



Application for Certified Survey Map

Applicant Name: Dominion 12, LLC

Address: 2025 N Summit Ave, #200 City: Milwaukee

State: WI Zip: 53204

Telephone: 414.264.5901 Cell Phone: 954.675.2204

Email: egarofalo@dominionproperties.com

Agent Name: N/A

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): 401 Wisconsin Avenue; 222 Fifth Street

Current Zoning: B4

Current/Most Recent Property Use: Commercial

Proposed Use: Commercial (Parking Lot and Mixed-Use)

Property Legal Description:

All of Lots 8 through 14 in Block 19 of the Original Plat of Racine, being a part of the Southwest 1/4 and Southeast 1/4 4 of the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.





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	<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: 4/22/25

Applicant Signature (acknowledgement):  Date: 4/22/25



2. Legal Description of Property

All of Lots 8 through 14 in Block 19 of the Original Plat of Racine, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

3. Written description of why lots are being divided

The lots are being divided to better match the proposed uses for the two lots.

4. Zoning Analysis Table (per lot)

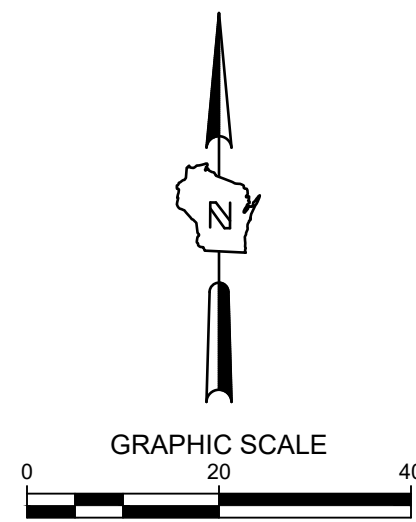
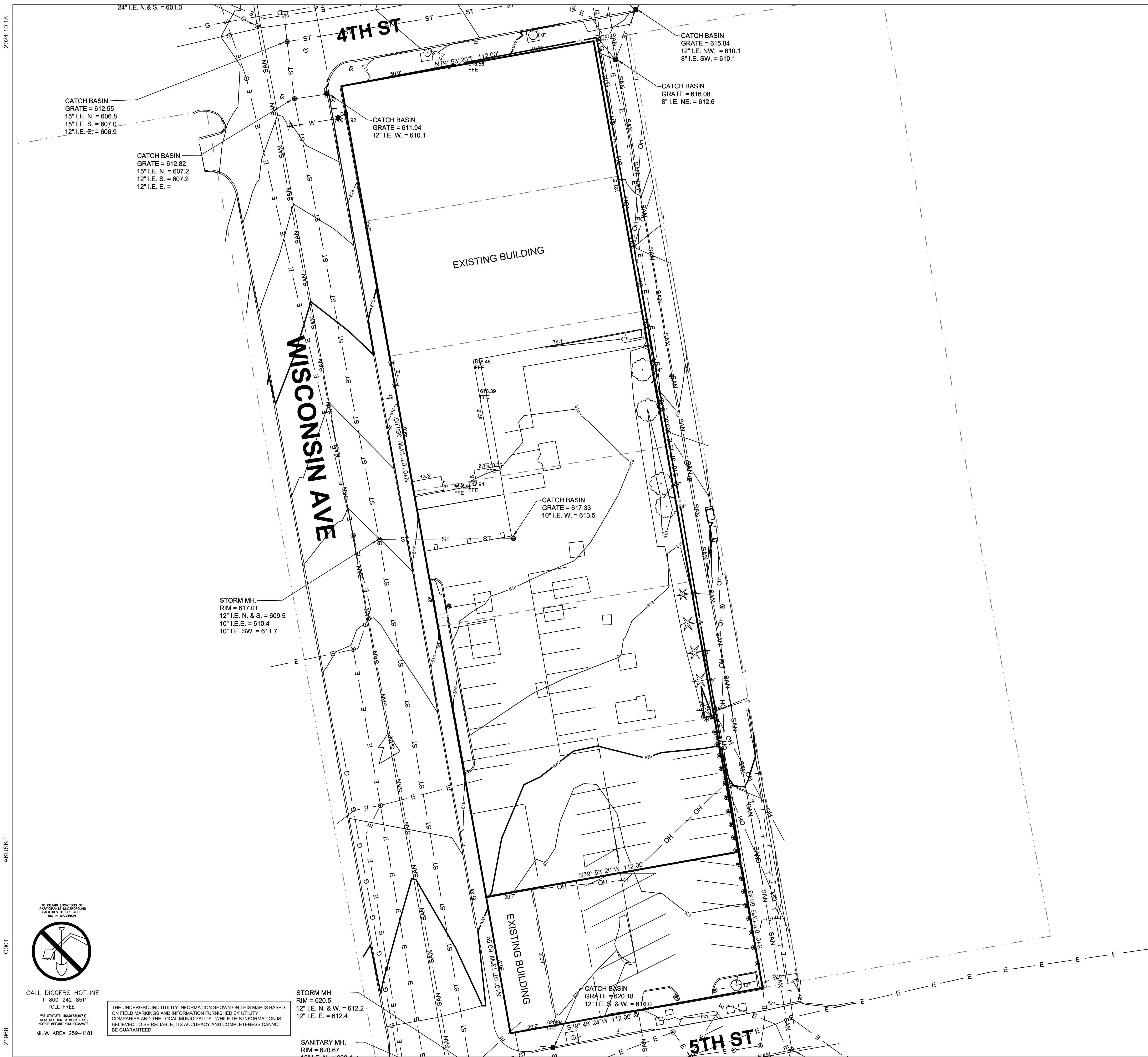
	Lot 1	Lot 2
Address	401 Wisconsin Avenue	222 Fifth Street
Land Area (acres & square feet)	1.04129 acres; 45,359 sf	0.03989 acres; 1,738sf
Building Area (square feet)	40,255 sf (to be demolished)	3,600 sf
Setbacks	N/A	N/A
Floor Area Ratio (current/proposed)	0.88/0.00	2.07/2.07
Lot Coverage	0.33/0.00	0.69/0.69
Percentage of Greenspace (existing/proposed)	1.3%/23.5%	
Details of Existing Parking Areas	See attached Existing and Proposed Site Plans	See attached Existing and Proposed Site Plans

5. Engineering Plan

Please see attached Existing and Proposed Site Plans and Stormwater Management Report

6. Full Size CSM Drawings

Please see attached Certified Survey Map dated April 9, 2025



401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI
SITE SURVEY

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUANCE	DATE
BID SET	2024-10-17

NO. REVISION	DATE
--------------	------

PROJECT NO:	21968
DESIGN DATE:	----
PLOT DATE:	2024.10.18
DRAWN BY:	----
CHECKED BY:	PJI
APPROVED BY:	JBL
SHEET NO:	







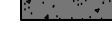

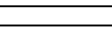


C001






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1-800-242-8511
TOLL FREE
 WIS STATUTE 182.0175(1974)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

LEGEND:

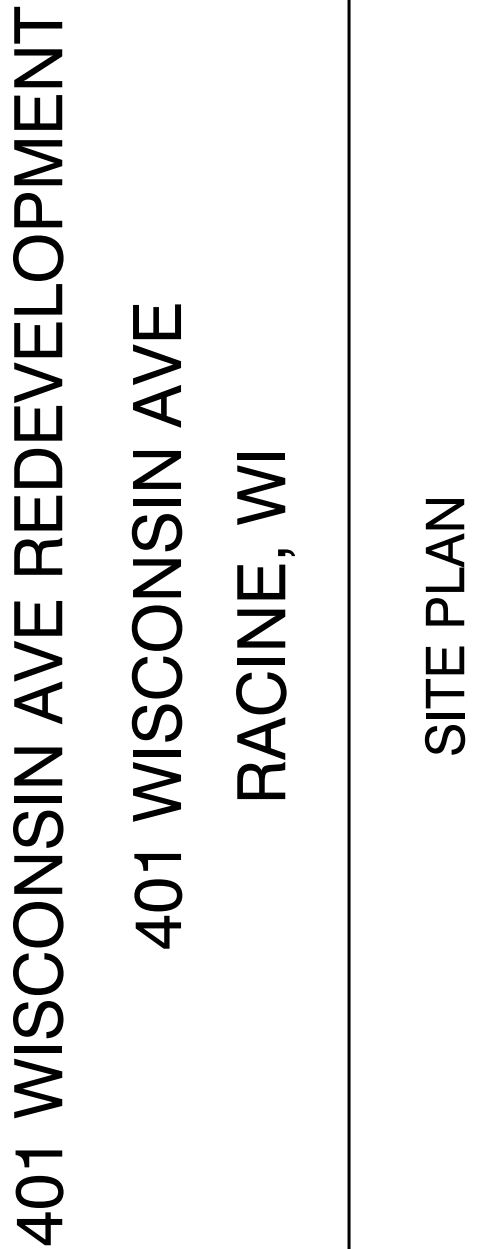
		ASPHALT SURFACE
		5" THICK CONCRETE WALK
		CONCRETE PAVEMENT
		CURB & GUTTER (ACCEPT)
		CURB & GUTTER (REJECT)
		PROPOSED LIGHT POLE - REFER TO LIGHTING PLANS

SIGNAGE:

- (A)  LEFT TURN ONLY SIGNAGE
R13-SL
30" X 36"
- (B)  LEFT TURN AND STRAIGHT SIGNAGE
R13-SL
30" X 36"
- (C)  DO NOT ENTER SIGNAGE
RD-1
30" X 30"

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUANCE	DATE
BID SET	2024-10-17
CITY SUBMITTAL	2025-04-17

NO.	REVISION	DATE

PROJECT NO:	21968
DESIGN DATE:	----
PLOT DATE:	2025.04.17
DRAWN BY:	----
CHECKED BY:	TPM
APPROVED BY:	PJI
SHEET NO:	

C100



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	3
EVERGREEN TREES					
	TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5' Ht.	B&B	35
ORNAMENTAL TREES					
	MS	Malus x adstringens 'Jefgreen' / Emerald Spire® Flowering Crabapple	2" Cal.	B&B	1
DECIDUOUS SHRUBS					
	DL	Diervilla lonicera / Bush Honeysuckle	3 gal.	Cont.	61
	HB	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 gal.	Cont.	12
	SM	Syringa x 'Minuet' / Minuet Lilac	3' Ht.	B&B	36
EVERGREEN SHRUBS					
	BG	Buxus x 'Glencoe' / Chicagoland Green® Boxwood	5 gal.	Cont.	15
	BM	Buxus x 'Green Mountain' / Green Mountain Boxwood	5 gal.	Cont.	1
ORNAMENTAL GRASSES					
	PN2	Panicum virgatum 'Northwind' / Northwind Switch Grass	3 gal.	Cont.	32
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	10
PERENNIALS					
	EW	Echinacea purpurea 'White Swan' / White Swan Coneflower	1 gal.	Cont.	38

LANDSCAPE LEGEND:

- HARDWOOD BARK MULCH PLANT BED
- STONE MULCH
- PERENNIAL PLUGS (24" O.C.)
- NO-MOW SEED MIX
- PROPERTY LINE
- METAL EDGING
- 4' HT BLACK VINYL COATED CHAIN LINK FENCE
- TRASH ENCLOSURE

LEGEND:

- ASPHALT SURFACE
-

LANDSCAPE GENERAL NOTES:

- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- PROVIDE 3" DOUBLE SHREDDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.
- LANDSCAPE INSTALLER TO PROVIDE WATERING THROUGH FINAL ACCEPTANCE.

SOIL MANAGEMENT NOTES:

SUBGRADE MATERIAL ACROSS THE SITE AND PROJECT AREA IS CONSIDERED TO BE ENVIRONMENTALLY IMPACTED.

SUBGRADE MATERIAL EXCAVATED OR GRADED OUTSIDE THE DESIGNATED CAP MAY BE REUSED ANYWHERE ON-SITE, PENDING GEOTECHNICAL APPROVAL.

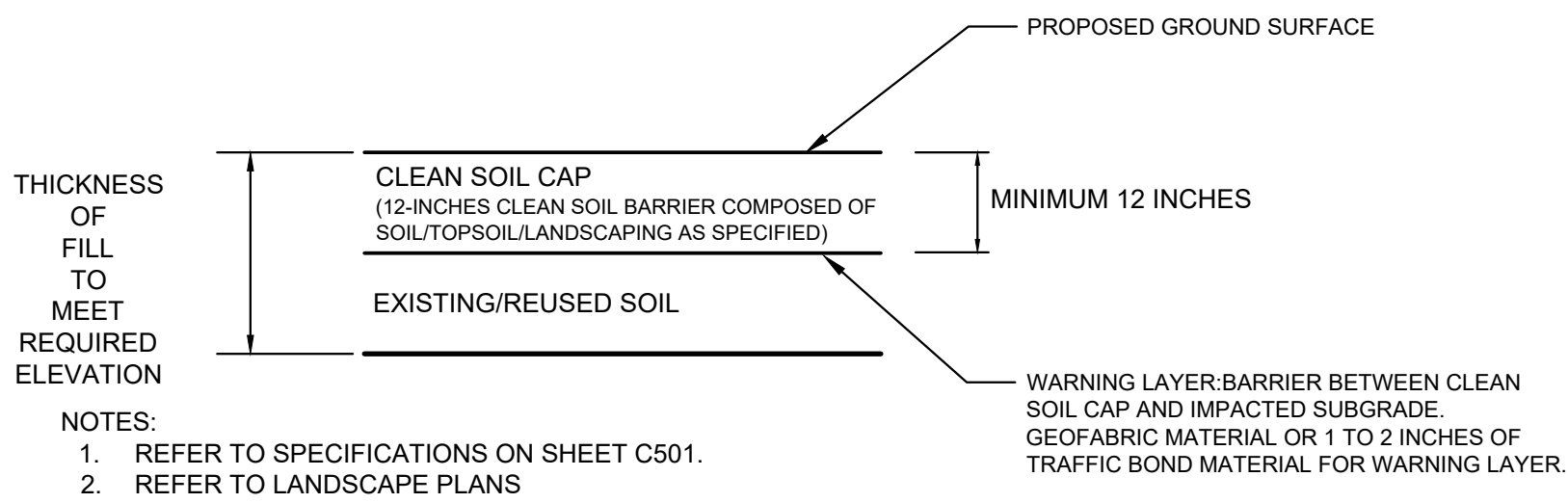
SUBGRADE MATERIAL EXCAVATED OR GRADED INSIDE THE DESIGNATED CAP AREA MUST BE MANAGED WITHIN ITS IMMEDIATE AREA AND CAPPED, OR DISPOSED OF AT A LICENSED LANDFILL.

