



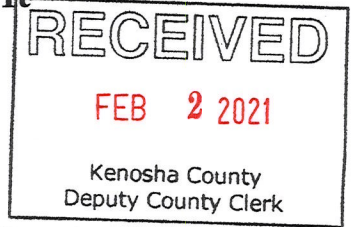
# COUNTY OF KENOSHA

## 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 sewer .....Yes ( ) No ()


The subdivision abuts a county trunk highway .....Yes () No ( )

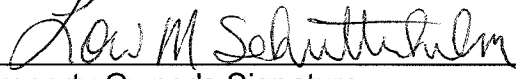
The subdivision contains shoreland/floodplain areas .....Yes () No ( )

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:

 1/15/21  
Property Owner's Signature Date

 1/15/21  
Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

 1/15/21  
Applicant's Signature Date

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

**FARRIS, HANSEN & ASSOC. INC.**

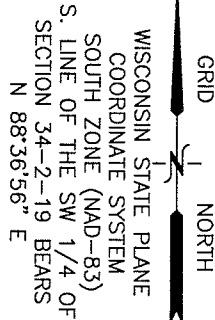
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

7 RIDGWAY COURT- P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 PHONE (262) 723-2098  
 FAX (262) 723-5886

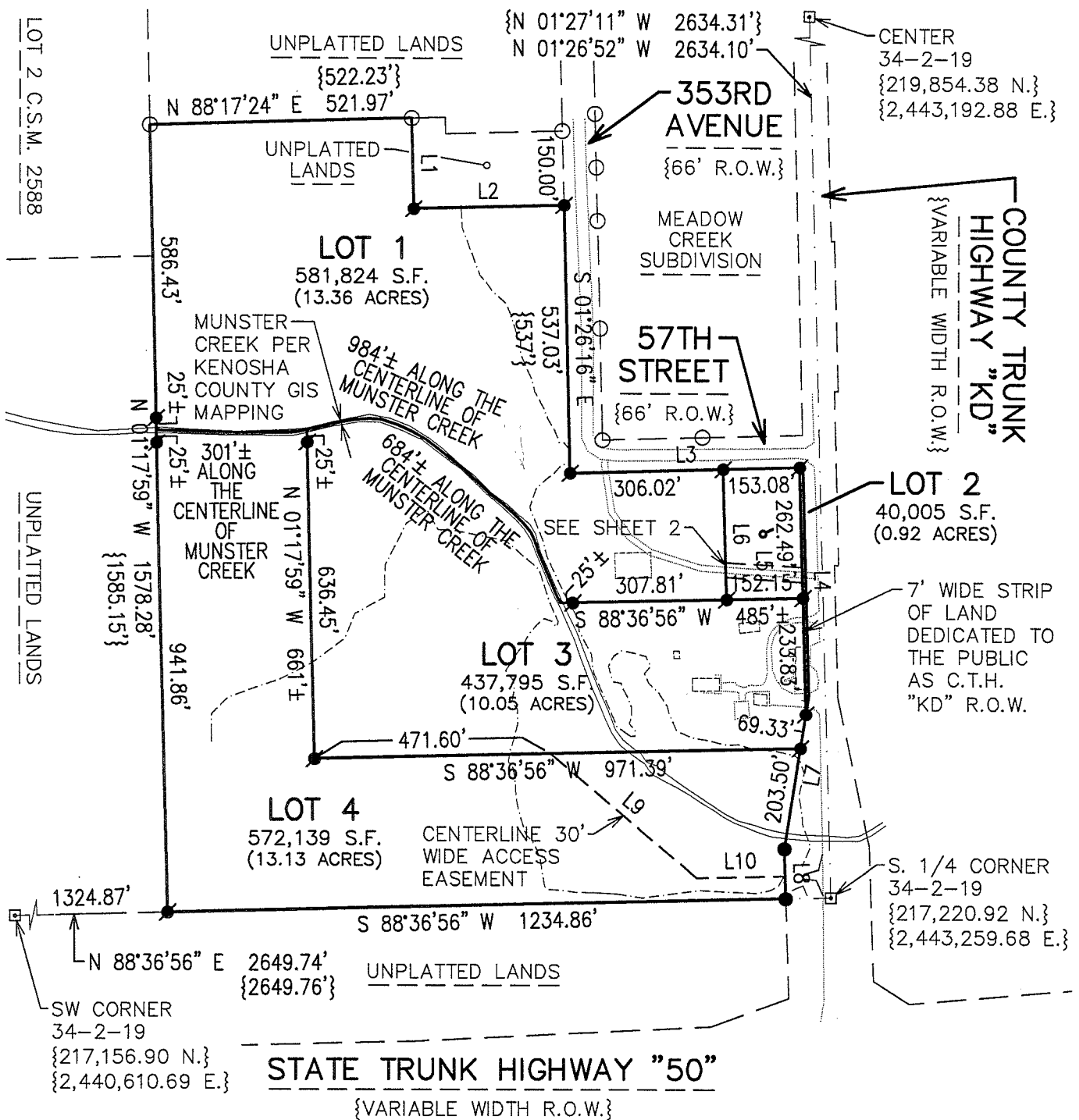
OWNER: CRAIG S. TRIPP & LORI M. SCHUTTENHELM  
 5808 352ND AVENUE  
 WHEATLAND, WI 53105

ZONING: A-2 & C-1

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



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

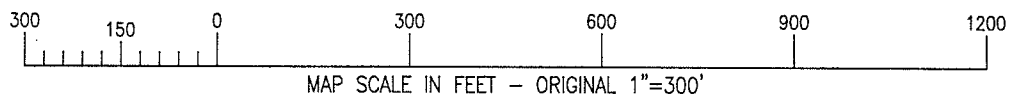


NOTE: SEE SHEET 2 FOR LEGEND, LINE DATA TABLE, ETC.

