



January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

DEC 13 2020

LAND DIVISION APPLICATION

DEC 13 2020

Kenosha County
Planning and Development

Kenosha County
Deputy County Clerk

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: Geoffrey Cook Date 12/12/2020

Mailing Address: 33719 Academy Road Burlington, WI 53105 Phone # 262-758-9580

_____ Phone # _____

Tax Parcel Number(s): 95-4-119-034-0400

_____ Acreage of Project: 17.51

Location of Property (including legal description):

See Attached Draft Certified Survey Map Document

Subdivision/Development Name (if applicable): _____

Existing Zoning: R-2 Proposed Zoning: R-2

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

Present R-2 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT

Proposed R-2 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT (No Change)

Present Use(s) of Property: 1 Parcel (Agriculture)

Proposed Use(s) of Property: Subdivide into 3 Parcels (Residential & Agriculture)

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:

[Signature] 12-12-20
Property Owner's Signature Date

[Signature] 12-12-2020
Property Owner's Signature Date

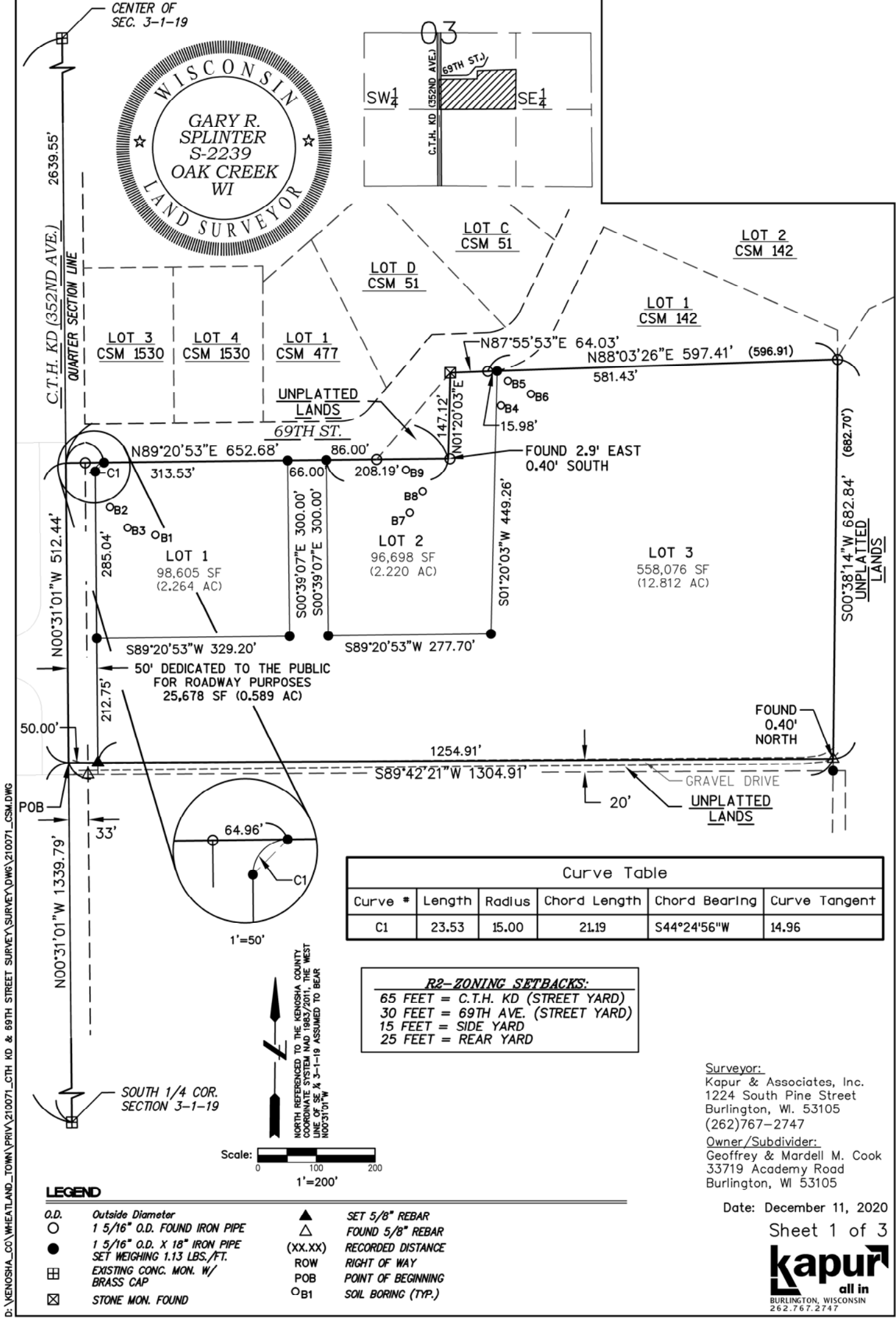
REQUIRED APPLICABLE SIGNATURES:

[Signature] 12-12-20
Applicant's Signature Date

Developer's Signature Date

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of
Section 3, Township 1 North, Range 19 East, Town of Wheatland,
Kenosha County, Wisconsin.



Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Curve Tangent
C1	23.53	15.00	21.19	S44°24'56\"W	14.96

R2-ZONING SETBACKS:
65 FEET = C.T.H. KD (STREET YARD)
30 FEET = 69TH AVE. (STREET YARD)
15 FEET = SIDE YARD
25 FEET = REAR YARD

Surveyor:
Kapur & Associates, Inc.
1224 South Pine Street
Burlington, WI. 53105
(262)767-2747
Owner/Subdivider:
Geoffrey & Mardell M. Cook
33719 Academy Road
Burlington, WI 53105

Date: December 11, 2020
Sheet 1 of 3



LEGEND

- O.D.

Outside Diameter
- 1 5/16" O.D. FOUND IRON PIPE
- 1 5/16" O.D. X 18" IRON PIPE
SET WEIGHING 1.13 LBS./FT.
- ⊞

EXISTING CONC. MON. W/
BRASS CAP
- ⊠

STONE MON. FOUND
- ▲

SET 5/8" REBAR
- △

FOUND 5/8" REBAR
- (XX.XX)

RECORDED DISTANCE
- ROW

RIGHT OF WAY
- POB

POINT OF BEGINNING
- B1

SOIL BORING (TYP.)

CERTIFIED SURVEY MAP NO . _____

Part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 3,
Township 1 North, Range 19 East, Town of Wheatland, Kenosha County, Wisconsin.

SURVEYOR’S CERTIFICATE

I, GARY R. SPLINTER, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, THE LAND DIVISIONS ORDINANCE OF THE TOWN OF WHEATLAND, AND KENOSHA COUNTY LAND DIVISION ORDINANCE, AND UNDER THE DIRECTION OF GEOFFREY AND MARDELL M. COOK, I HAVE SURVEYED, DIVIDED, AND MAPPED A CERTIFIED SURVEY MAP; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 19 EAST, TOWN OF WHEATLAND, KENOSHA COUNTY, STATE OF WISCONSIN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST 1/4 CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE NORTH 00°31’01” WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 1339.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°31’01” WEST ALONG SAID WEST LINE, 512.44 FEET; THENCE NORTH 89°20’53” EAST ALONG THE SOUTH LINE OF 69TH STREET, 652.68 FEET; THENCE NORTH 01°20’03” EAST 147.12 FEET TO SAID SOUTH LINE; THENCE NORTH 87°55’53” EAST ALONG SAID SOUTH LINE, 64.03 FEET; THENCE NORTH 88°03’26” EAST 597.41 FEET; THENCE SOUTH 00°38’14” WEST 682.84 FEET; THENCE SOUTH 89°42’21” WEST 1304.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 779,057 SQUARE FEET OR 17.885 ACRES, MORE OR LESS.
INCLUDING:
LOT 1 98,605 SQUARE FEET OR 2.264 ACRES, MORE OR LESS,
LOT 2 96,698 SQUARE FEET OR 2.220 ACRES, MORE OR LESS,
LOT 3 558,076 SQUARE FEET OR 12.812 ACRES, MORE OR LESS,
PUBLIC RIGHT OF WAY 25,678 SQUARE FEET OR 0.589 ACRE, MORE OR LESS.

DATED THIS _____ DAY OF _____.

GARY R. SPLINTER PLS, S-2239



D:\KENOSHA_CO\WHEATLAND_TOWN\PRIV\210071_CTH KD & 69TH STREET SURVEY\SURVEY.DWG 210071_CSM.DWG

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Sheet 2 of 3



CERTIFIED SURVEY MAP NO . _____

Part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 3,
Township 1 North, Range 19 East, Town of Wheatland, Kenosha County, Wisconsin.

OWNER’S CERTIFICATE OF DEDICATION

GEOFFREY AND MARDELL M. COOK, AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF WHEATLAND, KENOSHA COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS ____ DAY OF _____, 2020.

IN THE PRESENCE OF:

GEOFFREY COOK, OWNER

MARDELL M. COOK, OWNER

STATE OF WISCONSIN)
COUNTY OF KENOSHA) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2020, THE ABOVE NAMED GEOFFREY AND MARDELL M. COOK TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC _____, WISCONSIN

MY COMMISSION EXPIRES _____.

TOWN OF WHEATLAND TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF WHEATLAND ON THIS ____ DAY OF _____, 2020.

SHEILA SIEGLER, TOWN CLERK

WILLIAM GLEMBOCKI, TOWN CHAIRMAN

KENOSHA COUNTY PLANNING, DEVELOPMENT, & EXTENSION EDUCATION COMMITTEE APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE KENOSHA COUNTY PLANNING, DEVELOPMENT, & EDUCATION EXTENSION COMMITTEE ON THIS ____ DAY OF _____, 2020.

ERIN DECKER, CHAIRMAN

D:\KENOSHA_CO\WHEATLAND_TOWN\PRIV\210071_CTH_KD & 69TH STREET SURVEY\SURVEY.DWG\210071_CSM.DWG

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