EXCESS SUBGRADE MATERIAL THAT CANNOT BE REUSED ON-SITE AS SPECIFIED ABOVE MUST BE TRANSPORTED OFF-SITE FOR DISPOSAL AT A LICENSED LANDFILL FACILITY IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN.

PROJECT LANDFILL:
WASTE MANAGEMENT PHEASANT RUN (PENDING APPROVAL)
• PROFILE #XXXXXXX - TBD

DIRECT QUESTIONS REGARDING IMPACTED SOIL MANAGEMENT TO ENVIRONMENTAL ENGINEER (SIGMA)

DETAILS ALSO PROVIDED IN SOIL MANAGEMENT PLAN
(DATED - IN PROGRESS AS OF 3/20/2025)

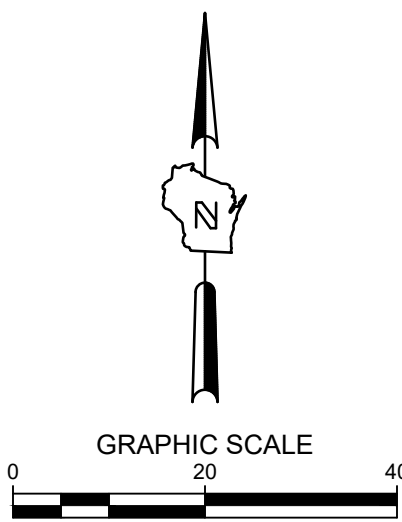


SOIL CAP DETAIL



CALL DIGGERS HOTLINE
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WI STATUTE 182.07(9)(FV)
REQUIRES 90-3 WORK DAYS
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401 WISCONSIN AVE REDEVELOPMENT

401 WISCONSIN AVE
RACINE, WI

OVERALL LANDSCAPE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE
BID SET	2024-10-17
CITY SUBMITTAL	2025-04-17

NO. REVISION	DATE
--------------	------

PROJECT NO:	21968
DESIGN DATE:	----
PLOT DATE:	2025.04.17
DRAWN BY:	HLV
CHECKED BY:	TPM
APPROVED BY:	PJI

SHEET NO:
L100

STORMWATER MANAGEMENT REPORT

DOMINION PROPERTIES REDEVELOPMENT
401 W WISCONSIN AVE / 222 FIFTH STREET
RACINE, WISCONSIN



PREPARED FOR
Dominion 12, LLC
2025 N. Summit Avenue
Milwaukee, WI 563202

PREPARED BY

Single Source. Sound Solutions. GROUP

Project Number – 21968
04/17/2025

Allyson Kuske.
Project Engineer

Paul Imig P.E.
Civil Engineering Group Leader

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Figures

SW 1.0 – Existing Stormwater Conditions

SW 2.0 – Proposed Stormwater Conditions

Appendices

1. Appendix A – Stormwater Figures
2. Appendix B – Stormwater Quality (WinSLAMM) Modeling
3. Appendix C – Stormwater Maintenance Agreement

1. Introduction

This report presents the proposed storm water management plan, including requirements and methods of analysis for the proposed Dominion Properties parking lot. The project site is located at 401 Wisconsin Avenue & 222 Fifth Street, Racine, WI.

This project involves the redevelopment of a former parking lot with two existing buildings. The historic building located at 436 Main Street (Hay market building) will be renovated for retail and residential use. The existing building on north side of parcel will be demolished. A new surface parking lot will be created on the approximate 0.93-acre parcel to service additional parking of the hotel development across the street.

Two biofiltration basins are proposed in order to provide storm water management to meet municipal and state requirements. The outlet control structures of the biofiltration basins will discharge to the existing public storm sewer in Wisconsin Avenue.

2. Existing Conditions Summary

The total project site is 1.095-acres in area and is comprised of two parcels: 401 W Wisconsin Avenue (1.057 acres) and 222 Fifth Street (.038 acres). The project site is bound by Fifth Street to the south, a public alley to the east, Wisconsin avenue on the west, and 4th Street to the north. A public sidewalk directly surrounds the property on the south (5th Street), the west (Wisconsin Avenue), and the north (4th Street). The existing lot currently has a vacant building of approximately 16,161 SF on the north end that is to be demolished by others. The existing building on the 222 Fifth Street parcel will remain.

In general, the site slopes from the south to the north, with the existing (north) building FFE at approximately 618.50. The south has a drive opening roughly 3 feet higher than the FF. There are two existing catch basins at low points on the site which collect storm water runoff from the existing pavement on site. The private on-site storm network conveys stormwater from inlets and roof drains to the existing public storm sewer within Wisconsin Ave. The total disturbance area is approximately 1.066 acres (46431 SF). The disturbed area contains approximately 26,710 square feet of existing pavement, 17,620 square feet of existing building, and 2,101 square feet of landscape/green area. Approximately 95.5% of the disturbed area is considered impervious. An existing conditions survey is included in the preliminary civil plans attached to this report.

3. Proposed Conditions Summary

The redevelopment project consists of demolition of an existing building on the 401 Wisconsin Avenue parcel and parking lot to allow for the construction of a surface parking lot and site infrastructure including drives, utilities, and two biofiltration basins to meet the storm water requirements for the project.

The project will disturb approximately 1.066 acres (46,431 SF) of land. Under the redeveloped conditions, storm water from the redevelopment area will utilize two biofiltration basins to achieve the required Total Suspended Solids (TSS) removal prior to being discharged to existing

storm sewer which will ultimately connect into the existing public storm water system in Wisconsin Ave. Refer to the attached site civil plans.

4. Storm Water Management Requirements

The project is considered a redevelopment and will disturb more than one acre of land, as a result the project will be subject to the following storm water management requirements under WDNR NR 151 and City of Racine storm water management regulations.

WDNR NR 151

For redevelopment, by design, reduce to the maximum extent practicable, the total suspended solids load by 40 percent, based on the average annual rainfall, as compared to no runoff management controls. No person shall be required to exceed a 40 percent total suspended solids reduction to meet the requirements of this subdivision.

5. Description of Proposed Storm Water Management Facilities

Storm water treatment requirements for the redeveloped will be achieved using two separate biofiltration basins.

The first bio area is in the northwest corner of the site. This bio treats roughly the north half of the surface parking lot stormwater runoff of approximately 21,963 SF, beginning at the west entrance of the lot. Bio 1 has a surface area of 514 square feet and a bottom area of 283 square feet with a 2.5' gravel storage depth and a 2.5' depth of engineered soil per wdnr's technical standard.

The second bio is located at the west side of the site near the surface lot entrance on Wisconsin Ave and collects approximately 19,883 SF of stormwater runoff. A catch basin collecting stormwater on the east parking lot feeds into bio 2 which has a surface area of 430 square feet and a bottom area of 219 square feet with a 2.0' gravel storage depth and a 3.0' depth of engineered soil.

6. Modeling and Calculations

WinSLAMM v10.4 were used for quality control calculations, respectively.

Based on the NRCS soils data for the site, the native soils are type C soils (CN = 74), as used in the modeling. Refer to the NRCS soil Data in Appendix B.

7. Summary of Modeling/Calculations

A summary of results can be viewed in the tables below:

Water Quality (TSS Reduction) Summary Table:

Total Drainage Area (AC)	Pounds of TSS Loading Without Controls (lbs)	Pounds of TSS Remaining With Control Treatment (lbs)	Removal Rate
1.066	549.3	265.7	51.63%

The biofiltration basins will remove more than 40% TSS required by WDNR and City regulations.

