

APPLICANT: Shawn Grimm
ADDRESS: 184 E. Mill St
BUSINESS: [Shawn's Auto Repair](#)
MEETINGS: Planning 3/26/25 & Council 4/15/25

REQUEST: Conditional Use Permit
PARCEL #: 276-2100-0210
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 February 12, 2025.



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 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 Shawn's Auto Repair of Richland Center for a conditional use permit to allow an auto repair shop at 184 E. Mill St. (Tax Parcel ID 276-2100-0210) with conditions as presented.

COUNCIL: Motion to approve the application of Shawn's Auto Repair of Richland Center for a conditional use permit to allow an auto repair shop at 184 E. Mill St. (Tax Parcel ID 276-2100-0210) with conditions as presented.