



## Application for Certified Survey Map

Applicant Name: Community Development of the City of Racine

Address: 730 Washington Avenue City: Racine

State: WI Zip: 53403

Telephone: (262) 636-9151 Cell Phone: \_\_\_\_\_

Email: jeff.hintz@cityofracine.org

Agent Name: Nielsen Madsen + Barber

Address: 1458 Horizon Blvd, Ste 200 City: Racine

State: WI Zip: 53406

Telephone: (262) 634-5588 Cell Phone: (262) 634-5024

Email: afriess@nmbasc.net

Property Address (Es): 2509 Sixteenth Street

Current Zoning: R3 Limited General Residence

Current/Most Recent Property Use: Residential

Proposed Use: Residential

Property Legal Description: Full legal description on the attached CSM. Property is to be divided for the purpose of constructing three new single-unit dwellings.





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

**Required Submittal Format**

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

| Required Submittal Item                                                                                                                                                                                                                                                                                                                                                                         | Applicant Submitted                 | City Received |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------|
| 1. CSM Review Application                                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> |               |
| 2. Legal Description of Property                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> |               |
| 3. Written description of why lots are being divided.                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> |               |
| 4. Zoning Analysis Table (per lot)<br>a. Land area (in acres and square feet)<br>b. Building area (in square feet)<br>c. Setbacks (required yards in feet)<br>d. Floor Area Ratio (building area divided by lot area)<br>e. Lot Coverage (building footprint divided by lot area)<br>f. Percentage of greenspace (landscaped areas divided by lot area)<br>g. Details of existing parking areas | <input checked="" type="checkbox"/> |               |
| 5. Engineering Plan<br>a. Stormwater Plan (Drainage pattern, flow, detention)<br>b. Existing and proposed roadway and access configurations<br>c. Cross access                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> |               |
| 6. Full Size CSM Drawings (3)                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> |               |
| 7. Review Fee                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> |               |

**Acknowledgement and authorization signatures**

The approval may contain conditions related to the plat document itself or other technical discrepancies not addressed by the submittal. Any condition of approval must be adhered to if the City is to execute the plat document prior to recording.

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): [Signature] Assistant Director Date: 09/03/2025

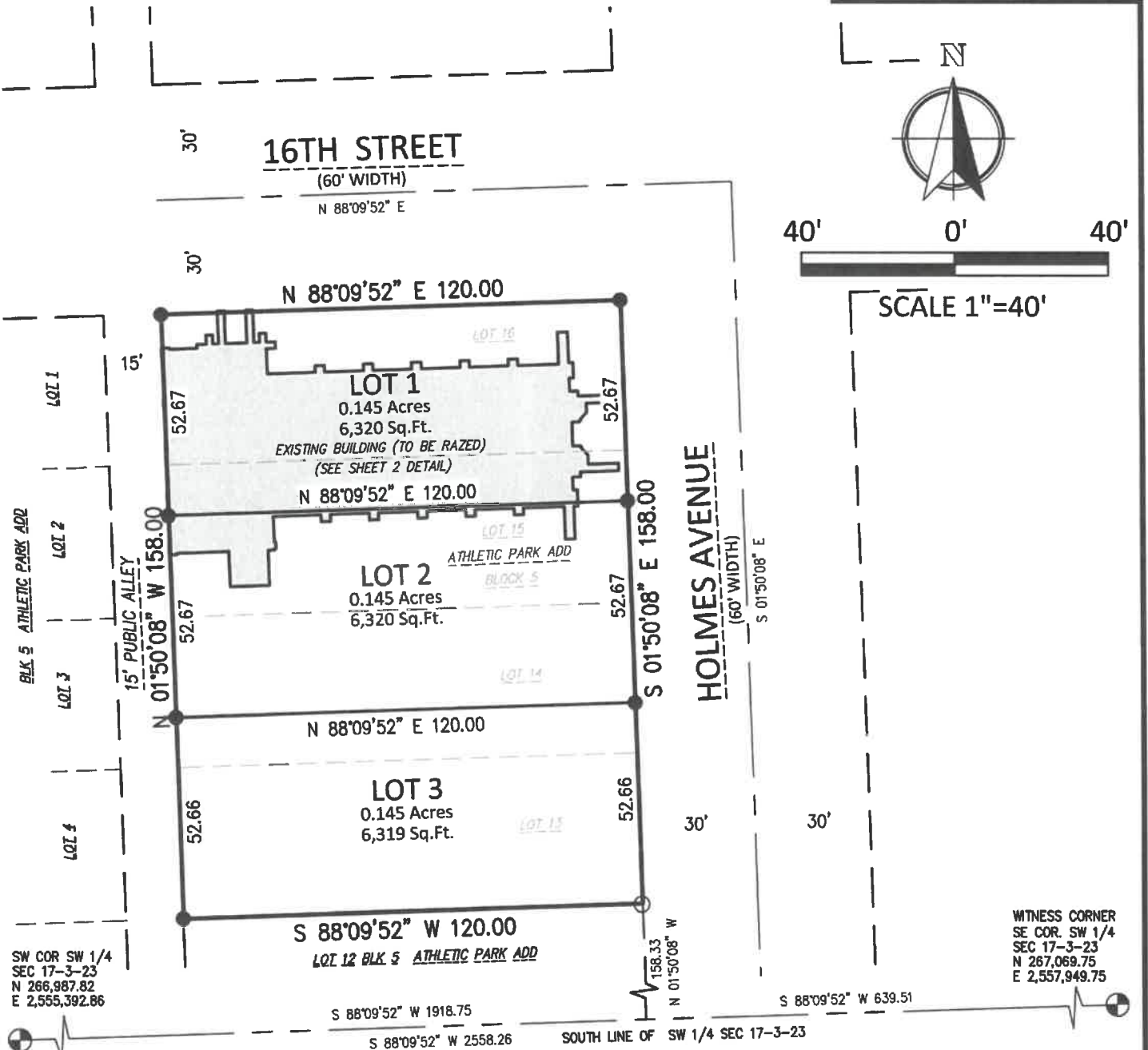
Applicant Signature (acknowledgement): \_\_\_\_\_ Date: \_\_\_\_\_



