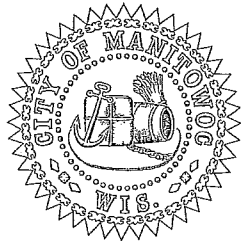


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WISCONSIN, USA  
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August 3, 2015


To: Mayor and Common Council  
From: Manitowoc City Plan Commission  
Subject: **PC 25-2014: Annual Review of Ramirez Auto Repair and Towing's Conditional Use Permit for Operation of a Wrecker Service at 1545 S. 41<sup>st</sup> Street.**

Dear Mayor and Common Council:

At the regular July 29<sup>th</sup>, 2015 meeting of the Manitowoc City Plan Commission, the Commission reviewed the renewal of a Conditional Use Permit for Ramirez Auto Repair and Towing's business. The CUP is required because it is a towing service in a B-3 Zoning District.

The Commission notes that the owner has made incremental but positive steps in meeting the conditions stated in the CUP issued in 2014. The owner is trying to establish his business in a new location and has been making incremental improvements to the property as money and time become available. Gravel was brought in to be used as a parking area and has since been partially black topped. Striping for the parking stalls have been added but some minor changes need to occur to conform to the Municipal Code. There are some areas being used for parking which are gravel and would need to be paved to conform with the Code.

The Commission unanimously recommended that the Council renew the 2014 CUP for 2015 with an annual review at July, 2016 Plan Commission meeting.

Respectfully Submitted,  
  
Paul Braun, City Planner

15-776

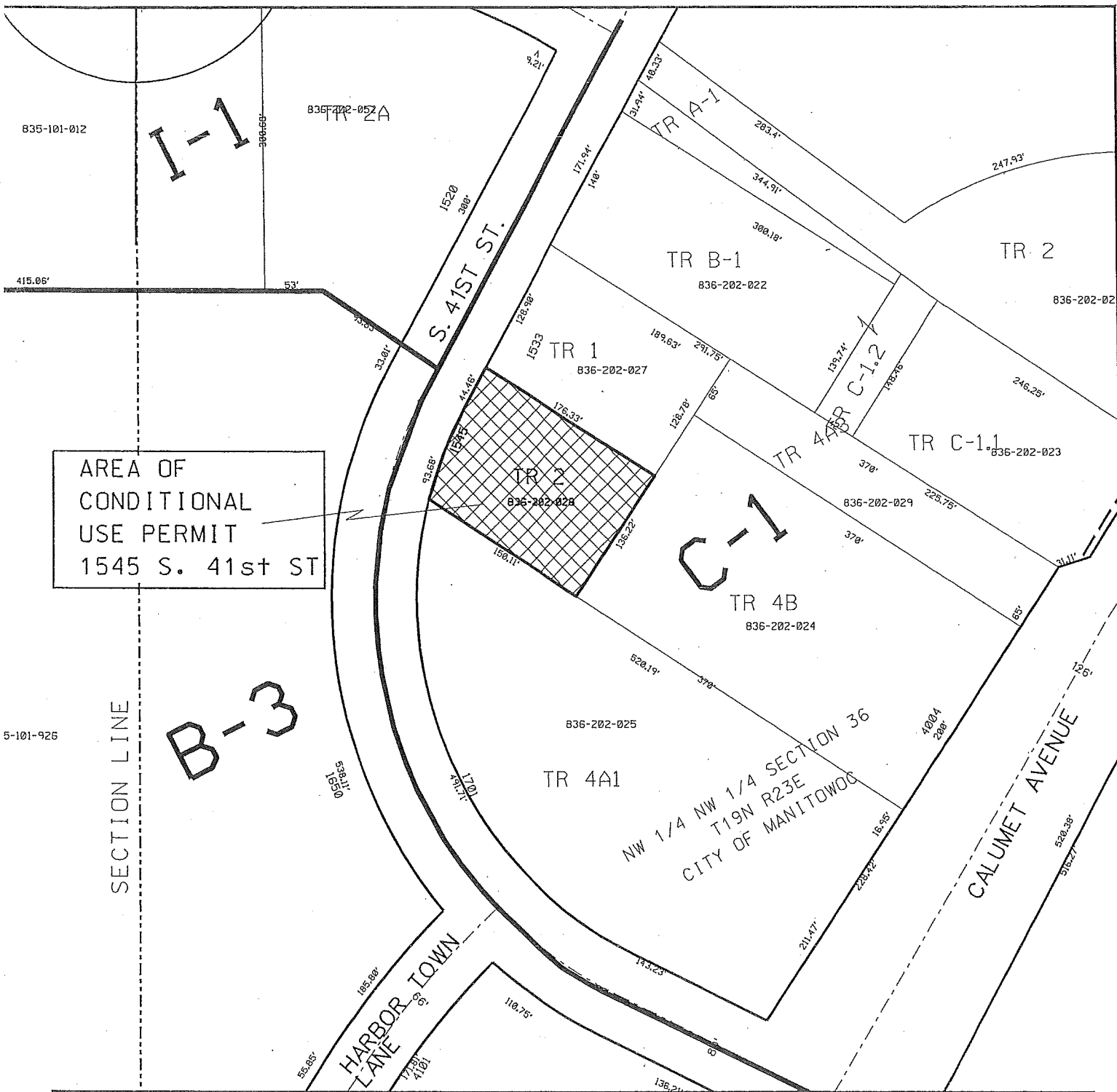
**REQUIREMENTS FOR RAMIREZ AUTO REPAIR AND TOWING  
CONDITIONAL USE PERMIT (CUP)**

