

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Kathleen Racine to operate a taxi home occupation from 1604 S.10th Street. NR-6 Zone

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: March 5, 2024

MEETING DATE: March 12, 2024

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Kathleen Racine is proposing to operate a taxi home occupation business from her residence located at 1604 S. 10th Street. The applicant states the following about the project:

- The property is currently used as a residence. The proposed use is as home occupation. We wish to park our business vehicles on the concrete slab located on the west side of the property off the alley.
- We will be providing transportation services to the community.
- The same two residents/employees will be living in the home that have been for over two decades.
- No additional employees located at this address.
- There will not be any customers at this address. All of our business is done from our vehicles.
- The concrete slab that will be used for parking our vehicles measures 33'x23'.
- We are only requesting to park our business vehicles on our property that is located off the alley.
- The access is appropriate, and no customers will be visiting this address. The parking that we wish to use is off street parking owned by us.

- Our hours of operation are around the clock, but only involves us starting our vehicles and driving away from the area.
- There will be no impact on our neighbors or neighborhood by doing this. We are not reducing the available street parking, we are not creating any additional noise or smells, and we are not erecting a new structure or signage.
- Our company aims to provide safe transportation to residents within the community at a fair price. We pride ourselves on our clean and well-maintained vehicles, as well as the personable drivers. We believe that Sheboygan is in need of a transportation company that can be utilized by locals and tourists alike, while also representing the City in a positive light.

STAFF COMMENTS:

The Plan Commission may want the applicant to address:

- What type of vehicles will Ms. Racine use for the taxi business? If similar to a typical residential vehicle that is fine but this should not be a bus or a larger commercial transport vehicle.
- How many vehicles will be used for the proposed home occupation?

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Applicant will meet all home occupation criteria listed in Section 105-722(S).
2. Applicant shall obtain all necessary licenses to operate the taxi business.
3. Applicant shall obtain all necessary permits for any type of construction including but not limited to building, plumbing, electrical, HVAC, etc.
4. The home occupation may only utilize 25 percent of the living area of the dwelling.
5. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties.
6. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations.
7. If any issues arise from the taxi business, the City may again review the conditional use permit.
8. Kathleen Racine and one other resident of the home are the only employees permitted for this taxi business.
9. No commercial type vehicles permitted to park at this residential dwelling.
10. If the applicant moves from the present location the conditional use permit will discontinue immediately.
11. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments