

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: RAMIREZ AND SONS AUTO REPAIR AND TOWING LLC,
dba RAMIREZ AND SONS AUTO SALES _____

ADDRESS 2044 CALUMET DR, SHEBOYGAN WI 53081

E-MAIL: RANDSONSAUTOSALES@GMAIL.COM

PHONE: (920) 390-1226 _____

FAX NO. () _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: RAMIREZ AND SONS AUTO REPAIR AND
TOWING LLC dba RAMIREZ AND SONS AUTO SALES _____

ADDRESS OF PROPERTY AFFECTED: 2044 CALUMET DR, SHEBOYGAN, WI 53081

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: CURRENTLY USED AS AUTO
REPAIR FACILITY

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY
CHANGES TO THE EXISTING USE: PROPOSED USE IS AS AUTO REPAIR IN ONE BUILDING,
AND AUTO SALES IN THE OTHER

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF
THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED

OPERATION OR USE: CURRENTLY ZONED FOR AUTO REPAIR BUT NOT FOR AUTO SALES. WE REQUEST THAT WE BE GRANTED CONDITIONAL USE TO SELL QUALITY USED VEHICLES

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? THE CURRENT BUSINESS ALSO RENTS UHAUL 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.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? OUR PROPOSED BUSINESS IS NOT MUCH DIFFERENT THAT THAT WHICH IS ALREADY IN THE LOCATION, JUST HAVE MORE SERVICES AVAILABLE TO ASSIST OUR CUSTOMERS AND THE COMMUNITY

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? WE ARE VIRTUALLY THE SAME TYPE OF BUSINESS AS THE PREVIOUS OWNER, THE ONLY DIFFERENCE I THAT WE WILL BE SELLING CARS, NOT RENTING BOX TRUCKS

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. YES, IT IS ALREADY SET UP AS A REPAIR SHOP, AND HAS BEEN IN OPERATION FOR YEARS

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: GUILLERMO RAMIREZ BALBUENA **ADDRESS:** 7214 SEIDL RD, MANITOWOC, WI 54220 **E-MAIL:** remirezautorepair@att.net

