

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by HR Construction Company to construct and operate a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center). SC Zone

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: September 2, 2022

MEETING DATE: September 13, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

HR Construction Company is proposing to construct and operate a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center). The applicant states the following:

- Presently there is the Sheboygan Chrysler Center 2-bay carwash facility and the Sheboygan Quick Lube Plus 4-bay quick lube facility located at 2701 Washington Avenue (in addition to the auto sales/repair facilities). These are two (2) separate facilities.
- Sheboygan Auto Group is proposing to demolish the existing two (2) buildings in order to construct one (1) new facility. The new facility would incorporate these services into one (1) new building (car wash, quick lube and emission testing services).
- The new building will be 8,338sf (64 x 129) and is proposed to be constructed in approximately the same general location of the demolished buildings.
- The car wash/quick lube facility will be open Monday-Friday, 7 AM – 5:30 PM. Saturday, 7:30 AM – 12:00 PM.
- The current number of employees at the facility is 15-20. No new additional employees are proposed as part of the project.
- The new facility will be available for use by the general public via drive-through service for

emissions, instant oil change and instant car wash.

- Projected number of daily customers: +/-100
- No new access changes are proposed. The existing ingress/egress drives will remain as currently constructed and will continue to provide adequate service to the site.
- No new parking changes are proposed. The site will be serviced by the existing onsite parking; the new building will not create any additional parking demand.
- No new waste enclosure is needed and no outside storage is proposed.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- Building signage will be included on the north elevation. This building mounted signage will be permitted separately by the chosen sign vendor.
- The location on Washington Avenue is a heavily traveled commercial corridor through the City with excellent visibility and access.
- The estimated value of the project is approximately \$2.8 million.
- The proposed development timeline is a March 2023 start with an anticipated completion date of September 2023.

The applicant states the following about the architecture:

- The proposed development will include a single-story building with an 8,338sf footprint, and vehicle queue lanes for entering/exiting the service/carwash facility.
- Exterior finishes will be made of a mixture of EIFS, Aluminum Composite Material (ACM) panels (colors of champagne, black and light bronze) and aluminum with clear glazing.
- There will be a seven (7) foot high parapet around the entire building elevation. All mechanical units will be lower than the parapet and will be screened
- The architectural style of the building will fit in and compliment surrounding commercial developments.

STAFF COMMENTS:

The Plan Commission should be aware that the new buildings functional front is the south side of the building facing the interior of the lot and the functional rear is the north side of the building facing Washington Avenue. Thus, it will be important that the rear/north elevation and east and west side elevations are well designed because these are the views of the building you will see from Washington Avenue.

The applicant states that there is no need for a dumpster enclosure but currently there is a dumpster by a vacuum as you exit the wash facility. So is there the need for a dumpster and if so, where is the dumpster proposed to be located?

Also, what is happening with the vacuum? Is there a new vacuum(s) to be installed? If so, where? Would prefer the dumpster and/or vacuums be located interior to the facility parking lot (south of building) instead of along the Washington Avenue frontage.

The applicant states there will be no changes to parking and/or access, however, it appears that the area previously used for the building will now be paved, striped and used for parking and/or vehicle display.

The applicant indicates there will be building signage to be installed. The applicant has not provided a sign package at this time. Thus, applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.

The maximum number of wall signs is four (4) for the entire property so the applicant will eventually have to apply for sign exceptions/variances for this facility because the Sheboygan Chevy facility already has more than four (4) wall signs.

The applicant is requesting the following land use exceptions:

- Requesting an exception to have four (4) more wall signs than what is permitted – Maximum permitted number of wall signs permitted if four (4) for all facilities on the property.
- Requesting an exception from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.
- Requesting an exception to the landscape ratio of 25% - Minimum landscape ratio required is 25%

The Plan Commission may want to have the applicant address the following:

- Where are the oil tanks and how is all waste oil addressed? Are the oil tanks and oil store inside or outside of the facility?
- Appears there will be a large transformer on the west side of the building. Will the transformer be properly screened with the proposed landscaping?
- What is the applicant's intention for signage?

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, DNR, hazardous materials, etc. (Applicant shall be in contact

- with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site in a clean and dust free condition. If the applicant demolishes the building and removes the concrete from the site but does not move forward with the project, the applicant shall be required to landscape the property with grass in a timely fashion (property will not be left in a disturbed state).
 3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
 4. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
 5. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
 6. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
 7. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit. Applicant shall work with staff with regards to appropriate dumpster enclosure design, location, etc. If staff has any concerns with proposed dumpster enclosure, the matter may be brought back to the Plan Commission for their consideration.
 8. Applicant shall work with staff with regards to and proposed vacuum(s) to be installed (number, location, etc.). If staff has any concerns with proposed vacuums, the matter may be brought back to the Plan Commission for their consideration.
 9. Outdoor storage of materials, products or equipment shall be prohibited.
 10. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, transformers, etc.).
 11. Any unused mechanical boxes, equipment, vacuums, etc. shall be removed from the site.
 12. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
 13. Applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
 14. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
 15. All areas used for parking/maneuvering of vehicles shall be paved.
 16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
 17. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
 18. The parking lot and drives shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. The site shall be curbed.
 19. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
 20. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but

- not limited to, new and old ingress/egress driveway openings, drop off lane, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
21. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
 22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
 23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
 24. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
 25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
 26. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
 27. Applicant is responsible for all required easements, agreements, etc. between the property owners including but not limited to shared parking, access, utilities, storm drainage, etc.
 28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
 29. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments