



16-1089

CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



October 27, 2016

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: PC 25-2014: Ramirez Auto and Towing 1545 S. 41st Street. Annual Review of a Conditional Use Permit for the Operation of a Wrecker Service in the C-1 Commercial Zoning District.

Dear Mayor and Common Council:

At the October 26, 2016 meeting of the Manitowoc City Plan Commission, the Commission considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following action: to approve the annual review of the CUP to operate a Wrecker Service in the Commercial Zoning District and instruct staff to review the CUP again in April of 2017.

Respectfully Submitted,

A handwritten signature in black ink that reads 'Paul Braun'.

Paul Braun
Plan Commission Secretary

Attachment:
Granicus #16-0799



16-0799

Standing Committee: Plan Commission


Document Name: Annual Review: Ramirez Auto and Towing 1545 S. 41st Street. Annual Review of a Conditional Use Permit for the Operation of a Wrecker Service in the C-1 Commercial Zoning District. PC 25-2014.

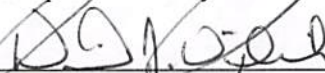
Consent

Non-Consent

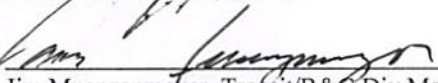
Recommendation: Approve the review of the CUP to operate a wrecker service in a C-1 Zoning District. Move the next review of the CUP to the April 2017 Plan Commission meeting to encourage increased compliance with the CUP.

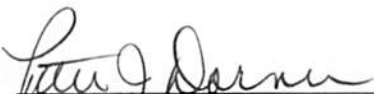
Attest:


Aldersperson Jim Brey



David Diedrich, Member



Dennis Steinbrenner, Member


Jim Muenzenmeyer, Transit/B&G Div Mgr


Peter Dornier, Member


Daniel Hornung, Member


Dan Koski, Director of Public Infrastructure


Rick Schwarz, Building Inspector (Alternate)

Approved:

Justin M. Nickels
Mayor

Date

Report to the Manitowoc Plan Commission

Meeting Date: October 26, 2016

Report Print Date: October 21, 2016; 2:42 PM

Request: PC 25-2014: Annual Review: Ramirez Auto and Towing 1545 S. 41st Street. Annual Review of a Conditional Use Permit for the Operation of a Wrecker Service in the C-1 Commercial Zoning District.

Reason for Request: The approved 2014 Conditional Use Permit required the Plan Commission to review the permit annually.

Existing Land Use for Subject Property: After the Conditional Use Permit was granted, the land is used as an Auto Repair, Sales and Wrecker service.

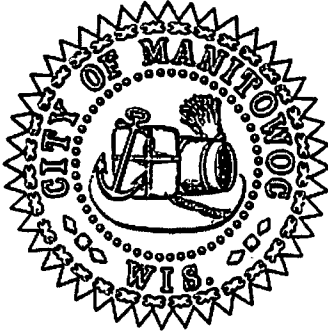
Existing Zoning for Subject Property: The current zoning is a C-1 Commercial District

Report: The CUP was granted for the use of a wrecker service in a C-1 Zone. Auto repair and used car sales are both permitted uses in a C-1 district without the issuance of a CUP.

At the July Plan Commission meeting the Ramirez Annual Review for the Wrecker Service was tabled to allow staff to meet with the Building Inspection and Fire Department to alert Mr. Ramirez of multiple violations of the city building code and the approved CUP. Prior to the August Plan Commission meeting, a letter had been sent to Mr. Ramirez alerting him of the inquiry and building inspectors will be meeting with Mr. Ramirez in person to ensure he understands the violations.

After a 30 day grace period, the Planning and Building Inspection departments inspected the site to ensure compliance with the CUP. The temporary tent structure remained behind the shop to store new and used tires. Removal of the tent structure is a requirement of the building code and must be addressed immediately. Overall, scrap metal clean-up was addressed; however the addition of a large scrap metal dumpster unit is encouraged to ensure consistent scrap metal pick-up. Lastly, the parking stripes accidentally placed in the city right-of-way were painted over in compliance with the CUP.

Recommendation: Approve the review of the CUP to operate a wrecker service in a C-1 Zoning District. Move the next review of the CUP to the April 2017 Plan Commission meeting to encourage increased compliance with the CUP.



16-0799

Standing Committee: Plan Commission

Document Name: Annual Review of a Conditional Use Permit for the Operation of a Wrecker Service in the C-1 Commercial Zoning District. PC 25-2014. Ramirez Auto and Towing 1545 S. 41st Street.

Consent

Non-Consent

Recommendation: Keep CUP tabled until the October Plan Commission meeting to allow follow up inspection of the business by the Division of Life Safety and Neighborhood Services to determine if further action is required.