8. Maintenance Plan

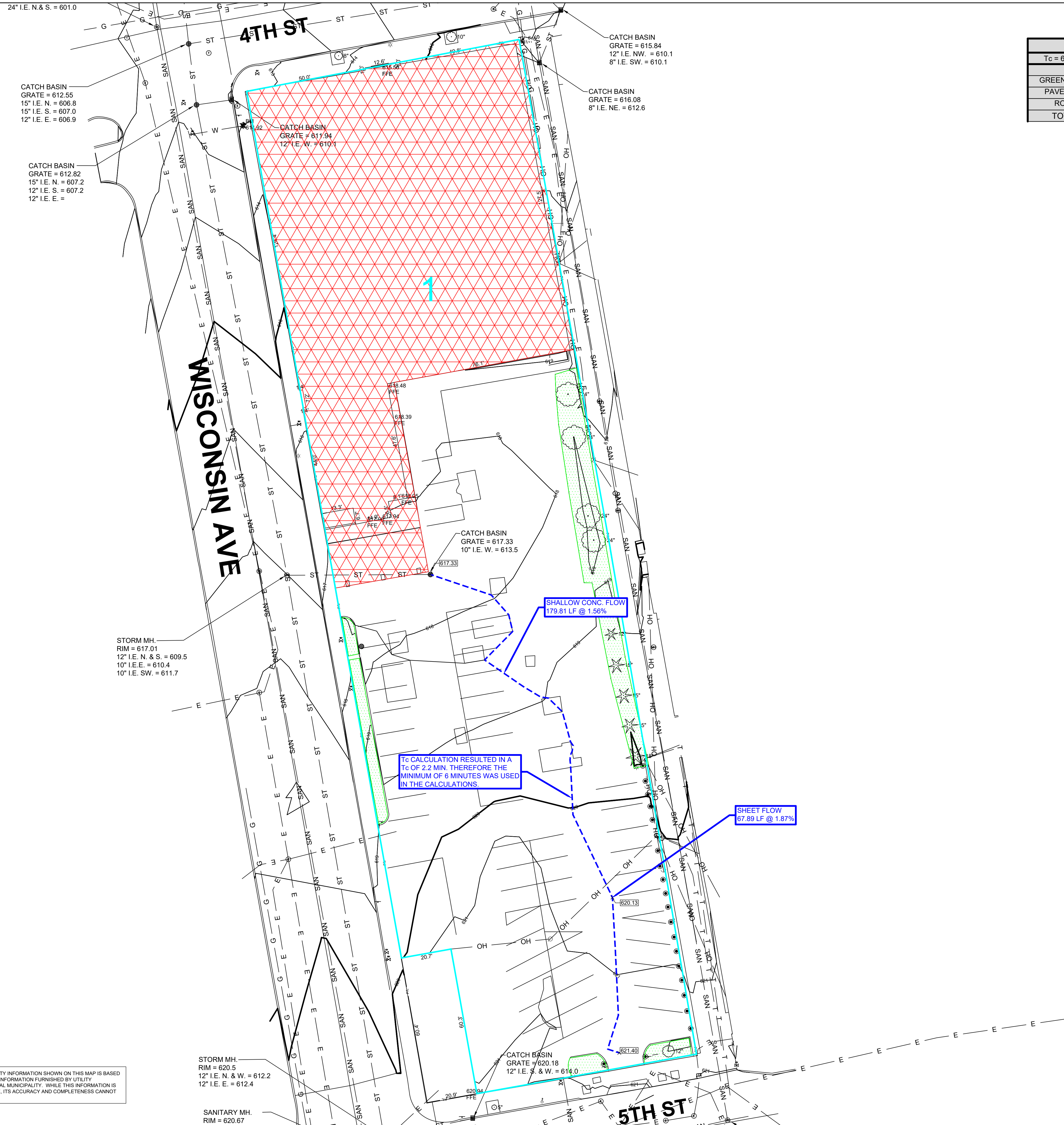
The Owner will be responsible for the regular inspection of the storm water management facilities to ensure that they are functioning properly, and the Owner will be required to enter into a storm water maintenance agreement with the City. A draft of the storm water maintenance agreement including a listing of inspection and maintenance activities with frequencies is included in Appendix D.

9. Conclusion

Based on Sigma's evaluation, the proposed storm water management approach as summarized in this report and presented on the attached plans and attachments, meets City, and WDNR storm water management requirements for both flow control and TSS removal

Appendix A

Stormwater Figures



SUBCATCHMENT AREA 1			
Tc = 6.0 min.	SF	ACRE	CN
EXISTING			
GREENSPACE	2101	0.05	74
PAVEMENT	26711	0.61	98
ROOF	17620	0.40	98
TOTAL	46432	1.07	97

LEGEND:

- PROPERTY LINE
- SUBCATCHMENT AREAS
- EXISTING BUILDING
- EXISTING GREENSPACE

SIGMA GROUP

Single Source. Sound Solutions.

www.thissigmagroup.com

1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE

0 20 40

401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI

STORMWATER MANAGEMENT - EXISTING CONDITIONS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUANCE	DATE
----- ----- ----- ----- ----- ----- ----- ----- -----	
NO. REVISION	DATE
----- ----- ----- ----- ----- ----- ----- ----- -----	
PROJECT NO:	21968
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PLOT DATE:	2024.09.23
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SW 1.0



CALL DIGGERS HOTLINE
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CATCH BASIN
GRATE = 612.55
15" I.E. N. = 606.8
15" I.E. S. = 607.0
12" I.E. E. = 606.9

