



DEPARTMENT OF
CITY DEVELOPMENT



Application for Certified Survey Map

Applicant Name USFP, Contact Mike Belew

Address: 4706 Broadway Suite 24 City: Kansas City

State: MO Zip: 64112

Telephone: 816-645-8963 Cell Phone: _____

Email: mbelew@usfpc.com

Agent Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): 3072 Douglas Ave, Racine, WI 53402

Current Zoning: Commercial Shopping (B-2)

Current/Most Recent Property Use: Commercial

Proposed Use: Commercial

Property Legal Description: _____ Legal Description: See Attached

Written Description: Lots are being split to allow for additional property for the Proposed Dollar Tree to meet the required parking spaces.



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.bullduoradne.org



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 Format		
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	<input checked="" type="checkbox"/>	
5. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input checked="" type="checkbox"/>	
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):

Date:

10/2/23

Applicant Signature (acknowledgement):

Date:

10/2/2023



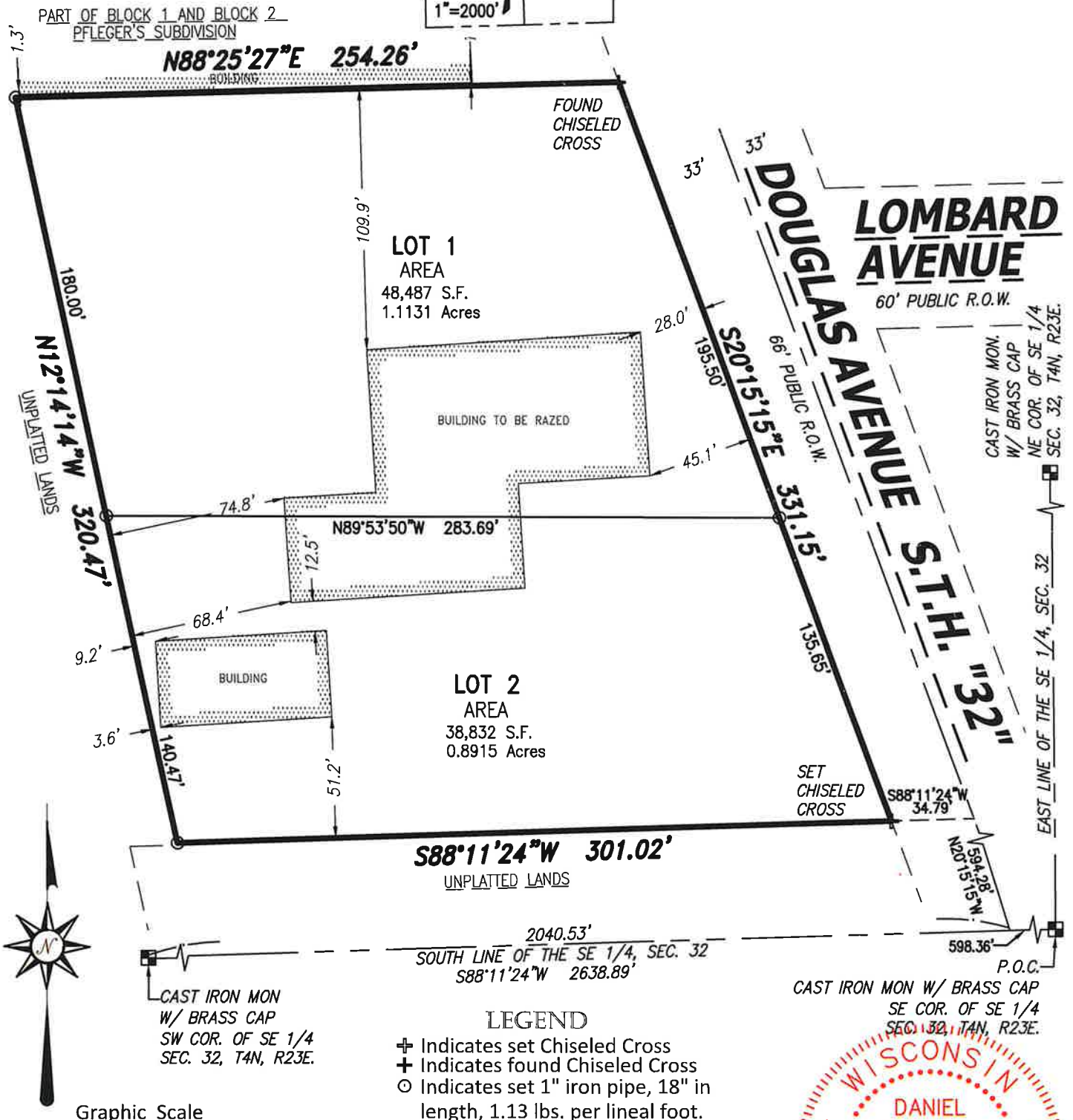
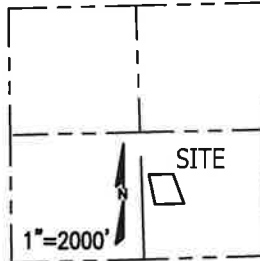
CERTIFIED SURVEY MAP NO. _____

A redivision of that part of Lots 11 and 12 in Block 1, Lot 11 in Block 2, Lots 1, 2 and 3 in Block 3, Lots 1, 2, 3 and 4 in Block 4, part of vacated Seymour Avenue, and vacated Pfleger Avenue, all in Pfleger's Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 4 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

Owner:
JOB 42 LLC

VICINITY MAP

SE 1/4 OF SEC. 32
T 4 N, R 23 E.



