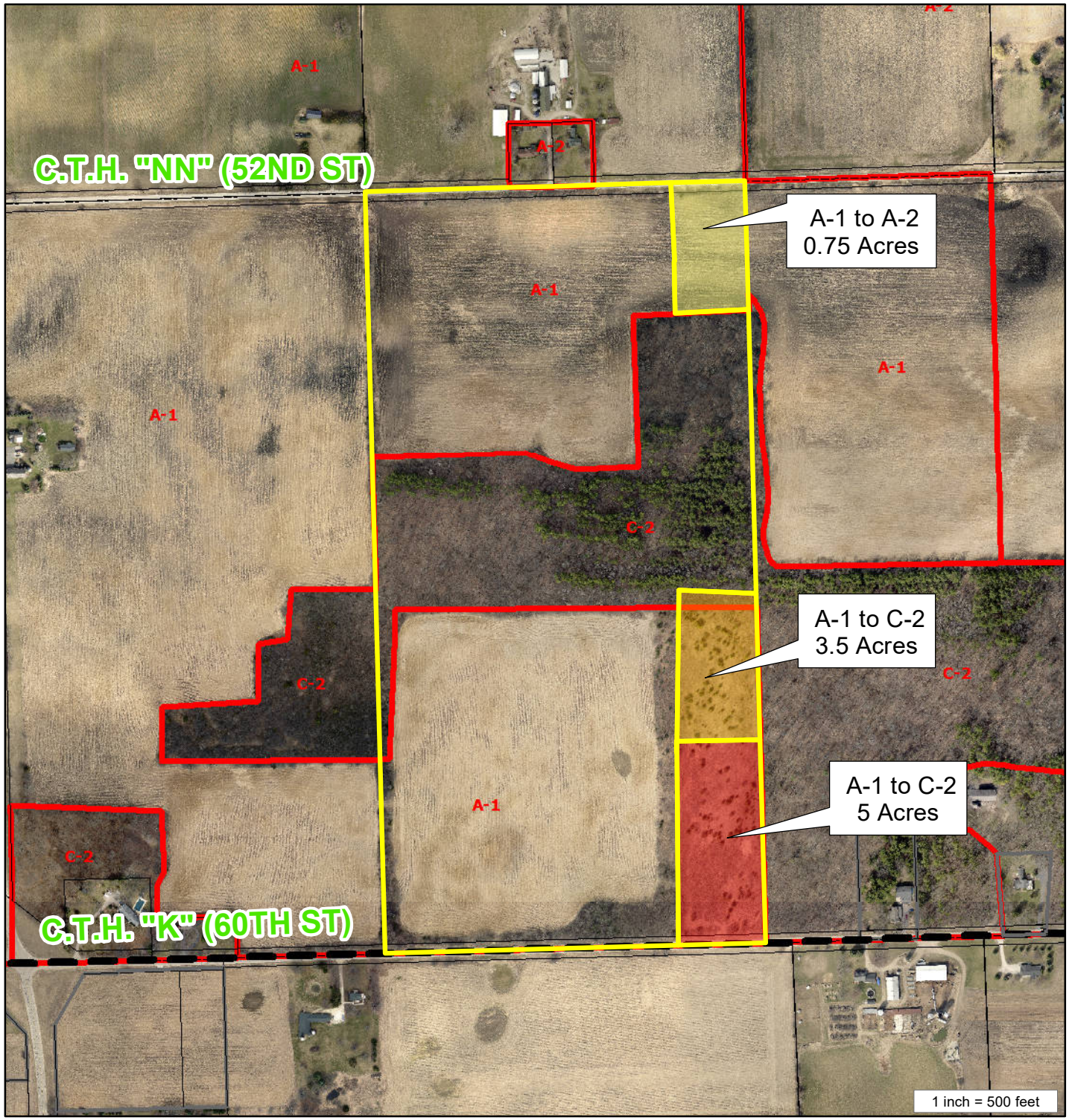

52nd ST. – C.T.H. "NN"
– C.T.H. "K"
5
32,266 SQ. FT.
0.741 ACRE
A1 to A2
2
8
403,334 SQ. FT.
9.259 ACRES
3
257,097 SQ. FT.
5.902 ACRES
A2 to R1
A2 to A1
4
2,142,101 SQ. FT.
49.176 ACRES
7
2,656,690 SQ. FT.
60.989 ACRES
9
153,816 SQ. FT.
3.531 ACRES
A4 to C2
NOTE NW CORNER
LOT 2 AT NE
CORNER LOT 6 AND
SE CORNER LOT 9
THIS LINE IS NO
LONGER EXTENDEDD
WEST OVER LOT 2
A1 to C2
6
217,800 SQ. FT.
5.000 ACRES
2
235,641 SQ. FT.
5.410 ACRES
A2 to C2
1
226,261 SQ. FT.
5.194 ACRES
N



HC2P LLC 0301 Rezoning.mxd

REZONING SITE MAP

PETITIONER(S):

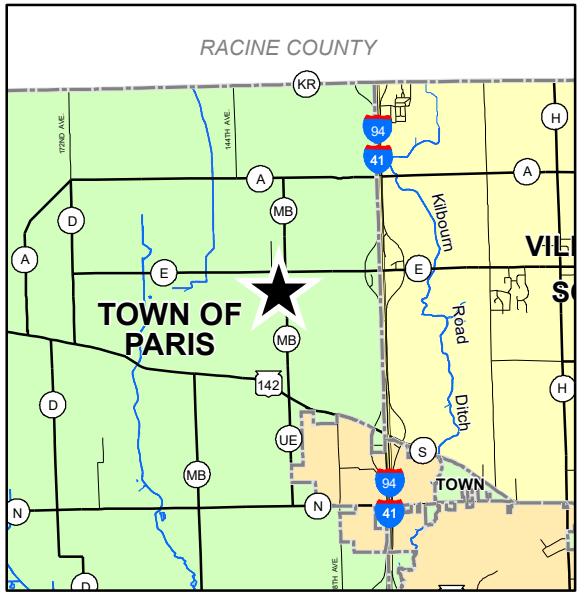
HC2P LLC (Owner)
Jeff Badtke (Agent)

LOCATION: SE 1/4 of Section 32
Town of Brighton

TAX PARCEL(S): #30-4-220-324-0100

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation Dist. & C-2 Upland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., C-2 Upland resource Conservancy Dist.



KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

January 2013

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED

AUG 28 2020

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:

- [x] Certified Survey Map
- [ ] Subdivision Preliminary Plat
- [ ] Subdivision Final Plat
- [ ] Condominium Plat

Applicant is: [x] Property Owner [x] Subdivider [ ] Other _____

Applicant Name: HCP2 LLC Date 8/28/2020

Mailing Address: 1520 136th ave Union Grove WI 53182 Phone # 262-206-4433

_____ Phone # _____

Tax Parcel Number(s): 30-4-220-324-0100

_____ Acreage of Project: 78.50

Location of Property (including legal description):

00325A E 1/2 OF SE 1/4 SEC 32 T 2 R 20

Subdivision/Development Name (if applicable): _____

Existing Zoning: A1, C2 and A2 Proposed Zoning: A1, C2 and A2

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

Present Farmland Protection, General Ag and open land, Secondary Environmental Corridor

Proposed Farmland Protection, General Ag and open land, Secondary Environmental Corridor

Present Use(s) of Property: woods and ag land

Proposed Use(s) of Property: woods, ag land and home sites

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:

Property Owner's Signature — Date 8-28-2020

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date 8-28-2020

Developer's Signature — Date

CERTIFIED SURVEY MAP NO. _____

THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

RECORDING DATA

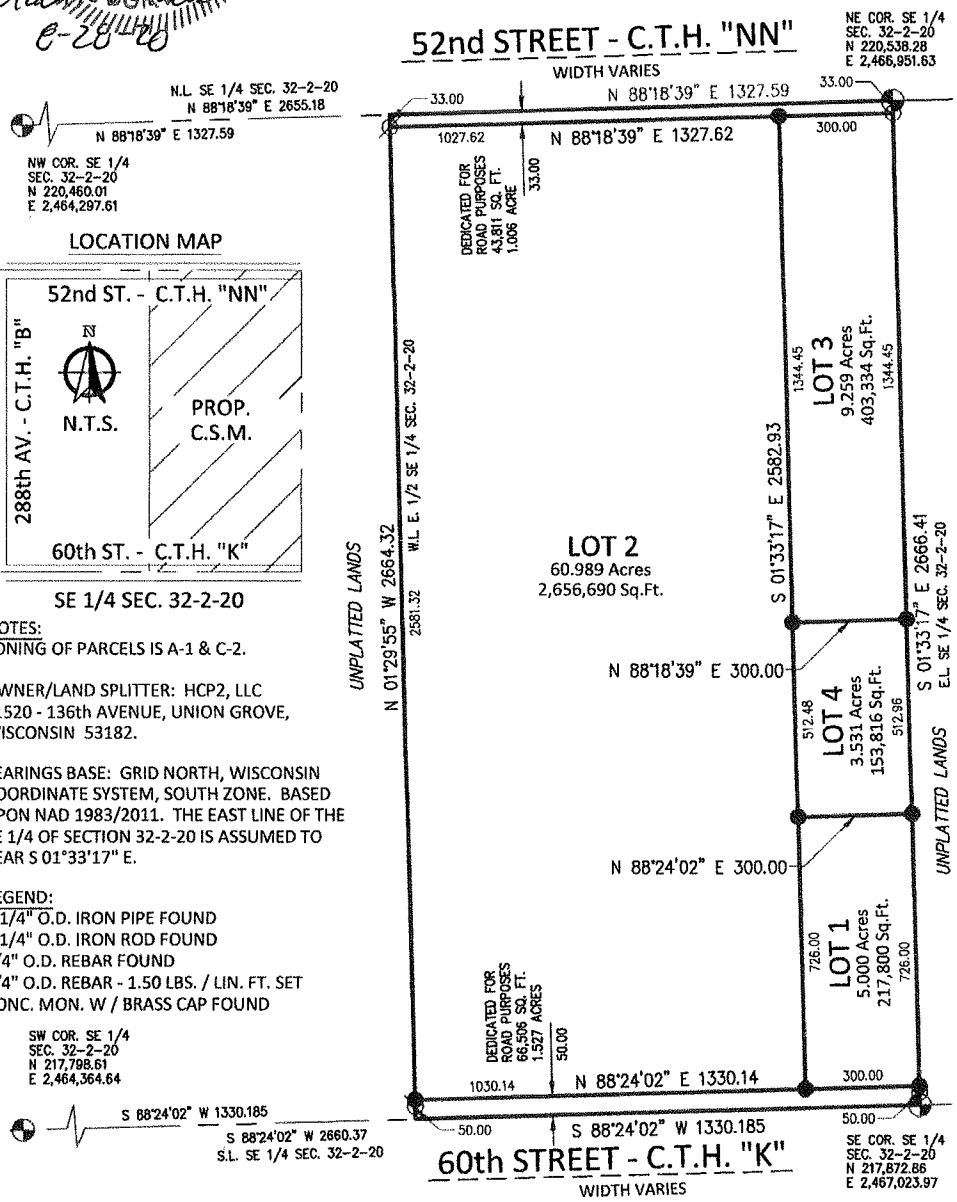
400' 0' 400'