CATCH BASIN
GRATE = 612.82
15" I.E. N. = 607.2
12" I.E. S. = 607.2
12" I.E. E. =

STORM MH.
RIM = 617.01
12" I.E. N. & S. = 609.5
10" I.E.E. = 610.4
10" I.E. SW. = 611.7

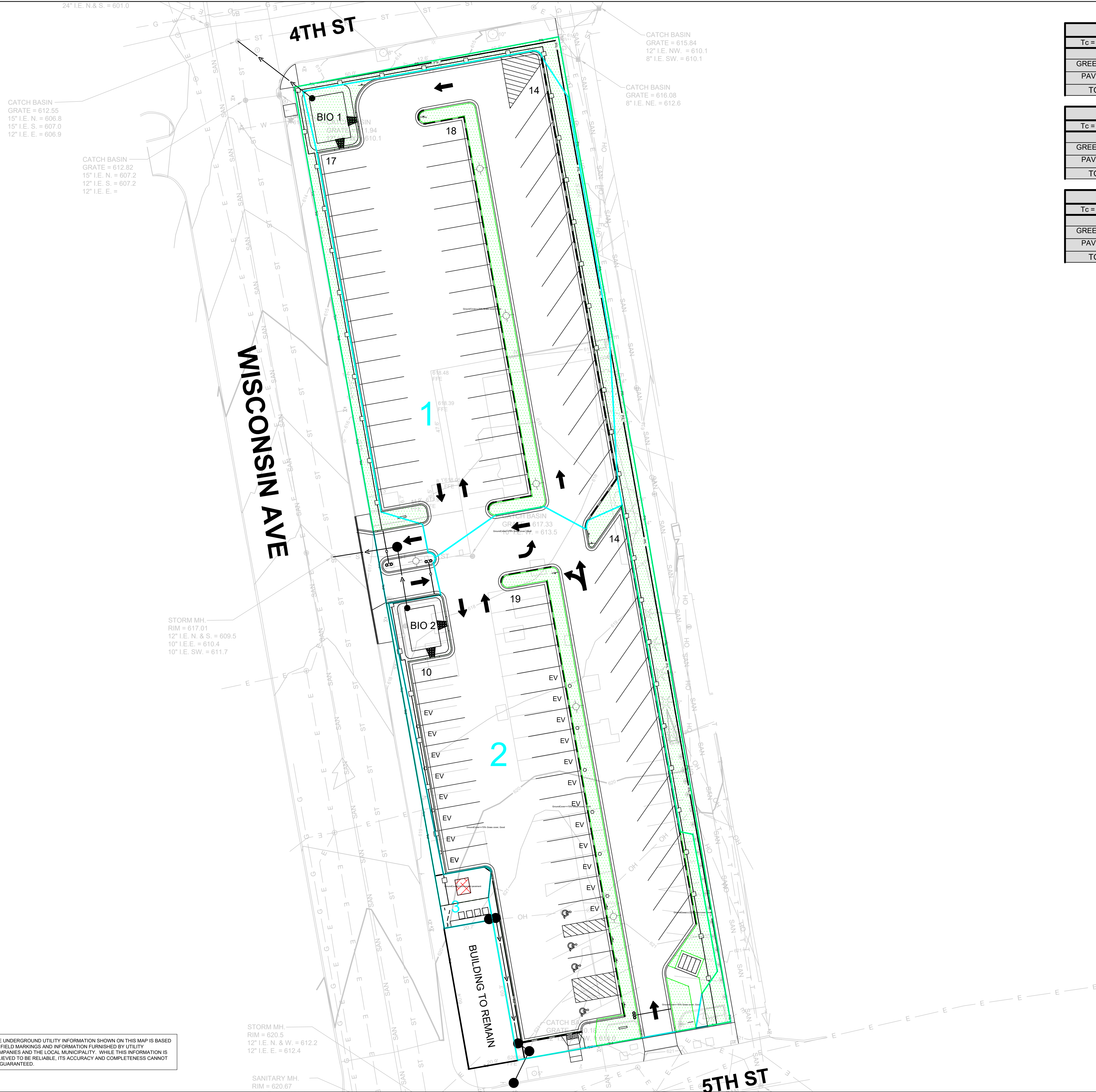
STORM MH.
RIM = 620.5
12" I.E. N. & W. = 612.2
12" I.E. E. = 612.4

SANITARY MH.
RIM = 620.67

CATCH BASIN
GRATE = 615.84
12" I.E. NW. = 610.1
8" I.E. SW. = 610.1

CATCH BASIN
GRATE = 616.08
8" I.E. NE. = 612.6

CATCH BASIN
GRATE = 617.33
Ground Elevation (Gravel) = 613.5



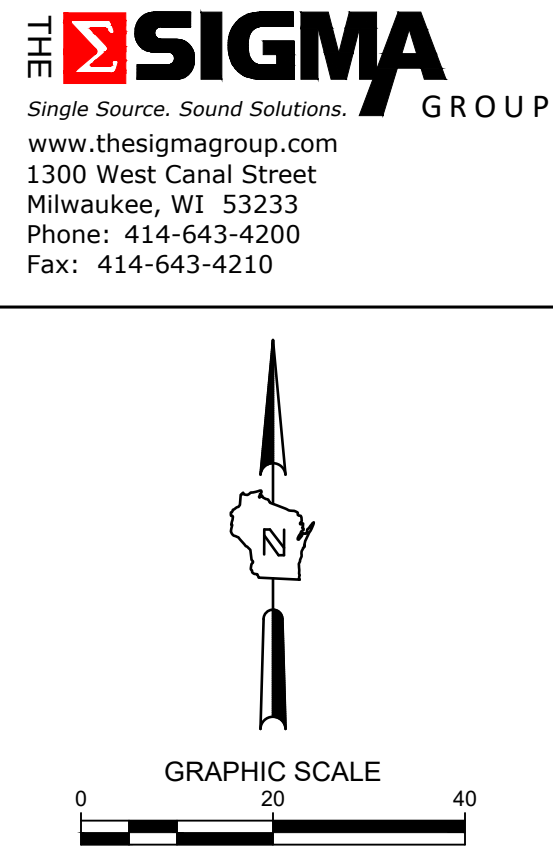
SUBCATCHMENT 1 - BIO 1			
Tc = 6.0 min.	SF	ACRE	CN
PROPOSED			
GREENSPACE	2820	0.06	74
PAVEMENT	17716	0.41	98
TOTAL	20536	0.47	95

SUBCATCHMENT 2 - BIO 2			
Tc = 6.0 min.	SF	ACRE	CN
PROPOSED			
GREENSPACE	2766	0.06	74
PAVEMENT	18541	0.43	98
TOTAL	21307	0.49	95

SUBCATCHMENT 3 - OFFSITE			
Tc = 6.0 min.	SF	ACRE	CN
PROPOSED			
GREENSPACE	3744	0.09	74
PAVEMENT	845	0.02	98
TOTAL	4589	0.11	78

LEGEND:

- PROPERTY LINE
- SUBCATCHMENT AREAS
- PROPOSED GREENSPACE



401 WISCONSIN AVE REDEVELOPMENT
401 WISCONSIN AVE
RACINE, WI
STORMWATER MANAGEMENT - PROPOSED CONDITIONS

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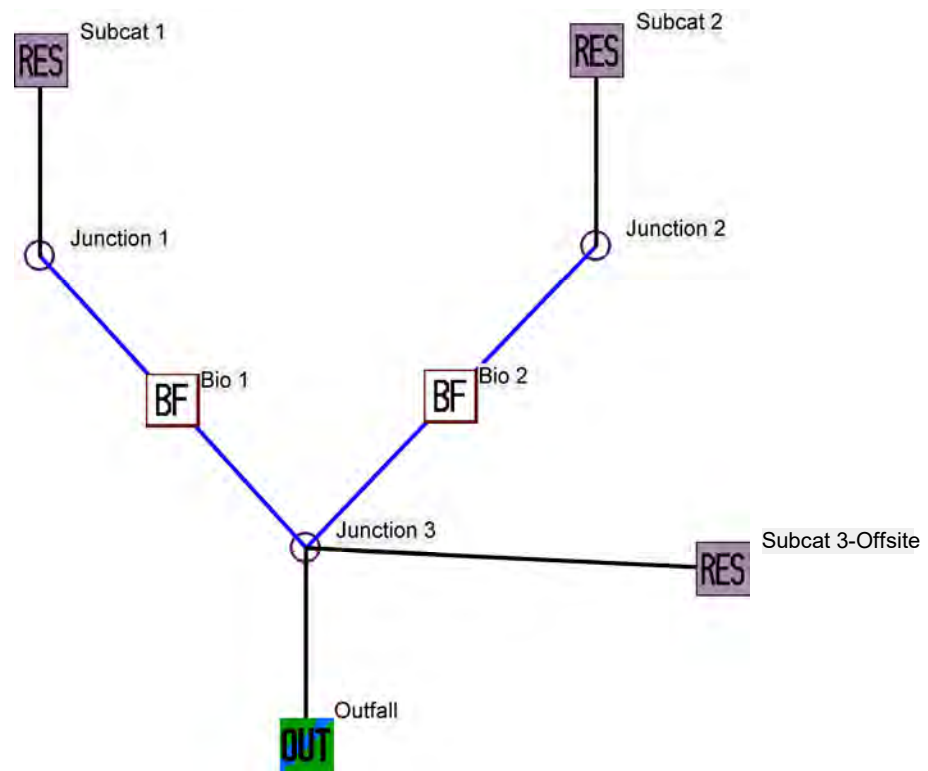
NO. REVISION DATE

