



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 Madsen

COMPANY NAME: Nielsen Madsen & Barber, SC

ADDRESS: STREET: 403 Main Street **CITY:** Racine **STATE:** WI **ZIP:** 53403

TELEPHONE: 262.664.4615 **CELL PHONE:** 262.634.5588

EMAIL: mmadsen@nmbasc.net

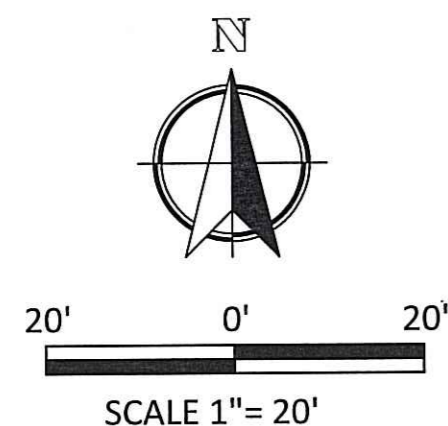
LEGAL DESCRIPTION: (USE ADDITIONAL SHEET IF NECESSARY): _____

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".

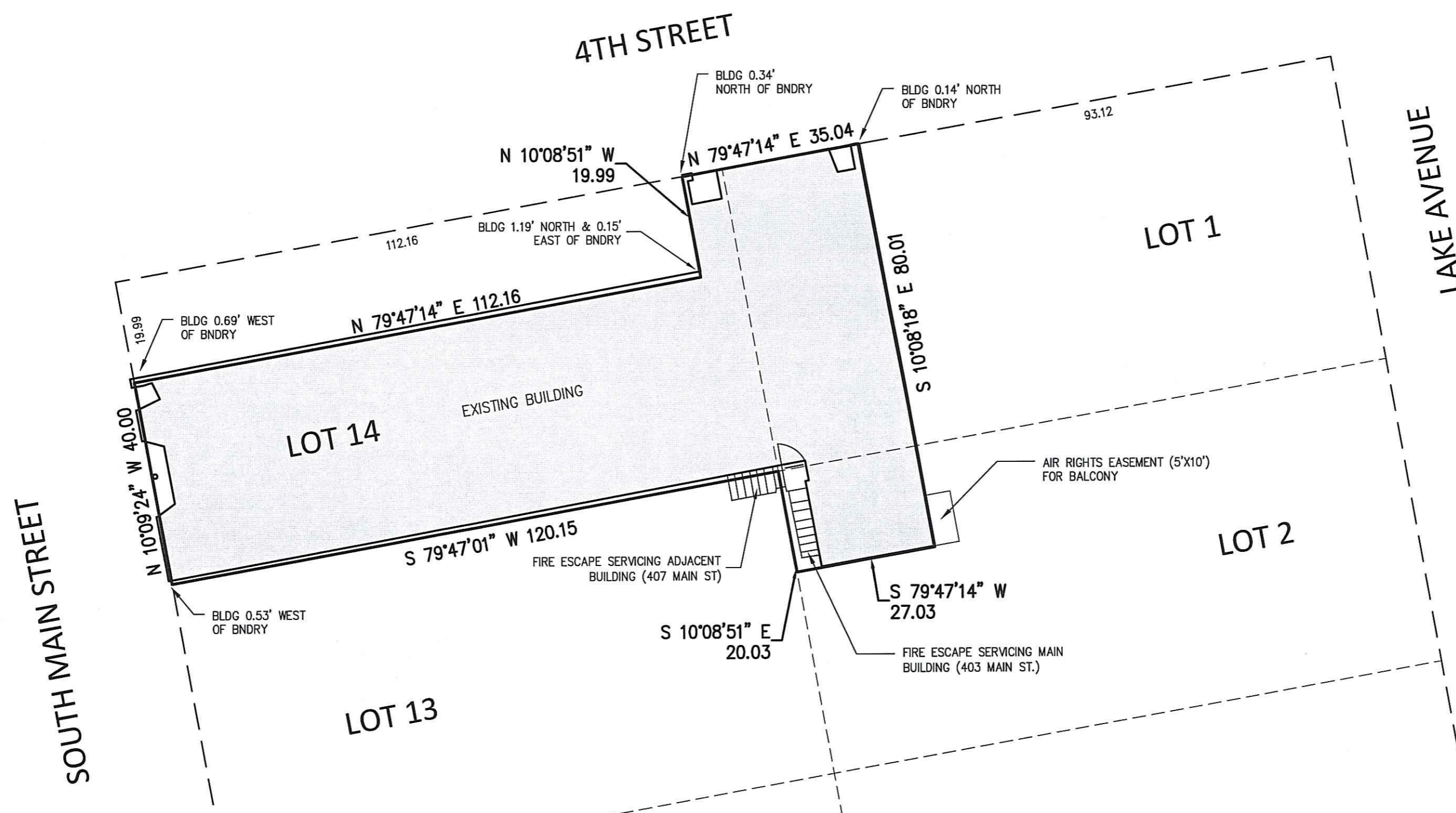
I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE: Daniel Siudak Digitally signed by Daniel Siudak
Date: 2021.05.26 12:03:02 -05'00' **DATE:** _____



PENNEY FLATS CONDOMINIUM

SITE SURVEY
CITY OF RACINE, RACINE COUNTY, WISCONSIN



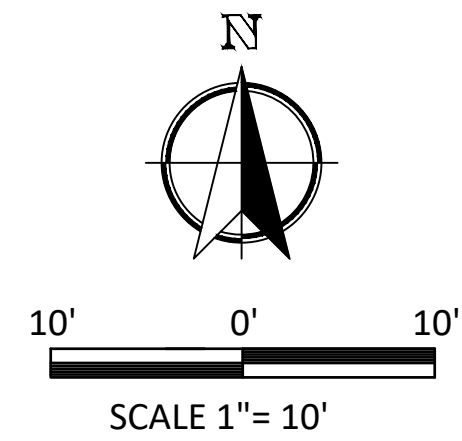
LEGEND

BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1927.

