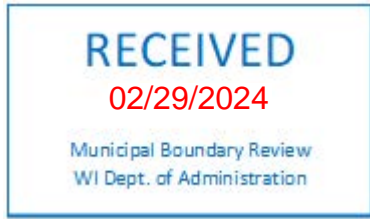


ORD11831



Re: Ordinance 4-24 - For an Attachment and Zoning District Classification Ordinance under Section 66.0307, Wisconsin Statutes, City of Kenosha, Town of Somers, State Approved Cooperative Plan, 4450 55<sup>th</sup> Avenue, Parcel no. 80-4-222-263-0610 Town of Somers (Sali-turo Homes, Inc., Property Owner)

**CERTIFICATE OF ATTACHMENT**  
**SECTION 66.0307 WISCONSIN STATUTES**

I, Michelle L. Nelson, City Clerk Treasurer of the City of Kenosha, Wisconsin do hereby certify that on the 5<sup>th</sup> day of February, 2024 the Kenosha Common Council by Ordinance duly adopted, and did attach to the City of Kenosha, territory in the Town of Somers, KENOSHA COUNTY, WISCONSIN.

I further certify that attached thereto and made a part hereof is a true and correct copy of the legal description and plat of the territory so attached.

Dated this 26<sup>th</sup> day of February, 2024.

A handwritten signature in blue ink that reads "Michelle L. Nelson".

Michelle L. Nelson  
City Clerk Treasurer

SEAL



ATTACHMENT AND ZONING DISTRICT CLASSIFICATION ORDINANCE

Under Section 66.0307, Wisconsin Statutes,  
City of Kenosha/Town of Somers  
State Approved Cooperative Plan

Parcel No: 80-4-222-263-0610

Located at: 4450 55th Avenue, Town of Somers  
[Salituro Homes, Inc., Property Owner]

ORDINANCE NO. 04-24

BY: THE MAYOR

Attaching to the City of Kenosha, Wisconsin, territory in the Town of Somers, Kenosha County, Wisconsin, and providing zoning district classifications under Section 66.0307, Wisconsin Statutes, City of Kenosha/Town of Somers State Approved Cooperative Plan:

The Common Council of the City of Kenosha, Wisconsin, does ordain as follows:

Section One: Territory Attached. In accordance with City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes, approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on August 8, 2005, and the First Amendment to the City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes, approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on September 15, 2015, the territory consisting of the above referenced parcel numbers in the Town of Somers, Kenosha County, Wisconsin, with an associated population of zero (0), legally described and shown on attached Exhibit "A", is hereby attached to the City of Kenosha, Wisconsin, as hereinafter provided.

Section Two: Effect of Attachment. From and after the effective date of this Ordinance, the territory described in Section One shall be a part of the City of Kenosha for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all Ordinances, rules and regulations governing the City of Kenosha.

Section Three: Zoning District Classifications. The territory described in Section One, upon attachment, shall have the zoning district classification shown on Exhibit "B". This zoning district


classification shall be and remain in effect for the parcels of land described therein until this Zoning District Classification Ordinance is amended as prescribed in Section 62.23(7)(d), Wisconsin Statutes.

Section Four: Connection To City Utilities. The territory described in Section One shall, by submission of the Attachment Petition, require connection of existing and any future habitable buildings to municipal water and sewer, within the time limits established by Chapter 32 of the Code of General Ordinances for the City of Kenosha, Wisconsin.

Section Five: Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section Six: Effective Date. This Ordinance, the Attachment, and the Zoning District Classification shall take effect after passage and publication as provided by law.

