



Dear Mr Hintz,

Lakeshore Towers Condominium Association (LST) is a 72 unit, 8 story condominium located on the corner of 4th and Lake. This is south of the apartment project being constructed by Breakwater Racine LLC on the property immediately to the north. We understand this development is subject to a Memorandum of Ground lease dated 3/13/23 from the Community Development Authority of the City of Racine and Breakwater Racine LLC, a Hovde entity.

For maintenance, repair, and replacement of building components, LST requires access to the building exterior and temporary storage of construction related materials and equipment. We have evaluated several options for access to the two eight story stacks on the northwest corner of the LST. The only practical and financially feasible alternative is by a mechanical lift. Use of such lift would require access from the southwest corner of the Breakwater property.

Mat Mohr, LST building engineer, has provided your department with a survey and construction plans for an access road along the north side of our property to an approximately 50'x 50' square at the southwest corner of the Breakwater property. On behalf of the board of directors of LST, I request the approval of an easement for the purpose of access and temporary storage of construction related materials and equipment on the property outlined in the survey. LST will be responsible for maintenance of the area involved and will apply for the appropriate building permits where required.

We have worked cooperatively with Hovde on issues of mutual interest on this development. They have indicated their approval of the easement with related expenses born by LST.

With your approval, we will then have the easement drawn up by our attorney for your signature prior to it being recorded.

We thank you in advance for your cooperation.

