



COUNTY OF KENOSHA

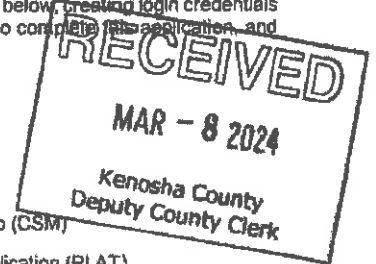
Division of Planning & Development

19600 75th Street, Suite 185-3
 Bristol, WI 53104-9772
 Phone: (262) 857-1895
 Fax: (262) 857-1920

KENOSHA COUNTY DEVELOPMENT APPLICATION

* If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete the application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>



1. Select all application types that apply:

- | | |
|---|--|
| <input type="checkbox"/> Comprehensive Land Use Plan Map Amendment Application (COMP) | Land Division Applications |
| <input checked="" type="checkbox"/> Rezoning Application (REZO) | <input type="checkbox"/> Certified Survey Map (CSM) |
| <input checked="" type="checkbox"/> Conditional Use Permit Application (CUP) | <input type="checkbox"/> Preliminary Plat Application (PLAT) |
| <input type="checkbox"/> Affidavit of Correction (AFFC) | <input type="checkbox"/> Final Plat Application (PLAT) |

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: Granero Velasco
 Individual's Name: Liliana Lozano de Velasco
 Mailing Address: W4878 Willow Bend Rd, Elkhorn WI 53121
 Phone Number: 262-729-2570
 Email Address: ldjvelasco@gmail.com

Property Owner Contact Information (2)

Company Name: Granero Velasco
 Individual's Name: Daniel Velasco Palos
 Mailing Address: W4878 Willow Bend Rd, Elkhorn WI 53121
 Phone Number: 847-293-0304
 Email Address: velascodrywall@live.com

Property Owner Contact Information (3)

Company Name: _____
 Individual's Name: _____
 Mailing Address: _____
 Phone Number: _____
 Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
 Individual's Name: _____
 Mailing Address: _____
 Phone Number: _____
 Email Address: _____

Architect Contact Information

Company Name: Purnell Architects, Inc
 Individual's Name: shawn Purnell
 Mailing Address: 20 Hawley Court Graylake, IL 60030
 Phone Number: 847-989-2772
 Email Address: shawn@shawnpurnell.com

Engineer Contact Information

Company Name: Lynch and Associates
 Individual's Name: Dan Meier
 Mailing Address: 5482 S. Westridge Drive, New Berlin, WI
 Phone Number: 262 402 5044
 Email Address: dmeier@lynch-engineering.com

Surveyor Contact Information

Company Name: Cardinal Engineering LLC
 Individual's Name: Paul H. Van Henkelum
 Mailing Address: 1200 La Salle St Lake Geneva, WI 53147
 Phone Number: 262-757-8776
 Email Address: _____

Master Plumber/Soil Tester Contact Information

Company Name: Odling Plumbing and Mechanical
 Individual's Name: Stanley Odling
 Mailing Address: W6589 Dunham School Road Elkhorn WI
 Phone Number: (262) 215-9464
 Email Address: _____

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

	Tax Key Parcel Number	Full Property Address
1.	95-4-219-314-0361	39804 60TH ST
2.	95-4-219-314-0362	39810 60TH ST
3.	95-4-219-314-0363	60TH ST
4.		

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s): **REZO24-00008 & CUP24-00003**

4. Provide a written summary of your proposed project and reasons for pursuing said project:
Convert a barn into a wedding/event venue with an indoor bar and catering.

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations. Note that Wis. Stat. 66.1001(3) requires that ordinances (including rezoning applications) must be consistent with the adopted comprehensive land use plan map. If you are submitting for comprehensive land use plan map amendment simultaneous to other development applications and the comprehensive land use plan map amendment is denied, it may cause the subsequent applications (i.e. rezoning application, conditional use permit application) and the intended land use to be moot and not able to be entertained. It is recommended comprehensive land use plan map amendments be applied for individually so that it can be heard and acted on prior to investing in and making the additional development applications associated with your project.

6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/sil-usevaue.aspx>.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from Section 12.29-8 of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to Section 12.08-2 of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
 - a. Proposed Use: Event Barn / Wedding venue
 - b. Hours of Operation: 5 pm- 12 am
 - c. Number of employees currently onsite during the largest work shift: 0
 - d. Number of employees that will be onsite during the largest work shift: 8
 - e. Will there be outside entertainment? yes If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - f. Will there be outside storage? yes If so, draw and label total horizontal and vertical extent of proposed outside storage on site plan.
 - g. Attach professionally drawn to-scale plan sheets for each of the following as applicable:

i. Building Plan (include floor plans and elevation drawings)	(Section 12.05-1(h)3 of zoning ordinance)
ii. Site Plan	(Section 12.13 of zoning ordinance)
iii. Traffic, Parking and Access Plan	(Section 12.18 of zoning ordinance)
iv. Landscape Plan	(Section 12.15 of zoning ordinance)
v. Lighting Plan (including photometrics)	(Division II of stormwater ordinance)
vi. Storm Water Management Plan	(Division II of stormwater ordinance)
vii. Utility Plan	
viii. Traffic Impact Analysis (TIA) Plan	
ix. Natural Resources Protection Plan	
x. Signage Plan	(Section 12.14 of zoning ordinance)

8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.

9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the Kenosha County Land Division Ordinance

10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm the status of existing POWTS and/or confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application. When the sanitary permit is issued the replacement POWTS must be installed and completed one year from the sanitary permit issuance date.

Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit acknowledging the replacement of said POWTS system are submitted to this office.

