



## PLAN COMMISSION REPORT

Proposal: Conditional Use Permit – Vehicle Rentals

Description: Review a request for a Conditional Use Permit for vehicle rentals (U-Haul).

Applicant(s): Mohammad Abuain, Smart Wash LLC

Address(es): 1155 W. Anderson Ct. (1<sup>st</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for vehicle rentals on a portion of the property at 1155 W. Anderson Ct., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (April 25, 2023).

Owner(s): 1155 ANDERSON, LLC

Tax Key(s): 735-0006-000

Lot Size(s): 2.000 ac

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Industrial

### Background:

The Applicant, with support of the current landowner, is requesting recommendation of approval of a Conditional Use Permit for vehicle rentals on a portion of the property at 1155 W. Anderson Ct. Vehicle rental uses are Conditional Uses in the M-1, Manufacturing district.

Per the submitted narrative, the proposal includes U-Haul vehicle rentals in addition to State emissions testing. While the emissions testing portion of the business does not require a Conditional Use Permit, it does affect the overall operations. Emissions tests are typically about three (3) minutes in length, and the

Applicant anticipates approximately 5-8 per day on a first-come, first-served basis. Hours of operation for both the emissions tests and vehicle rentals are 10:00 AM – 6:00 PM Monday through Saturday, with a drop box proposed on the north elevation for after-hours returns. Up to four (4) vehicles and one (1) trailer are proposed to be onsite and parked on the southeast, and returns are required to be made in the same spot as pickup.

Customer and emissions test parking is identified on the north, while parking for the anticipated two (2) employees is on the south. An existing trash enclosure is for use by the entire property; however, it appears that the Applicant's 7,000 square-foot space is the only current lease. No additional sales (e.g., packing materials) or services (e.g., vehicle repairs) are included with the request. If recommended for approval, the Conditions and Restrictions will include the number, location, and screening for the rental vehicles and trailer. No other outdoor storage or display of materials, equipment, etc. would be allowed.

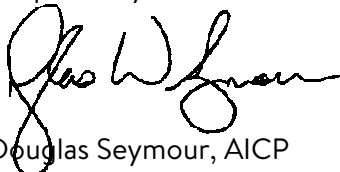
NOTE: The Commission's initial review and recommendation of the proposed Conditional Use Permit is not an endorsement of any site, architectural, landscaping, or lighting plan that may be required as part of the final Conditional Use Permit. A more detailed review of any plans required by the Conditional Use Permit will be conducted by staff and the Plan Commission as required subsequent to the issuance of the Conditional Use Permit and accompanying conditions and restrictions.

Should the Plan Commission determine that the request for a Conditional Use Permit for vehicle rentals is appropriate, staff will prepare Conditions and Restrictions that for review at the April 25, 2023 meeting.

**Options/Alternatives:** The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the criteria per Code upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, and remand the proposal back to the Plan Commission for Conditions and Restrictions.

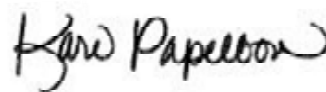
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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

