

THAT THE REQUEST FOR A THREE-LOT CERTIFIED SURVEY MAP FOR 6006 TWENTY-FIRST STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the certified survey map as prepared by Nielsen, Madsen, & Barber presented to the Plan Commission on December 11, 2013 be approved subject to the conditions contained herein.
- b. That a 10-foot screening easement be added along the north property lines to ensure buffering between the commercial and residential properties, is addressed when lots are developed.
- c. That the approved CSM will not alter any dedicated right-of-way, easements, or other use restrictions and covenants of record.
- d. That the map be physically created in accordance with State Statutes.
- e. That the signature lines on behalf of the City of Racine shall be updated for the full and proper names of the Mayor and City Clerk: John T. Dickert, Mayor, and Janice M. Johnson-Martin, City Clerk
- f. That within thirty (30) days of recording the CSM, a certified recorded copy shall be provided to the Department of City Development. Failure to provide the recorded copy will result in nullification of the approval.