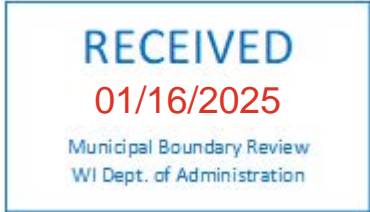


Document #: **1969419**
Date: **2024-09-12** Time: **12:53 PM** Pages: **5**
Fee: **\$30.00** County: **KENOSHA** State: **WI**
REGISTER OF DEEDS: **JOELLYN M. STORZ**

ATTACHMENT ORDINANCE

Document No. | Document Title

ORD11903



REGISTER OF DEEDS

1010 56th Street
Kenosha WI 53140

Recording Area

Re: Ordinance 33-24 – For an Attachment and Zoning District Classification Ordinance (under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of Somers), State Approved Cooperative Plan, 14th Place and 24th Avenue, (Parcel No. 80-4-222-131-0155), Town of Somers. (Success Realtors 1, LLC) (District 4)

Return this document to:

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

80-4-222-131-0155

Parcel Identification Number

5

I, Michelle L. Nelson, City Clerk Treasurer of the City of Kenosha, Wisconsin do hereby certify that on the 4th day of September, 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 9th day of September, 2024.

SEAL



Michelle L. Nelson
City Clerk Treasurer

ATTACHMENT AND ZONING DISTRICT CLASSIFICATION ORDINANCE

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

Parcel No(s): 80-4-222-131-0155

Located at: 14th Place and 24th Avenue, Town of Somers
[Success Realtors 1, LLC, Property Owner]

ORDINANCE NO. 33-24

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 Date: 9/5/24

Passed: September 4, 2024

Published: September 9, 2024

Drafted By: MATTHEW A.
KNIGHT City Attorney

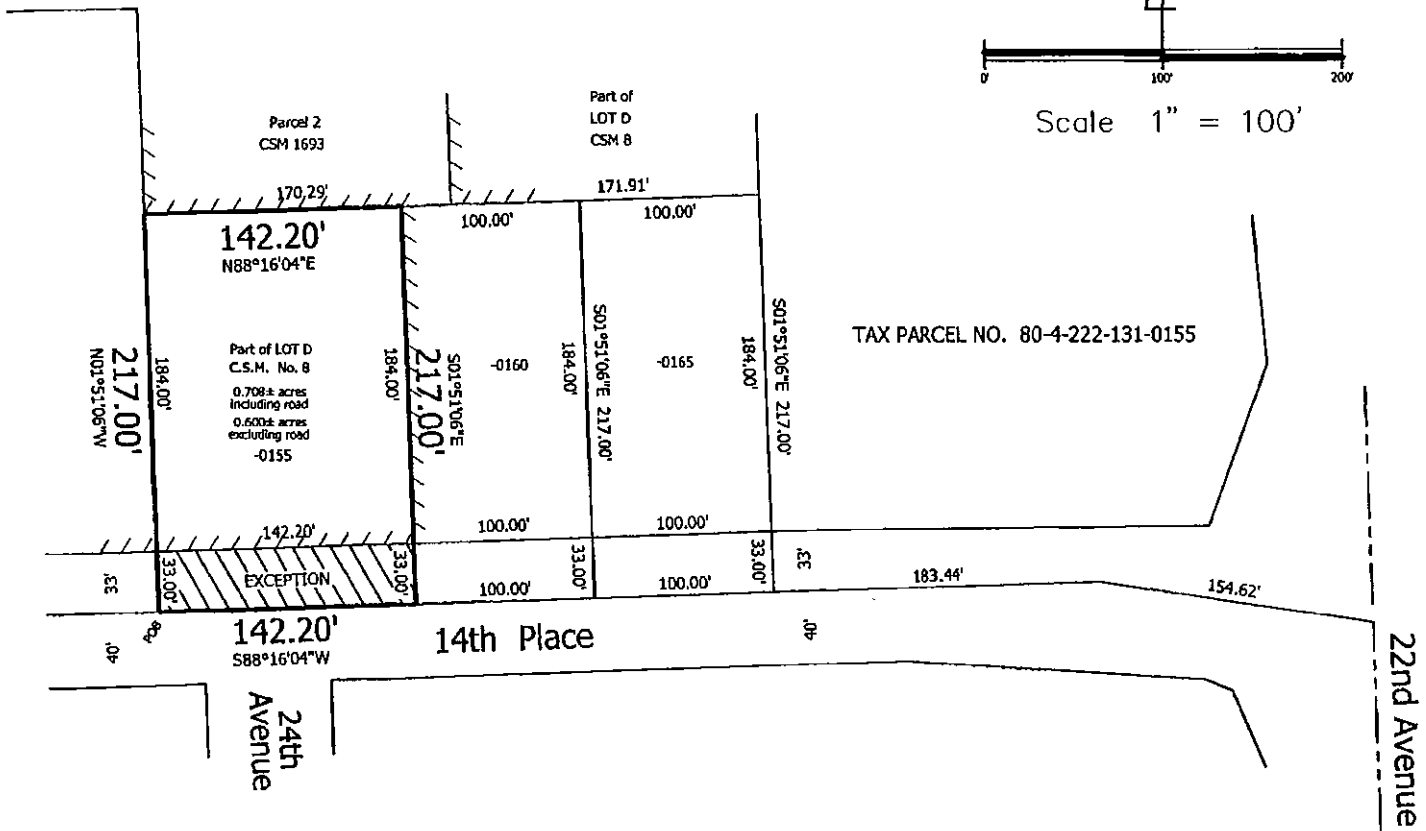
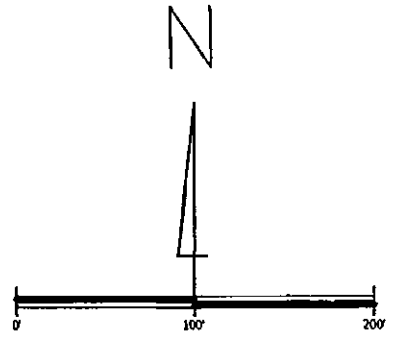
DISTRICT MAP