SCALE 1"=400'

N

WISCONSIN MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

Mark R. Madsen
8-28-20



NOTES:
ZONING OF PARCELS IS A-1 & C-2.

OWNER/LAND SPLITTER: HCP2, LLC
, 1520 - 136th AVENUE, UNION GROVE, WISCONSIN 53182.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE EAST LINE OF THE SE 1/4 OF SECTION 32-2-20 IS ASSUMED TO BEAR S 01°33'17" E.

LEGEND:
- 1-1/4" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON ROD FOUND
- 3/4" O.D. REBAR FOUND
- 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET
- CONC. MON. W / BRASS CAP FOUND

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

This Instrument was drafted by Mark R. Madsen August 28, 2020

2020.0025.01 - CSM WEST.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of HCP2, LLC, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: The Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 2 North, Range 20 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning at the Northeast corner of the Southeast 1/4 of said Section 32; run thence S01°33'17"E, 2666.41 feet along the East line of the Southeast 1/4 of said Section 32 to the Southeast corner of the Southeast 1/4 of said Section 32; thence S88°24'02"W, 1330.185 feet along the South line of the Southeast 1/4 of said Section 32 to the Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 32; thence N01°29'55"W, 2664.32 feet along the West line of the East 1/2 of the Southeast 1/4 of said Section 32 to the Northwest corner of the East 1/2 of the Southeast 1/4 of said Section 32; thence N88°18'39"E, 1327.59 feet along the North line of the Southeast 1/4 of said Section 32 to the Northeast corner of the Southeast 1/4 of said Section 32 and the point of beginning of this description. Said land being in the Town of Brighton, County of Kenosha and State of Wisconsin. Containing 3,541,957 square feet or 81.312 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Code of General Ordinances for 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;

August 28, 2020

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

WISCONSIN MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

OWNERS' CERTIFICATE

HCP2, LLC, as Owner, hereby certifies that it has caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. HCP2, LLC also further certifies that this Certified Survey Map is required to be submitted to the the following for approval: the Town Board of the Town of Bristol and the Kenosha County Planning, Development and Extension Education Committee.

IN WITNESS WHEREOF the said HCP2, LLC has caused these presents to be signed by Jeff Badtke, Member, at _____ Wisconsin on this _____ day of _____ 2020.

_____
Jeff Badtke, Member
HCP2, LLC
1520 - 136th Avenue
Union Grove, Wisconsin 53182

CERTIFIED SURVEY MAP NO. _____

THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

STATE OF WISCONSIN)
COUNTY OF_____)

Personally came before me this _____ day of _____, 2020, Jeff Badtke, Member of the above-named HCP2, LLC, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing as such member, by its authority.

Notary Public, _____
My commission expires: _____

TOWN CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2020.

_____ Attest: _____
Susan Crane, Chairwoman Linda Perona, Clerk - Treasurer

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

This certified survey map was hereby approved by Kenosha County Planning, Development & Extension Education Committee on this _____ day of _____, 2020.

_____
Daniel Gaschke, Chair

WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR

8-28-20

Nielsen Madsen Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
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This Instrument was drafted by Mark R. Madsen August 28, 2020

2020.0025.01 - CSM WEST.DWG
SHEET 3 OF 3 SHEETS

COUNTY OF KENOSHA
Department of Planning & Development

RECEIVED

AUG 28 2020

Kenosha County
Deputy County Clerk

KENOSHA COUNTY REZONING PROCEDURES

☐ **1.** Contact the Department of Public Works & Development Services and check with staff to determine if your proposed zoning change meets the requirements fo the Kenosha County General Zoning and Shorelnad/Floodplain Zoning Ordinance and the Kenosha County Subdivision Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

☐ **2.** Contact the Department of Public Works & Development Services and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: 1/10/2020

☐ **3.** Contact your local Town to determine if your rezoning petition requires preliminary approval.

☐ **4.** Complete and submit the Kenosha County Rezoning Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).

☐ **6.** Submit a copy of the date-stamped application to your local township for placement on the agenda of the Town Planning Commission and Town Board, which recommends action to the County Planning, Development & Extension Education Committee. Keep a copy for your records.

☐ **7.** Attend the Town Planning Commission and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request.

Town Planning Commission meeting date (tentative): sept 2 2020

Town Board meeting date (tentative): sept 7 2020

☐ **8.** Attend the Planning, Development & Extension Education Committee public hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request.

Kenosha County Planning, Development & Extension Education Committee meeting date: oct 14 2020 (tentative)

☐ **9.** Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.

If approved, County Board of Supervisors either approves or denies the amendment.

If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

☐ **10.** After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

COUNTY OF KENOSHA
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

HCP2 LLC

Print Name: Jeff Badtke Signature:

Mailing Address: 1520 136th ave

City: Union Grove State: WI Zip: 53182

Phone Number: 262-206-4433 E-mail (optional): Jeff@grassmaninc.com

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Signature:

Business Name:

Mailing Address:

City: State: Zip:

Phone Number: E-mail (optional):

(c) Tax key number(s) of property to be rezoned:

30-4-220-333-0301

Property Address of property to be rezoned:

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

Home sites

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

☑ A-1 Agricultural Preservation District	☐ TCO Town Center Overlay District
☑ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
☐ A-4 Agricultural Land Holding District	☐ B-3 Highway Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-4 Planned Business District
☑ R-1 Rural Residential District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-2 Suburban Single-Family Residential District	☐ BP-1 Business Park District
☐ R-3 Urban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-4 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-5 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-6 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-8 Urban Two-Family Residential District	☐ I-1 Institutional District
☐ R-9 Multiple-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-10 Multiple-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-11 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ FPO Floodplain Overlay District
☐ HO Historical Overlay District	☐ FWO Camp Lake/Center Lake Floodway Overlay District
☐ PUD Planned Unit Development Overlay District	☐ FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
☐ AO Airport Overlay District	
☐ RC Rural Cluster Development Overlay District	

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

☐ A-1 Agricultural Preservation District	☐ TCO Town Center Overlay District
☐ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
☐ A-4 Agricultural Land Holding District	☐ B-3 Highway Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-4 Planned Business District
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☐ R-9 Multiple-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-10 Multiple-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-11 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ FPO Floodplain Overlay District
☐ HO Historical Overlay District	☐ FWO Camp Lake/Center Lake Floodway Overlay District
☐ PUD Planned Unit Development Overlay District	☐ FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
☐ AO Airport Overlay District	
☐ RC Rural Cluster Development Overlay District	

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

☑ Farmland Protection	☐ Governmental and Institutional
☑ General Agricultural and Open Land	☐ Park and Recreational
☑ Rural-Density Residential	☐ Street and Highway Right-of-Way
☐ Agricultural and Rural Density Residential	☐ Other Transportation, Communication, and Utility
☐ Suburban-Density Residential	☐ Extractive
☐ Medium-Density Residential	☐ Landfill
☐ High-Density Residential	☐ Primary Environmental Corridor
☐ Mixed Use	☑ Secondary Environmental Corridor
☐ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
☐ Industrial	☐ Nonfarmed Wetland
☐ Business/Industrial Park	☐ Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Kenosha County Department of Planning and Development may ask for additional information.

(1) Is this property located within the shoreland area?

Shoreland area is defined as the following: All land, water and air located within the following distances from the ordinary high water mark of navigable waters as defined in section 144.26(2)(d) of the Wisconsin Statutes: 1,000 feet from a lake, pond or flowage; 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. If the navigable water is a glacial pothole lake, the distance shall be measured from the high water mark thereof.

☐ Yes ☑ No

(2) Is this property located within the City of Kenosha Airport affected area as defined in s. 62.23 (6) (am) 1. b.?

☐ Yes ☑ No

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 19 County Board Supervisor: Sandy Beth

(k) The fee specified in Section 12.05-8 of this ordinance.