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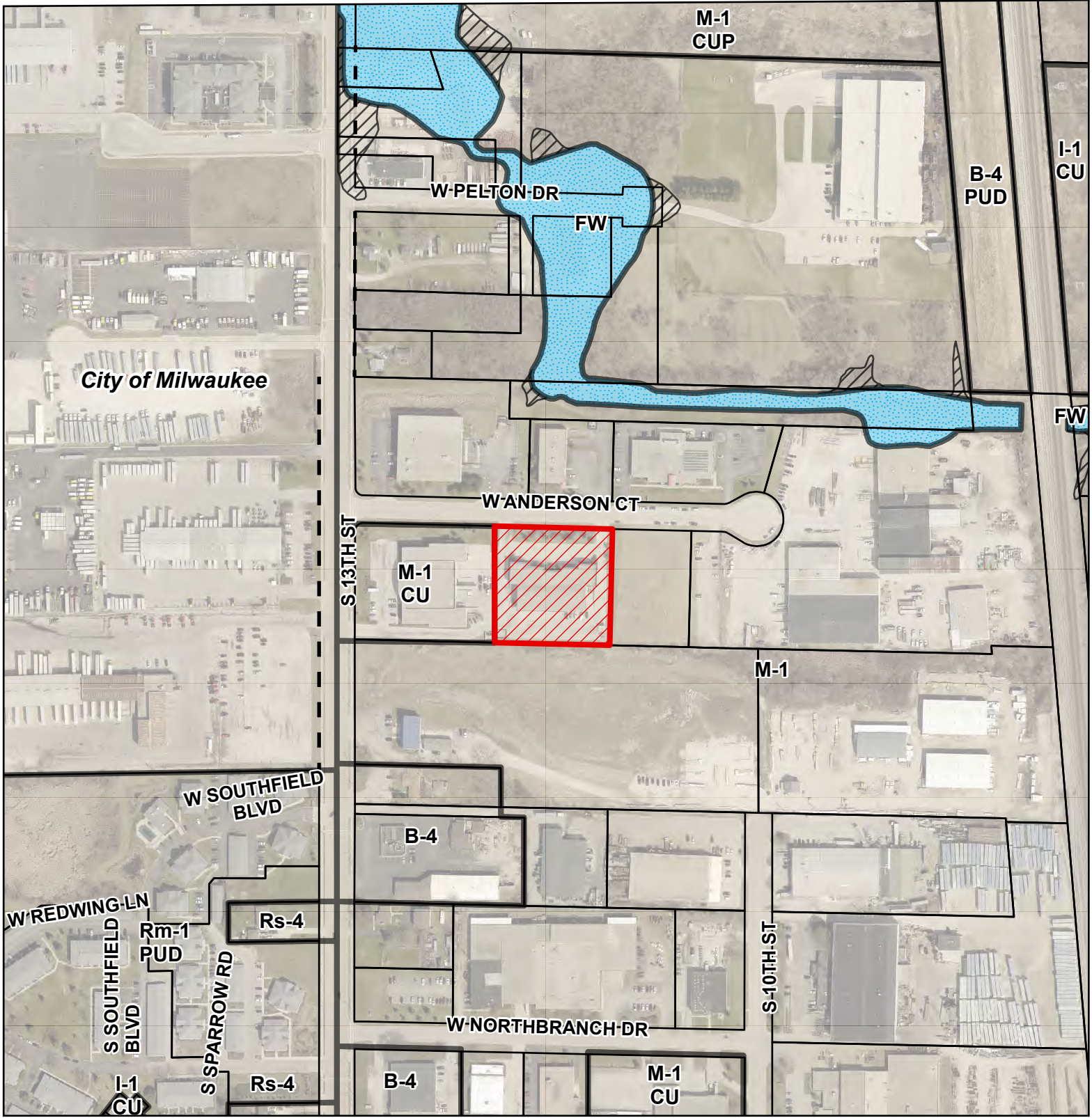
Attachments:

Location Map  
Project Narrative & Supplemental Email (2 pages)  
Concept Site Plans (2 pages)

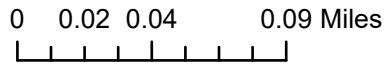
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# LOCATION MAP

## 1155 W. Anderson Ct.



Community Development



### Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 1155 W. Anderson Ct.

RECEIVED

FEB 27 2023

CITY OF OAK CREEK

APPLICATION FOR A CONDITIONAL USE APPROVAL  
IN THE CITY OF OAK CREEK

The undersigned, being owner(s) or parties of interest of all or part of the lands described below,  
hereby petition the Common Council of the City of Oak Creek to approve a Conditional Use within the  
\_\_\_\_\_ zoning district as it appears on the Zoning Map of Chapter 17 of the  
Municipal Code.


Conditional Use requested:

LEGAL DESCRIPTION OF PROPERTY AFFECTED

- 1-U-HAUL DEALER AND EMISSION STATE TESTING
- 2-number of employees (2)
- 3-hours of operation MONDAY THROUGH SATURDAY 10:00AM TO 6:00PM
- SUNDAY CLOSE
- number of vehicles available for rent (8)
- parking-EAST OF THE property

Address of Property:

STATE OF WISCONSIN )  
(SS  
MILWAUKEE COUNTY )

Owner(s): 1155 Anderson LLC  
  
tax key # 735-0006-000

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of February 2023.

Addresses: W. 147 S. 7250 Durham Ct  
Muskego, WI 53150

  
Notary Public, Milwaukee County, Wisconsin

My Commission expires  
06/24/2024

Phone No: (414) 378-4431

ELIZABETH J HOEK  
Notary Public  
State of Wisconsin

## Kari Papelbon

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**From:** Mohammad Abuain <M.Smarthome@outlook.com>  
**Sent:** Thursday, March 16, 2023 11:50 AM  
**To:** Kari Papelbon  
**Subject:** Re: [EXTERNAL] Re: Oak Creek Plan Commission Application  
**Attachments:** Scan Mar 16, 2023 at 11\_45 AM.pdf; Scan Mar 16, 2023 at 11\_48 AM.pdf

Hey thank you for your response

For emission testing

- Does the proposal include any vehicle repair services?

(NO)

- Do emissions tests require customers to make an appointment, or will this be on a first-come, first-served basis?

(First-come First-served basis)

- Do you have an anticipated customer count per day?

(Around 5 to 8 also a day and it's 3 minutes testing so for parking it's only 1 car)

- Will any products, parts, or other merchandise be available for sale onsite?

(NO)

- (U-Haul) rental portion:

- Size of the tenant lease space.

(Is around 7000 square feet)

- Maximum number of rental (U-Haul) vehicles onsite.

For know is 3-4 trucks and 1 trailer

- Location and screening for the vehicles.

For customers is all in front desk and customer go pick up truck in the back lot

- How will after-hours vehicle returns be handled?

There is drop off key box in the front building and customer must return the truck or trailer in same spot where was picked up from and then when we come in the morning we will handle the check in

- What types of vehicles will be rented (e.g., trucks, vans, trailers, etc.)? Outdoor storage of anything other than the rental vehicles (if approved) will not be allowed.

We only be renting box trucks and trailer only

- Will any other products or services be offered onsite?

NO

For all parking for customers for emissions testing only 1 car and for employees is only 2 in the back lot and for renting trucks we don't allow customers leave they personal cars on the lot they have to get dropped off

For all extra parking you see it's for the rest of the building not for me

Also please if you can resend me the link for the application again

Thank you so much

Get [Outlook for iOS](#)

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**From:** Kari Papelbon <kpapelbon@oakcreekwi.gov>

**Sent:** Thursday, March 16, 2023 10:08 AM

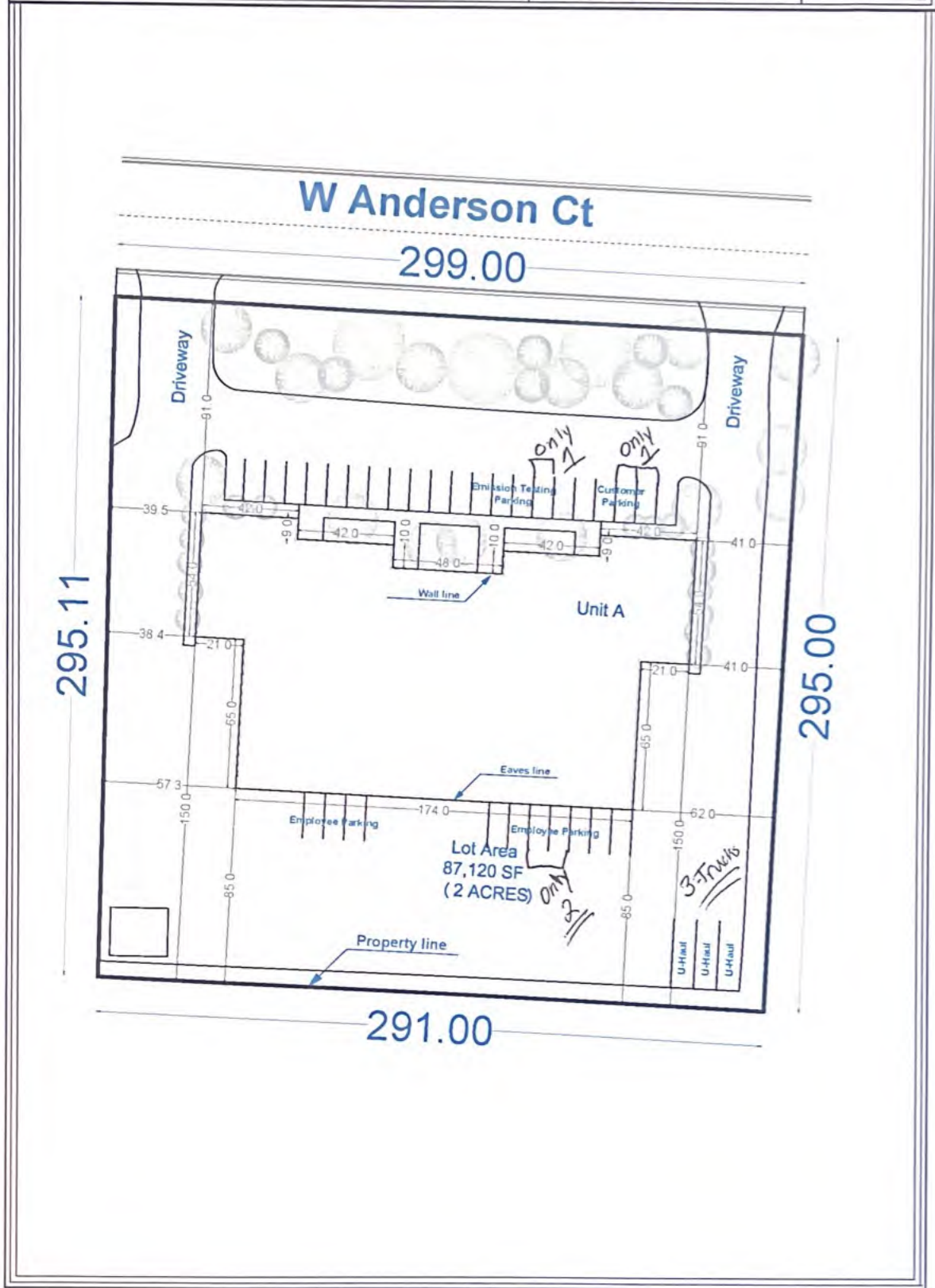


Parcel#: 735-0006-000  
Address :1155 w Anderson ave  
City, State, ZIP: Oak creek wi 53154  
Purpose of site plan: Permit for my business

