

October 22, 2021

Jeffery Hintz
Planning Department – City of Racine
730 Washington Avenue, Room 102
Racine, WI 53403



RE: Certified Survey Map – 4801 Washington Ave, Racine Wisconsin

Dear Mr. Hintz,

Our team is please to present our application for a Certified Survey Map (CSM) Review.

Our reason for submitting this application to subdivide the existing lots is due to Condition “d” from the CUP approved Resolution 0586-21 in July stating:

That a Certified Survey Map (CSM) be recorded creating the out lot indicated on the site plan and the dilapidated maintenance shed be removed prior to the issuance of any building permits for this project.

The attached CSM shows the subdivision of the existing property into two lots. These lots were proposed during the CUP process to help improve the redevelopment opportunity at the corner of Washington and Ohio, by creating Lot 1 on the CSM as a future developable lot. Our team worked with Planning Staff during the CUP process to establish these boundaries and our surveyor has drawn them up in the attached CSM.

Zoning Analysis Table

There are two proposed lots on the CSM. Below is a table with the information requested in the Application for CSM Review.

Lot	Lot 1	Lot 2
Land Area (Acres and SF)	4.8622 AC; 211,799 SF	4.1378 AC; 180,241 SF
Building Area (SF)	0 SF	98,004 SF
Setbacks (LF)	NONE	NONE
Floor Area Ratio	0 : 1	0.5437 : 1
Lot Coverage	0%	54.4%
Percentage of Greenspace	1.6%	6.9%
Details of Existing Parking	647 Spaces	31 Spaces

Engineering Plan

We have attached Sheet A1.1 from our CUP application to illustrate the proposed lot configuration and access points for both Lots 1 and 2. There will be no changes to any ingress/egress point on the property.

We will not be adjusting the stormwater management system or cross access points to other properties within the Westgate Mall Shopping Center.

Full Size CSM Drawings

Our team has included three full size copies of the CSM prepared by John P. Konopacki of Pinnacle Engineering Group. Included within the CSM are the legal descriptions, certificates, and approval stamps for review and approval prior to recording.

Review Fee

We have calculated the fee to be \$270.00 made payable to the City of Racine and included within this application. Our calculation was based upon the Fee Schedule online that shows a fee of \$170 plus \$50 for each lot.

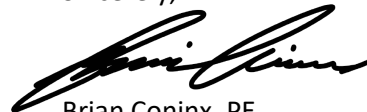
Conclusion

We believe that this CSM is an important step to improving the developable land at the corner of Washington and Ohio and look forward to working with the City of Racine to make that happen.

Cogent Capital Group is excited about the opportunity to construct another great asset in a great community like Racine. Our team believes in this project and this neighborhood and is looking forward to working together with the City to help transform this existing building and these two parcels into something even better.