- a. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

Kenosha County Board of Health Services 2014

10. Are there any proposed lots on any existing development or building covered by private on-site wastewater treatment system?

11. Are these systems older than July 1, 1980?

12. If you answered yes to question 10, the existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant system as part of the land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.

13. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 1/4 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.

14. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. B. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262-857-1910.

11. Application fees will be assessed at time of submittal. See Fee Schedule.

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

Daniel Velasco 3/7/24
Signature Date

Daniel Velasco Palos
Print Name

Liliana Lozano 3/7/24
Signature Date

Liliana Lozano de Velasco
Print Name

SIGNATURE OF APPLICANT

Liliana Lozano 3/7/24
Signature Date

Liliana Lozano
Print Name

44578 Willow Bend Rd Elkhorn, WI 53121
Mailing Address

ldjvelasco@gmail.com
E-mail Address

- b. Review Fee = Number from above x \$75
- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
Yes
- d. Are these systems older than July 1, 1980?
Yes, likely
- e. If you answered yes to question c, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
- f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.
- g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial fill soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

11. Application fees will be assessed at time of submittal. See Fee Schedule.

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

_____ Signature	_____ Date	Daniel Velasco Palos _____ Print Name
_____ Signature	_____ Date	Liliana Lozano de Velasco _____ Print Name

SIGNATURE OF APPLICANT

_____ Signature	_____ Date	Liliana Lozano _____ Print Name
W4878 Willow Bend Rd Elkhorn, WI 53121 _____ Mailing Address		ldjvelasco@gmail.com _____ E-mail Address

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Public Works & Development Services	
19800 - 75 th Street, Suite 185-3	
Bristol, Wisconsin 53104	
Division of Planning and Development (including Sanitation & Land Conservation)	(262) 857-1895
Facsimile #	(262) 857-1920
Public Works Division of Highways	(262) 857-1870
Kenosha County Administration Building	
Register of Deeds	(262) 653-2444
Division of Land Information	(262) 653-2622
Wisconsin Department of Transportation, Southeast Region	
141 NW Barstow St.	
Waukesha WI 53187-0788	
..... (262) 548-5902	
Wisconsin Department of Natural Resources - Sturtevant Office	
9531 Rayne Rd., Suite 4	
Sturtevant WI 53177	
..... (262) 884-2300	
Brighton, Town of	(262) 878-2218
Paris, Town of	(262) 859-3008
Randall, Town of	(262) 877-2165
Somers Village/Town of	(262) 859-2822
Wheatland, Town of	(262) 537-4340
City of Kenosha Planning & Development	(262) 653-4030
City of Kenosha Water Utility	(262) 653-4300
City of Kenosha Airport	(262) 653-4160

Intended use: Banquet hall, reception hall. Airbnb home.
 Hours of operation: 5pm-12am
 Current number of employees: 0
 Number of employees that will be onsite: 8
 Outside entertainment: wedding ceremony only
 Outside storage: yes, existing garage
 Plans: see attachments

Property address: 39810 60TH ST (residence)
 Parcel number: 95-4-219-314-0362
 Zoning: R-2 suburban single-family residential district
 Acres: 0.92

Property address: 39804 60TH ST(barn/warehouse & accessory structures)
 Parcel number: 95-4-219-314-0361
 Zoning: B-5 wholesale trade and warehousing district
 Acres: 1.29

Property address: 60TH ST (farm field)
 Parcel number: 95-4-219-314-0363
 Zoning: R-2 suburban single-family residential district
 Acres: 4.65



STATE OF WISCONSIN

Department of Safety and Professional Services
1400 E Washington Ave.
Madison WI 53703

Governor Scott Walker **Secretary Dave Ross**

Mail to:
PO Box 8935
Madison WI 53708-8935

Email: dsp@wisconsin.gov
Web: <http://dsp.wi.gov>
Phone: 608-266-2112

DATE: June 2015

RE: Use and Occupancy of Repurposed Agriculture Buildings

TO: Owners of Repurposed Agriculture Buildings, Building Designers and Contractors and Municipal Fire and Code Officials

FROM: WI Department of Safety and Professional Services (DPS)

Over the course of the last few years, there has been a growing interest and desire on the part of many individuals throughout the state that own repurposed agriculture buildings to use these buildings for purposes such as hosting weddings or other public events.

There are many questions about what the Wisconsin Commercial Building Code (Code from here on out) allows for and requires in order for these buildings to be used for nonagricultural purposes. **Note: Other requirements may or may not apply. Please check with your local municipality on other requirements such as zoning, liquor license, etc.**

The following is a series of "If, then" statements designed to educate you as to the various situations that may exist:

- 1.) If a repurposed agriculture building is being used as a public building or place of employment, then the building must be brought into compliance with the Code.
- 2.) If a building owner wishes to use their building for public use or as a place of employment on a temporary basis, then they may pursue getting a temporary use permit from their local municipality as allowed by the Commercial Building and Fire Prevention Codes. (See **SPS 361.03(12)** and **SPS 314.01(5)** for more details.) Municipalities are not required to issue a temporary use permit.
- 3.) If a repurposed agriculture building is only being used for personal use, then the building is not required to become compliant with the Code.
- 4.) If DPS has issued any orders against a building, then the municipality may not issue a temporary use permit that would conflict with the Department's orders. **WI Statute 101.02(7)(a)**
- 5.) If a building owner has already submitted building plans to the department for review and approval, then the building plans need to be approved and followed prior to the use of the building and a temporary use permit from a local municipality is no longer allowable. **WI Statute 101.02(7)(a)**

- 6.) If a building owner or designer is not able to comply with the letter of the code, then they may petition the Department for a variance to the code. Variances are only granted when the petitioned requirement is offset by an equivalent requirement. (Click [here](#) to find the variance application.)