ATTEST:  City Clerk/Treasurer  
MICHELLE L. NELSON

APPROVED:  Mayor  
JOHN M. ANTARAMIAN

Date: 2/7/24

Passed: February 5, 2024

Published: February 9, 2024

Drafted By:  
MATTHEW A. KNIGHT City  
Attorney

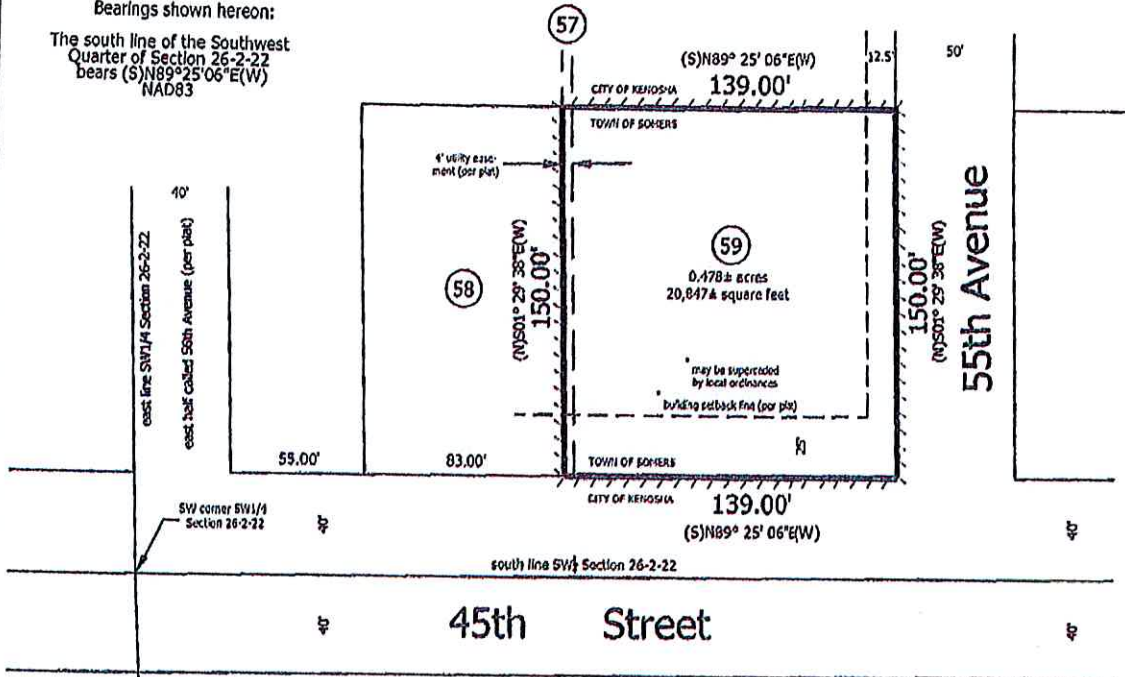
CITY OF KENOSHA  
**DISTRICT MAP**  
 ATTACHMENT ORDINANCE

EXHIBIT A

SUPPLEMENT NO. \_\_\_\_\_ ACCOMPANYING ORDINANCE NO. 04-24

**SALITURO HOMES LLC**

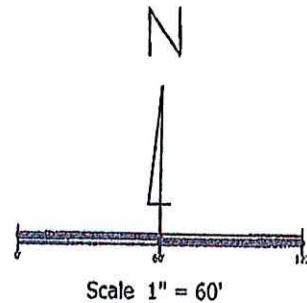
Bearings shown hereon:  
 The south line of the Southwest  
 Quarter of Section 26-2-22  
 bears (S)N89°25'06"E(W)  
 NAD83



ADDRESS: 4450 - 55th Avenue

TAX PARCEL NO. 80-4-222-263-0610

—————  
 DENOTES AREA TO BE ATTACHED  
 TO THE CITY OF KENOSHA  
 ///////////////  
 DENOTES PRESENT CITY OF KENOSHA  
 CORPORATE LIMITS



Part of the Southwest Quarter of Section 26, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Town of Somers, Kenosha County, Wisconsin and being more particularly described as follows:

LOT 59 in DOWSE COMPANY'S LITTLE RANCHES, plat of record and on file at the Kenosha County Register of Deeds Office on March 2, 1927, per Document No. 61352 and per Plat No. 1530. Containing 0.478 acres, more or less.

