



DEPARTMENT OF CITY DEVELOPMENT



Application for Certified Survey Map

Applicant Name: North Pointe United Methodist Church, Inc

Address: 1013 Harmony Dr City: Racine

State: WI Zip: 53402

Telephone: _____ Cell Phone: 414-573-0826

Email: tmpienler@gmail.com Tony Veranth realtor
262-909-9690
chris@mahlersir.com

Agent Name: Tony Veranth

Address: 333 S. Vincennes City: Racine

State: WI Zip: 53402

Telephone: _____ Cell Phone: 262-909-9690

Email: chris@mahlersir.com

Property Address (Es): 1013 Harmony Dr + 914 North St.
Racine

Current Zoning: _____

Current/Most Recent Property Use: Church and Parsonage

Proposed Use: Church and home split and sold as single family.

Property Legal Description:

See New legals and Plat maps
via Nielsen Madsen and Barker





DEPARTMENT OF CITY DEVELOPMENT



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	☐	
2. Legal Description of Property	☐	
3. Written description of why lots are being divided.	☐	
4. Zoning Analysis Table (per lot) a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Percentage of greenspace (landscaped areas divided by lot area) g. Details of existing parking areas	☐	
5. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	☐	
6. Full Size CSM Drawings (3)	☐	
7. Review Fee	☐	

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): J. Thomas Piehler dotloop verified
08/30/25 12:35 PM
CDT
9G39-SJJ7-5F6U-1AWC Date: 08/30/2025

Applicant Signature (acknowledgement): J. Thomas Piehler dotloop verified
08/30/25 12:35 PM CDT
5TZ0-VCN9-ORFU-EDCM Date: 08/30/2025



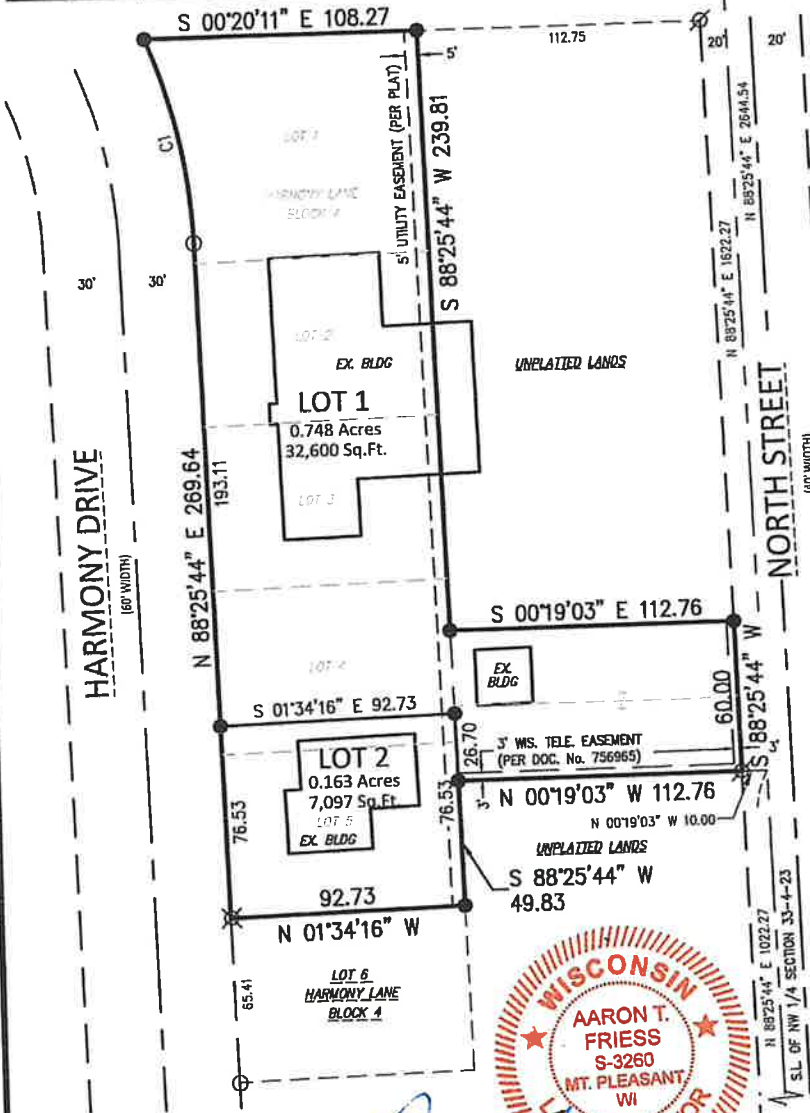
CERTIFIED SURVEY MAP NO. _____

RE-DIVISION OF LOTS 1 THRU 5, BLOCK 4, HARMONY LANE AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 EAST OF THE
FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE,
COUNTY, WISCONSIN.

