

THAT THE REQUEST BY ERWING JACKSON OF DEM AUTO SALES & SERVICE TO OPERATE A USED CAR SALES AND LIGHT REPAIR SHOP AT 1304 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission at the October 29, 2014 meeting 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 this request is subject to review of the Douglas Avenue Corridor District and Business Improvement District.
- d. That the hours of operation may be from 9:00 a.m. – 5:00 p.m., Monday through Saturday.
- e. That no engine repair, transmission repair or service, tire work, body work or painting be allowed at this location.
- f. That all aspects of the operation of auto repair must be contained indoors, including the storage of parts and equipment. No outdoor displays of parts, air hoses, vending machines, or the like will be allowed at any time.
- g. That the vehicles for repair shall be limited to private passenger automobiles and personal trucks or vans. No commercial vehicle repair is allowed.
- h. All vehicles, whether for sale, repair, customer, or employee, must be parked on-site in designated parking stalls.
- i. If a parking agreement is reached with 1234 Douglas Avenue, the applicant shall provide a copy of the agreement to the Department of City Development, and a plan outlining the allowable parking areas per the agreement on that lot.
- j. If exterior lighting is to be installed, a lighting plan and cut sheets of the luminaries to be used shall be provided to City Development staff for review and approval. All lighting shall be shielded to be contained on-site.
- k. Any fencing proposed along Douglas Avenue shall be subject to review and approval by the Department of City Development and the Douglas Avenue Corridor District & BID.
- l. Parking stalls must be striped per the approved site plan, and wheel stops must be installed on all perimeter parking spaces prior to issuance of an occupancy permit. No on-street parking is allowed.
- m. That no junk or inoperable vehicles may be stored at this location, and no vehicle salvage shall be conducted at this location.
- n. That all signs shall be professionally made and approved by the Department of City Development, and reviewed by the Douglas Avenue Corridor District and BID, prior to issuance of a sign permit.
- o. That the dumpster shall be screened with 6-foot wood fence with front gates prior to issuance of an occupancy permit.
- p. That a landscape plan for the planting area along Douglas Avenue shall be submitted to the Department of City Development for review and approval, and landscaping shall be installed prior to issuance of an occupancy permit. If weather does not permit planting at this time, the applicants shall provide a financial assurance with a specific date of completion to cover the cost of the landscape plantings in the form of a bond, certified check, or letter of credit prior to occupancy.
- q. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no minor changes be made from the conditions of this permit without the approval of the Common Council.
- r. That this permit is subject to Plan Commission review for compliance with the listed conditions.