



# COUNTY OF KENOSHA

## Department of Planning and Development

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DEC 7 2020

January 2013

Kenosha County  
Deputy County Clerk

RECEIVED

DEC - 7 2020

Kenosha County  
Planning and Development

### 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 12/6/2020

Mailing Address: 1412 136th ave Phone # 262-206-4433

Union Grove WI 53182 Phone # \_\_\_\_\_

Tax Parcel Number(s): 30-4-220-324-0102

\_\_\_\_\_ Acreage of Project: 60.753

Location of Property (including legal description):

LOT 2 CSM# 2958 DOC#1882418 PT OF E 1/2 OF SE 1/4 SEC 32 T 2 R 20 60.753 AC

Subdivision/Development Name (if applicable): \_\_\_\_\_

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

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

Present Farmland Protection & SEC

Proposed General AG and open lan, SEC & Rural density residential

Present Use(s) of Property: Farmland & woods

Proposed Use(s) of Property: Farmland , Woods & residential homes

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



12-6-2020

Date

Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature

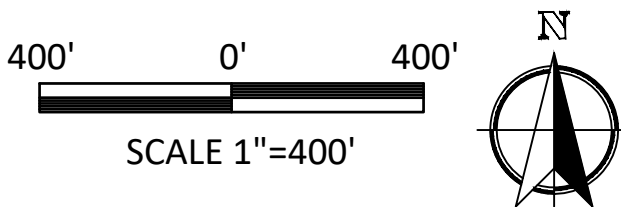
Date

Developer's Signature

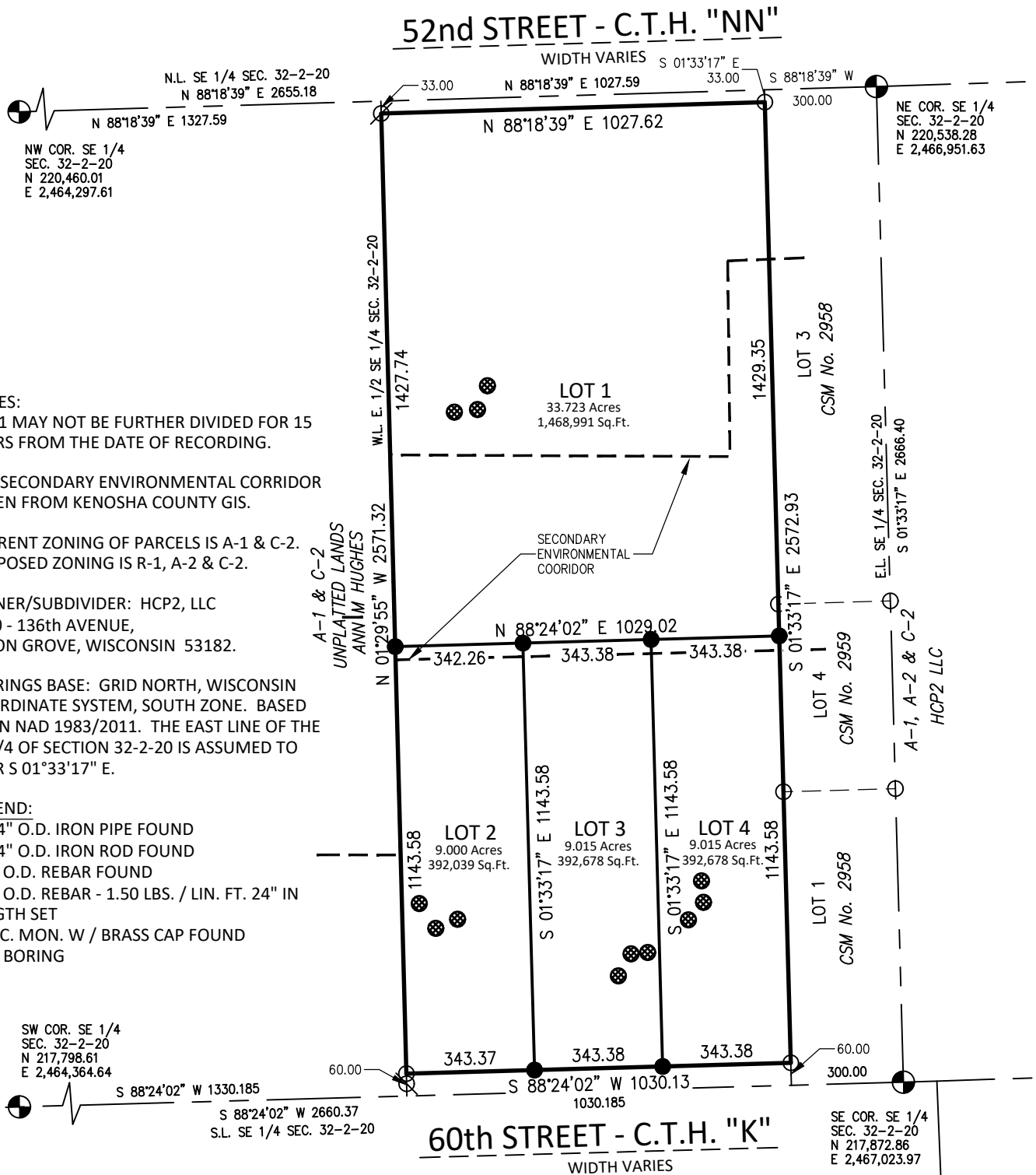
Date

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

A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 2958, BEING PART OF THE SOUTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHEAST ¼ 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



LEGEND:

- Ø 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. 24" IN LENGTH SET
- ⊙ CONC. MON. W / BRASS CAP FOUND
- ⊗ SOIL BORING



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

2020.0025.01 - CSM WEST-60 ACRE.DWG  
SHEET 3 OF 3 SHEETS

This Instrument was drafted by Mark R. Madsen December 3, 2020

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

A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 2958, BEING PART OF THE SOUTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHEAST ¼ 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: Lot 2 of Certified Survey Map No. 2958, recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on November 5, 2020, as Document No. 1882418, in the Southeast ¼ and the Northeast ¼ of the Southeast ¼ of Section 32, Township 2 North, Range 20 East of the Fourth Principal Meridian. Said land being in the Town of Brighton, County of Kenosha and State of Wisconsin. Containing 2,646,388 square feet or 60.753 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the land division ordinances for Kenosha County 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;

December 3, 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 \_\_\_\_\_ 202\_.

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



Nielsen Madsen + Barber

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STATE OF WISCONSIN       )  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_, 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 \_\_\_\_\_, 202\_.

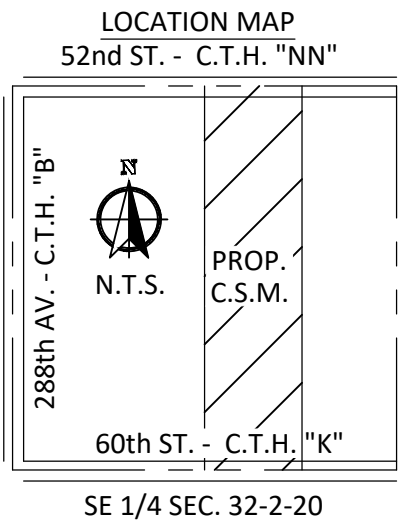
\_\_\_\_\_  
Susan Crane, Chairwoman

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 \_\_\_\_\_, 202\_.

\_\_\_\_\_  
Daniel Gaschke, Chair



Nielsen Madsen + Barber

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