

That a request from Michael Jaeger on the behalf of El Perro, LLC seeking a conditional use for a residence in a commercial building in the B-2 community shopping district at 1639 Douglas Avenue be approved subject to the following conditions:

- a. That the plans presented to the Plan Commission on July 9, 2008 be approved subject to the conditions contained herein.
- b. That all applicable permits are obtained from the Building Inspection Department.
- c. That the commercial space being modified by this application be used solely for a live/work tenancy, with the modified commercial space and new residential space being rented or leased as a single unit, and that the residential space be occupied only by the owner or operator of the business occupying the commercial space..
- d. That the current Douglas Avenue façade window opening and mullion configuration be maintained, that clear glass be utilized, and that the building frontage maintain a commercial appearance.
- e. That the applicant submit detail on where the dumpster will be located and how it will be screened to the Director of City Development prior to issuance of an Occupancy Permit.
- f. That the applicant provides the Director of City Development a clear explanation of the proposed use of the commercial area prior to issuance of a building permit.
- g. That the applicant will adhere to the easement agreement by El Perro and William L. Sorenson, dated January 10, 2007 and recorded at the Racine County Register of Deeds as Document #2117145 on January 16, 2007; and the Easement Amendment dated January 27, 2007 and recorded at the Racine County Register of Deeds as Document 2187615 on April 11, 2007.
- h. That the parking lot and area to the east of the building be paved and striped for parking per the regulations as noted in “g” above and applicable City ordinances, or said areas be landscaped in accordance with plans to be submitted to the Director of City Development for review and approval.
- i. That all codes and ordinances be complied with and required permits acquired.

- j. 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.
- k. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.

Fiscal Note: N/A