City of Kenosha  
Zoning District Classification Map  
Exhibit "B"

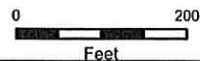
Salituro Homes Inc. petition

Supplement No. AT11-23  
Ordinance No. 04-24



**Property to be Zoned:**

 A-2 Agricultural Land Holding



Re: Ordinance 4-24 - For an Attachment and Zoning District Classification Ordinance under Section 66.0307, Wisconsin Statutes, City of Kenosha, Town of Somers, State Approved Cooperative Plan, 4450 55<sup>th</sup> Avenue, Parcel no. 80-4-222-263-0610 Town of Somers (Salituro Homes, Inc., Property Owner)

**CERTIFICATE OF POPULATION**

I, Michelle L. Nelson, City Clerk Treasurer of the City of Kenosha, County of Kenosha, State of Wisconsin, do hereby certify that the population of the area so attached to the City of Kenosha with the passage of Kenosha Ordinance 4-24 is 0.

Dated this 26<sup>th</sup> day of February, 2024.



  
\_\_\_\_\_  
Michelle L. Nelson  
City Clerk Treasurer

SEAL

**ATTACHMENT ORDINANCE**

Document No.      Document Title

REGISTER OF DEEDS  
1010 56<sup>th</sup> Street  
Kenosha WI 53140

5-

Re: Re: Ordinance 4-24 - For an Attachment and Zoning District Classification Ordinance under Section 66.0307, Wisconsin Statutes, City of Kenosha, Town of Somers, State Approved Cooperative Plan, 4450 55th Avenue, Parcel no. 80-4-222-263-0610 Town of Somers (Salituro Homes, Inc., Property Owner)

Recording Area

Return this document to:

Office of the City Clerk  
City of Kenosha  
625 52nd Street, Room 105  
Kenosha WI 53140

# 80-4-222-263-0610

Parcel Identification Number

I, Michelle L. Nelson, City Clerk Treasurer of the City of Kenosha, Wisconsin do hereby certify that on the 5<sup>th</sup> day of February, 2024 the Kenosha Common Council by Ordinance duly adopted, and did attach to the City of Kenosha, territory in the Town of Somers, KENOSHA COUNTY, WISCONSIN.

I further certify that attached thereto and made a part hereof is a true and correct copy of the legal description and plat of the territory so attached.

Dated this 26<sup>th</sup> day of February, 2024.

SEAL



*Michelle L. Nelson*  
Michelle L. Nelson  
City Clerk Treasurer



**Michelle Nelson**  
City Clerk/Treasurer

February 26, 2024

**Emailed – mds@wisconsin.gov**

Municipal Boundary Review  
Wisconsin Department of Administration  
P. O. Box 1645  
Madison WI 53701

Re: Ordinance 4-24

The City of Kenosha Common Council on February 5, 2024 adopted Ordinance 4-24.

Attached for your files is a copy of said ordinance, including legal description of the territory and map. Also included is the Certificate of Attachment and Certificate of Population relative to the above attachment.

Thank you.

Michelle L. Nelson  
City Clerk Treasurer  
CITY OF KENOSHA

Attachments



1959964

State Bar of Wisconsin Form 00-2011  
**CORRECTION INSTRUMENT**

Under Wis. Stat. § 706.085

Document Number

Document Name

7

Document #: **1965969**  
Date: **2024-07-08** Time: **8:21 AM** Pages: **7**  
Fee: **\$30.00** County: **KENOSHA** State: **WI**  
REGISTER OF DEEDS: **JOELLYN M. STORZ**

**ORD11831**



Undersigned hereby states that a certain document ("conveyance") titled as Attachment Ordinance 04-24 (type of document), and executed between Salituro Homes, Inc, Somers, City of Kenosha, Grantor, and Kenosha County, Wisconsin, on Feb. 27, 2024, in volume \_\_\_\_\_, page 4, as document number 1959964, and contained the following error:

Exhibit A District Map did not state "Dowse Company's Little Ranches"

Recording Area

Name and Return Address

Office of the City Clerk  
City of Kenosha  
625 52nd Street, Room 105  
Kenosha, WI 53140

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows:

Adding "Dowse Company's Little Ranches" text to Exhibit A District Map

80-4222-263-0610  
Parcel Identification Number (PIN)

The basis for Undersigned's personal knowledge is (check one):

- Undersigned is the Grantor/Grantee of the property described in the conveyance.
- Undersigned is the drafter of the conveyance that is the subject of the Correction Instrument
- Undersigned is the settlement agent in the transaction that is the subject of this Correction Instrument
- Other (Explain):

City Clerk Treasurer

A copy of the conveyance (in part or whole)  is  is not attached to this Correction Instrument (if a copy of the conveyance is not attached, attach the legal description).

