

FOLEY • SHANNON • POWERS • RUSCH, S.C.

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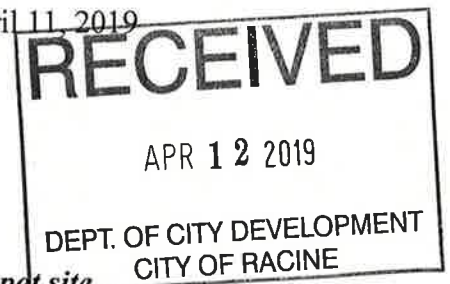
*A century of legal
excellence in southeast
Wisconsin*

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Thomas C. Krohn (1941-2018)
John W. Foley (1929-2009)

City of Racine
Department of City Development
730 Washington Avenue, Room 102
Racine, WI 53403

April 11, 2019



Re: *Application for Certified Survey Map for the Home Depot site*

LETTER OF INTENT ACCOMPANYING APPLICATION FOR CSM

Attn: Department of City Development:

Please be advised that I represent the property owner, JPMCC 2003-ML1 Green Bay Retail, LLC. That particular entity owns the Home Depot site on S. Green Bay Road in the City of Racine, County of Racine, State of Wisconsin.

The owners would like to proceed with the attached Certified Survey Map and split the approximate 31 acre parcel into two parcels. Lot 1 would contain several prior commercial buildings that are now vacant. Lot 1 would contain 13.4424 acres. Lot 2 would contain the Home Depot building and would be slightly in excess of 17 acres. The owners believe that the best way for a likely redevelopment of the vacant buildings and Lot1 would be to split the buildings along the lines of the Certified Survey Map. Once the separate lots are created, Lot 1 ostensibly can be sold and redeveloped.

Enclosed herewith please find the following documents:

1. 1 original and 7 copies fully executed City of Racine Application for Certified Survey Map.
2. 7 copies of Certified Survey Map prepared by Nielsen, Madsen & Barber, S.C.
3. 7 copies of design detail of a new 2 hour rated firewall for High Ridge Center prepared by RPY Architecture, LLC.

5605 Washington Avenue, Suite 4, Racine, WI 53406
Milwaukee and Paddock Lake Offices – By Appointment

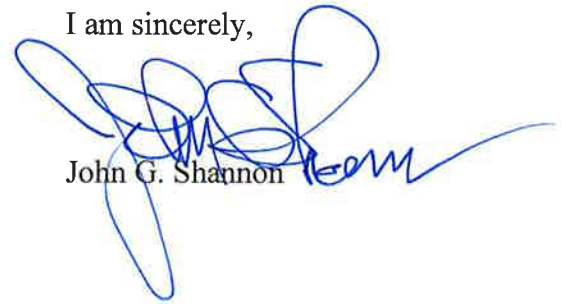
My client understands that, as part of the CSM process, it would be required to build at least a two hour fire wall at the separation of the buildings. We believe the RPY design detail meets that requirement.

As you can see we have also included with our Application a check made payable to the City of Racine in the amount of \$270.00. This includes the \$100.00 application fee plus \$100.00 (\$50.00 for each proposed lot). I would anticipate the usual "cross access" easement so as to allow Lot 1 owners to access and park on Lot 2 and vice versa. Likewise, we will establish an easement whereby the detention pond shall be used by both lots and maintained on a pro-rata basis (based upon the acreage of the respective parcels).

If the City staff or City Planning Commission have any questions concerning this Application please feel free to contact the undersigned. I will assume that this matter will come on before the Plan Commission as an agenda item on May 8, 2019 and thereafter before the Common Council on May 21, 2019. I will make the necessary arrangements to attend those meetings.

With best regards,

I am sincerely,

A handwritten signature in blue ink, appearing to read 'John G. Shannon', with a long horizontal flourish extending to the right.

John G. Shannon

JGS:bhd
Enc.



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: Nielsen, Madsen & Barber, S.C. of Racine, WI

COMPANY NAME: JPMCC 2003-ML1 Green Bay Retail, LLC c/o Foley, Shannon, Powers & Rusch, S.C.

