

# Midland Commercial Development Corp.

N228 W745 Westmound Drive, Waukesha, WI 53186

September 19, 2019

City of Racine  
Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403

Re: Letter of Intent for proposed CSM

To City of Racine:

We request the creation of a new Certified Survey Map for our property at the SWC of Washington Avenue and Perry Street, currently known as Lot 2 of CSM 3248.

The intended purpose is to create an outlot (to be named Lot 1) which will be developed for a retail use, "Discount Tire".

The new CSM will contain a total of (2) lots.

Development of Lot 1 is anticipated to commence not later than Q1 2020.

Respectfully submitted,



Steve Rolfe  
President

Midland Commercial Development Corp.  
W228 N745 Westmound Drive  
Waukesha, WI 53186  
Direct: 262.896.8728  
Mobile: 414.378.0179  
[srolfe@midland-commercial.com](mailto:srolfe@midland-commercial.com)  
[www.midland-commercial.com](http://www.midland-commercial.com)



**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:** \_\_\_\_\_  
Debra Tarnow

**COMPANY NAME:** \_\_\_\_\_  
Key Engineering Group, Ltd.

**ADDRESS: STREET:** \_\_\_\_\_  
735 N Water St, Ste 505      **CITY:** \_\_\_\_\_ Milwaukee      **STATE:** \_\_\_\_\_ WI      **ZIP:** \_\_\_\_\_ 53202

**TELEPHONE:** \_\_\_\_\_  
414-292-3968      **CELL PHONE:** \_\_\_\_\_ 414-758-5008

**EMAIL:** \_\_\_\_\_  
dtarnow@keyengineering.com

**LEGAL DESCRIPTION: (USE ADDITIONAL SHEET IF NECESSARY):** \_\_\_\_\_  
Lot 2 of CSM 3248, City of Racine, Racine City

**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:** \_\_\_\_\_  
Debra Tarnow      **DATE:** \_\_\_\_\_ 9/18/2019

Digitally signed by Debra Tarnow  
DN: cn=US, o=Key Engineering Group, Ltd., ou=Debra Tarnow,  
Reason: I am the author of this document.  
Location: Debra Tarnow  
Date: 2019.09.18 10:00  
From: dtarnow@keyengineering.com



## CERTIFIED SURVEY MAP – REVIEW PROCESS

1. City Staff shall:
  - a. Re-review the application for conformity with City Ordinances (Chapter 86) and State Statutes, as well as the possible effects of the proposed division on existing area plans, master plan, official maps, or neighborhood studies. Copies of the plan will be submitted to other City departments for review. If the application is complete and the CSM has been created according to State Statutes, and applicable city ordinances the review will be scheduled to go before the City Plan Commission (CPC) if submitted a minimum of 14 days prior to the next scheduled meeting date. The CPC generally meets the 2<sup>nd</sup> and last Wednesdays of each month at 4:15 p.m.
  - b. Staff will create a planning report for the Plan Commission about the request.
2. City Plan Commission shall:
  - a. Hear the request.
  - b. Consider the request and make findings to approve, deny, or defer the request.
  - c. In the event the CSM involves right-of-way dedication, public access, or other items of interest to the City, the request will be sent onto the Common Council with the Plan Commission recommendation. If not, the CSM is considered approved, denied, or deferred by the Plan Commission.
3. The Common Council shall:
  - a. Hear the request and make the decision to approve, deny, or send back to Plan Commission for further review.
4. Approval
  - a. Approved CSM's require various signatures and assignment of parcel number/s prior to recording. City Development staff will assist in obtaining required official signatures.
  - b. The applicant shall be responsible for obtaining new parcel number/s from the City Assessor's office prior to recording the document with the Register of Deeds. The document cannot be recorded without this information.
  - c. A recorded copy of the CSM shall be provided to the Department of City Development within 30 DAYS of the recording date.