PROJECT NO: 21968
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DRAWN BY: ---
CHECKED BY: TPM
APPROVED BY: PJI
SHEET NO:

SW 2.0

Appendix C

Stormwater Quality (WinSLAMM) Modeling



Data file name: I:\Dominion Properties\21968 436 Main Street 401 Wisconsin Racine\060 CAD\800_SWMP\040_WinSLAMM\21968 - Dominion Properties Racine.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery file name: C:\WinSLAMM Files\Apply Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 10-14-2024 Time: 10:40:59
Site information:

LU# 1 - Residential: Subcat 1 Total area (ac): 0.472
13 - Paved Parking 1: 0.407 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.065 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential: Subcat 2 Total area (ac): 0.489
13 - Paved Parking 1: 0.426 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.063 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: Subcat 3-Offsite Total area (ac): 0.105
25 - Driveways 1: 0.019 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.086 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - Bio 1
1. Top area (square feet) = 514
2. Bottom area (square feet) = 283
3. Depth (ft): 6
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.04
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 0.001
9. Depth of biofilter that is rock filled (ft) 2.5
10. Porosity of rock filled volume = 0.4
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2.5
13. Engineered soil porosity = 0.25
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0
Soil Data Soil Type Fraction in Eng. Soil
User-Defined Media Type 1.000
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 5.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 5.25
Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

Control Practice 2: Biofilter CP# 2 (DS) - Bio 2

1. Top area (square feet) = 430
2. Bottom area (square feet) = 219
3. Depth (ft): 7
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.04
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 0.001
9. Depth of biofilter that is rock filled (ft) 2
10. Porosity of rock filled volume = 0.4
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 3
13. Engineered soil porosity = 0.25
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Media Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 6.5

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 6.25

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

Data file name: I:\Dominion Properties\21968 436 Main Street 401 Wisconsin Racine\060 CAD\800_SWMP\040_WinSLAMM\21968 - Dominion Properties Racine.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 10-14-2024 Time of run: 10:42:06
Total Area Modeled (acres): 1.066
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	66578	-	132.2	549.3	-
Outfall Total with Controls:	66638	-0.09%	63.86	265.7	51.63%
Annualized Total After Outfall Controls:	67564			269.4	

Biofilter # 1 is expected to clog in 3.54 years.. Percent Solids Reduction due to Engineered Media = 80
Biofilter # 2 is expected to clog in 2.36 years.. Percent Solids Reduction due to Engineered Media = 80

Appendix D

Stormwater Maintenance Agreement

**AGREEMENT FOR THE INSPECTION AND
MAINTENANCE OF STORMWATER
MANAGEMENT PRACTICES**

This Agreement is made this _____ day of _____, 2024, by and between Dominion 12, LLC, and City of Racine, a municipal corporation.

RECITALS:

A. Dominion 12, LLC (“Owner”) is the owner of the property located at 401 W Wisconsin Ave. and 222 5th St, Racine, Wisconsin (the “Property”), more particularly described on Exhibit A attached hereto.

B. The Owner desires to construct stormwater management practices on the Property in accordance with certain plans and specifications approved by the City of Racine (the “City”). Exhibit B.

C. The Code of Ordinances of the City of Racine section 98-410 requires the Owner agrees to maintain the Stormwater Management Practices and to grant to the City the rights set forth below.

NOW, THEREFORE, in consideration of the covenants herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner agrees as follows:

1. Maintenance. Owner and their successors and assigns shall be responsible to inspect, repair and maintain the Stormwater Management Practices located on the 401 Wisconsin Ave surface parking lot Property in good condition and in working order such that the specific inspection and maintenance tasks comply with the approved schedule as shown on Exhibit B. Said maintenance shall be solely at the Owner’s cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements. Any specific maintenance tasks and their schedules shall be conducted in accordance with Exhibit B, and Owner shall maintain all inspection and maintenance records for a minimum of seven full-calendar years. Owner shall provide these inspection and maintenance records to City for inspection and/or copying, or shall provide copies of the records, within 14 days of the issuance of a written request.
2. Easement to City. If Owner fails to maintain the Stormwater Management Practices as required in Section 1, then the City shall have the right, after providing Owner with written notice of the maintenance issue (each, a “Maintenance Notice”) and thirty (30) days to comply with the City’s Maintenance Notice, to enter that portion of Property, in

This space reserved for recording data

Return to:

City of Racine
730 Washington Av Room 304
Racine, WI 53403

PIN#:

order to conduct the maintenance specified in the Maintenance Notice. The City will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the City in conducting such maintenance may be charged to Owner by placing the amount on the tax roll for the Property as a special assessment in accordance with Section 66.0703, Wis. Stats.

3. Term/Termination. The term of this Agreement shall commence on the date that this Agreement is filed of record with the Register of Deeds Office for Racine County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for Racine County, Wisconsin, a written instrument of termination signed by the City and all of the then-owners of the Property.

4. Miscellaneous.

- (a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner: Dominion 12, LLC
 2025 N Summit Ave.
 Milwaukee, WI 53202

If to the City: City of Racine – City Engineer
 730 Washington Avenue, Room 304
 Racine, WI 53403

Any party may change its address for the receipt of notice by written notice to the other.

- (b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.
 - (c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
 - (d) Covenants Running with the Land. All of the easements, restrictions, covenants, and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.

- (e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(SIGNATURE PAGES FOLLOW)

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be duly executed and delivered on the date first set forth above.

CITY OF RACINE

Attest:

Cory Mason, Mayor

Tara Coolidge, City Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN) SS.
COUNTY OF RACINE)

Personally, came before me this _____ day of _____, 2022, Cory Mason as Mayor, and Tara Coolidge as City Clerk of the City of Racine, to me known to be the person(s) who executed the above instrument for the purposes therein contained and acknowledged the same.

Notary Public, Racine County, State of WI
My commission: _____

Approved as to form:

Scott R. Letteney, City Attorney

ATTENTION OWNER(S): THE CITY OF RACINE REPRESENTATIVES MUST REVIEW THIS DOCUMENT IN ITS ENTIRETY, AND THEN SIGN IT BEFORE A NOTARY. DO NOT RECORD THIS DOCUMENT UNTIL IT HAS BEEN APPROVED BY CITY OF RACINE REPRESENTATIVES.

USE BLACK INK ONLY.

(Owner)

Attest:

ACKNOWLEDGMENT

STATE OF WISCONSIN) SS.
COUNTY OF RACINE)

Personally, came before me this _____ day of _____, 2024, _____
_____, to me
known to be the person(s) who executed the above instrument for the purposes therein contained
and acknowledged the same.

Notary Public, Racine County, State of WI
My commission: _____

Drafted by:
Racine City Attorney
730 Washington Av
Racine, WI 53403
Ph: 262-636-911

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement.

PROPERTY LEGAL DESCRIPTION:

Parcel 1: Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, and Lot 14, Block 19, Original Plat of Racine, as surveyed by Moses Vilas, according to the recorded plat thereof. Said land being in the City of Racine, County of Racine, State of Wisconsin.

Parcel 2: Lot 8, Block 19, Original Plat of Racine, as surveyed by Moses Vilas, according to the recorded plat thereof. Excepting as to the right of owners on the East in and to party wall on the East line of said premises. Said land being in the City of Racine, Racine County, Wisconsin.

