

Conditional Use Written Explanation For City of Sheboygan

A.) Name of project: Gerber Collision and Glass

B.) Summary:

- The existing parcel is a vacant lot
- The proposed use will be a new building for Gerber Collision and Glass. The facility will have a small office / customer area on the south end and the remainder of the building will be a repair shop. A customer parking area located at the south end of the parcel will be adjacent to the customer entrance. The repair shop is surrounded by a screened in vehicle staging area. A landscape buffer will soften the screen fencing at the perimeter of the vehicle staging area.
- The facility will offer major and minor auto-body damage, dent and scratch, fenders, bumpers, paint, hail and frame repair. Also includes windshield repair and replacement.
- The facility is proposed to be open from 8am to 5pm on Monday thru Friday with 12 to 15 employee and 5 to 7 customer trip per day.
- The project is proposing a new 11,825 square foot building with 14 parking stalls (5,834 square feet) for customers (outside the screen fence) and 36 parking stalls (15,100 square feet) for vehicle staging and employee parking (inside the screen fence). The proposal included foundation planting at the customer entrance and buffer plantings at the perimeter of the screen fence area. All traffic will enter the south entrance drive off of South Business Dive II. Sidewalks will be provided at the employee entrance. A dumpster enclosure is proposed at the north end of the side inside the screen fence area.
- The customer entrance to the facility faces south to address the main traffic from Washington Avenue. The façade (south) will address the public entering the facility with timeless materials of brick and decorative block using colors and textures similar to adjacent developments. The entrance will be identified with a cantilevered canopy, signage band and storefront glazing to provide transparency to the customer area. The remainder of the building will be clad with a vertical metal panel that will be softened to the public by the screen fence and buffer landscaping.
- A monument sign is being proposed near the entrance drive and a building mounted wall sign above the customer entrance.
- The project is proposed to start in early June and be completed by late October with an estimated budget of \$1,750,000.
- The use of a screen fence and buffer landscaping is being provided to eliminate the possibility of the public seeing damaged cars.

C.) Variances

- No variances or exceptions are being proposed for this project.

D.) Justification

- The proposed use is in harmony with the purposes, goals, objectives, policies and standards of the city of Sheboygan Comprehensive Master Plan by providing clean orderly service provider to the community.
- The proposed development, though the use of screen fence and buffer landscaping, is in harmony of the neighboring uses. The location of the building also allows for logical and easy access to this location.
- The proposed use is in harmony with the neighboring uses which include a car wash and vehicle repair facility.
- The proposed site is served by adequate utilities.