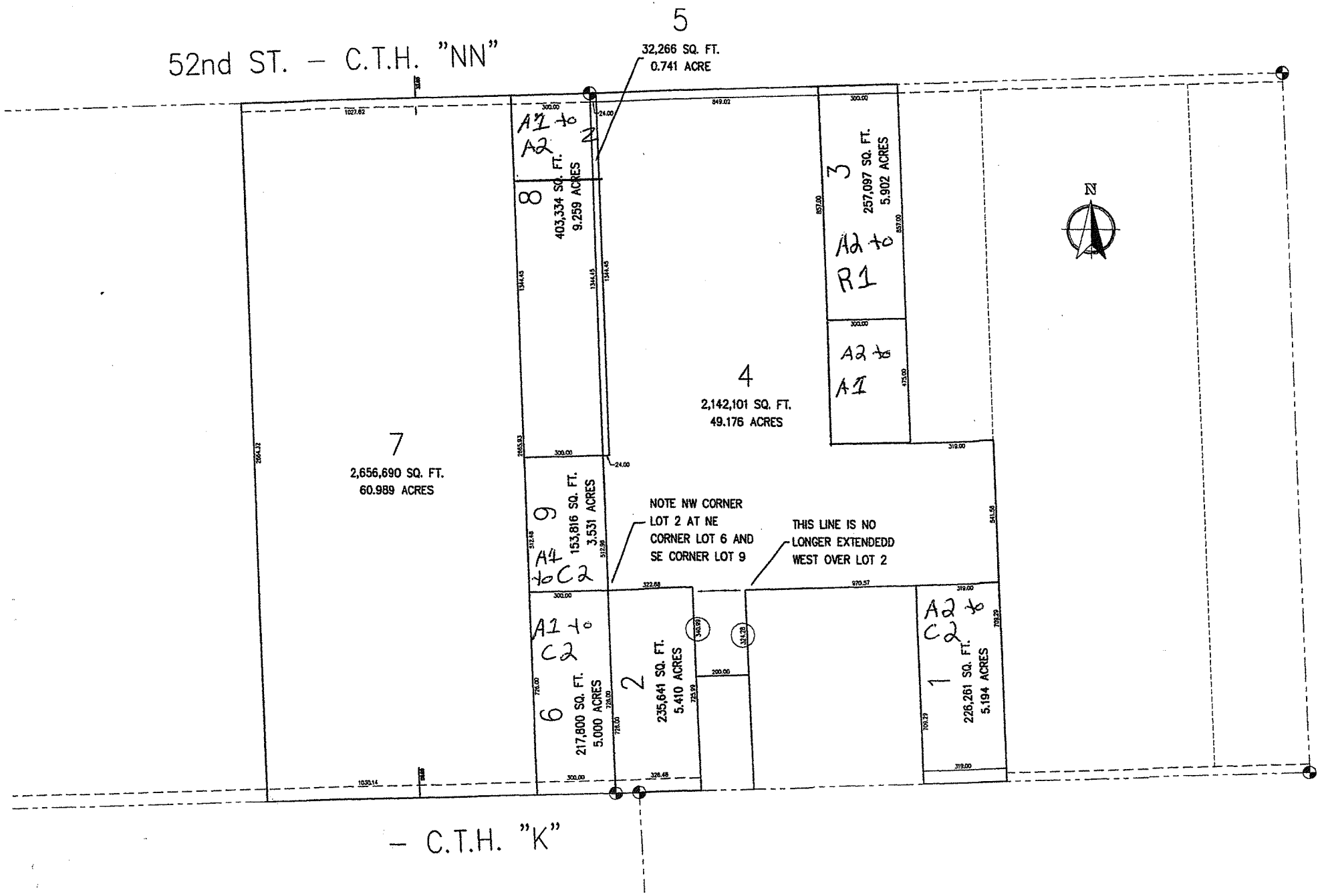
Request for Rezoning Petition $750.00

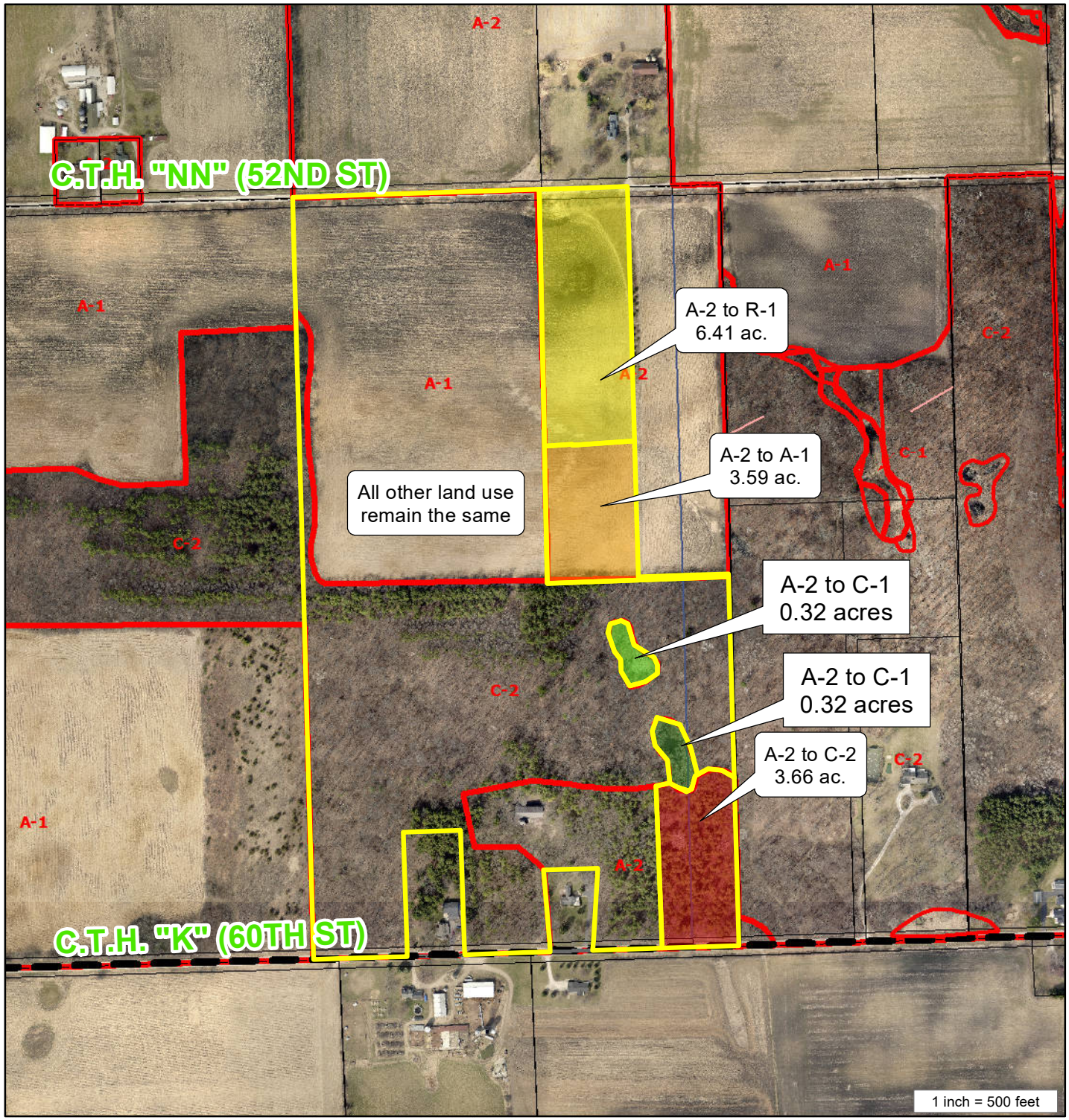
(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.


52nd ST. – C.T.H. "NN"
– C.T.H. "K"
5
32,266 SQ. FT.
0.741 ACRE
A1 to A2
8
403,334 SQ. FT.
9.259 ACRES
7
2,656,690 SQ. FT.
60.989 ACRES
4
2,142,101 SQ. FT.
49.176 ACRES
3
257,097 SQ. FT.
5.902 ACRES
A2 to R1
A2 to A1
9
153,816 SQ. FT.
3.531 ACRES
A1 to C2
NOTE NW CORNER
LOT 2 AT NE
CORNER LOT 6 AND
SE CORNER LOT 9
THIS LINE IS NO
LONGER EXTENDEDD
WEST OVER LOT 2
A1 to C2
6
217,800 SQ. FT.
5.000 ACRES
2
235,641 SQ. FT.
5.410 ACRES
A2 to C2
1
226,261 SQ. FT.
5.194 ACRES
N



HC2P LLC 0301 Rezoning.mxd

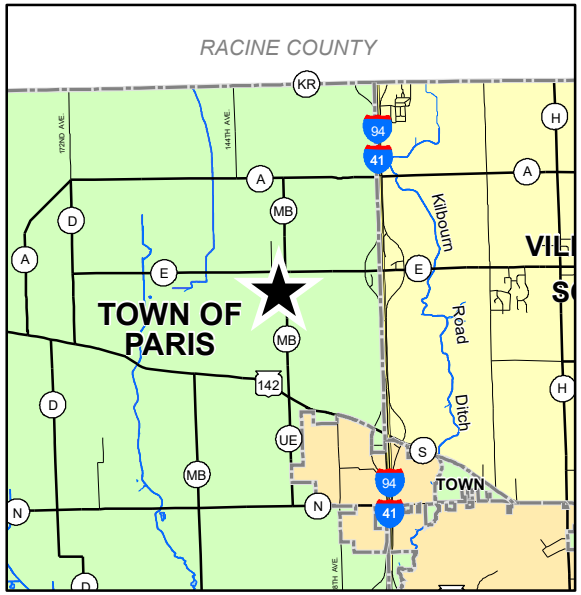
REZONING SITE MAP

PETITIONER(S):
HC2P LLC (Owner)
Jeff Badtke (Agent)

LOCATION: SW 1/4 of Section 33
Town of Brighton

TAX PARCEL(S): #30-4-220-333-0301

REQUEST:
Requesting a rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-1 Rural Residential Dist., C-2 Upland resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist.



KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

January 2013

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED

AUG 28 2020

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

Applicant is: ☑ Property Owner ☑ Subdivider ☐ Other _____

Applicant Name: HCP2 LLC Date 8/28/2020

Mailing Address: 1520 136th ave Union Grove WI 53182 Phone # 262-206-4433

_____ Phone # _____

Tax Parcel Number(s): 30-4-220-333-0301

_____ Acreage of Project: 66.42

Location of Property (including legal description):

W 1/2 SW 1/4 SEC 33 T 2 R 20 ALSO 10 AC OFF W SIDE OF E 1/2 OF SW 1/4 EXC CSM #646 V1040 P222

Subdivision/Development Name (if applicable): _____

Existing Zoning: A1, C2 and A2 Proposed Zoning: A1, C2, A2 and R1

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

Present Farmland Protection, General Ag and open land, Secondary Environmental Corridor

Proposed Farmland Protection, General Ag and open land, Secondary Environmental Corridor and Rural Density Residental

Present Use(s) of Property: woods and ag land

Proposed Use(s) of Property: woods, ag land and home sites

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:

Property Owner's Signature — Date 8-29-2020

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date 8-29-2020

Developer's Signature — Date

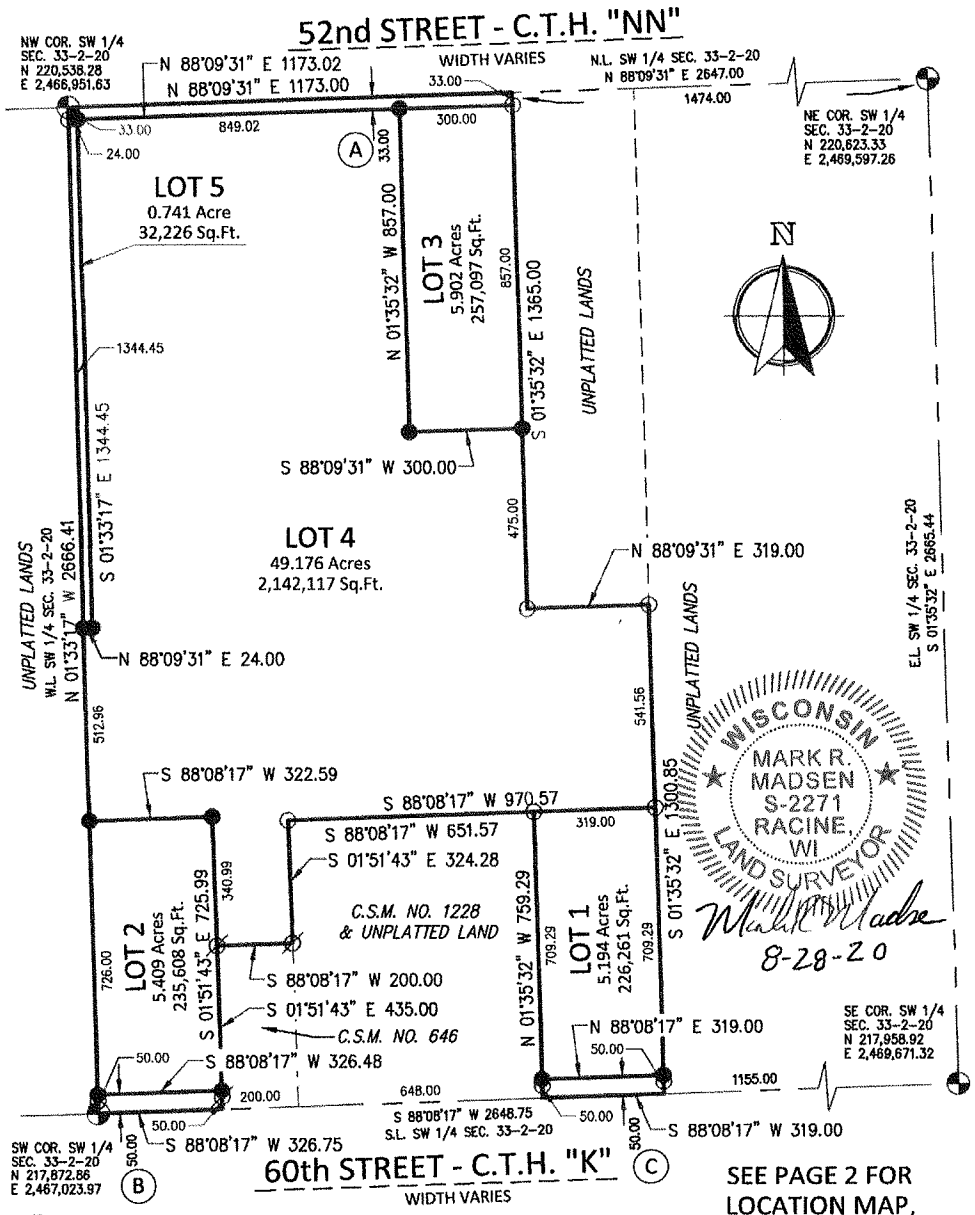
CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

RECORDING DATA

400' 0' 400'

SCALE 1"=400'



SEE PAGE 2 FOR LOCATION MAP, NOTES, LEGEND, DEDICATION AREAS

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

This Instrument was drafted by Mark R. Madsen August 28, 2020

2020.0025.01 - CSM EAST.DWG
SHEET 1 OF 3 SHEETS

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NOTES:
ZONING OF PARCELS IS A-1, A-2 & C-2.

OWNER/LAND SPLITTER: HCP2, LLC
1520 - 136th AVENUE, UNION GROVE, WISCONSIN 53182.

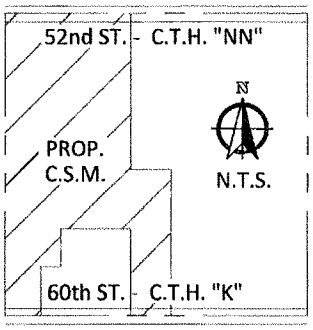
BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE WEST LINE OF THE SW 1/4 OF SECTION 33-2-20 IS ASSUMED TO BEAR S 01°33'17" E.

LEGEND:
- ⌀ 1-1/4" O.D. IRON PIPE FOUND
- ○ 3/4" O.D. REBAR FOUND
- ● 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET
- ⊕ CONC. MON. W / BRASS CAP FOUND

DEDICATED FOR ROAD PURPOSES

(A)	38,709 SQ. FT. / 0.889 ACRE
(B)	16,332 SQ. FT. / 0.375 ACRE
(C)	15,950 SQ. FT. / 0.366 ACRE

LOCATION MAP



SW 1/4 SEC. 33-2-20

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of HCP2, LLC, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northwest 1/4, the Southwest 1/4 and the Southeast 1/4 all of the Southwest 1/4 of Section 33, Township 2 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Beginning at the Northwest corner of the Southwest 1/4 of said Section 33; thence N88°09'31"E, 1173.00 feet along the North line of the Southwest 1/4 of said Section 33 to a point that is 1474.00 feet Westerly of the Northeast corner of the Southwest 1/4 of said Section 33; thence S01°35'32"E, 1365.00 feet parallel with the East line of the Southwest 1/4 of said Section 33; thence N88°09'31"E, 319.00 feet parallel with the North line of the Southwest 1/4 of said Section 33; thence S01°35'32"E, 1300.85 feet parallel with the East line of the Southwest 1/4 of said Section 33 to a point on the South line of the Southwest 1/4 of said Section 33, said point being 1155.00 feet Westerly of the Southeast corner of the Southwest 1/4 of said Section 33; thence S88°08'17"W, 319.00 feet along the South line of the Southwest 1/4 of said Section 33; thence N01°35'32"W, 759.29 feet parallel with the East line of the Southwest 1/4 of said Section 33; thence S88°08'17"W, 651.57 feet parallel with the South line of the Southwest 1/4 of said Section 33; thence S01°51'43"E, 324.28 feet perpendicular to the South line of the Southwest 1/4 of said Section 33 to the Northeast corner of Certified Survey Map No. 646 (C.S.M. No. 646), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on February 15, 1978 as Document No. 648335; thence S88°08'17"W, 200.00 feet parallel with the South line of the Southwest 1/4 of said Section 33, along the North line of said C.S.M. No. 646 to the Northwest corner of said C.S.M. No. 646; thence S01°51'43"E, 435.00 feet perpendicular to the South line of the Southwest 1/4 of said Section 33, along the West line of said C.S.M. No. 646 to the Southwest corner of said C.S.M. No. 646 and a point on the South line of the Southwest 1/4 of said Section 33; thence S88°08'17"W, 326.75 feet along the South line of the Southwest 1/4 of said Section 33 to the Southwest corner of the Southwest 1/4 of said Section 33; thence N01°33'17"W, 2666.41 feet along the West line of the Southwest 1/4 of said Section 33 to the Northwest corner of the Southwest 1/4 of said Section 33 and the point of beginning of this description. Said land being in the Town of Brighton, County of Kenosha and State of Wisconsin. Containing 2,964,340 square feet or 68.052 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Code of General Ordinances for 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.

August 28, 2020

Mark R. Madsen

WISCONSIN MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

Mark R. Madsen, P.E., P.L.S. (S-2271)
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(262) 634-5588

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

This Instrument was drafted by Mark R. Madsen August 28, 2020

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

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IN WITNESS WHEREOF the said HCP2, LLC has caused these presents to be signed by Jeff Badtke, Member, at _____ Wisconsin on this _____ day of _____ 2020.

_____

Jeff Badtke, Member
HCP2, LLC1520 - 136th Avenue
Union Grove, Wisconsin 53182

STATE OF WISCONSIN)
COUNTY OF_____)

Personally came before me this _____ day of _____, 2020, Jeff Badtke, Member of the above-named HCP2, LLC, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing as such member, by its authority.

Notary Public, _____
My commission expires: _____

TOWN CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2020.

_____
Susan Crane, Chairwoman

Attest: _____
Linda Perona, Clerk - Treasurer

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

This certified survey map was hereby approved by Kenosha County Planning, Development & Extension Education Committee on this _____ day of _____, 2020.

