



Application for Subdivision Plat Review

Applicant Name: Mike Peterson
Address: W356 N5262 Lakeshore Drive City: Oconomowoc
State: WI Zip: 53066
Telephone: _____ Cell Phone: 414-940-9422
Email: mpetersonportrd@outlook.com

Agent Name: Kevin Lewis
Address: 1129 Main Street City: Union Grove
State: WI Zip: 53182
Telephone: (262)878-6200 Cell Phone: _____
Email: kevin@igconsulting.net

Property Address (Es): 5313 Emstan Hills Road
Current Zoning: R2
Current/Most Recent Property Use: Vacant
Proposed Use: Single Family Residential (R2)

Property Legal Description: _____

PARCEL ID 276-00-00-24-827-000

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWN 3 NORTH, RANGE 22 EAST, CITY OF RACINE, RACINE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 20 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 244.07 FEET TO THE PLACE OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST, 215.15 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 20 SECONDS EAST TO THE WEST LINE OF GEORGETOWN SUBDIVISION, 191.40 FEET; THENCE SOUTH 01 DEGREES 27 MINUTES 57 SECONDS EAST ALONG SAID WEST LINE OF GEORGETOWN SUBDIVISION, 215.15 FEET TO THE SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 20 MINUTES 20 SECONDS WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, 191.40 FEET TO THE POINT OF BEGINNING.





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. Subdivision Plat Application	<input checked="" type="checkbox"/>	
2. Written description of why lots are being created.	<input checked="" type="checkbox"/>	
3. Zoning Analysis Table <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. Height of all buildings and structuresg. Percentage of greenspace (landscaped areas divided by lot area)	<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 configurationsc. Cross access	<input checked="" type="checkbox"/>	
5. Full Size Plat Drawings (3)	<input checked="" type="checkbox"/>	
6. 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: 5/26/22

Applicant Signature (acknowledgement):

Date: 5/27/22

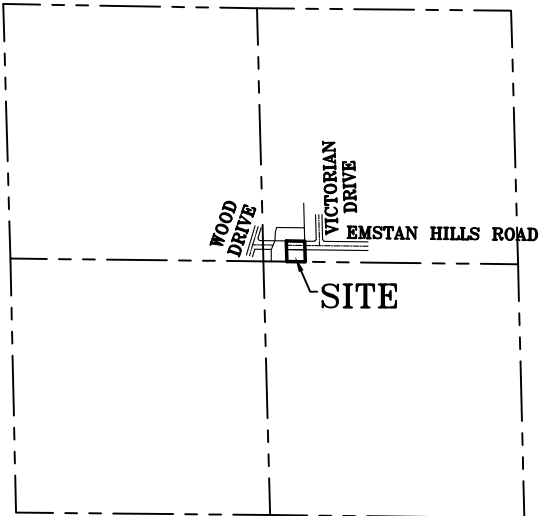


RACINE COUNTY CERTIFIED SURVEY MAP # _____

OF
PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWN 3 NORTH, RANGE 22 EAST,
CITY OF RACINE, RACINE COUNTY, STATE OF WISCONSIN.

LOCATION SKETCH
NE 1/4 25-03-22

OWNER:
MPR HOLDINGS
2733 WASHINGTON AVENUE
RACINE, WI 53405



I, KEVIN C. LEWIS, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS CERTIFIED SURVEY MAP; AS DIRECTED TO MAKE SAID SURVEY, DIVISION AND MAP BY THE OWNER MIKE PETERSON; THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWN 3 NORTH, RANGE 22 EAST, CITY OF RACINE, RACINE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 20 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 244.07 FEET TO THE PLACE OF BEGINNING OF THE LANDS TO BE DESCRIBED: THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST, 215.15 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 20 SECONDS EAST TO THE WEST LINE OF GEORGETOWN SUBDIVISION, 191.40 FEET; THENCE SOUTH 01 DEGREES 27 MINUTES 57 SECONDS EAST ALONG SAID WEST LINE OF GEORGETOWN SUBDIVISION, 215.15 FEET TO THE SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 20 MINUTES 20 SECONDS WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, 191.40 FEET TO THE POINT OF BEGINNING.

