

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Jorge Gonzalez to operate a taxi home occupation from 2004 S.16th Street. NR-6 Zone

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

REPORT DATE: May 18, 2023

MEETING DATE: May 23, 2023

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:

Jorge Gonzalez is proposing to operate a taxi home occupation business from his residence located at 2004 S. 16th Street. The applicant states the following about the project:

- Jorge Gonzalez is proposing to use a small room in his basement for office purposes to operate a taxi business from his home and utilize his driveway/parking slab to park his vehicle/taxi at 2004 S. 16th Street. Mr. Gonzalez will be the only employee.
- Applicant indicates there would be no customer interaction at the home because he would be leaving his home to pick up and transport clients where they are wishing to go around the community.
- Most of the time I will be receiving phone calls in the taxi during the work day which is typically 11:00 am to 11:00pm so not much will be taking place at the home other than parking the vehicle.
- Taxi would be parked in the driveway from 11:00pm to 11:00am.
- There will be little to no disturbance in the neighborhood from the proposed taxi business.

STAFF COMMENTS:

Staff does not object to the proposal but is recommending that:

- Mr. Gonzalez is the only employee permitted for this business.

- Maximum one (1) typical passenger vehicle be permitted to park at this residential dwelling (no commercial type vehicles).

A couple of items the Plan Commission may want the applicant to address:

- What type of vehicle will Mr. Gonzalez 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.
- The applicant has a trailer located on the paved area. Where does the applicant intend on storing the trailer when he parks his vehicle/taxi on this parking slab? The applicant could possibly store the trailer in his rear yard but would need to locate the trailer on a slab as required by the zoning ordinance. Applicant may work with the Building Inspection Department regarding the storing of the trailer and slab.

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 15.206(8)(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. The City of Sheboygan has the right of entry during the stated hours of operation to insure compliance per City of Sheboygan Ordinances and with this approval.
8. If any issues arise from the taxi business, the City may again review the conditional use permit.
9. Jorge Gonzalez is the only employee permitted for this taxi business.
10. A maximum one (1) typical passenger vehicle is permitted to park at this residential dwelling (no commercial type vehicles).
11. Applicant shall remove trailer from the property and/or shall work with the building department to obtain the proper permits to create a slab to store such a trailer on per the zoning ordinance.
12. If the applicant moves from the present location the conditional use permit will discontinue immediately.
13. 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