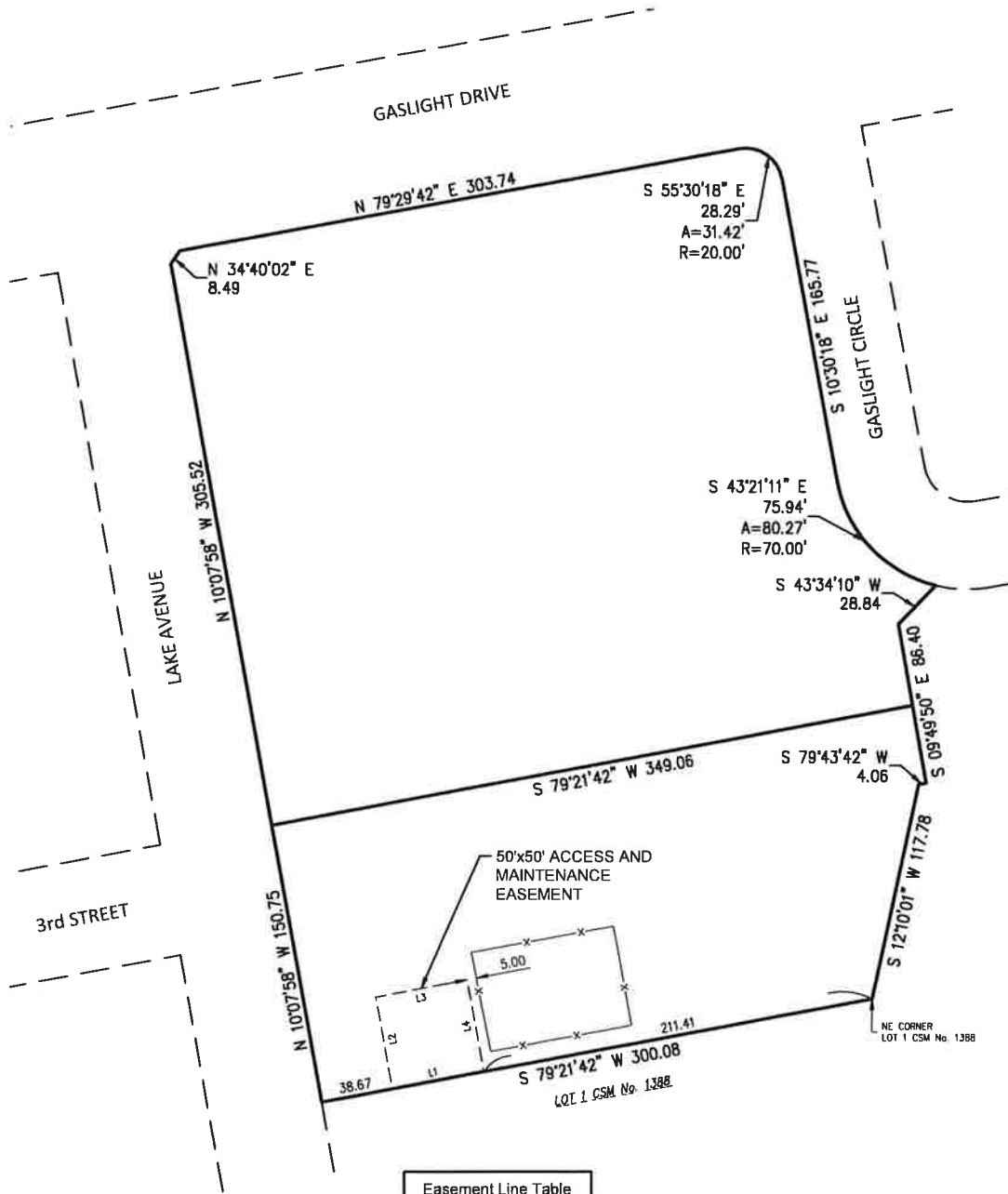
Sincerely,

A handwritten signature in black ink, appearing to read "Naoki Nakamura".

Naoki Nakamura, President
Lakeshore Towers of Racine
Naokin33@gmail.com
847-650-3608

50'x50' ACCESS AND MAINTENANCE EASEMENT

A part of the Southeast Fractional 1/4 of Section 9, Township 3 North, Range 23 East of the Fourth Principal Meridian, in the City of Racine, County of Racine, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of Lot 1 of Certified Survey Map No. 1388 (CSM 1388), recorded in the office of the Register of Deeds for Racine County, Wisconsin on December 9, 1988, as Document No. 1272072; run thence S79°21'42"W 211.41 feet along the North line of Lot 1 of said (CSM 1388) to the point of beginning of this description; continue thence S79°21'42"W 50.00 feet along the North line of Lot 1 of said (CSM 1388); thence N10°07'58"W 50.00 feet parallel with the East line of Lake Avenue; thence N79°21'42"E 50.00 feet parallel with the North line of Lot 1 of said (CSM 1388); thence S10°07'58"E 50.00 feet parallel with the East line of Lake Avenue to the North line of Lot 1 of said (CSM 1388) and the point of beginning. Containing 2,500 square feet or 0.057 acres.



Easement Line Table		
Line #	Length	Direction
L1	50.00	S79° 21' 42"W
L2	50.00	N10° 07' 58"W
L3	50.00	N78° 21' 42"E
L4	50.00	S10° 07' 58"E

NOTE

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1927.

