

Staff Recommendation:

That the request seeking to amend the conditional use permit establish a dance hall and banquet facility at 522 - 6th Street be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on February 25, 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 following shall be accomplished immediately by the applicant and/or owner:
 1. Repair or remove the awning along Sixth Street. If the awning fabric is to be changed, fabric samples shall be presented to the Director of City Development for review and approval prior to installation.
 2. The shed found at the Sixth Street frontage shall be removed from the property.
 3. The dumpster and any other trash receptacles shall be moved back to the approved location in the northwest corner of the parking lot.
- d. That the days and hours of operation of the facility shall be as follows:
 1. Dance hall: between the hours of 7:00 p.m. and 1:30 a.m. Friday through Sunday with no music to be played after 1:30 a.m.
 2. Banquet Facility: between the hours of 4:00 p.m. to 8:00 p.m. Monday through Sunday.
 3. Private bookings: daily between the late morning and early afternoon hours.
- e. That all activities permitted by this conditional use permit shall be confined to the indoor spaces as indicated on the floor plans.
- f. That prior to operation of the dance hall and banquet facility, a comprehensive security plan be provided containing information such as, but not limited to, who will provide services as well as indicating their training and experience, the security policies and enforcement measures to be implemented, times of day when security personnel will be on site, the locations on the property where monitoring and control activities will take place, who will provide insurance coverage and proof thereof. Said security plan shall be provided to the Director of City Development for review and approval, prior to the issuance of an occupancy permit and be retained in effect thereafter.
- g. That all music and associated vibration be contained within the building.
- h. That all codes and ordinances be complied with and required permits acquired.
- i. 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.
- j. That this permit is subject to Plan Commission review for compliance with the listed conditions.
- k. If underground parking is allowed it must be by valet only.
- l. That the "Good Neighbor Policy Agreement" regarding this property is incorporated herein by reference and is enforceable as if reproduced in full in this permit.