

THAT THE REQUEST BY JOHNSON REDEVELOPMENT CORPORATION SEEKING A CONDITIONAL USE PERMIT FOR A FITNESS CENTER AT 141 MAIN STREET, SUITES 5 & 6, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on June 11, 2014 be approved, subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and required permits acquired.
- c. That all applicable building and occupancy permits be obtained from the Building Inspection Department prior to opening for business.
- d. That the hours of operation are permitted be 24 hours a day/7 days a week for gym members. At a minimum, Staff shall be on site from 5:00 a.m. – 9:00 a.m., 11:00 a.m. to 2:00 p.m.; and 5:00 p.m. to 9:00 p.m. For all other times, the facility shall only be accessible to members via key cards or other similarly secure means.
- e. That the facility be video monitored at all times, as well as provide emergency security monitoring.
- f. That all exterior and window signage shall comply with design standards expressed in the zoning ordinance and applicable design guideline documents, and be submitted to the Downtown Area Design Review Commission for review and approval prior to installation.
- g. That the all trash and recyclables be stored in closed containers and screened from view.
- h. That this permit is subject to Plan Commission review for compliance with the listed conditions.
- i. That no minor changes shall be made from the conditions of this permit without the approval of the Plan Commission, and no major changes shall be made from the conditions of this permit without the approval of the Common Council.