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

LOTS 13, 14, 15, AND 16, BLOCK 5, ATHLETIC PARK ADDITION,  
BEING PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17,  
TOWNSHIP 3 NORTH, RANGE 23 EAST OF THE FOURTH  
PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, RACINE COUNTY,  
WISCONSIN.

RECORDING DATA



LOCATION MAP



SW 1/4 SECTION 17-3-23



NOTES:  
ZONING OF PARCELS IS R-3

OWNER/LAND SPLITTER: COMMUNITY DEVELOPMENT  
AUTHORITY OF THE CITY OF RACINE  
730 WASHINGTON AVENUE, RACINE, WI 53403

ALL ELEVATIONS REFER TO NAVD OF 1988 (12)

BEARINGS BASE: GRID NORTH, WISCONSIN  
COORDINATE SYSTEM, SOUTH ZONE. BASED UPON  
NAD 1983/2011. THE SOUTH LINE OF THE SW 1/4 OF  
SECTION 17-3-23 IS ASSUMED TO BEAR S 88°09'52" W.

LEGEND:  
○ 1" IRON PIPE FOUND  
● 3/4" O.D. REBAR - 1.68LBS/LIN FT. SET  
⊕ 6" CONC. MON. W / BRASS CAP FOUND



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbc.net

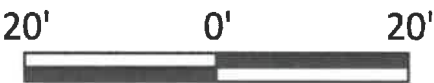
This Instrument was drafted by Aaron T. Friess August 8, 2025

