

January 8, 2020

**VIA HAND DELIVERY**

Department of City Development  
City of Racine  
730 Washington Avenue, Room 102  
Racine, WI 53403

Re: Letter of Intent for Three Lot Certified Survey Map of 1917 S. Memorial Drive and 1501 DeKoven Avenue

Dear Sir/Madam:

This firm represents Pioneer Products, Inc. and Deko, LLC. Enclosed please find an Application for Certified Survey Map with respect to the above. This firm had previously submitted an application for a two lot certified survey map. This three lot certified survey map is largely a revision of the previously submitted map to include the Pioneer Products building on one contiguous lot.

Three lots will be created. The proposed land use for Lot 1 is for a concrete and gravel recycling site with yard and concrete plant, as further detailed in Zignego Company's conditional use permit application associated with 1917 S. Memorial Drive. Lot 2 and Lot 3 will continue to be used by Pioneer Products, Inc. and Deko, LLC, respectively, according to each property's present use.

Any phasing plan is detailed in Zignego Company's conditional use permit application.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely yours,

DeMARK, KOLBE & BRODEK, S.C.



By: Nicholas G. Verhaalen

NGV/ck  
Enclosure

dkblaw.com

Phone:  
(262) 886-9720

Fax:  
(262) 886-3074

7418 Washington Ave.  
Racine, WI 53406

DEMARK, KOLBE & BRODEK  
A LIMITED LIABILITY S.C.

388353-7411





**CITY OF RACINE**

Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403  
Phone: 262-636-9151  
Fax: 262-635-5347

**APPLICATION FOR CERTIFIED SURVEY**

**MAP**

**SURVEYOR NAME:** Mark R. Madsen, P.E., P.L.S.

**COMPANY NAME:** Nielsen Madsen & Barber, S.C.

**ADDRESS: STREET:** 1458 Horizon Blvd., Ste. 200 **CITY:** Mt. Pleasant **STATE:** WI **ZIP:** 53406

**TELEPHONE:** 262-634-5588 **CELL PHONE:** \_\_\_\_\_

**EMAIL:** mmadsen@nmbsc.net

**LEGAL DESCRIPTION: (USE ADDITIONAL SHEET IF NECESSARY):** See attached

**ADDITIONAL REQUIREMENTS**

- Required Pre-Application meeting held with Dept. of City Development (Date: \_\_\_\_\_ Staff: \_\_\_\_\_).
- The applicant is required to discuss their proposal with City Development Staff prior to a formal submittal. Contact 262-636-9151 to set up an appointment for a pre-application meeting.
- Seven (7) copies of the proposed Certified Survey Map complying with applicable sections of Wis. Stats. 236.34 and Chapter 86 of the City of Racine Code of Ordinances.
- Upon completion of the application and all preparation of the map, the information shall be submitted to the Department of City Development, City Hall, Room 102. Submittals shall be made no later than 14 days prior to the desired meeting date. If the map is deemed incomplete or inaccurate, the request will not be scheduled for a meeting until all information has been reviewed and deemed accurate and complete by Staff.
- Letter of Intent, explaining the proposed land use, the number/type of lots being created, and a phasing plan for development.
- \$170.00 application fee, plus \$50.00 for each proposed lot or outlot. Check payable to "City of Racine".