Graphic Scale
0 60 120

1" = 60'

CHAPUT
LAND SURVEYS

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

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) NAD-83 (2011) in which the South line of the SE 1/4, Section 32, Township 4 North, Range 23 East bears N88°11'24"E.

This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

CAST IRON MON W/ BRASS CAP
SE COR. OF SE 1/4
SEC. 32, T4N, R23E.



Date: September 29, 2023
Revised: October 24, 2023

Sheet 1 of 4 Sheets
Survey No. 4174-lpm

CERTIFIED SURVEY MAP NO. _____

A redivision of that part of Lots 11 and 12 in Block 1, Lot 11 in Block 2, Lots 1, 2 and 3 in Block 3, Lots 1, 2, 3 and 4 in Block 4, part of vacated Seymour Avenue, and vacated Pfleger Avenue, all in Pfleger's Subdivision in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 4 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
RACINE COUNTY}

I, DANIEL E. BEDNAR, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of that part of Lots 11 and 12 in Block 1, Lot 11 in Block 2, Lots 1, 2 and 3 in Block 3, Lots 1, 2, 3 and 4 in Block 4, part of vacated Seymour Avenue, and vacated Pfleger Avenue, all in Pfleger's Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 4 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin, which is bounded and described as follows:

Commencing at Southeast corner of the Southeast 1/4 of said Section 32; thence South 88°11'24" West along the South line of said Southeast 1/4 Section 598.36 feet to a point on the center line of Douglas Avenue; thence North 20°15'15" West along said center line 594.28 feet to a point; thence South 88°11'24" West 34.79 feet to the West line of Douglas Avenue and the point of beginning of lands described hereinafter; thence continuing South 88°11'24" West 301.02 feet to a point; thence North 12°14'14" West 320.47 feet to a point; thence North 88°25'27" East 254.26 feet to a point on the West line of Douglas Avenue; thence South 20°15'15" East along said West line 331.15 feet to the point of beginning.

Said lands as described contains 87,319 square feet or 2.0046 Acres.

THAT I have made the survey, land division and map by the direction of JOB 42 LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Racine and Racine County in surveying, dividing and mapping the same.

September 29, 2023
Revised: October 24, 2023
DATE




DANIEL E. BEDNAR
PROFESSIONAL LAND SURVEYOR S-2812

CERTIFIED SURVEY MAP NO. _____

A redivision of that part of Lots 11 and 12 in Block 1, Lot 11 in Block 2, Lots 1, 2 and 3 in Block 3, Lots 1, 2, 3 and 4 in Block 4, part of vacated Seymour Avenue, and vacated Pfleger Avenue, all in Pfleger's Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 4 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

CORPORATE OWNER CERTIFICATE

JOB 42 LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Racine.

JOB 42 LLC, as owner, does further certify that this map is required by S.236.34 to be submitted to the following for approval or objection: City of Racine.

IN WITNESS WHEREOF, the JOB 42 LLC has caused these presents to be signed by the hand of LEE KRMPOTICH, on this 25, day of OCTOBER, 2023.

JOB 42 LLC

By: _____

Its: OWNER

Manager

STATE OF Wisconsin }
:SS
Waukesha COUNTY }

Personally came before me this 25 day of October, 2023, Lee Krmpotich to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of JOB 42 LLC, by its authority.



Katie Kissinger
Notary Public,
State of Wisconsin
My commission expires 4/25/2026
My commission is permanent

KATIE KISSINGER
Notary Public
State of Wisconsin

CHAPUT
LAND SURVEYS

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

This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

Sheet 3 of 4 Sheets
Survey No. 4174-lpm

CERTIFIED SURVEY MAP NO. _____

A redivision of that part of Lots 11 and 12 in Block 1, Lot 11 in Block 2, Lots 1, 2 and 3 in Block 3, Lots 1, 2, 3 and 4 in Block 4, part of vacated Seymour Avenue, and vacated Pflieger Avenue, all in Pflieger's Subdivision in the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 4 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

CITY OF RACINE PLANNING, HERITAGE & DESIGN COMMISSION APPROVAL

Approved by the City of Racine Planning, Heritage & Design Commission on this _____, day of _____, 202____.

Walter Williams
Director of City Development


Date: September 29, 2023
Revised: October 24, 2023