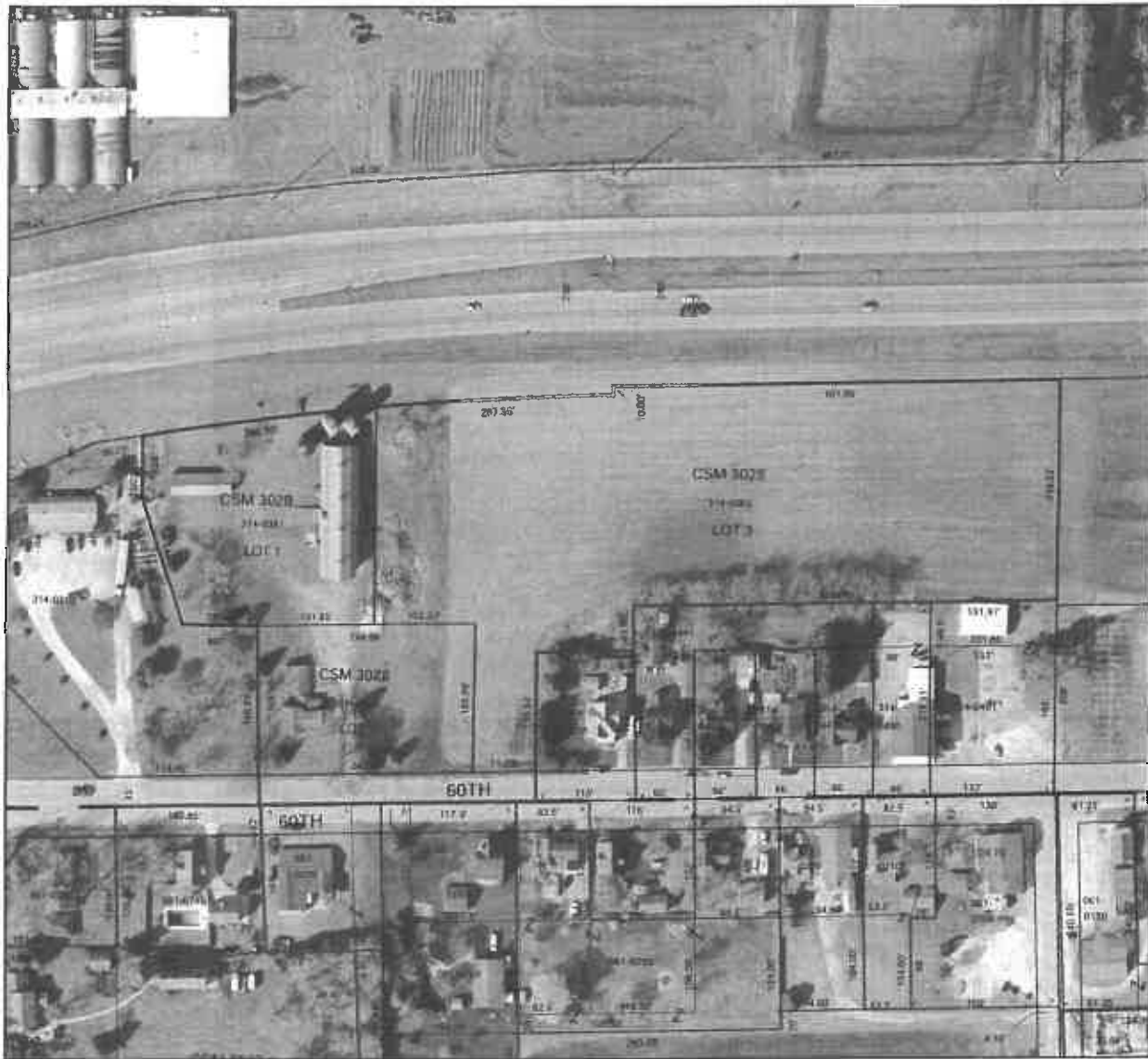
- 7.) If a building owner would like to formally sit down with the Department and go through the specific code requirements, they may e-mail the department at DspsSbBuildingTech@wi.gov and ask for a preliminary review. (Note: Depending on the complexity of and time required to address your issue, a preliminary review fee may be charged.)

Kenosha County



1 inch = 200 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.