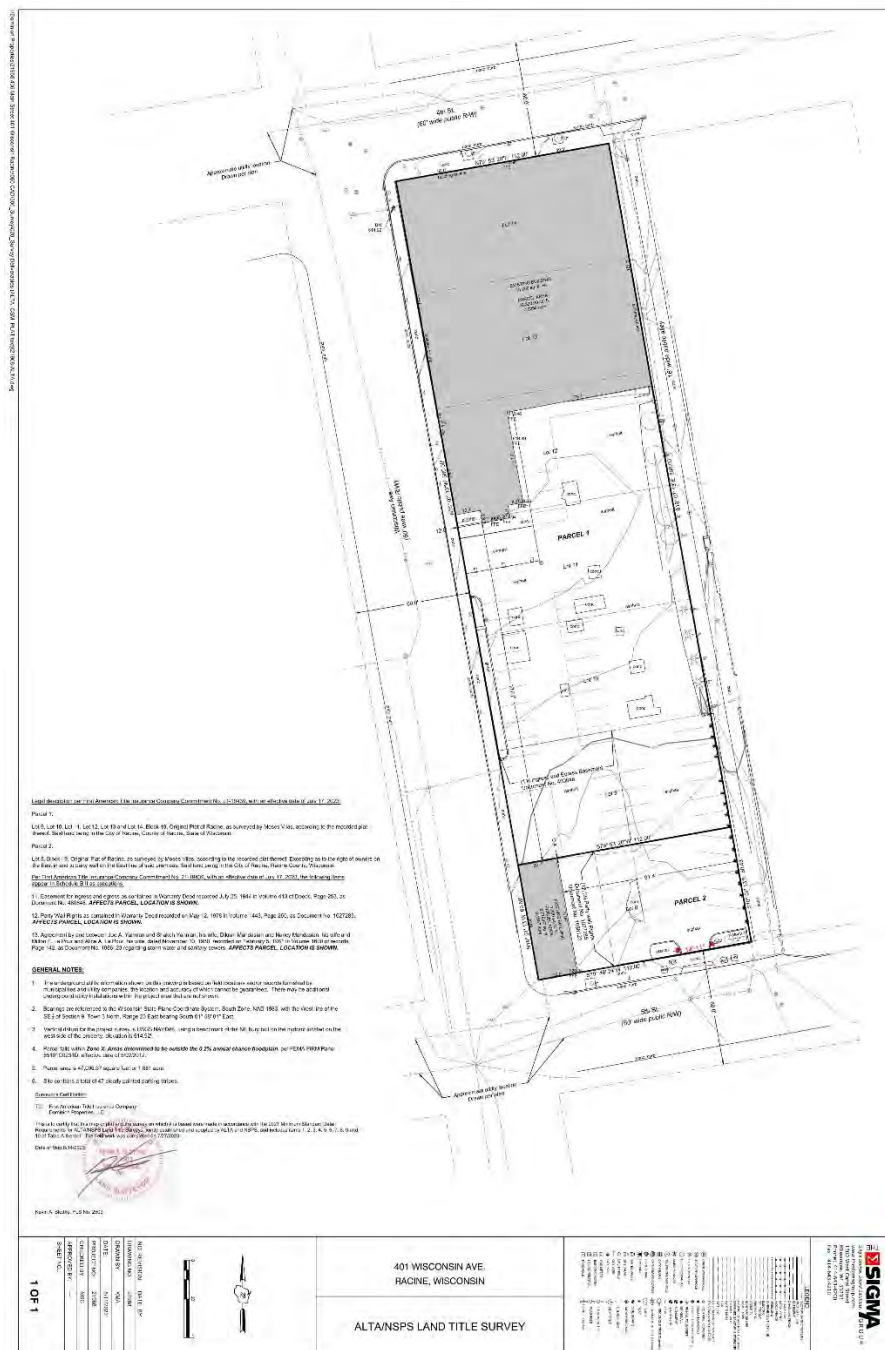


EXHIBIT B

Long-term Stormwater Management Maintenance Provisions

STORMWATER MANAGEMENT PRACTICES

The stormwater management facilities for the site will consist of porous pavement with associated stone storage layer and sumped catch basins along with the storm sewer piping connecting the systems together. These stormwater management facilities are shown on the Location Map and Civil Plans Sheets C100, C300, C401, C402 and C501 attached hereto as part of Exhibit B. The storm water management system is designed to remove a minimum of 40% of sediment runoff and maintain pre-development peak flows. The porous pavement was designed in accordance with Wisconsin Department of Natural Resources Conservation Practice Technical Standard (WDNR TS) 1008.

SPECIFIC INSPECTION AND MAINTENANCE TASKS

Biofiltration Basin

Inspection:

To ensure the proper function of the biofiltration basin, the following activities must be completed on a monthly during the growing season (March – November):

1. Inspect basin for erosion damage.
2. Inspect for litter
3. Inspect the basin inlets and outlet riser for blockage and structural integrity on an annual basis.
4. Inspect the basin for the presence of weeds.
5. Inspect condition of plants in basin for plants that appear to be dead or dying
6. Inspect basin for visible indication of engineered soil clogging or overtopping of the basin.

Maintenance:

1. Remove litter on a regular basis
2. Repair any noted erosion damage. Apply topsoil/seed/mulch/geotextile as necessary to stabilize repaired areas.
3. Water plants as regularly during first growing season; plants should only need watering during periods of drought after establishment.
4. Water plants as needed during drought periods.
5. Remove weeds regularly during the establishment period (first two years) and as needed thereafter; hand weed to prevent compaction of and minimize disturbance of plants; weed after watering or after rain event to minimize disturbance and aid in removal.
6. Remove invasive weeds (Canada thistle, garlic mustard, tree seedlings) immediately; hand weed to prevent compaction of and minimize disturbance of plants; weed after watering or after rain event to minimize disturbance and aid in removal.
7. Remove/replace diseased, dying, or dead plantings as needed

8. When standing water is observed in 50% of the basin floor 3 days after rainfall event it is an indication that the engineered soils have clogged and lost their infiltration capacity and soil maintenance is required; soil maintenance shall consist of remove sediment and replacement top 2 to 3 inches of engineered soil and deep tilling and replacement/re-establishment of plants damaged during soil maintenance activities.
9. Remove any blockage from outlet structure/overflow riser
10. Repair any structural damage to outlet structure/overflow riser