ARCHITECT: n/a

ADDRESS: _____ **E-MAIL:** _____

CONTRACTOR: n/a

ADDRESS: _____ **E-MAIL:** _____

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


APPLICANT'S


SIGNATURES

08/28/2023
DATE

GUILLERMO RAMIREZ BALBUENA

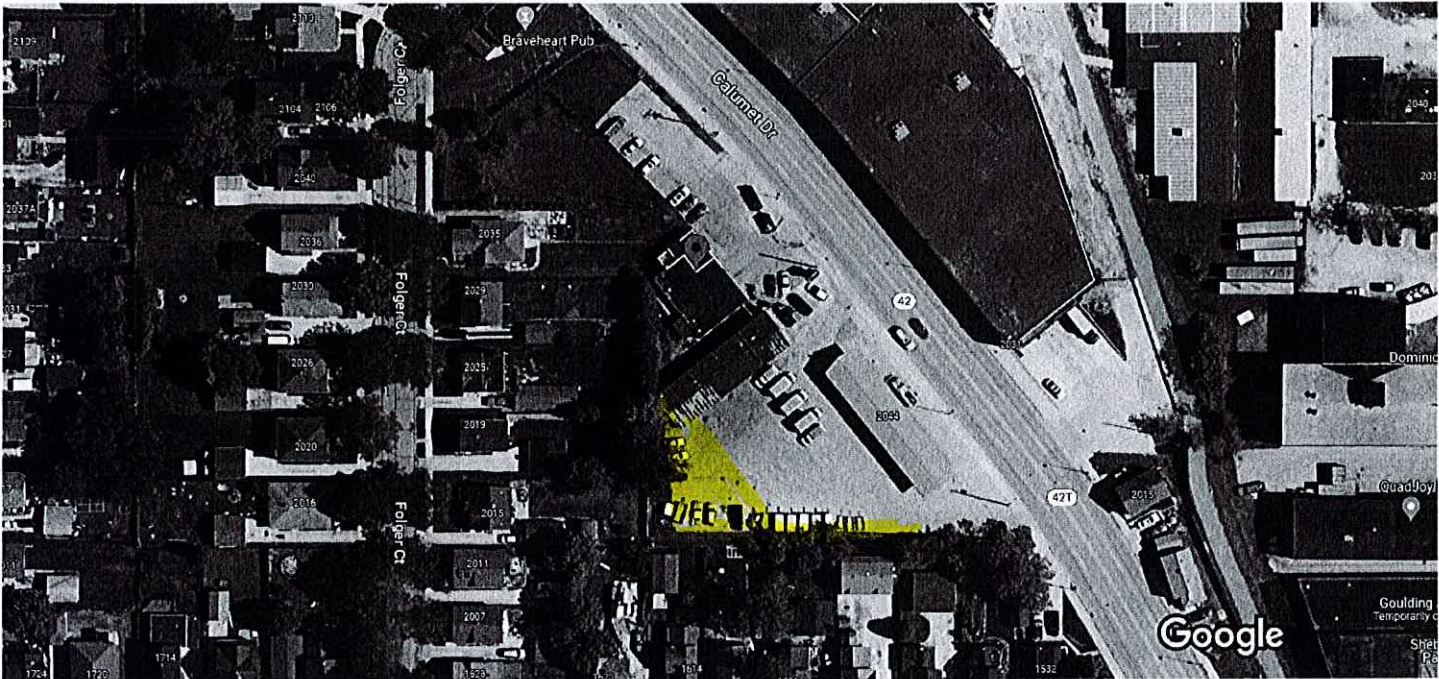
GUILLERMO RAMIREZ ENRIQUEZ

PRINT ABOVE NAME

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - ☐ The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - ☐ All lands for which the conditional use is proposed.
 - ☐ All other lands within 100 feet of the boundaries of the subject property.
 - ☐ The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development or if the proposed conditional use is a cluster development (per Section 15.206(1)(b) or a group development (per Section 15.208). A proposed preliminary plat or conceptual plat may be substituted for the final site plan, provided that the preliminary plat contains all information required on a site plan.
 - ☐ Submit TWO (2) copies of the site plan.
 - ☐ Submit .pdf file of all drawings either by email or CD
 - ☐ The site plan shall be at a scale of not less than 1" = 100", including a graphic scale and north arrow.
 - ☐ Submit ONE (1) 11" X 17" reduction of the site plan.
 - ☐ Property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
 - ☐ Existing and proposed easement lines and dimensions with an explanation of ownership and purpose.
 - ☐ Required building setback lines.
 - ☐ Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - ☐ The location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - ☐ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance.