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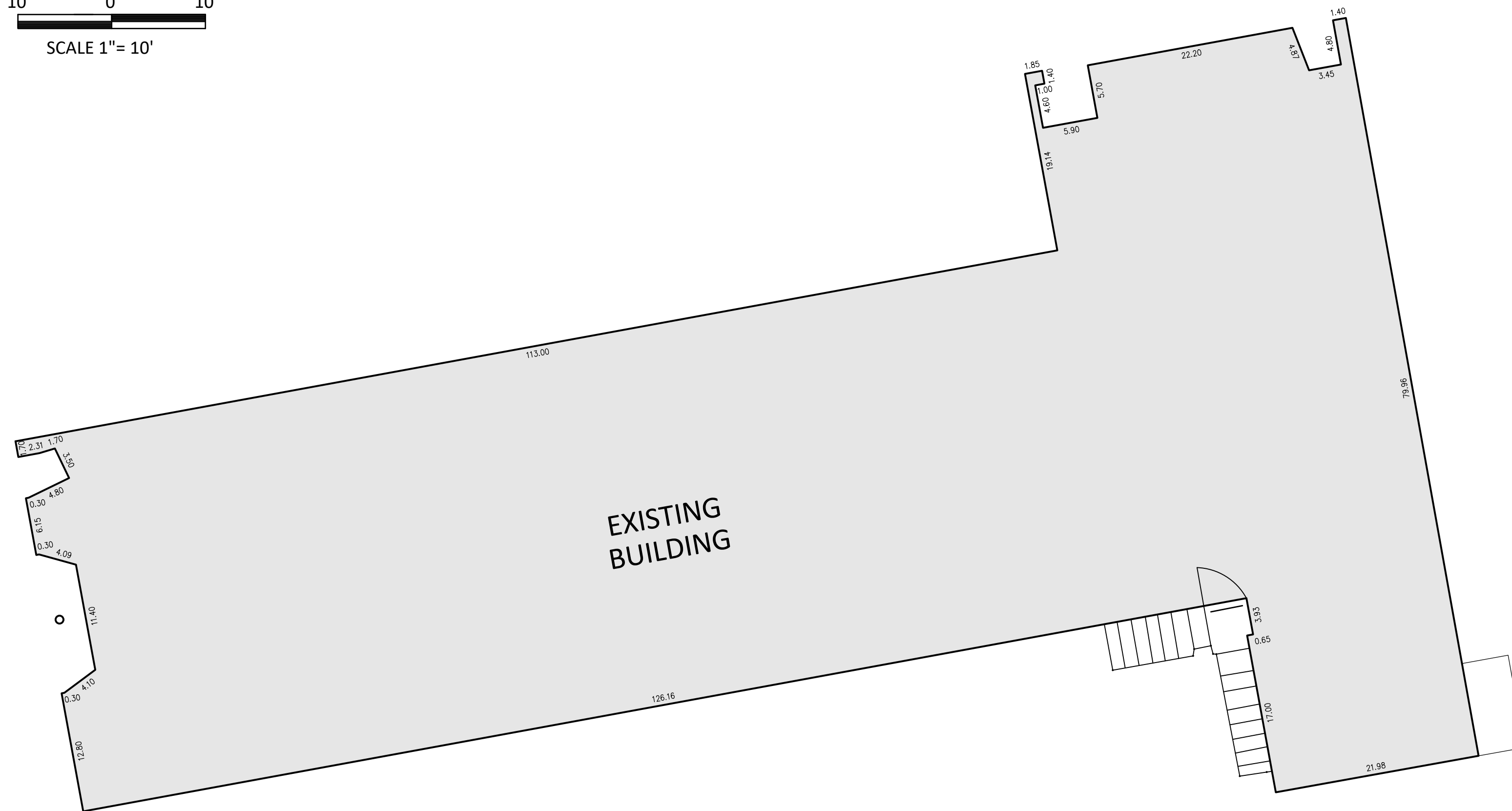
SHEET 1 OF 14

2020.0270.01



PENNEY FLATS CONDOMINIUM

BUILDING EXTERIOR
CITY OF RACINE, RACINE COUNTY, WISCONSIN

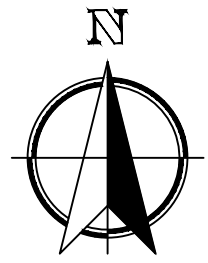


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LEGEND
BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1927.

SHEET 2 OF 14

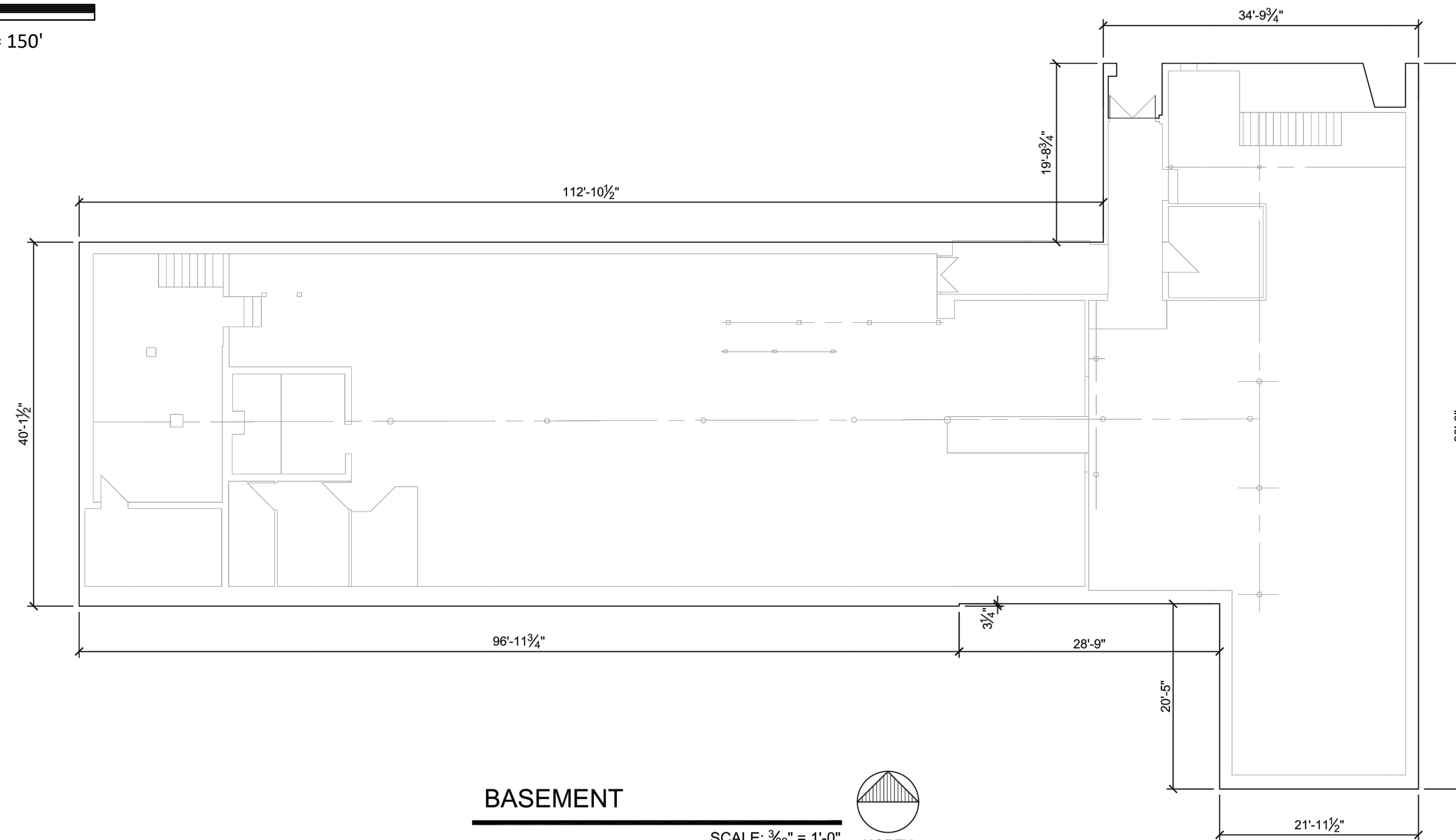
2020.0270.01



150' 0' 150'
SCALE 1" = 150'

PENNEY FLATS CONDOMINIUM

BASEMENT PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN



BASEMENT

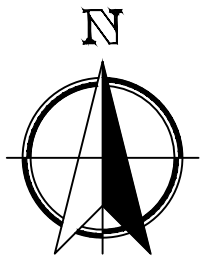
SCALE: 3/32" = 1'-0"



