

LETTER OF TRANSMITTAL

To: City of Racine
Attention Jeff Hintz
730 Washington Avenue (Room 102)
Racine, WI 53403

Date: August 21, 2020
Project No.: 76-0171.00
Re: Certified Survey Map Application

Enclosed Under Separate Cover Via _____

No. of Copies	Description
1	Application for Certified Survey Map Review

Sent to you for the following reason:

- For Approval Review Completed Revise and Resubmit
 For Your Use Not Reviewed Returned
 For Review and Comment _____

Remarks:

Jeff,

This application for CSM review is being provided on behalf of our client (American Transmission Company). They wish to perform a lot line adjustment and facilitate a land transaction with the adjoiner (Oakes).

This CSM includes lands at 1989, 2200, 2301 Oakes Road, Racine, WI. Please find attached the application containing a draft CSM, checklist, description and requested zoning & engineering information.



Copy to:

Signed:

Jamey Reid
PLS
reidj@ayresassociates.com
608-212-5232





Application for CSM Review

Applicant Name: American Transmission Company

Address: PO Box 47 City: Waukesha

State: WI Zip: 53187

Telephone: _____ Cell Phone: _____

Email: _____

Agent Name: Ayres Associates - Jamey Reid

Address: 5201 E. Terrace Drive City: Madison

State: WI Zip: Suite 200

Telephone: 608-443-1236 Cell Phone: 608-212-5232

Email: reidj@ayresassociates.com

Property Address (Es): 1989, 2200, 2301 Oakes Road, Racine, WI

Current Zoning: I-2 General Industrial District

Current/Most Recent Property Use: Electrical Substation / Storage & Laydown Yard

Proposed Use: same - lot line adjustment

Property Legal Description: _____

Attached



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		
2. Written description of why lots are being divided.	<input checked="" type="checkbox"/>	
3. Zoning Analysis Table (per lot) <ol style="list-style-type: none"> 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 checked="" type="checkbox"/>	
4. Engineering Plan <ol style="list-style-type: none"> a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access 	<input checked="" type="checkbox"/>	
5. Full Size CSM Drawings (3)	<input checked="" type="checkbox"/>	
6. Review Fee	<input checked="" 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: _____

Applicant Signature (acknowledgement): Sammy L. Reed Date: 8-18-20

Racine SS / Oakes

Property Legal Description:

Part of the Southeast Quarter of the Northwest Quarter, part of the Northeast Quarter of the Southwest Quarter and part of Lot 1 of Certified Survey Map Number 2082, recorded in Volume 6 of CSM, Page 378 as Document No. 1647004, said Lot 1 being part of said Southeast Quarter of the Northwest Quarter, all in Section 23, Township 3 North, Range 22 East, City of Racine, Racine County, Wisconsin and being more particularly described as follows:

Commencing at the North Quarter Corner of Section 23;

Thence S01°33'52"E along the east line of the Northwest Quarter of Section 23, a distance of 1604.23 feet to the Point of Beginning;

Thence continuing S01°33'52"E, 734.74 feet along said east line;

Thence S89°26'50"W, 106.00 feet;

Thence S01°29'32"E, 64.82 feet;

Thence S89°28'37"W, 263.73 feet;

Thence S01°30'43"E, 244.83 feet to the south line of said Southeast Quarter of the Northwest Quarter;

Thence N89°30'53"E along said south line, 370.00 feet to the center of said Section 23;

Thence S01°45'01"E along the east line of said Northeast Quarter of the Southwest Quarter, 4.50 feet to the northerly right of way of the former Chicago, Milwaukee, St. Paul and Pacific Railroad;

Thence S81°36'21"W, 1057.25 feet along said northerly right of way;

Thence S81°40'57"W, continuing along said northerly right of way 234.92 feet to the east right of way of Oakes Road;

Thence N00°29'02"W, 245.22 feet along said east right of way;

Thence continuing along said east right of way, 99.16 feet along the arc of a curve to the left, said curve having a radius of 5040.00 feet, and a chord which bears N01°02'51"W, 99.16 feet;

Thence continuing along said east right of way, N01°36'40"W, 1001.91 feet to the north line of Lot 1 of Certified Survey Map Number 2082;

Thence along the north line of Lot 1 N88°17'18"E, 108.20 feet;

Thence continuing along said north line S68°02'28"E, 131.08 feet;

Thence S01°34'26"E, 91.24 feet along the east line of Lot 1;

Thence N88°27'28"E, 1049.92 feet to the Point of Beginning.

Said parcel contains 1,371,617 square feet or 31.49 acres, more or less.

This sheet addresses the Zoning & Engineering submittal requirements.