Google Maps 2044 Calumet Dr



Imagery ©2023 Maxar Technologies, Map data ©2023 Google 50 ft



2044 Calumet Dr
Building



Directions



Save



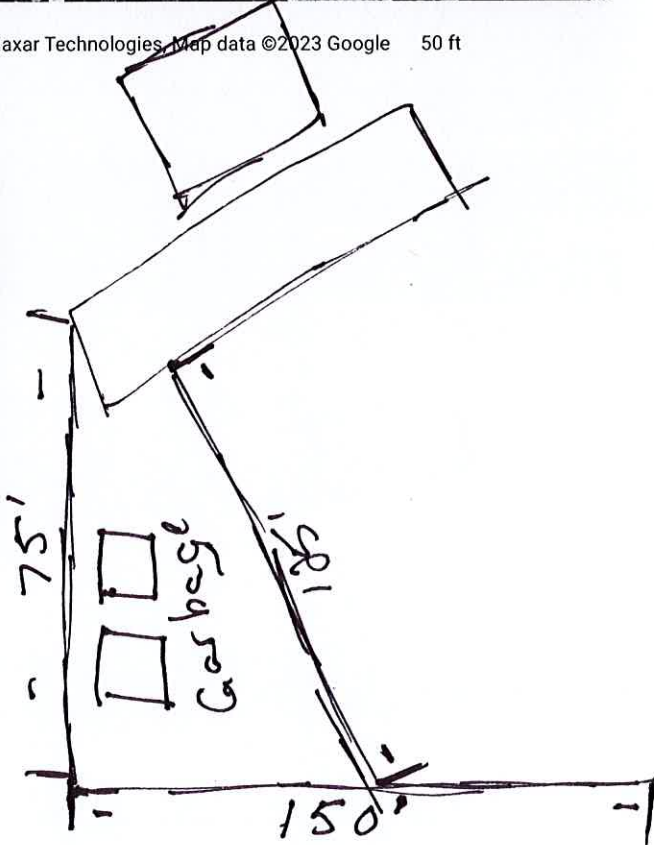
Nearby



Send to
phone



Share

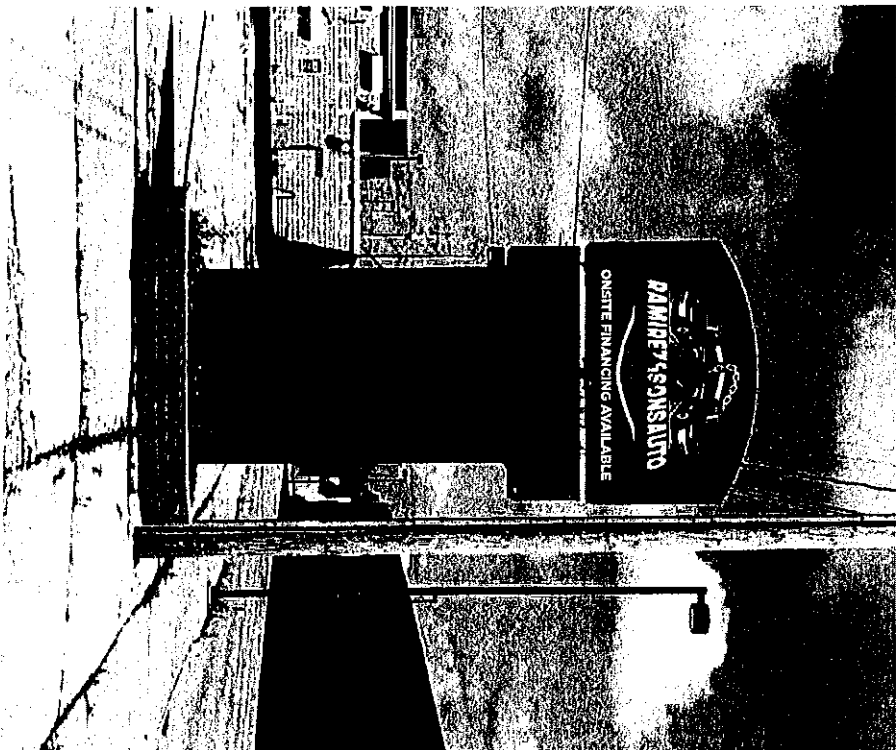


2044 Calumet Dr, Sheboygan, WI 53081

Photos

RAMIREZ AUTO REPAIR & TOWING
SHEBOYGAN LOCATION (OLD MIKES EXPERT AUTO)

NORTH/SOUTH



SOUTH FACE



NORTH FACE

DESC. 8' x 5.5' pan faces in current sign, will need new poly faces, digitally printed, with UV lamination, 1 OF EACH DESIGN



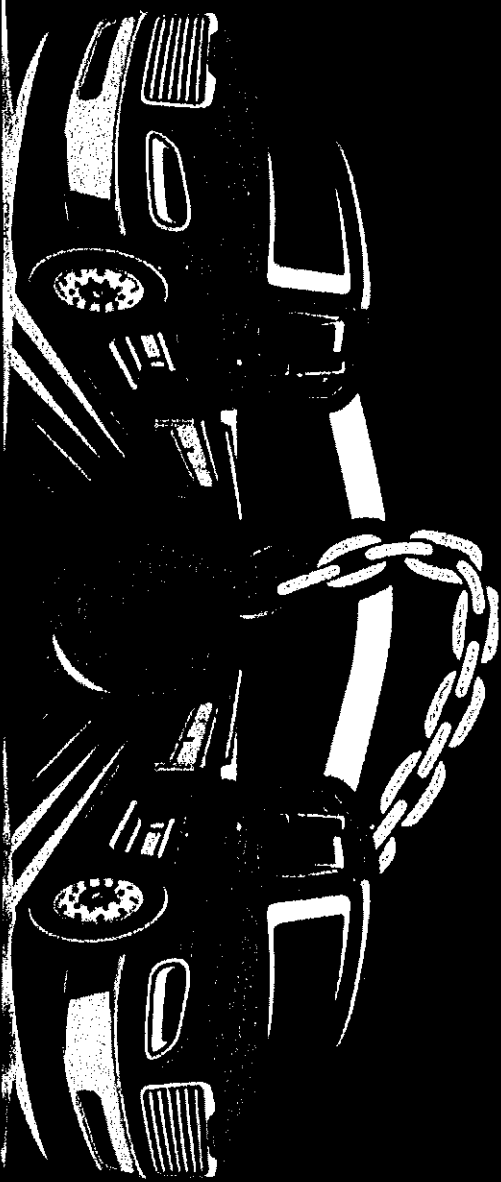
**311 Forest Ave,
Sheboygan Falls
(920) 550-0009**

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RAMIREZ & SONS AUTO





RAMIREZ & SONS AUTO REPAIRS