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SHEET 3 OF 14

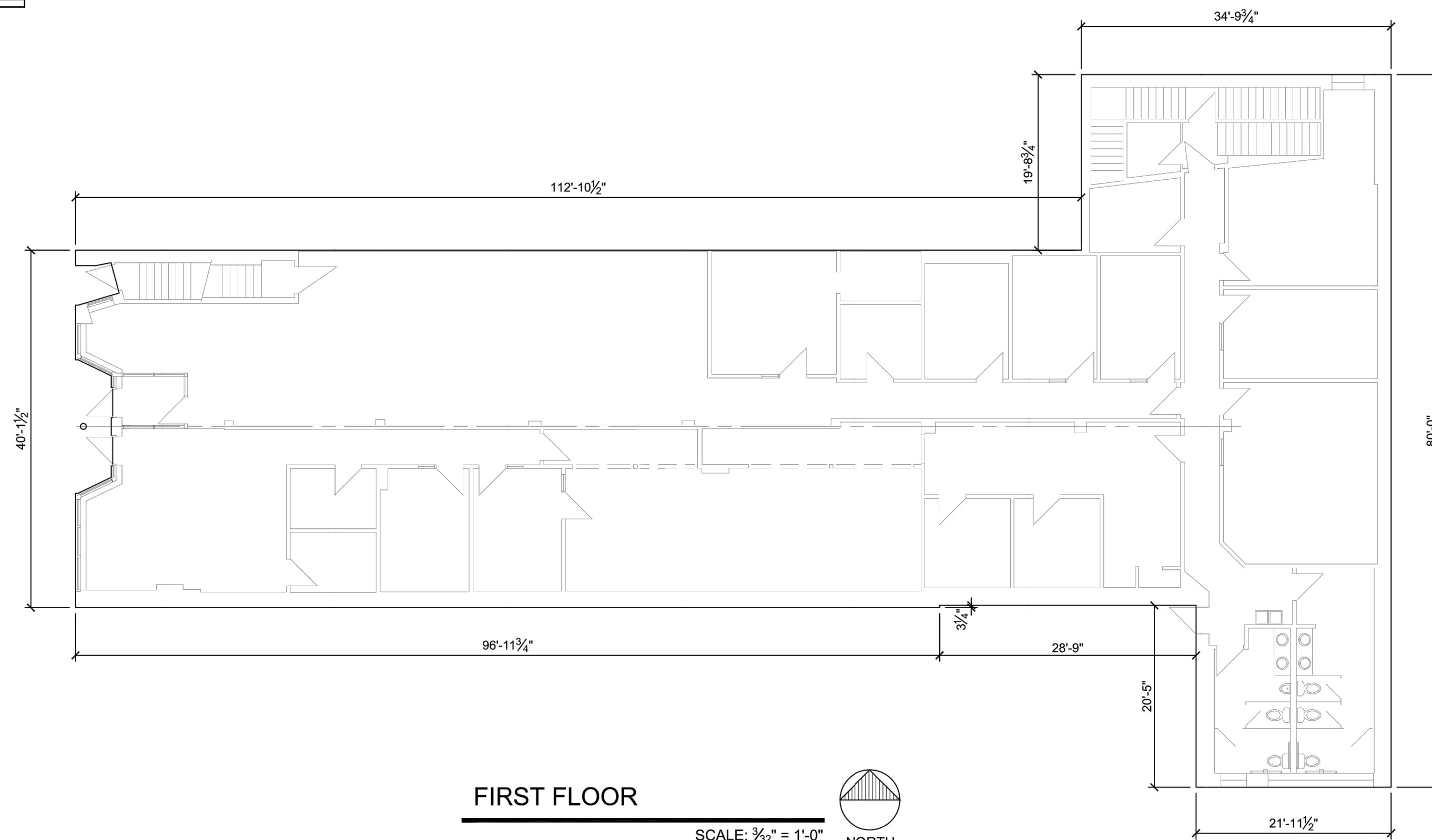
2020.0270.01



150' 0' 150'
SCALE 1" = 150'

PENNEY FLATS CONDOMINIUM

FIRST FLOOR PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN



FIRST FLOOR

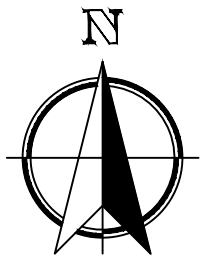
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SHEET 4 OF 14

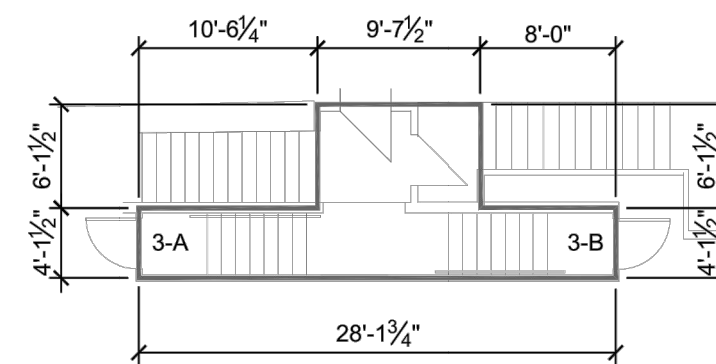
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150' 0' 150'
SCALE 1" = 150'

PENNEY FLATS CONDOMINIUM

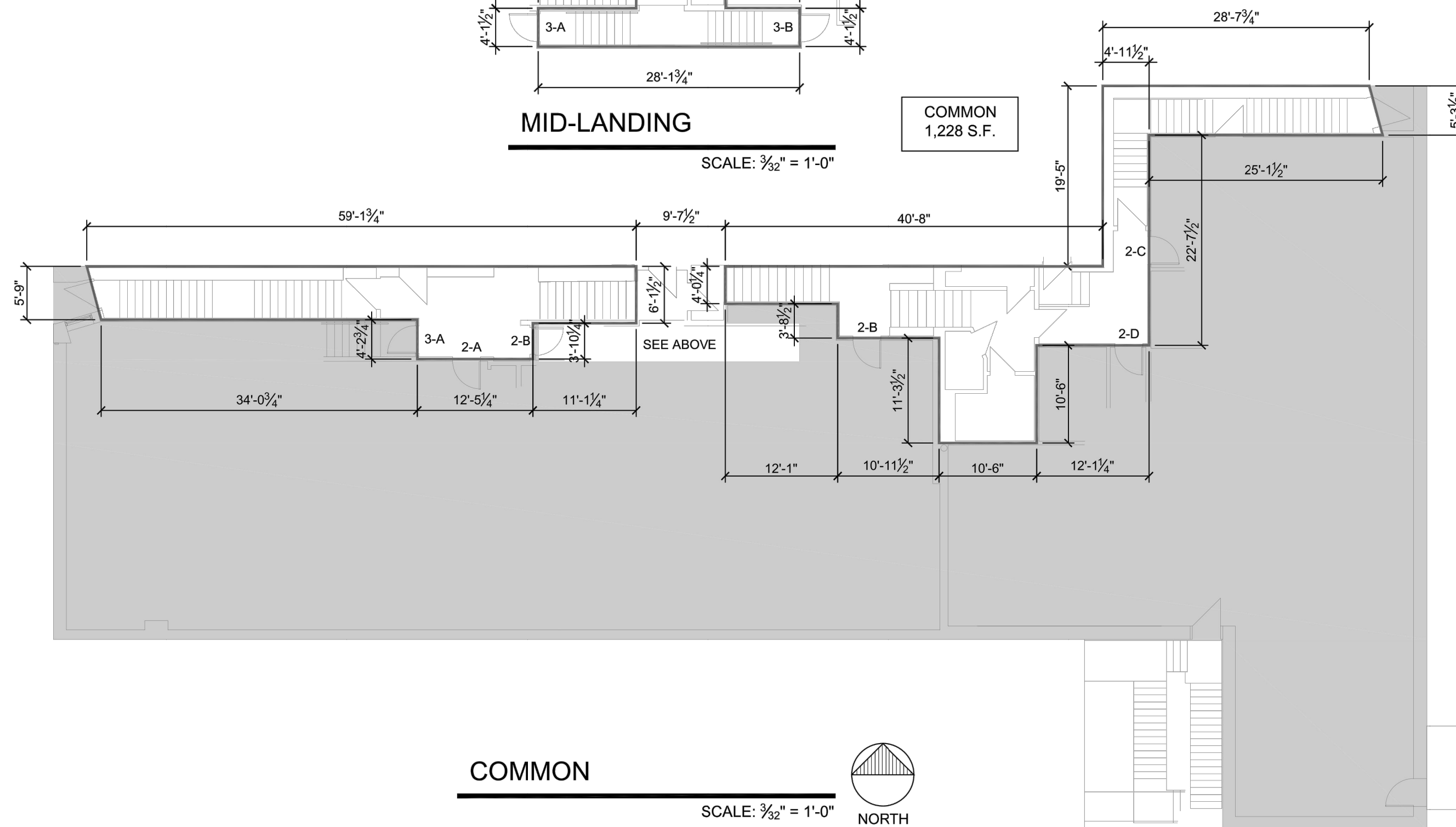
FIRST FLOOR PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN



MID-LANDING

SCALE: $\frac{3}{32}$ " = 1'-0"

COMMON
1,228 S.F.

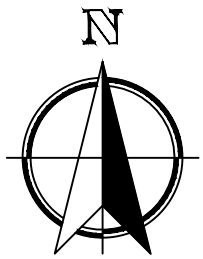


COMMON

SCALE: $\frac{3}{32}$ " = 1'-0"



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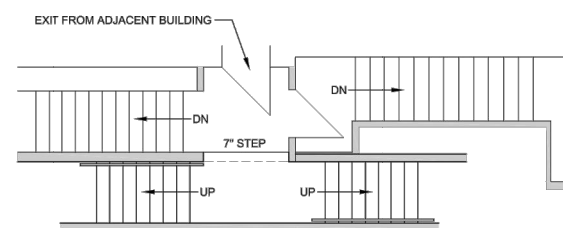


150' 0' 150'

SCALE 1"= 150'

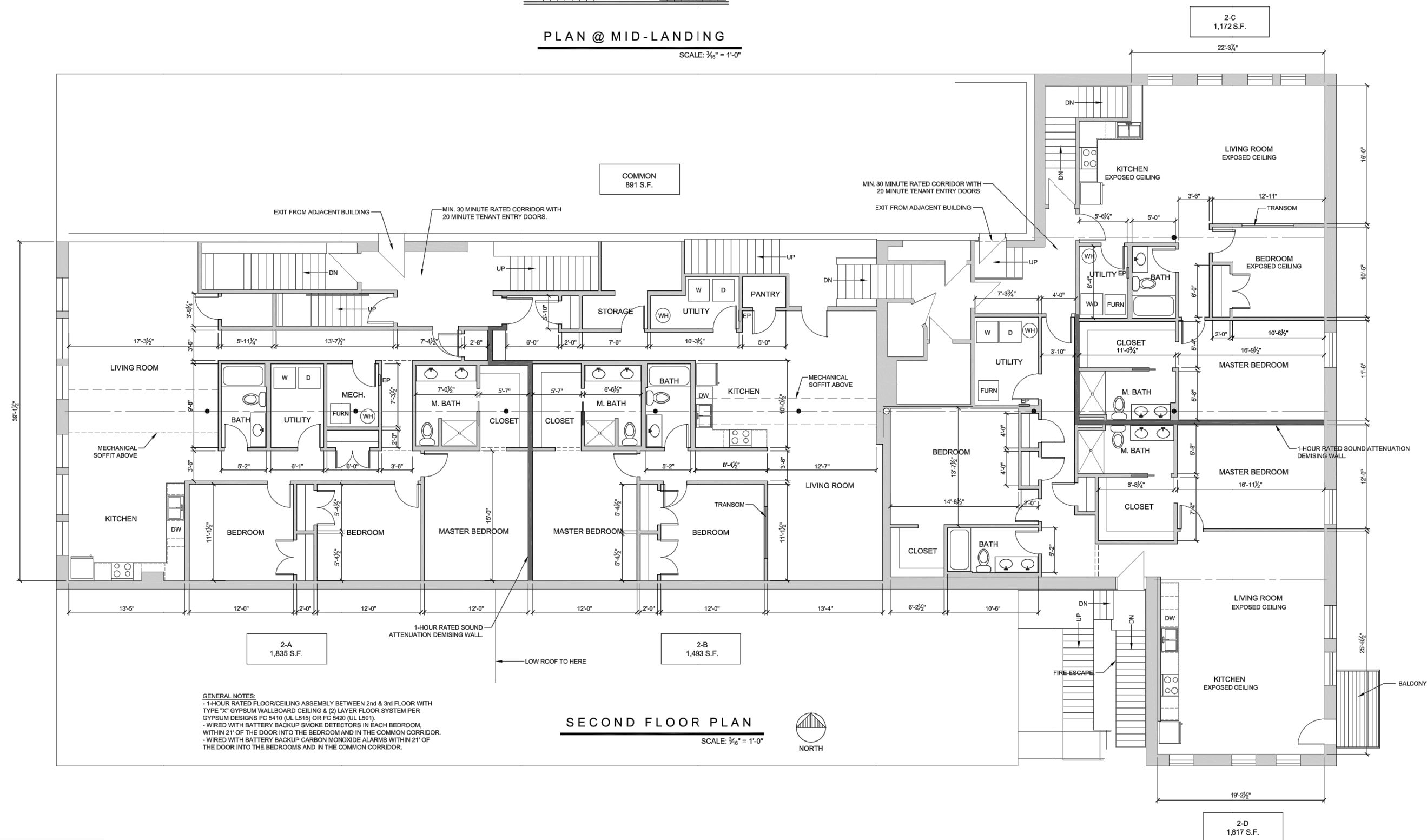
PENNEY FLATS CONDOMINIUM

SECOND FLOOR PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN



PLAN @ MID-LANDING

SCALE: 3/16" = 1'-0"



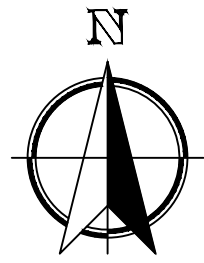
GENERAL NOTES:
- 1-HOUR RATED FLOOR/CEILING ASSEMBLY BETWEEN 2nd & 3rd FLOOR WITH
TYPE 'X' GYPSUM WALLBOARD CEILING & G1 LAYER FLOOR SYSTEM PER
GYPSUM DESIGNS FC 5410 (UL L913) OR FC 5420 (UL L301)
- WIRED WITH BATTERY BACKUP SMOKE DETECTORS IN EACH BEDROOM,
WITHIN 2' OF THE DOOR INTO THE BEDROOM AND IN THE COMMON CORRIDOR.
- WIRED WITH BATTERY BACKUP CARBON MONOXIDE ALARMS WITHIN 2' OF
THE DOOR INTO THE BEDROOMS AND IN THE COMMON CORRIDOR.