Scale: 1"=40'

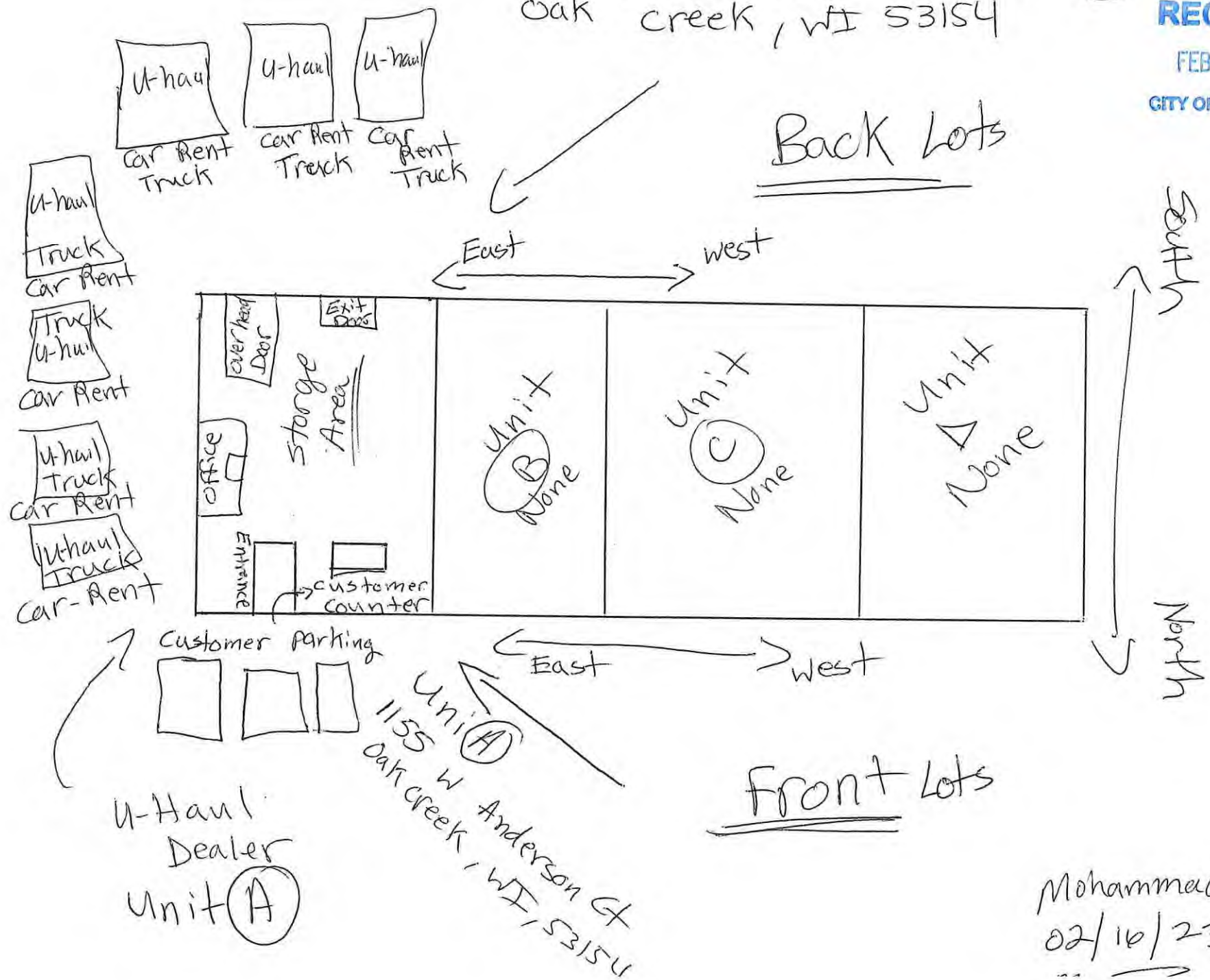
Owner : 1155 ANDERSON, LLC, A WI LLC  
Legal Information: COLLEGE PARK  
BUSINESS CENTER LOT 6 SW 1/4 SEC  
5-5-22 (2.000 AC)

Land Use Cat: COMMERCIAL



Concept site plan  
1155 W Anderson Ct Unit (A)  
Oak Creek, WI 53154

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FEB 27 2023  
CITY OF OAK CREEK



Mohammad AbuAin  
02/16/23