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

**SIGNATURE:** Nicholas G. Verhaalen **DATE:** 1-8-2020

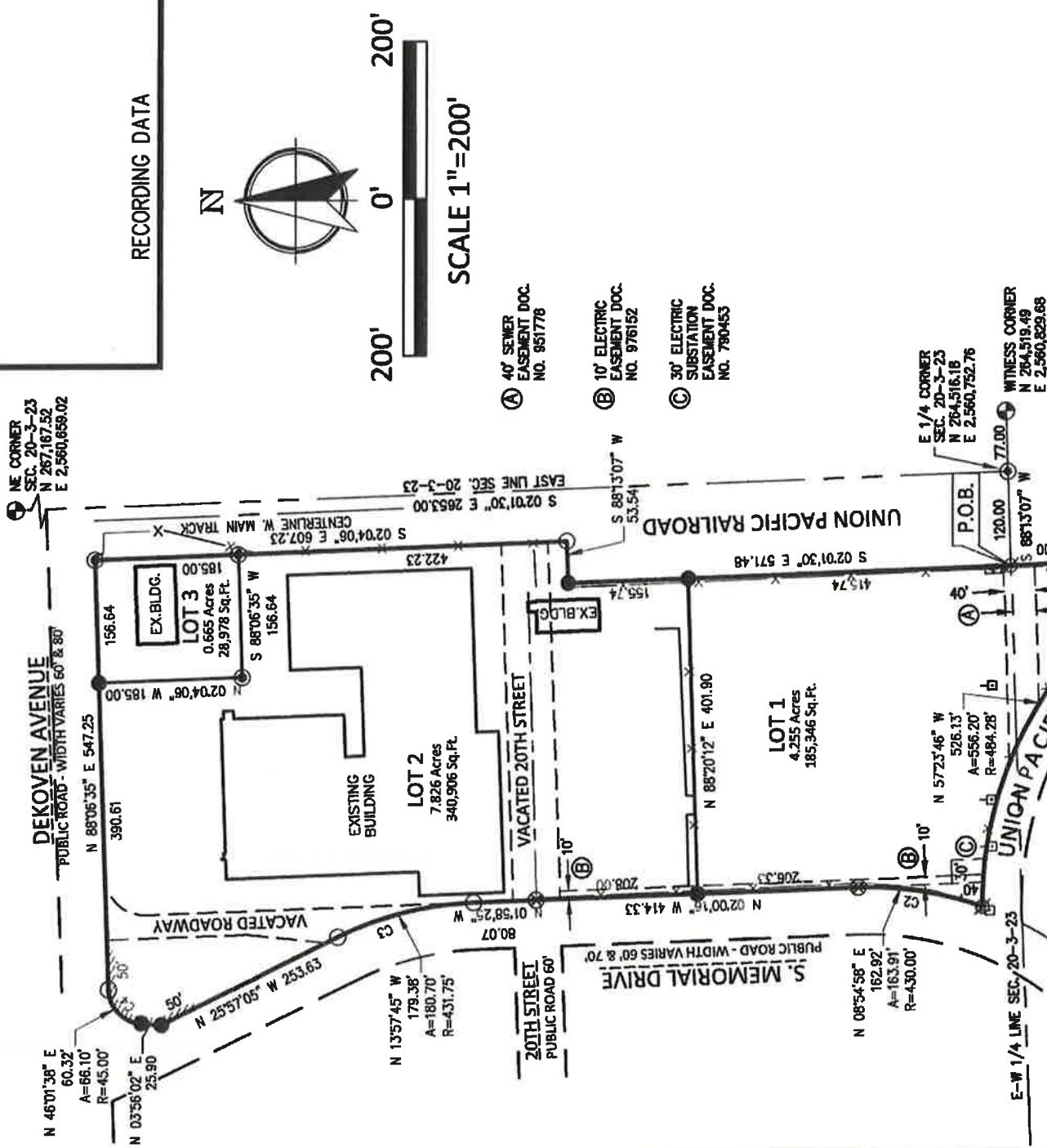
Nicholas G. Verhaalen, DeMark, Kolbe & Brodek, S.C.  
Attorney for Pioneer Products, Inc. and Deko, LLC