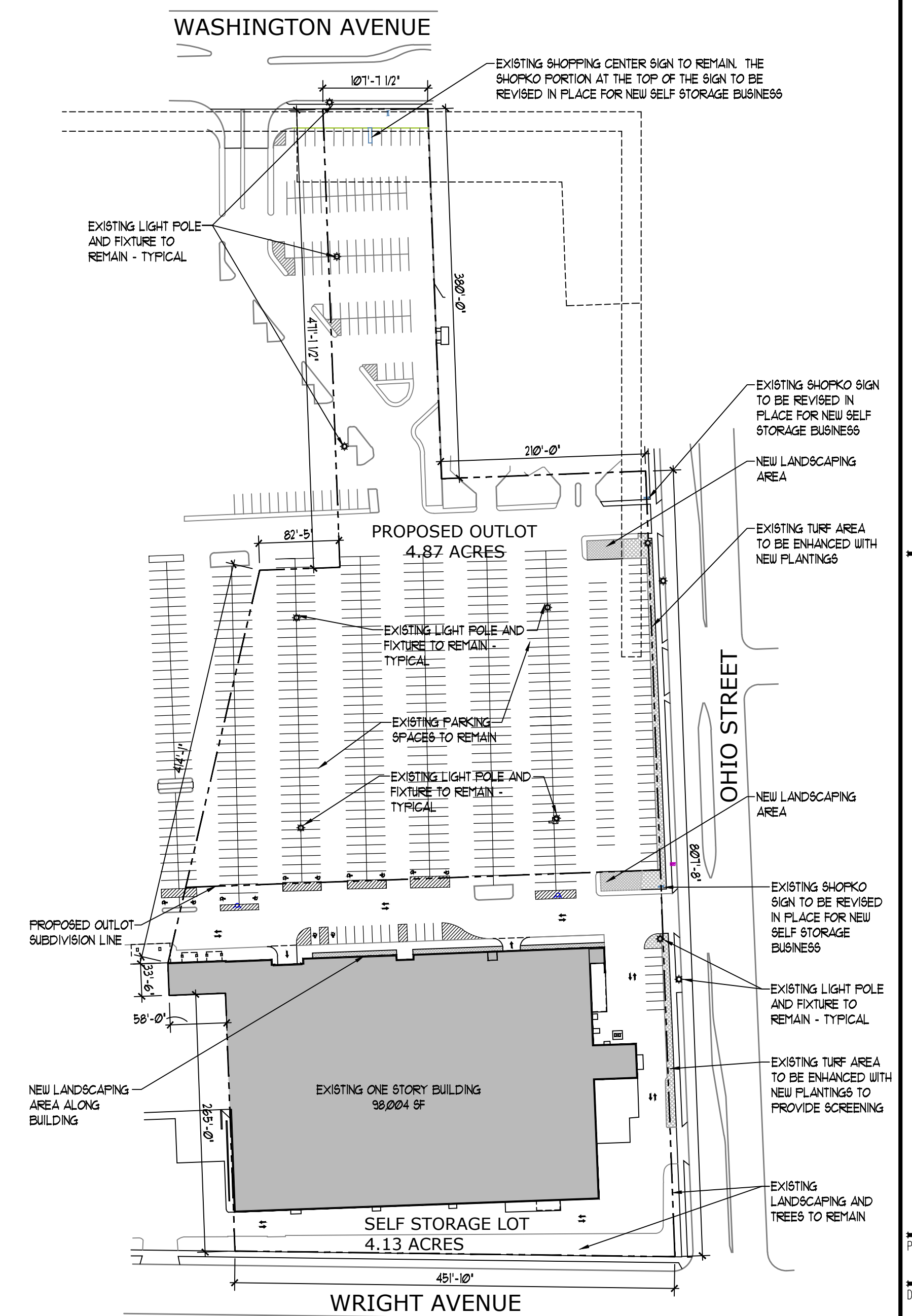
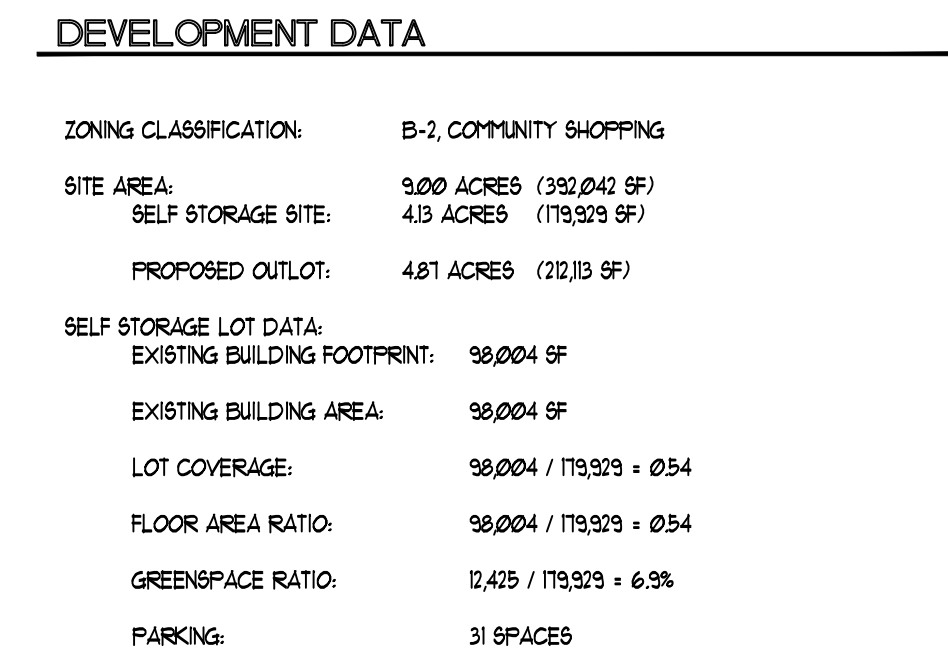
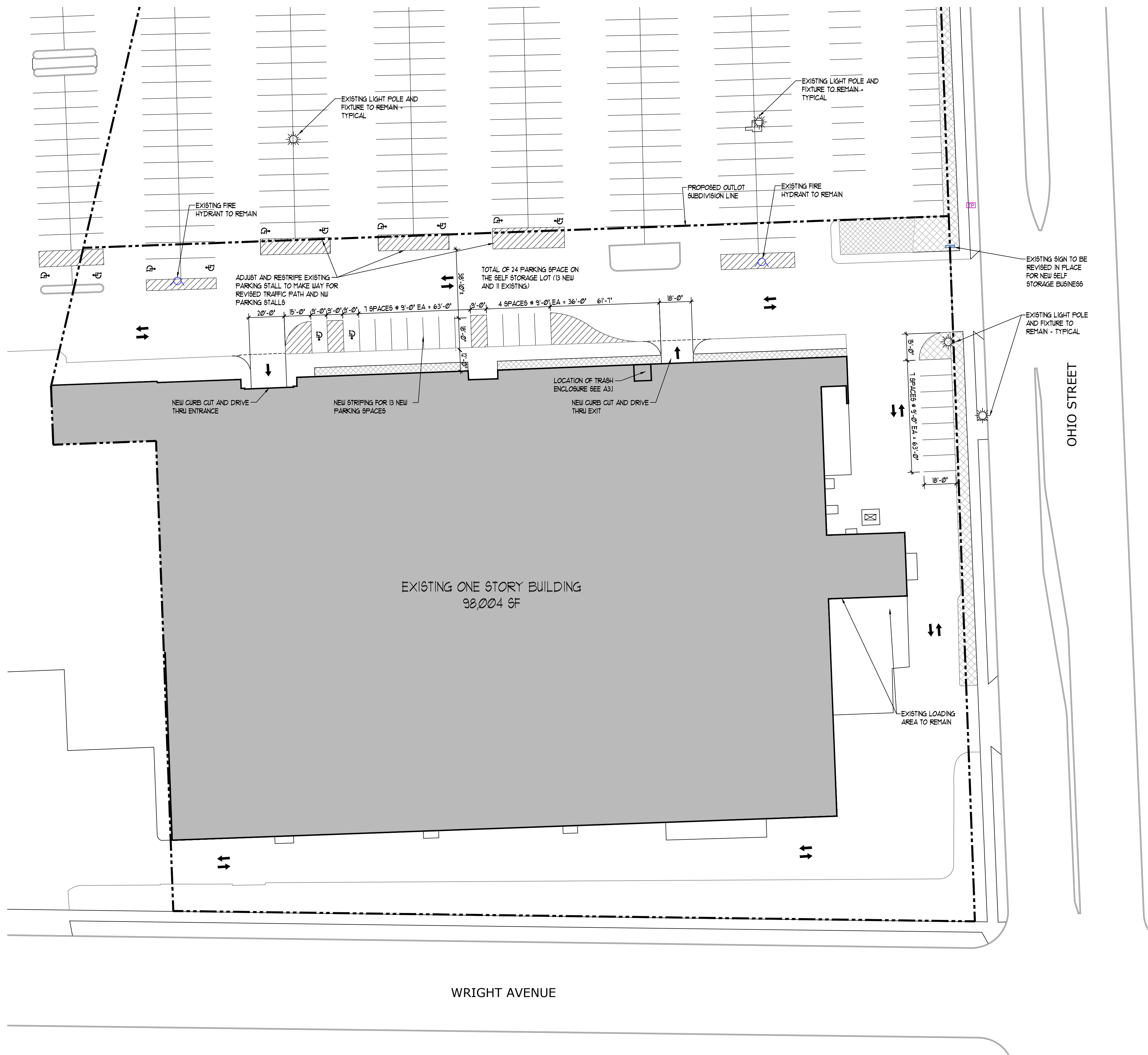
Our team appreciates the opportunity to present our CSM to you. If you should have any questions, please do not hesitate to contact Brian Coninx at 847.609.0766 or brian@cogentcapitalgrp.com.

