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JUN 24 2020

Kenosha County  
Planning and Development

# COUNTY OF KENOSHA

Department of Planning and Development

January 2013

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JUN 24 2020

Kenosha County  
Deputy County Clerk

## LAND DIVISION APPLICATION

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: Jeffrey Schmeckel Date 5-29-2020

Mailing Address: 275 248th Avenue Phone # 262-210-2302

Kansasville WI 53139-9627 Phone # \_\_\_\_\_

Tax Parcel Number(s): 30-4-220-022-0200

\_\_\_\_\_ Acreage of Project: Appx. 18 acres

Location of Property (including legal description):

See attached draft certified survey map document.

Subdivision/Development Name (if applicable): Not applicable.

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



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

Present "Farmland Protection" and "PEC"

Proposed "Farmland Protection", "Rural Residential" and "PEC"

Present Use(s) of Property: FARMING

Proposed Use(s) of Property: FARMING

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

5-29-2020  
Date

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

\_\_\_\_\_  
Date

REQUIRED APPLICABLE SIGNATURES:

  
Applicant's Signature

5/-29/2020  
Date

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

\_\_\_\_\_  
Date



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.

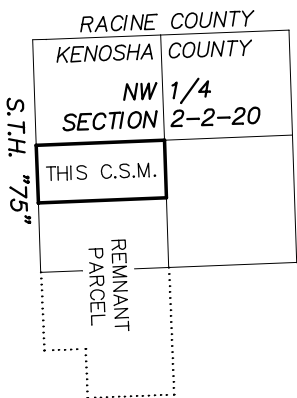
Source: Kenosha County Department of Planning and Development

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

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

LOCATION MAP

SCALE: 1' = 2000'



LEGEND

- FOUND 1" O.D. IRON PIPE
- SET 1-5/16" O.D. x 18" LONG IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- SOIL BORING

PROPERTY OWNER:  
JEFFREY SCHMECKEL  
275 248th AVENUE  
KANSASVILLE, WI 53139

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

NOTE: THIS LOT IS HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "75", EXCEPT BY THE EXISTING ACCESS POINT/DRIVEWAY DEPICTED HEREON; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS. AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY FURTHER ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY FURTHER ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE."

UNPLATTED LAND

UNPLATTED LAND

NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 2-2-20 PER FOUND MONUMENTATION  
N87°41'47"E 1335.48'

NOTE: "NO NEW IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE FOR S.T.H. "75". IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT."

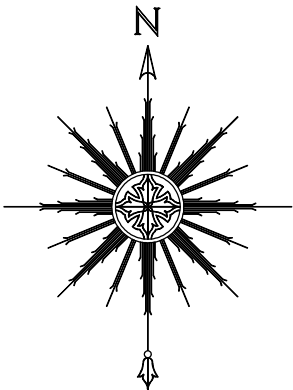
LOT 1  
781,329 sq. ft.  
17.94 acres  
excluding right-of-way

NOTE: THERE IS AN EXISTING SEPTIC SYSTEM ON THE PROPERTY, WHICH IS APPARENTLY CONSIDERED FAILING. THE WISCONSIN DEPARTMENT OF TRANSPORTATION, OR ITS ASSIGNS, MAY NEED TO MAKE A DETERMINATION AS TO WHERE THEY WILL ALLOW A REPLACEMENT SEPTIC SYSTEM.

NOTE: SOIL BORINGS WERE PLOTTED FROM MEASUREMENTS OBTAINED FROM J&H SOIL TESTING AND ARE WELL WITHIN THE PROPERTY BOUNDARIES. ACTUAL LOCATIONS WILL BE MEASURED BY THIS OFFICE UPON APPROVAL OF THIS MAP, AND PLOTTED ON THE FINAL COPY TO BE FILED WITH THE REGISTER OF DEEDS OFFICE.

NOTE: "THIS LOT MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY."

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-1927). ASSUMED BEARING OF NORTH 02°01'40" WEST ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2-2-20.



0 100' 200' 400'

SCALE: 1" = 200'

THOMAS L. SATTER S-2850  
JUNE 1, 2020 JOB NO. 052003-CSM  
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

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

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

***LEGAL DESCRIPTION***

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE NORTH 02°01'40" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION 724.23 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 02°01'40" WEST ALONG SAID WEST LINE 600.00 FEET; THENCE NORTH 87°41'47" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2 PER FOUND MONUMENTATION, 1335.48 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 01°58'47" EAST ALONG SAID EAST LINE 600.00 FEET; THENCE SOUTH 87°41'47" WEST 1334.98 FEET TO THE POINT OF BEGINNING. CONTAINING 18.39 ACRES OF LAND, MORE OR LESS. DEDICATING THE WEST 33 FEET THEREOF FOR PUBLIC ROAD PURPOSES (248TH AVENUE).

***SURVEYOR'S CERTIFICATE***

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

***OWNER'S CERTIFICATE***

I, JEFFREY SCHMECKEL, AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF BRIGHTON AND KENOSHA COUNTY PLANNING, DEVELOPMENT AND EXTENSION EDUCATION COMMITTEE FOR APPROVAL.

\_\_\_\_\_  
JEFFREY SCHMECKEL                      DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

STATE OF WISCONSIN)  
COUNTY OF KENOSHA)   SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2020, THE ABOVE NAMED JEFFREY SCHMECKEL, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

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

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

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

***CONSENT OF CORPORATE MORTGAGEE***

COMPEER FINANCIAL, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE HEREIN DESCRIBED LANDS, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS AS DESCRIBED AND REPRESENTED ON THIS MAP AND DOES CONSENT TO THE CERTIFICATE OF JEFFREY SCHMECKEL, OWNER OF SAID LANDS.

IN WITNESS WHEREOF, THE SAID COMPEER FINANCIAL, HAS CAUSED THESE PRESENTS TO BE SIGNED BY:

\_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE, AND

COUNTERSIGNED BY \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE, AT

\_\_\_\_\_, WISCONSIN AND ITS CORPORATE SEAL TO BE AFFIXED HEREON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

STATE OF WISCONSIN)  
COUNTY OF KENOSHA) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2020, THE ABOVE NAMED AUTHORIZED REPRESENTATIVES OF COMPEER FINANCIAL, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

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

***TOWN OF BRIGHTON APPROVAL***

THIS CERTIFIED SURVEY MAP WAS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF BRIGHTON ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

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

***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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
COMMITTEE CHAIRPERSON

\_\_\_\_\_  
THOMAS L. SATTER S-2850  
JUNE 1, 2020 JOB NO. 052003-CSM  
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER