

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: March 24, 2023

MEETING DATE: March 28, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

In September of 2022, the Plan Commission approved a conditional use permit 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). However, due to budgeting constraints, the 1-carwash bay (16') on the east side of the building has been removed. The project is now being resubmitted to obtain new approvals with the updated design and 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 7,314 sf (64 x 113) and is proposed to be constructed in approximately the same general location of the demolished buildings. Site disturbance will total 0.70 acres.
- The car wash/quick lube facility will be open Monday-Friday, 7 AM – 5:30 PM. Saturday, 7:30 AM – 12:00 PM. Projected number of daily customers: +/-100

- 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.
- 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 location on Washington Avenue is a heavily traveled commercial corridor through the City with excellent visibility and access.

The applicant states the following about site and building improvements:

- 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. However, there will be new paving and parking proposed where the existing service building is, and the entire lot is planned to restriped. The proposed parking configuration will gain some spaces where the existing service building is, but ultimately will lose spaces for the extended queue length.
- Landscaping will be provided in accordance with the City ordinance, in an approach which ensures species resiliency and complimentary aesthetics. Consistent with the existing landscaping variance for the site, bufferyards will not be provided due to the existing paving extents onsite. New landscaping will be provided within the islands adjacent to the building.
- Site lighting will comply with the City ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.
- New utility connections will be made onsite to the existing utility services.
- Bulk Oil will be stored in a containment area in the basement of the new facility. Waste oil will also be stored in this manner. All fluids stored in bulk will be filled or removed (bulk oil) about once every two months based on current and projected demand.

The applicant states the following about the architecture:

- The proposed development will include a single-story building with a 7,314sf footprint, and vehicle queue lanes for entering/exiting the service/carwash facility.
- Exterior finishes will be made of a mixture of pre-finished metal wall panels, as well as aluminum with clear glazing. The roof will have parapet wall heights that screen any rooftop equipment.
- 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.

- The shape of the building is designed to illustrate hierarchy and separation between the three elements of the facility (Lobby, Service, Car Wash) rather than portray as a singular overbearing mass so close to the street. Variations in color and depth of the envelope system, while also attributing to breaking up the larger mass into smaller pieces, uses similar materials and colors as the adjacent dealerships on the site. The addition of a tertiary accent color relates to each dealership having their own accent colors, but different enough as the new facility is agnostic of a specific automotive brand. The use of large glass overhead doors aligned on the north and south facades allow light and line-of-sight to travel through the façade, further softening the visual impact of an otherwise solid mass.
- Rooftop mechanicals will be screened with a building parapet and the exterior transformer will be screened with plantings.
- The proposed additional service and carwash building proposes to add six (6) additional on-building signs for the purpose of identification, direction, and advertising necessary to alert business patrons of location, services, and products provided at this specific site. This will include the signage shown on the proposed north and south elevations along with smaller way-finding signage over each bay door on the entry side of the facility (south / non street side) so that customers can identify the three (3) lube bays from the emission test bay. This building mounted signage will be permitted separately by the chosen sign vendor.
- 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 indicates there will be building signage to be installed but 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 applicant is requesting the following land use exceptions:

- Requesting an exception to have six (6) more wall signs than what is permitted – Maximum permitted number of wall signs permitted is four (4) for all facilities on the property.

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

- Requesting an exception from the locational landscaping and bufferyard 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:

- The applicant writes that there will be no dumpster enclosure, however, the site plan shows a location (northwest corner of the building) and a design (masonry). The Board may just want the applicant to verify that a dumpster enclosure is going to be constructed as depicted on the plans (gate material?).
- Presently there is a dumpster and a vacuum as you exit the wash facility. Will there be a vacuum installed and if so where will it be located? If there is a vacuum to be installed, the preference would be for the vacuum to be located interior to the facility parking lot (south of building) instead of along the Washington Avenue frontage.
- Appears there will be a large transformer on the east side of the building. Will the transformer be properly screened with the proposed landscaping?

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 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). Landscaping shall be installed prior to occupancy.
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.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. 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.).

10. If vacuums are proposed to be installed, the 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.
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 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. 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.
26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
27. 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