**NOTE: Failure to provide a copy of the RECORDED document to City Development will result in the nullification of the CSM approval.**

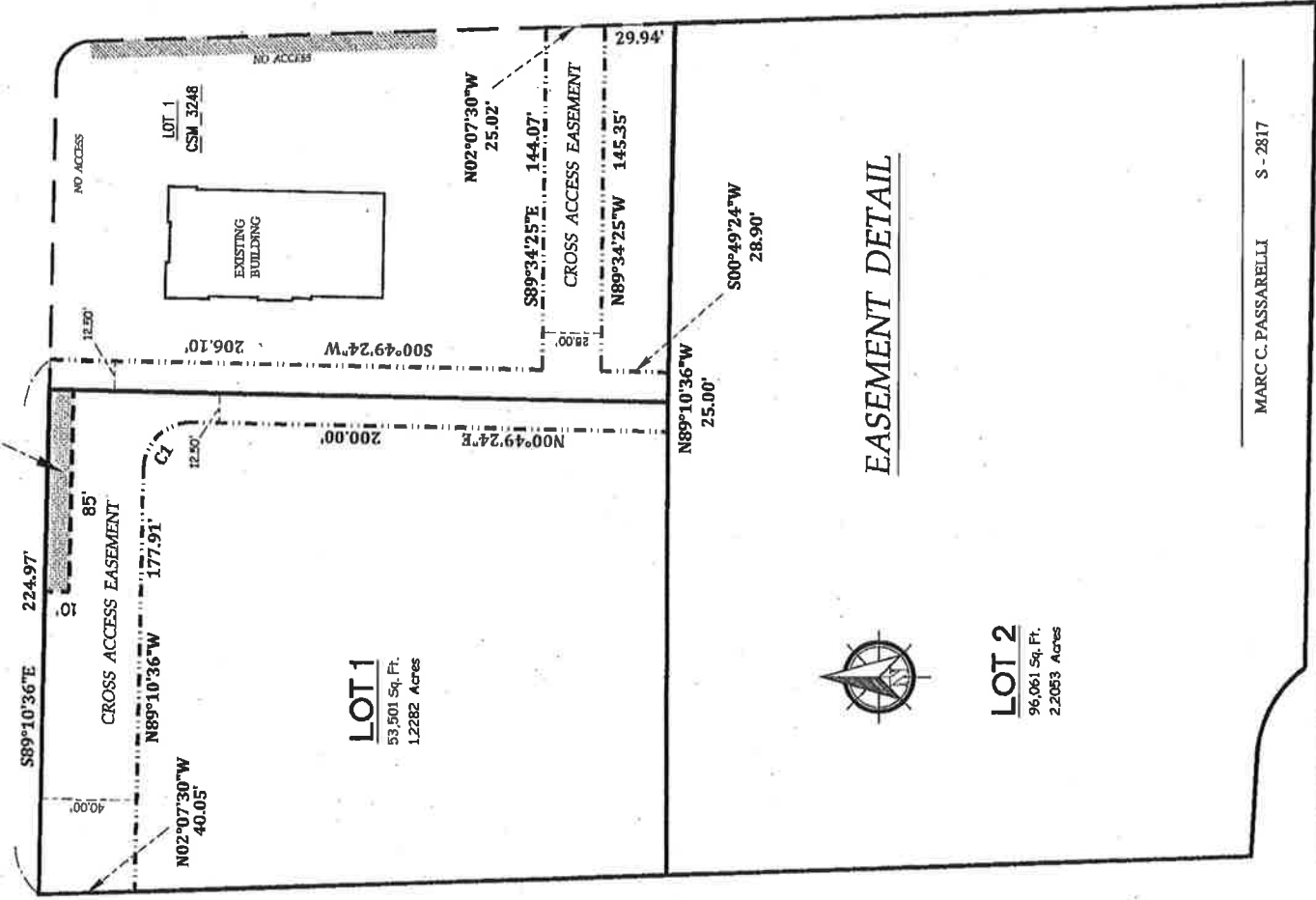
S:CDV\_Shared/Apvls./CSMs/10.2.12



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

BEING A REVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3248, RECORDED AS DOCUMENT NO. 2464602 IN THE RACINE COUNTY REGISTER OF DEEDS ON MAY 15, 2017, BEING A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWN 3 NORTH, RANGE 22 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

10' X 85' AT&T UNDERGROUND DISTRIBUTION EASEMENT



725 NORTH WATER STREET, SUITE 510  
MILWAUKEE, WI 53282  
414.274.8306 (tel) - 414.274.8383 (fax)



SCALE: 1" = 60'

INSTRUMENT DRAFTED BY : MARC C. PASSARELLI  
JOB NO. 34853.19CSM DATE : SEPTEMBER 13, 2019 SHEET 2 OF 4

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

**BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3248, RECORDED AS DOCUMENT NO. 2464602 IN THE RACINE COUNTY REGISTER OF DEEDS ON MAY 15, 2017, BEING A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWN 3 NORTH, RANGE 22 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