ATTACHMENT ORDINANCE

SUPPLEMENT NO. _____ ACCOMPANYING ORDINANCE NO. 33-24

SUCCESS REALTORS 1 LLC

Bearings shown hereon, refer to Wisconsin Plane Coordinate System, South Zone (NAD83).

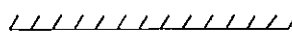


Part of LOT D in the Certified Survey Map of SOMERSET ACRES, VOLUME 1, CERTIFIED SURVEY MAP NO. 8, the Northeast Quarter of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Town of Somers, Kenosha County, Wisconsin and being more particularly described as follows:

Beginning in the centerline of 14th Place, which point of beginning is the southwest corner of said Lot D of said CERTIFIED SURVEY MAP NO. 8, a plat of record and on file at the Kenosha County Register of Deeds Office, on January 20, 1964 in Volume 659 Page 304, per Document No. 458537, thence N01°51'06"W along and upon the west line of said Lot D, 217.00 feet and to the southwest corner of Parcel 2 of CERTIFIED SURVEY MAP NO. 1693, a plat of record and on file at the Kenosha County Register of Deeds Office, on July 27, 1993 in Volume 1606 Page 797, per Document No. 933976; thence N88°16'04"E along and upon said south line, 142.20 feet; thence S01°51'06"E parallel to the west line of aforesaid Lot D, 217.00 feet and to the centerline of 14th Place; thence S88°16'04"W along and upon said centerline, 142.20 feet and to the point of beginning. EXCEPTING the most southerly 33.00 feet thereof, for Street purposes to the City of Kenosha. Containing 0.708 square feet including road and 0.600 square feet excluding road.

