

APPLICANT: Bill Bindl
ADDRESS: 243 E. Court St.
BUSINESS: Bindl Tire & Auto
MEETINGS: Planning 1/22/25 & Council 2/4, 3/4, & 4/15

REQUEST: Conditional Use Permit
PARCEL #: 276-2100-0930
DISTRICT: Commercial Downtown
DESCRIPTION: Auto Repair Facility

BACKGROUND

The subject property has a documented history of operation as an automotive repair facility. Conditional Use Permits have been issued with the most recent being granted in 2016 for a five-year term. Consequently, the business has been operating without a valid CUP since 2021. A Notice of Violation, requiring reapplication for a CUP, was issued on December 6th, 2024.



ORDINANCE

408.04 CONDITIONAL USES IN A "C-DT" CENTRAL BUSINESS DISTRICT. (4) Auto Repair garage or facility.

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 use of the parcel must remain consistent with the use approved by the Common Council.
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

Following the 3/4/2025 Council meeting, Amy Bindl of Bindl Tire & Auto was contacted. Amy was informed that Council took no action regarding the CUP. Amy indicated that she would address the violation. Following that communication, a good faith effort toward obtaining compliance has been demonstrated. At last report, transport assistance had been scheduled to facilitate the removal of the remaining tires.

COUNCIL: Motion to approve the application of Bindl Tire & Auto of Richland Center for a conditional use permit to allow an auto repair shop at 243 E. Court St. (Tax Parcel ID 276-2100-0930) with conditions as presented.