_____
Daniel Gaschke, Chair

WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR

8-28-20

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

This Instrument was drafted by Mark R. Madsen August 28, 2020

January 2013

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED
SEP 10 2020
Kenosha County Planning and Development

RECEIVED
SEP 10 2020
Kenosha County Deputy County Clerk

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035
MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Anthony R. & Margaret M. Marino

x Margaret Marino Anthony Marino
Signature

Mailing Address:

PO Box 873

City: New Munster State: WI Zip: 53152

Phone Number: _____ E-mail (optional): _____

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Nancy Wagner

x Nancy Wagner
Signature

Mailing Address:

5530-376th Ave

City: Burlington State: WI Zip: 53105

Phone Number: 262-206-1960 E-mail (optional): nancywagner1963@gmail.com

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:

"Farmland Protection" & "Non-Farmed Wetland"

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan):

"Farmland Protection", "General Agricultural & Open Land" & "Non-Farmed Wetland"

(d) Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):

Subdivide A 15 Acre property off of the 80 Acres

(e) Compatibility with the Kenosha County comprehensive plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

wishing to subdivide home + buildings from farm land.
Farm land will continue to be leased for crops.

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

property acrossed the street are large parcels with single family Homes.

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

NO, Nothing will change

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

NO

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

They are there already at the street.

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

Yes, IT is A Single family existing home.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Kenosha County comprehensive plan:

30-4-220-241-0100

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The name of the County Supervisor of the district wherein the property is located:

Supervisory District Number: 19 County Board Supervisor: Sandra Beth

(i) Attach a copy (original newspaper clipping or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that is published by your Town at least 30 days before the public hearing is held. Include the date of publication with the copy of the notice of public hearing.

Note: Your application will not be processed by Kenosha County until a copy of the notice of public hearing and town approval letter is received by the Kenosha County Department of Planning and Development.

(j) Attach a copy of the enacted town resolution and ordinance (per section 66.1001(4)(c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: Your application will not be processed by Kenosha County until a copy of the enacted town resolution and ordinance adopting the amendment is received by the Kenosha County Department of Planning and Development.

(k) The fee specified in Section 12.05-8 of this ordinance.
Request for Land Use Plan Map Amendment ..... $250.00 payable to "Kenosha County"

(For other fees see the Fee Schedule)

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

Division of County Development (including Sanitation & Land Conservation) **857-1895**
Facsimile #..... 857-1920

Public Works Division of Highways..... 857-1870

Administration Building
Division of Land Information 653-2622

Brighton, Town of..... 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Salem, Town of 843-2313
Utility District 862-2371
Somers Town of..... 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Kenosha County

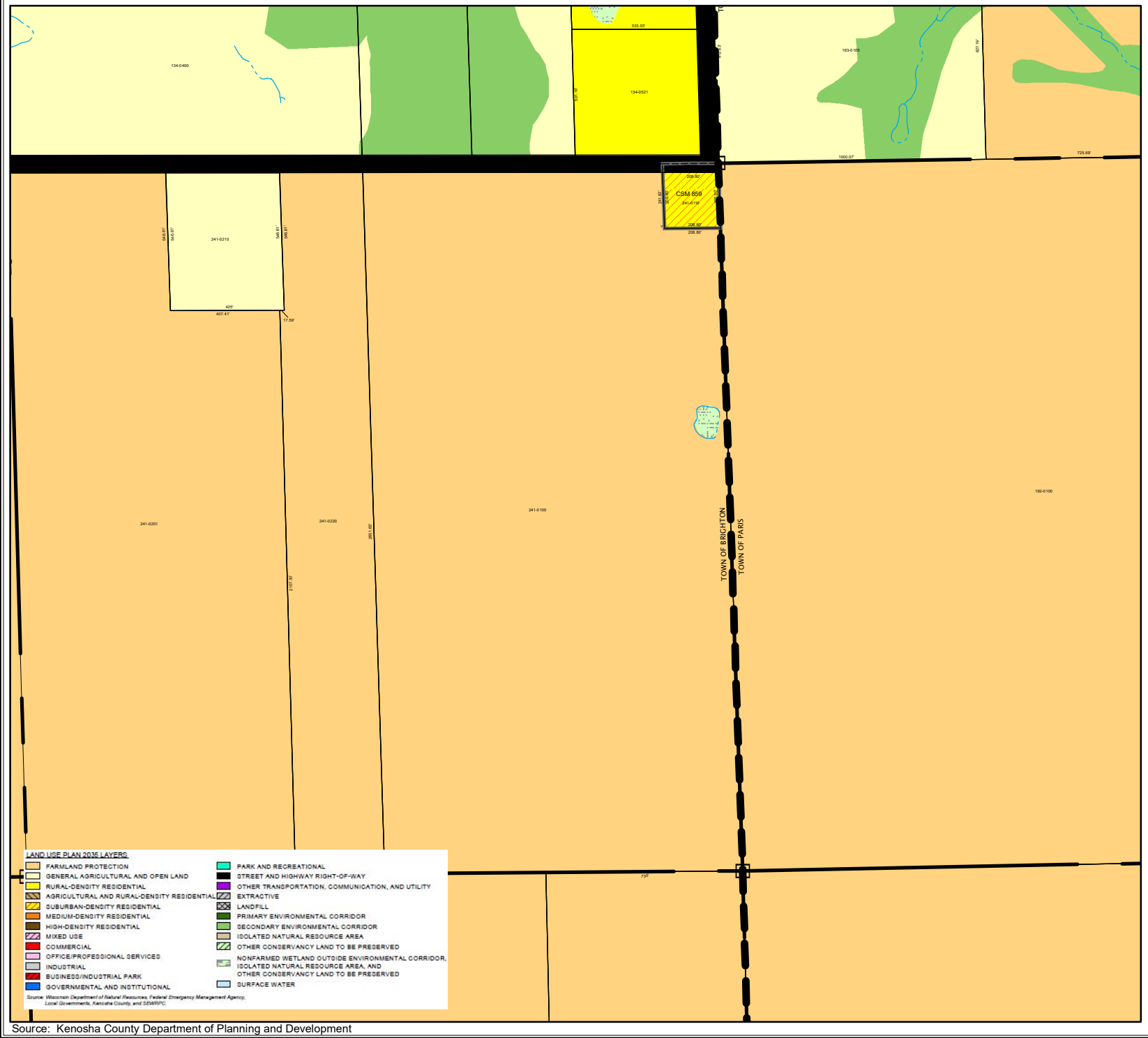
SUBJECT PROPERTY

N
W E
S

1 inch = 500 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.

Source: Kenosha County Department of Planning and Development



Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

CURRENT LAND USE PLAN MAP DESIGNATIONS

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1 inch = 500 feet

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Source: Kenosha County Department of Planning and Development

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE

COMPREHENSIVE PLAN AMENDMENT SITE MAP

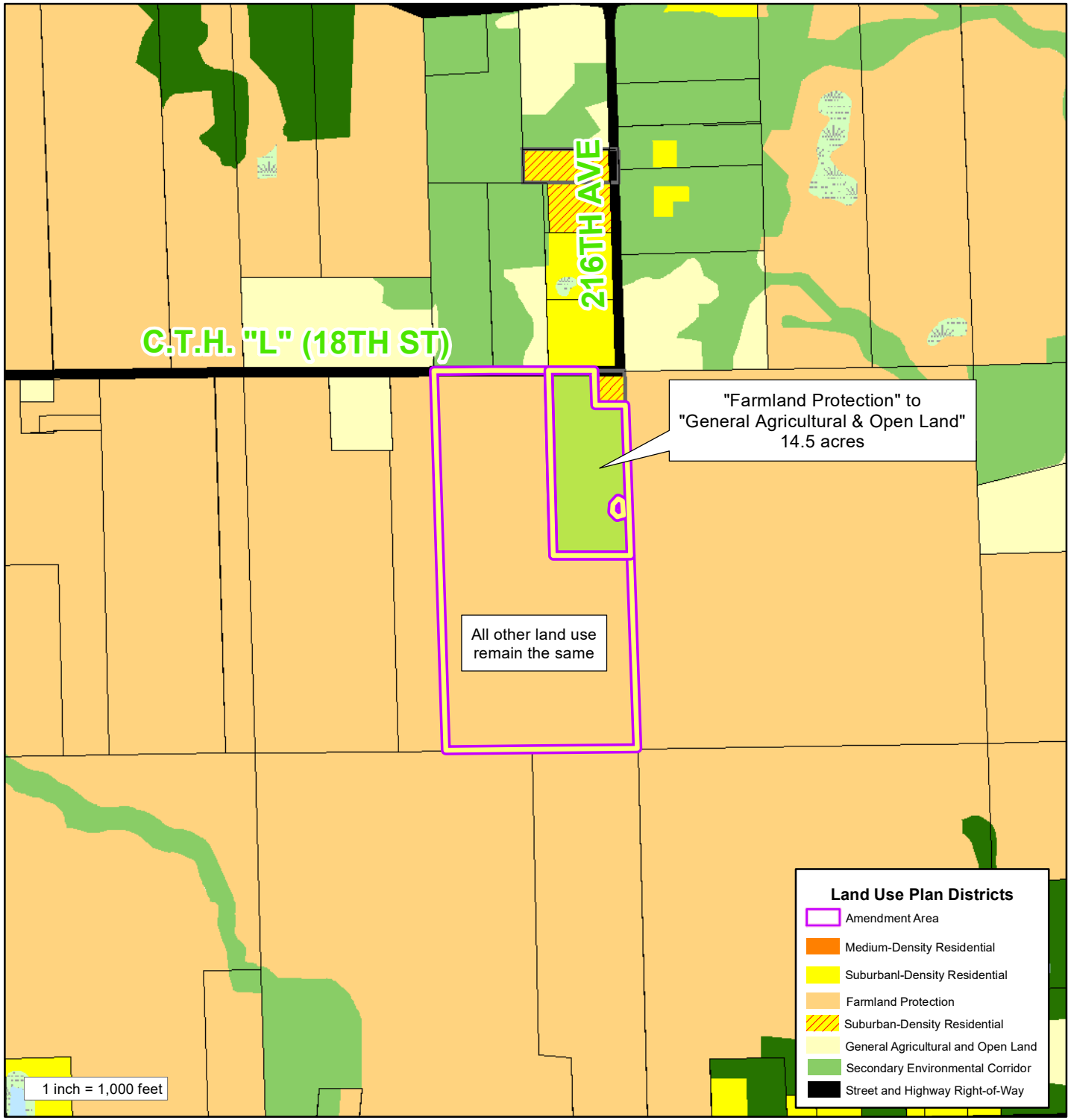
PETITIONER(S):
Anthony and Margaret Marino Family Limited Partnership (Owner)
Nancy Wagner (Agent)