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



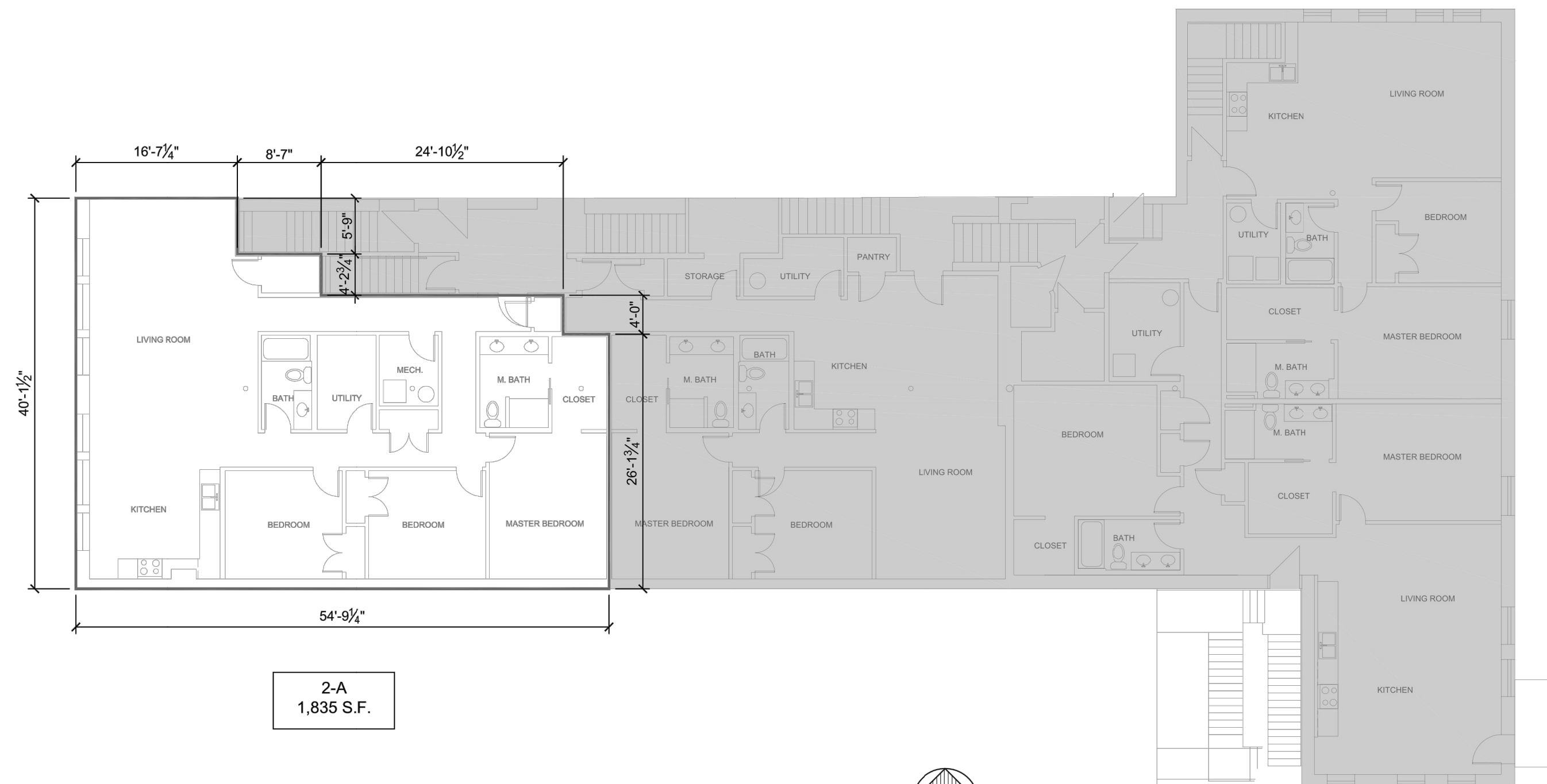
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150' 0' 150'
SCALE 1"= 150'

PENNEY FLATS CONDOMINIUM

SECOND FLOOR PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN



SECOND FLOOR 2-A

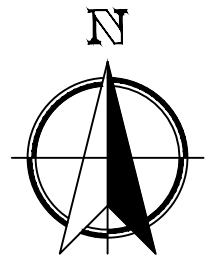
SCALE: $\frac{3}{32}$ " = 1'-0"



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SHEET 7 OF 14

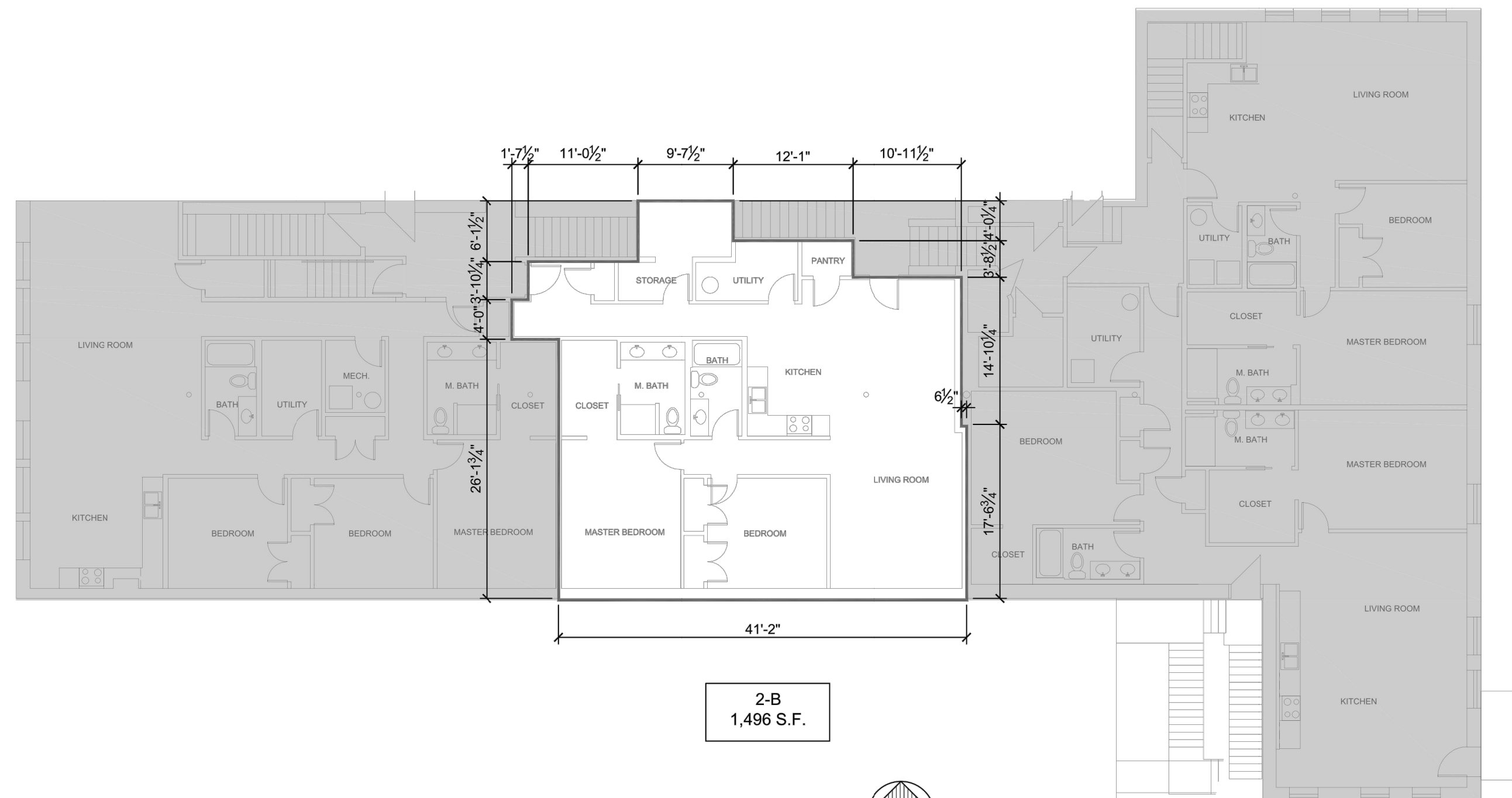
2020.0270.01



150' 0' 150'
SCALE 1" = 150'

