



DEPARTMENT OF
CITY DEVELOPMENT



Application for Certified Survey Map

Applicant Name: St Johns Nepomuk Congregation

Address: 700 English St City: Racine

State: WI Zip: 53402

Telephone: 262-634-5647 Cell Phone: n/a

Email: stjohnnepomuk@wi.rr.com

Agent Name: Nielsen Madsen & Barber

Address: 1458 Horizon Blvd Ste 200 City: Mt Pleasant

State: WI Zip: 53406

Telephone: 262-634-5588 Cell Phone: 262-497-7931

Email: mmadsen@nmbsc.net

Property Address (Es): 1903 Green St Racine WI 53402

Current Zoning: R-3

Current/Most Recent Property Use: Church & School

Proposed Use: Same as Current Property Use

Property Legal Description:

Blk 3 Rowans Add

All SD BIK





**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. (See Attached)	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table (per lot) <ul 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 	N/A	
5. Engineering Plan <ul style="list-style-type: none"> a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access 	N/A	
6. Full Size CSM Drawings (3)	<input checked="" type="checkbox"/>	
7. 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): *Rev. Steve Vaughn* Date: 10-31-2023

Applicant Signature (acknowledgement): *[Signature]* Date: 10/31/23

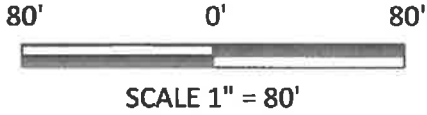
Required Submittal Item

3. Written description of why lots are being divided:

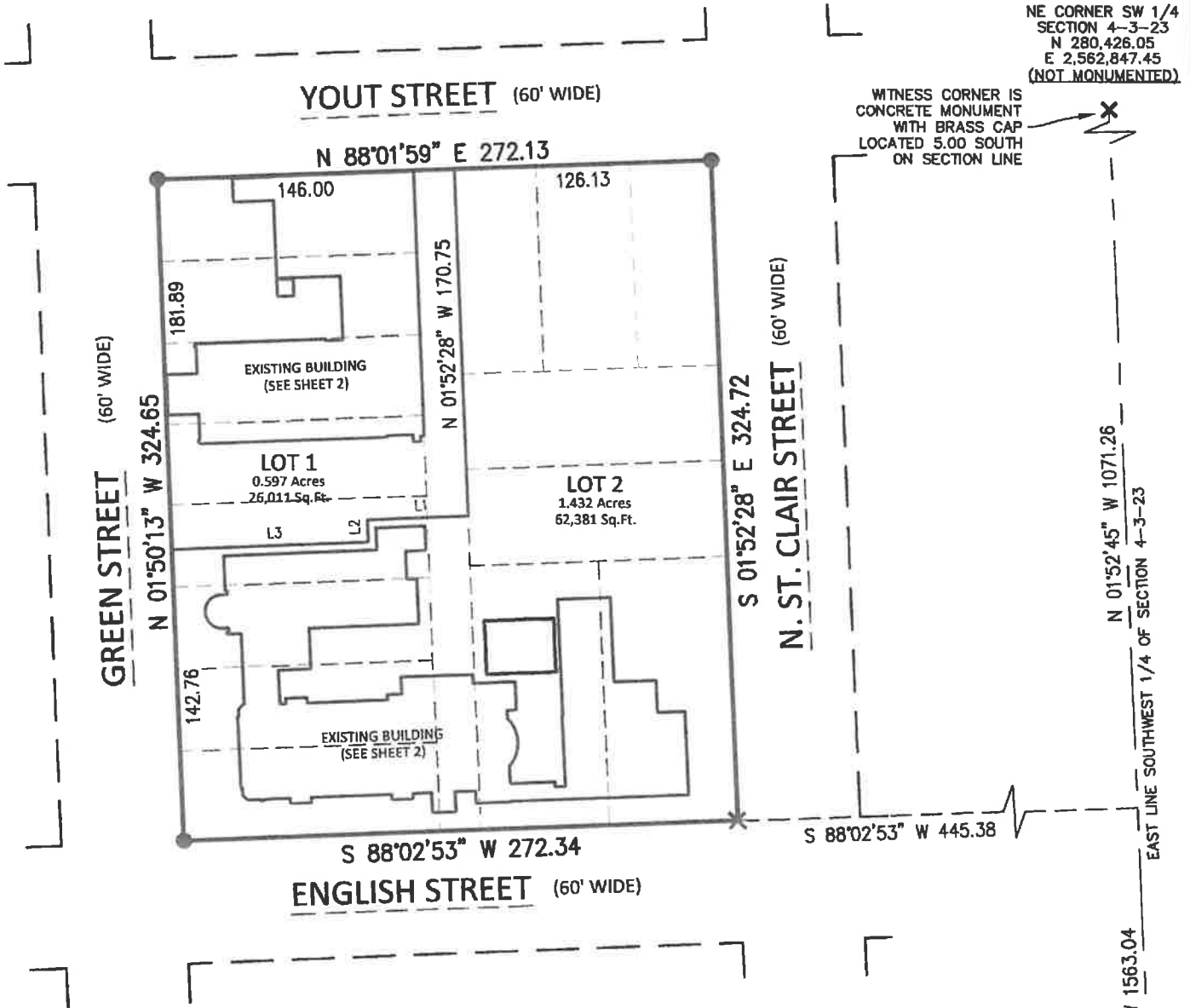
Church is selling the ~~School Operation.~~
School building.