ADDRESS: STREET: 5605 Washington Ave., Suite 4 **CITY:** Racine **STATE:** WI **ZIP:** 53406

TELEPHONE: 262-637-1260 **CELL PHONE:** 262-331-0151

EMAIL: jgs@wislegalteam.com

LEGAL DESCRIPTION: (USE ADDITIONAL SHEET IF NECESSARY): _____

ADDITIONAL REQUIREMENTS

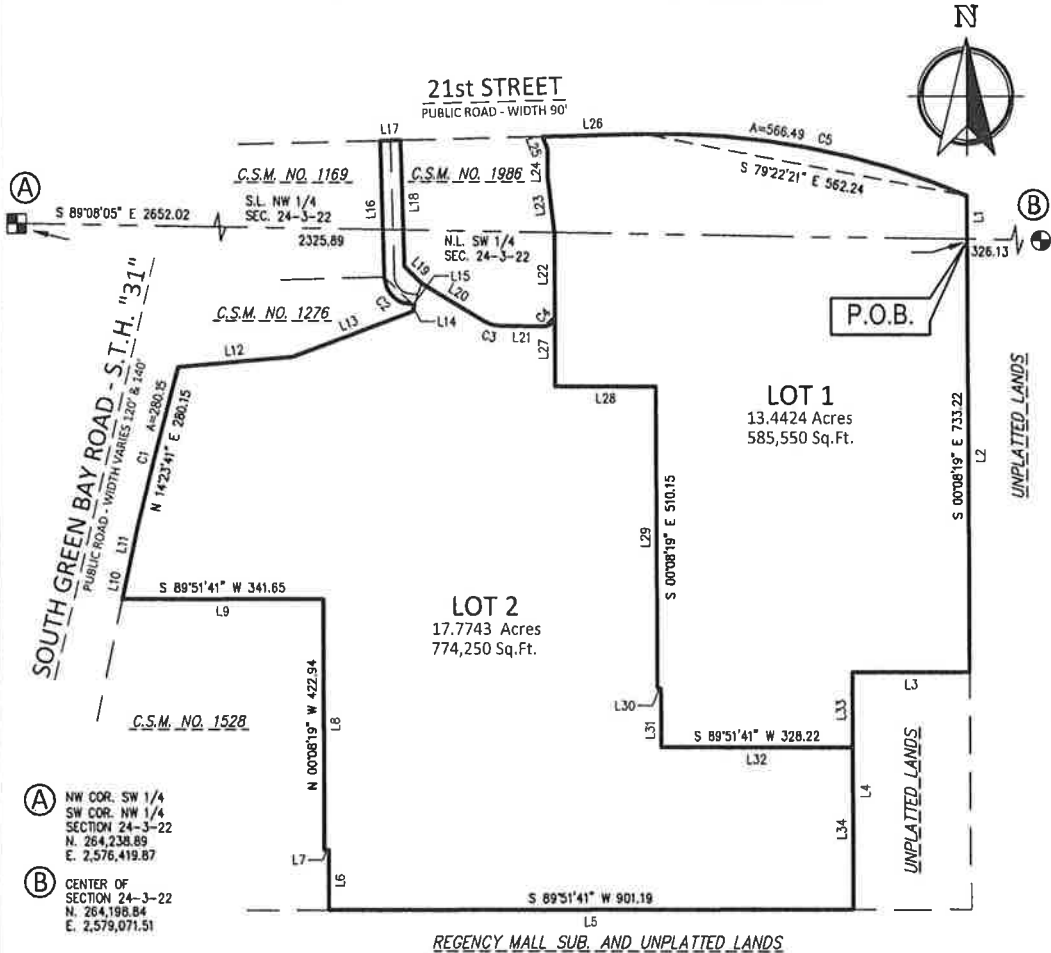
- Required Pre-Application meeting held with Dept. of City Development (Date: 3-25-19 Staff: Jeff Hintz).
 - The applicant is required to discuss their proposal with City Development Staff prior to a formal submittal. Contact 262-636-9151 to set up an appointment for a pre-application meeting.
- Seven (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.

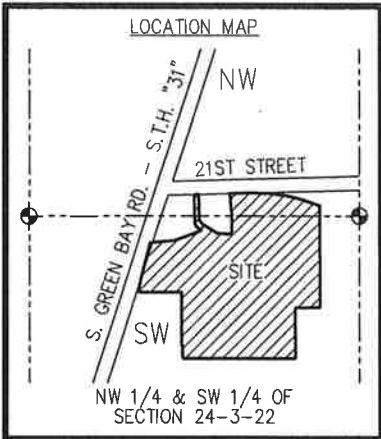
SIGNATURE:  **DATE:** 4-12-19

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, TOGETHER WITH PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL BEING IN SECTION 24, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND ALSO BEING PARTS OF CERTIFIED SURVEY MAPS NUMBERED 1169, 1276, 1395 AND 1986, IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.