### Legal Description

That part of the Northeast  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 20, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Begin at a point on the East-West  $\frac{1}{4}$  line of said Section 20 and the West right-of-way of the Union Pacific Railroad located S88°13'07"W 120.00 feet from the Southeast corner of the Northeast  $\frac{1}{4}$  of said Section 20; thence S02°01'55"E 247.00 feet along said West right-of-way of the Union Pacific Railroad to the point of curvature of a curve to the left of Northeasterly convexity whose radius is 484.28 feet and whose chord bears N57°23'46"W 526.13 feet; thence Northwesterly 556.20 feet along the arc of said curve and the Northerly right-of-way of the Union Pacific Railroad to the East right-of-way of South Memorial Drive and a point on a curve to the left of Southeasterly convexity whose radius is 430.00 feet and whose chord bears N08°54'58"E 162.92 feet; thence Northerly 163.91 feet along the arc of said curve and the East right-of-way of South Memorial Drive; thence N02°00'16"W 414.33 feet along the East right-of-way of South Memorial Drive; thence N01°58'25"W 80.07 feet along the East right-of-way of South Memorial Drive to the point of curvature of a curve to the left of Northeasterly convexity whose radius is 431.75 feet and whose chord bears N13°57'45"W 179.38 feet; thence Northwesterly 180.70 feet along the arc of said curve and the East right-of-way of South Memorial Drive; thence N25°57'05"W 253.63 feet along the East right-of-way of South Memorial Drive; thence N03°56'20"E 25.90 feet along the East right-of-way of South Memorial Drive to the point of curvature of a curve to the right of Northwesterly convexity whose radius is 45.00 feet and whose chord bears N46°01'38"E 60.32 feet; thence Northeasterly 66.10 feet along the arc of said curve and the East right-of-way of South Memorial Drive to the South right-of-way of Dekoven Avenue; thence N88°06'35"E 547.25 feet along the South right-of-way of Dekoven Avenue to the West right-of-way of the Union Pacific Railroad; thence S02°04'06"E 607.23 feet along said West right-of-way of the Union Pacific Railroad; thence S88°13'07"W 53.54 feet along said West right-of-way of the Union Pacific Railroad; thence S02°01'30"E 571.48 feet along said West right-of-way of the Union Pacific Railroad to the East-West  $\frac{1}{4}$  line of said Section 20 and the point of beginning. Containing 12.746 acres.

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

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.



**LOCATION MAP**



*Mark R. Madsen*  
 1-6-2020

**NOTES:**  
 ZONING OF PARCELS IS I-2  
 OWNER/LAND SPLITTER: PIONEER PRODUCTS, INC. AND DEKO, LLC.  
 ADDRESS: 1917 S. MEMORIAL DRIVE RACINE, WI. 53403

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1988. THE EAST LINE OF SECTION 20-3-23 IS ASSUMED TO BEAR S 02°01'30" E.

