

THAT A REQUEST BY KEITH AND KATHLEEN MEYER SEEKING A CONDITIONAL USE PERMIT FOR A CATERING, EVENT, BANQUET, AND LODGING FACILITY AT 2219 WASHINGTON AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on March 9, 2015, 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 hours and days the facilities is open to the general public for functions, activities and events shall be 8:00 a.m. to 11:30 p.m., daily.
- d. That the types of functions, activities and events to be accommodated by this facility may include those such as club meetings, church services and events, weddings ceremonies and receptions, funeral receptions and services, music recitals, community events, pageants, special family events/receptions, fundraising events, general management offices, site maintenance, event scheduling.
- e. That overnight lodging is to be confined to the mansion and offered only for clients having booked the event facility and their immediate family members.
- f. That an exception is hereby granted to allow 81 off-street parking spaces rather than the ordinance required 88, but that parking will be reviewed within 12 months of occupancy to determine adequacy.
- g. That by May 31, 2016 the following shall be submitted for the review and approval of the Director of City Development:
  1. A security plan for the building and information addressing safety, loitering, after-hours policies and any other potential security issues.
  2. A detailed plan with specifications for the dumpster enclosure.
  3. A detailed landscape plan illustrating plantings along the eastern and western ends of the parking lot, and a screening/buffer fence along the south lot line. Any additional exterior building and parking lot lighting shall be illustrated on the landscape plans and their specifications provided for review.
  4. A detailed plan of the outdoor patio area.
- h. That prior to the issuance of an occupancy permit the following shall be accomplished in accordance with all approved plans:
  1. Paving of expanded parking area, and sealing and striping of entire parking and drive area.
  2. Installation of landscaping and fencing as illustrated on the approved landscaping plan.
  3. Installation of the dumpster enclosure.
  4. Implementation/installation of all security measures.
- i. That in the event that the improvements listed in conditions f. and g. are not installed or completed by the time an occupancy permit is requested, prior to the issuance of an occupancy permit the applicant shall submit to the Director of City Development a financial surety, such as a bond, letter of credit, or other recognized assurance. An estimate of the cost of completing said improvements is to be provided by the applicant and the financial assurance issued in an amount equal of the value of the incomplete improvements. The financial assurance shall be kept on file with the Department of City Development, with the content and format of said assurance subject to review and approval of the City Attorney.
- j. That all signs shall be professionally made, comply with zoning requirements, and be submitted for the review and approval of the Director of City Development prior to installation and/or issuance of building permits.
- k. That all trash and recyclables be stored in closed containers and screened from view.
- l. 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.
- m. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.