



CITY OF RACINE

General Application Form

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

Type of Reviews

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: Michael Roane on behalf of Brinshore Development, LLC
ADDRESS: STREET: 666 Dundee Road, Suite 1102 **CITY:** Northbrook **STATE:** IL **ZIP:** 60062
TELEPHONE: 224-927-5051 **CELL PHONE:** 312-371-3030
EMAIL: michaelr@brinshore.com

AGENT NAME (IF APPLICABLE): _____
ADDRESS: STREET _____ **CITY:** _____ **STATE:** _____ **ZIP:** _____
TELEPHONE: _____ **CELL PHONE:** _____
EMAIL: _____

PROPERTY ADDRESS (ES): 930 Carroll St.
CURRENT ZONING: R-3 & I-2
CURRENT/MOST RECENT PROPERTY USE: Vacant land / Garage
PROPOSED USE: Multi-family Building
PROPOSED ZONING (only if applicable): R-5
LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): _____
See appendix for legal description and tax key
CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____
PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____

Are you the owner of the property included in the area of the requested zoning?
 Yes No Option to Purchase Lease

***NOTE:** The owner of the property (if different than the applicant) must sign this application.

OWNER & APPLICANT AUTHORIZATION

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. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature: [Signature] **Date** 10-23-18
Print Name: Bishop Lawrence Kirby on behalf of St. Paul Missionary Ba

Applicant (s) Signature: [Signature] **Date** 10-22-18
Print Name: Michael Roane

Appendix - Legal Descriptions and Tax Keys

1. 930 Carroll Street

- a. Legal Description: BLK 66 School Section Herrick + Crams Sub Lots 12, 13, 16, 17 + Lot 9
Exc E 56 Ft.
- b. Tax Key: 276-00-00-08-552-000

Exhibit B

Racine County Public Gallery x + Racine County Mapbook x +

Not secure | arcgis.racinecounty.com/MapBook/

Apps: Google Maps | 2019 Program | Wisconsin | American FactFinder | Walkscore | Novogradac Rent & | Google | Bimshore File Trans | 2018 Parent Inform | Summer Camp Photo | American FactFinder | Wisconsin Climate | Grade 6 - Home

Racine County Mapbook

Find address or parcel

Advanced Measurement

Distance Area

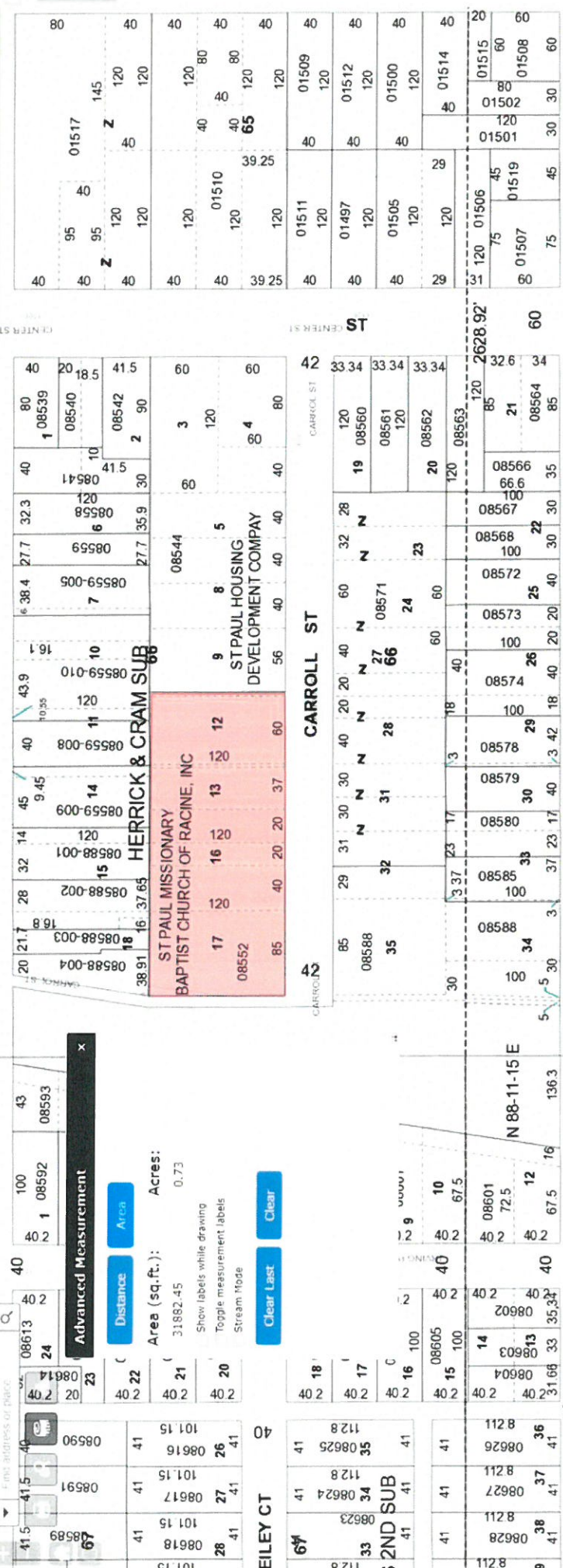
Area (sq. ft.): 31882.45 Acres: 0.73

Show labels while drawing

Toggle measurement labels

Stream Mode

Clear Last Clear



Parcel ID	Area (sq. ft.)	Area (Acres)	Notes
08590	41.5	0.95	
08591	41.5	0.95	
08592	41.5	0.95	
08593	41.5	0.95	
08594	41.5	0.95	
08595	41.5	0.95	
08596	41.5	0.95	
08597	41.5	0.95	
08598	41.5	0.95	
08599	41.5	0.95	
08600	41.5	0.95	
08601	41.5	0.95	
08602	41.5	0.95	
08603	41.5	0.95	
08604	41.5	0.95	
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08607	41.5	0.95	
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08610	41.5	0.95	
08611	41.5	0.95	
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08614	41.5	0.95	
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08616	41.5	0.95	
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08618	41.5	0.95	
08619	41.5	0.95	
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08621	41.5	0.95	
08622	41.5	0.95	
08623	41.5	0.95	
08624	41.5	0.95	
08625	41.5	0.95	
08626	41.5	0.95	
08627	41.5	0.95	
08628	41.5	0.95	
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08631	41.5	0.95	
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08695	41.5	0.95	
08696	41.5	0.95	
08697	41.5	0.95	
08698	41.5	0.95	
08699	41.5	0.95	
08700	41.5	0.95	



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TELEPHONE: 224-927-5051 **CELL PHONE:** 312-371-3030
EMAIL: michaelr@brinshore.com

AGENT NAME (IF APPLICABLE): _____
ADDRESS: STREET: _____ **CITY:** _____ **STATE:** _____ **ZIP:** _____
TELEPHONE: _____ **CELL PHONE:** _____
EMAIL: _____

PROPERTY ADDRESS (ES): 931 Carroll St.
CURRENT ZONING: I-1
CURRENT/MOST RECENT PROPERTY USE: Vacant land
PROPOSED USE: Parking for adjacent townhomes and multifamily bldg.
PROPOSED ZONING (only if applicable): R-5
LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): _____
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CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____
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Owner (s) Signature: [Signature] **Date** 10/23/2018
Print Name: Jeffery Toebbe, Toebbe Properties, Inc.
Applicant (s) Signature: [Signature] **Date** 10-27-18
Print Name: Michael Roane

Appendix - Legal Descriptions and Tax Keys

1. 931 Carroll Street

- a. Legal Description: BLK 66 School Section Herrick + Crams Sub Lot 35, W 29 FT Lot 32, Lot 34 Exc E 3Ft, Adj Vac Alley Desc Vol 1924 Recs PG 692 + W ½ Section 16-3-23 PT Former C M ST P + P RR CO ROW Desc Vol 1748 Recs PG 876, N of Twelfth ST, S of Eleventh ST + W of SD BLK 66 1.504 AC MOL.
- b. Tax Key: 276-00-00-08-588-000



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 TELEPHONE: 224-927-5051 CELL PHONE: 312-371-3030
 EMAIL: michaelr@brinshore.com

AGENT NAME (IF APPLICABLE): _____
 ADDRESS: STREET _____ CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL PHONE: _____
 EMAIL: _____