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. HODGES

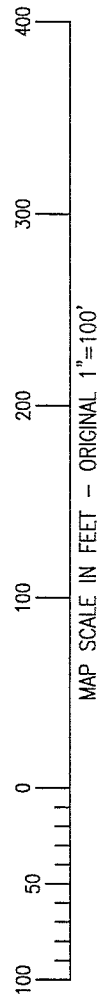
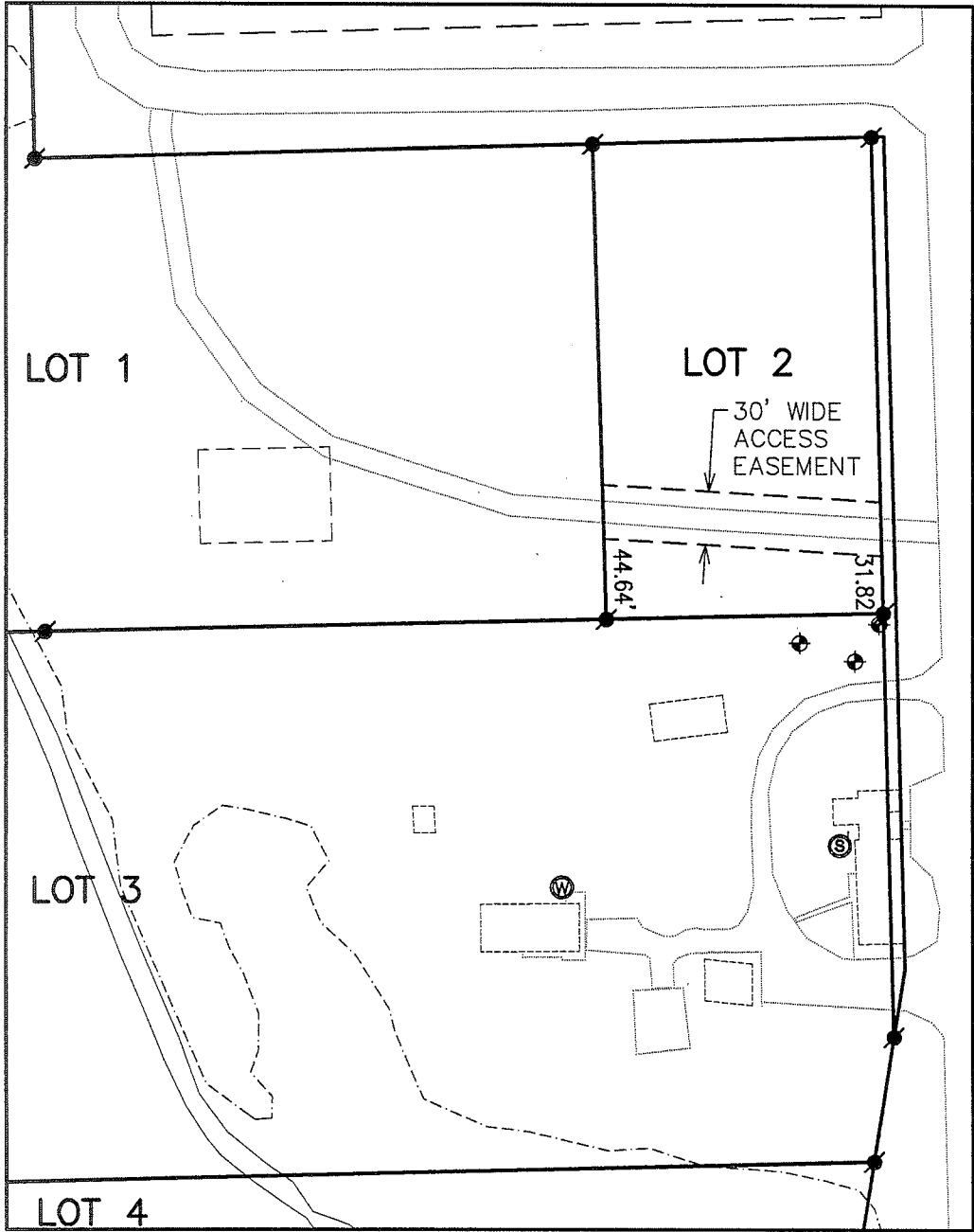
PROJECT: 10244  
 DATE: 02/02/2021

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

THIS INSTRUMENT DRAFTED  
BY CHRISTOPHER A. HODGES  
PROJECT: 10244  
DATE: 02/02/2021  
SHEET 2 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. \_\_\_\_\_

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*

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

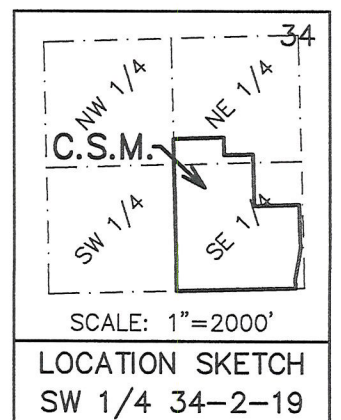
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

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