



January 2013

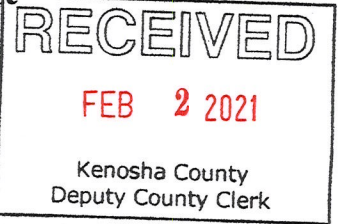
COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

FEB - 2 2021

LAND DIVISION APPLICATION



Kenosha County

Planning and Development

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: Craig S. Tripp & Lori M. Schuttenhelm Date _____

Mailing Address: 5808 352nd Avenue Phone # 262-945-9241
Wheatland WI 53105 Phone # 414-465-7700

Tax Parcel Number(s): 95-4-219-343-0900

_____ Acreage of Project: Appx. 37.5 acres

Location of Property (including legal description):

See attached draft certified survey map document.

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

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

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

Present "Suburban-Density Residential" and "SEC".

Proposed "Suburban-Density Residential" and "SEC". (no change)

Present Use(s) of Property: 1890-built s.f. residence w/ multiple detached accessory buildings.

Proposed Use(s) of Property: To subdivide into 4 parcels (3 of which are new vacant, buildable lots).

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:

Craig J. Smith 1/15/21
Property Owner's Signature Date

How M. Schuttelhelm 1/15/21
Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

Craig J. Smith 1/15/21
Applicant's Signature Date

Developer's Signature Date

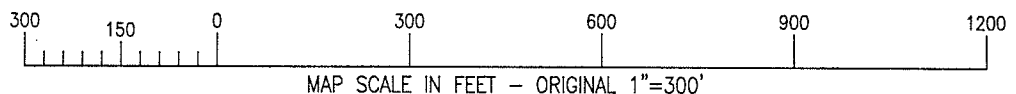
CERTIFIED SURVEY MAP NO. _____

SOILS: Ac, BnB, CcB, CcC2, DrA, Ht, & Ph

WISCONSIN STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
S. LINE OF THE SW 1/4 OF
SECTION 34-2-19 BEARS
N 88°36'56" E

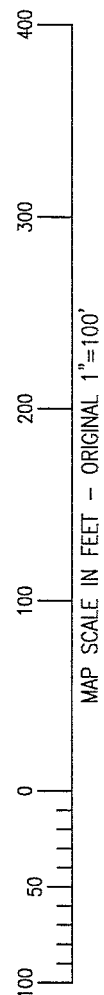
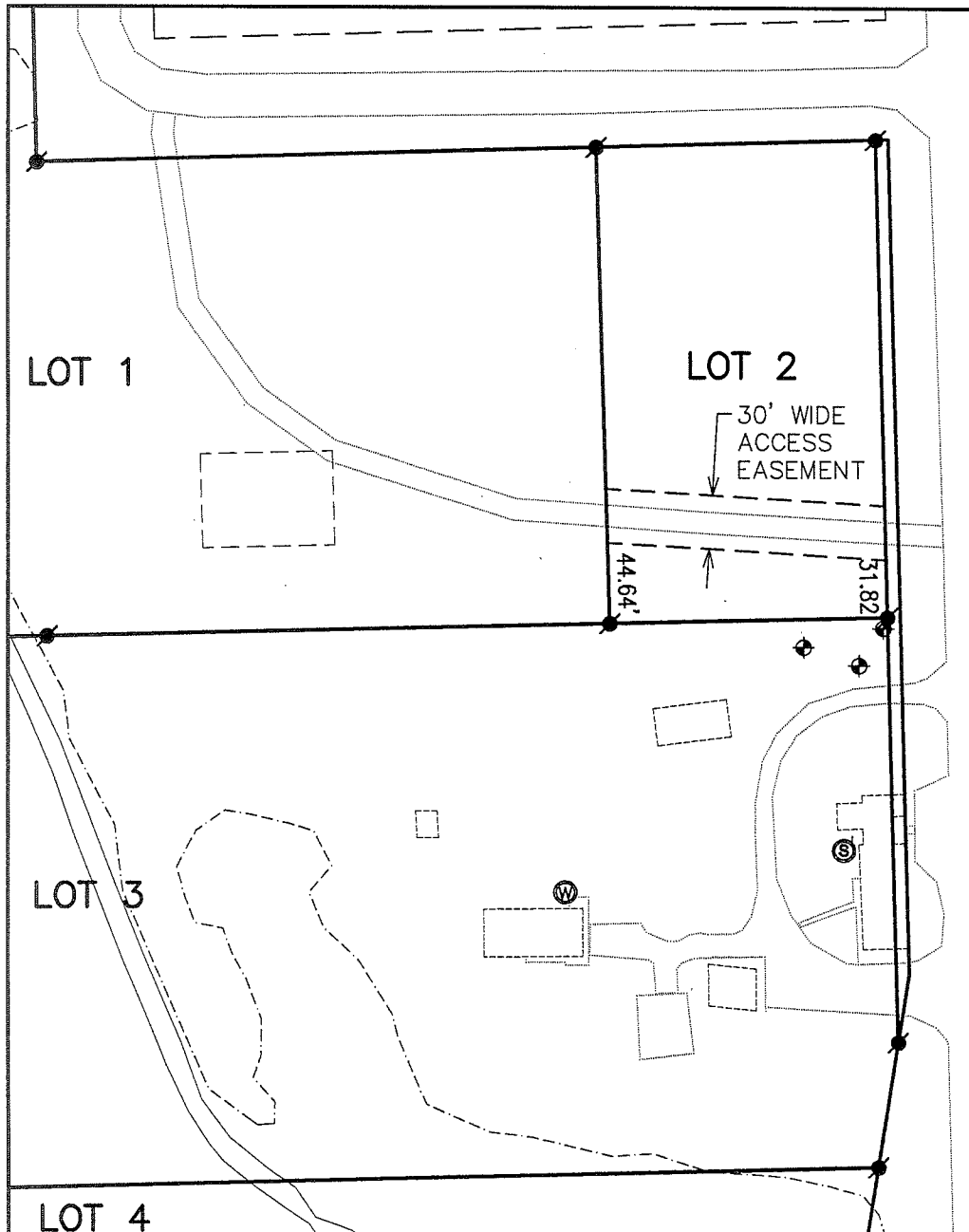


SHEET 1 OF 4 SHEETS



PART OF THE NE 1/4 & SE 1/4 OF THE SW
1/4 OF SECTION 34, TOWN 2 NORTH, RANGE
19 EAST, KENOSHA COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____



LINE	BEARING	DISTANCE
L1	S 01°23'28" E	183.00'
L2	N 88°24'01" E	300.00'
L3	N 88°20'54" E	466.10' {466'}
L4	S 01°26'52" E	458.80'
L5	S 01°26'52" E	496.32'
L6	S 01°39'06" E	261.77'
L7	S 09°06'50" W	311.02'
L8	S 01°26'52" E	99.91' {99.90'}
L9	S 49°39'13" E	383.09'
L10	N 88°36'56" E	176.87'

LEGEND

- = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- = FOUND IRON REBAR STAKE, 3/4" DIA.
- ▣ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS/ALUMINUM CAP
- ⦿ = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- Ⓢ = SEPTIC LID LOCATED
- Ⓦ = WELL LOCATED
- ⊕ = SOIL TEST BORING LOCATED
- ▭ = BUILDING LOCATED
- = APPARENT WETLAND BOUNDARY PER FLAGS LOCATED
- {XXX} = RECORDED AS

PART OF THE NE 1/4 & SE 1/4 OF THE SW
1/4 OF SECTION 34, TOWN 2 NORTH, RANGE
19 EAST, KENOSHA COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF CRAIG S. TRIPP AND LORI M. SCHUTTENHELM, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE TOWN OF WHEATLAND AND THE LAND DIVISION ORDINANCE FOR KENOSHA COUNTY, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:
PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 19 EAST, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SECTION 34, TOWN 2 NORTH, RANGE 19 EAST; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, N 88DEG 36MIN 56SEC E, 1324.87 FEET TO THE POINT OF BEGINNING; THENCE N 01DEG 17MIN 59SEC W, 1578.28 FEET TO AN IRON PIPE STAKE; THENCE N 88DEG 17MIN 24SEC E, 521.97 FEET TO AN IRON PIPE STAKE; THENCE S 01DEG 23MIN 28SEC E, 183.00 FEET; THENCE N 88DEG 24MIN 01SEC E, 300.00 FEET TO THE WESTERLY RIGHT OF WAY BOUNDARY OF 353RD AVENUE; THENCE ALONG SAID AVENUE, S 01DEG 26MIN 16SEC E, 537.03 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF 57TH STREET; THENCE ALONG SAID STREET, N 88DEG 20MIN 54SEC E, 466.10 FEET TO THE WESTERLY RIGHT OF WAY BOUNDARY OF COUNTY TRUNK HIGHWAY "KD"; THENCE ALONG SAID HIGHWAY, S 01DEG 26MIN 52SEC E, 458.80 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 09DEG 06MIN 50SEC W, 311.02 FEET TO AN IRON REBAR STAKE; THENCE S 01DEG 26MIN 52SEC E, 99.91 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG SAID SOUTH LINE, S 88DEG 36MIN 56SEC W, 1234.86 FEET TO THE POINT OF BEGINNING. CONTAINING 1,635,106 SQUARE FEET (37.54 ACRES) OF LAND, MORE OR LESS.

DATED: FEBRUARY 1, 2021


CHRISTOPHER A. HODGES PLS 2760



OWNER'S CERTIFICATE

AS OWNERS WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE TOWN OF WHEATLAND AND KENOSHA COUNTY.

CRAIG S. TRIPP OWNER _____

_____ DATED

LORI M. SCHUTTENHELM OWNER _____

_____ DATED

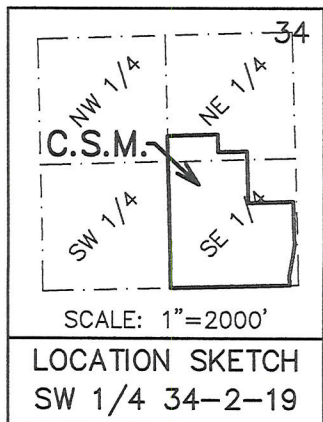
STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED CRAIG S. TRIPP AND LORI M. SCHUTTENHELM TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____, _____

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 10244
DATE: 02/01/2021
SHEET 3 OF 4 SHEETS



PART OF THE NE 1/4 & SE 1/4 OF THE SW
1/4 OF SECTION 34, TOWN 2 NORTH, RANGE
19 EAST, KENOSHA COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

TOWN OF WHEATLAND APPROVAL

APPROVED BY THE TOWN OF WHEATLAND, WISCONSIN ON THIS _____ DAY OF _____, 2021.

AUTHORIZED SIGNATURE FOR THE TOWN OF WHEATLAND

KENOSHA COUNTY APPROVAL

APPROVED BY KENOSHA COUNTY, WISCONSIN ON THIS _____ DAY OF _____, 2021.

AUTHORIZED SIGNATURE FOR KENOSHA COUNTY