LOCATION: NE 1/4 of Section 24 Town of Brighton

TAX PARCEL(S): #30-4-220-241-0100

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection" & "Non-Farmed Wetland" to "Farmland Protection", "General Agricultural & Open Land" & "Non-Farmed Wetland"



Marino Family Comp Plan.mxd

COUNTY OF KENOSHA
Department of Planning & Development

KENOSHA COUNTY REZONING PROCEDURES

☐ **1.** Contact the Department of Public Works & Development Services and check with staff to determine if your proposed zoning change meets the requirements fo the Kenosha County General Zoning and Shorelnad/Floodplain Zoning Ordinance and the Kenosha County Subdivision Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

☐ **2.** Contact the Department of Public Works & Development Services and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: 07-28-2020

☐ **3.** Contact your local Town to determine if your rezoning petition requires preliminary approval.

☐ **4.** Complete and submit the Kenosha County Rezoning Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).

☐ **6.** Submit a copy of the date-stamped application to your local township for placement on the agenda of the Town Planning Commission and Town Board, which recommends action to the County Planning, Development & Extension Education Committee. Keep a copy for your records.

☐ **7.** Attend the Town Planning Commission and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request.

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

☐ **8.** Attend the Planning, Development & Extension Education Committee public hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request.

Kenosha County Planning, Development & Extension Education Committee meeting date: _____
(tentative)

☐ **9.** Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.

If approved, County Board of Supervisors either approves or denies the amendment.

If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

☐ **10.** After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED
SEP 10 2020
Kenosha County
Planning and Development

RECEIVED
SEP 10 2020
Kenosha County
Deputy County Clerk

REZONING APPLICATION

(a) Property Owner's Name: Anthony R. & Margaret M. Marino

Print Name: Anthony R + Margaret M Marino Signature: Anthony R Marino / Margaret M. Marino

Mailing Address: PO Box 873

City: New Munster State: WI Zip: 53152

Phone Number: _____ E-mail (optional): _____

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Nancy Wagner Signature: Nancy Wagner

Business Name: —

Mailing Address: 5530-376th Ave

City: Burlington State: WI Zip: 53105

Phone Number: 262-206-1960 E-mail (optional): nancywagner1963@gmail.com

(c) Tax key number(s) of property to be rezoned:

30-4-220-241-0100

Property Address of property to be rezoned:

21621 18th Street

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

To subdivide residence and farm buildings off on an appx. 15-acre parcel.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

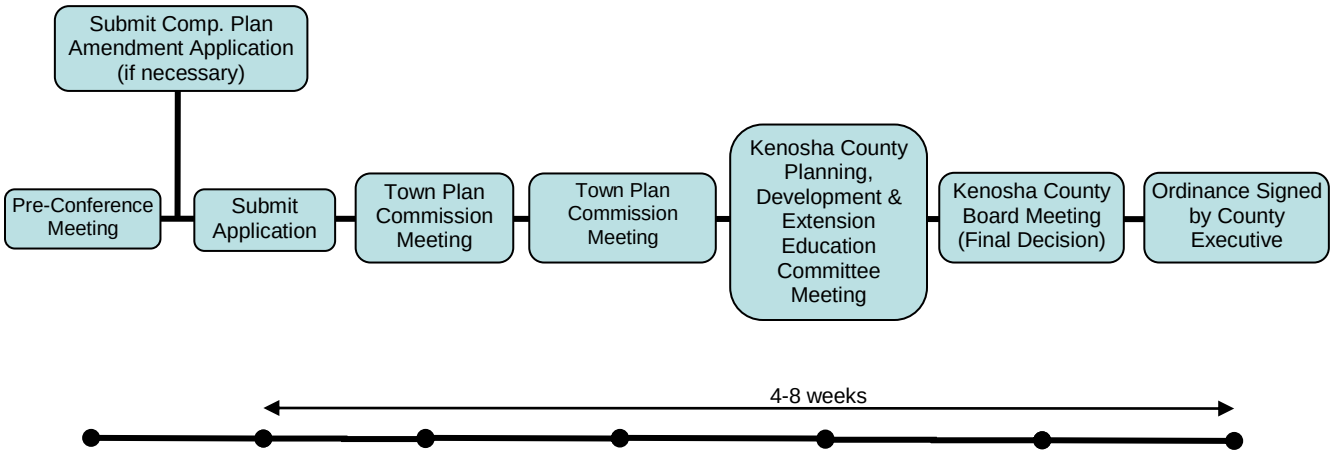
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

Brighton, Town of 878-2218
Paris, Town of 859-3006
Randall, Town of 877-2165
Salem, Town of 843-2313
Utility District 862-2371
Somers Town of 859-2822
Wheatland, Town of 537-4340
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Rezoning Procedure Timeline



For Reference Purposes

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

☑ A-1 Agricultural Preservation District	☐ TCO Town Center Overlay District
☐ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
☐ A-4 Agricultural Land Holding District	☐ B-3 Highway Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-4 Planned Business District
☐ R-1 Rural Residential District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-2 Suburban Single-Family Residential District	☐ BP-1 Business Park District
☐ R-3 Urban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-4 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-5 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-6 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-8 Urban Two-Family Residential District	☐ I-1 Institutional District
☐ R-9 Multiple-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-10 Multiple-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-11 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ FPO Floodplain Overlay District
☐ HO Historical Overlay District	☐ FWO Camp Lake/Center Lake Floodway Overlay District
☐ PUD Planned Unit Development Overlay District	☐ FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
☐ AO Airport Overlay District	
☐ RC Rural Cluster Development Overlay District	

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

☑ A-1 Agricultural Preservation District	☐ TCO Town Center Overlay District
☑ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
☐ A-4 Agricultural Land Holding District	☐ B-3 Highway Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-4 Planned Business District
☐ R-1 Rural Residential District	☐ B-5 Wholesale Trade and Warehousing District
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☐ R-11 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ FPO Floodplain Overlay District
☐ HO Historical Overlay District	☐ FWO Camp Lake/Center Lake Floodway Overlay District
☐ PUD Planned Unit Development Overlay District	☐ FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
☐ AO Airport Overlay District	
☐ RC Rural Cluster Development Overlay District	

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

* A COMP. PLAN LAND USE PLAN MAP AMENDMENT IS SIMULTANEOUSLY PENDING *

☑ Farmland Protection	☐ Governmental and Institutional
☐ General Agricultural and Open Land	☐ Park and Recreational
☐ Rural-Density Residential	☐ Street and Highway Right-of-Way
☐ Agricultural and Rural Density Residential	☐ Other Transportation, Communication, and Utility
☐ Suburban-Density Residential	☐ Extractive
☐ Medium-Density Residential	☐ Landfill
☐ High-Density Residential	☐ Primary Environmental Corridor
☐ Mixed Use	☐ Secondary Environmental Corridor
☐ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
☐ Industrial	☑ Nonfarmed Wetland
☐ Business/Industrial Park	☐ Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Kenosha County Department of Planning and Development may ask for additional information.

(1) Is this property located within the shoreland area?

Shoreland area is defined as the following: All land, water and air located within the following distances from the ordinary high water mark of navigable waters as defined in section 144.26(2)(d) of the Wisconsin Statutes: 1,000 feet from a lake, pond or flowage; 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. If the navigable water is a glacial pothole lake, the distance shall be measured from the high water mark thereof.

☐ Yes ☑ No

(2) Is this property located within the City of Kenosha Airport affected area as defined in s. 62.23 (6) (am) 1. b.?