CERTIFIED SURVEY MAP NO. _____

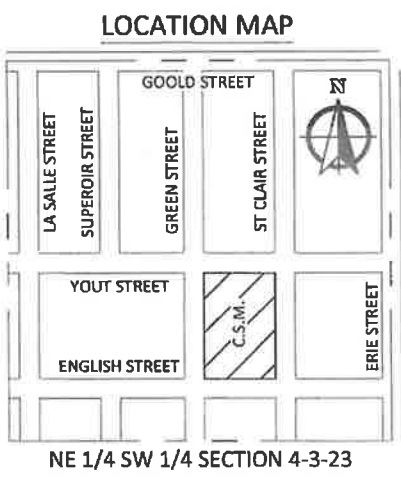
BLOCK 3, ROWAN'S ADDITION BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.



SEE SHEET 2 FOR NOTES AND LEGEND



Line #	Length	Direction
L1	49.55	N87° 48' 52"E
L2	10.78	N01° 40' 44"W
L3	96.54	N87° 55' 58"E



Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 (262)634-5588 | www.nmbc.net
 This Instrument was drafted by Mark R. Madsen October 24, 2023

CERTIFIED SURVEY MAP NO. _____

BLOCK 3, ROWAN'S ADDITION BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

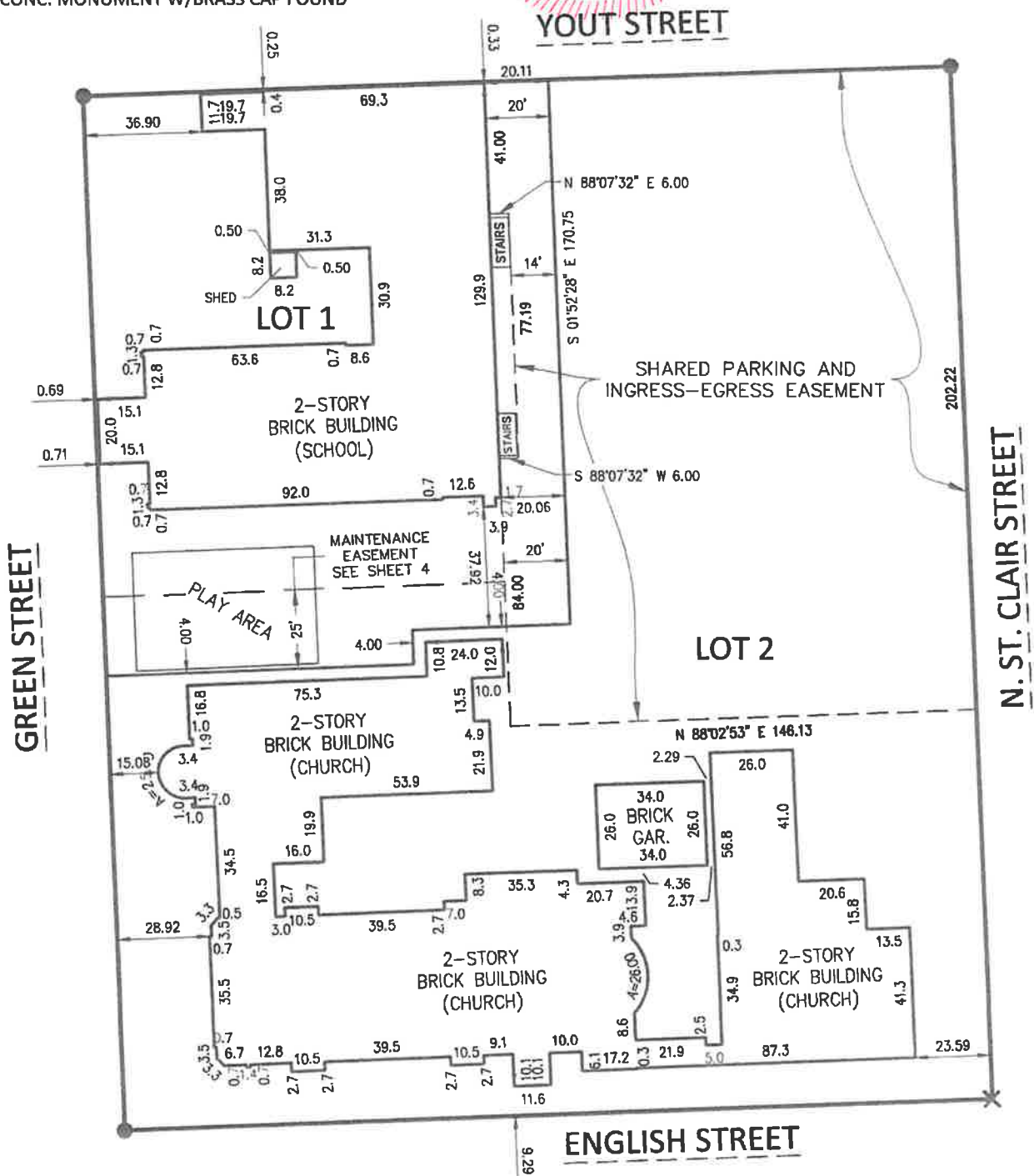
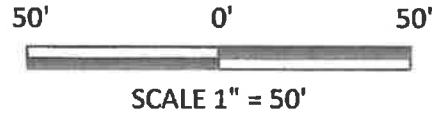
ZONING OF PARCELS:
R-3 LIMITED GENERAL RESIDENCE DISTRICT

OWNER/LAND SPLITTER:
ST. JOHNS NEPOMUK CONGREGATION
700 ENGLISH STREET RACINE, WI 53402

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011. THE EAST LINE OF THE SW 1/4 OF SECTION 4-3-23 IS ASSUMED TO BEAR N 01°52'45" W.

MONUMENTATION LEGEND

- 3/4" x 24" REBAR - 1.50LBS/LIN FT. SET
- ✕ CUT "+" SET
- ⊕ CONC. MONUMENT W/BRASS CAP FOUND



CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of St Johns Nepomuk Congregation, Owner; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: Block 3, Rowan's Addition, a recorded plat, being part of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin. Containing 88,392 square feet or 2.029 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.

October 24, 2023

Mark R. Madsen

 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

OWNERS' CERTIFICATE

St Johns Nepomuk Congregation, as Owner, hereby certifies that they have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. They 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 St Johns Nepomuk Congregation has caused these presents to be signed by _____, as Owner, at Racine, Wisconsin on this _____ day of _____, 2023.

 President

 Secretary - Treasurer

STATE OF WISCONSIN }
 COUNTY OF _____ } S.S.

Personally came before me this _____ day of _____, 2023, _____ of St Johns Nepomuk Congregation, to me known to be the person who executed the foregoing instrument, and to me known to be such President, and acknowledged that they executed the foregoing as such President.

Signature: _____

Notary Public, _____, Wisconsin

My Commission Expires: _____

SEAL

CERTIFIED SURVEY MAP NO. _____

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CITY PLAN COMMISSION CERTIFICATE

Approved as a Certified Survey Map by the Plan Commission of the City of Racine, on this _____ day of _____, 2023.

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 _____, 2023.

Cory Mason, Mayor

Tara Coolidge, Clerk



MAINTENANCE EASEMENT DETAIL