Kenosha County



EXISTING ZONING



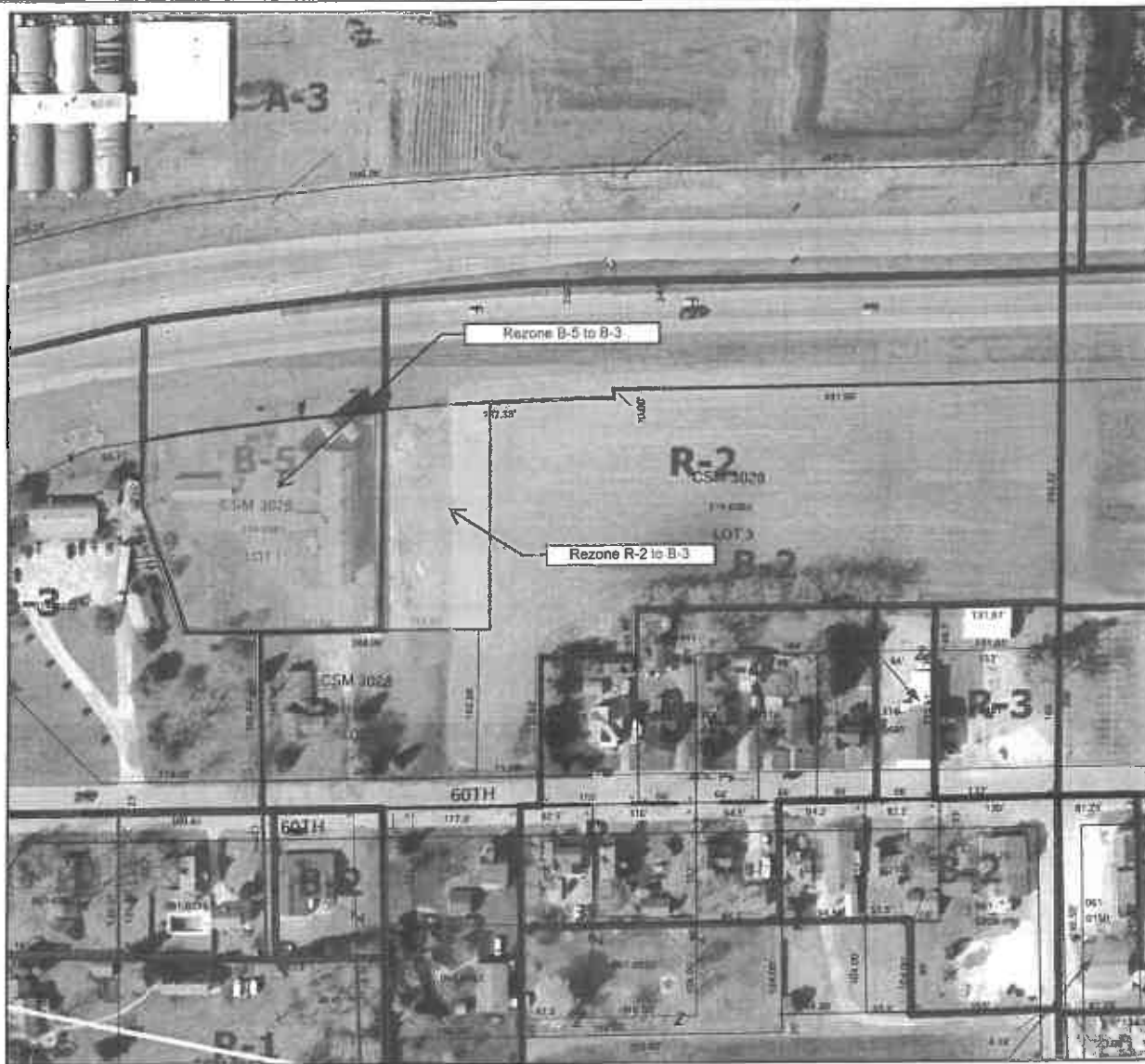
1 inch = 200 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

Kenosha County



PROPOSED ZONING



1 inch = 200 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED OF RECORD DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

DOC# 1937651

CERTIFIED SURVEY MAP NO. 3078

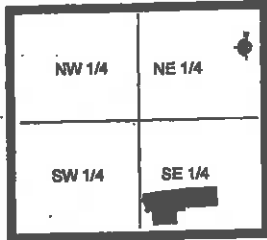
PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 19 EAST,
TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN.

Document #: 1937651

Date: 2022-10-17 Time: 11:22 AM Pages: 3

Fee: \$34.00 County: KENOSHA State: WI
REGISTER OF DEEDS: JOELLYN M. STORZ

LOCATION MAP



SEC. 31-2-17
SCALE: 1" = 2,000'

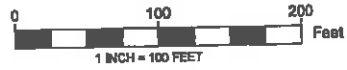
BASIS OF BEARING: ALL BEARINGS REFER TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE SOUTH LINE OF THE SE 1/4 OF SEC. 31-2-19 WAS ASSUMED TO BEAR N86°11'55"W

LEGEND

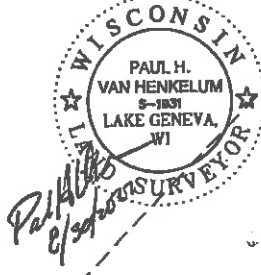
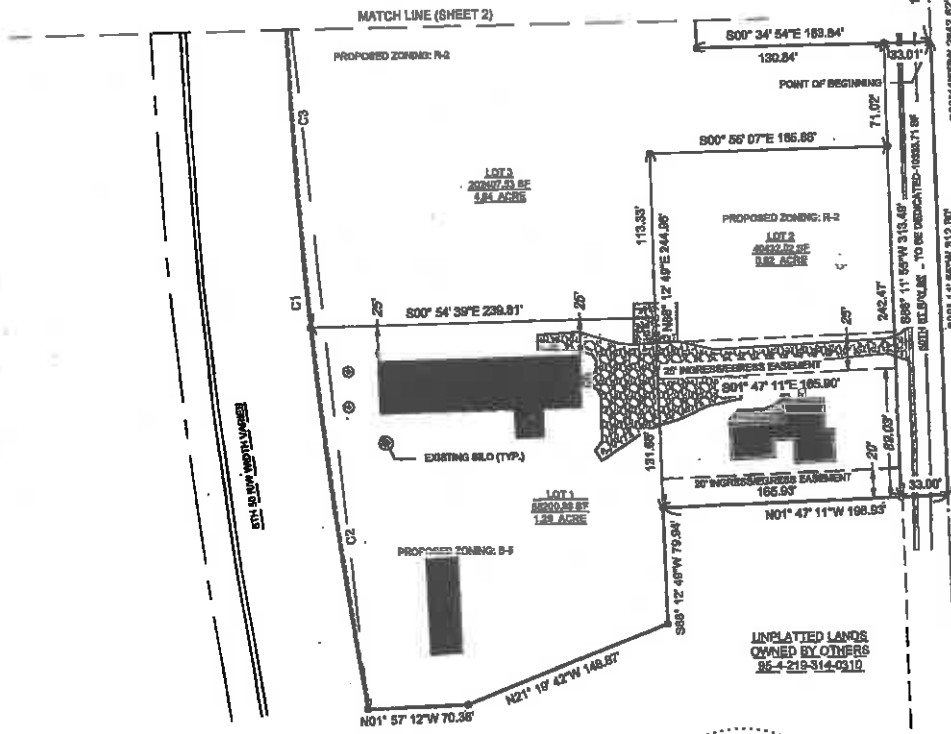
- 1" IRON PIPE- FOUND
- SET 1" O.D. IRON PIPE 18" LONG, 1.13# L.F.
- FOUND SECTION CORNER
- EXISTING BUILDING
- ▨ EXISTING CONCRETE
- ▨ EXISTING GRAVEL
- ▨ EXISTING DECK
- NO ACCESS BY STATUTORY AUTHORITY