2. Description of why lots are being divided.

An agreement has been reached to perform a lot line adjustment between adjoining, land is to be acquired by adjoiner "Oakes"

3. Zoning Analysis

- a. Land Area – proposed Lot 1 27.99 acres or 1,219,186sf, proposed Lot 2 3.50 acres or 152,431sf
- b. Building Areas (footprint) - proposed Lot 1 +/- 3,500 (substation Control House) sf, proposed Lot 2 +/-28,400 sf
- c. Setbacks – Zoned I-2
- d. Floor Area Ratio - proposed Lot 1 less than 1%, proposed Lot 2 +/- 19%
- e. Lot Coverage same as above, note the requested ratios calculated using building footprint
- f. Percentage of greenspace – Industrial setting areas are not landscaped / manicured
- g. Details of existing parking areas - proposed Lot 1 gravel, proposed Lot 2 impervious surfaces (concrete & asphalt)

4. Engineering Plan

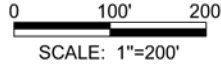
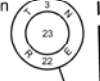
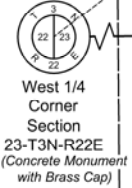
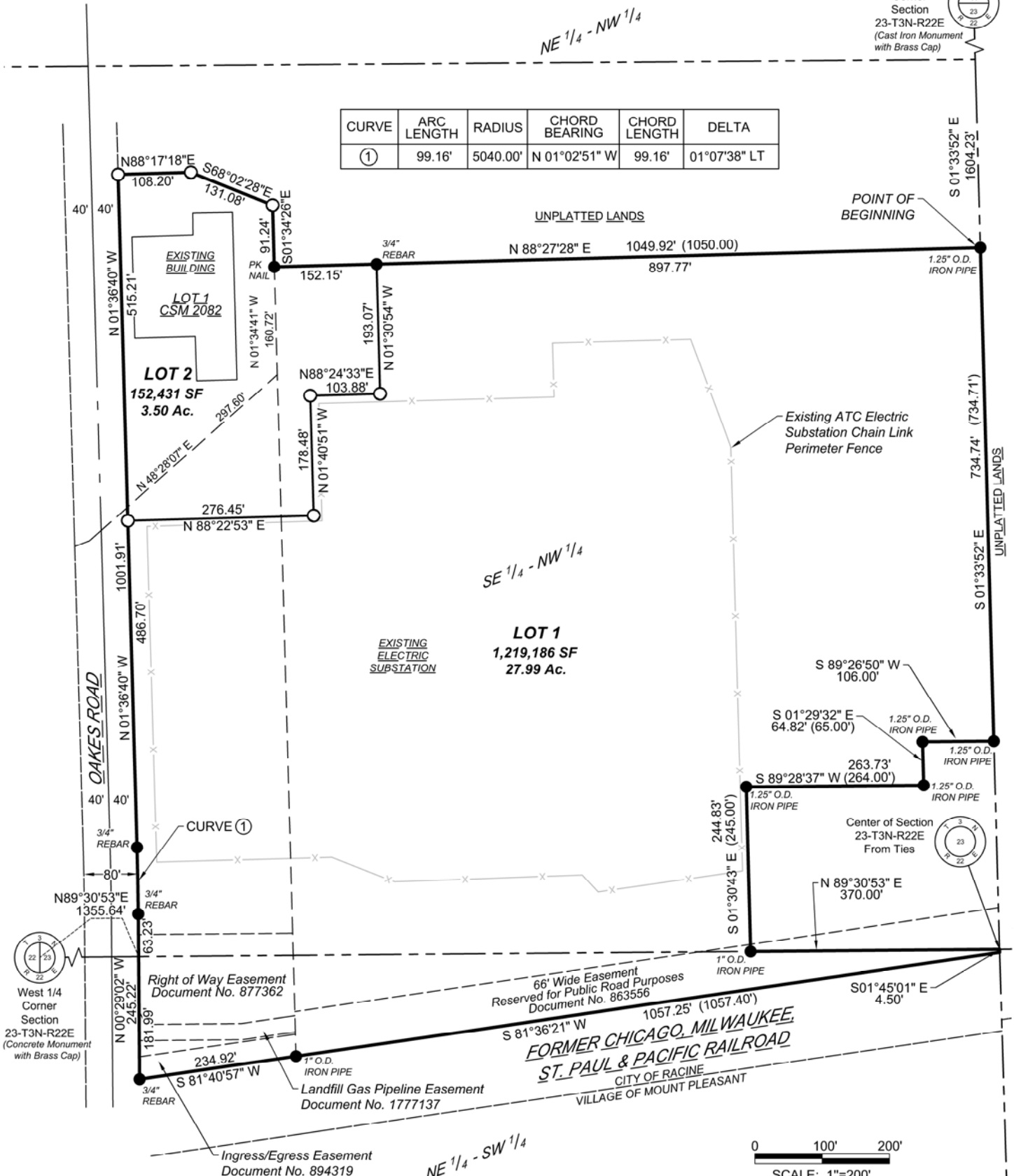
No engineering plans are being submitted Surveyor has no knowledge of any plans for improvements.

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____
 VOLUME _____, PAGE _____

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,
 PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND
 PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2082 IN SAID SOUTHEAST
 QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 23, TOWNSHIP
 3 NORTH, RANGE 22 EAST, CITY OF RACINE, RACINE COUNTY, WISCONSIN.