RECORDING DATA

Curve Table						
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length
C1	21°20'53"	228.17	84.27	42.63	N77°45'19"E	83.78
				Tangent Bearing		
				N88°25'45"E N67°04'53"E		

SE COR NW 1/4
SECTION 33-4-23
N 285,885.47
E 2,562,690.25

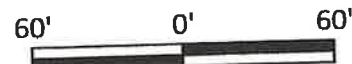


SEE SHEET 3
FOR NOTES,
LEGEND &
LOCATION MAP

NW COR NW 1/4
SECTION 33-4-23
N 213,610.49
E 2,559,259.54

W.L. OF NW 1/4 SECTION 33-4-23
N 00°20'11" W 2654.16

SW COR NW 1/4
SECTION 33-4-23
N 285,813.97
E 2,560,046.76



SCALE 1"=60'



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

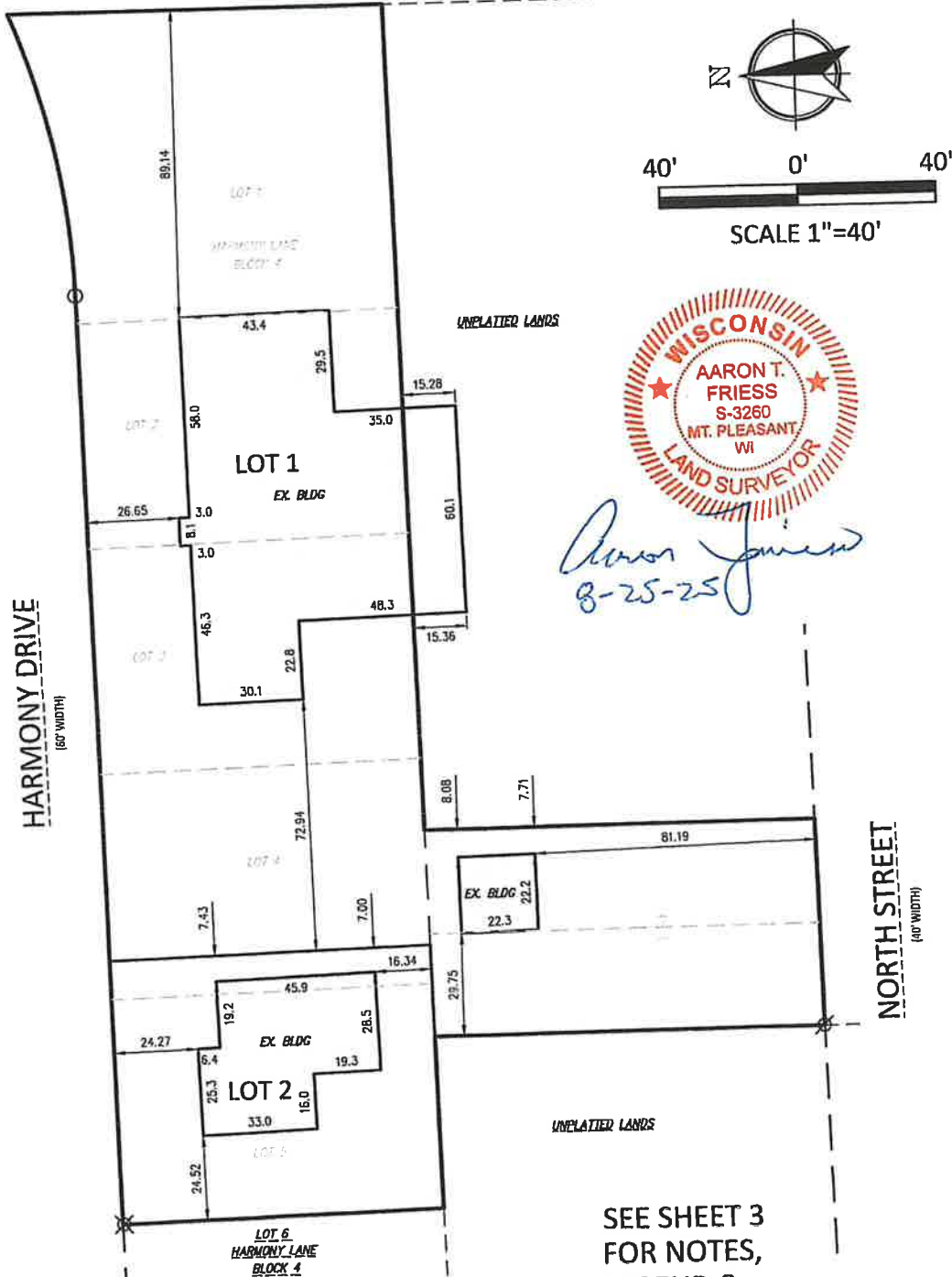
This Instrument was drafted by Aaron T. Friess August 25, 2025

2025.0138.01.DWG
SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

RE-DIVISION OF LOTS 1 THRU 5, BLOCK 4, HARMONY LANE AND PART OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH,
RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE,
RACINE COUNTY, WISCONSIN.

