



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: Donald C. Chaput

COMPANY NAME: Chaput Land Surveys, LLC

ADDRESS: STREET: 234 W. Florida St. **CITY:** Milwaukee **STATE:** WI **ZIP:** 53204

TELEPHONE: 414-224-8068 **CELL PHONE:**

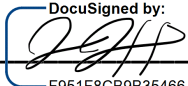
EMAIL: don@chaputlandsurveys.com

LEGAL DESCRIPTION: (USE ADDITIONAL SHEET IF NECESSARY): see additional sheet

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:** 10/16/2021



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 2nd 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/Appls./CSMs/10.2.12

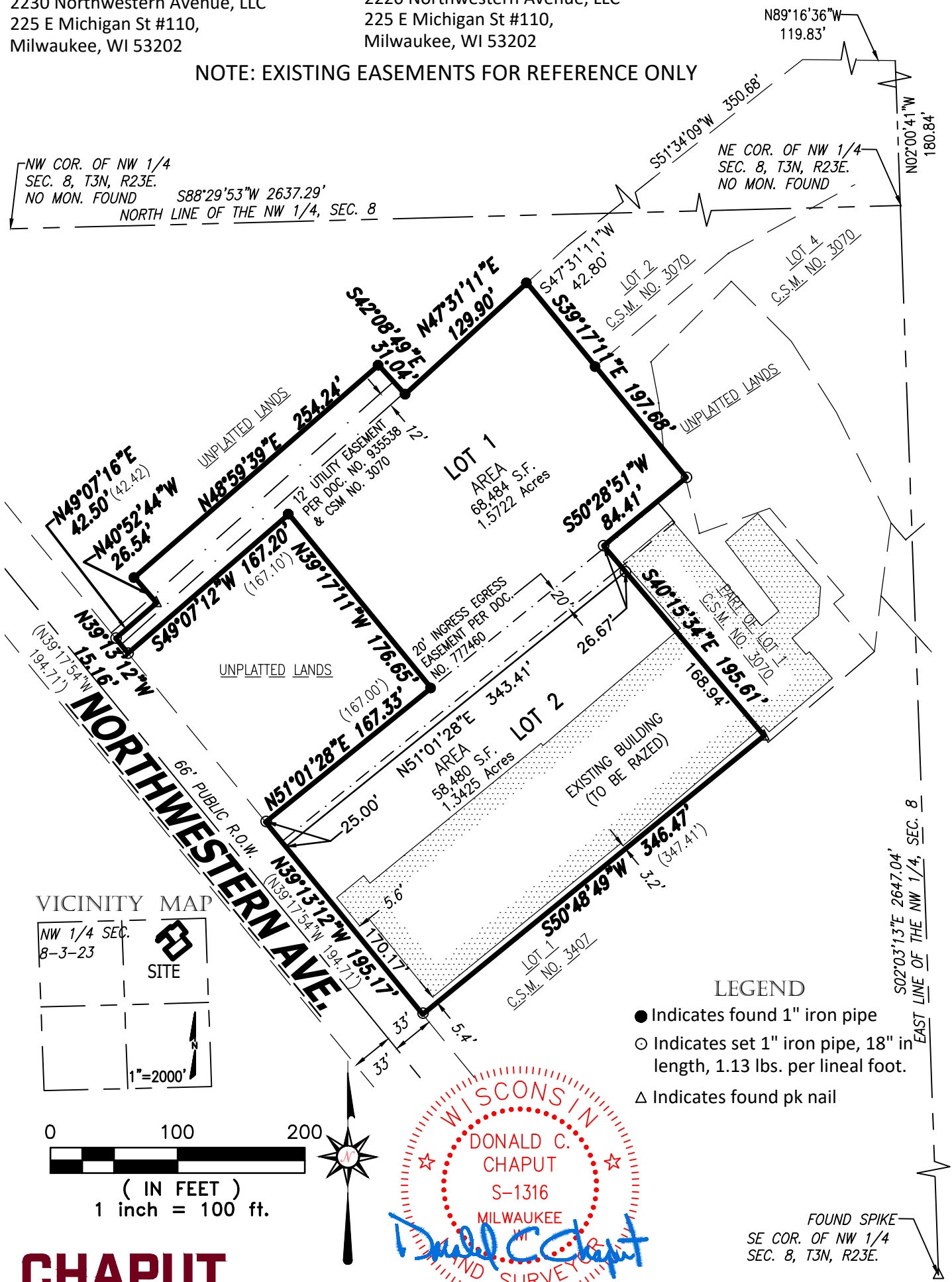
CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 3070, and part of unplatted lands, in the Northeast 1/4 of the Northwest 1/4 of Section 8 , Town 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.
All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) dated Sep., 2016 in which the East line of the NW 1/4, Section 8, Township 3 North, Range 21 East bears N02°03'13"W.

