



**CITY OF RACINE**

**APPLICATION FOR CERTIFIED SURVEY**

**MAP**

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

**SURVEYOR NAME:** Mark R. Madsen, P.E., P.L.S.

**COMPANY NAME:** Nielsen Madsen + Barber

**ADDRESS: STREET:** 1458 Horizon Blvd., Suite **CITY:** Mt. Pleasant **STATE:** WI **ZIP:** 53406

**TELEPHONE:** (262) 634-5588 **CELL PHONE:** \_\_\_\_\_


**EMAIL:** mmadsen@nmbsc.net

**LEGAL DESCRIPTION: (USE ADDITIONAL SHEET IF NECESSARY):** See Attached

**ADDITIONAL REQUIREMENTS**

- Required Pre-Application meeting held with Dept. of City Development (Date: \_\_\_\_\_ Staff : \_\_\_\_\_ ).
  - The applicant is required to discuss their proposal with City Development Staff prior to a formal submittal. Contact 262-636-9151 to set up an appointment for a pre-application meeting.
- Seven (7) copies of the proposed Certified Survey Map complying with applicable sections of Wis. Stats. 236.34 and Chapter 86 of the City of Racine Code of Ordinances.
  - Upon completion of the application and all preparation of the map, the information shall be submitted to the Department of City Development, City Hall, Room 102. Submittals shall be made no later than 14 days prior to the desired meeting date. If the map is deemed incomplete or inaccurate, the request will not be scheduled for a meeting until all information has been reviewed and deemed accurate and complete by Staff.
- Letter of Intent, explaining the proposed land use, the number/type of lots being created, and a phasing plan for development.
- \$170.00 application fee, plus \$50.00 for each proposed lot or outlot. Check payable to "City of Racine".

