

THE REQUEST BY DOUGLAS STRATTON REPRESENTING REGENCY WEST APARTMENTS, LLC SEEKING PLAN REVIEW FOR THE REGENCY WEST APARTMENTS PLANNED DEVELOPMENT AT 2300 LONI LANE IS APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on October 27, 2010 be approved subject to the conditions contained herein.
- b. That all Common Council conditions of approval of October 19, 2010, as contained in files 10-5562 and 10-5666 be complied with unless otherwise amended herein.
- c. That landscaping (foundation plantings, yard and parking areas) shall be implemented in accordance with the approved plans. Final plans illustrating the placement, size and species of all landscaping shall be submitted for the review and approval of the director of City Development prior to installation but in no case later than January 31, 2011.
- d. That samples of all exterior finishes (brick, siding, trim work, soffit, fascia, roofing) and colors shall be submitted for the review and approval of the Director of City Development prior to installation but in no case later than January 31, 2011.
- e. That Smartside or equivalent siding shall be utilized on all residential apartment buildings and the community center. The final product selection shall be submitted for review and approval to the Director of City Development prior to installation.
- f. That full-dimensioned brick veneer be incorporated from grade to the soffit line at all upper unit main entrances, and from grade to the soffit line of the outward facing facades of buildings 3,4,5.
- g. That full-dimensioned brick veneer be incorporated on the "community center" as depicted in the plans.
- h. That steel post bollards be installed at both sides of all garage entrances prior to the occupancy of said structures.
- i. That all exterior building and general site lighting fixtures be as presented to the Plan Commission on October 27, 2010. Final style and placement of all exterior lighting shall be submitted for the review and approval of the director of City Development prior to installation but in no case later than January 31, 2011.
- j. That a building setback of 60 be maintained from the high-voltage power lines and illustrated on the plans. Building placements shall be adjusted accordingly.
- k. That any directional and project signage be presented to the Plan Commission for review and approval.
- l. 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.
- m. That this permit is subject to Plan Commission review for compliance with the listed conditions.