



Application for Certified Survey Map

Applicant Name: Habitat for Humanity Racine & Kenosha Counties

Address: 1501 Villa City: Racine

State: WI Zip: 53402

Telephone: 262-637-9176 Cell Phone: 608-772-8656

Email: gbuenger@habitracine.org

Agent Name: Grant Buenger, Executive Director

Address: same City: same

State: WI Zip: 53402

Telephone: 262-637-9176 Cell Phone: 608-772-8656

Email: same as above

Property Address (Es): 1017 S. Memorial Drive

Current Zoning: residential - Lincoln King

Current/Most Recent Property Use: used car parking lot

Proposed Use: Development of 10 residential lots
via 3 CSM's.

Property Legal Description:

See Attached legal.





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 checked="" type="checkbox"/>	
2. Legal Description of Property	<input checked="" type="checkbox"/>	
3. Written description of why lots are being divided.	<input checked="" 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	<div>on CSM</div>	
5. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations - c. Cross access - N/A	<div></div>	
6. Full Size CSM Drawings (3)	<input checked="" type="checkbox"/>	
7. Review Fee - needs Habitat Board signature	<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): Grant Buenger Date: _____

Applicant Signature (acknowledgement): same Date: 4/14/25



CERTIFIED SURVEY MAP NO. _____

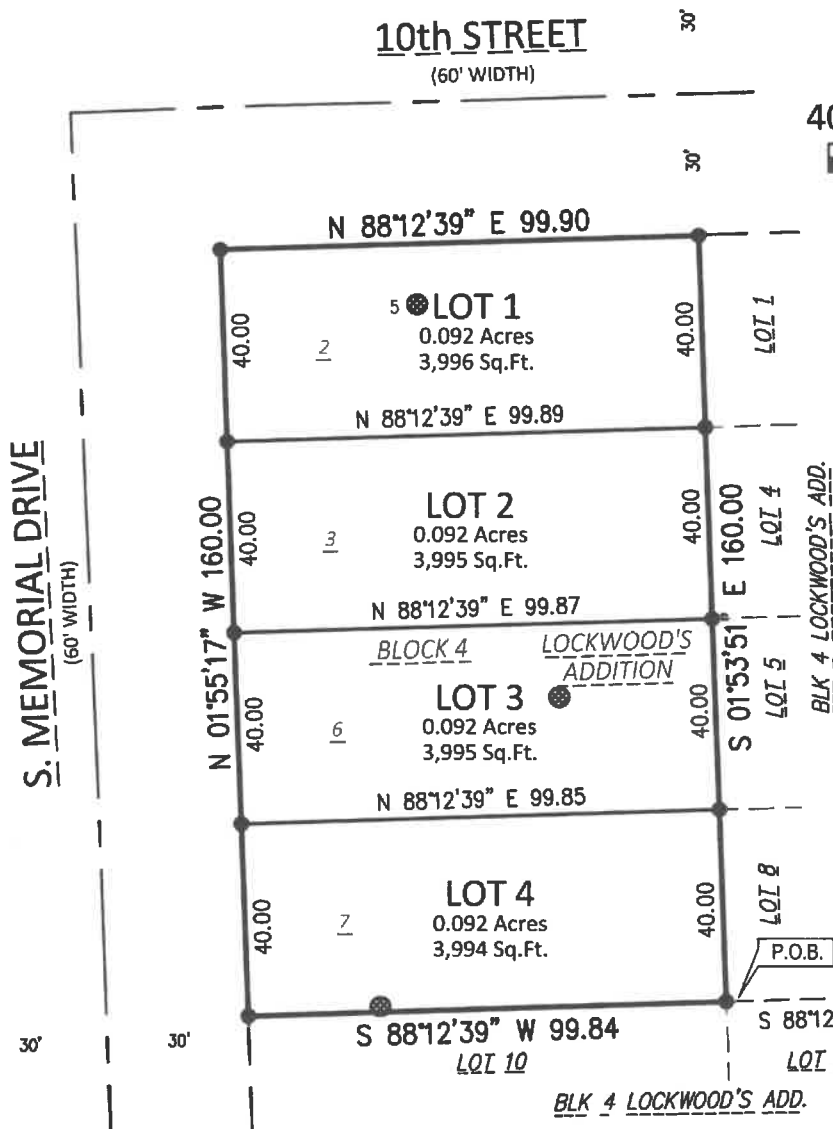
ALL OF LOTS 2,3,6 AND 7, IN BLOCK 4, LOCKWOOD'S ADDITION
BEING PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17,
TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, RACINE COUNTY,
WISCONSIN.

RECORDING DATA



40' 0' 40'

SCALE 1"=40'



NE COR. NE 1/4
SEC 17-3-23
N 272,423.20
E 2,560,484.99

S 01°59'57" E 1854.21
EAST LINE NE 1/4 SEC. 17-3-23

N 01°59'57" W 2625.98

N 01°59'57" W 771.77

SE COR NE 1/4
SEC 17-3-23
N 269,798.87
E 2,560,576.60

P.O.C.

LOCATION MAP



SE 1/4 OF NE 1/4
SECTION 17-3-23

NOTES:
ZONING OF PARCELS IS R-3

OWNER/LAND SPLITTER: RACINE HABITAT FOR
HUMANITY, INC
1501 VILLA STREET, RACINE, WI 53403

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED UPON
NAD 1983/2011. THE EAST LINE OF THE NE 1/4 OF
SECTION 17-3-23 IS ASSUMED TO BEAR N 01°59'57" W.

LEGEND:

- 3/4" O.D. REBAR - 1.68LBS/LIN FT. SET
- ⊕ 6" CONC. MON. W / BRASS CAP FOUND
- ⊗ SOIL BORING FOUND



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

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

This Instrument was drafted by Aaron T. Friess April 11, 2025



CERTIFIED SURVEY MAP NO. _____


ALL OF LOTS 2,3,6 AND 7, IN BLOCK 4, LOCKWOOD'S ADDITION BEING PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, 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 Racine Habitat For Humanity, Inc, Owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: All of Lots 2,3,6 and 7, in Block 4, Lockwood's Addition, a recorded subdivision, being part of the Southeast ¼ of the Northeast ¼ of Section 17, Township 3 North, Range 23 East of the Fourth Principal Meridian, in the City of Racine, Racine County, Wisconsin, bounded as follows: Commence at a point on the East line of the Northeast 1/4 of said Section 17 located N01°59'57"W, 771.77 feet from the Southeast corner of the Northeast ¼ of said Section 17; thence S88°12'39"W, 485.93 feet to the Southeast corner of said Lot 7 and the point of beginning of this description; continue thence S88°12'39"W, 99.84 feet along the South line of said Lot 7 to the East right-of-way of South Memorial Drive; thence N01°55'17"W, 160.00 feet along said East right-of-way to the North line of said Lot 2 and the South right-of-way of 10th Street; thence N88°12'39"E, 99.90 feet along said North line and said South right-of-way; thence S01°53'51"E, 160.00 feet to the point of beginning. Containing 15,980 square feet or 0.367 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.

April 11, 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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OWNERS' CERTIFICATE

Racine Habitat For Humanity, Inc as Owners hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped 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 _____ 202_.

Chariman _____

Secretary - Treasurer _____

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 202_, _____ 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 _____, 202_.

Walter Williams
Director of City Development



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