PROPERTY ADDRESS (ES): 1140, 1134, 1132, 1130 Center St.; & 821 Carroll St.
 CURRENT ZONING: R-3
 CURRENT/MOST RECENT PROPERTY USE: Vacant land formerly residential single family houses
 PROPOSED USE: Residential townhomes
 PROPOSED ZONING (only if applicable): R-5
 LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): _____
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Owner (s) Signature: [Signature] Date 10-23-18
 Print Name: Bishop Lawrence Kirby on behalf of St. Paul Missionary Ba

Applicant (s) Signature: [Signature] Date 10-22-18
 Print Name: Michael Roane

Appendix - Legal Descriptions and Tax Keys

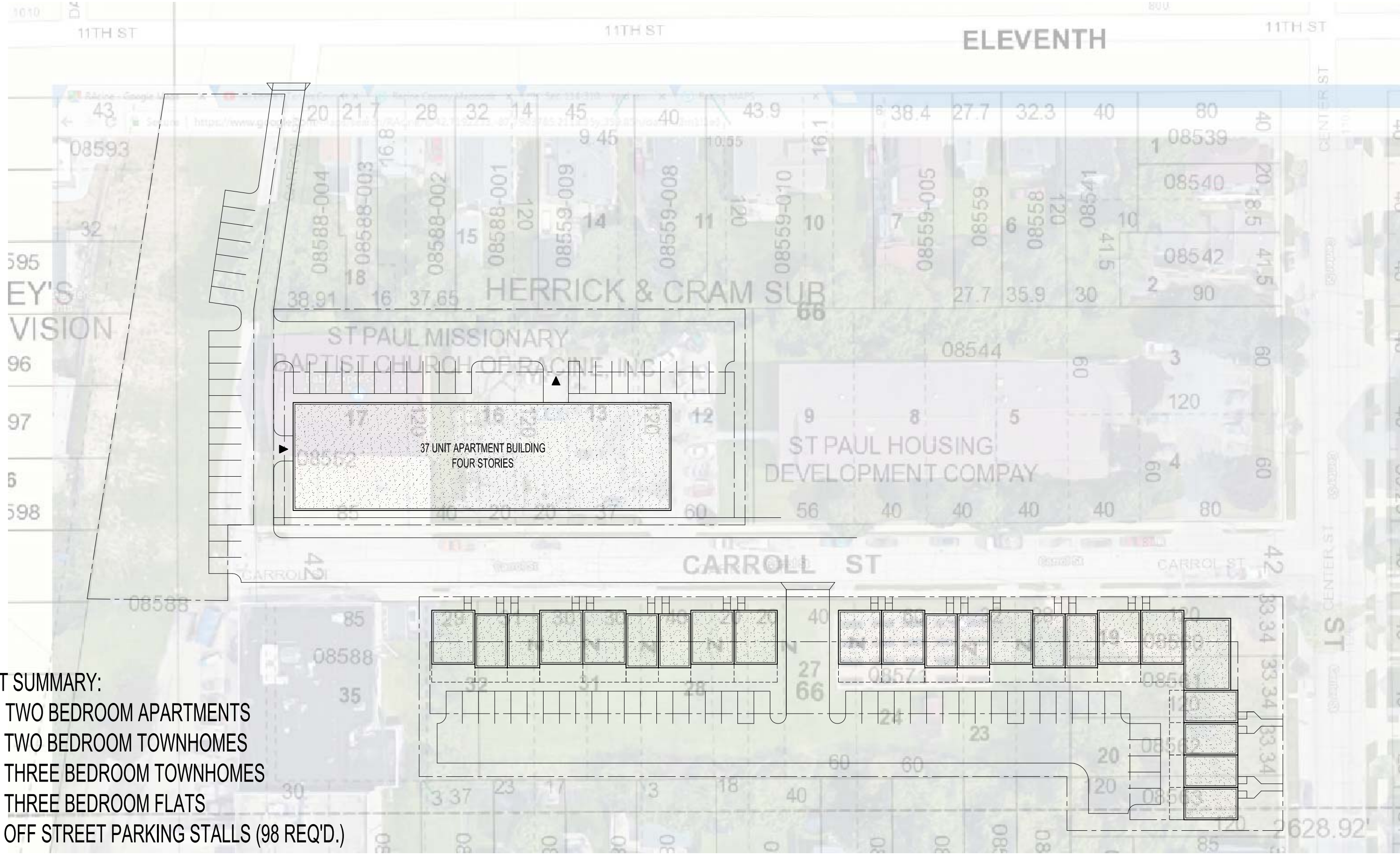
1. 1140 Center Street
 - a. Legal Description: BLK 66 School Section Herrick + Crams Sub S ½ Lot 20
 - b. Tax Key: 276-00-00-08-563-000