**OCTOBER 8, 2014**

Re: PC25-2014: Grant a CUP under Section 15.310(3)c. to Guillermo Ramirez Balbuena and Martina Marinee Enriquez Guzman d/b/a Ramirez Auto and Towing for the operation of a wrecker service as defined in Section 15.050 of the Manitowoc Municipal Code as part of a vehicle repair business at 1545 S. 41<sup>st</sup> Street ( the "CUP Area") as depicted on the attached map, in the City of Manitowoc. The owner shall be required to comply with the following conditions:

- A. The CUP shall not become effective and binding until the date that the Common Council approves the CUP as outlined herein.
- B. Wrecker and towing services may be performed on a 24 hour basis, 7 days a week. At no time shall there be more than ten (10) wrecked or inoperable vehicles outside of the building located at the CUP Area.
- C. All vehicles shall be parked on a hard surface of either concrete or blacktop. No vehicles shall be parked on any grass or landscape areas. No vehicles, materials, product or other obstruction shall be placed in the vision triangle area adjacent to any egress or ingress drives.
- D. All towed or inoperable vehicles shall be parked either behind the building or north of the building; vehicles north of the building shall be parked no further west than the front/west façade of the building. All tires, drums, dumpsters, and other similar items not being sold at the business shall be kept in an orderly state behind the building, out of visible site from the public right of way behind a site obscuring fence, shrub row or hedge.
- E. The owner shall have until September 30, 2015 to bring the site into conformance with Section 15.690 which is the Landscaping and Off-Street Parking Requirements in the Manitowoc Municipal Code to address landscaping on the site. The owner shall work with the Planning Department to meet the requirements of Section 15.690.
- F. Compliance with all state and local regulations and licensing requirements.
- G. The owners shall not assign or transfer their interest in the CUP to any party without the written approval of the Manitowoc Common Council.

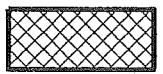
- H. Non-compliance with the terms of the CUP may result in modification of the terms and conditions of the CUP, issuance of citations and financial penalties, or immediate revocation of the CUP
  
- I. Compliance with the CUP shall be reviewed by the Plan Commission and Common Council in October, 2015. At the compliance meeting of the Common Council, the action of the Council may include, but not be limited to a statement of compliance with all terms and conditions of the CUP; modification or amendment of the terms and conditions of the CUP to correct non-compliance or changes in the operation of the establishment; or immediate revocation and termination of the CUP.