GRAPHIC SCALE



SE 1/4 Corner of the
SE 1/4 Sec. 31-2-19
Concrete Mon. w/ Cast
Iron Plate
N 216,995.37
E 2,490,006.76



OWNERS/SUBOWNERS:
HASKINS LLC
400 BOULDER RIDGE CT
LAKE GENEVA, WI 53147

SURVEYOR:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING LLC
1200 LA SALLE ST
LAKE GENEVA, WI 53147
262-767-8776

SW Corner of the
SE 1/4 Sec. 31-2-19
Concrete Mon.
w/ Aluminum Cap
N 216,780.79
E 2,427,356.28

SHEET 1 OF 3
DATE 04-12-2022
JOB# 20343

Instrument drafted by Paul H. Van Henkelum, P.L.S.#1931

DOC# 1937461

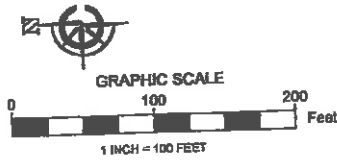
CERTIFIED SURVEY MAP NO. 3078

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 19 EAST,
TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN.

THE SOUTH LINE OF THE SE 1/4 OF SEC. 31-2-19
WAS ASSUMED TO BEAR N88°11'55"W

BASIS OF BEARING: ALL BEARINGS REFER
TO GRID NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE.

LOT CURVE TABLE							
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD LENGTH	CHORD BEARING	TAN IN	TAN OUT
C1	354.27	3889.72	008°17'47"	539.80	S84° 01' 24"W	S88° 10' 17"W	S78° 52' 31"W
C2	298.90	3889.72	004°08'41"	286.85	N41° 58' 51"E	N78° 52' 31"E	N84° 01' 11"E
C3	287.26	3889.72	004°08'08"	287.50	S88° 05' 44"W	S88° 10' 17"W	S84° 01' 11"W



Instrument drafted by Paul H. Van Henkelum, P.L.S.#1931

SHEET 2 OF 3
DATE 04-12-2022
JOB# 20343

DCC# 1937451

CERTIFIED SURVEY MAP NO. 3028

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 19 EAST, TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 19 EAST, TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN, MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE S88°11'55"W 1899.12' ALONG THE SOUTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE S88°11'59"W 312.90' CONTINUING ALONG SAID LINE OF SAID SE 1/4; THENCE N01°47'37"W 196.97'; THENCE S88°11'07"W 79.92'; THENCE N21°19'42"W 148.87'; THENCE N01°57'12"W 70.26' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 50; THENCE CONTINUING ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT WITH A CHORD BEARING OF N84°01'24"E, WITH A CHORD LENGTH OF 533.80', WITH AN ARC LENGTH OF 534.27', AND WITH A RADIUS OF 3888.72'; THENCE N01°49'42"W ALONG SAID RIGHT OF WAY 10.00'; THENCE N88°10'18"E ALONG SAID RIGHT OF WAY 491.99'; THENCE S00°38'14"E 245.82'; THENCE S88°12'49"W 462.00'; THENCE S00°35'25"E 49.50'; THENCE S88°12'49"W 110.00'; THENCE S00°34'54"E 183.84' RETURNING TO THE POINT OF BEGINNING; CONTAINING TOTAL 7.10 ACRES OF LAND MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF HASKINS LLC, OWNER OF SAID LAND, THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF THE TOWN OF WHEATLAND, KENOSHA COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 30th DAY OF August, 2022

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931

OWNER'S CERTIFICATE

AS OWNER, HASKINS LLC, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED HEREON.

AS OWNER OF SAID LAND, I FURTHER CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

- 1.) THE TOWN OF WHEATLAND
- 2.) KENOSHA COUNTY

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 30th DAY OF August, 2022

HASKINS LLC
STATE OF Wisconsin) SS
COUNTY OF Walworth)

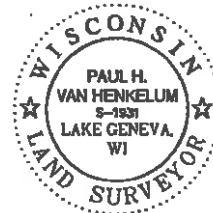
PERSONALLY CAME BEFORE ME THIS 30th DAY OF August, 2022

THE ABOVE NAMED Mark Laker HASKINS LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/11/26

NO MORTGAGE ON THE PROPERTY AT THE TIME OF RECORDING.



CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF WHEATLAND ON THIS 22nd DAY OF March, 2022

William Glembocki
WILLIAM GLEMBOCKI
TOWN CHAIRMAN

Sheila Sieglar
SHEILA SIEGLER
TOWN CLERK

CERTIFICATE OF TOWN BOARD APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE TOWN OF WHEATLAND, WISCONSIN, IS HEREBY APPROVED BY THE TOWN BOARD ON THIS 11th DAY OF April, 2022

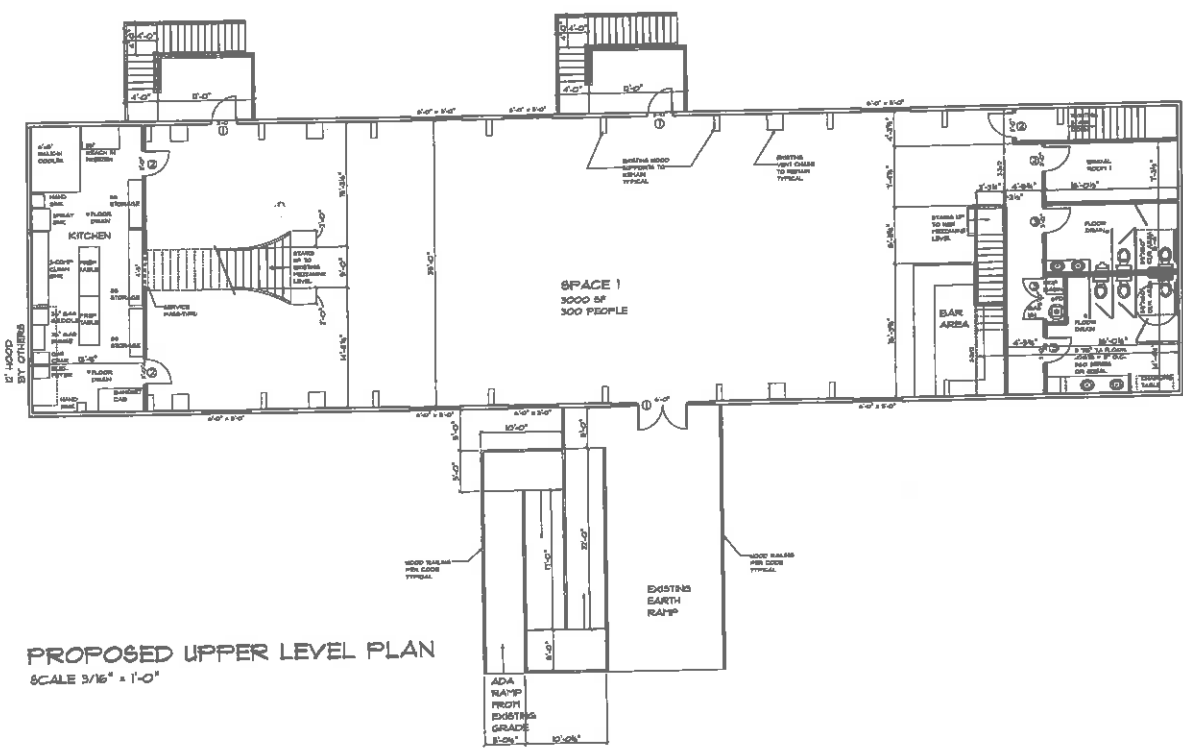
William Glembocki
WILLIAM GLEMBOCKI
TOWN CHAIRMAN

Sheila Sieglar
SHEILA SIEGLER
TOWN CLERK

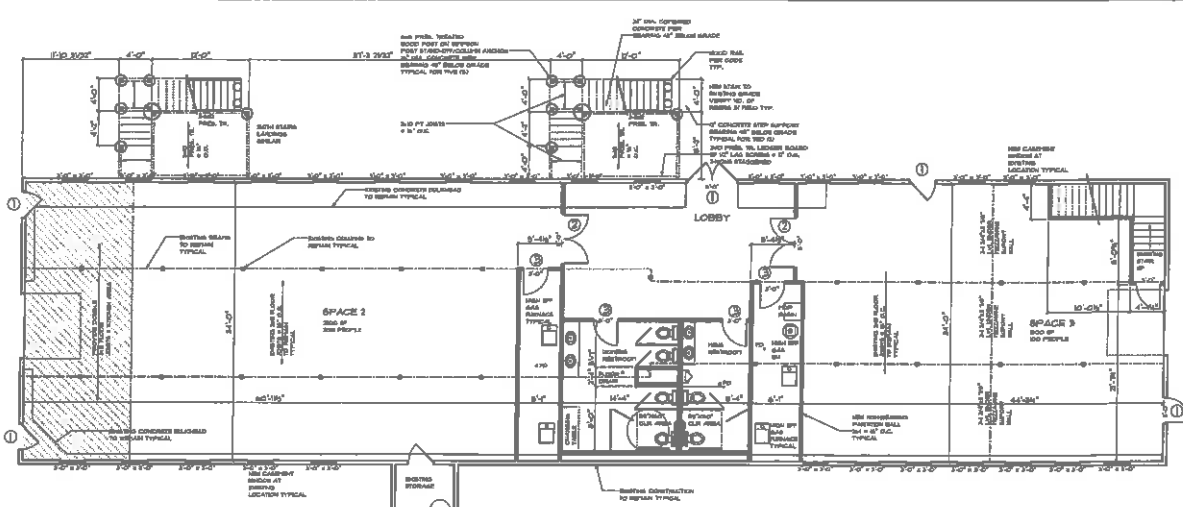
KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN, WAS HEREBY APPROVED BY KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE ON THIS 17th DAY OF Oct, 2022

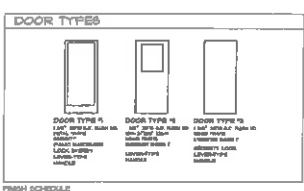
Daniel Gaschke
DANIEL GASCHKE
CHAIRMAN



PROPOSED UPPER LEVEL PLAN
SCALE 3/16" = 1'-0"



