



## 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:** Andrew Wilkowski

**COMPANY NAME:** JSD Professional Services, Inc.

**ADDRESS: STREET:** W238 N1610 Busse Road, Suite 100 **CITY:** Waukesha **STATE:** WI **ZIP:** 53188

**TELEPHONE:** 262.513.0666 **CELL PHONE:** 608.622.6665

**EMAIL:** andy.wilkowski@jsdinc.com

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

#### ADDITIONAL REQUIREMENTS

- ☒ Required Pre-Application meeting held with Dept. of City Development (Date: 02/04/20 Staff: MATT SADOWSKI, JEFFREY HINTZ, JERRY FRANK).
  - 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. (INCLUDES 4 PARCELS)
- ☒ \$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:** 5/20/2020



## 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**

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE S02°03'13"E ALONG THE WEST LINE OF SAID 1/4 SECTION 501.99 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S41°56'31"E 41.93 FEET; THENCE N50°47'55"E 88.75 FEET; THENCE S39°58'57"E 241.08 FEET; THENCE S03°06'21"E 43.23 FEET; THENCE S03°19'20"E 99.99 FEET; THENCE S88°33'53"W 12.82 FEET; THENCE S02°03'13"E 150.00 FEET TO A POINT ON THE NORTH LINE OF ALBERT STREET; THENCE S88°33'53"W ALONG SAID NORTH LINE 174.77 FEET; THENCE S50°51'21"W ALONG SAID LINE 246.49 FEET TO A POINT AT THE EASTERLY LINE OF NORTHWESTERN AVENUE; THENCE N50°43'55"W ALONG SAID EASTERLY LINE 119.13 FEET; THENCE N39°13'12"W ALONG SAID LINE 516.25 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1 OF CERTIFIED SURVEY MAP (CSM) NO. 3070; THENCE N50°48'49"E ALONG THE SOUTHEASTERLY LINE OF SAID CSM 346.47 FEET; THENCE S29°15'38"E 6.00 FEET; THENCE N49°29'35"E ALONG SAID CSM 109.92 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE N06°44'57"E 44.18 FEET; THENCE S41°56'31"E 257.17 TO A POINT ON THE EAST LINE OF SAID 1/4 SECTION AND THE POINT OF BEGINNING.

CONTAINING 353,304 SQUARE FEET 8.1107 ACRES.