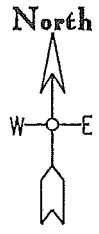
AREA OF  
CONDITIONAL  
USE PERMIT  
1545 S. 41st ST

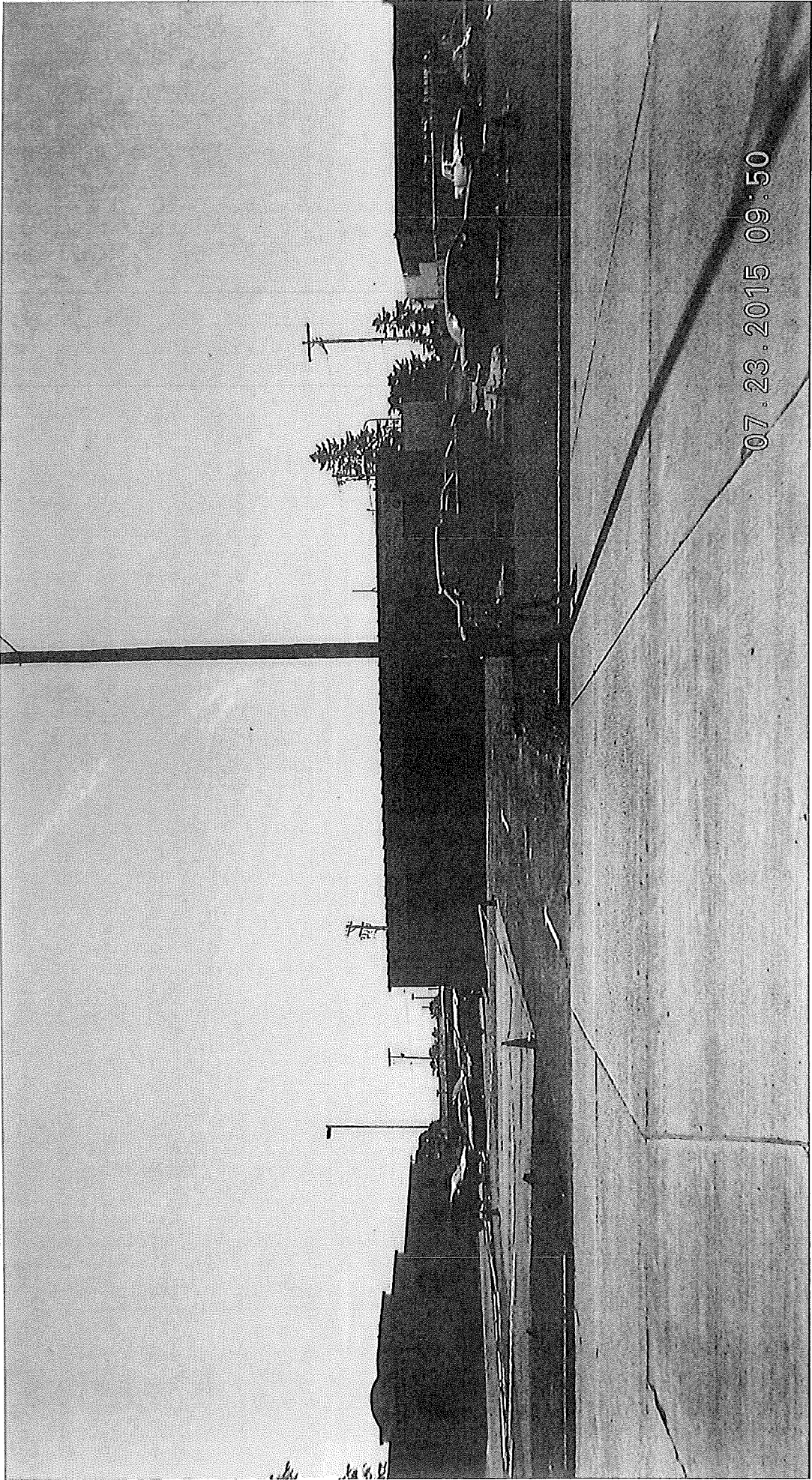
# CONDITIONAL USE PERMIT

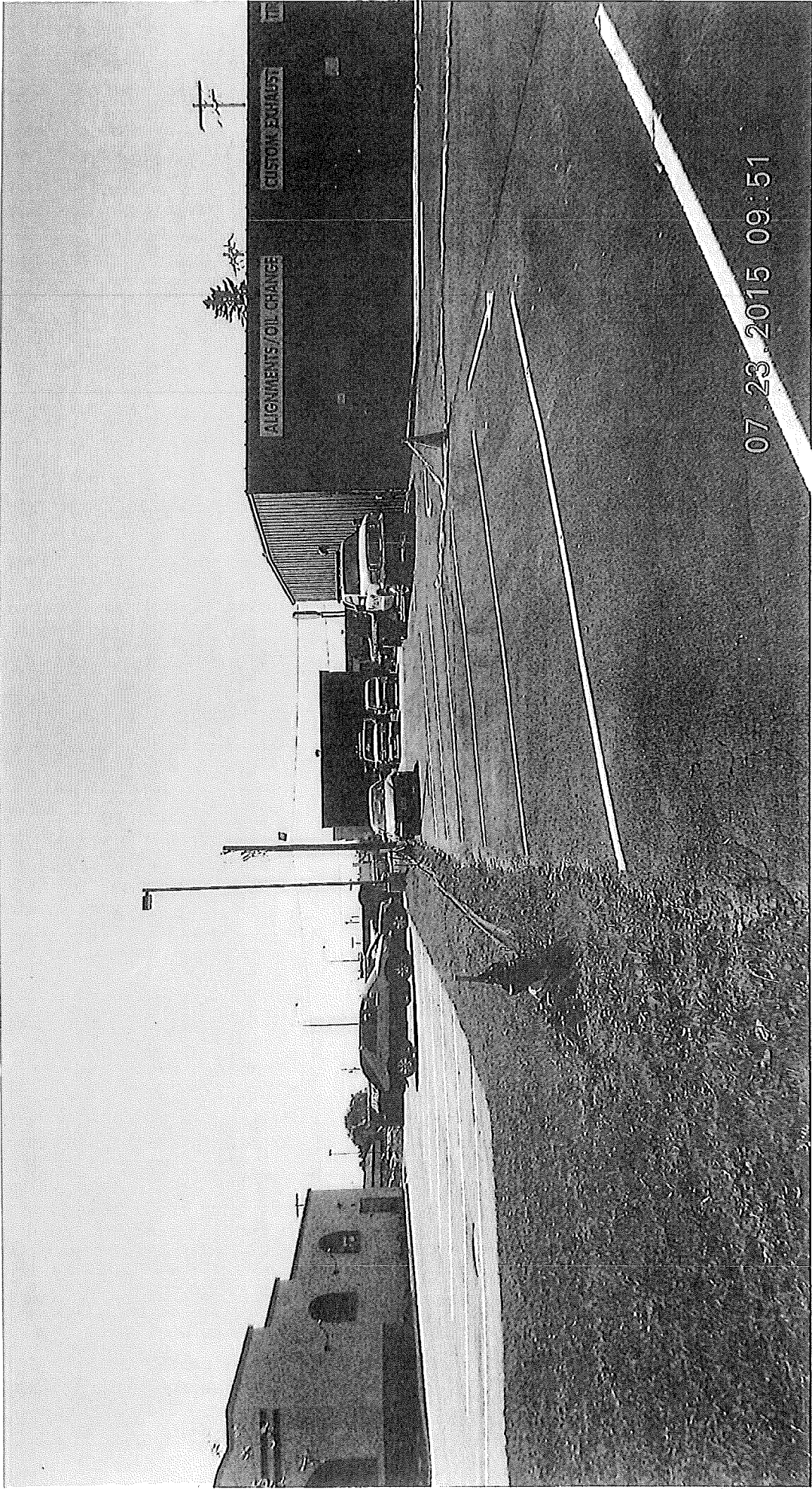
## CITY OF MANITOWOC, WI



AREA OF C.U.P. FOR THE OPERATION  
OF A WRECKER SERVICE  
IN A C-1 COMMERCIAL DISTRICT