☐ Yes ☑ No

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 19 County Board Supervisor: Sandra Beth

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition $750.00

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

Kenosha County

SUBJECT PROPERTY

N
W E
S

1 inch = 400 feet

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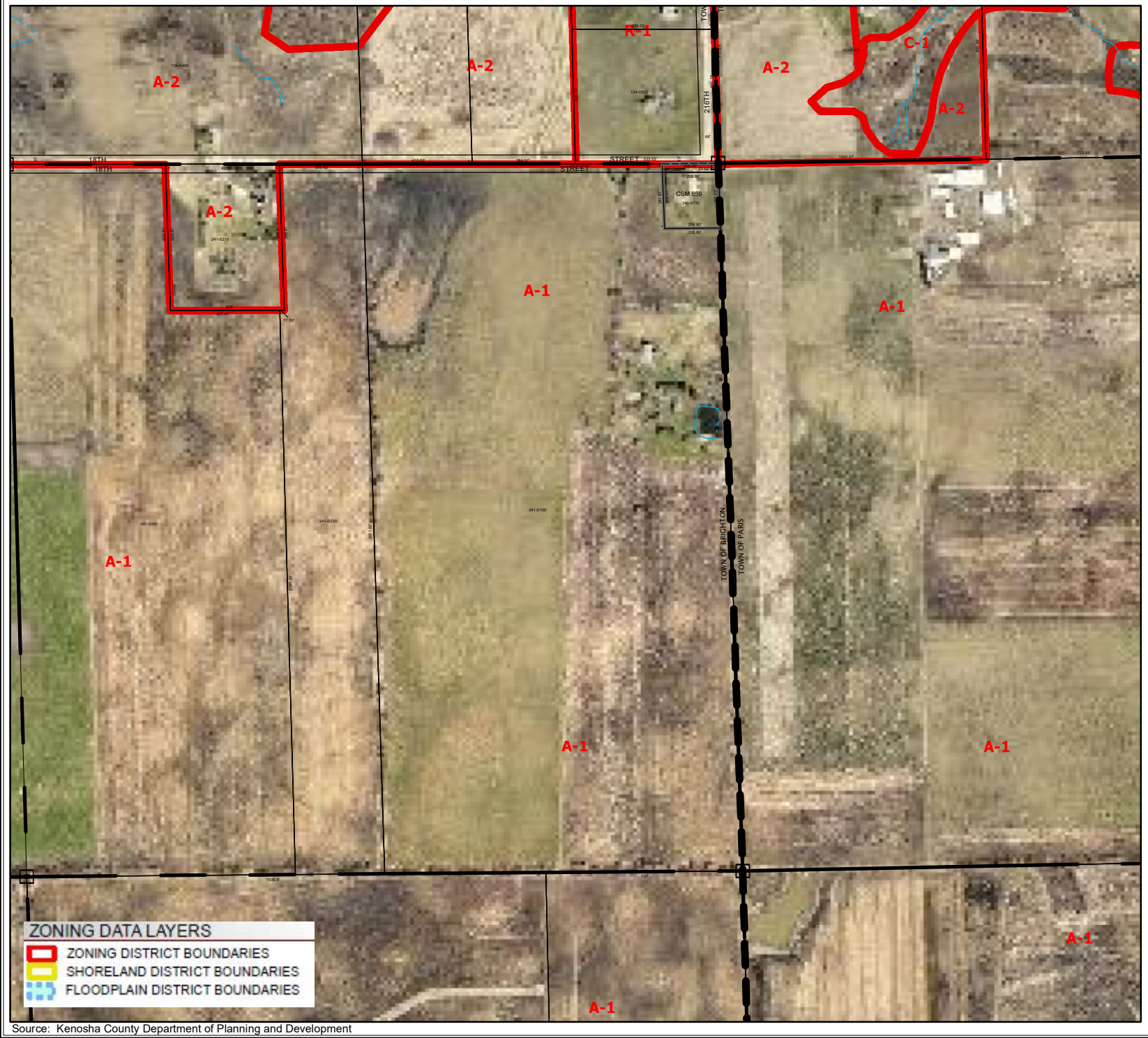
Source: Kenosha County Department of Planning and Development



Source: Kenosha County Department of Planning and Development

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

CURRENT ZONING CLASSIFICATIONS

N
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1 inch = 500 feet

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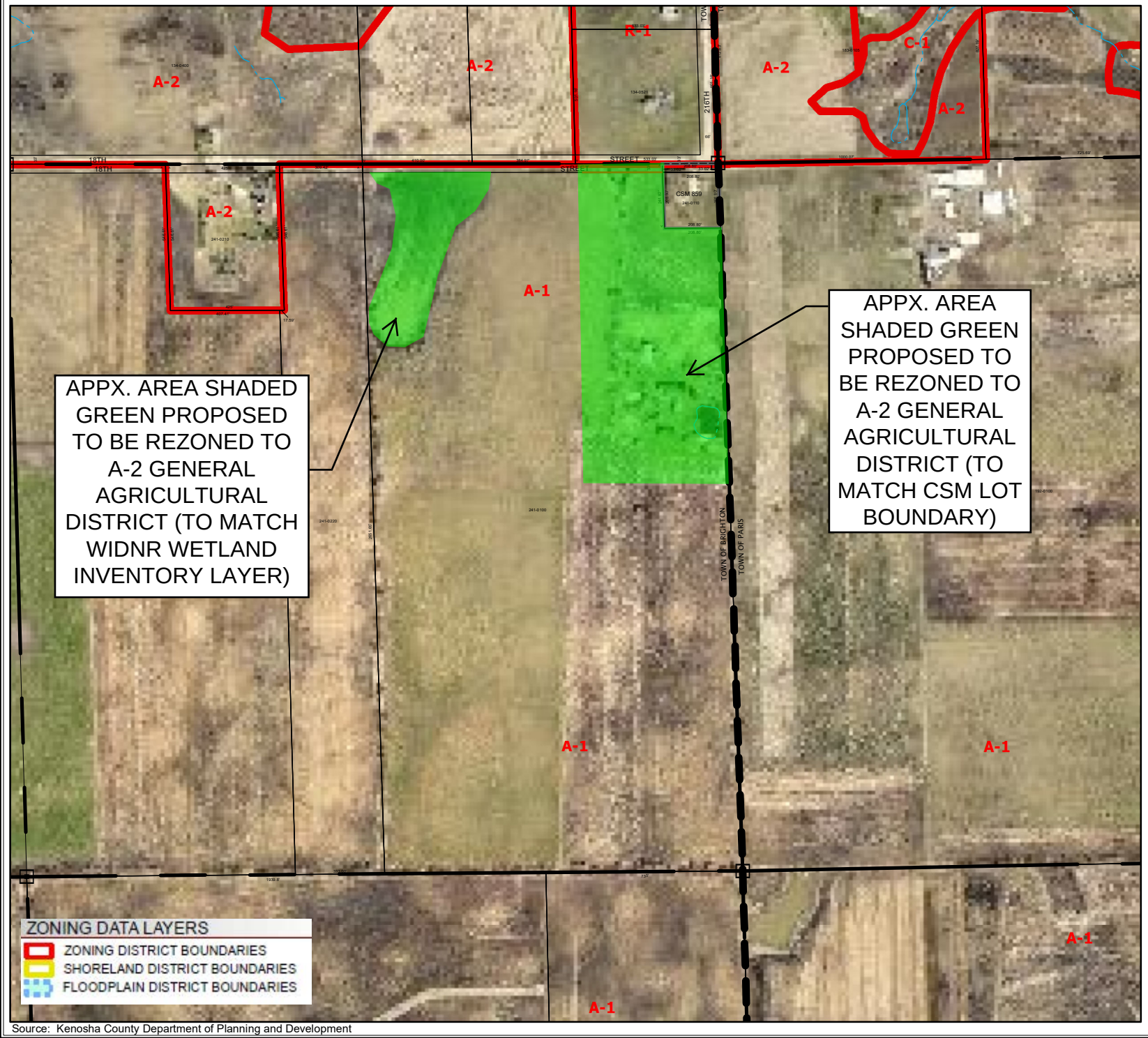

Source: Kenosha County Department of Planning and Development

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

PROPOSED ZONING CLASSIFICATIONS

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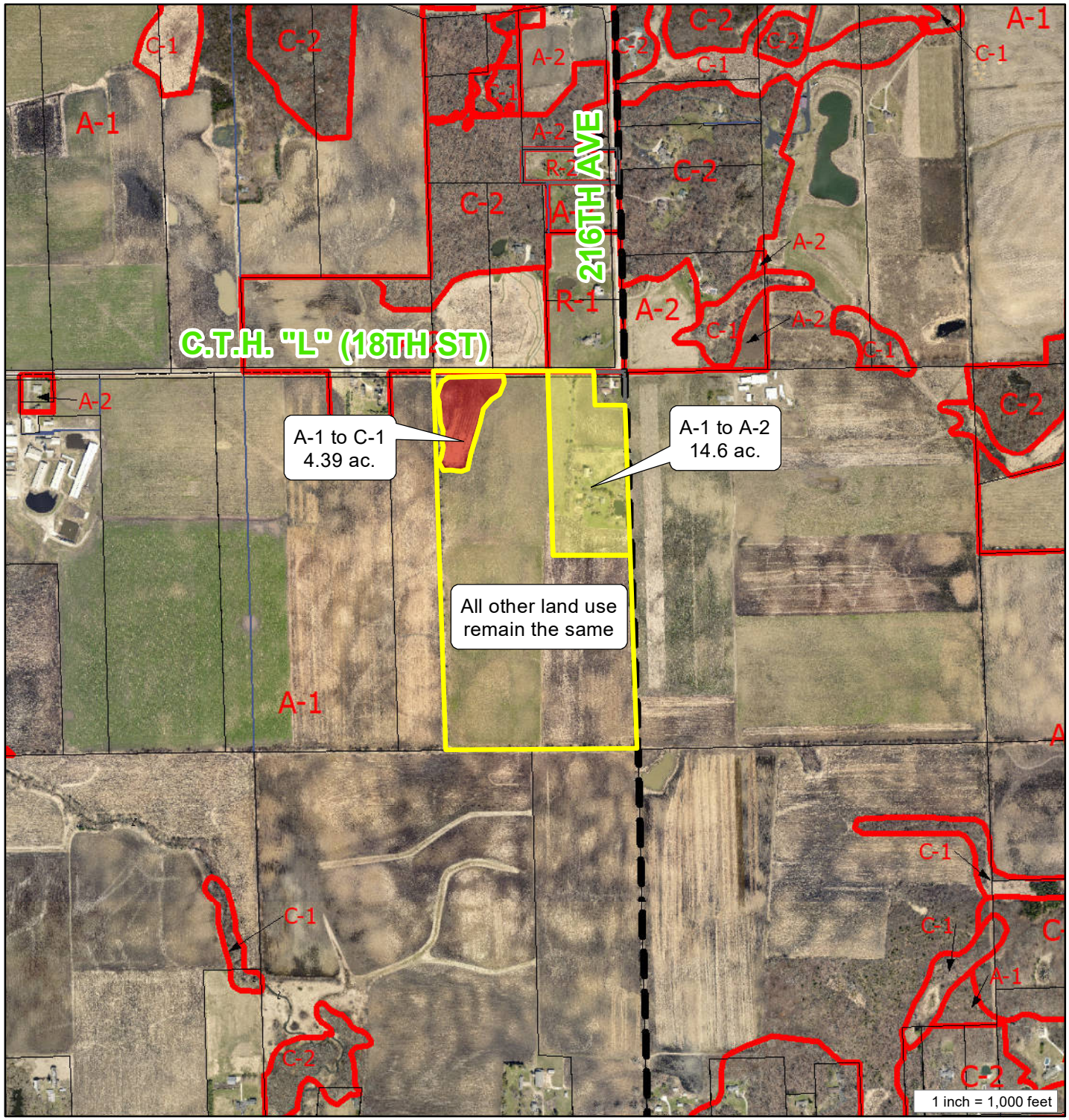


Marino Family Rezoning.mxd

REZONING SITE MAP

PETITIONER(S):
Anthony and Margaret Marino Family
Limited Partnership (Owner)
Nancy Wagner (Agent)

LOCATION: NE 1/4 of Section 24
Town of Brighton

TAX PARCEL(S): #30-4-220-241-0100

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist.