PENNEY FLATS CONDOMINIUM

SECOND FLOOR PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN



SECOND FLOOR 2-B

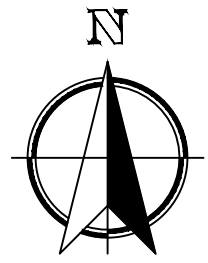
SCALE: $\frac{3}{32}$ " = 1'-0"



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SHEET 8 OF 14

2020.0270.01

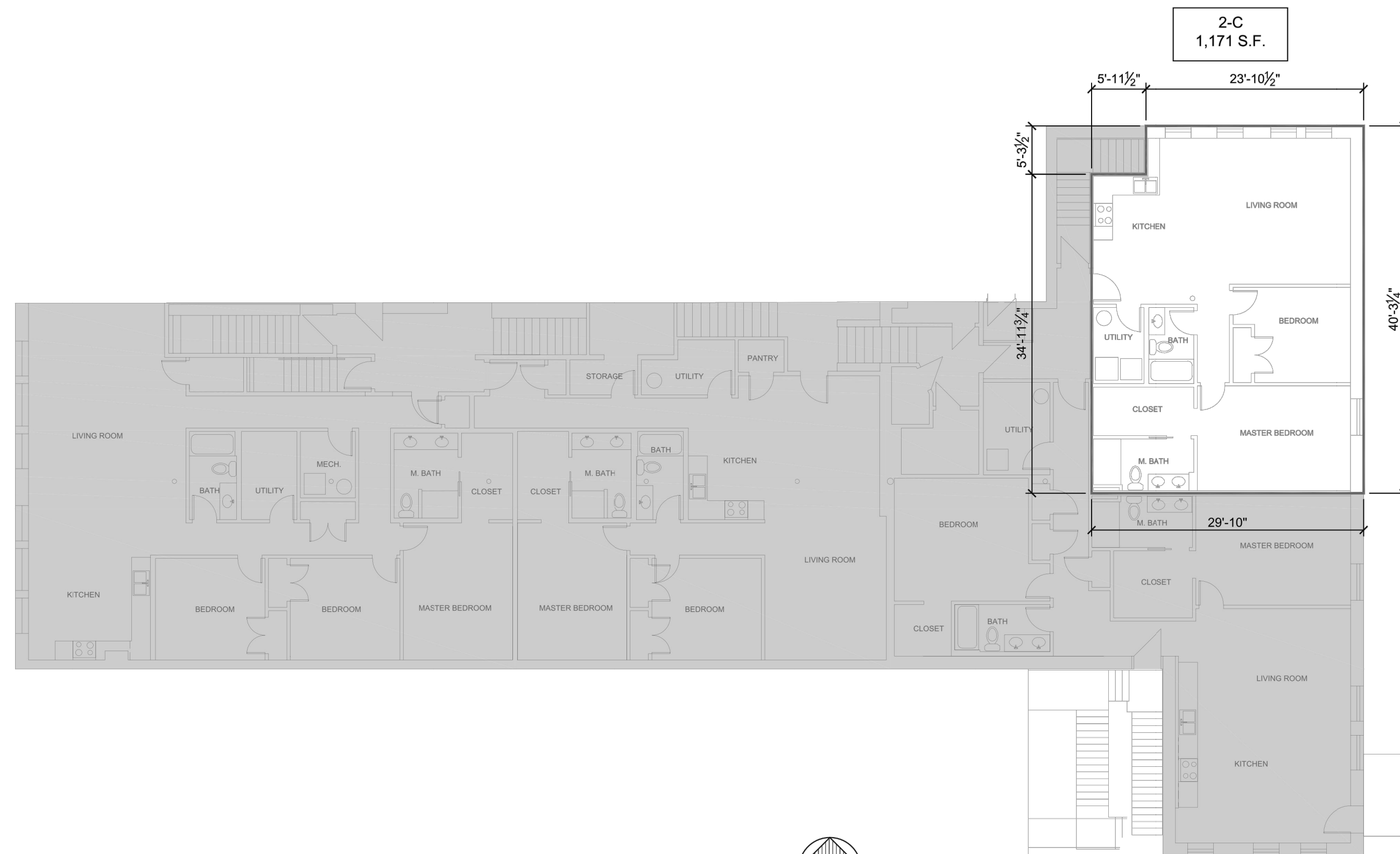


150' 0' 150'

SCALE 1"= 150'

PENNEY FLATS CONDOMINIUM

SECOND FLOOR PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN



SECOND FLOOR 2-C

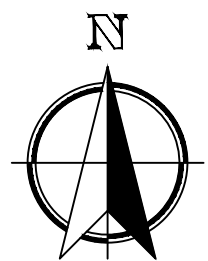
SCALE: 3/32" = 1'-0"



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SHEET 9 OF 14

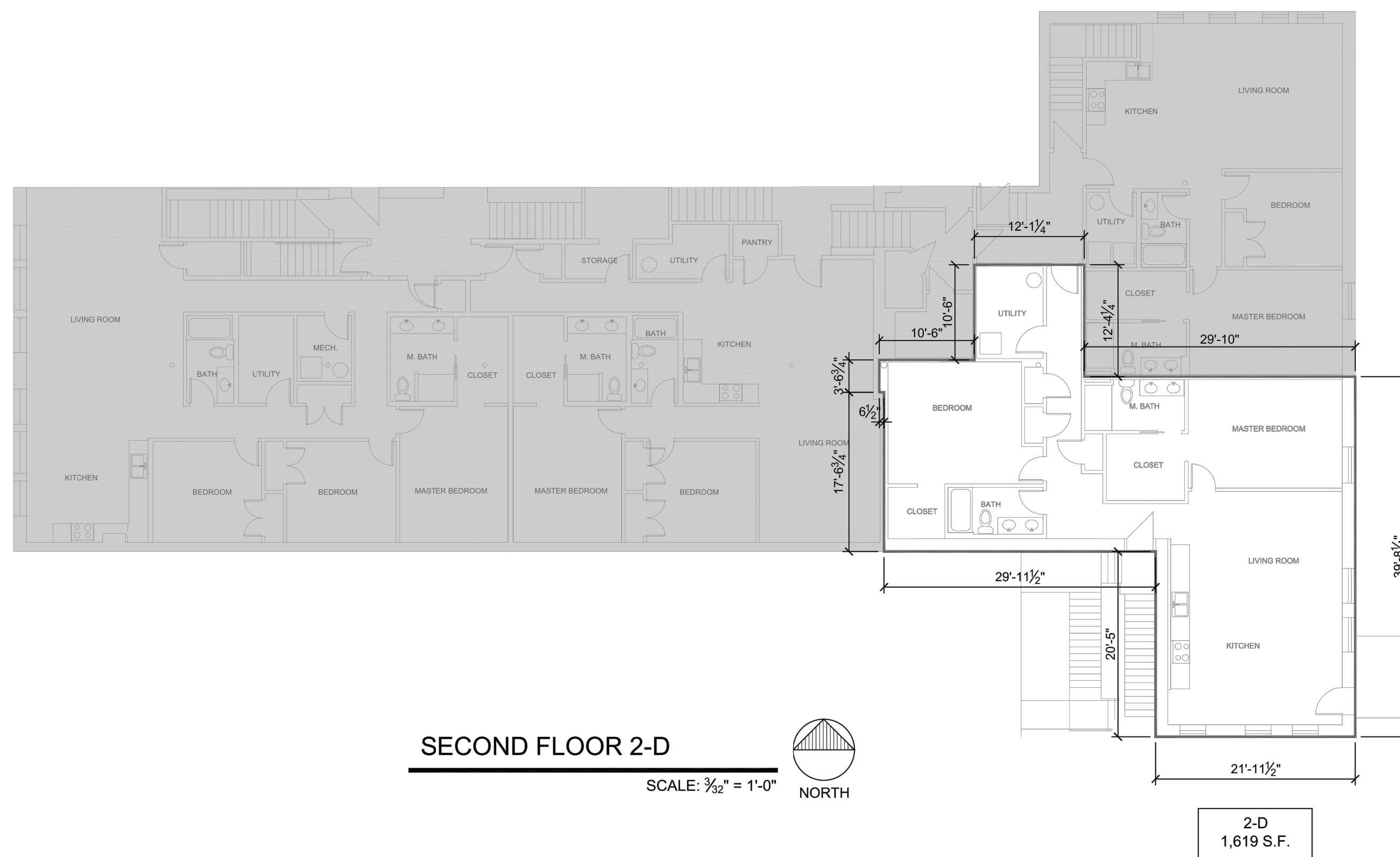
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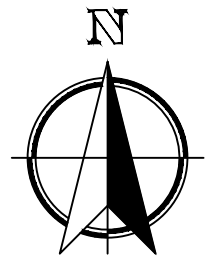


