



Planning and Development Department

Planning * Solid Waste * Zoning * Sanitation * Property Listing *

311 N. Main Street, Shawano, WI 54166 * (715)526-6766 * Fax (715)526-6273 * www.co.shawano.wi.us

PRELIMINARY CONSULTATION

TYPE OF PUBLIC HEARING ACTION FEE \$

TOWN TOWN MEETING DATE: ☐ Received Proof on Town Agenda

ZONING DIST PARCEL NUMBER

CONTACT INFO FOR:

NAME EMAIL

MAILING ADDRESS PHONE NUMBER

CONTACT INFO FOR:

NAME EMAIL

MAILING ADDRESS PHONE NUMBER

REQUEST FOR:

PURSUANT TO ORDINANCE STANDARD:

LEGAL DESCRIPTION OF SITE

Site Address Document No. ☐ See Deed for Full Description ☐ Waiting on Survey Work

OTHER
CONSIDERATION

- * Must obtain all local and county commercial land use permits prior to construction of any future shop.
- * Any signage will be require a land use permit and to meet all setback requirement of the Shawano County Zoning Ordinance.
- * Lighting must meet Shawano County Zoning Ordinance standards.
- * A sanitary permit will be required for any septic system installation for any bathroom.
- * Future shop may be subject to approved State Commercial Building plans
- * Must meet all performance standards of Outdoor Sales, Display or Repair (land use) Section X.9.03(228).
- * Exterior Lighting Standards of the Shawano County Zoning Ordinance Sec. 5, X.5.07 must be adhered to.
- * Landscaping Standards of the Shawano County Zoning Ordinance Sec. 5, X.5.06 must be adhered to.
- * Must adhere to proper parking space standards (Table X.5.05(2)).

This will **REQUIRE** the following permits to be obtained:

Driveway/Culvert Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Obtained From	<input type="text"/>
Site Address Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Sanitary Permit	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Fee	<input type="text"/>
Land Use Permit	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Fee	<input type="text"/>
Shoreland Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Mitigation Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Sign Permit	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Fee	<input type="text"/>

Comments:

☒ Copy of Zoning Code Attached ☐ Map/Survey Attached & scanned in Date Sent to Town:

PREPARED BY: Date Field

A & S Sales
BUSINESS PLAN

Prepared by:
Alex Siler

W1559 County Road C
Pulaski, Wisconsin 54162
920-606-7770
alexjsiler@gmail.com

EXECUTIVE SUMMARY

A & S Sales (referred to from hereon in as the "Company") is intended to be established as a Limited Liability Company at W1559 County Road C, Pulaski, Wisconsin 54162 with the expectation of buying and selling used cars and/or campers

Business Description

The Company shall be formed as Limited Liability Company under Wisconsin state laws and headed by Alex Silver.

About Me

I started out selling cars in 2003 when I was 20 years old at a small used car dealership in Sturgeon Bay, WI. The company was Door County Sales. From there I sold cars for S&L Chrysler, and Denil Wall. I then got experience with an automotive parts department through Vans Honda for a year and a half. Then I wrote estimates in the body shop for Karcz Ford in Pulaski, WI. After cars, I started selling campers in 2008 @ Wagner's RV Center and worked there for 15 years, which 2.5 years I worked as their finance manager handling all the paperwork for each deal they wrote. As I am now in my 40's I've decided it was time to work for myself, I figure if I didn't take this opportunity soon, I just might not ever do anything on my own.

Business Goals and Objectives

By starting the company here, this allows for low overhead, and this will make it much easier to succeed in a tough market as we are currently seeing. I am fine keeping things smaller scale, not trying to compete with Witt Ford or S&L Chrysler. We want to sell 6-20 units per month, keeping the lot small & friendly.

Employees

I will be the only person that will be working to help keep overhead low to start. Some day in the future I would love to have 3-4 employees.

Services

To start, we will not offer outside service, but we do have a service shop to work on the vehicles that we will be selling.

Automotive Display Area

Shall be along CTY TK C and in the southeast corner of the parcel as indicated on the plan.

Waste Disposal

Our Shop does not have a floor drain, but we will have accounts with Halron oil company to pick up any waste generated from our vehicles we work on.

Business Hours

Monday – Friday 8:30am – 6:00pm

Saturday 9:00 am – 1:00pm

Customers

We hope to sell upwards of 20 customers/units per month, meaning we hope to see upwards of 40 – 60 customers stop by the lot each month. Things take time to get even that big, so we will do plenty of online advertising to draw people in the area, that are interested in the great deals that we are offering.

Parking

Four standard parking spaces plus one handicap parking stall will be provide for customer parking. Locations are shown on the included site plan.