2025.0135.01.DWG  
SHEET 1 OF 4 SHEETS

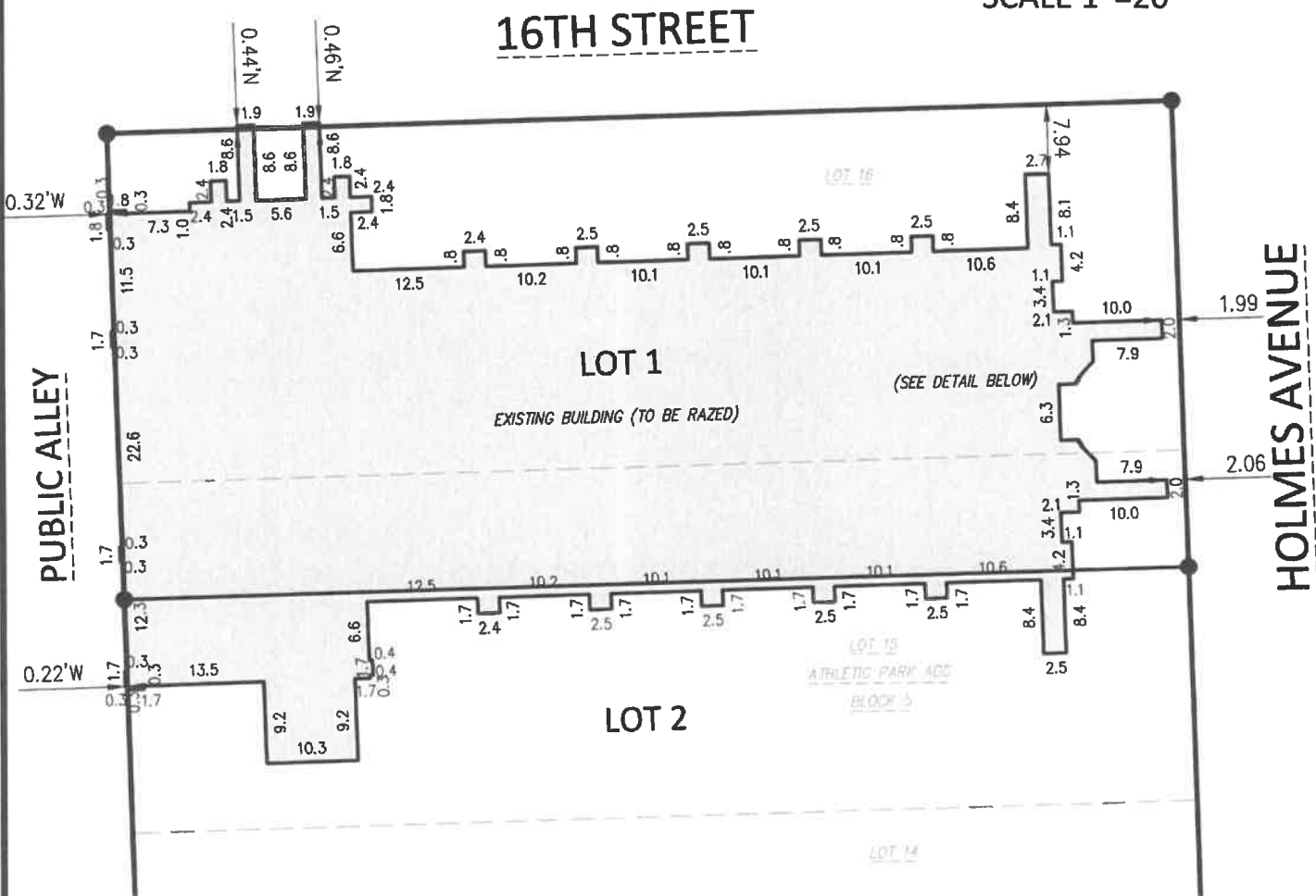
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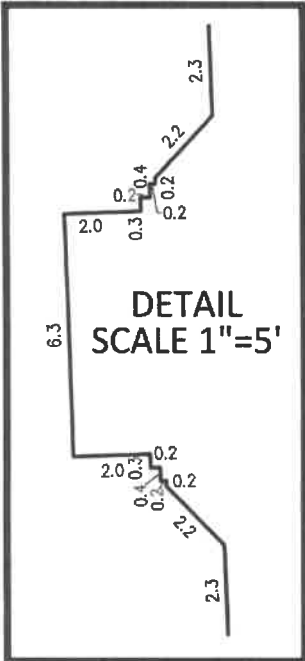
BUILDING DETAIL



SCALE 1"=20'



WISCONSIN  
AARON T. FRIESS  
S-3260  
MT. PLEASANT  
WI  
8-8-25



DETAIL  
SCALE 1"=5'



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SHEET 2 OF 4 SHEETS

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SURVEYOR'S CERTIFICATE

I, Aaron T. Friess, hereby certify:

That I have prepared this Certified Survey Map at the direction of Community Development Authority of the City of Racine, Owners;

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.

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

Lots 13, 14, 15, and 16, Block 5, of Athletic Park Addition, according to the recorded plat thereof and being part of the Southeast ¼ of the Southwest ¼ of Section 17, Township 3 North, Range 23 East of the Fourth Principal Meridian in the City of Racine, Racine County, Wisconsin, bounded and described as follows: Commence at a point on the South line of the Southwest ¼ of said Section 17 and the West right-of-way line of Holmes Avenue, located S88°09'52"W, 639.51 feet from the Witness corner for the Southeast corner of the Southwest ¼ of said Section 17; thence N01°50'08"W, 158.33 feet along said West right-of-way line to the Southeast corner of Lot 13 of said Athletic Park Addition and the point of beginning of this description; run thence S88°09'52"W, 120.00 feet along the South line of said Lot 13 to the East right-of-way of a 15.00 feet wide public alley; thence N01°50'08"W, 158.00 feet along said East right-of-way to the Northwest corner of said Lot 16 and the South right-of-way of 16th Street; thence N88°09'52"E, 120.00 feet along said South right-of-way to the Northeast corner of said Lot 16 and the West right-of-way of Holmes Avenue; thence S01°50'08"E, 158.00 feet along said West right-of-way to the Southeast corner of said Lot 13 and the point of beginning. Containing 18,959 square feet or 0.435 acres.

August 8, 2025

  
Aaron T. Friess, P.L.S. (S-3260)  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd. Suite 200  
Racine, WI 53406  
(262)634-5588



Nielsen Madsen + Barber

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OWNERS' CERTIFICATE

Community Development Authority of the City of Racine 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 Certified Survey Map. We also do further certify that this Certified Survey Map 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 \_\_\_\_\_ 2025.

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary - Treasurer

STATE OF WISCONSIN     )  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, \_\_\_\_\_ 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Walter Williams  
Director of City Development



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