**NE 1/4 & SE 1/4 SEC. 20-3-23**



**Nielsen Madsen + Barber**

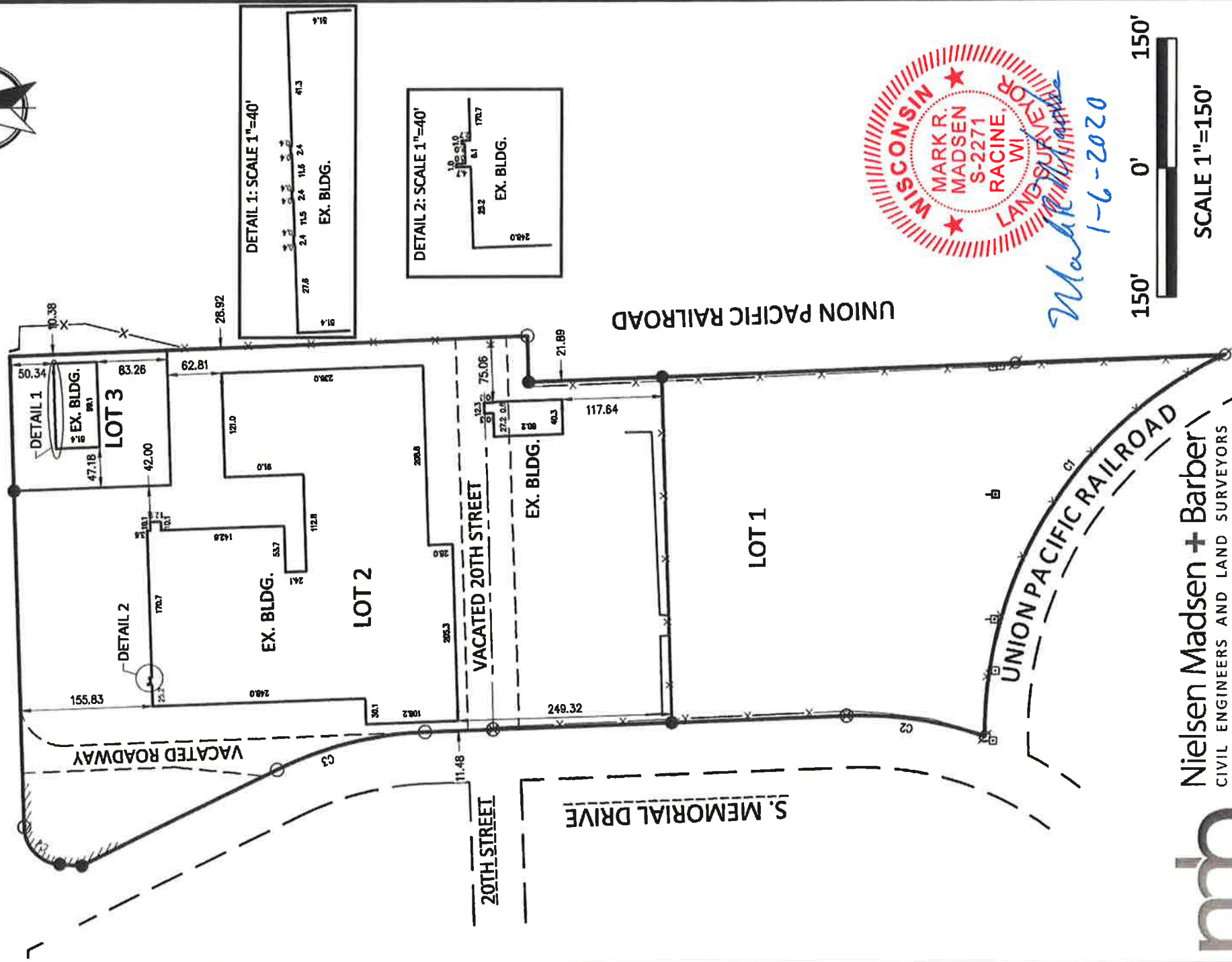
CIVIL ENGINEERS AND LAND SURVEYORS  
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
 Tele: (262) 634-5588 Website: www.nmbc.net

This instrument was drafted by Mark R. Madsen January 6, 2020

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

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

BUILDING LOCATION DETAIL  
DEKOVEN AVENUE



WISCONSIN  
MARK R. MADSEN  
S-2271  
RACINE, WI  
LAND SURVEYOR  
*Mark R. Madsen*  
1-6-2020

150' 0' 150'  
SCALE 1"=150'



**Nielsen Madsen + Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53408  
Tele: (262)634-5588 Website: [www.nmbssc.net](http://www.nmbssc.net)