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

**SIGNATURE:**  **DATE:** November 4, 2019

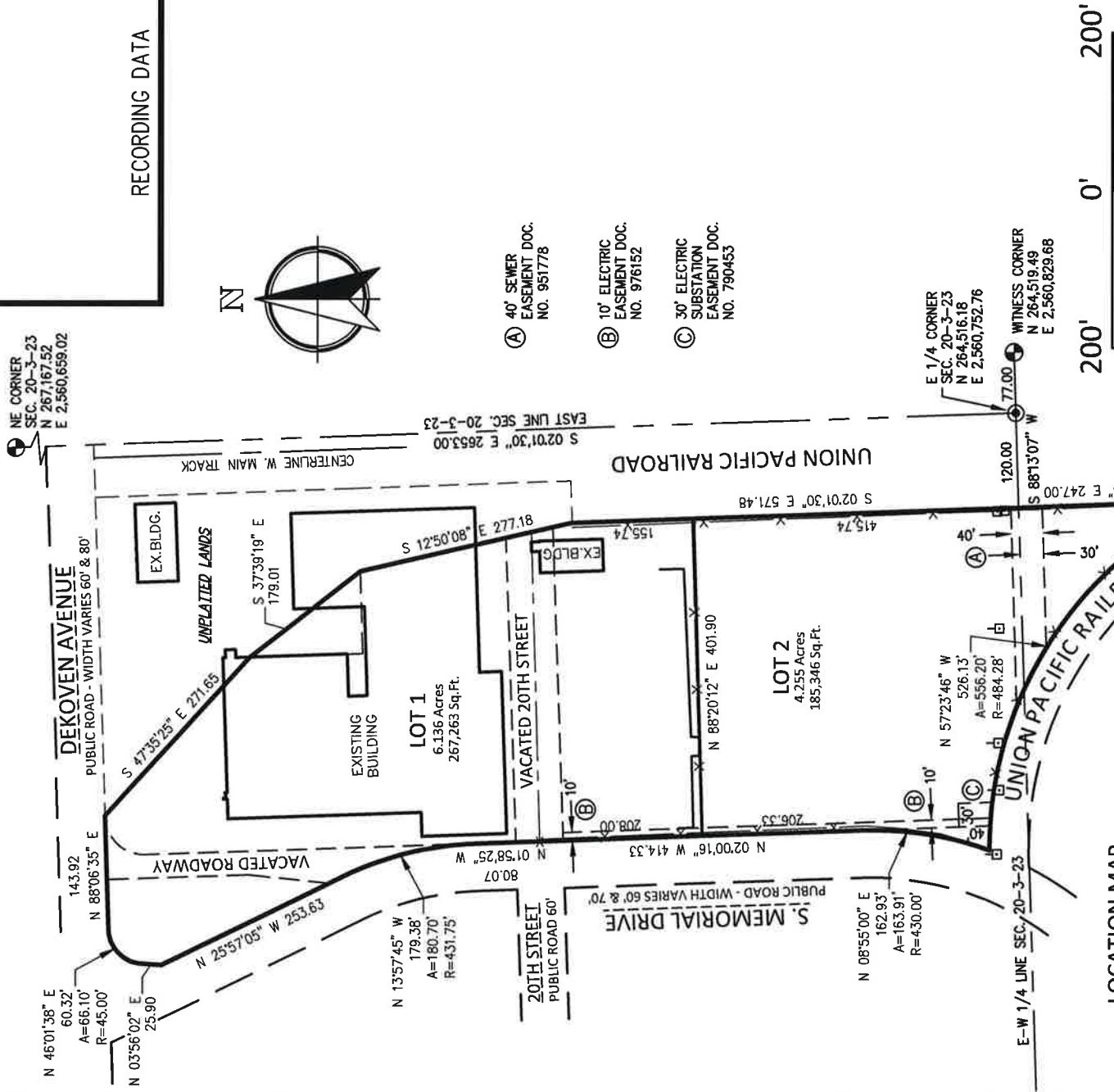
### Legal Description

That part of the Northeast  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 20, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Begin at a point on the East-West  $\frac{1}{4}$  line of said Section 20 and the West right-of-way of the Union Pacific Railroad located S88°13'07"W 120.00 feet ; thence S02°01'55"E 247.00 feet along said West right-of-way of the Union Pacific Railroad to the point of curvature of a curve to the left of Northeasterly convexity whose radius is 484.28 feet and whose chord bears N57°23'46"W 526.13 feet; thence Northwesterly 556.20 feet along the arc of said curve and the Northerly right-of-way of the Union Pacific Railroad to the East right-of-way of South Memorial Drive and a point on a curve to the left of Southeasterly convexity whose radius is 430.00 feet and whose chord bears N08°54'58"E 162.92 feet; thence Northerly 163.91 feet along the arc of said curve and the East right-of-way of South Memorial Drive; thence N02°00'16"W 414.33 feet along the East right-of-way of South Memorial Drive; thence N01°58'25"W 80.07 feet along the East right-of-way of South Memorial Drive to the point of curvature of a curve to the left of Northeasterly convexity whose radius is 431.75 feet and whose chord bears N13°57'45"W 179.38 feet; thence Northwesterly 180.70 feet along the arc of said curve and the East right-of-way of South Memorial Drive; thence N25°57'05"W 253.63 feet along the East right-of-way of South Memorial Drive; thence N03°56'20"E 25.90 feet along the East right-of-way of South Memorial Drive to the point of curvature of a curve to the right of Northwesterly convexity whose radius is 45.00 feet and whose chord bears N46°01'38"E 60.32 feet; thence Northeasterly 66.10 feet along the arc of said curve and the East right-of-way of South Memorial Drive to the South right-of-way of Dekoven Avenue; thence N88°06'35"E 143.92 feet along the South right-of-way of Dekoven Avenue; thence S47°35'25"E 271.65 feet; thence S37°39'19"E 179.91 feet; thence S12°50'08"E 277.18 feet to the West right-of-way of the Union Pacific Railroad; thence S02°01'30"E 571.48 feet along said West right-of-way of the Union Pacific Railroad to the East-West  $\frac{1}{4}$  line of said Section 20 and the point of beginning.

Containing 10.390 acres.

# CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CITY OF RACINE, RACINE COUNTY, WISCONSIN.



LOCATION MAP



*Mark R. Madsen*  
11-6-2019

SCALE 1"=200'



NOTES:

ZONING OF PARCELS IS I-2  
OWNER/LAND SPLITTER: PIONEER PRODUCTS, INC.  
ADDRESS: 1917 S. MEMORIAL DRIVE  
RACINE, WI. 53403

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.  
BASED UPON MAD 1988. THE EAST LINE OF SECTION 20-3-23 IS ASSUMED TO BEAR S 02°01'30" E.