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Friday, March 24, 2023

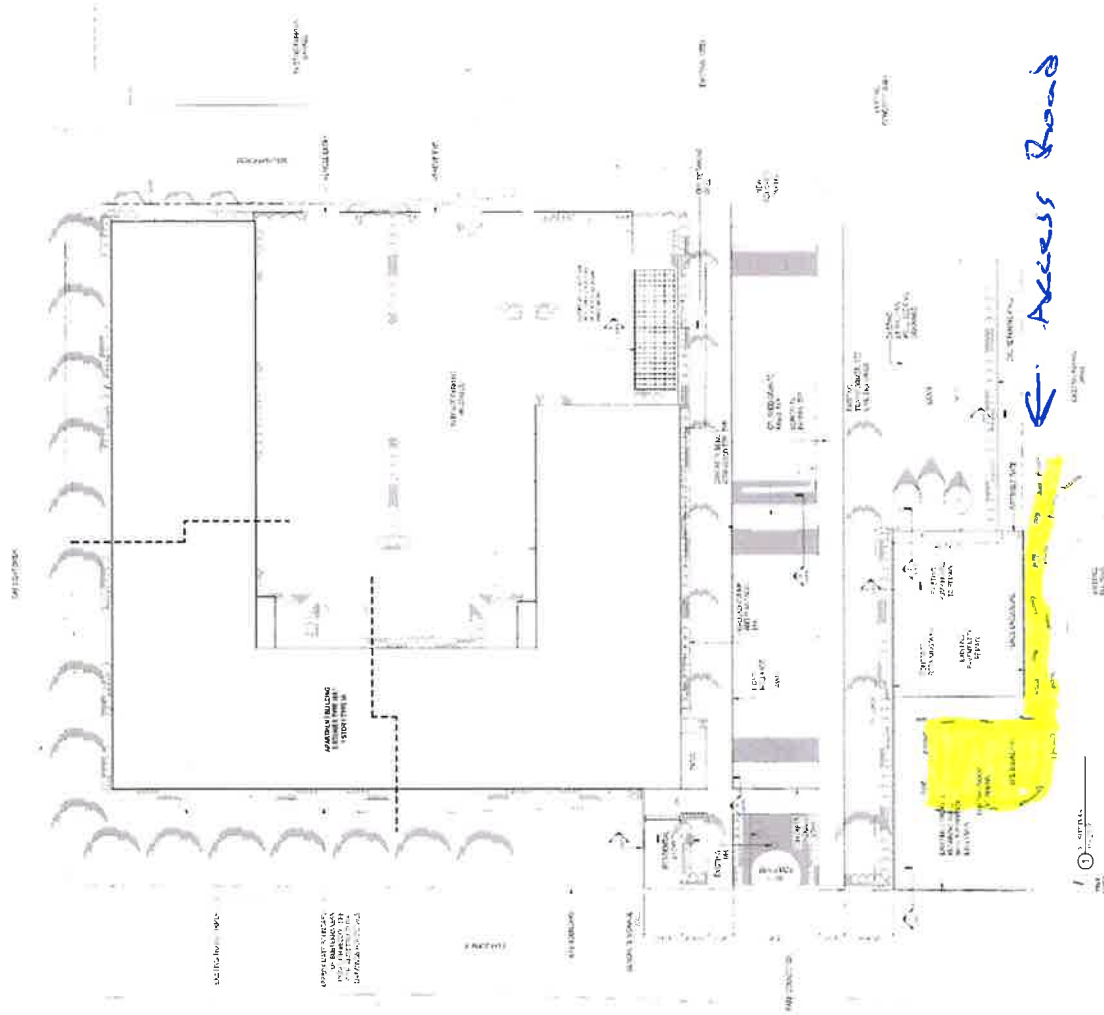


Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI, 53406
 Tele: (262)634-5588 Website: www.nmbssc.net

DRAWN 3-24-2023 BY SCB
 SCALE 1" = 60'
 SHEET 1 OF 1 SHEETS
 JOB NO. 2023.0045.01

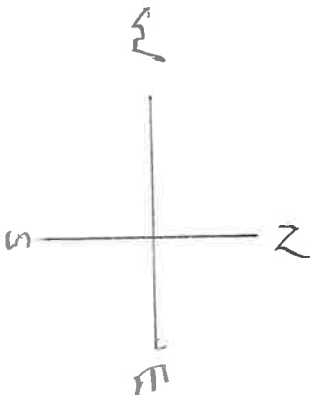
🔍 Search in this sheet

Kahler Slater



CONSTRUCTION DOCUMENTS
SCOPE DOCUMENTS
BREAKWATER 233 APARTMENTS
PROJECT NAME
DATE
2-11-20
ARCHITECTURAL SITE PLAN
PROJECT NUMBER
AS110
DATE
2-11-20
PROJECT NAME
BREAKWATER 233 APARTMENTS
PROJECT NUMBER
AS110
DATE
2-11-20

Breakdown



New Park

Lake Area

Enclosed Area

Existing
ME enclosures
Bids

Lakeshore
North Property Line

New Access Path

Approach

Existing
Asphalt

Country Block retaining wall 4 courses with drainage

Path Construction

6" mat - 6" of 1 1/4" T.B. - 6" of 5 bag mix C.C.