DENOTES AREA TO BE ATTACHED TO THE CITY OF KENOSHA

DENOTES PRESENT CITY OF KENOSHA



CORPORATE LIMITS

SE corner NE 1/4 Section 13-2-22

City of Kenosha
Zoning District Classification Map
Exhibit "B"

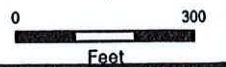
Supplement No. AT5-24
Ordinance No. 33-24

Success Realtors 1, LLC petition



Property to be Zoned:

-  A-2 Agricultural Land Holding
-  FW Floodway
-  GFP General Floodplain



ORDINANCE NO. 48-24

SPONSOR: THE MAYOR

TO REPEAL AND REPLACE EXHIBIT "A" OF ATTACHMENT AND ZONING DISTRICT CLASSIFICATION ORDINANCE 33-24, WHICH ATTACHED PROPERTY 14TH PLACE AND 24TH AVENUE (PARCEL NO. 80-4-222-131-0155) IN THE TOWN OF SOMERS TO THE CITY OF KENOSHA (SUCCESS REALTORS 1, LLC) (DISTRICT 4)

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

Section One: Exhibit "A" of Attachment and Zoning District

Classification Ordinance 33-24, is amended as follows:

Exhibit "A" of the Attachment and Zoning District Classification Ordinance 33-24, is repealed and replaced with the District Map, attached hereto as Exhibit "A".

Section Two: This Ordinance becomes effective upon passage and publication.

ATTEST: Michelle L. Nelson, City Clerk/Treasurer
MICHELLE L. NELSON

APPROVED: David F. Bogdala, Mayor
DAVID F. BOGDALA

Date: 12/5/24

Passed: December 2, 2024

Published: December 9, 2024

Drafted By:

MATTHEW A. KNIGHT City Attorney

DISTRICT MAP

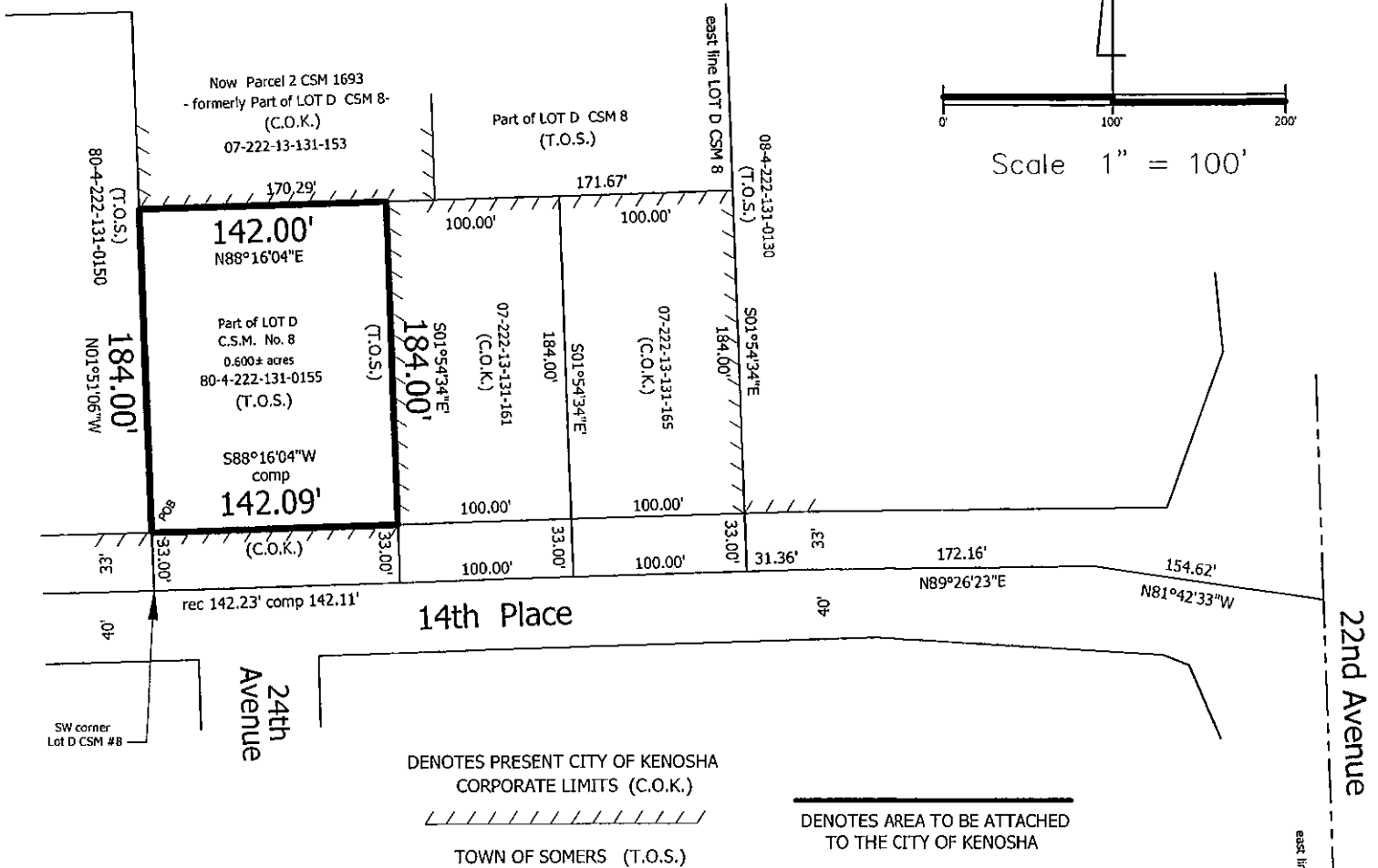
ATTACHMENT ORDINANCE

SUPPLEMENT NO. _____ ACCOMPANYING ORDINANCE NO. 48-24

SUCCESS REALTORS 1 LLC

TAX PARCEL NO. 80-4-222-131-0155

Bearings shown hereon, refer to Wisconsin Plane Coordinate System, South Zone (NAD83).



Part of LOT D in the Certified Survey Map of SOMERSET ACRES, VOLUME 1, CERTIFIED SURVEY MAP NO. 8, a plat of record and on file at the Kenosha County Register of Deeds Office, on January 20 1964 in Volume 659 Page 304, per Document No. 458537, and being located in the Northeast Quarter of Section 13, 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:

Beginning at a point on the west line of said LOT D, $N01^{\circ}51'06''W$ 33.00 feet from the southwest corner thereof, which point of beginning on the north line of 14th Place; thence $N01^{\circ}51'06''W$ along and upon the west line of said Lot D, 184.00 feet and to the southwest corner of Parcel 2 of CERTIFIED SURVEY MAP NO. 1693, a plat of record and on file at the Kenosha County Register of Deeds Office, on July 27, 1993 in Volume 1606 Page 797, per Document No. 933976; thence $N88^{\circ}16'04''E$ along and upon said south line, 142.00 feet; thence $S01^{\circ}54'34''E$ parallel to the east line of aforesaid Lot D, 184.00 feet and to the north line of the aforesaid 14th Place, thence $S88^{\circ}16'04''W$ along and upon said south line, 142.09 feet and to the point of beginning. Containing 0.600 acres, more or less.

1969419

State Bar of Wisconsin Form 00-2011
CORRECTION INSTRUMENT

Under Wis. Stat. § 706.085

Document #: 1975566

Date: 2025-01-16 Time: 12:26 PM Pages: 8

Fee: \$30.00 County: KENOSHA State: WI

REGISTER OF DEEDS: Jennifer A. Mack

Document Number

Document Name

8

Undersigned hereby states that a certain document ("conveyance") titled as Attachment Ordinance 33-24 (type of document), and executed between Success Realtors I, LLC Somers, Grantor, and City of Kenosha, Grantee, was recorded in Kenosha County, Wisconsin, on Sept. 12, 2024, in volume _____, page 3, as document number 1969419, and contained the following error:

Exhibit A in Ordinance 33-24 in recorded document 1969419 is being corrected with Exhibit A in Ordinance 48-24 (see attached)

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

Recording Area

Name and Return Address

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

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):

80-4-222-131-0155

Parcel Identification Number (PIN)

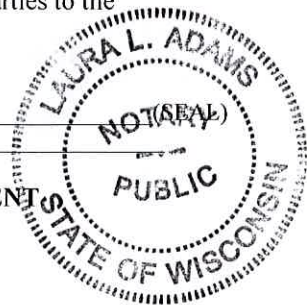
City Clerk Treasurer

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 1st class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Dated January 15, 2025

Michelle L. Nelson
* Michelle L. Nelson



AUTHENTICATION

Signature of _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Kenosha COUNTY) ss

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

Personally came before me on January 15, 2025
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)

THIS INSTRUMENT DRAFTED BY:
Laura L. Adams

(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.