

STAFF RECOMMENDATION

THAT THE REQUEST BY MARGARET BROCKMAN REPRESENTING THE HIGH ROLLERS MOTORCYCLE GROUP FOR A CONDITIONAL USE PERMIT FOR A MEETING HALL AT 1333 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on May 27th 2009, and the Access Corridor on May 29th, 2009 be approved, subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- c. That the project be reviewed and approved by the Access Corridor Design Review Committee prior to Occupancy Permit.
- d. That the parking lot be paved and striped no later than October 1, 2009. If paving is not complete by this date, the group and/or property owner shall submit a letter of credit in the amount equaling the cost of asphalt paving, and striping, of the site to the Department of City Development.
- e. That the areas of fencing around the property in need of repair be fixed using 6' high wood planks.
- f. The dumpster shall be enclosed & gated with a 6' high wood plank screen.
- g. That all existing signage on the building be removed, including the supporting structure for the wall sign on the south side of the building, be removed prior to occupancy. Future signage, if requested, will require review and approval by the Director of City Development and Access Corridor Committee.
- h. That all applicable permits for a private club, including permits for alcohol sales and consumption, be obtained and all regulations complied with.
- i. That the day and hours of the site be limited to 9:00 a.m. – midnight, Sunday through Thursday, and 9:00 a.m. – 1:00 am., Fridays and Saturdays.
- j. The applicant shall submit a landscape plan providing detail on where and what will be planted along the rear, side, and front of the building prior to occupancy.
- k. All junk and debris on the property shall be cleared and removed from the site prior to occupancy.
- l. That all activities permitted by this conditional use permit amendment be confined to the indoor spaces after 8:00 p.m. as indicated on the floor plans submitted with the application.
- m. That all codes and ordinances be complied with and required permits acquired.

- n. 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.
- o. That this permit is subject to Plan Commission review for compliance with the listed conditions.
- p. That the item be brought back to the Plan Commission for review in 6 months and a notice be sent to everyone within 200'.