LEGEND:

- 1" O.D. IRON PIPE FOUND
- 5/8" O.D.x18" REBAR - 1.68LBS/LIN FT. SET
- ⊙ "PK" NAIL
- ⊕ 6" CAST IRON MON. W / BRASS CAP FOUND
- ⊞ POWER POLES

NE 1/4 & SE 1/4 SEC. 20-3-23



**Nielsen Madsen + Barber**

CIVIL ENGINEERS AND LAND SURVEYORS

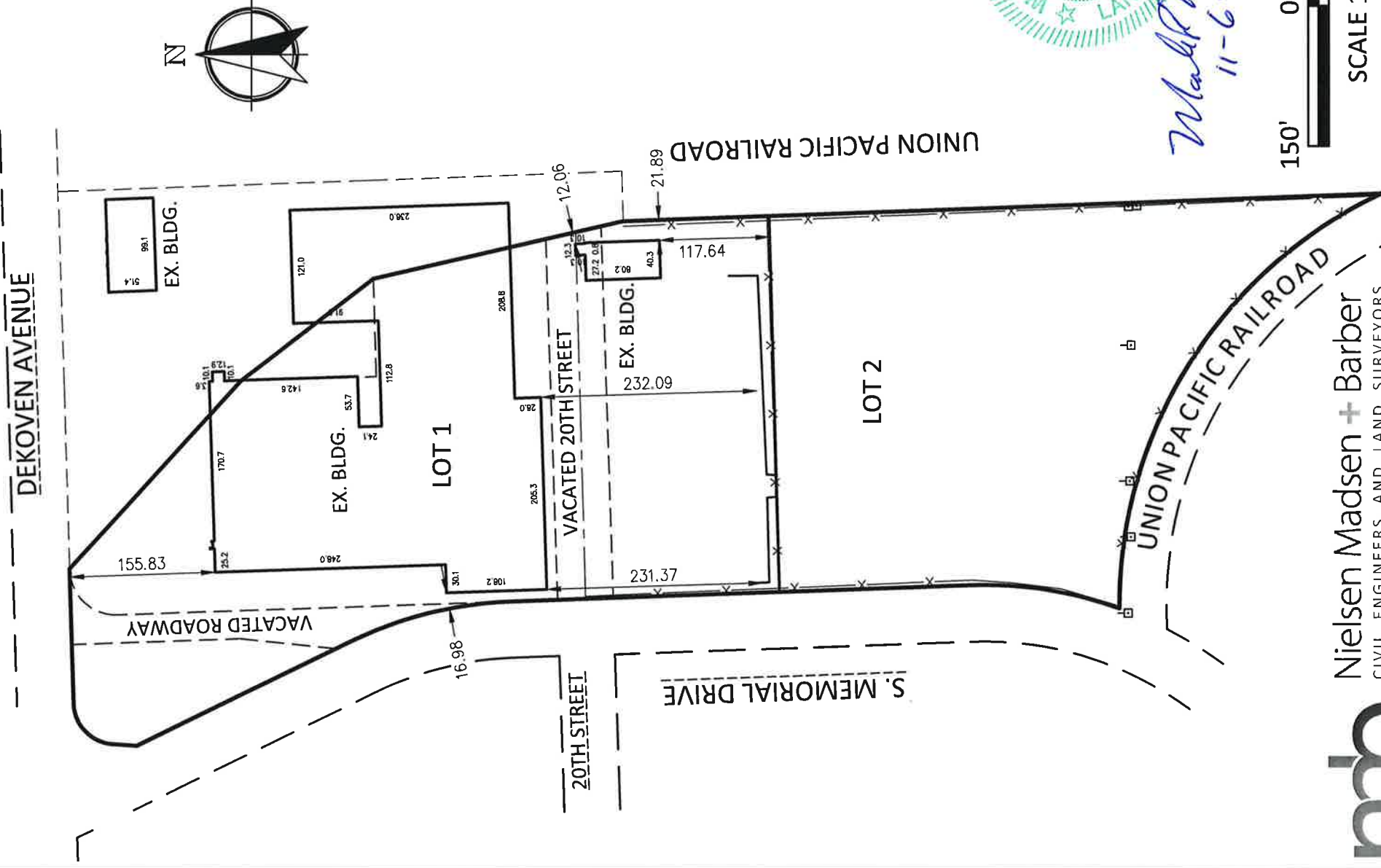
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

This instrument was drafted by Mark R. Madsen November 06, 2019

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CITY OF RACINE, RACINE COUNTY, WISCONSIN.