- (A) NW COR. SW 1/4
SW COR. NW 1/4
SECTION 24-3-22
N. 264,238.89
E. 2,576,419.87
- (B) CENTER OF
SECTION 24-3-22
N. 264,195.84
E. 2,579,071.51



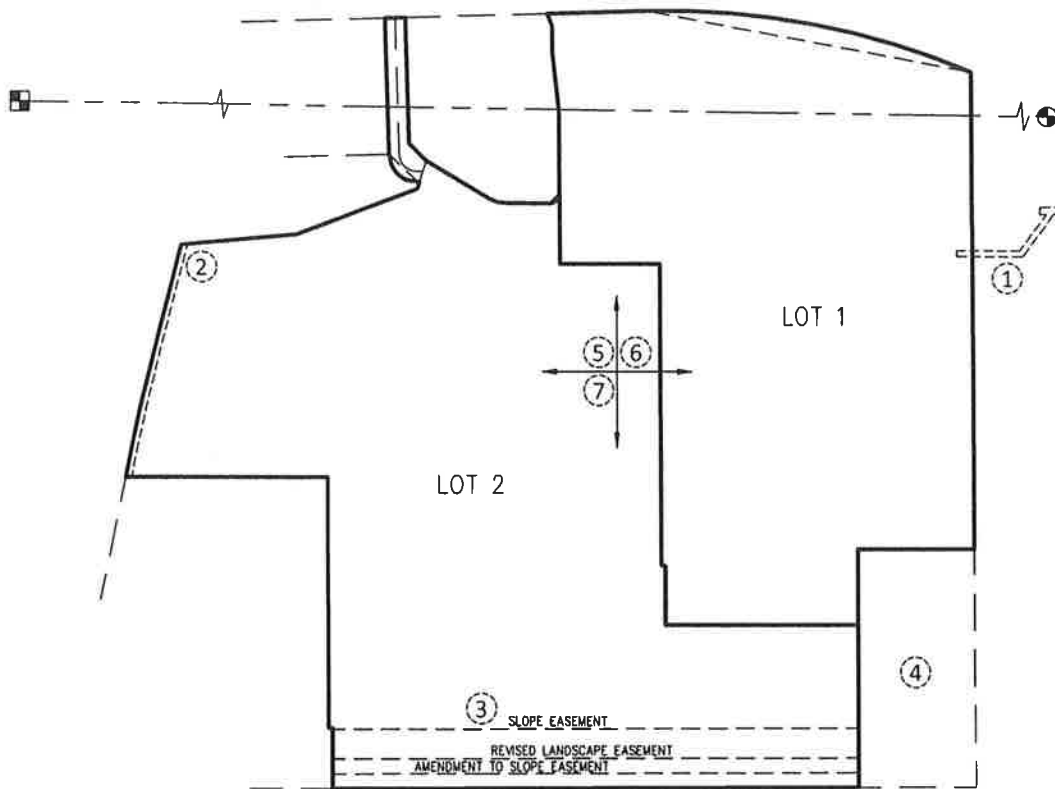
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbmc.net

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, TOGETHER WITH PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL BEING IN SECTION 24, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND ALSO BEING PARTS OF CERTIFIED SURVEY MAPS NUMBERED 1169, 1276, 1395 AND 1986, IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.



