

Possible Conditions for Approval
Village Board 11/5/19

Midwest Foreign Imports, Inc.-235 Monroe St N

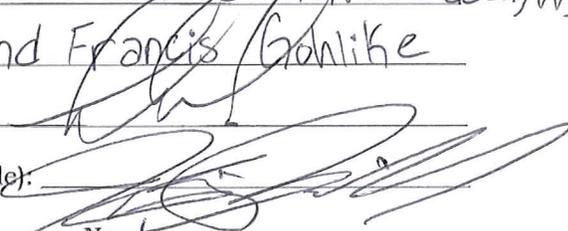
1. All operations shall comply with federal and state regulations, local ordinances, and state fire and NFPA codes.
2. Property must pass a satisfactory fire inspection.
3. Property must be inspected by the Building Inspector and any deficiencies corrected prior to the applicant opening for business.
4. A sign permit must be issued by the Building Inspector prior to any sign being installed. Signs shall be in conformance with Section 98-102 Signs of the Municipal Code.
5. Property is to be kept clean with no outside storage of any kind. All vehicles to be kept inside. Any garbage/trash and other debris to be cleaned up.
6. Hours of operation to be Monday thru Saturday 10:00 am to 6:00 pm.
7. Conditional Use Permit (CUP) to be valid for 1 year from date of issuance (by Building Inspector). CUP to be reviewed in 1 year by the Plan Commission for compliance and to consider renewal.
8. Parking shall be documented on a site plan for approval by the Village Board.

PIN # 161202270000

New Amended

**VILLAGE OF NORTH HUDSON
APPLICATION FOR CONDITIONAL USE PERMIT**

INSTRUCTIONS: Complete the application and return with fee to Village Clerk at least 25 days prior to Plan Commission meeting. If applicable, attach 2 copies of the site plans with information as listed in procedure summary. Applications without sufficient information or fee will not be processed. The escrow fee will be used to pay for any professional fees incurred by the village, in the review of and/or in the progress of the project.

- 1.) Applicant Name: Joshua J. Rosenwinkel
- 2.) Home Address: 526 Sutherland drive Woodbury, mn 55129
- 3.) Home Phone #: (651) 233-6930
- 4.) Business Name: Midwest Foreign Imports inc.
- 5.) Business Phone #: (651) 233-6930 → subject to change
- 6.) Business Property Address: 235 Monroe St N Hudson, WI 54016
- 7.) Owner of Property: Leland Francis Godlike
- 8.) Signature of Property Owner: 
- 9.) Tenant's Signature (if applicable): 
- 10.) Is there new construction? Yes No
- (If yes, plans must be included. See Section 98-57 of the Village code for requirements.)
- 11.) Value of proposed new construction: _____

TYPE OF CONDITIONAL USE REQUESTED

A. COMMERCIAL: Describe type of business, volume, hours of operation, traffic, storage and shipping.

Independent indoor auto dealer.
Hours of operation: 10:00 am - 6:00 pm
Monday - Saturday. Vehicles will be
held indoors on a showroom floor.

B. INDUSTRIAL: Describe type of manufacturing, hours of operation, shipping, storage, traffic, safety considerations and any processes that involve painting, sandblasting, forging, etc.

C. MULTI-FAMILY DWELLING: Describe number & size of units, type of ownership, park/open space & safety considerations.

12.) Legal Description of Property including PIN: _____

161202270000

13.) Property is currently zoned: Industrial

14.) Total square footage: 4,700 sq ft

15.) Are any variances, rezoning, subdivision or special exceptions needed for this project? No Yes _____ Explain below:

16.) Is state approval required for this usage? Yes _____ No _____
(If yes, list agencies and application dates.)

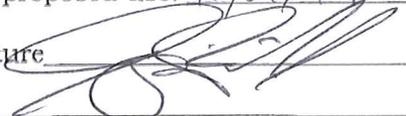
Agency _____ Date _____

Agency _____ Date _____

17.) List any easements or prior conditions attached to this property:

18.) Anticipated Construction Period: From _____ To _____

19.) Start date for proposed use: 10/01/19

Applicant's signature  Date 09/10/19

For office use only:

Permit Fee \$	<u>150-</u>	Escrow Fee \$	<u>250-</u>	Check#	<u>CC</u>
Date Received	<u>9/17/19</u>	Account #	<u>101-23-44410-000</u>	<u>\$150 fee</u>	

101-10-23110-000 \$250 JACROW



0 100 200 Feet
Disclaimer: This map is not guaranteed to be correct. Current or complete and copy as drawn are the responsibility of the user.

Brian Wert Inspection Agency Inc.

726 E Highway 12
Hudson, WI 54016
Phone 715.386.5410
Fax 715.386.5932
Visit us at www.brianwert.com

September 19, 2019

Village of North Hudson
400 7th Street North
Hudson WI 54016

Re: 235 Monroe Street North

I reviewed the Conditional Use Application for an independent auto dealer at 235 Monroe Street North. This property is zoned Industrial. They will need a sign for the business and a sign permit will be required. They will also need a sign stating their hours of operation. I will have to inspect the building prior to them obtaining their dealer license from the State of Wisconsin.

I do not see what category this conditional use falls under. Per 98-34(b)(2), auto repair is allowed. I believe there was a Pontiac auto dealer in this area several decades ago. I do not have any objections to the use; perhaps adding this to the ordinance would be in order.

Sincerely,



Brian Wert
Building Inspector
Village of North Hudson

Melissa Luedke

From: Paul H. Mahler [PMahler@bakkenorman.com]
Sent: Monday, July 15, 2019 4:36 PM
To: Melissa Luedke
Subject: RE: New business in Shop Yards

Hi Melissa

I would agree they could seek a conditional use permit. They will need to detail their business plan. Sorry for missing your email. I was on the road Friday.

Paul H. Mahler
Attorney

Email: pmahler@bakkenorman.com
Phone: 715.888.1012
Fax: 815.927.0411

BAKKE ❖ NORMAN

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From: Melissa Luedke [<mailto:mluedke@thevonh.org>]
Sent: Friday, July 12, 2019 1:37 PM
To: Paul H. Mahler <PMahler@bakkenorman.com>
Subject: New business in Shop Yards

Hi Paul,

I was contacted by someone wanting to start a business in one of the buildings down in the Shop Yards. It will be an auto dealership. However, it will not be a large new/used car lot. He stated that it will be mostly on-line sales of high-end vehicles and all of the cars will be inside the building. The only time someone may come down there would be to pick up a car. That area is zoned Industrial. Under the section below –conditional uses, it states the following:

Sec. 98-34. - Industrial/commercial district (I).

Conditional uses:

(12)

Other industrial uses similar in nature to the permitted industrial uses, and other commercial uses (as defined in section 98-33) which are compatible with the permitted industrial uses and with existing uses within 500 feet of the proposed use.

When I look at commercial uses Section 98-33(d)(3)-C-3, **Sec. 98-33. - Commercial districts (C-1, C-2, and C-3)** it states :

(5)

Motorized vehicle sales and service.

It appears to me that he could apply for a CUP for this business. Is that how you read the code as well?