



January 2013

# COUNTY OF KENOSHA

## Department of Planning and Development



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### 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: Jerome N. Fliess Date 05-04-2021

Mailing Address: 422 144th Avenue Phone # 262-497-9415

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

Tax Parcel Number(s): 45-4-221-023-0100

\_\_\_\_\_ Acreage of Project: Appx. 120 acres

Location of Property (including legal description):

See attached certified survey map.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Subdivision/Development Name (if applicable): Not applicable

Existing Zoning: A-1 Proposed Zoning: A-1, R-2, PUD Overlay

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

Present "Farmland Protection"

Proposed "Farmland Protection" and "Suburban-Density Residential"

Present Use(s) of Property: (2) single-family residences, numerous misc. ag. buildings & farm field.

Proposed Use(s) of Property: To create one new vacant buildable appx. 2-acre parcel in northeast corner.

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:

Jerome N. Felsen  
Property Owner's Signature

5-12-21  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

REQUIRED APPLICABLE SIGNATURES:

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Developer's Signature

\_\_\_\_\_  
Date

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

THE NORTHEAST QUARTER, NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE 4th PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

OWNER:

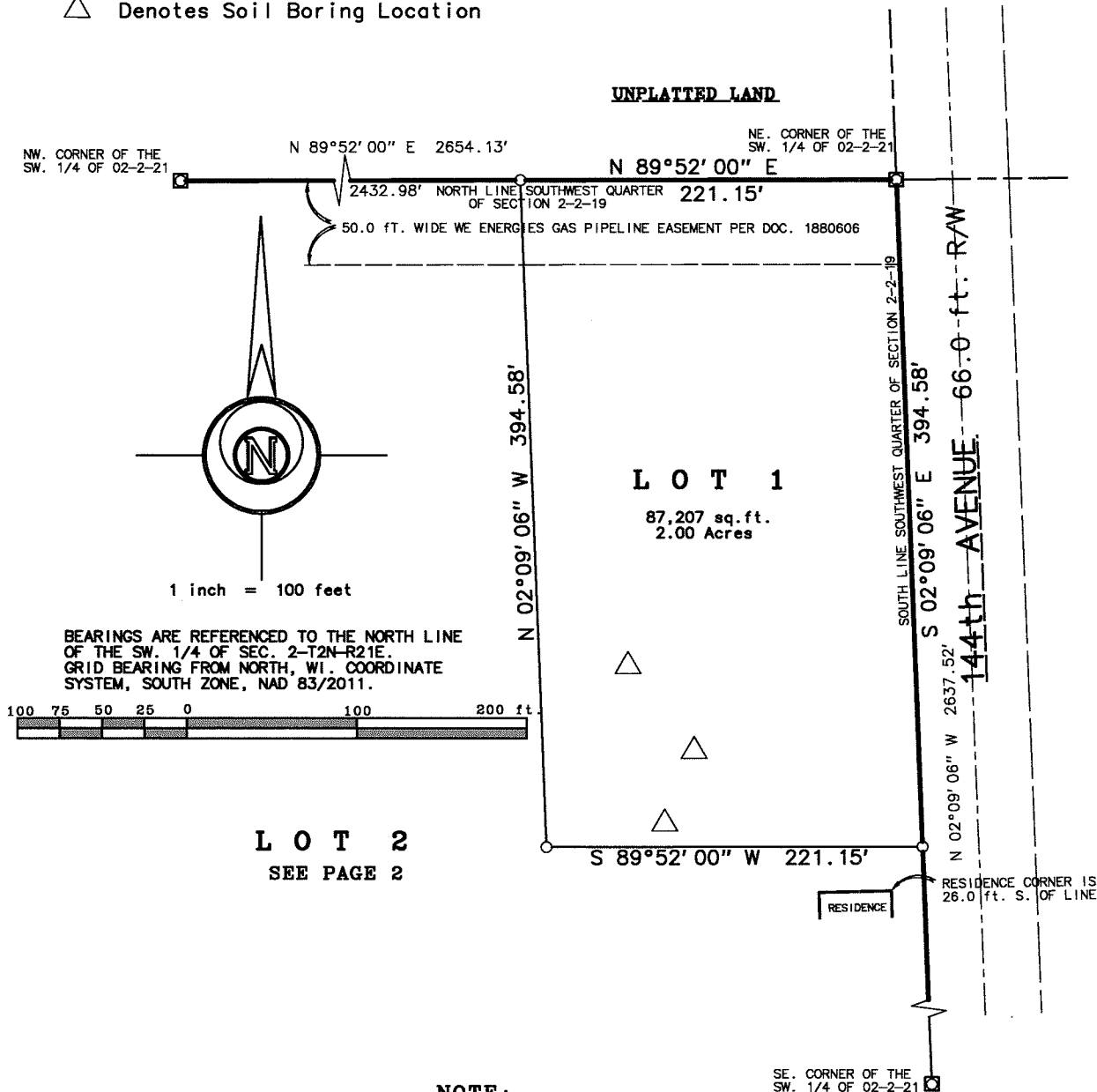
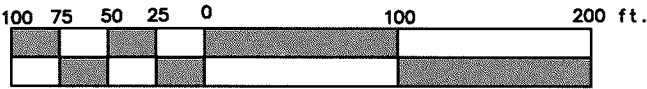
Jerome N. Fliess  
422 144th Avenue  
Union Grove, WI. 53182