EXISTING EASEMENTS



LEGEND INFORMATION
IS ON PAGE 5



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbcsc.net

This Instrument was drafted by Mark R. Madsen January 29, 2019

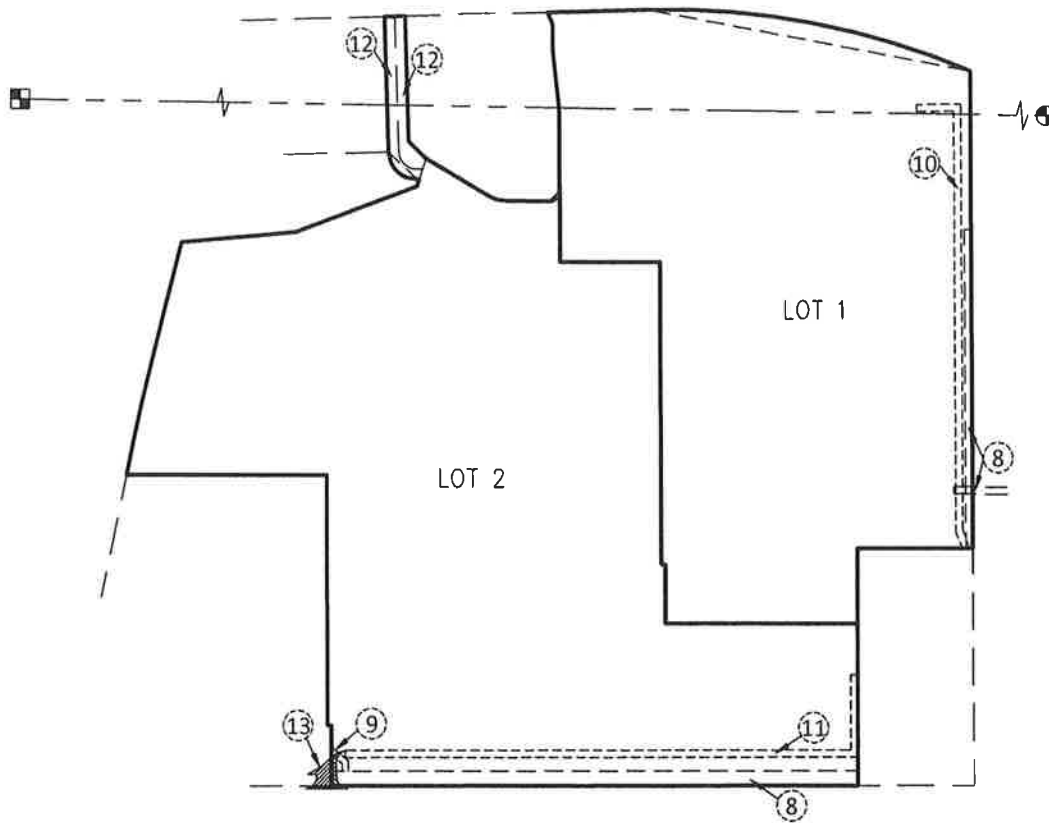
2015.0040.02
SHEET 2 OF 8 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, TOGETHER WITH PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL BEING IN SECTION 24, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND ALSO BEING PARTS OF CERTIFIED SURVEY MAPS NUMBERED 1169, 1276, 1395 AND 1986, IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.



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145B Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbc.net

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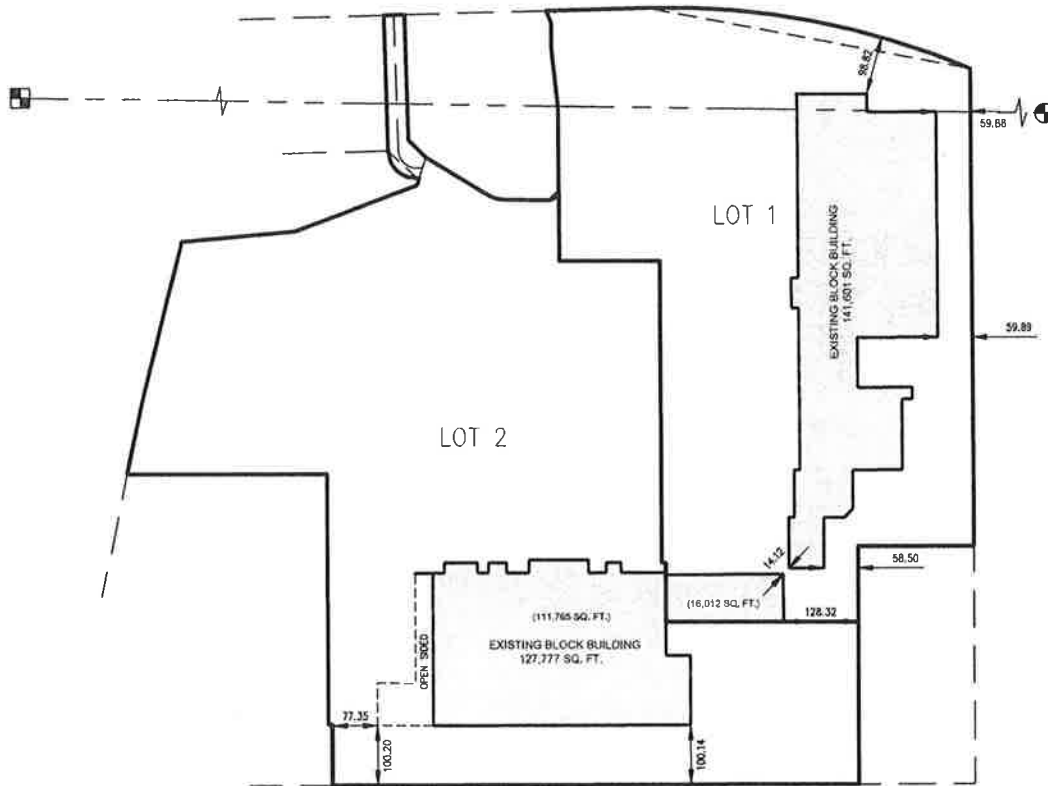
2015.0040.02
SHEET 3 OF 8 SHEETS