# PRELIMINARY

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

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

### NOTES

1. FIELD WORK PERFORMED ON MAY 8, 2020.
2. SEE SHEET 2 FOR DETAILS, LINE & CURVE TABLES.

TAX KEY NO.'S: 8424-001  
8424-002  
8424-002

NE COR  
NE 1/4  
8-3-23  
NO MONUMENT  
FOUND

WITNESS CORNER  
NE COR  
NE 1/4  
CONC MON  
W/BRASS CAP



LOCATION SKETCH  
SECTION 8, T3N, R23E, RACINE COUNTY

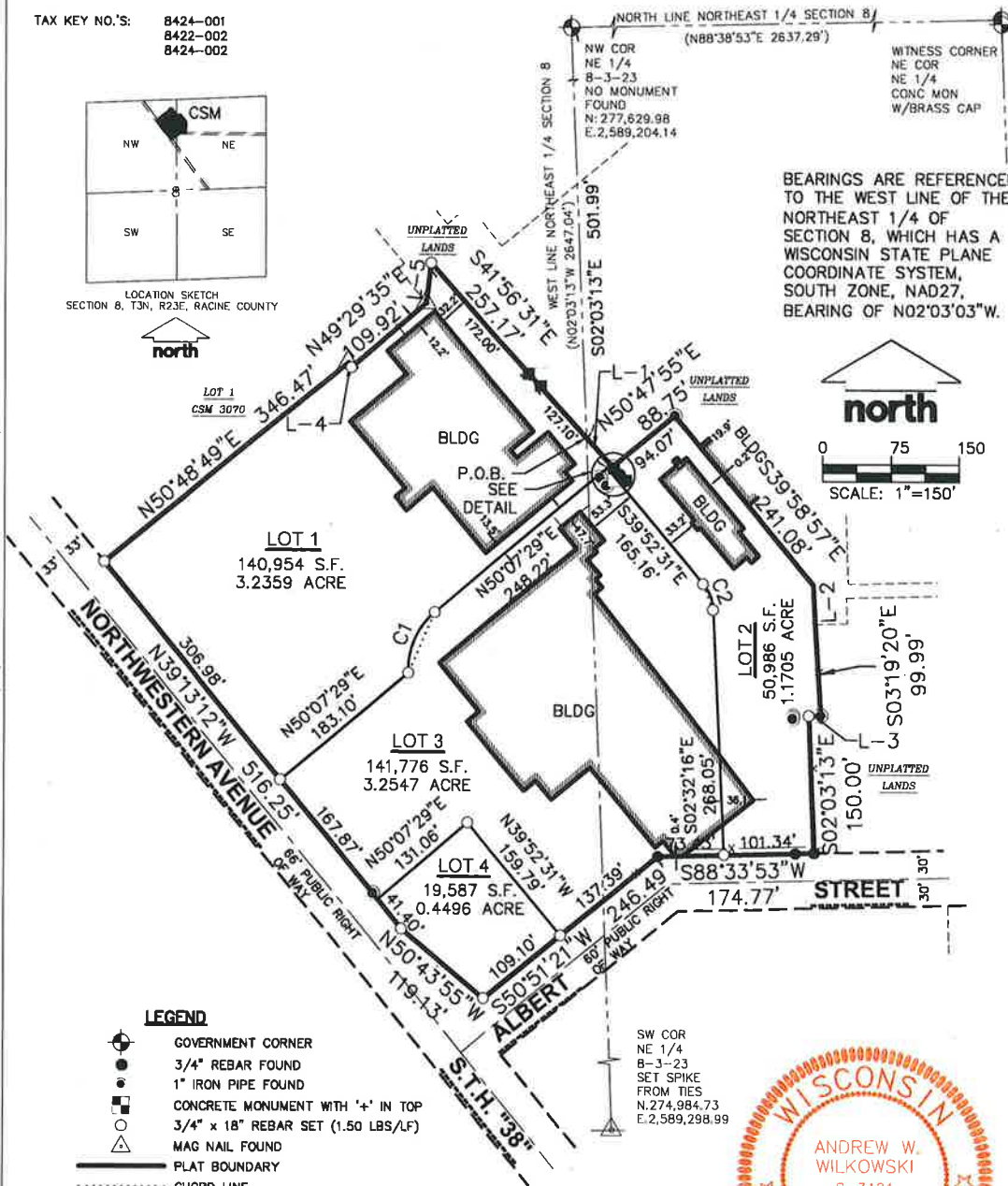


north

BEARINGS ARE REFERENCED  
TO THE WEST LINE OF THE  
NORTHEAST 1/4 OF  
SECTION 8, WHICH HAS A  
WISCONSIN STATE PLANE  
COORDINATE SYSTEM,  
SOUTH ZONE, NAD27,  
BEARING OF N02°03'03"W.



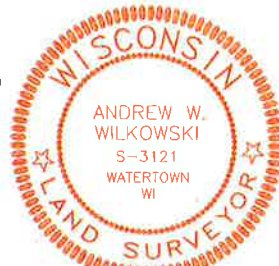
0 75 150  
SCALE: 1"=150'



### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT WITH '+' IN TOP
- 3/4" x 18" REBAR SET (1.50 LBS/LF)
- MAG NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LOT LINE
- SECTION LINE
- EASEMENT LINE

SW COR  
NE 1/4  
8-3-23  
SET SPIKE  
FROM TIES  
N.274.984.73  
E.2,589,298.99



MAY 15, 2020

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SURVEYED BY:  
**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
MILWAUKEE REGIONAL OFFICE  
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SURVEYED FOR:  
**J. JEFFERS  
& CO.**  
225 E. MICHIGAN ST  
MILWAUKEE, WI 53202