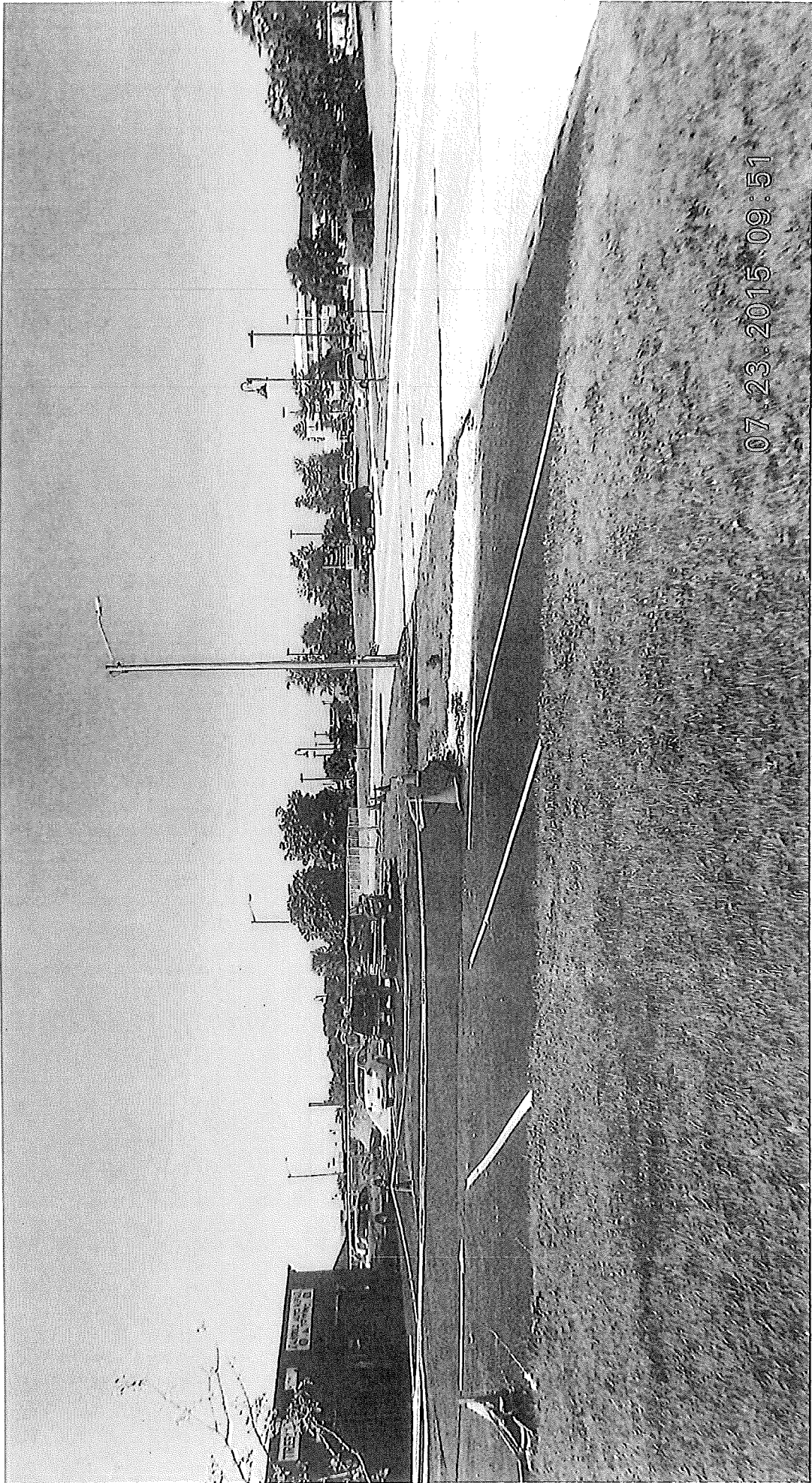




CUSTOM EXHAUST

ALIGNMENTS/OIL CHANGE

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