DEDICATING THE NORTH 90.00 FEET THEREOF FOR PUBLIC ROAD PURPOSES.

THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF S. 236.34 OF THE WISCONSIN STATE STATUTES AND THE CITY OF RACINE ORDINANCE.

SURVEYOR
DATED THIS ____ DAY OF _____, A.D. 2022.

KEVIN C. LEWIS
WISCONSIN REGISTERED LAND SURVEYOR S-2775

REVISED: 05/16/22
PREPARED: 02/14/22

PROJECT NUMBER
22518

CERTIFIED SURVEY MAP
PETERSON PROPERTY
EMSTAM HILL ROAD
CITY OF RACINE, WISCONSIN

**CONSULTING, INC.**
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: MPR HOLDINGS		SCALE: N/A	
FIELD CREW: N/A	FIELD WORK: N/A	DRAFTED BY: S.R.M.	CHECKED BY:

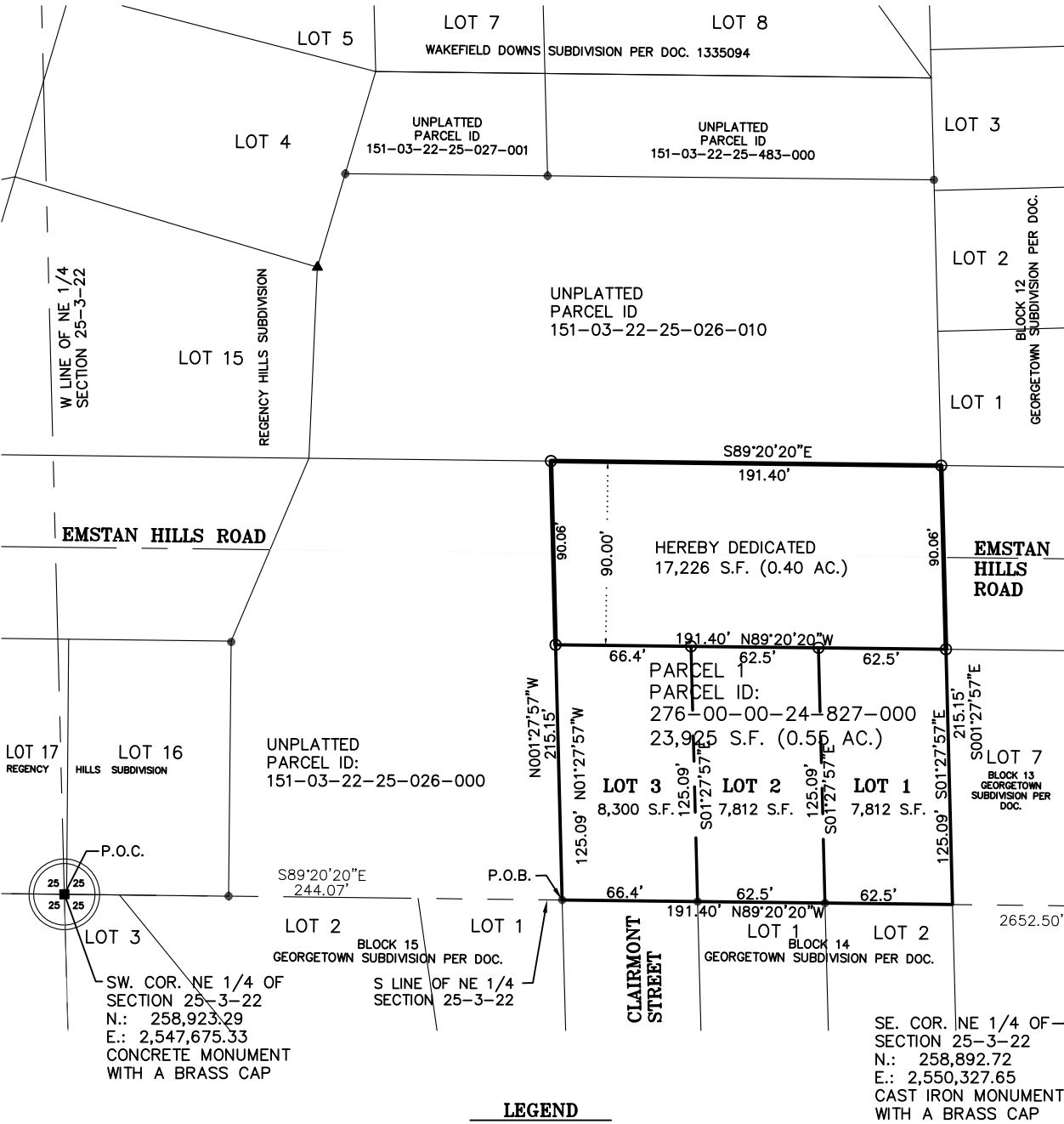
FIRM NO. 184-001330

RACINE COUNTY CERTIFIED SURVEY MAP #

OF
PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWN 3 NORTH, RANGE 22
EAST, CITY OF RACINE, RACINE COUNTY, STATE OF WISCONSIN.

SUBJECT PROPERTY ZONING:
R-2: SINGLE-FAMILY RESIDENCE DISTRICT

SETBACKS:
STREET ==
SIDE ==
REAR ==



BEARINGS HEREON REFER TO GRID
NORTH, STATE PLANE COORDINATE
SYSTEM SOUTH ZONE (NAD 1983/2011).
BEARING OF E-W LINE 1/4 LINE
ASSUMED TO BEAR N89°20'20\"W.

LEGEND

- (M) RECORD
- (R) MEASURED
- FOUND MONUMENT
- ▲ FOUND IRON ROD
- FOUND IRON PIPE
- SET IRON PIPE 1" OUTSIDE DIAMETER
AND AT LEAST 18" LONG, WEIGHING
NOT LESS THAN 1.13 POUNDS PER
LINEAL FOOT.

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

REVISED: 05/16/22
PREPARED: 02/14/22
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS, OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

PROJECT NUMBER
22518

CERTIFIED SURVEY MAP
PETERSON PROPERTY
EMSTAM HILL ROAD
CITY OF RACINE, WISCONSIN

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PREPARED FOR: MPR HOLDINGS	SCALE: 1"=80'