KENOSHA COUNTY
CONSERVATION · PLANNING · DEVELOPMENT

January 2013

COUNTY OF KENOSHA
Department of Planning and Development

RECEIVED
SEP 10 2020
Kenosha County
Planning and Development

RECEIVED
SEP 10 2020
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

Applicant is: ☑ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: Anthony R. & Margaret M. Marino Date _____

Mailing Address: PO Box 873 Phone # _____

New Munster WI 53152 Phone # _____

Tax Parcel Number(s): 30-4-220-241-0100

Acreage of Project: Appx. 15 acres

Location of Property (including legal description):

See attached draft certified survey map document.

Subdivision/Development Name (if applicable): _____

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

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

Present "Farmland Protection" and "Non-Farmed Wetland".

Proposed "Farmland Protection", "General Agricultural & Open Land" and "Non-Farmed Wetland".

Present Use(s) of Property: One single-family residence, associated farm buildings and farmland.

Proposed Use(s) of Property: To subdivide residence and farm buildings off on an appx. 15-acre parcel.

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:

Anthony R Marino

Property Owner's Signature Date

Margaret M. Marino

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature Date

Developer's Signature Date

CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BRIGHTON, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER/SUBDIVIDERS: ANTHONY AND MARGARET MARINO
P.O. BOX 873
NEW MUNSTER, WI 53152

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
262-767-0225
JOB NO. 10210-CSM

LEGAL DESCRIPTION:

BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89°56'18" WEST (RECORDED AS SOUTH 89°56'20" WEST) ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION 208.80 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01°58'53" EAST (RECORDED AS SOUTH 02°00'10" EAST) 241.82 FEET; THENCE NORTH 89°56'18" EAST (RECORDED AS NORTH 89°56'20" EAST) 208.80 FEET; THENCE SOUTH 01°58'53" EAST (RECORDED AS SOUTH 01°59'19" EAST) 1161.81 FEET; THENCE SOUTH 89°56'18" WEST 508.80 FEET; THENCE NORTH 01°58'53" WEST 1403.63 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION; THENCE NORTH 89°56'18" EAST ALONG SAID NORTH LINE 300.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 15.23 ACRES OF LAND MORE OR LESS. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE NORTH 33 FEET THEREOF FOR STREET PURPOSES (18TH STREET).

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF ANTHONY AND MARGARET MARINO, AS OWNERS, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT, 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 SEPTEMBER, 2020.

ROBERT J. WETZEL S-1778

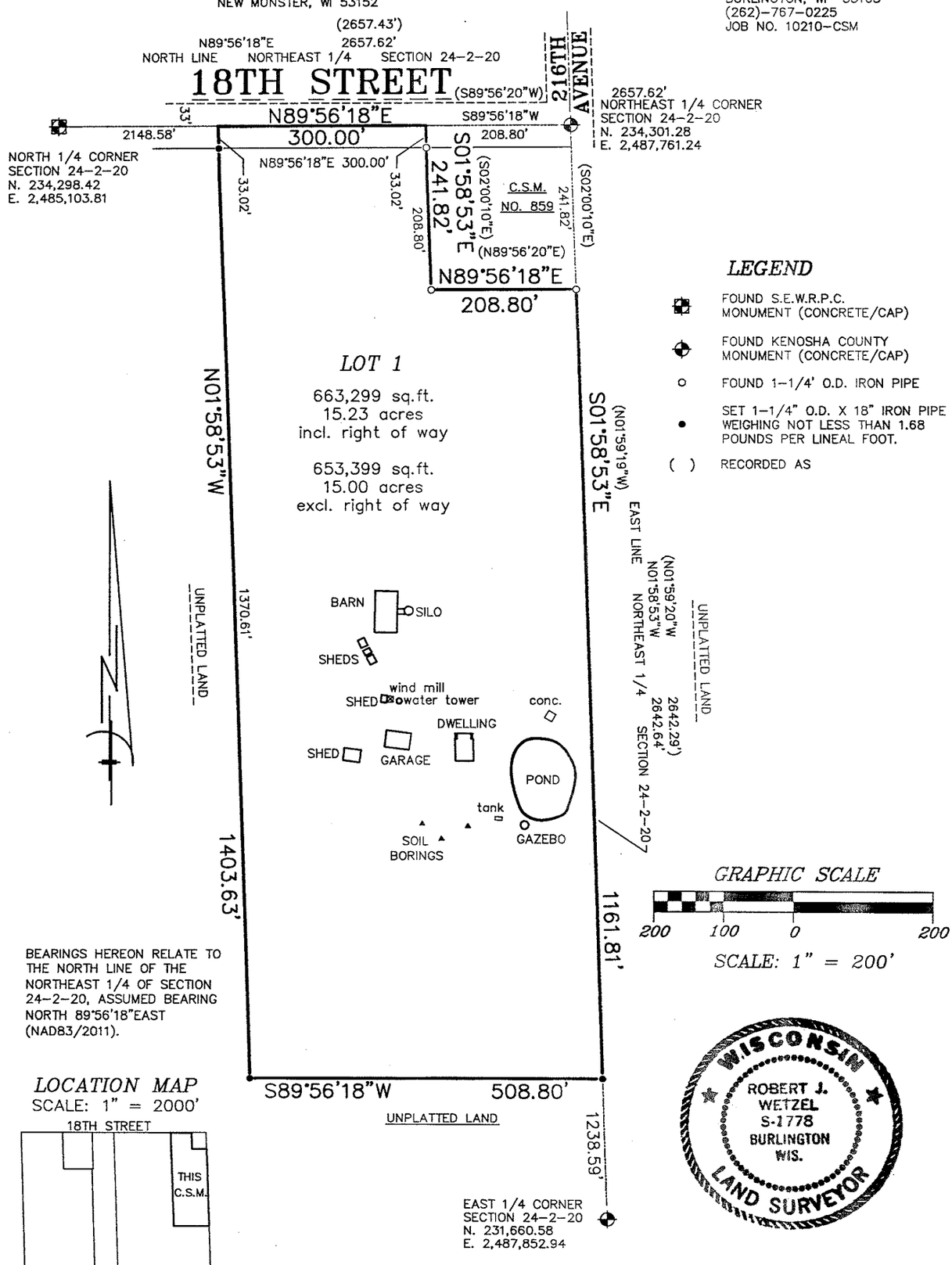
WISCONSIN
ROBERT J. WETZEL
S-1778
BURLINGTON
WIS.
LAND SURVEYOR

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BRIGHTON, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

PREPARED FOR: ANTHONY AND MARGARET MARINO
PO BOX 873
NEW MUNSTER, WI 53152

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 10210-CSM



LEGEND

- FOUND S.E.W.R.P.C. MONUMENT (CONCRETE/CAP)
- FOUND KENOSHA COUNTY MONUMENT (CONCRETE/CAP)
- ○ FOUND 1-1/4' O.D. IRON PIPE
- ● SET 1-1/4" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- ( ) RECORDED AS

GRAPHIC SCALE

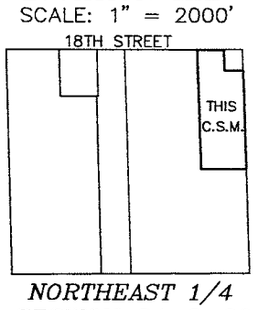
200 100 0 200

SCALE: 1" = 200'

BEARINGS HEREON RELATE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24-2-20, ASSUMED BEARING NORTH 89°56'18"EAST (NAD83/2011).

LOCATION MAP

SCALE: 1" = 2000'



NORTHEAST 1/4 SECTION 24-2-20

WISCONSIN
ROBERT J. WETZEL
S-1778
BURLINGTON WIS.
LAND SURVEYOR

ROBERT J. WETZEL S-1778
SEPTEMBER 4, 2020

SHEET 2 OF 3

THIS INSTURMENT DRAFTED BY MEGAN L. THEUNE-BAILLARGEON.

CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, 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, ANTHONY AND MARGARET MARINO, 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 FOLLOWING FOR APPROVAL: TOWNSHIP OF BRIGHTON, AND KENOSHA COUNTY, WISCONSIN.

_____ _____

ANTHONY MARINO MARGARET MARINO

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF _____,202 , THE ABOVE NAMED ANTHONY AND MARGARET MARINO, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____

NOTARY PUBLIC
MY COMMISSION EXPIRES:

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 _____, 202 .

_____

DANIEL GASCHKE 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 _____, 202 .

_____ _____

SUSAN CRANE CHAIRWOMAN LINDA PERONA TOWN CLERK

DATED THIS 4TH DAY OF SEPTEMBER, 2020.

_____

ROBERT J. WETZEL S-1778

WISCONSIN
ROBERT J. WETZEL
S-1778
BURLINGTON
WIS.
LAND SURVEYOR