



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 Residential

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 ( )

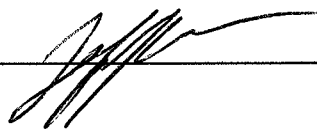
The subdivision contains shoreland/floodplain areas .....Yes ( ) No (☒)

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.

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

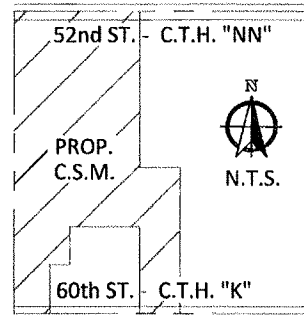
OWNER/LAND SPLITTER: HCP2, LLC  
1520 - 136th AVENUE, UNION GROVE,  
WISCONSIN 53182.

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.

### 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



- LEGEND:
- Ø 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

### SURVEYOR'S CERTIFICATE

SW 1/4 SEC. 33-2-20

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 thereon made.

August 28, 2020

*Mark R. Madsen*  
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



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 EAST.DWG  
SHEET 2 OF 3 SHEETS

**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.

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

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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2020.0025.01 - CSM EAST.DWG  
SHEET 3 OF 3 SHEETS