Undersigned has sent notice of the execution and recording of this Correction Instrument by 1<sup>st</sup> class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Dated July 3, 2024

Michelle L. Nelson (SEAL)  
\* Michelle L. Nelson  
City Clerk Treasurer  
ACKNOWLEDGMENT  
STATE OF WISCONSIN )  
Kenosha COUNTY ) ss  
LAURA L. ADAMS  
NOTARY PUBLIC  
STATE OF WISCONSIN

**AUTHENTICATION**

Signature of \_\_\_\_\_  
authenticated on \_\_\_\_\_

\* \_\_\_\_\_  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. §706.06)

THIS INSTRUMENT DRAFTED BY:  
Laura L. Adams

Personally came before me on July 3, 2024  
the above-named Michelle L. Nelson  
to me known to be the person who executed the foregoing  
instrument and acknowledged the same.  
Laura L. Adams  
\* Laura L. Adams  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: 4/23/28)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

CORRECTION INSTRUMENT

STATE BAR OF WISCONSIN

FORM NO. 00-2011

\* Type name below signatures.

# DISTRICT MAP

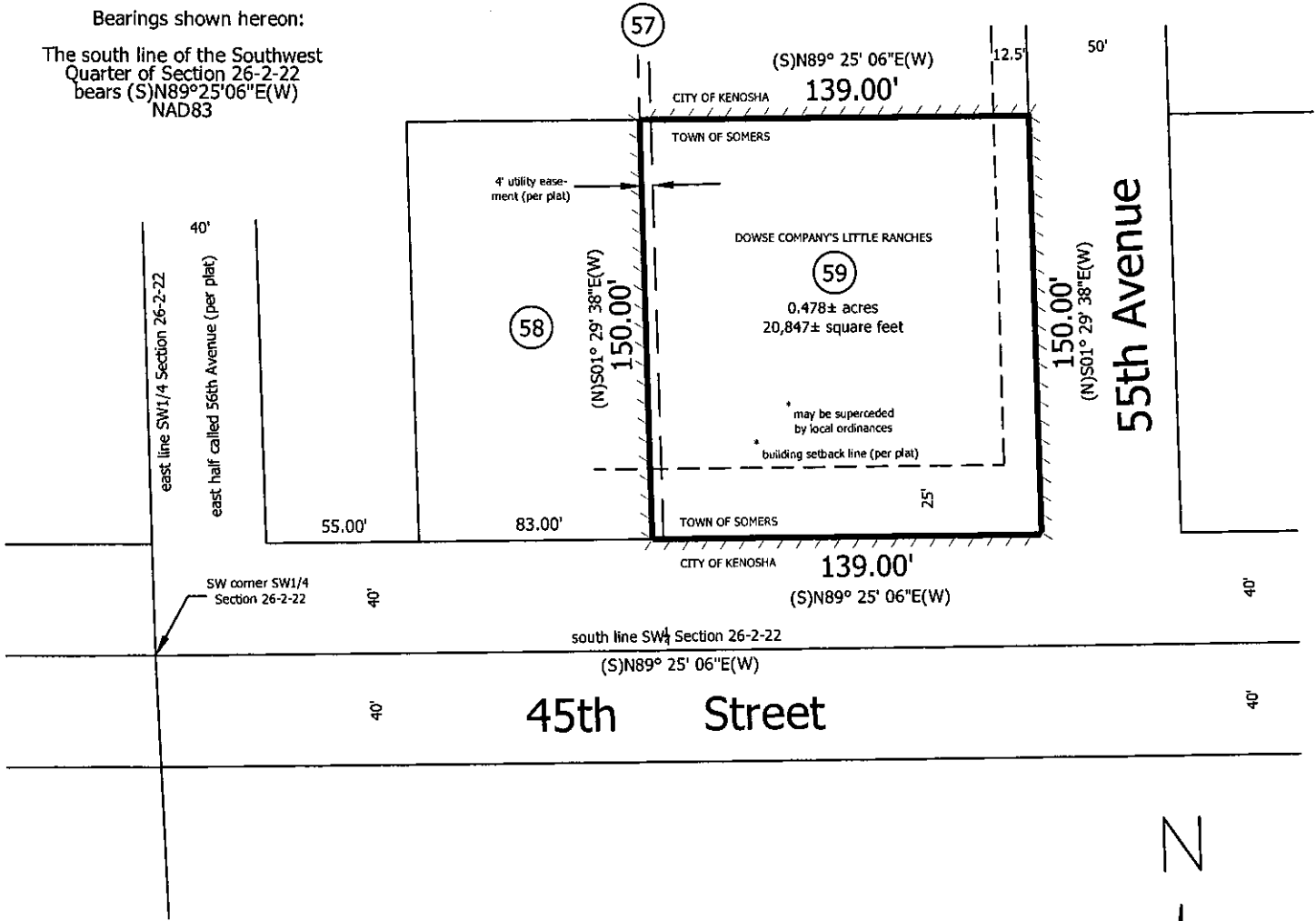
## ATTACHMENT ORDINANCE

SUPPLEMENT NO. \_\_\_\_\_ ACCOMPANYING ORDINANCE NO. 04-24

### SALITURO HOMES LLC

Bearings shown hereon:

The south line of the Southwest Quarter of Section 26-2-22 bears (S)N89°25'06"E(W) NAD83



east line SW1/4 Section 26-2-22  
east half called 56th Avenue (per plat)  
40'

