



VILLAGE ACTION REPORT

PROJECT: Farris Auto Conditional Use Permit

APPLICANT: Gerard & Jonathan Farris; Farris Auto

PROJECT LOCATION: 212 W. Cottage Grove Road

REPORT DATE: April 21, 2015

PROJECT DESCRIPTION: The applicants are seeking to operate a vehicle repair and sales business in the existing building located at 212 W. Cottage Grove Road. The property is zoned PB, Planned Business, and both the vehicle repair and outdoor display (which includes auto sales) land uses require a conditional use permit within the PB district.

PLAN COMMISSION MEETING: April 8, 2015

STAFF REPORT PROVIDED BY: X Planner, Engineer, Public Works

MOTION: by Brinkmeier (1st), Weidenbeck (2nd)

Application was APPROVED WITH CONDITIONS, with the conditions as follows:

1. The subject property includes a secondary driveway access onto Ollie Street. The Ollie Street entrance shall not be utilized for business traffic, so as to comply with 325-40(B)(1)(a).
2. No more than five cars shall be marked for sale on the site at any time to maintain the required number of parking spaces on the property.
3. Signage related to auto sales shall be restricted to signage within the windows of the automobiles that are for sale on the property.
4. Inoperable or salvage vehicles shall not be stored on the site, except inoperable vehicle awaiting repair in the short term.
5. The required landscape buffer shall be planted as soon as weather permits, but not later than June 1, 2015.
6. The new trees shall have a caliper of no less than 2" at the time of planting, per 325-58(A).
7. No unpaved areas shall be used for vehicle parking, storage, or circulation.
8. Signage will require a sign permit via a separate application process.
9. Three 9' wide by 18' long parking spaces, including one ADA space with required signage shall be painted adjacent to the building.
10. Any interior building renovations may require a building permit. Contact the Village Building Inspector if any interior renovations are planned.
11. The Conditional Use Permit shall be associated only with Farris Auto, and only at this location.

VOTE: 5 Aye, 0 Nay, 0 Abstain

PUBLIC HEARING COMMENTS:

- No members of public spoke regarding the project.

PLAN COMMISSION COMMENTS:

- None

APPLICANT COMMENTS:

- (Gerard and Jonathan Farris, Farris Auto) – provided a brief overview of the business; they are OK with the conditions.
- (Cheryl Weisensel, UW Credit Union – property owner representative) – the submitted landscape plan showed 10 ginko trees. She has since learned that they are unavailable in 2” caliper. They will be replaced with maple trees. Ruth indicated that the substitution is acceptable.

STAFF COMMENTS:

- As noted above, also see Planning Staff Report

VILLAGE BOARD MEETING: April 20, 2015

STAFF REPORT PROVIDED BY: X Planner, Engineer, Public Works

MOTION: by Pickel (1st), Ninke (2nd)

Application was APPROVED WITH CONDITIONS, with the conditions as follows:

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11. The Conditional Use Permit shall be associated only with Farris Auto, and only at this location.

VOTE: 7 Aye, 0 Nay, 0 Abstain

PLAN COMMISSION COMMENTS:

- None

APPLICANT COMMENTS:

- None

STAFF COMMENTS:

- As noted above, also see Planning Staff Report