



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): 30-4-220-324-0100

_____ 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 sewerYes () No (☒)

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

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

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

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

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Property Owner's Signature



Date

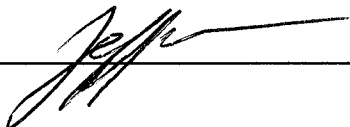
8-28-2020

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.



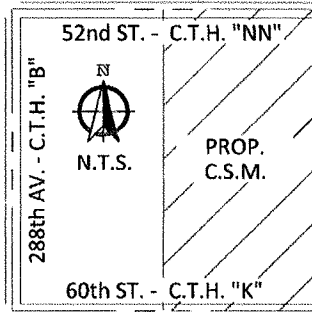
0' 400'
SCALE 1"=400'



RECORDING DATA

N.L. SE 1/4 SEC. 32-2-20
N 88°18'39" E 2655.18
N 88°18'39" E 1327.59
NW COR. SE 1/4
SEC. 32-2-20
N 220,460.01
E 2,464,297.61

LOCATION MAP



SE 1/4 SEC. 32-2-20

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

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

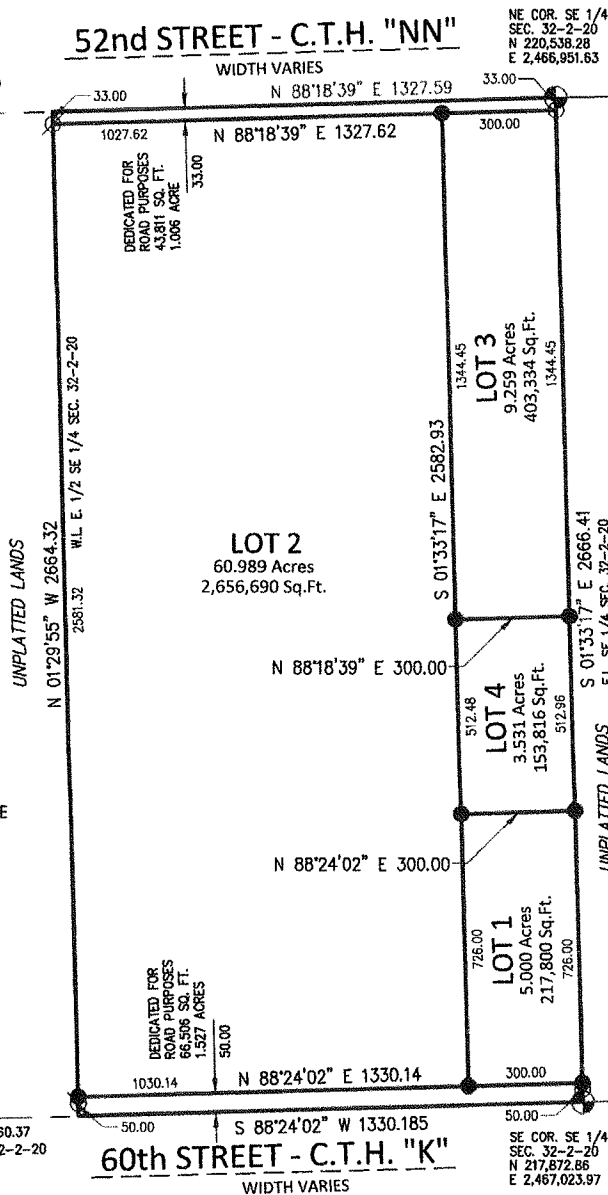
BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983/2011. THE EAST LINE OF THE
SE 1/4 OF SECTION 32-2-20 IS ASSUMED TO
BEAR S 01°33'17" E.

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

SW COR. SE 1/4
SEC. 32-2-20
N 217,798.61
E 2,464,364.64

S 88°24'02" W 1330.185
S 88°24'02" W 2660.37
S.L. SE 1/4 SEC. 32-2-20



Nielsen Madsen & Barber

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

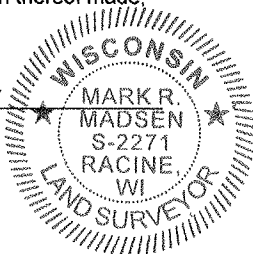
SURVEYOR'S CERTIFICATE

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



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



Nielsen Madsen & Barber

CIVIL ENGINEERS AND LAND SURVEYORS

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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.

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



Nielsen Madsen & Barber
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SHEET 3 OF 3 SHEETS