Sincerely,



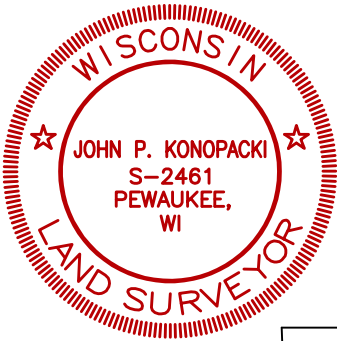
Brian Coninx, PE

COO, Head of Development



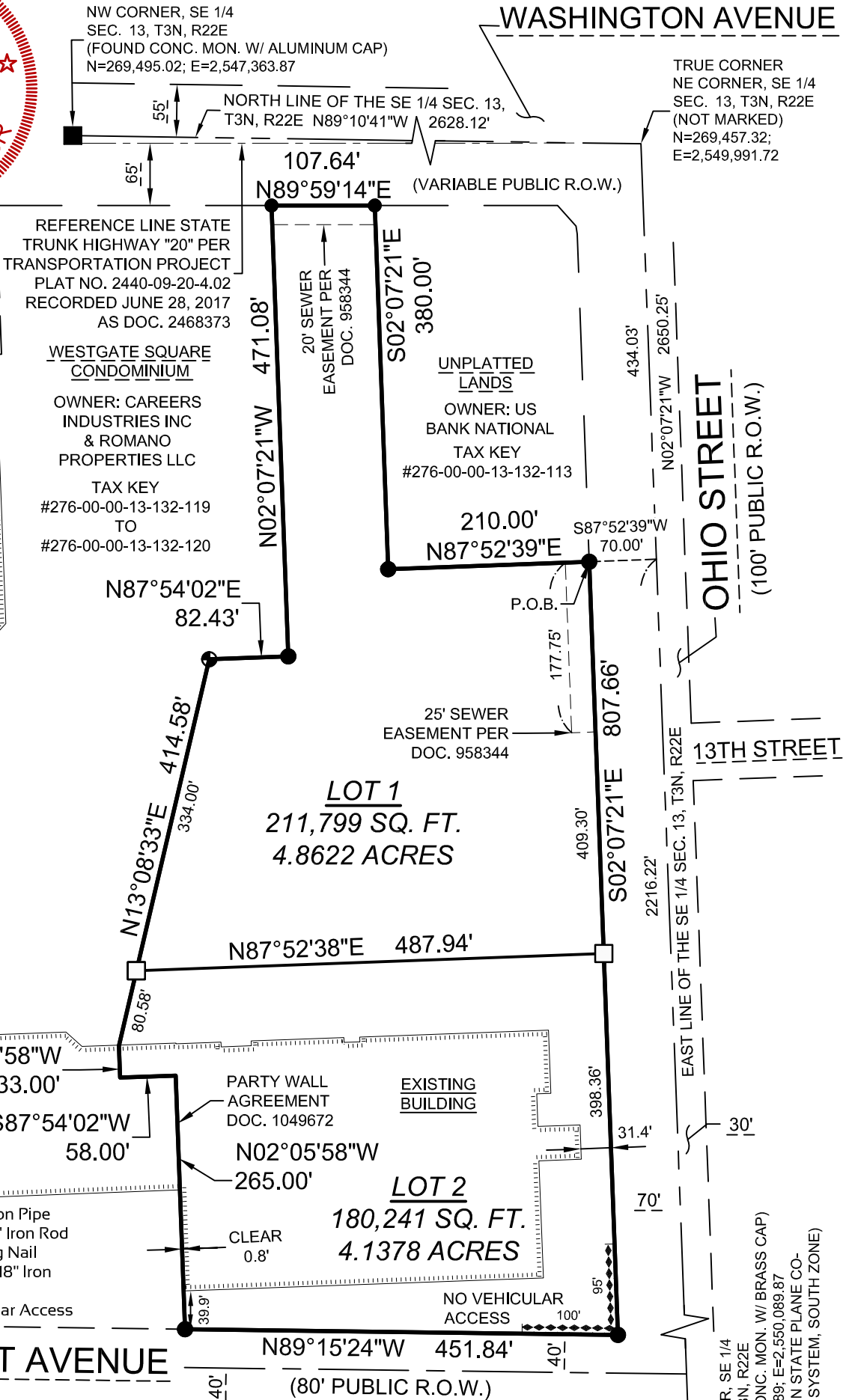
CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 3 North,
Range 22 East, City of Racine, Racine County, Wisconsin.



NOVEMBER 5, 2021

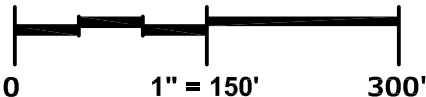
STATE TRUNK HIGHWAY "20"
WASHINGTON AVENUE



- LEGEND:
- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Rod
 - Denotes Found Mag Nail
 - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - Denotes No Vehicular Access

WRIGHT AVENUE

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2547.00
SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 3 North,
Range 22 East, City of Racine, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 3 North,
Range 22 East, City of Racine, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 13; thence North 02°07'21" West along the east line of
said Southeast 1/4, 2216.22 feet; thence South 87°52'39" West, 70.00 feet to the west right of way line of Ohio Street and the
Point of Beginning;

Thence South 02°07'21" East along said west right of way line, 807.66 feet to the north right of way line of Wright Avenue;
Thence North 89°15'24" West along said north right of way line, 451.84 feet;
Thence North 02°05'58" West, 265.00 feet;
Thence South 87°54'02" West, 58.00 feet;
Thence North 02°05'58" West, 33.00 feet;
Thence North 13°08'33" East, 414.58 feet;
Thence North 87°54'02" East, 82.43 feet;
Thence North 02°07'21" West, 471.08 feet to the south right of way line of Washington Avenue - State Trunk Highway "20";
Thence North 89°59'14" East along said south right of way line as described is Document No. 2468373, 107.64 feet;
Thence South 02°07'21" East, 380.00 feet;
Thence North 87°52'39" East, 210.00 feet to the Point of Beginning.

