

**STAFF RECOMMENDATION:**

THAT THE REQUEST FROM FREDERICK L. TILSNER OF TILSNER COLLISION AND AUTOCARE CENTER SEEKING A CONDITIONAL USE PERMIT FOR AN AUTOMOBILE REPAIR FACILITY AT 1524 LAYARD AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Access Corridor Committee July 23, 2009 and the City Plan Commission on July 29, 2009 be approved subject to the conditions contained herein.
- b. That upon the purchase of the property by the applicant, Frederick Tilsner and/or Tilsner Collision and Auto Repair, new signage shall be installed in compliance with materials and construction standards as set forth by the Building Inspection Department, and shall all be in compliance with the Douglas Avenue corridor design guidelines. All new signs are subject to review and approval by the Access Corridor Development Review Committee. Signage shall be reviewed by the Access Corridor Development Review Committee in 12 months from the date of this approval.”
- c. That there be no pennants, banners, streamers, advertising flags, antenna sleeves, string lights, spot lights or other forms of attraction devices utilized.
- d. All lighting shall be shielded downward onto the property and not spill onto other properties.
- e. That vehicles awaiting service may be stored in the impound area no longer than twenty (20) days during a calendar year. Once repair begins, those vehicles being repaired may be stored in the building for no longer than twenty (20) days in a calendar year.
- f. Vehicles may not be stored on the site if they are unlicensed. Only vehicles may be stored in the towing area – no junk, tires, car parts, or other debris may be stored in this area.
- g. There shall be no tow truck on site unless there is an amendment of the conditional use.
- h. A landscape plan shall be submitted within 30 days of approval.
- i. That all junk and junk vehicles currently stored on site be removed and may not be replaced with any junk or junk vehicles, trailers, or general buildup of trash in the future.
- j. That no vehicles for sale be allowed to be parked on the property.
- k. That the parking lot at the entrance to the building shall be patched and sealed and striped no later than September 1, 2009, and maintained thereafter.
- l. Location of the dumpster and enclosures shall be provided on a revised site plan within 30 days of approval. The dumpster must be screened from the public view. See through chain link is not an acceptable screen.
- m. The applicant shall provide a revised site plan addressing all of the above issues within thirty (30) days of approval.
- n. That all codes and ordinances be complied with and required permits acquired.

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