BUILDING DETAIL



SEE SHEET 3
FOR NOTES,
LEGEND &
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CERTIFIED SURVEY MAP NO. _____

RE-DIVISION OF LOTS 1 THRU 5, BLOCK 4, HARMONY LANE AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Aaron T. Friess, hereby certify:

That I have prepared this Certified Survey Map at the direction of NORTH POINTE UNITED METHODIST CHURCH, INC.

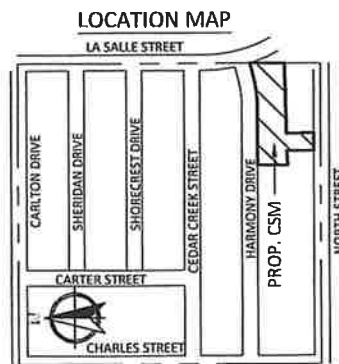
THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 86, Article V of the land division ordinance of the City of Racine, Racine County in surveying, dividing, and mapping the same.

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

A re-division of Lots 1 thru 5, Block 4, of Harmony Lane, a recorded subdivision, and part of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 4 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 Northwest 1/4 of said Section 33, located N88°25'44"E, 1022.27 feet from the Southwest corner of the Northwest 1/4 of said Section 33; thence N00°19'03"W, 10.00 feet to the North right-of-way of North Street and the point of beginning of this description; continue thence N00°19'03"W, 112.76 feet to the South line of Lot 5 of said Harmony Lane; thence S88°25'44"W, 49.83 feet along said South Line and parallel to the South line of the Northwest 1/4 of said Section 33 to the West line of said Lot 5; thence N01°34'16"W, 92.73 feet along said west line to the North line of said Lot 5 and the South right-of-way of Harmony Drive; thence N88°25'44"E, 269.64 feet along the North Line of said Lots 1 thru 5, the South right-of-way of said Harmony Drive and parallel to the South line of the Northwest 1/4 of said Section 33 to the point of curvature of a curve of Southerly convexity whose radius is 226.17 and whose chord bears N77°45'19"E, 83.78 feet; thence Easterly 84.27 feet along the arc of said curve, the North line of said Lot 1 and the South right-of-way of said Harmony Drive to the East Line of said Lot 1; thence S00°20'11"E, 108.27 feet along said East line to the South line of said Lot 1; thence S88°25'44"W, 239.81 feet along the South Line of said Lots 1 thru 4 and parallel to the South line of the Northwest 1/4 of said Section 33; thence S00°19'03"E, 112.76 feet to the North right-of-way of said North Street; thence S88°25'44"W, 60.00 feet along said North right-of-way to the point of beginning. Containing 39,697 square feet or 0.911 acres.

August 25, 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



SW 1/4 NW 1/4 SECTION 33-4-23



Nielsen Madsen & Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: www.nmbssc.net

NOTES:
ZONING OF PARCELS IS R-2

OWNER/LAND SPLITTER: NORTH POINTE UNITED METHODIST CHURCH, INC.
ADDRESS: 3825 ERIE STREET RACINE, WI. 53402.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE WEST LINE OF THE NW 1/4 OF SECTION 33-4-23 IS ASSUMED TO BEAR N 00°20'11" W.

- LEGEND:
- 1" O.D. IRON PIPE FOUND
 - ⊗ 1/2" REBAR FOUND
 - ⊗ 1-1/4" IRON PIPE FOUND
 - 3/4" O.D. REBAR - 1.68LBS/LIN FT. SET
 - ⊙ CAST IRON MON. W / BRASS CAP FOUND

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RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE,
RACINE COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

North Pointe United Methodist Church, Inc. 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
North Pointe United Methodist Church, Inc. as Owners at _____ Wisconsin on this _____ day of
_____ 202_.

Representative

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 202_, _____ 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 _____, 202_.

Walter Williams
Director of City Development



Aaron T. Friess
8-25-25



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SHEET 4 OF 4 SHEETS