Owner:
2230 Northwestern Avenue, LLC
225 E Michigan St #110,
Milwaukee, WI 53202

Owner:
2220 Northwestern Avenue, LLC
225 E Michigan St #110,
Milwaukee, WI 53202

NOTE: EXISTING EASEMENTS FOR REFERENCE ONLY



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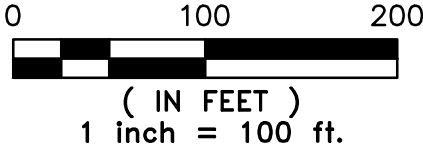
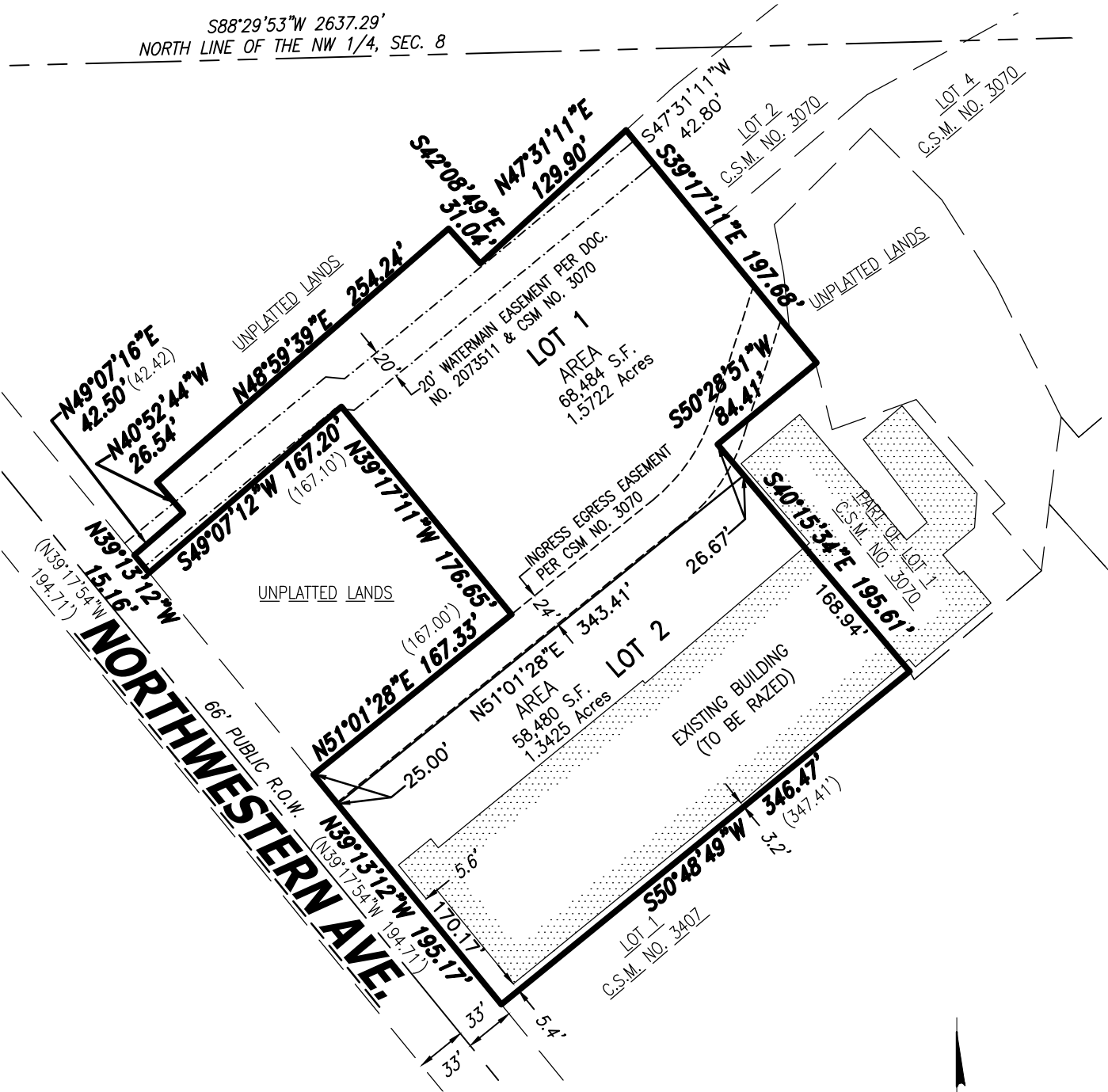
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: October 7, 2021
Sheet 1 of 6 Sheets
Survey No.2898-far

CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 3070, and part of unplatted lands, in the Northeast 1/4 of the Northwest 1/4 of Section 8 , Town 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

NOTE: EXISTING EASEMENTS FOR REFERENCE ONLY



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This instrument was drafted by Donald C. Chaput
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Date: October 7, 2021
 Sheet 2 of 6 Sheets
 Survey No.2898-far

CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 3070, and part of unplatted lands, in the Northeast 1/4 of the Northwest 1/4 of Section 8 , Town 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
RACINE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 3070, being a part of the in the Northeast 1/4 of the Northwest 1/4 of Section 8 , Town 3 North, Range 23 East, in the City of Racine, County of Racine, State of Wisconsin, which is bounded and described as follows:
Commencing at a point on the North/South 1/4 line of Section 5, located North 02°00'41" West 180.84 feet from the South 1/4 corner of said Section 5 to a point in the North line of Lot 2 of Certified Survey Map No. 3070; thence North 89°16'36" West along said North line 119.83 feet to a point; thence South 51°34'09" West along said North line 350.68 feet to a point; thence South 47°31'11" West along said North line 42.80 feet to a point in the Northeast corner of aforesaid Lot 1 of Certified Survey Map No. 3070 and the point of beginning of the lands hereinafter described; thence South 39°17'11" East along the East line of said Lot 1 a distance of 197.68 feet to a point; thence South 50°28'51" West 84.41 feet to a point; thence South 40°15'34" East 195.61 feet to a point in the South line of said Lot 1; thence South 50°48'49" West along said South line 346.47 feet to a point in the East line of Northwestern Avenue; thence North 39°13'12" West along said East line 195.17 feet to a point in the West line of said Lot 1; thence North 51°01'28" East along said West line 167.33 feet to a point; thence North 39°17'11" West along said East line 176.65 feet to a point; thence South 49°07'12" West along said East line 167.20 feet to a point in the East line of Northwestern Avenue; thence North 39°13'12" West along said East line 15.16 feet to a point in the North line of said Lot 1; thence North 49°07'16" East along said North line 42.50 feet to a point; thence North 40°52'44" West along said North line 26.54 feet to a point; thence North 48°59'39" East along said North line 254.24 feet to a point; thence South 42°08'49" East along said North line 31.04 feet to a point; thence North 47°31'11" East along said North line 129.90 feet to the point of beginning.

Said lands as described contains 126,964 square feet or 2.9147 Acres.

THAT I have made the survey, land division and map by the direction of 2220 NORTHWESTERN AVENUE, LLC, owner.

THAT I have made the survey, land division and map by the direction of 2230 NORTHWESTERN AVENUE, LLC, owner.

THAT the 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 Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Racine and Racine County in surveying, dividing and mapping the same.

October 7, 2021
DATE


DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
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Sheet 3 of 6 Sheets
Survey No.2898-far

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER CERTIFICATE

2220 NORTHWESTERN AVENUE, LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Racine.

2220 NORTHWESTERN AVENUE, LLC, as owner, does further certify 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 2220 NORTHWESTERN AVENUE, LLC has caused these presents to be signed by the hand of Joshua Jeffers , on this _____ , day of _____, 2021.

2220 NORTHWESTERN AVENUE, LLC

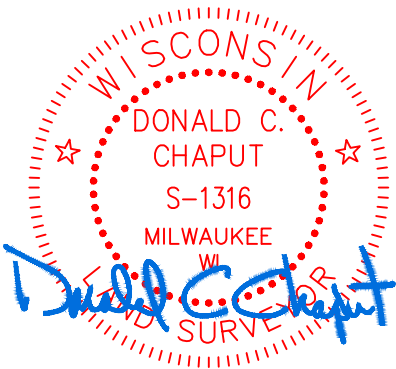
By: Joshua Jeffers

Its: Manager

STATE OF WISCONSIN} :SS
COUNTY}

Personally came before me this _____ day of _____, 2021, Joshua Jeffers, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of 2220 NORTHWESTERN AVENUE, LLC, by its authority.

Notary Public,
State of Wisconsin
My commission expires_____
My commission is permanent



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CORPORATE OWNER CERTIFICATE

2230 NORTHWESTERN AVENUE, LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Racine.

2230 NORTHWESTERN AVENUE, LLC, as owner, does further certify 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 2230 NORTHWESTERN AVENUE, LLC has caused these presents to be signed by the hand of Joshua Jeffers, on this _____, day of _____, 2021.

2230 NORTHWESTERN AVENUE, LLC

By: Joshua Jeffers

Its: Manager

STATE OF WISCONSIN} :SS
COUNTY}

Personally came before me this _____ day of _____, 2021, Joshua Jeffers, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of 2230 NORTHWESTERN AVENUE, LLC, by its authority.

Notary Public,
State of Wisconsin
My commission expires_____
My commission is permanent



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CITY OF RACINE PLANNING, HERITAGE & DESIGN COMMISSION APPROVAL

Approved by the City of Racine Planning, Heritage & Design Commission on this _____, day of _____, 2021.

Matthew Sadowski
Planning & Redevelopment Manager

CHAPUT

LAND  SURVEYS

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