

**MEMORANDUM**

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning

Administrator

Date: November 11, 2024

Re: Conditional Use Permit

<b>Summary of Request</b>	
<b>Requested Approvals:</b>	Conditional Use Permit for Auto Repair and Towing
<b>Location:</b>	601 E Milwaukee Street
<b>Current Land Use:</b>	Auto Repair and Towing
<b>Proposed Land Use:</b>	Auto Repair and Towing
<b>Current Zoning:</b>	B-3 Highway Commercial & Light Industrial
<b>Proposed Zoning:</b>	N/A
<b>Future Land Use, Comprehensive Plan:</b>	Community Business

**History:**

The property located at 601 E Milwaukee Street, was built in the 1980's and currently operates a towing and auto repair company known as Fero's. This business has been in operation for many years, the current owners will be retiring, and new ownership would like to continue the existing use under a new name. Due to the

change in ownership a new Conditional Use Permit is required. Per Section 19.33.030 a Conditional Use Permit is required to operate such business within the City of Whitewater. Therefore, the applicant, Lee Loveall, who already has an established towing company within the City of Whitewater has submitted an application for consideration by the Plan Commission.

### **Planner's Recommendations**

- 1) Staff recommends that Plan Commission ***APPROVE*** the Conditional Use Permit for the continuation of an existing towing and auto repair shop located at 601 E Milwaukee Street with the following conditions:
  - a. The applicant ensures that all junked, unlicensed, or inoperable vehicles be stored behind a fenced in area at all times.
  - b. The applicant apply for all applicable building and zoning permits, including sign permits, and junk vehicle license.
  - c. Property building appearance shall be maintained to abide by all City of Whitewater Municipal Ordinances pertaining to exterior property maintenance.
  - d. No vehicle shall be stored on the property for longer than 90 days.
  - e. The property owner/ tenant shall be responsible for installing a Knox box on the front of the property for the fire department and ensuring that the building and parcel is in full compliance with all applicable fire codes. Additionally, the fire department shall have access or be able to open gates in the event of an emergency.
  - f. No vehicle shall ever be stored in a manner where fluid, oil, or gasoline is leaking from the vehicle. In the event vehicle(s) are leaking fluids proper drip trays shall be placed at all times, and property shall be equipped with proper clean up equipment and materials such as sawdust, oil dry, etc. All vehicle fluids shall be properly disposed of.
  - g. All landscaping and lighting shall comply with City requirements.
  - h. No tires or vehicle parts shall be stored outside within public view.
- i. Any other conditions stipulated by the PARC.