Restroom

A porta potty will be provided for customer use. Location is shown on the site plan.

Lighting

The property already has an existing light near the garage shown on the site plan, we do not plan on adding any more lighting at this time.

Signs

We currently have a movable sign that we plan to display, and work with the state/city requirements for sizes and any ordinances to be in compliance.

Drawn
By Jeremy Thyges



Shawano County GIS Viewer



Purposes

through

Permitted and Conditional Uses

SECTION 4: COMMERCIAL, INDUSTRIAL, AND MIXED USE ZONING DISTRICTS**SECTIONS:**

X.4.01 Purposes

X.4.02 Permitted and Conditional Uses

X.4.03 Dimensional Standards

X.4.01 PURPOSES**(1) H Hamlet District**

The H district is intended to accommodate historic or planned future collections of small-scale commercial, office, institutional, residential, and open space uses in which community character is protected through building scale, appearance, and signage. This district should be generally mapped at or near road crossings that serve as gathering points for rural communities, which are often referred to as "hamlets" or "unincorporated communities". The district best corresponds with the Downtown/Unincorporated Village and Neighborhood Commercial future land use category within the Shawano County Comprehensive Plan.

(2) C-C Commercial-Community District

The C-C district is intended for areas appropriate for indoor commercial, retail, service, tourism-oriented, office, and community facility uses, excluding manufacturing, warehousing, and distribution uses. Development in this district should be characterized by high-quality site, building, landscape, signage, lighting design, and other techniques to manage impacts on surrounding land uses and the rural community. It should be mapped in accordance with adopted town and county comprehensive plans, generally in areas identified within the Community Commercial or Neighborhood Commercial future land use categories in the Shawano County Comprehensive Plan.

(3) C-G Commercial-General District

The C-G district is intended to accommodate a wide range and scale of commercial, office, institutional, light industrial, warehousing, distribution, telecommunication, and outdoor display land uses with moderate attention towards site, building, landscape, signage, and lighting design. It should be mapped in accordance with adopted town and county comprehensive plans, generally in areas identified within the General Commercial or Light Industrial future land use categories in the Shawano County Comprehensive Plan.

(4) M Manufacturing District

The M district is intended to accommodate a range of manufacturing, assembly, office, storage, and other compatible industrial and related land uses. It should be mapped in accordance with adopted town and county comprehensive plans, generally in areas identified within the Light Industrial or Heavy Industrial future land use categories in the Shawano County Comprehensive Plan.

(5) PUD Planned Unit Development District

The PUD district is intended to promote improved design and innovative land uses in the county in accordance with adopted county and town comprehensive plans. This district allows variation in the relationship of uses, structures, and open spaces in developments that are conceived and implemented as cohesive, unified projects. These unified projects must be developed in accordance with detailed site plans approved only following a careful review process. In exchange for this detailed planning, the PUD district offers flexibility from standards required in other zoning districts. The procedure and standards for establishing a PUD district on the zoning map and determining the appropriate range and character of land uses within each individual PUD district are specified in Sections X.8.09(4)(h) and (i) and X.8.07(2)(k).

Permitted and Conditional Uses

through

Permitted and Conditional Uses

Table X.4.02: Permitted and Conditional Uses; Commercial, Industrial, and Mixed Use Zoning Districts

↓ LAND USES ↓	Hamlet (H)	Commercial- Community District (C-C)	Commercial- General District (C-G)	Manufacturing (M)	Subject to Land Use Description and Performance Standards in:
Indoor storage or wholesaling			C	P	X.9.03(162)
Intermediate day care home (9-15 children)	C				X.9.03(165)
In-unit suite	P	P	P		X.9.03(166)
Junk yard or salvage yard				C	X.9.03(167)
Light manufacturing		C	C	P	X.9.03(174)
Light manufacturing use accessory to indoor sales use	C	C	P	P	X.9.03(175)
Major indoor institutional		C	C	C	X.9.03(158)
Minor indoor institutional	P	P	P		X.9.03(159)
Multi Use Facility	C	P	P		X.9.03(201)
Multiple-family dwelling (3-7 units)	C	C			X.9.03(202)
Multiple-family dwelling (8+ units)		C			X.9.03(202)
Non-metallic mineral extraction		C	C	C	X.9.03(211)
Off-site parking lot	C	C	C	C	X.9.03(216)
Office	P	P	P	P	X.9.03(214)
On-site real estate sales office	P	P	P	P	X.9.03(219)
Outdoor commercial entertainment or recreation	C	C	C		X.9.03(224)
Outdoor display incidental to indoor sales use	P	P	P	P	X.9.03(225)
Outdoor institutional	C	P	P		X.9.03(226)
Outdoor public recreation	P	P	P	C	X.9.03(227)
Outdoor sales, display, or repair	C	C	C	C	X.9.03(228)
Outdoor storage or wholesaling				C	X.9.03(229)
Personal Antenna or Tower	C				X.9.03(236)