## BUILDING LOCATION DETAIL



SCALE 1"=150'



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This Instrument was drafted by Mark R. Madsen November 06, 2019

2019.0228.01.DWG  
SHEET 2 OF 4 SHEETS



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CITY OF RACINE, RACINE COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE

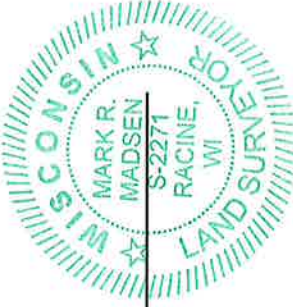
I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Begin at a point on the East-West 1/4 line of said Section 20 and the West right-of-way of the Union Pacific Railroad located S88°13'07"W 120.00 feet; thence S02°01'55"E 247.00 feet along said West right-of-way of the Union Pacific Railroad to the point of curvature of a curve to the left of Northeasterly convexity whose radius is 484.28 feet and whose chord bears N57°23'46"W 526.13 feet; thence Northwesterly 556.20 feet along the arc of said curve and the Northerly right-of-way of the Union Pacific Railroad to the East right-of-way of South Memorial Drive and a point on a curve to the left of Southeasterly convexity whose radius is 430.00 feet and whose chord bears N08°54'58"E 162.92 feet; thence Northerly 163.91 feet along the arc of said curve and the East right-of-way of South Memorial Drive; thence N02°00'16"W 414.33 feet along the East right-of-way of South Memorial Drive; thence N01°58'25"W 80.07 feet along the East right-of-way of South Memorial Drive to the point of curvature of a curve to the left of Northeasterly convexity whose radius is 431.75 feet and whose chord bears N13°57'45"W 179.38 feet; thence Northwesterly 180.70 feet along the arc of said curve and the East right-of-way of South Memorial Drive; thence N25°57'05"W 253.63 feet along the East right-of-way of South Memorial Drive; thence N03°56'20"E 25.90 feet along the East right-of-way of South Memorial Drive to the point of curvature of a curve to the right of Northwesterly convexity whose radius is 45.00 feet and whose chord bears N46°01'38"E 60.32 feet; thence Northeasterly 66.10 feet along the arc of said curve and the East right-of-way of South Memorial Drive to the South right-of-way of Dekoven Avenue; thence N88°06'35"E 143.92 feet along the South right-of-way of Dekoven Avenue; thence S47°35'25"E 271.65 feet; thence S37°39'19"E 179.91 feet; thence S12°50'08"E 277.18 feet to the West right-of-way of the Union Pacific Railroad; thence S02°01'30"E 571.48 feet along said West right-of-way of the Union Pacific Railroad to the East-West 1/4 line of said Section 20 and the point of beginning. Containing 10.390 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.

November 6, 2019



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

Pioneer Products, Inc. as Owners hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We 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 \_\_\_\_\_ as Owners at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary - Treasurer



**Nielsen Madsen + Barber**

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This Instrument was drafted by Mark R. Madsen November 06, 2019

2019.0228.01.DWG  
SHEET 3 OF 4 SHEETS

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STATE OF WISCONSIN )  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, of the above-named owner, to me known to be the persons who executed the foregoing instrument, and to me known to be such officers and trustees, and acknowledged that they executed the foregoing as such officers and trustees.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

CITY PLAN COMMISSION CERTIFICATE

Approved as a Certified Survey Map by the Plan Commission of the City of Racine, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Matthew Sadowski, 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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Cory Mason, Mayor

\_\_\_\_\_  
Tara Coolidge, City Clerk



*Mark R. Madsen*

*11-6-2019*



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