

STAFF RECOMMENDATIONS

THAT A CONDITIONAL USE PERMIT BE GRANTED TO JOHN BEARDSLEY JR. TO OPERATE AN EQUIPMENT STORAGE, WAREHOUSE, AND MAINTENANCE FACILITY AT 1801 QUINCY AVENUE, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on October 14, 2009 be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection Department, including a site drainage plan to address drainage from the site to be reviewed and approved by the appropriate City department.
- c. That the hours the establishment is open to the general public be from 6:30 a.m. to 5:30 p.m. Monday through Saturday, with no hours on Sunday.
- d. No deliveries or vehicle test driving shall occur outside of normal business hours.
- e. That all aspects of the operation, with the exception of large truck parking, shall be contained indoors, including the storage of any parts and equipment.
- f. Body work and painting is not permitted at this location.
- g. All doors to the building must remain closed while vehicle work is being done to lessen the impact of noise on the surrounding neighborhoods.
- h. No vehicle sales shall be conducted at this location.
- i. There shall be no outdoor display or sales of products or vehicles at this site. Junk and/or inoperable vehicles may not be stored anywhere on the site.
- j. All gravel storage outside be contained in a manner approved by the Director of City Development.
- k. No junked or inoperable vehicles may be stored at this location and no vehicle salvage be conducted.
- l. Parking of any vehicles associated with the business on adjacent streets for any reason is strictly prohibited.
- m. Business vehicles travel along a route south to 19th Street, and then west or east to Taylor Avenue to avoid traveling on Quincy Street and Deane Street, between 19th and 21st Streets.
- n. All designated parking areas are to be asphalt surfaced and striped, and all vehicles are to be parked in designated parking spaces. A copy of this plan shall be submitted to City Development prior to occupancy.
- o. A landscape plan is to be submitted for the review and approval of the Director of City Development, and the site plan is to be modified to show these site requirements. This plan shall include the following:
 1. A 6-foot tall solid wood fence shall be provided along the south and west property line. This fence shall be set back a minimum of 10' in from the property line.

2. A landscape plan shall be submitted with plantings to consist of mostly coniferous trees along the southern property line, outside the fence but within the property line. The coniferous trees must be a minimum of 8' in height when planted.
 3. Along the Quincy Avenue frontage, a mixture of coniferous, deciduous, and ground shrubs shall be proposed and to be planted in front of the fence but within the property line boundary. Coniferous trees are to be a minimum of 8' in height when planted, and deciduous trees must be a minimum of 2.5" caliper. The landscape plan is subject to review and approval of the Department of City Development.
- p. If the applicant or owner fails to install the landscaping and fencing, the City will enter the site, implement the plan and draw on the letter of credit for the cost of implementation. The letter of credit shall be equal to 100% of the value of the landscaping and fencing and submitted for the review and approval of the Director of City Development. Any costs incurred in excess of the value of the letter of credit shall be paid by the applicant or owner or shall be imposed as a special charge against the real property in accordance with the applicable statute. By operating under this conditional use, the applicant and owner give permission to the City to enter upon the property for this purpose. All landscaping and fencing shall be installed within six (6) months of obtaining an occupancy permit.
- q. That all signs comply with zoning ordinance requirements and be professionally made. Signage must be approved by the City Director of Development prior to installation.
- r. Amend the site plan to indicate how the dumpster area will be enclosed and screened from view.
- s. That all codes and ordinances be complied with and required permits acquired.
- t. 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.
- u. That this permit is subject to Plan Commission review for compliance with the listed conditions.