

THAT THE REQUEST BY WESLEY ROSENBERG OF BUILDING WATERS, INC. TO OPERATE AN INDOOR CONTRACTOR FACILITY AT 2101 LATHROP AVENUE BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans submitted to the Plan Commission on September 9, 2015 be approved, subject to the conditions contained herein.
- b. That all applicable codes and ordinances shall be complied with and permits acquired.
- c. That there shall be no outdoor storage of building materials, trailers, or related items at any time.
- d. That signage is not approved with this plan. All signage shall be subject to the review and approval by the Department of City Development prior to issuance of sign permits.
- e. That an amended parking plan, incorporating a handicapped space with access aisle, and additional regular parking space along the southwest frontage of the building, be provided prior to issuance of an occupancy permit.
- f. That a site maintenance plan be provided to the Department of City Development for review and approval prior to issuance of an occupancy permit.
- g. That the landscape island located at the corner of Lathrop Avenue and Twenty-First Street shall be weeded, trimmed, and maintained to enhance the appearance and quality of the plantings. Details for this maintenance shall be outlined in the site maintenance plan described in condition f.
- h. That the shingles above the front door area are to be repaired prior to issuance of an occupancy permit.
- i. That the building is to be power-washed prior to issuance of an occupancy permit.
- j. That the east side of the building, and east side door, are to be painted prior to issuance of an occupancy permit.
- k. That the asphalt along the west and north sides of the building shall be re-sealed, parking spaces striped per the parking plan, and wheel stops added prior to issuance of an occupancy permit.
- l. That the area of asphalt to the east of the building be re-surfaced prior to issuance of an occupancy permit.
- m. That the dumpster pad and enclosure be installed prior to issuance of an occupancy permit.
- n. That in the event some exterior improvements cannot be completed prior to request for occupancy due to weather conditions, a financial surety shall be provided to the City in an amount equal to the cost of any outstanding work. The format of surety documents shall be subject to review and approval by the City Attorney's office.
- o. That the hours of operation shall be from 6:30 a.m. – 4:00 p.m., Monday through Friday.
- p. That no minor changes be made to this conditional use without the approval of the Plan Commission, and no major changes be made to this conditional use without the approval of the Common Council.
- q. That this conditional use permit is subject to review by the Plan Commission for compliance with listed conditions.