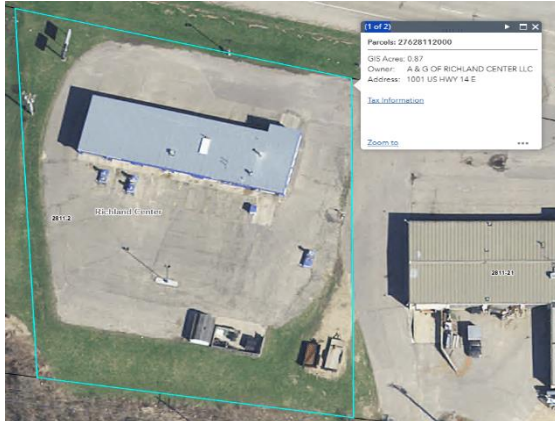


APPLICANT:	Abidin Bajamia	REQUEST:	Conditional Use Permit
ADDRESS:	1001 US Hwy 14 E.	PARCEL #:	276-2811-2000
BUSINESS:	A&G of Richland Center (Lube Express)	DISTRICT:	Commercial Downtown
MEETINGS:	Planning 3/26/25 & Council 4/15/25	DESCRIPTION:	Car Wash & Oil Changing Service

BACKGROUND

The subject property, a long-standing car wash, was recently acquired by a new owner who has submitted a Conditional Use Permit (CUP) application.



ORDINANCE

407.04 CONDITIONAL USES IN A "C-G" GENERAL BUSINESS DISTRICT. (4) Auto Repair Garage or Facility and (11) Car Wash

CRITERIA FOR CONSIDERATION

	Yes	No
Is the project consistent with the Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can the request demonstrate adequate public facilities, including roads and drainage, & utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the request minimize adverse effects on the natural environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not create undue traffic congestion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not adversely affect public health, safety, and welfare.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request conforms to all applicable provisions of the code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CONDITIONS FOR APPROVAL

1. The completed project must be consistent with the plans submitted at time of application.
2. The applicant shall grant City Zoning staff access to the project site for inspections to verify compliance.
3. Outside storage of tires, inoperable vehicles, scrap metal, auto parts, and related materials is prohibited.
4. This CUP shall be valid for one (1) year from the date of approval by the Common Council.
5. This CUP is renewable if compliant with the Code of Ordinances and prescribed conditions of this permit.
6. This conditional use permit is not transferable.

STAFF RECOMMENDATION

PLANNING: Motion to recommend to the Common Council the approval of the application of A&G of Richland Center for a conditional use permit to allow a car wash and oil changing service at 1001 US Hwy 14 E. (Tax Parcel ID 276-2811-2000)with conditions as presented.

COUNCIL: Motion to approve the application of A&G of Richland Center for a conditional use permit to allow a car wash and oil changing service at 1001 US Hwy 14 E. (Tax Parcel ID 276-2811-2000) with conditions as presented.