SURVEYOR:

AMBIT LAND SURVEYING  
8120 - 312th Avenue  
Wheatland, WI. 53105  
262-537-4874  
ambit@tds.net

LEGEND:

- Denotes Iron Pipe Set, 1 inch x 18 inches Weight 1.13 lbs./ft.
- ☒ Denotes a Found U.S. Public Land Survey Corner, 6 inch x 6 inch Concrete Monument With Brass Cap
- △ Denotes Soil Boring Location



**NOTE:**

Developer and future lot owners understand and acknowledge that the Town of Paris is an agricultural and rural community, meaning that any residence in the Town is likely to be located in close proximity to one or more existing or future land uses, the externalities of which may impact on residential life. Such externalities may include, but are not limited to, the noises, lights, traffic, and/or odors affiliated with agriculture, animal husbandry, active landfill operations, a gun range, the Great Lakes Dragaway, and a proposed large scale solar farm, among other potentially obtrusive land uses. Developer and lot owners are also advised to familiarize themselves with the provisions of Wisconsin's Right to Farm law, Wis. Stat. 823.08, and other statutory protections afforded to existing uses.

THE NORTHEAST QUARTER, NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE 4th PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

- Denotes Iron Pipe Set, 1 inch x 18 inches Weight 1.13 lbs./ft.
- Denotes a Found U.S. Public Land Survey Corner, 6 inch x 6 inch Concrete Monument With Brass Cap



## UNPLATTED LANDS



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

THE NORTHEAST QUARTER, NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 21 EAST OF THE 4th PRINCIPAL MERIDIAN, TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE:

I, Mark A. Bolender, Wisconsin Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped the Northeast Quarter, the Northwest Quarter, and part of the Southwest Quarter and Southeast Quarter of the Southwest Quarter of Section 2, Township 2 North, Range 21 East of the 4th Principal Meridian, Town of Paris, Kenosha County, Wisconsin, described as follows:

BEGINNING at the northwest corner of the Southwest Quarter of said Section 2; THENCE North 89 degrees 52 minutes 00 seconds East along the north line of said Southwest Quarter 2654.13 feet to the northeast corner of said Southwest Quarter; THENCE South 02 degrees 09 minutes 06 seconds East along the east line of said Southwest Quarter 1961.69 feet to the north line of the South 41 acres of said Southwest Quarter; THENCE South 89 degrees 27 minutes 44 seconds West parallel with the South line of said Southwest Quarter 2645.46 feet to the west line of said Southwest Quarter; THENCE North 02 degrees 23 minutes 01 seconds West along the west line of said Southwest Quarter 1980.79 feet to the POINT OF BEGINNING. The parcel of land contains 119.84 acres, more or less.

That I have made such survey, land division, and map by the direction of Jerome N. Fliess, owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and this division thereof.

That I have fully complied with provisions of s. 238.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Paris, Kenosha County, Wisconsin in surveying, dividing and mapping the same.

\_\_\_\_\_  
Mark A. Bolender, WI. P.L.S. S – 1784  
Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

PARIS TOWN BOARD APPROVAL CERTIFICATE  
Approved by the Town Board of Paris, Kenosha County, Wisconsin,  
on this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
John Holloway – Chairman  
\_\_\_\_\_  
Diana Coughlin – Clerk

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL  
STATE OF WISCONSIN  
COUNTY OF KENOSHA

This Certified Survey Map was hereby approved by the Kenosha County Planning, Development  
and Extension Education Committee on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairperson – Erin Decker