

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Bret's 24-Hour Towing & Auto Repair to construct a new indoor vehicle repair building located at 2223 South Business Drive. UC Zone

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: January 30, 2024

MEETING DATE: February 13, 2024

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:

Bret's 24-Hour Towing & Auto Repair is proposing to construct a new indoor vehicle repair building located at 2223 South Business Drive. The applicant states:

- The parcel to be developed are defined as tax parcel 59281416410 and 59281416420 (to be combined by Certified Survey Map prior to construction).
- The current site consists of 21,877 square feet of asphalt pavement and a single 1,855 square foot single story restaurant building (Pho VN Vietnamese Restaurant) scheduled to be demolished as part of the proposed construction.
- The current site was selected as Bret's Towing owns all three parcels. The developed allows Bret's Towing to expand their business while still maintaining their current facility to the south.
- The proposed indoor vehicle repair development coincides with the existing vehicle repair facility directly south.
- Pre-developed impervious area covers 100-percent of the property and equates to 23,732 square feet.
- The proposed development consists of a sing 75'x150' long (11,250 square foot) indoor vehicle repair shop building with overhead access doors on the south (entry) and north (exit) sides.
- Building will be single story with a maximum wall height of 26' above grade.
- The southernmost existing driveway apron within South Business Drive to be maintained. The remainder of driveway aprons to the north between the southernmost driveway apron and Oakland Avenue to be removed and the curb/gutter to be restored.
- No new access or apron construction required within South Business Drive Right of Way.

- Total proposed parking spaces provided at grade onsite is (22) standard spaces, (2) handicap spaces and (8) indoor repair parking spaces.
- The development will remove all of the current asphalt pavement and building footprint. The proposed site grading will be set to ensure surface drainage is diverted away from the proposed footing and foundation.
- Both public sanitary sewer and public water main are available within South Business Drive and Oakland Avenue and will be extended into the property.
- Site lighting will be limited to wall mounted fixtures over each door (internal to the development). No pole lighting will be provided.
- The proposed exterior building construction will consist of 48" high colored brick around the entire perimeter of the building with colored vertical wall panels above. The roof will be flat with a 24" high parapet.
- The proposed building includes overhead door entry on the south end and exiting on the north end. Overhead doors to be solid with transom windows within the top panel (s). On the southern and northern end of the site landscaping will be provided to screen the overhead doors from traffic on South Business Drive.

STAFF COMMENTS:

The owner will be submitting a Certified Survey Map (CSM) to combine parcels 59281416420 and 59281416410.

The commission may want to ask:

- How many vehicles will be on site at a time?
- 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.

The applicant is requesting the following exceptions:

- To have a 5.85' rear yard setback – Minimum rear yard setback is 25 feet.
- To have 9 parking spaces – Minimum parking spaces required is 38.

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 105-932 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. 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.
7. The applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit.
8. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
9. 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.
10. The applicant may not store any inoperable vehicles on the property.
11. Vehicle location shall not cause any type of pedestrian/vehicle conflict or safety issues.
12. 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.
13. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
14. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcel as proposed.
15. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded.
16. 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.

ATTACHMENTS:

Conditional Use and required attachments