CERTIFIED SURVEY MAP NO. _____

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BUILDING LOCATIONS



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbc.net

This instrument was drafted by Mark R. Madsen January 29, 2019

2015.0040.02
SHEET 4 OF 8 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, TOGETHER WITH PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL BEING IN SECTION 24, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND ALSO BEING PARTS OF CERTIFIED SURVEY MAPS NUMBERED 1169, 1276, 1395 AND 1986, IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

Parcel Line Table		
Line #	Length	Direction
L1	73.45	S00° 08' 19"E
L2	733.22	S00° 08' 19"E
L3	200.00	S89° 51' 41"W
L4	400.00	S00° 08' 19"E
L5	901.19	S89° 51' 41"W
L6	102.02	N00° 08' 19"W
L7	6.85	S89° 51' 41"W
L8	422.84	N00° 08' 19"W
L9	341.66	S89° 51' 41"W
L10	54.44	N11° 49' 57"E
L11	70.57	N12° 21' 20"E
L12	195.00	N84° 51' 00"E
L13	222.08	N69° 29' 00"E
L14	12.42	N18° 07' 00"E
L15	3.75	S88° 27' 33"W
L16	230.00	N01° 32' 27"W
L17	35.20	N88° 27' 33"E
L18	213.00	S01° 32' 27"E
L19	41.03	S45° 35' 46"E
L20	126.44	S59° 21' 07"E
L21	77.22	S89° 11' 51"E
L22	140.84	N00° 09' 25"W
L23	95.56	N06° 22' 30"W
L24	46.29	N00° 17' 22"W
L25	22.22	N22° 12' 36"W
L26	172.57	N88° 27' 33"E
L27	120.17	N00° 09' 25"W
L28	171.33	S89° 51' 41"W
L29	510.15	S00° 08' 19"E
L30	6.61	S75° 44' 54"E
L31	99.36	S00° 07' 56"E
L32	328.22	S89° 51' 41"W
L33	126.57	S00° 08' 19"E
L34	273.43	S00° 08' 19"E

Curve Table				
Curve #	Radius	Arc	Chord Direction	Chord Length
C1	16310.22	280.15	N14° 23' 41"E	280.15
C2	47.50	74.62	N46° 32' 27"W	67.18
C3	50.00	26.05	S74° 16' 29"E	25.75
C4	18.00	28.58	N45° 19' 22"E	25.67
C5	1333.70	566.49	S79° 22' 21"E	562.24

LEGEND

- ① 12' wide and 10' wide utility easement Doc. No. 1004817.
- ② 10' wide utility easement Doc. No. 1008628.
- ③ Slope easement, landscape easement, amended slope easement Doc. Nos. 1056790 and 1308115.
- ④ Right of access Doc. No. 1071196.
- ⑤ Easements for access to common areas and use restrictions Doc. Nos. 12655306, 1308183, 1343367 and 1716543.
- ⑥ Deed contract conditions Doc. No. 1265301.
- ⑦ Reciprocal easement and operation agreement Doc. Nos. 1343832, 1393873, 1716541 and 1716542.
- ⑧ 12' wide and 25' wide W.E.P. Co. and AT&T easement Doc. No. 1209320.
- ⑨ 10' wide W.E.P. Co. and AT&T easement Doc. No. 2388769.
- ⑩ 12' wide W.E.P. Co. and AT&T easement Doc. No. 2388768.
- ⑪ 12' wide W.E.P. Co. and AT&T easement Doc. No. 2388768.
- ⑫ 17.5' wide ingress and egress easements C.S.M. No. 1986 Doc. No. 1593585.
- ⑬ Access road agreement Doc. No. 2184341.