(228) **Outdoor Sales, Display, or Repair (land use):** A land use that (a) conducts and/or displays merchandise outside of an enclosed building that is for sale or rent and/or (b) conducts maintenance or repairs on merchandise or equipment outside of an enclosed building. Examples of such land uses include **vehicle sales**, vehicle rental, manufactured and mobile home sales, monument sales, and small engine repair. This category does not include uses where the outdoor sales or display area is less than 15 percent of the gross floor area of any principal building where sales are also conducted, which are instead classified in the “indoor sales” category; motor vehicle repair or maintenance; drive-in theaters, which are instead classified in the “outdoor commercial entertainment” category; or the storage or display of inoperative vehicles or materials typically associated with a junk yard or salvage yard. This use shall meet the following performance standards:

- (a) The Planning, Development and Zoning Committee may require a landscaped bufferyard in the yard where the use abuts a residential use or a residential zoning district, per the standards in Section X.5.06(1).
- (b) Outdoor sales, display or repair areas shall be set back from all property lines and roads a distance equal to the minimum required yards for principal buildings and shall not be located within any required landscaped bufferyard.
- (c) The display of items shall not interfere with traffic visibility or reduce or inhibit the use or number of parking spaces provided on the property below the requirement established below. If the number of provided parking spaces on the property is already less than the requirement, such display area shall not further reduce the number of spaces already present.
- (d) Outdoor display shall be permitted during the entire calendar year, except if otherwise limited by conditional use permit.

Permitted and Conditional Uses

through

Permitted and Conditional Uses

Table X.4.02: Permitted and Conditional Uses; Commercial, Industrial, and Mixed Use Zoning Districts

↓ LAND USES ↓	Hamlet (H)	Commercial- Community District (C-C)	Commercial- General District (C-G)	Manufacturing (M)	Subject to Land Use Description and Performance Standards in:
Personal storage facility/ mini-warehouse	C	C	C	P	X.9.03(237)
Pond	C	C	C	C	X.9.03(239)
Portable outdoor storage unit	P	P	P	P	X.9.03(241)
Public utility or service	P ² /C	P ² /C	P ² /C	P ² /C	X.9.03(254)
Research and development	C	C	C	P	X.9.03(262)
Restaurant	P	P	P		X.9.03(265)
Sales of farm and forestry products	P	P	P	P	X.9.03(270)
Salvage Transfer Site		C	C	C	X.9.03(271)
Shipping Containers		C	C	P	X.9.03(282)
Single-family dwelling (including manufactured homes meeting standards in Section X.9.03(283))	P	C	C	C	X.9.03(287)
Solar energy system, Small	P	P	P	P	X.9.03(292)
Solar energy system, Large		C	C	P	X.9.03(291)
Telecommunication facility	P	P	P	P	X.9.03(306)
Temporary stand-alone manufactured or mobile home	P				X.9.03(310)
Tourist rooming house	P	P	P	P	X.9.03(315)
Trucking Facility		P	P	P	X.9.03(318)
Two-family dwelling	P	C			X.9.03(319)
Vehicle course or track		C	C		X.9.03(327)
Vehicle repair or maintenance service	C	C	P	P	X.9.03(328)
Waste disposal/ composting operation				C	X.9.03(332)
Wind energy system, Large		C	C	C	X.9.03(335)
Wind energy system, Small	P	P	P	P	X.9.03(336)

(328)

Vehicle Repair or Maintenance Service (land use): A principal land use that performs repair, maintenance, and/or painting services to motorized vehicles. Does not include home occupations that are accessory to the principal residential use of a property. This use shall meet the following performance standards:

- (a) The Planning, Development and Zoning Committee may require a landscaped bufferyard in the yard where the use abuts a residential use or a residential zoning district, per the standards in Section X.5.06(1).
- (b) All major repairs, maintenance, service, painting and other operations (except vehicle storage) shall occur within an enclosed building.
- (c) Shall only include the storage of vehicles of customers and employees of the vehicle repair or maintenance service business.
- (d) Shall not include the storage of three or more vehicles that do not have a valid current state registration, license plate, or both.

- (c) Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through parking lot design and capacity; access drive entry throat design, and vehicular and pedestrian traffic control devices, as determined by the Zoning Administrator.
- (d) For any new or expanded multiple family dwelling or non-residential land use (as listed in Section X.9) the Zoning Administrator may require that the site design provide direct vehicular or pedestrian connections to adjacent properties to minimize the need to utilize public streets to access adjacent sites.