150' 0' 150'
SCALE 1"= 150'

PENNEY FLATS CONDOMINIUM

SECOND FLOOR PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN

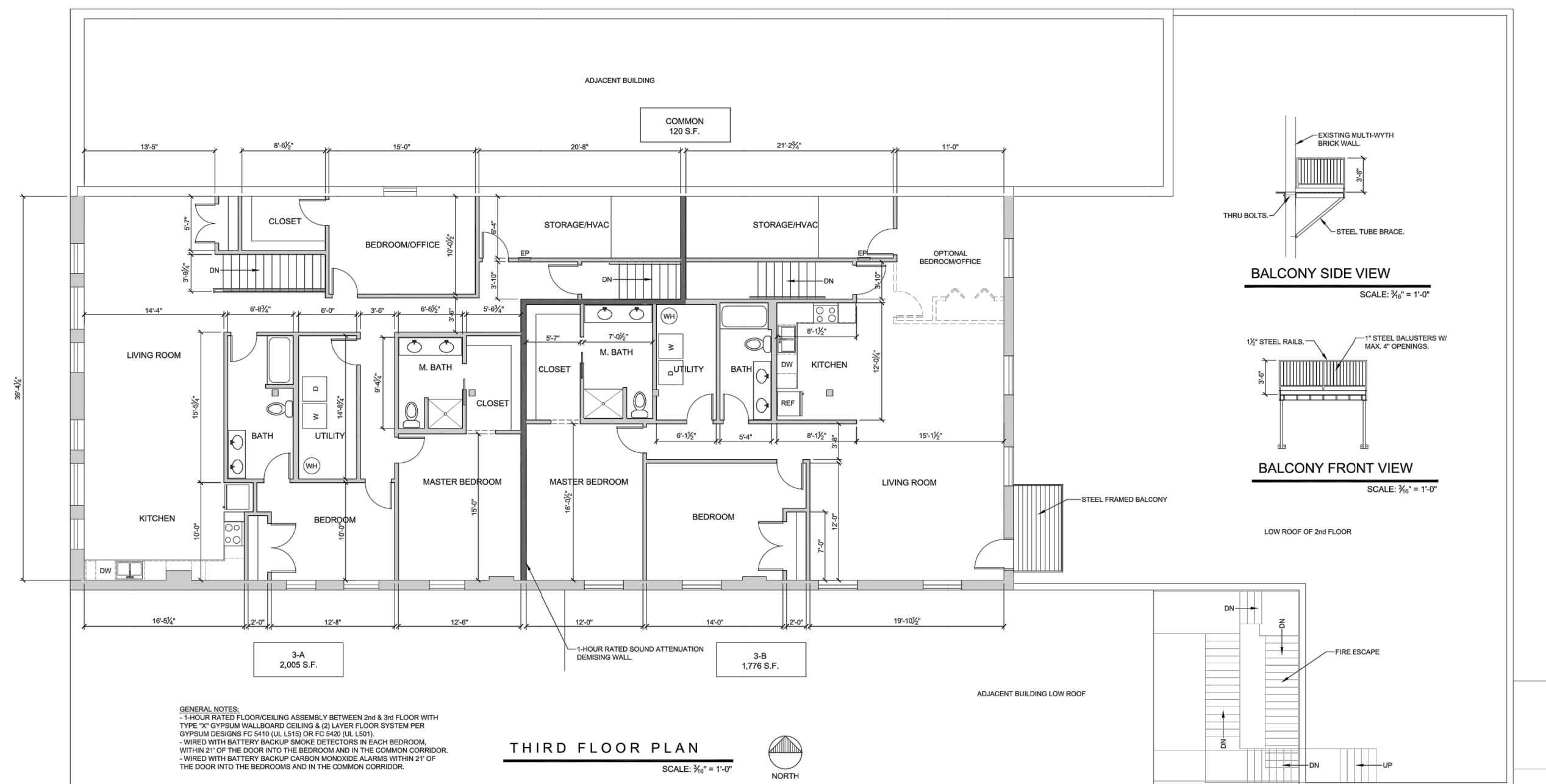




150' 0' 150'
SCALE 1" = 150'

PENNEY FLATS CONDOMINIUM

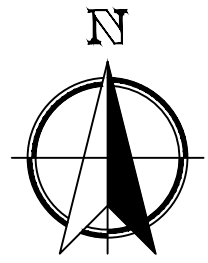
THIRD FLOOR PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN



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SHEET 11 OF 14

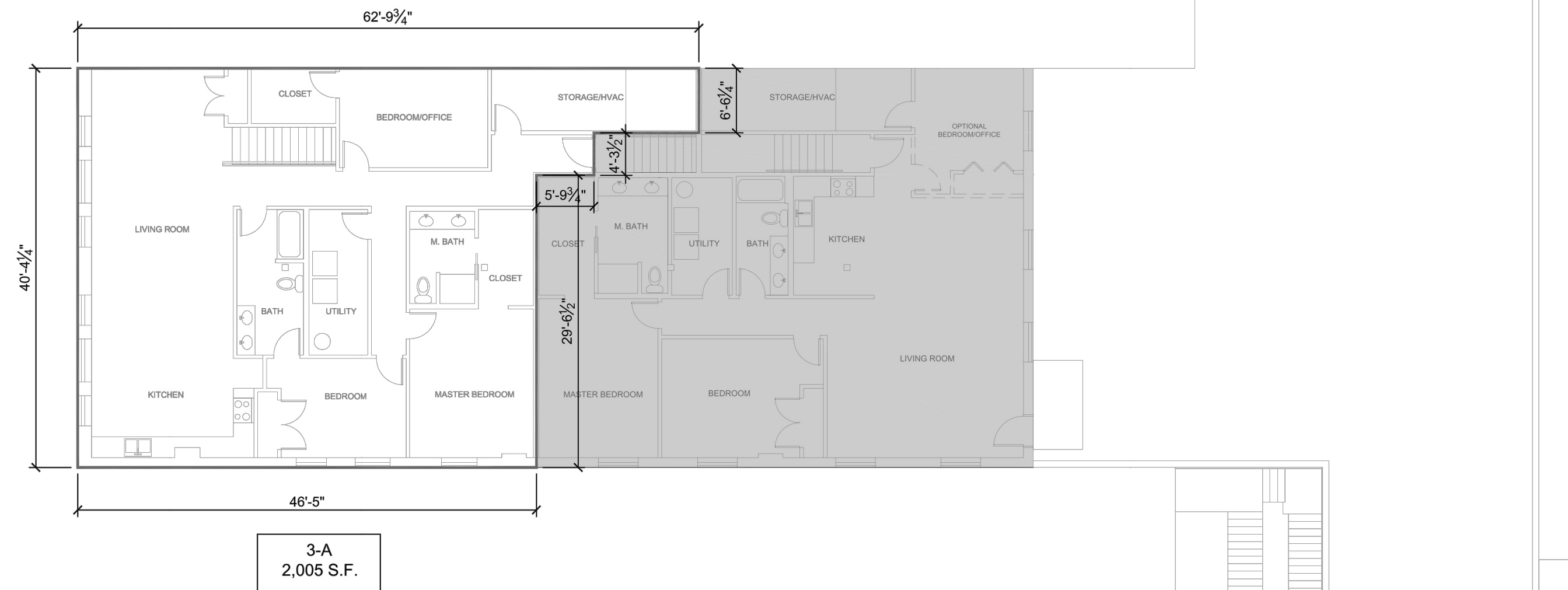
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150' 0' 150'
SCALE 1" = 150'