PROJECT NO: 18-8702  
FIELDBOOK/PG: -  
SHEET NO: 1 OF 3

SURVEYED BY: DDN  
DRAWN BY: DHS  
CHECKED BY: AWW  
APPROVED BY: AWW

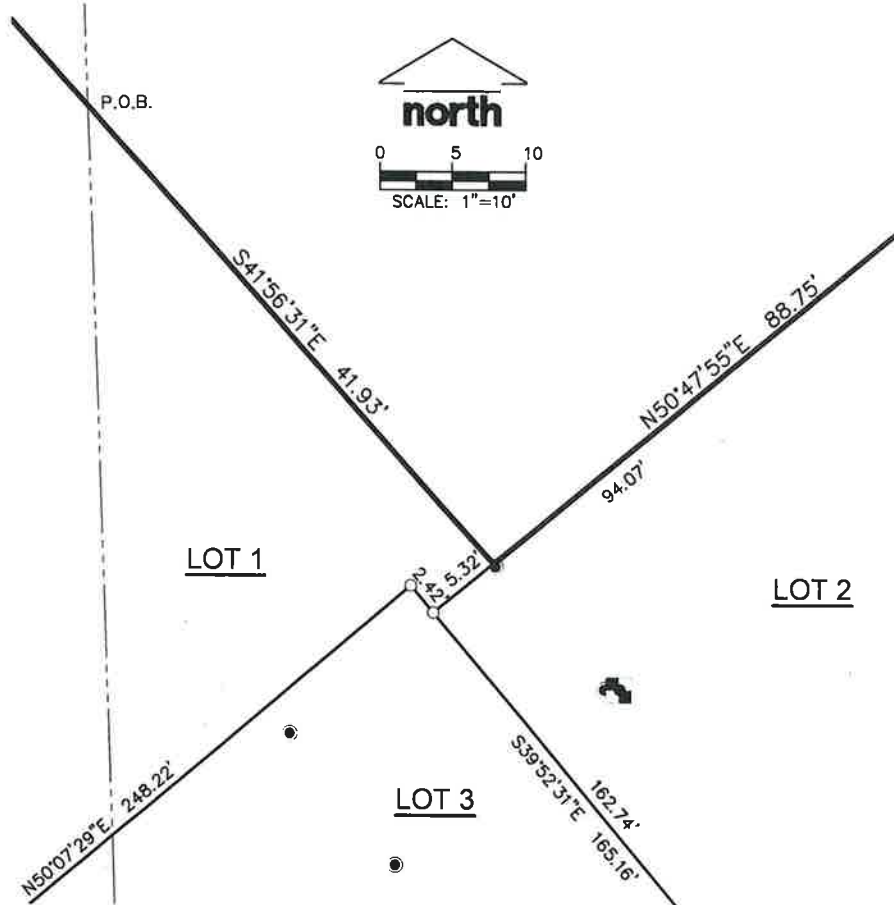
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C.S.M. NO. \_\_\_\_\_

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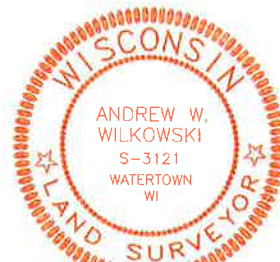


CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	82.00'	52°27'52"	N23°53'33"E	72.49'	75.09'	N50°07'29"E	N02°20'24"W
C2	47.50'	37°20'15"	S21°12'24"E	30.41'	30.95'	S02°32'16"E	S39°52'31"E

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S41°56'31"E	41.93'
L-2	S03°06'21"E	43.23'
L-3	S88°33'53"W	12.82'
L-4	S29°15'38"E	6.00'
L-5	N06°44'57"E	44.18'



MAY 15, 2020

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& CO.**  
225 E. MICHIGAN ST  
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PROJECT NO: 18-8702

FIELDBOOK/PG: —

SHEET NO: 2 OF 3

SURVEYED BY: DDN

DRAWN BY: DHS

CHECKED BY: AWW

APPROVED BY: AWW

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CONTAINING 353,304 SQUARE FEET 8.1107 ACRES.

#### SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-3121, DO HEREBY CERTIFY THAT BY DIRECTION OF J. JEFFERS & CO., LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF RACINE AND RACINE COUNTY, WISCONSIN.

ANDREW W. WILKOWSKI S-3121  
PROFESSIONAL LAND SURVEYOR

MAY 15, 2020  
DATE



#### CORPORATE OWNER'S CERTIFICATE

J. JEFFERS & CO., LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF RACINE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID J. JEFFERS & CO., LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
JOSHUA J. JEFFERS, PRESIDENT

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED JOSHUA J. JEFFERS TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

#### CITY OF RACINE APPROVAL

APPROVED BY THE CITY OF RACINE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CORY MASON, MAYOR

TARA COOLIDGE, CITY CLERK

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

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Engineers • Surveyors • Planners  
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