This instrument was drafted by Mark R. Madsen January 6, 2020

2019.0228.01.DWG  
SHEET 2 OF 5 SHEETS

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


PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northeast ¼ and the Southeast ¼ of the Northeast ¼ of Section 20, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Begin at a point on the East-West ¼ line of said Section 20 and the West right-of-way of the Union Pacific Railroad located S88°13'07"W 120.00 feet from the Southeast corner of the Northeast 1/4 of said Section 20; thence S02°01'55"E 247.00 feet along said West right-of-way of the Union Pacific Railroad to the point of curvature of a curve to the left of Northeasterly convexity whose radius is 484.28 feet and whose chord bears N57°23'46"W 526.13 feet; thence Northwesterly 556.20 feet along the arc of said curve and the Northerly right-of-way of the Union Pacific Railroad to the East right-of-way of South Memorial Drive and a point on a curve to the left of Southeasterly convexity whose radius is 430.00 feet and whose chord bears N08°54'58"E 162.92 feet; thence Northerly 163.91 feet along the arc of said curve and the East right-of-way of South Memorial Drive; thence N02°00'16"W 414.33 feet along the East right-of-way of South Memorial Drive; thence N01°58'25"W 80.07 feet along the East right-of-way of South Memorial Drive to the point of curvature of a curve to the left of Northeasterly convexity whose radius is 431.75 feet and whose chord bears N13°57'45"W 179.38 feet; thence Northwesterly 180.70 feet along the arc of said curve and the East right-of-way of South Memorial Drive; thence N25°57'05"W 253.63 feet along the East right-of-way of South Memorial Drive; thence N03°56'20"E 25.90 feet along the East right-of-way of South Memorial Drive to the point of curvature of a curve to the right of Northwesterly convexity whose radius is 45.00 feet and whose chord bears N46°01'38"E 60.32 feet; thence Northeasterly 66.10 feet along the arc of said curve and the East right-of-way of South Memorial Drive to the South right-of-way of Dekoven Avenue; thence N88°06'35"E 547.25 feet along the South right-of-way of Dekoven Avenue to the West right-of-way of the Union Pacific Railroad; thence S02°04'06"E 607.23 feet along said West right-of-way of the Union Pacific Railroad; thence S02°01'30"E 571.48 feet along said West right-of-way of the Union Pacific Railroad to the East-West ¼ line of said Section 20 and the point of beginning. Containing 12.746 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.

January 06, 2020

  
Mark R. Madsen, P.E., P.L.S. (S-2271)  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd. Suite 200  
Racine, WI 53406  
(262)634-5588



### CORPORATE OWNERS' CERTIFICATE

Pioneer Products, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, hereby certify that said corporation 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 Pioneer Products, Inc. has caused these presents to be signed by Russell Weyers, its President at \_\_\_\_\_ Wisconsin on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

President \_\_\_\_\_

**mb**

**Nielsen Madsen + Barber**

CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: [www.nmbssc.net](http://www.nmbssc.net)

This instrument was drafted by Mark R. Madsen January 6, 2020

2019.0228.01.DWG  
SHEET 3 OF 5 SHEETS

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

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the President of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that he executed the foregoing as such officer of said corporation by its authority.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**CONSENT OF CORPORATE MORTGAGEE**

Johnson Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Pioneer Products, Inc., owner

IN WITNESS WHEREOF the said Johnson Bank has caused these presents to be signed by \_\_\_\_\_ at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the \_\_\_\_\_ of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said corporation, and acknowledged that \_\_\_\_\_ he executed the foregoing as such officer of said corporation by its authority.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Curve Table				
Curve #	Delta	Radius	Arc	Chord Length
C1	65°48'17"	484.28	556.20 N57° 23' 46"W	526.13
C2	21°50'28"	430.00	163.91 N08° 54' 58"E	162.92
C3	23°58'47"	481.75	180.70 N13° 57' 45"W	179.38
C4	84°08'54"	45.00	66.10 N46° 01' 38"E	60.32



*Mark R. Madsen*  
1-6-2020



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This Instrument was drafted by Mark R. Madsen January 6, 2020

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

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

CORPORATE OWNERS' CERTIFICATE

Deko, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, hereby certify that said corporation 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 Deko, LLC. has caused these presents to be signed by Russell Weyers, President of Pioneer Products, Inc, as Deko, LLC's Sole Member at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
President

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the President of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that he executed the foregoing as such officer of said corporation by its authority.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

CITY PLAN COMMISSION CERTIFICATE

Approved as a Certified Survey Map by the Plan Commission of the City of Racine, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Matthew Sadowski, Department of City Development

CITY'S RESOLUTION

RESOLVED that this Certified Survey Map located in the City of Racine, is hereby approved by the Common Council of the City of Racine, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Cory Mason, Mayor

\_\_\_\_\_  
Tara Coolidge, City Clerk



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