

MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning

Administrator

Date: December 9, 2024

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit for Auto Repair Shop
Location:	265 South Wisconsin Street
Current Land Use:	Auto Repair (Closed)
Proposed Land Use:	Auto Repair
Current Zoning:	B-3 Highway Commercial & Light Industrial
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Community Business

History:

The property located at 265 S Wisconsin Street, previously operated as an auto repair company known as 5 Star Auto. This business has been in operation for several years, and previously obtained a CUP for auto repair services at this location in 2017. Not all conditions of the 2017 CUP had been met, and the current owner has not been operating for the past two years. Due to the lapse in service, and failure

to meet all conditions the owner, Fabian Lopez has submitted an application for consideration by the Plan Commission to allow an auto repair shop once again.

Planner's Recommendations

- 1) Staff recommends that Plan Commission ***APPROVE*** the Conditional Use Permit for the continuation of an existing auto repair shop located at 265 S Wisconsin 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. If a fence is not present currently, a fence should be added, by May 31, 2025.
 - b. The applicant apply for all applicable building and zoning permits, including sign permits, fence 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. No vehicles, trailers, or equipment shall ever be stored on grass.
 - h. Parking area must be paved and striped by May 31, 2025 unless already complete.
 - i. All landscaping and lighting shall comply with City requirements.
 - j. No tires or vehicle parts shall be stored outside within public view.
 - k. Any other conditions stipulated by the PARC.