

THAT THE REQUEST BY ANTHONY D'ALIE AND PETE MALANCHE, REPRESENTING THE OWNER MELVIN AVENUE STORAGE PROERTY, LLC FOR A 2-LOT CERTIFIED SURVEY MAP AT 1607 GOOLD AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the certified survey map as prepared by American Surveying Company, Inc. presented to the Plan Commission on February 22, 2017 be approved subject to the conditions contained herein.
- b. That all outstanding taxes must be paid prior to City sign-off and recording of the CSM.
- c. That all structural modifications for building and fire separation, as presented in plans prepared by ARC Architectural Group dated February 7, 2017: Sheets A1.0 and A2.0, shall be completed in accordance with Building Department requirements prior to City sign-off and recording of the CSM.
- d. That the shared ingress/egress from Memorial Drive, and the shared parking located in the rear of Lot 1, shall be delineated and labeled accordingly on the plan prior to City sign-off and recording of the CSM.
- e. That the 25-foot buffer yard area along the west property line be delineated and labeled on the CSM prior to sign-off and recording.
- f. That the CSM comply with all applicable Wisconsin State Statutory requirements (Ch. 236.34) and Racine Municipal Code requirements (Ch. 86) in its preparation.
- g. That prior to City sign-off and recording, the owners shall provide a paving and striping plan to City Development for review and approval. Said plans shall be implemented prior to business expansion and issuance of an Occupancy Permit. If implementation is hindered by weather conditions, a financial surety shall be provided by the applicant. Said surety shall be in an amount to be determined for any outstanding work, shall be made payable to the City of Racine, shall be valid for no less than one year, and shall meet all requirements for document format and content as required by the City Attorney.
- h. That within thirty (30) days of recording, a certified recorded copy of this CSM shall be provided to the Department of City Development.