

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Ramirez and Sons Auto Sales to operate an auto sales, towing and repair shop located at 2044 Calumet Drive. UC Zone

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: October 19, 2023

MEETING DATE: October 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:

Ramirez and Sons Auto Repair and Towing is proposing to operate an auto repair and sales shop at 2044 Calumet Drive which is the former Mike's Expert Auto Repair Services facility/site. The applicant states:

- The site is currently used as an auto repair facility.
- The proposed use is auto repair in one building and auto sales in the other.
- The current business also rents U-Haul trucks, and our auto sales business is not much different. We have quality vehicles and offer financing in house to those who normally would not qualify, getting older, less fuel-efficient vehicles off the road.
- Our proposed business is not much different than that which is already in the location, just have more services available to assist our customers and the community.
- Our hours of operation will be 8am-5pm M-F, but will occasionally stay open later to finish a customer's vehicle.
- We plan on having the sales vehicles under the awning, and any outdoor storage of vehicles that are waiting for repairs will be stored inside the fenced in area. That area will also house our dumpsters.

STAFF COMMENTS:

The commission may want to ask:

- How many vehicles will be on site at a time? How many for sale and how many to be repaired?

- Where will clients and employees park?
- How many employees will you have and how will the site/grounds be managed?
- Do clients have scheduled appointments with minimal walk-in traffic?
- Explain number of vehicles, trailers, miscellaneous equipment used for your business and where those vehicles and equipment are stored on the site.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
4. 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.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. Applicant shall remove all unused signs and all signage referring to previous businesses.
7. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
8. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
9. 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 and/or architectural review applications reflecting those amendments.
10. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
11. Dumpster(s) shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpsters. Dumpster enclosure will be completed prior to issuance of an occupancy permit.
12. The applicant may not store any inoperable vehicles on the property
13. Vehicle location shall not cause any type of pedestrian/vehicle conflict or safety issues.
14. In no instance shall the auto repair create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.

ATTACHMENTS:

Conditional Use and required attachments