2. 1134 Center Street
 - a. Legal Description: BLK 66 School Section Herrick + Crams Sub N ½ Lot 20
 - b. Tax Key: 276-00-00-08-562-000

3. 1132 Center Street
 - a. Legal Description: BLK 66 School Section Herrick + Crams Sub S ½ Lot 19
 - b. Tax Key: 276-00-00-08-561-000

4. 1130 Center Street
 - a. Legal Description: BLK 66 School Section Herrick + Crams Sub N ½ Lot 19
 - b. Tax Key: 276-00-00-08-560-000

5. 821 Carroll Street
 - a. Legal Description: BLK 66 School Section Herrick + Crams Sub Lots 23, 24, 27, 28, 31 + E31 FT Lot 32
 - b. Tax Key: 276-00-00-08-571-000



PROJECT SUMMARY:

- 37 TWO BEDROOM APARTMENTS
- 14 TWO BEDROOM TOWNHOMES
- 10 THREE BEDROOM TOWNHOMES
- 2 THREE BEDROOM FLATS
- 106 OFF STREET PARKING STALLS (98 REQ'D.)



VIEW LOOKING WEST ON CARROL STREET



VIEW LOOKING EAST ON CARROL STREET

PLAT OF SURVEY

CLIENT

Brinshore Development, LLC

SITE ADDRESS

821, 930 & 931 Carrol Street, City of Racine, Racine County, Wisconsin.

LEGAL DESCRIPTION

Lots 19, 20, 23, 24, 27, 28, 31 & East 31 feet of Lot 32, also Lots 12, 13, 16, 17 & Lot 9 excluding East 56 feet, all in Block 66, Herrick and Crams Subdivision a recorded plat, being a part of the West half of Section 16, Town 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

Also;
Part of the Northwest 1/4 of Section 16, Town 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded and described as follows; Commencing at the Southwest corner of Lot 12 in Reilly's Subdivision, Block 67, School Section; thence North 02°13'17" West along the East line of Irving Place 482.56 feet to the Northwest corner of Lot 1 in Reilly's Subdivision; thence North 87°42'49" East along the South line of South 11th Street 160.20 feet to the point of beginning of lands hereinafter described; thence continue North 87°42'49" East along said South line 75.23 feet to a point on the West line of 10 feet public Alley; thence South 04°32'51" West along said West line 186.61 feet to a point; thence South 02°19'46" East along said West line 97.43 feet to a point; thence South 87°44'36" West on an extension of the South line of Carroll Street 98.23 feet to a point on the East line of vacated alley; thence North 06°47'04" East along said East line 286.24 to the point of beginning.

BASIS OF BEARINGS

Bearings are referenced to the East line of Center Street which is assumed to bear S02°11'47"E.

LAND AREA

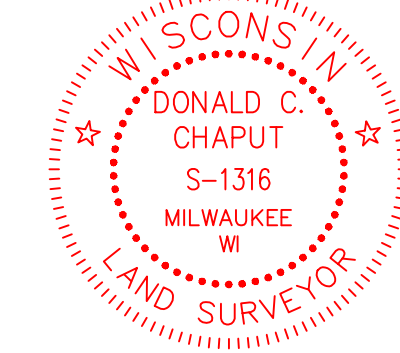
The Land Area of property 821 Carrol Street is 49,090 square feet or 1.1269 acres.

The Land Area of property 930 Carrol Street is 31,685 square feet or 0.7273 acres.