FIELD CREW: C.L.	FIELD WORK: APRIL 2022
DRAFTED BY: S.R.M.	CHECKED BY:

FIRM NO. 184-001330

RACINE COUNTY CERTIFIED SURVEY MAP # _____

OF
PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWN 3 NORTH, RANGE 22
EAST, CITY OF RACINE, RACINE COUNTY, STATE OF WISCONSIN.

OWNER’S CERTIFICATE OF DEDICATION

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO THIS PLAT TO BE
SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY
THAT THIS CERTIFY SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE CITY OF
RACINE, RACINE COUNTY, WISCONSIN FOR APPROVAL.

OWNER _____
MIKE PETERSON

STATE WISCONSIN}
SS
RACINE COUNTY }

THE ABOVE NAMED _____, KNOWN TO ME TO BE THE
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME,
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____
NOTARY PUBLIC
PRINT NAME HERE _____

CITY OF RACINE PLANNING COMMISSION APPROVAL
THIS CERTIFIED SURVEY MAP APPROVED BY THE CITY OF RACINE PLANNING COMMISSION ON
THIS ____ DAY OF _____, 20____.

CITY MAYOR _____ CITY CLERK _____
PRINT NAME HERE _____ PRINT NAME HERE _____

CITY OF RACINE BOARD APPROVAL:
THIS CERTIFIED SURVEY MAP APPROVED BY THE CITY OF RACINE BOARD ON THIS ____ DAY
OF _____, 20____.

CITY MAYOR _____ CITY CLERK _____
PRINT NAME HERE _____ PRINT NAME HERE _____

OWNER:
MPR HOLDINGS
2733 WASHINGTON AVENUE
RACINE, WI 53405

REVISED: 05/16/22
PREPARED: 02/14/22

PROJECT
NUMBER
22518

CERTIFIED SURVEY MAP
PETERSON PROPERTY
EMSTAM HILL ROAD
CITY OF RACINE, WISCONSIN

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PREPARED FOR: MPR HOLDINGS

SCALE: N/A

FIELD CREW: N/A

FIELD WORK: N/A

DRAFTED BY: S.R.M.

CHECKED BY:

PAGE 3 OF 3

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