**STATE OF WISCONSIN)  
MILWAUKEE COUNTY)SS**

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a redivision of Lot 2 of Certified Survey Map No. 3248, recorded as Document No. 2464602 in the Racine County Register of Deeds on May 15, 2017, being a part of the Northeast ¼ of the Southeast ¼ of Section 13, Town 3 North, Range 22 East, in the City of Racine, Racine County, Wisconsin, being more particularly described as follows: Commencing at a cast iron monument with a brass cap being a witness corner for the Northeast corner of the Southeast ¼ of said Section 13; thence South 02° 07' 30" East along the East line of the Northeast ¼ of said Section 13, 100.00 feet to the said Northeast corner; thence North 89° 10' 36" West along the North line of the Southeast ¼ of Section 13, 938.03 feet; thence South 02° 07' 30" East on a line parallel to the East line of said Southeast ¼, 91.35 feet to a point of curvature on the Northeast corner of Lot 1 of said Certified Survey Map No. 3248; thence South 02° 07' 30" East along the East line of said Lot 1, 246.40 feet to the point of beginning of the lands to be described; thence South 02° 07' 30" East along the West line of Perry Avenue, 272.17 feet to a point on the North line of 13<sup>th</sup> Street; thence North 89° 10' 36" West along said North line and parallel with said North line of said ¼ Section 279.92 feet; thence Northwestly along an arc of a curve having a 50.00 foot radius, with a center point to the Southwest and with a chord 44.72 feet long that bears North 62° 36' 38" West, 46.36 feet along said curve; thence North 86° 40' 04" West, 39.71 feet; thence North 02° 07' 30" West, 510.75 feet to a point on the South line of Washington Avenue; thence South 89° 10' 36" East along said South line 212.47 feet; thence South 00° 49' 24" East, 260.00 feet; thence South 89° 10' 36" East, 159.39 feet to the point of beginning.

That I have made such survey, land division and map by the direction of Washington/Perry II, a Wisconsin limited partnership.

That such 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 the provisions of Chapter 236.34 of the Wisconsin Statutes and the requirements of the City of Racine in surveying, dividing and mapping the same.

Dated this 13<sup>th</sup> day of September, 2019.

Marc C. Passarelli  
Wisconsin Professional Land Surveyor S-2817

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

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3248, RECORDED AS DOCUMENT NO. 2464602 IN THE RACINE COUNTY REGISTER OF DEEDS ON MAY 15, 2017, BEING A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWN 3 NORTH, RANGE 22 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

**OWNERS CERTIFICATE:**

Midland(Washington/Perry) Associates II, a Wisconsin limited partnership, as owner, does hereby certify that it caused the land described on this map to be surveyed, divided and mapped as represented on this map. It also certifies 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 said Midland(Washington/Perry) Associates II, a Wisconsin limited partnership has caused these presents to be signed by Steven J. Rolfe, at \_\_\_\_\_ Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**Midland(Washington/Perry) Associates II, a Wisconsin limited partnership**  
**By: Midland(Washington/Perry) II, Inc., general partner**

\_\_\_\_\_  
Steven J. Rolfe, Prrsident

STATE OF WISCONSIN )  
COUNTY)SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named Steven J. Rolfe, to me known to be the person who executed the foregoing instrument and to me known to be President of said Company and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires \_\_\_\_\_

**CONSENT OF MORTGAGEE:**

Johnson Bank, duly organized and existing under and by virtue of the laws of the United States, mortgageor of the above described land, hereby consent to the surveying, dividing, and mapping of the land described in the foregoing affidavit of Marc C. Passarelli, surveyor and does hereby consent to the above certificate of Washington/Perry II.

In Witness Whereof Johnson Bank, has caused these presents to be signed by Brad Quade, it's Vice President, at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Johnson Bank

\_\_\_\_\_  
Brad Quade, Vice President

STATE OF \_\_\_\_\_ COUNTY)SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named Brad Quade, Vice President, of the above named Johnson Bank, to me known to be the person who executed the foregoing instrument and to me known to be such Vice President of said Bank and acknowledged that he executed the foregoing instrument as such officer as the deed of said Bank by its authority.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission expires \_\_\_\_\_

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

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3248, RECORDED AS DOCUMENT NO. 2464602 IN THE RACINE COUNTY REGISTER OF DEEDS ON MAY 15, 2017, BEING A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWN 3 NORTH, RANGE 22 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

**CITY OF RACINE PLAN COMMISSION APPROVAL:**

APPROVED by the City of Racine Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Michelle Cook, Secretary of Plan Commission

**CITY OF RACINE COMMON COUNCIL APPROVAL:**

APPROVED by the City of Racine Common Council this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

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