

CSM – 2100, 2102 and 2200 Northwestern Avenue

That the Planning, Heritage and Design Commission recommends that the request from Andrew Wilkowski of JSD Professional Services, Inc., agent for J. Jeffers and CO. seeking approval of a certified survey map for properties currently addressed as 2100, 2102 and 2200 Northwestern Avenue be approved, subject to the following conditions:

- a. That the certified survey map as prepared by JSD Professional Services, Inc., be approved subject to the conditions contained herein.
- b. That the CSM comply with all applicable Wisconsin State Statutory requirements (Ch. 236.34) and Racine Municipal Code requirements (Ch. 86) in its preparation.
- c. The CSM cannot serve as a deed to transfer property from one entity to another. Because all of the property owners are different LLC's, and the current parcel ownership lines will change as a result of this proposed CSM, all the property subject to this CSM which must be controlled by the same LLC. Alternatively, the portions of the property which will be transferred from one lot to another, must be deeded from one LLC to the other, prior to the recording of this CSM.
- d. All taxes be paid in full for all properties subject to this CSM.
- e. That the CSM is approved subject to resolution of all technical discrepancies including those as identified by City staff as outlined below:
 1. Because this proposed CSM comprises three (3) different ownership entities, signature blocks need to be added for each LLC and signed for independently. The signatory for each shall indicate the respective LLC, state the sole member is J. Jeffers and Co., LLC and the signature block shall indicate Joshua J. Jeffers, President and Managing Member.
 2. Secretary of the Plan Commission be added on the signature block page.
 3. That a no vehicular access restriction be indicated on Lot 4 of the proposed CSM. The no vehicular access shall extend 50 feet along Albert Street and 115 feet along Northwestern Avenue.
- f. That within thirty (30) days of recording, a certified recorded copy of this CSM shall be provided to the Department of City Development.