

That a request from Dr. Kenneth Kurt seeking a conditional use permit to operate a fitness center and health clinic at 740 College Avenue be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on May 14, 2008 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 the establishment is open to the general public be 5:00 a.m. - 10:00 p.m., Monday – Friday; and 6:00 a.m. – 5:00 p.m. Saturday and Sunday. The facility will include a health spa, massage therapy, fitness club, sports facility with training, medical offices, substance abuse counseling, and physical therapy. Accessory uses may include a small café and community room.
- d. That at such time the proposed changes to the pedestrian access on the west side of the building are submitted, that the modifications be reviewed and approved by the Downtown Area Design Review Commission.
- e. That all signs be professionally made, comply with the zoning ordinance requirements and be submitted for review and approval by the Downtown Area Design Review Commission.
- f. That all trash and recyclables be stored in closed containers and screened from view.
- g. That the applicant submit a detailed landscape plan within 30 days of occupancy to be reviewed and approved by the Community Development Director. Said landscape plan shall include proposed plantings for the planter bed along 8<sup>th</sup> Street, and the planter bed located along the building curve on 8<sup>th</sup> Street and College Avenue.
- 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.

Fiscal Note: N/A