PROPOSED LOWER LEVEL PLAN
SCALE 3/16" = 1'-0"



ROOM NAME	WALL FINISH	FLOOR FINISH	CEILING FINISH
LOBBY	CONCRETE/SPRINKLER	CONCRETE	CONCRETE
SPACE 1	CONCRETE/SPRINKLER	CONCRETE	CONCRETE
SPACE 2	CONCRETE/SPRINKLER	CONCRETE	CONCRETE
SPACE 3	CONCRETE/SPRINKLER	CONCRETE	CONCRETE
MECHANICAL ROOM	CONCRETE/SPRINKLER	CONCRETE	CONCRETE
STAIRS	CONCRETE/SPRINKLER	CONCRETE	CONCRETE
ELEVATOR	CONCRETE/SPRINKLER	CONCRETE	CONCRETE
MECHANICAL ROOM	CONCRETE/SPRINKLER	CONCRETE	CONCRETE

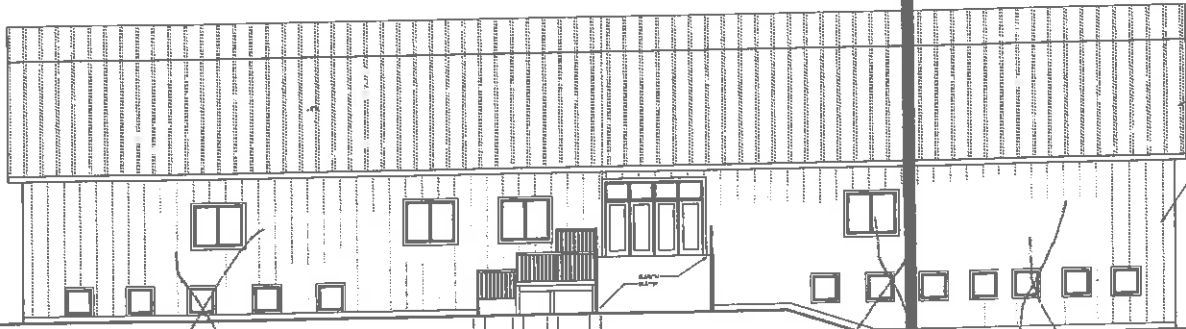
NOTE: ALL FINISHES TO HAVE FLAME SPREAD INDEX 0-200 AND SMOKE DEVELOPED INDEX 0-450 OR BETTER UNLESS OTHERWISE NOTED TO SUBMIT MANUFACTURER'S INFO ON ALL FINISH PRODUCTS.

PROVIDE CERAMIC TILE BASE IN RESTROOMS TO MATCH PRODUCT.

BASE TO EXTEND MINIMUM 4" VERTICAL ONTO WALLS.

WIRE CONTAINERS HAVE GASKET SYSTEMS AND ARE PROVIDED FOR SALE OR DISTRIBUTION OF GOODS AND SERVICES TO THE PUBLIC. A PORTION OF THE CONTAINER SHALL BE WITHIN A PLASTER HEIGHT OF 36" ABOVE THE FINISH FLOOR SHALL BE PROVIDED.

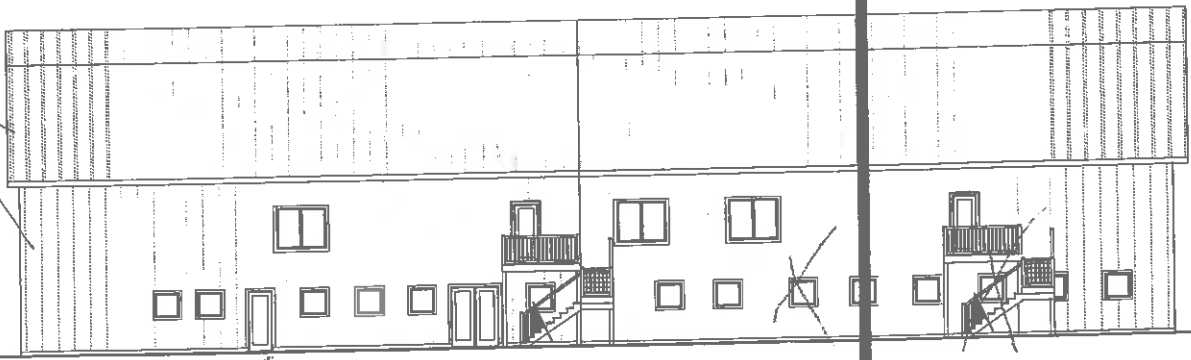
- DOOR HIGHLIGHTS**
1. SET POINTS ARE DETERMINED FROM THE DESIGN GROUP THE USE OF ANY OTHER SPECIAL HIGHLIGHTS ARE NOTED.
 2. LANDING AND LOBBY DOORS THAT ARE HIGHLIGHTED ARE OPERABLE AND OPERABLE WITH A SMALL SWELL AND OTHER TYPE, HAND RAILS ARE TYPICAL.
 3. DOORS OPERABLE IN ALL DIRECTIONS SHALL BE 48" MINIMUM CLEARANCE.
 4. OTHER DOORS OR PARTIAL DOORS SHALL BE 48" MINIMUM CLEARANCE.
 5. METAL PANEL, LAMINATE, AND OTHER OPERABLE DOORS OF ACCESSIBLE DOORS SHALL BE 48" MINIMUM CLEARANCE. OTHER DOORS SHALL BE 48" MINIMUM CLEARANCE. OTHER DOORS SHALL BE 48" MINIMUM CLEARANCE. OTHER DOORS SHALL BE 48" MINIMUM CLEARANCE.
- MISCELLANEOUS NOTES**
1. ALL FINISHES SHALL BE TO BE HIGHLIGHTED AND HIGHLIGHTED UP TO 10' ABOVE FINISH FLOOR.
 2. OTHER FINISHES SHALL BE TO BE HIGHLIGHTED AND HIGHLIGHTED UP TO 10' ABOVE FINISH FLOOR.
- CLEAR SPACE AT DOORS**
1. CLEAR SPACE AT DOORS SHALL BE 48" MINIMUM CLEARANCE.
 2. CLEAR SPACE AT DOORS SHALL BE 48" MINIMUM CLEARANCE.
- THRESHOLDS**
1. THRESHOLDS SHALL BE 1/2" HIGH AND 1/2" WIDE.
 2. THRESHOLDS SHALL BE 1/2" HIGH AND 1/2" WIDE.
- DOORS**
1. DOORS SHALL BE 48" MINIMUM CLEARANCE.
 2. DOORS SHALL BE 48" MINIMUM CLEARANCE.



