

That the final plans submitted by Carolyn Seager, representing Lincoln Lutheran of Racine Wisconsin and Woodland Pointe, LLC seeking a conditional use permit for the planned development of Woodland Pointe, a residential condominium project containing seven two - unit buildings at 3720 North Main Street, be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on May 28, 2008 be approved subject to the conditions contained herein:
- b. That the following be accomplished prior to the issuance of a building permit;
  1. Approval of grading and drainage plans by the City Engineer, and utility plans by the Racine Water and Waste Water Utilities.
  2. Execution of developer's agreements with the City of Racine to address, among other things, the design, construction, maintenance, and ownership of utilities, roads and other infrastructure and improvements.
  3. Execution of all appropriate easement documents with the City of Racine
  4. All appropriate documents as outlined by Section 114-181 of the City of Racine Municipal Code shall be filed by the applicant, or their agent, with the Racine County Register of Deeds. Prior to recording, all documents shall be submitted to the Director of City Development for review and approval.
- c. That the following be accomplished prior to the issuance of occupancy permits;
  1. Install all landscaping as illustrated in the approved plans or submit a letter of credit equal to the value of the approved plan. In such a case, landscaping shall be completed within six months of the date of the first occupancy permit being issued.
  2. All drive and walk areas shall be have final pavement or a letter of credit shall be provided equal to the value of the paving. In such a case, final paving shall be completed within six months of the date of the first occupancy permit being issued.
- d. That the project density, floor area ratio, units count, yard areas and building height be complied with as presented in the approved plans.
- e. That any driveway openings and closures are subject for the review and approval of the Commissioner of Public Works.
- f. That all technical discrepancies as identified by City Departments be resolved.
- g. That all codes and ordinances be complied with unless otherwise indicated in the approved plans and all permits acquired.
- h. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.

- i. That this permit is subject to Plan Commission review for compliance with the listed conditions.

**Fiscal Note:** N/A