SW corner SW1/4 Section 26-2-22  
40'

4' utility easement (per plat)

58

57

(S)N89° 25' 06"E(W)  
139.00'

CITY OF KENOSHA  
TOWN OF SOMERS

DOWSE COMPANY'S LITTLE RANCHES

59

0.478± acres  
20,847± square feet

may be superceded by local ordinances  
building setback line (per plat)

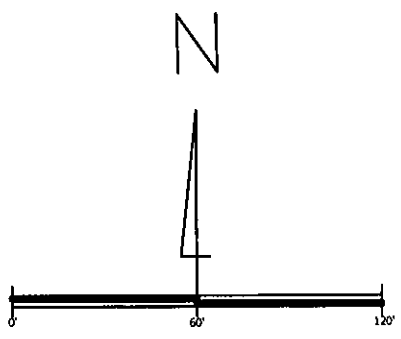
TOWN OF SOMERS

139.00'  
(S)N89° 25' 06"E(W)

south line SW1/4 Section 26-2-22  
(S)N89° 25' 06"E(W)

45th Street

55th Avenue



DENOTES AREA TO BE ATTACHED TO THE CITY OF KENOSHA

DENOTES PRESENT CITY OF KENOSHA CORPORATE LIMITS

ADDRESS: 4450 - 55th Avenue

TAX PARCEL NO. 80-4-222-263-0610

Part of the Southwest Quarter of Section 26, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Town of Somers, Kenosha County, Wisconsin and being more particularly described as follows:

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**Michelle Nelson**  
City Clerk/Treasurer

July 2, 2024

**Emailed – mds@wisconsin.gov**

Municipal Boundary Review  
Wisconsin Department of Administration  
P. O. Box 1645  
Madison WI 53701

Re: Ordinance 4-24

The City of Kenosha Common Council on February 5, 2024 adopted Ordinance 4-24.

Attached for your files is a copy of the Correction Instrument that replaces Exhibit A District Map adding the text "Dowse Company's Little Ranches".

Thank you.

Michelle L. Nelson  
City Clerk Treasurer  
CITY OF KENOSHA

Attachments