PROPOSED WEST ELEVATION

SCALE 3/16" = 1'-0"

SEE 30' P.A. ELEVATION
 FOR STAIRS, RAILINGS,
 & BALCONY. SEE 30' P.A.
 ELEVATION FOR STAIRS, RAILINGS,
 & BALCONY. SEE 30' P.A.
 ELEVATION FOR STAIRS, RAILINGS,
 & BALCONY.



PROPOSED EAST ELEVATION

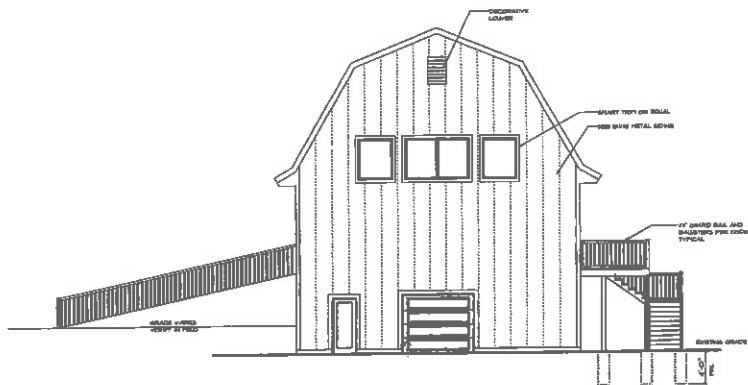
SCALE 3/16" = 1'-0"

EXISTING METAL
 FINISHING REMOVED
 BLACK TYPICAL

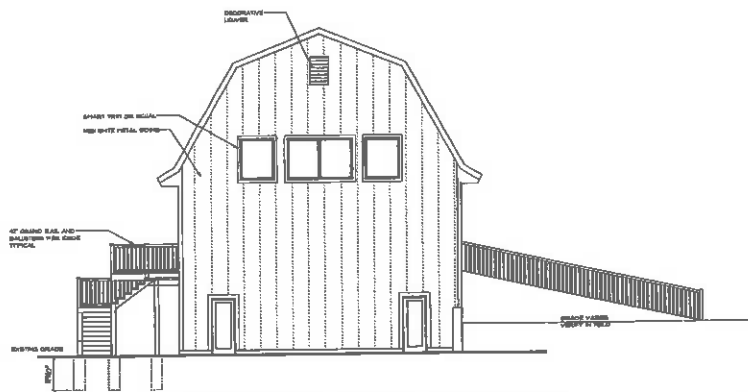
EXISTING METAL
 FINISHING REMOVED
 BLACK TYPICAL

<p>SHAWN FURNELL, ARCHITECT 20 HAILEY COURT GRAYSLAKE IL 60030 847.989.2772 SHAWN@SHAWN-FURNELL.COM</p>	<p>MODIFICATIONS FOR EXISTING BABIN BUILDING 3890 60TH STREET BURLINGTON WI</p>
---	---

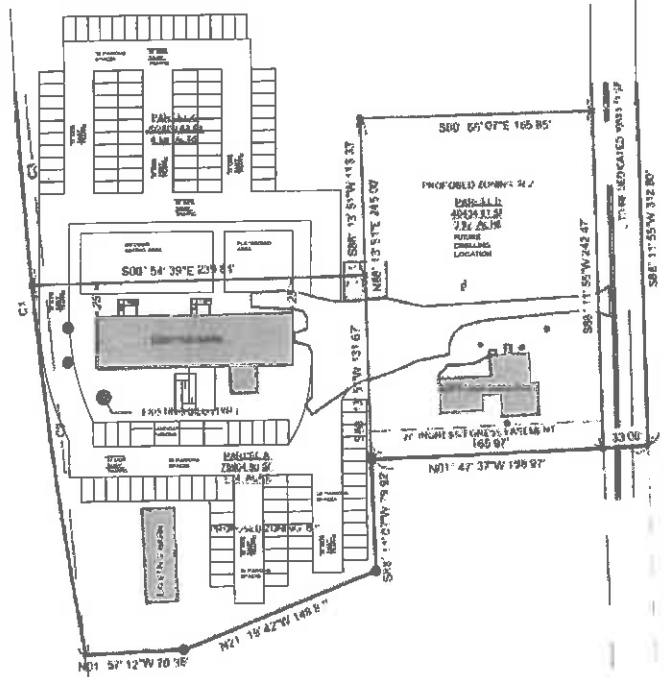




PROPOSED SOUTH ELEVATION
SCALE 3/16" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE 3/16" = 1'-0"



PROPOSED SITE DIAGRAM
SCALE 1/8" = 1'-0"
84 PARKING SPACES TOTAL

