



DEPARTMENT OF CITY DEVELOPMENT



Application for Certified Survey Map

Applicant Name: Community Development of the City of Racine

Address: 730 Washington Avenue City: Racine

State: WI Zip: 53403

Telephone: (262) 636-9151 Cell Phone: _____

Email: jeff.hintz@cityofracine.org

Agent Name: Nielsen Madsen + Barber

Address: 1458 Horizon Blvd, Ste 200 City: Racine

State: WI Zip: 53406

Telephone: (262) 634-5588 Cell Phone: (262) 634-5024

Email: afriess@nmbasc.net

Property Address (Es): 1413, 1411, and 1407 West Street

Current Zoning: R3 Limited General Residence

Current/Most Recent Property Use: Residential

Proposed Use: Residential

Property Legal Description: Lots 2, 3 and 4, Block 2, Sage Town, being part of the Northeast 1/4 of the Southeast 1/4 Section of 8, Township 3 North, Range 23 East of the Fourth Principal Meridian, in the City of Racine, Racine County, Wisconsin (full legal description is on the attached CSM)





DEPARTMENT OF CITY DEVELOPMENT



If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. CSM Review Application	<input type="checkbox"/>	
2. Legal Description of Property	<input type="checkbox"/>	
3. Written description of why lots are being divided.	<input type="checkbox"/>	
4. Zoning Analysis Table (per lot) a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Percentage of greenspace (landscaped areas divided by lot area) g. Details of existing parking areas	<input type="checkbox"/>	
5. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input type="checkbox"/>	
6. Full Size CSM Drawings (3)	<input type="checkbox"/>	
7. Review Fee	<input type="checkbox"/>	

Acknowledgement and authorization signatures

The approval may contain conditions related to the plat document itself or other technical discrepancies not addressed by the submittal. Any condition of approval must be adhered to if the City is to execute the plat document prior to recording.