General Site

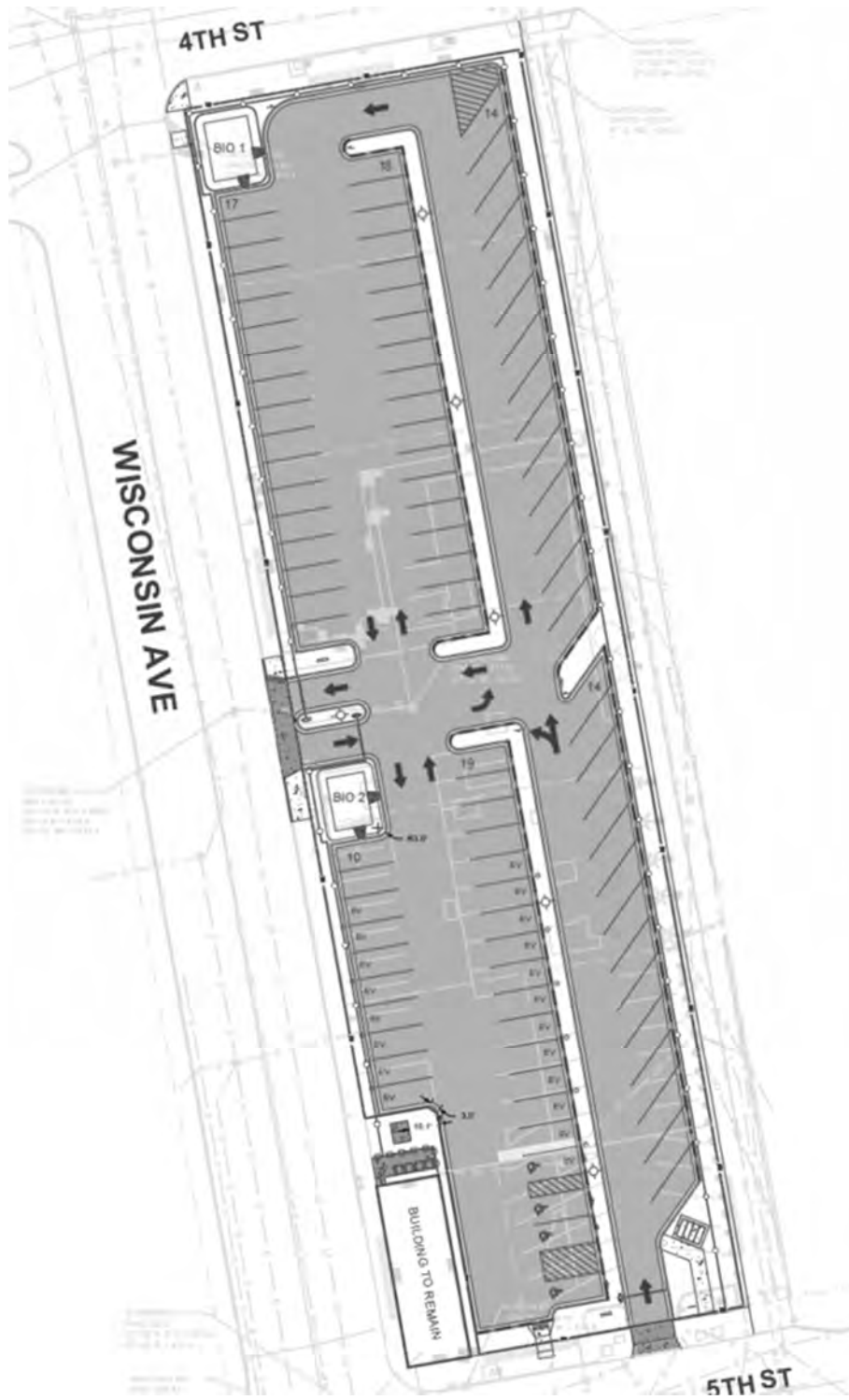
Inspection:

1. Inspect site weekly for litter/debris

Maintenance:

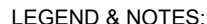
1. Pick up litter debris as needed
2. Power sweep/vacuum parking lot on a semi-annual basis

Location Map



All of Lots 8 through 14 in Block 19 of the Original Plat of Racine, being a part of the Southwest $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

Address: 401 Wisconsin Ave. & 222 Fifth St., Racine Wi

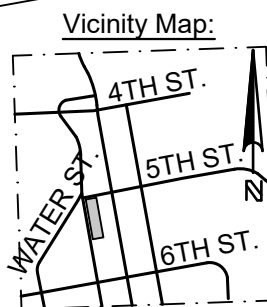


X INDICATES SET MONUMENTATION,
AS NOTED ON DRAWING.

COORDINATES & BEARINGS REFERENCED
THE WISCONSIN STATE PLANE
COORDINATE SYSTEM WITH THE WEST
LINE OF THE SE 1/4 OF SEC. 9-03-23,
ASSUMED TO BEAR N1°58'01" W, AS
PUBLISHED BY SEWRPC. NAD 1983.

CENTER
SEC. 9-03-23
CONC. MON.
W/ BRASS CAP

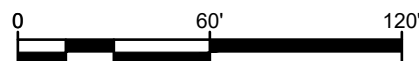
S. COR.
SEC. 9-03-23
CONC. MON.
W/ BRASS CAP



Scale: 1" = 2000'



GRAPHIC SCALE



CERTIFIED SURVEY MAP NO. _____

All of Lots 8 through 14 in Block 19 of the Original Plat of Racine, being a part of the Southwest ¼ and Southeast ¼ of the Southeast ¼ of Section 9, Township 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify:

That I have surveyed and mapped a re-division of All of Lots 8 through 14 in Block 19 of the Original Plat of Racine, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin, bounded and described as follows:

Commencing at the South corner of Section 9, Thence North 1° 58' 01" West, 593.07 feet along the West line of the Southeast 1/4 of said Section; Thence North 79° 48' 24" East, 775.36 feet to the point of beginning of this description and to the East line of Wisconsin Ave.; Thence North 10° 07' 13" West along said East line, 420.59 feet to the South line of 4th St; Thence North 79° 53' 20" East along said South line, 112.00 feet to the West line of a 16' public alley; Thence South 10° 07' 13" East along said West line, 420.43 feet to the North line of 5th St. Thence South 79° 48' 24" West along said North line, 112.00 feet to the point of beginning of this description.

Said parcel contains 47,097 square feet or 1.08119 acres of land, more or less.

That I have made the survey, land division and map by the direction of Dominion 12, LLC, a limited liability company, owners of said land.

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 of the Wisconsin State Statutes and Chapter 52 of the City of Racine Land Division Ordinance in surveying, dividing and mapping the same.

KEVIN A. SLOTTKE S-2503

DATE: April 9th, 2025



CERTIFIED SURVEY MAP NO. _____

All of Lots 8 through 14 in Block 19 of the Original Plat of Racine, being a part of the Southwest ¼ and Southeast ¼ of the Southeast ¼ of Section 9, Township 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

ENTITY CERTIFICATE

Dominion 12, LLC, a limited liability company, a corporation duly organized and existing under and by virtue of the laws of the state of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Racine land division ordinance.

In witness whereof, Dominion 12, LLC, a limited liability company, has caused these presents to be signed by _____, _____, at

printed name title

_____, Wisconsin, this ____ day of _____ 20____.

By: _____
signature

Printed Name: _____

Title: _____

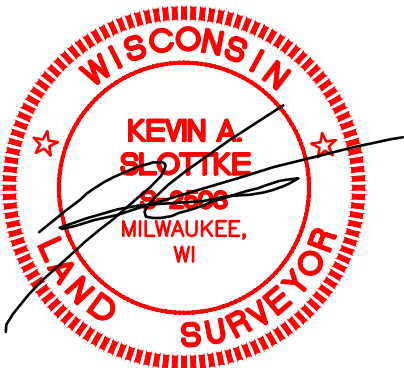
STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

Personally came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(SEAL) Notary public signature, state of _____

Notary printed name

My commission expires_____.



CERTIFIED SURVEY MAP NO. _____

All of Lots 8 through 14 in Block 19 of the Original Plat of Racine, being a part of the Southwest ¼ and Southeast ¼ of the Southeast ¼ of Section 9, Township 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the City of Racine on this _____ day of _____, 20____.

Chairman

Secretary

COMMON COUNCIL APPROVAL:

Approved by the Plan Commission of the City of Racine approved on this _____ day of _____, 20____.

Cory Mason, Mayor

City Clerk



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