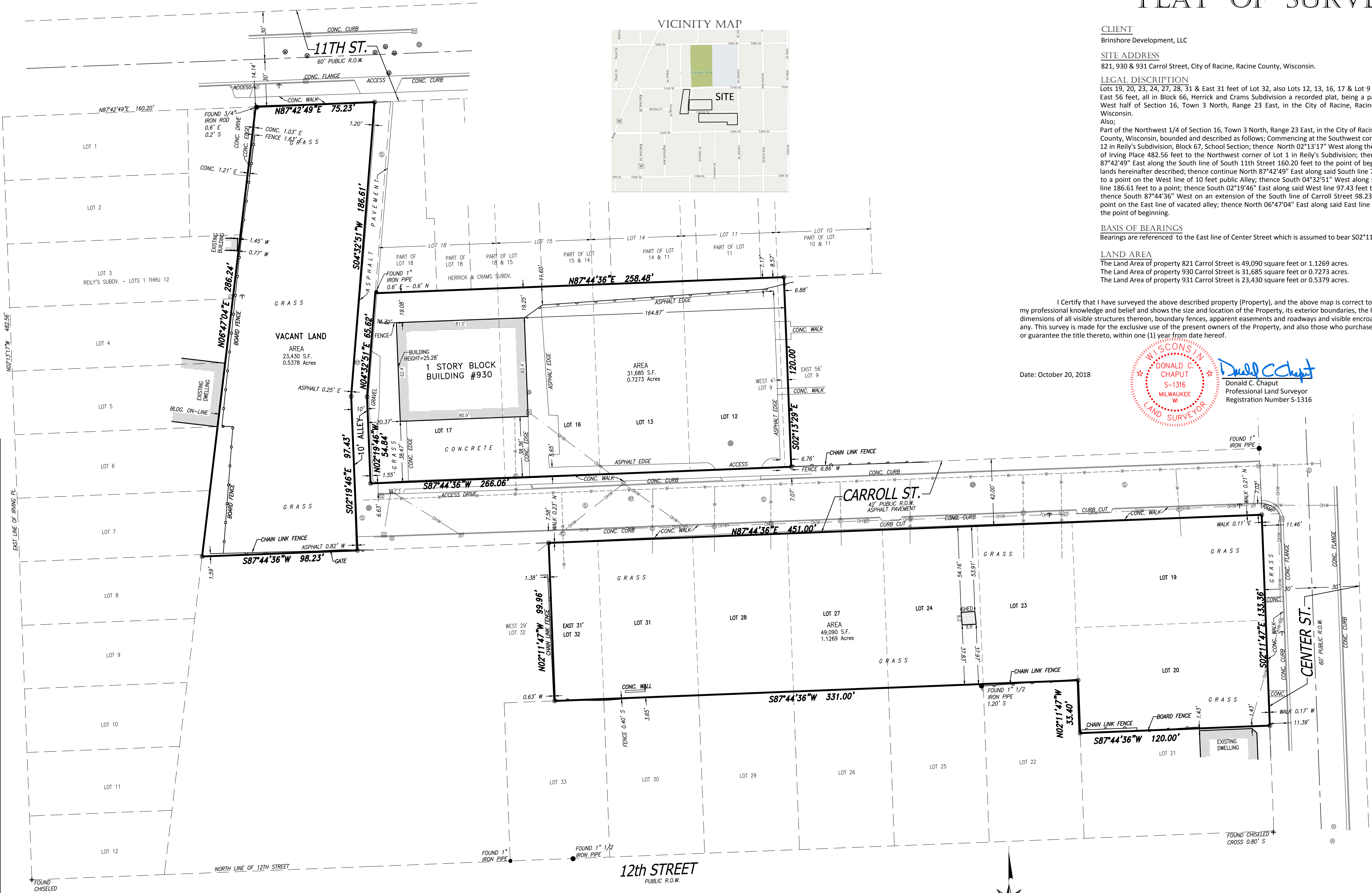
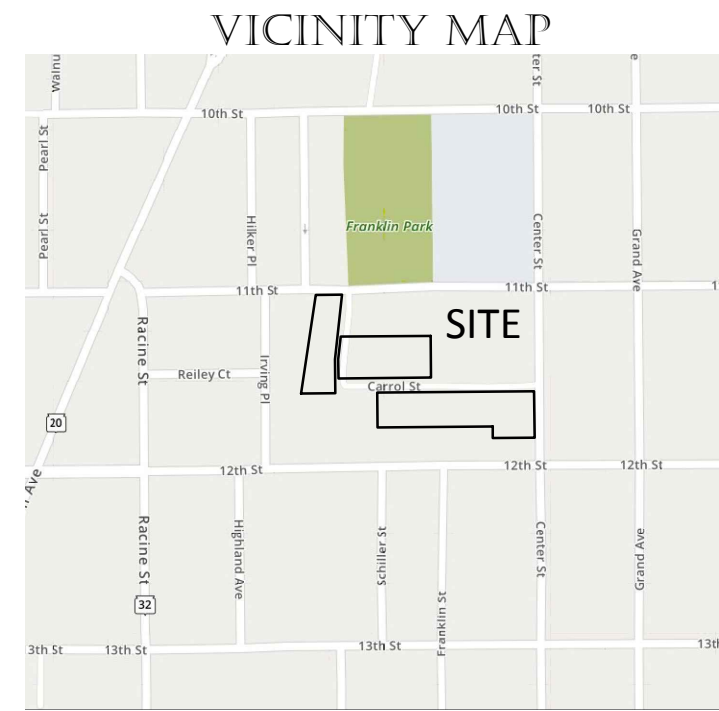
The Land Area of property 931 Carrol Street is 23,430 square feet or 0.5379 acres.