Held over to November Meeting

Attest:

Aldersperson Jim Brey

Peter Dorner, Member

David Diedrich, Member

Daniel Hornung, Member

Dennis Steinbrenner, Member

Dan Koski, Director of Public Infrastructure

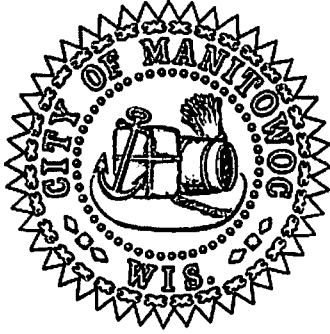
Jim Muenzenmeyer, Transit/B&G Div Mgr

Rick Schwarz, Building Inspector (Alternate)

Approved:

Justin M. Nickels
Mayor

Date



16-0799

Standing Committee: Plan Commission

Document Name: Annual Review: Ramirez Auto and Towing 1545 S. 41st Street. Annual Review of a Conditional Use Permit for the Operation of a Wrecker Service in the C-1 Commercial Zoning District. PC 25-2014.

Consent

Non-Consent

Recommendation: Keep CUP tabled until the September Plan Commission meeting to allow Mr. Ramirez time to respond to violations.

Tabled to 9-28-16

Attest:

Aldersperson Jim Brey

Peter Dorner, Member

David Diedrich, Member

Daniel Hornung, Member

Dennis Steinbrenner, Member

Dan Koski, Director of Public Infrastructure

Jim Muenzenmeyer, Transit/B&G Div Mgr

Rick Schwarz, Building Inspector (Alternate)

Approved:

Justin M. Nickels
Mayor

Date

Report to the Manitowoc Plan Commission

Meeting Date: September 28, 2016

Report Print Date: September 21, 2016; 3:54 PM

Request: PC 25-2014: Annual Review: Ramirez Auto and Towing 1545 S. 41st Street. Annual Review of a Conditional Use Permit for the Operation of a Wrecker Service in the C-1 Commercial Zoning District.

Reason for Request: The approved 2014 Conditional Use Permit required the Plan Commission to review the permit annually.

Existing Land Use for Subject Property: After the Conditional Use Permit was granted, the land is used as an Auto Repair, Sale and Wrecker service.

Existing Zoning for Subject Property: The current zoning is a C-1 Commercial District

Report: The CUP was granted for the use of a wrecker service in a C-1 Zone. Auto repair and used car sales are both permitted uses in a C-1 district without the issuance of a CUP.

At the July Plan Commission meeting the Ramirez Annual Review for the Wrecker Service was tabled to allow staff to meet with the Building Inspection and Fire Department to alert Mr. Ramirez of multiple violations of the city building code and the approved CUP.

Prior to the August Plan Commission meeting, a letter had been sent to Mr. Ramirez alerting him of the inquiry and building inspectors will be meeting with Mr. Ramirez in person to ensure he understands the violations. Typically a period of approximately 30 days is allowed by the Division of Life Safety and Neighborhood Services to update the property to comply with the notified violations. At the time of this report, a follow up inspection on the property has yet to be conducted.

Recommendation: Keep CUP tabled until the October Plan Commission meeting to allow follow up inspection of the business by the Division of Life Safety and Neighborhood Services to determine if further action is required.

Report to the Manitowoc Plan Commission

Meeting Date: August 24, 2016

Report Print Date: August 19, 2016; 10:55 AM

Request: PC 25-2014: Annual Review: Ramirez Auto and Towing 1545 S. 41st Street. Annual Review of a Conditional Use Permit for the Operation of a Wrecker Service in the C-1 Commercial Zoning District.

Reason for Request: The approved 2014 Conditional Use Permit required the Plan Commission to review the permit annually.

Existing Land Use for Subject Property: After the Conditional Use Permit was granted, the land is used as an Auto Repair, Sale and Wrecker service.

Existing Zoning for Subject Property: The current zoning is a C-1 Commercial District

Report: The CUP was granted for the use of a wrecker service in a C-1 Zone. Auto repair and used car sales are both permitted uses in a C-1 district without the issuance of a CUP.

At the July Plan Commission meeting the Ramirez Annual Review for the Wrecker Service was tabled to allow staff to meet with the Building Inspection and Fire Department to alert Mr. Ramirez of multiple violations of the city building code and the approved CUP. A letter has been sent to Mr. Ramirez alerting him of the inquiry and building inspectors will be meeting with Mr. Ramirez in person to ensure he understands the violations.

Recommendation: Keep CUP tabled until the September Plan Commission meeting to allow Mr. Ramirez time to respond to violations.