

Report to the Manitowoc Plan Commission

Meeting Date: May 27, 2020

Request: PC 14-2020/14-2019: Assignment of a Conditional Use Permit from J&K School Hill LLC to Excel Auto LLC located at 1118 S. 10th Street for the Continued Operation of a Wrecker Service and Used Car Sale business under MMC 15.270(3)a and 15.370(27).

Existing Land Use for Subject Property: Towing/Wrecker Service and Used Car Sales

Existing Zoning for Subject Property: B-3 General Business

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, South, East	Retail, office, credit union, convenience store	B-3 General Business
West	Former St. Boniface School Church Current location of the Haven	R-7 Central Residence

Report

In April of 2019 the Council and Plan Commission issued a CUP to Joseph Schwister; J&K School Hill LLC d.b.a. School Hill Garage for operation of a wrecker service and used car sales business. Caira Nehring was a business partner with Mr. Schwister at the time; Mrs Nehring has since bought out her partner and is requesting the CUP be transferred to her LLC.

The 2019 CUP was issued exclusively to J&K School Hill LLC, Mrs Nehring is requesting that the 2019 CUP be reissued to Excel Auto LLC. Mrs. Nehring has not asked for any other changes to the 2019 CUP.

The Building Inspection and Police Departments reported no issues with the property since the issuance of the original CUP.

Site Assessment

The lot is 60 feet wide and 150 feet deep, totaling 0.207 acres or 9,016 s.f. There is approximately 5,062 square feet of building on the lot. The building nearest S. 10th Street is office/storefront and the rear building is garage and storage.

Recommendation: The Community Development Department recommends transferring the 2019 Conditional Use Permit from J& K School Hill, LLC to Excel Auto LLC.

REQUIREMENTS FOR A
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
EXCEL AUTO LLC
6/16/2020

Re: PC14-2020/14-2019: The CUP is granted exclusively to Excel Auto LLC (hereinafter referred to as "Applicant"), located 1118 S. 10th Street, (parcel #052-000-287-110.00); the Applicant is required to comply with the following conditions:

- A. The CUP shall not become effective and binding until the Common Council approves the CUP as outlined herein.
- B. The CUP shall not be assignable or transferrable without the written approval of the Manitowoc City Plan Commission and Common Council.
- C. Compliance with all federal, state and local regulations and licensing requirements.
- D. The hours of operation for the wrecker service and used vehicle sales businesses shall be from 9:00am – 5:00pm, Monday – Friday and by appointment on weekends.
- E. The maximum number of used vehicles on the property for sale at a single time shall be 5.
- F. The maximum number of vehicles on the property for minor repairs at a single time shall be 2.
- G. Towed vehicles which are not on the site for minor repairs are not permitted on the property.
- H. The CUP shall automatically terminate effective the date any license granted to the applicant by the State, is closed, denied, revoked, or terminated.
- I. Non-compliance with the terms of the CUP may result in the modification of the terms and conditions of the CUP, issuance of citations and financial penalties, or immediate revocation of the CUP.

City of
Manitowoc

MARSHALL ST.

Section Line

S. 10TH ST.

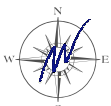
S. 11TH ST.

HAMILTON ST.

SE 1/4
Sec 30,
T19N, R23E

SW 1/4
Sec 29,
T19N, R23E

**Request for a Conditional
Use Permit for the establishment
of a Wrecker Service & Used Car Sales**



0 50 100
Feet

CONDITIONAL USE PERMIT

City of Manitowoc, WI

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 5/18/2020

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Area of Conditional Use
Permit for a Wrecker Service
& Used Car Dealership

PC14-2020 Conditional Use Permit
Excel Auto
1118 S. 10th St.

Manitowoc City Plan Commission

City of
Manitowoc

MARSHALL ST

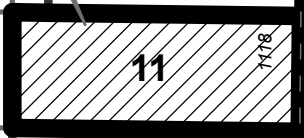
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S. 10TH ST

S. 11TH ST

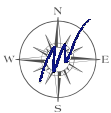
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City of Manitowoc, WI



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Excel Auto
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Manitowoc City Plan Commission