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

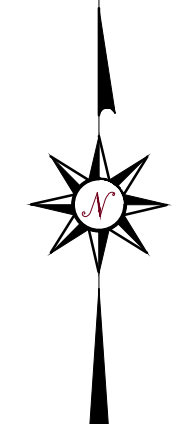
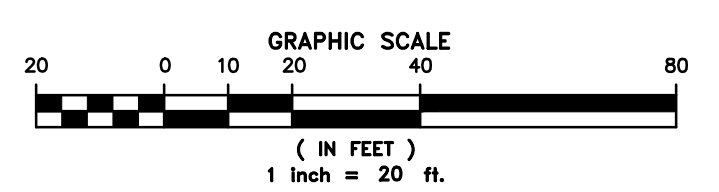
Date: October 20, 2018



Donald C. Chaput
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316



- ### LEGEND
- INDICATES FOUND 1" IRON PIPE
 - INDICATES SET 1" IRON PIPE
 - ⊕ INDICATES FOUND CHISELED CROSS
 - ⊙ SANITARY MANHOLE
 - ⊙ SANITARY CLEANOUT OR VENT
 - ⊙ SEPTIC TANK ACCESS COVER
 - ⊙ M.I.S. MANHOLE
 - ⊙ UNKNOWN MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ INLET (ROUND)
 - ⊙ CURB INLET (SQUARE)
 - ⊙ STORM SEWER END SECTION
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ WATER VALVE
 - ⊙ HYDRANT
 - ⊙ WATER MANHOLE
 - ⊙ WATER SERVICE CURB STOP
 - ⊙ WELL HEAD
 - ⊙ STAND PIPE
 - ⊙ WALL INDICATOR VALVE
 - ⊙ POST INDICATOR VALVE
 - ⊙ LIGHT POLE
 - ⊙ SPOT/YARD LIGHT
 - ⊙ UTILITY POLE
 - ⊙ GUY POLE
 - ⊙ GUY WIRE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ ELECTRIC METER
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ CABLE PEDESTAL
 - ⊙ CONTROL BOX
 - ⊙ FIBER OPTIC SIGN
 - ⊙ TRAFFIC LIGHT
 - ⊙ COMMUNICATION MANHOLE
 - ⊙ BOLLARD
 - ⊙ SOIL BORING/MONITORING WELL
 - ⊙ WATER SURFACE
 - ⊙ WETLANDS FLAG
 - ⊙ MARSH
 - ⊙ FLAGPOLE
 - ⊙ PARKING METER
 - ⊙ SIGN
 - ⊙ MAILBOX
 - ⊙ RAILROAD CROSSING SIGNAL
 - ⊙ HANDICAP SPACE
 - ⊙ CONIFEROUS TREE
 - ⊙ DECIDUOUS TREE
- SANITARY SEWER
 - ST— STORM SEWER
 - WATERLINE
 - MARKED GAS MAIN
 - MARKED ELECTRIC
 - OVERHEAD WIRES
 - MARKED TELEPHONE
 - MARKED CABLE TV LINE
 - MARKED FIBER OPTIC
 - BURIED ELECTRIC SERVICE
 - BOARD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE



CHAPUT
LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

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Drawing No. 20181020POS3072-far

CHAPUT LAND SURVEYS