Nielsen Madsen & Barber

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

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, TOGETHER WITH PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL BEING IN SECTION 24, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND ALSO BEING PARTS OF CERTIFIED SURVEY MAPS NUMBERED 1169, 1276, 1395 AND 1986, IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of JPMCC 2003-ML1 Green Bay Retail, LLC, Owner; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are bounded and described as: That part of the Southwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4, together with part of the Northwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4, all of Section 24, Township 3 North, Range 22 East of the Fourth Principal Meridian, and also being parts of Certified Survey Maps numbered: 1169 as recorded in the office of the Register of Deeds for Racine County, Wisconsin on September 30, 1986 in Volume 3 of Certified Survey Maps on pages 426-428 as Document No. 1207187; 1276 as recorded in the office of the Register of Deeds for Racine County, Wisconsin on November 9, 1987 in Volume 4 of Certified Survey Maps on pages 36-38 as Document No. 1243887; 1395 as recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 20, 1989 in Volume 4 of Certified Survey Maps on pages 351-352 as Document No. 11276690 and 1986 as recorded in the office of the Register of Deeds for Racine County, Wisconsin on September 5, 1997 in Volume 6 of Certified Survey Maps on pages 70-71 as Document No. 1593585; bounded and described as follows: Commencing at the Northwest corner of the Southwest 1/4 of said Section 24; run thence S89°08'05"E, 2325.89 feet along the North line of the Southwest 1/4 of said Section 24 to the point of beginning of this description; thence S00°08'19"E, 733.02 feet; thence S89°51'41"W, 200.00 feet; thence S00°08'19"E, 400.00 feet; thence S89°51'41"W, 901.19 feet to the Southeast corner of Certified Survey Map No. 1528 (C.S.M. No. 1528); thence N00°08'19"W, 102.02 feet along the Easterly line of said C.S.M. No. 1528; thence S89°51'41"W, 6.85 feet along the Easterly line of said C.S.M. No. 1528; thence N00°08'19"W, 422.94 feet along the Easterly line of said C.S.M. No. 1528 and to the Northeast corner of said C.S.M. No. 1528; thence S89°51'41"W, 341.66 feet along the North line of said C.S.M. No. 1528 to the Northwest corner of said C.S.M. No. 1528 and the Easterly right-of-way line of South Green Bay Road - State Trunk Highway "31" (S.T.H. "31"); thence N11°49'57"E, 54.44 feet along the Easterly right-of-way line of said South Green Bay Road - S.T.H. "31"; thence N12°21'20"E, 70.57 feet along the Easterly right-of-way line of said South Green Bay Road - S.T.H. "31" to a point of curvature to the right, having a Westerly convexity, a radius of 16310.22 feet and a chord bearing and distance of N14°23'41"E, 280.15 feet; thence Northeasterly 280.15 feet along the arc of said curve and along the Easterly right-of-way line of said South Green Bay Road - S.T.H. "31" to the Southwest corner of Certified Survey Map No. 1276 (C.S.M. No. 1276); thence N84°51'00"E, 195.00 feet along the Southerly line of said C.S.M. No. 1276; thence N69°29'00"E, 222.08 feet along the Southerly line of said C.S.M. No. 1276 to the Southeast corner of said C.S.M. No. 1276; thence N18°07'00"E, 12.42 feet along the Easterly line of said C.S.M. No. 1276; thence S88°27'33"W, 3.75 feet to a point of curvature to the right, having a Southwesterly convexity, a radius of 47.50 feet and a chord bearing and distance of N46°32'27"W, 67.18 feet; thence Northwesterly 74.62 feet along the arc of said curve to the South line of Certified Survey Map No. 1169 (C.S.M. No. 1169); thence N01°32'27"W, 230.00 feet, parallel with the East line of said C.S.M. No. 1169 and 17.50 feet Westerly of, as measured normal to, the East line of said C.S.M. No. 1169 to the North line of said C.S.M. No. 1169 and the Southerly right-of-way line of 21st Street; thence N88°27'33"E, 35.20 feet along the North line of said C.S.M. No. 1169, along the Southerly right-of-way line of said 21st Street and along the North line of Certified Survey Map No. 1986 (C.S.M. No. 1986); thence S01°32'27"E, 213.00 feet, parallel with the Westerly line of said C.S.M. No. 1986 and 17.70 feet Easterly of, as measured normal to, the Westerly line of said C.S.M. No. 1986; thence S45°35'46"E, 41.03 feet to the Southerly line of said C.S.M. No. 1986; thence S59°21'07"E, 126.44 feet along the Southerly line of said C.S.M. No. 1986 to a point of curvature to the left, having a Southwesterly convexity, a radius of 50.00 feet and a chord bearing and distance of S74°16'29"E, 25.75 feet; thence Easterly 26.05 feet along the arc of said curve and along the Southerly line of said C.S.M. No. 1986; thence S89°11'51"E, 77.22 feet along the Southerly line of said C.S.M. No. 1986 to a point of curvature to the left, having a Southeasterly convexity, a radius of 18.00 feet and a chord bearing and distance of N45°19'22"E, 25.67 feet; thence Northeasterly 28.58 feet along the arc of said curve and along the Southerly line of said C.S.M. No. 1986 to the Easterly line of said C.S.M. No. 1986; thence N00°09'25"W, 140.84 feet along the Easterly line of said C.S.M. No. 1986; thence N06°22'30"W, 95.56 feet along the Easterly line of said C.S.M. No. 1986; thence N00°17'22"W, 46.29 feet along the Easterly line of said C.S.M. No. 1986; thence N22°12'36"W, 22.22 feet along the Easterly line of said C.S.M. No. 1986, to the Northeast corner of said C.S.M. No. 1986 and the Southerly right-of-way line of said 21st Street; thence N88°27'33"E, 172.57 feet along the Southerly right-of-way line of said 21st Street to a point of curvature to the right, having a Northerly convexity, a radius of 1333.70 feet and a chord bearing and distance of S79°22'21"E, 562.24 feet; thence Easterly 566.49 feet along the arc of said curve and along the Southerly right-of-way line of said 21st Street; thence S00°08'19"E, 73.45 feet to the point of beginning of this description. Said land being in the City of Racine, County of Racine and State of Wisconsin. Containing 1,359,800 square feet or 31.2167 acres.