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization):  Date: 06/30/2025

Applicant Signature (acknowledgement): _____ Date: _____



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403

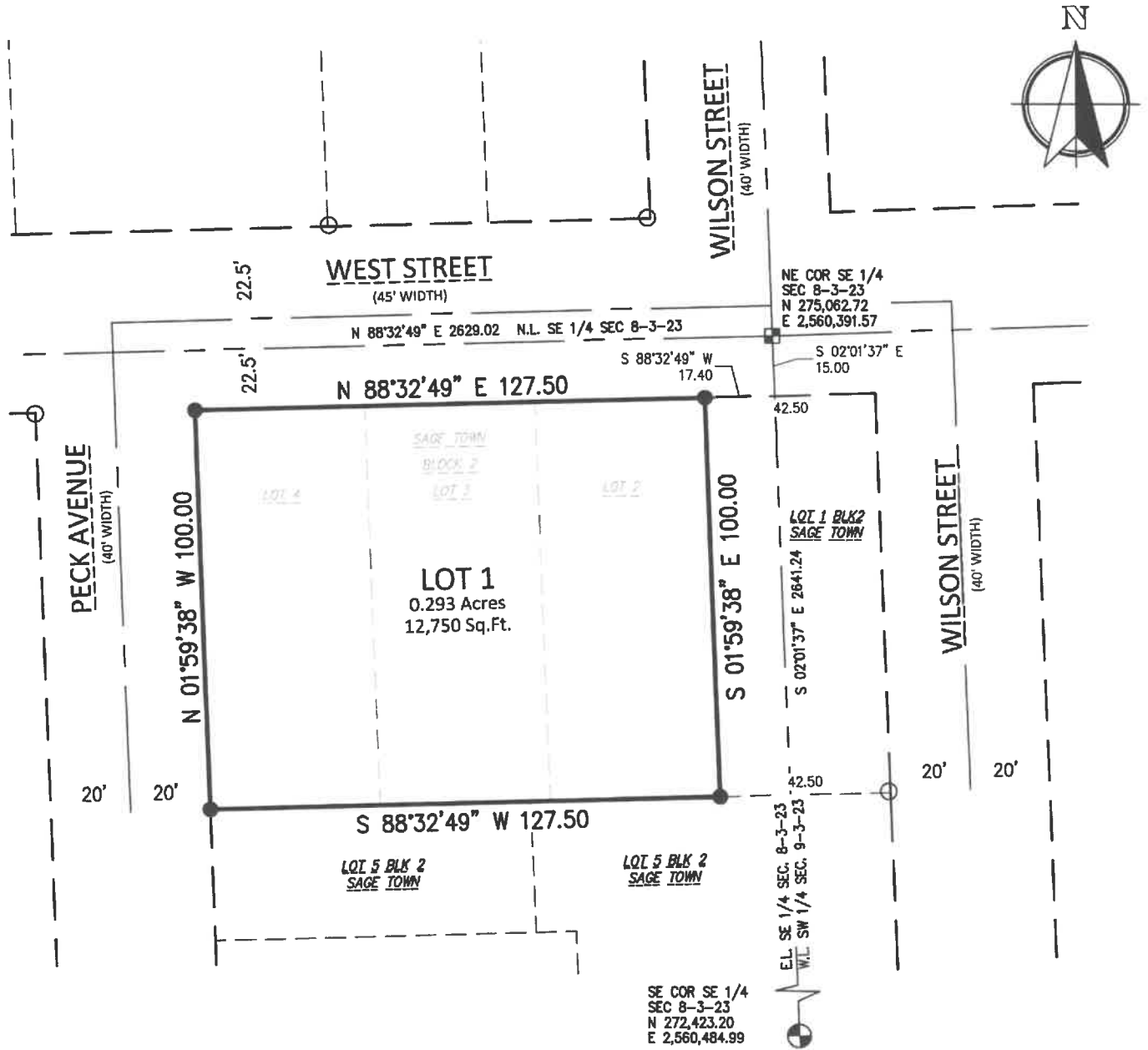


www.buildupracine.org

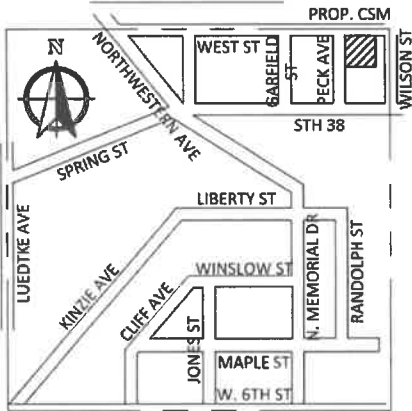
CERTIFIED SURVEY MAP NO.

LOTS 2, 3 AND 4, BLOCK 2, SAGE TOWN, BEING PART OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8,
TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, RACINE COUNTY,
WISCONSIN.

RECORDING DATA



LOCATION MAP



SE 1/4 SECTION 8-3-23

40' 0' 40'

SCALE 1"=40'

NOTES:

ZONING OF PARCELS IS R-3

OWNER/LAND SPLITTER: COMMUNITY
DEVELOPMENT AUTHORITY OF THE CITY OF RACINE
730 WASHINGTON AVE RACINE, WI 53403

ALL ELEVATIONS REFER TO NAVD OF 1988 (12)

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED UPON
NAD 1983/2011. THE EAST LINE OF THE SE ¼ OF
SECTION 8-3-23 IS ASSUMED TO BEAR S 02°01'37" E.

LEGEND:

- LEGEND:
- 1" O.D. IRON PIPE FOUND
 - 3/4" O.D. REBAR - 1.68LBS/LIN FT. SET
 - ⊗ CONCRETE MON. W / SEWRPC BRASS CAP FOUND
 - ⊠ CAST IRON MON. W / BRASS CAP FOUND

2025.0024.01.DWG
SHEET 1 OF 3 SHEETS

Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Aaron T. Friess June 27, 2025

mb

CERTIFIED SURVEY MAP NO. _____

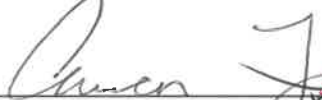
LOTS 2, 3 AND 4, BLOCK 2, SAGE TOWN, BEING PART OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Aaron T. Friess, hereby certify: That I have prepared this Certified Survey Map at the direction of Community Development Authority of the City of Racine, Owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: Lots 2, 3, and 4, Block 2 of Sage Town, according to the recorded plat thereof and being part of the Northeast ¼ of the Southeast ¼ of Section 8, Township 3 North, Range 23 East in the City of Racine, Racine County, Wisconsin, bounded and described as follows: Commence at a point on the East line of the Southeast 1/4 of said Section 8, the North line of Lot 1 of said Sage Town and the South right-of-way of West Street located S02°01'37"E, 15.00 feet from the Northeast corner of the Southeast ¼ of said Section 8; thence S88°32'49"W, 17.40 feet along the North line of said Lot 1 and said South right-of-way to the Northeast corner of said Lot 2 and the point of beginning of this description; thence S01°59'38"E, 100.00 feet along the East line of said Lot 2 to the Southeast corner of said lot 2; thence S88°32'49"W, 127.50 feet along the South line of said Lots 2, 3 and 4 to the Southwest corner of said Lot 4 and the East right-of-way of Peck Avenue; thence N01°59'38"W, 100.00 feet along the West line of said Lot 4 and said East right-of-way to the Northwest corner of said Lot 4 and the South right-of-way of said West Street; thence N88°32'49"E, 127.50 feet along the North line of said Lots 2, 3, and 4 and said South right-of-way to the point of beginning. Containing 12,750 square feet or 0.293 acres.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the land division ordinance of the City of Racine, Racine County in surveying, dividing, and mapping the same.

June 27, 2025


Aaron T. Friess, P.L.S. (S-3260)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



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SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

Community Development Authority of the City of Racine as Owners hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: City of Racine

IN WITNESS WHEREOF the said _____ has caused these presents to be signed by
_____ as Owners at _____ Wisconsin on this _____ day of _____ 2025.

President

Secretary - Treasurer

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2025, _____ of
the above-named owner, to me known to be the persons who executed the foregoing instrument, and to me
known to be such officers and trustees, and acknowledged that they executed the foregoing as such officers and
trustees.

Notary Public, _____
My commission expires: _____

PLANNING HERITAGE AND DESIGN COMMISSION CERTIFICATE

Approved as a Certified Survey Map by the Planning Heritage and Design Commission of the City of Racine,
on this _____ day of _____, 2025.

Walter Williams
Director of City Development