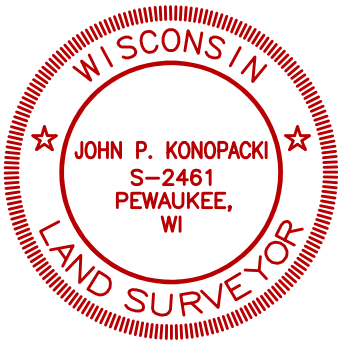
Containing 392,040 square feet (9.000 acres) of land Gross, more or less.

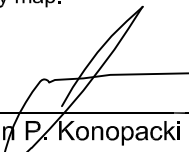
That I have made such survey, land division and map by the direction of 4801 COGENT FLAGLER LLC, owner of said land.

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 requirements of Chapter 236 of the Wisconsin State Statutes and the City of Racine Land
Division Ordinance in surveying, mapping and dividing the land with in the certified survey map.

Date: NOVEMBER 5, 2021




John P. Konopacki
Professional Land Surveyor S-2461

Prepared for:
4801 Cogent Flagler, LLC
c/o Mid American Real Estate
600 N Plankinton Ave Suite 301
Milwaukee, WI 53203

NOTES:

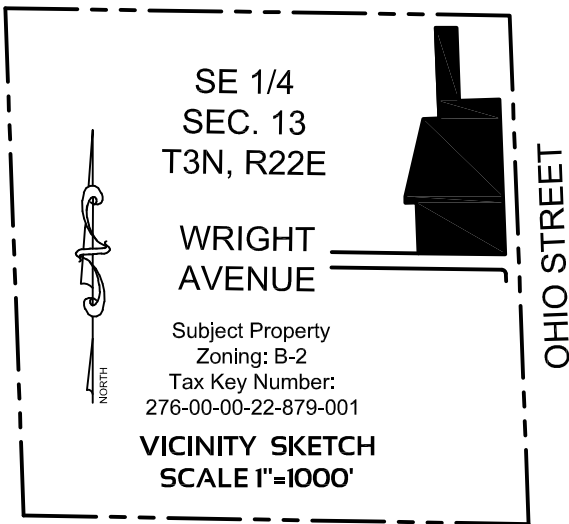
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Cross Easement Agreement, recorded as Document No. 1049671, over Tax Parcel No. 276-00-00-13-132-113, No. 276-00-00-13-132-119 and No. 276-00-00-13-132-120 for the benefit of this Certified Survey Map.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The east line of the Southeast 1/4 of Section 13, Township 3 North, Range 22 East has a bearing of N02°07'21"W.

Prepared By:

 **PINNACLE ENGINEERING GROUP**
20725 WATERTOWN ROAD | SUITE 100
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WASHINGTON AVENUE
STATE TRUNK HIGHWAY "20"



CERTIFIED SURVEY MAP NO. _____

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Range 22 East, City of Racine, Racine County, Wisconsin.

OWNER'S CERTIFICATE

4801 COGENT FLAGLER LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

4801 COGENT FLAGLER LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Racine

IN WITNESS WHEREOF, the said 4801 COGENT FLAGLER LLC has caused these presents to be signed by (name - print) _____, (title) _____, at _____ (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2021.

In the presence of: 4801 COGENT FLAGLER LLC

Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of _____
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2021.

Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



NOVEMBER 5, 2021

CERTIFIED SURVEY MAP NO. _____

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Range 22 East, City of Racine, Racine County, Wisconsin.

PLAN COMMISSION APPROVAL

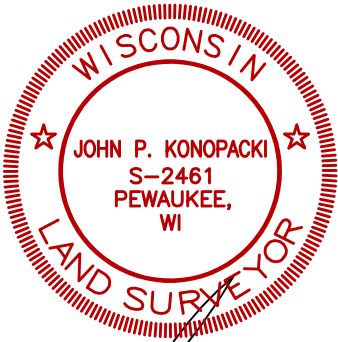
Approved by the Plan Commission of the City of Racine on this _____ day of _____, 2021.

Date

Chairman

Date

Secretary



NOVEMBER 5, 2021



Prepared By:

PINNACLE ENGINEERING GROUP

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SHEET 4 OF 4