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 January 29, 2019

2015.0040.02
SHEET 6 OF 8 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, TOGETHER WITH PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL BEING IN SECTION 24, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND ALSO BEING PARTS OF CERTIFIED SURVEY MAPS NUMBERED 1169, 1276, 1395 AND 1986, IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE (continued)

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.

January 29, 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

JPMCC 2003-ML1 Green Bay Retail, LLC, as Owner, hereby certifies that it has caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also does further certify that this Certified Survey Map is required to be submitted to the the following for approval: City of Racine.

IN WITNESS WHEREOF the said _____ has caused these presents to be signed by _____ as Owners at _____ Wisconsin on this _____ day of _____ 2019.

President

Secretary - Treasurer

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2019, _____ 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: _____



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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 _____, 2019

Amy Connolly, Director, 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 _____, 2019

Cory Mason, Mayor

Tara McMenamin, Assistant Clerk

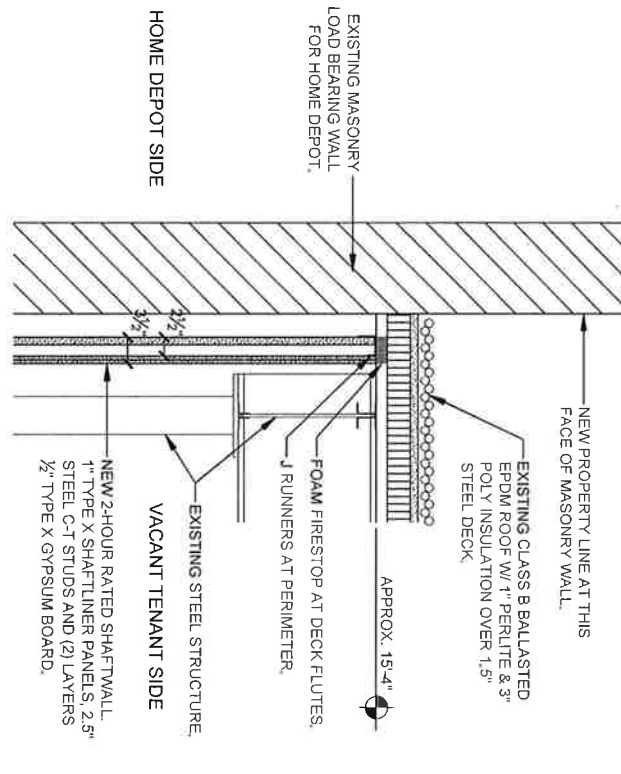
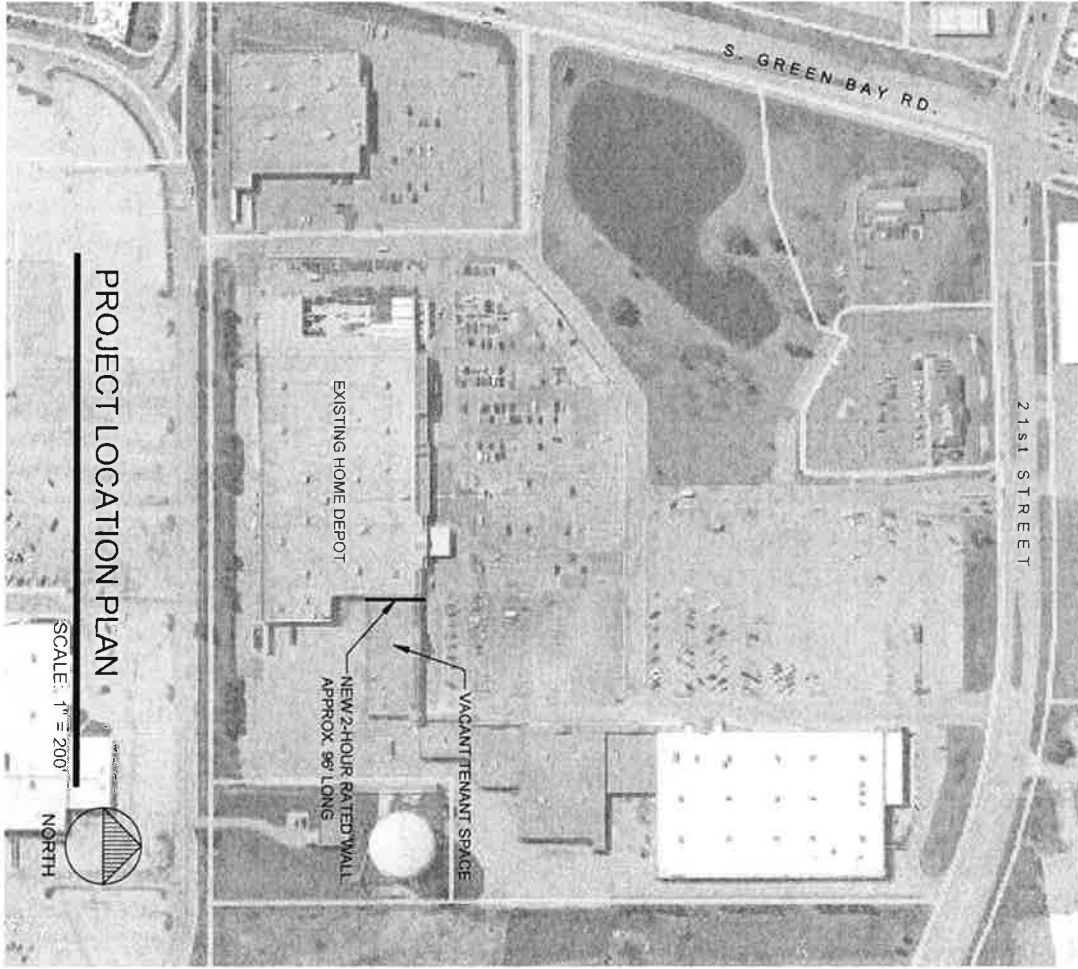


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NOTE: EXISTING SUSPENDED CEILING TO BE REMOVED AS NEEDED & EXISTING STUD WALL TO BE REMOVED. UPON INSTALLATION OF NEW SHAFTELL EXISTING COLUMNS TO BE STUD & DRYWALL WRAPPED AND SUSPENDED CEILING RE-FITTED.

SHAFTELL DESIGN PER UL DESIGN U429 & GA FILE NO. WP 7051. C-T STUD SYSTEM & INSTALLATION PROCEDURE PER CLARK DIETRICH.

DETAIL @ ROOF

SCALE: 3/4" = 1'-0"

PROJECT SCOPE:
 THE PROPERTY DIVISION IS BEING CREATED THAT WILL DIVIDE AN EXISTING BUILDING AT AN EXISTING MASONRY WALL. THE EXISTING MASONRY WALL WILL BE CONSIDERED THE EXTERIOR WALL OF THE HOME DEPOT SIDE AND THE NEW WALL WILL BE CONSIDERED THE EXTERIOR WALL FOR THE VACANT TENANT SIDE.

DESIGN CRITERIA:
 - 2015 IBC (INTERNATIONAL BUILDING CODE)
 - EXISTING CONSTRUCTION TYPE: IIB
 - RELATIVE CODE SECTIONS:
 • TABLE 602
 • TABLE 706.4
 • 706.6 EXCEPTION 2

SHEET 1 OF 1	NEW RATED WALL FOR: HIGH RIDGE CENTER 2211 S GREEN BAY ROAD RACINE, WI 53406	RPY Architecture, LLC 3316 N Wisconsin St 262-994-9285 Racine, WI 53402 mb_yuhas@yahoo.com	© 2019 RPY ARCHITECTURE, LLC THIS DESIGN AND DRAWING IS THE EXCLUSIVE PROPERTY OF RPY ARCHITECTURE, LLC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF RPY ARCHITECTURE, LLC IS STRICTLY PROHIBITED.
PERMIT PLAN: 3/4/2019			