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
①	99.16'	5040.00'	N 01°02'51" W	99.16'	01°07'38" LT



PREPARED FOR:

ATC
 AMERICAN TRANSMISSION COMPANY
 W234 N2000 RIDGEVIEW PARKWAY COURT
 WAUKESHA, WI 53188-1022

SURVEYED BY:
AYRES
 5201 East Terrace Dr., Suite 200
 Madison, WI 53718
 (608) 443-1200

LEGEND	
●	EXISTING MONUMENT WITH TYPE AND SIZE NOTED
○	SET 3/4" X 18" IRON REBAR WEIGHING 1.50 LBS. / LIN. FT.
(100.00')	RECORD BEARING OR DISTANCE

Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone-NAD83(1991), with the East Line of the NW 1/4 of Section 23-T3N-R22E measured to bear S01°33'52"E

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____

SURVEYOR'S CERTIFICATE

I, Jamey L. Reid, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped part of the Southeast Quarter of the Northwest Quarter, part of the Northeast Quarter of the Southwest Quarter and part of Lot 1 of Certified Survey Map Number 2082, recorded in Volume 6 of CSM, Page 378 as Document No. 1647004, said Lot 1 being part of said Southeast Quarter of the Northwest Quarter, all in Section 23, Township 3 North, Range 22 East, City of Racine, Racine County, Wisconsin and being more particularly described as follows:

Commencing at the North Quarter Corner of Section 23;
Thence S01°33'52"E along the east line of the Northwest Quarter of Section 23, a distance of 1604.23 feet to the **Point of Beginning**;
Thence continuing S01°33'52"E, 734.74 feet along said east line;
Thence S89°26'50"W, 106.00 feet;
Thence S01°29'32"E, 64.82 feet;
Thence S89°28'37"W, 263.73 feet;
Thence S01°30'43"E, 244.83 feet to the south line of said Southeast Quarter of the Northwest Quarter;
Thence N89°30'53"E along said south line, 370.00 feet to the center of said Section 23;
Thence S01°45'01"E along the east line of said Northeast Quarter of the Southwest Quarter, 4.50 feet to the northerly right of way of the former Chicago, Milwaukee, St. Paul and Pacific Railroad;
Thence S81°36'21"W, 1057.25 feet along said northerly right of way;
Thence S81°40'57"W, continuing along said northerly right of way 234.92 feet to the east right of way of Oakes Road;
Thence N00°29'02"W, 245.22 feet along said east right of way;
Thence continuing along said east right of way, 99.16 feet along the arc of a curve to the left, said curve having a radius of 5040.00 feet, and a chord which bears N01°02'51"W, 99.16 feet;
Thence continuing along said east right of way, N01°36'40"W, 1001.91 feet to the north line of Lot 1 of Certified Survey Map Number 2082;
Thence along the north line of Lot 1 N88°17'18"E, 108.20 feet ;
Thence continuing along said north line S68°02'28"E, 131.08 feet;
Thence S01°34'26"E, 91.24 feet along the east line of Lot 1;
Thence N88°27'28"E, 1049.92 feet to the **Point of Beginning**.

Said parcel contains 1,371,617 square feet or 31.49 acres, more or less. Said parcel is subject to restrictions, right of way and easements of record.

That I have made such survey, land division and map by the direction of American Transmission Company and Daniel D. Oakes, owners of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with the provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Racine in surveying, dividing and mapping the same.

Jamey L. Reid, PLS No. S-2559

Dated this _____ day of _____, 2020

PLANNING, HERITAGE AND DESIGN COMMISSION APPROVAL

Approved by the Planning, Heritage and Design Commission of the City of Racine on this _____ day of _____, 20____

Cory Mason, Mayor

Tara Coolidge, City Clerk

COMMON COUNCIL RESOLUTION

Approved by the Common Council of the City of Racine in accordance with the resolution adopted this _____ day of _____, 20____.

Cory Mason, Mayor

Tara Coolidge, City Clerk

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____

OWNERS CERTIFICATE

I, Daniel D. Oakes, as owner of a portion of the land described on this map, do hereby certify that I have caused said land to be surveyed, divided, mapped as shown. I further certify that this Certified Survey Map is required by s. 236.34 to be submitted to the following for approval:

Common Council of the City of Racine

_____ Dated this _____ day of _____, 2020.

Daniel D. Oakes

STATE WISCONSIN)
)SS
RACINE COUNTY)

Personally care before me this _____ day of _____, 2020 the above named _____ to me know to be the person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, _____, WI

M Commission Expires: _____

OWNERS CERTIFICATE

American Transmission Company, a corporation under and by the virtue of laws of the State of Wisconsin, as owner of the above described lands, does hereby certify that is has caused the land described on this map to be surveyed, divided and mapped as shown.

IN WITNESS WHEREOF, the said American Transmission has caused these presents to be signed by _____, its president, and countersigned by _____, its secretary, at _____ Wisconsin and its corporate seal to be hereunto affixed this _____, day of _____, 2020.

In the presence of:

Corporate Name

(Corporate Seal)

President -

Countersigned: _____

Secretary -

STATE WISCONSIN)
)SS
 COUNTY)

Personally care before me this _____ day of _____, 2020 _____, President and _____, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such President and Secretary of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority

(Notary Seal) _____ Notary Public, _____, WI

My Commission Expires: _____