PENNEY FLATS CONDOMINIUM

THIRD FLOOR PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN



THIRD FLOOR 3-A

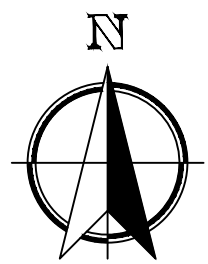
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SHEET 12 OF 14

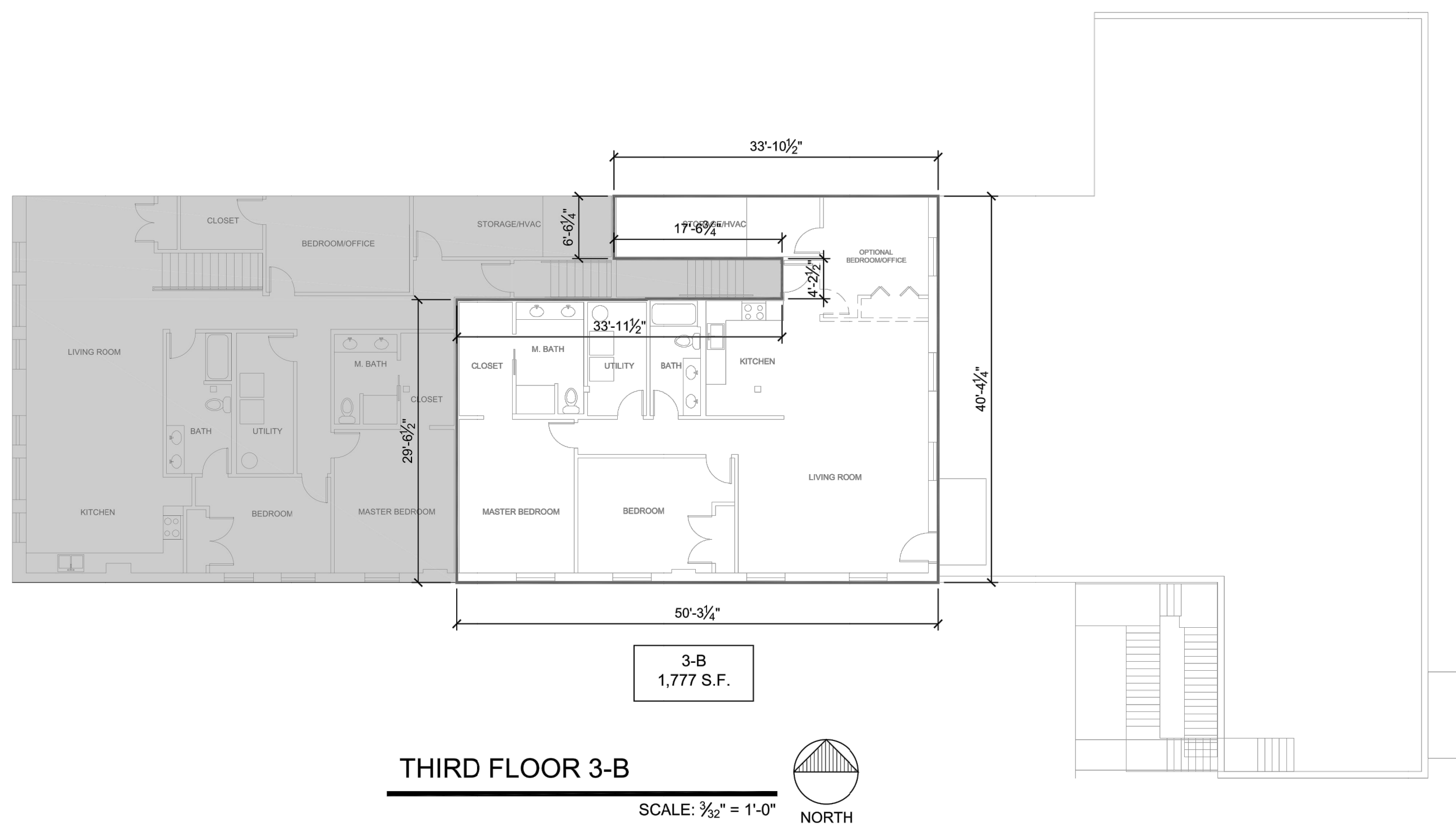
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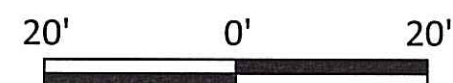


150' 0' 150'
SCALE 1"= 150'

PENNEY FLATS CONDOMINIUM

THIRD FLOOR PLAN
CITY OF RACINE, RACINE COUNTY, WISCONSIN





SCALE 1"= 20'

PENNEY FLATS CONDOMINIUM

CITY OF RACINE, RACINE COUNTY, WISCONSIN

OWNERS' CERTIFICATE

_____ 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 Plat of Survey. We also do further certify that this Plat of Survey is required to be submitted to the the following for approval or objection: City of Racine

IN WITNESS WHEREOF the said _____ has caused these presents to be signed by _____ as Owners at _____ Wisconsin on this _____ day of _____, 2021.

President

Secretary - Treasurer

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2021, _____ 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: _____

PLANNING, HERITAGE, AND DESIGN COMMISSION CERTIFICATE

Approved as a Certified Survey Map by the Planning, Heritage, and Design Commission of the City of Racine, on this _____ day of _____, 2021

Billy J Bowers, Director, Department of City Development

Legal Description

The West 27 feet of Lot 1, the West 27 feet of the North 1/3 of Lot 2, the East 8 feet of the North 1/3 of Lot 14, and the South 2/3 of Lot 14, Block 18, Original Plat of Racine, as surveyed by Moses Vilas, according to the recorded plat thereof. Subject to easement agreements per document No. 1191339, 2361169 and 2504801. Said land being in the City of Racine, County of Racine, State of Wisconsin.

Certification

I, Mark R. Madsen, PLS, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the building and improvements constructed or to be constructed upon the property.

This plat is a correct representation of Penney Flats Condominium as proposed at the date thereof, and the identification and location of each unit and the common elements can be determined from the plat.

The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and approximate dimensions and floor areas thereof.

The proposed floor plans, provided by the architect, do not represent as-built conditions.

All areas not occupied by units or limited common elements are common elements.

 5-27-2021

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SHEET 14 OF 14

2020.0270.01