(2) **Off-street parking standards:**

- (a) The minimum number of off-street parking spaces required for each land use is as listed in the Table below, except that these off-street parking space standards shall not apply within the H Hamlet zoning district. The required number of parking spaces may be reduced by up to 25% if the applicant demonstrates, through submittal of a technical study, that actual parking demand will be less than the number of spaces that this subsection normally requires. In such cases, the appropriate County approval authority may require that sufficient reserve area be set aside to fully meet the normal requirement in the future. Parking for the handicapped shall be provided at the number, size, location, and with signage as specified by State and Federal regulations.

Table X.5.05 (2): Numerical Parking Space Standards by Land Use Type

Land Use	Number of Required Parking Spaces
Agricultural/Rural Principal/Accessory Land Uses	
Agriculture-related use	One parking space per employee on the largest work shift or one space for every 200 square feet of product display area
Residential Principal Land Uses	
All types of dwellings	Two spaces per dwelling unit
Elderly and/or congregate residential facility:	
Nursing home	One space per six patient beds, plus one space per employee on the largest work shift
Monastery or convent	One space per six residents, plus one space per employee on the largest work shift, plus one space per five chapel seats if the public may attend
Assisted living facility or retirement community	One space per dwelling unit
Other elderly or congregate residential facility	One space per six residents or patient beds, plus one space per employee on the largest work shift
Community living arrangement	One space per every four residents of licensed occupancy
Civic and Institutional Principal Land Uses	
Outdoor public recreation	One space per every four persons at maximum capacity for any use requiring over five spaces. Additional paved, gravel, or grass area for overflow parking may be required for occasional outdoor assembly land uses (i.e., special events) located on outdoor public recreation sites.
Indoor institutional uses (major and minor):	
Religious institution	One space per five seats at the maximum capacity
Community or recreation center	One space per 250 square feet of gross floor area, or one space per four person at maximum capacity, whichever is greater
Funeral home	One space per three patron seats at maximum capacity

Parking, Loading, and Traffic Management
Standards

through

Parking, Loading, and Traffic Management
Standards

Land Use	Number of Required Parking Spaces
Hospital or clinic	Two spaces per three patient beds, plus one space per staff doctor and each other employee on the largest work shift
Library or museum	One space per 250 square feet of gross floor area or one space per four seats at maximum capacity, whichever is greater
Elementary and middle school	One space per teacher and per staff member, plus one space per two classrooms
College or trade school	One space per staff member on the largest work shift, plus one space per two students of the largest class attendance period
Senior high school	One space per teacher and staff member, plus one space per five non-bused students
All other indoor and outdoor institutional uses	One space per three persons at maximum capacity
Retail, Service, and Recreational Principal Uses	
Tourist rooming house	One space per bedroom
Hotel, motel, or lodging resort	One space per room, suite, or cabin, plus one space for every employee on the largest work shift
Bed and breakfast establishment	One space per bedroom
Boarding house	One space per room for rent, plus one space for each employee on the largest work shift
Golf course, public or private	One space per every four expected patrons at maximum capacity for any use requiring over five spaces
Campground or camping resort	Two motor vehicle spaces per campsite
Office	One space per 300 square feet of gross floor area in the principal building(s)
Commercial services	One space per 300 square feet of gross floor area in the principal building(s)
Indoor sales	One space per 300 square feet of gross floor area in the principal building(s)
Outdoor sales, display, or repair	One space per 300 square feet of gross floor area in the principal building(s), plus one space per 2,000 square feet of outdoor sales or display area
Drive-in or drive-through, including fueling	One space per 150 square feet of gross floor area in the principal building(s)
Vehicle repair or maintenance service	One space per 300 square feet of gross floor area in the principal building(s), plus adequate parking for the storage of vehicles awaiting service or pick-up
Restaurant	One space per 150 square feet of gross floor area in the principal building(s)
Indoor commercial entertainment or recreation	One space per every three patron seats or one space per three persons at maximum capacity, whichever is greater
Outdoor commercial entertainment or recreation	One space per every three persons at maximum capacity
Game farm	One space per every three persons at maximum capacity
Day care center	One space per every six persons at maximum capacity, plus one space for each employee on the largest work shift

Parking, Loading, and Traffic Management
Standards

through

Parking, Loading, and Traffic Management
Standards

Land Use	Number of Required Parking Spaces
Commercial animal services and boarding	One space per every 1,000 square feet of gross floor area
Adult use	One space per every 300 square feet of gross floor area in the principal building(s) or one space per person at maximum capacity, whichever is greater
Junk yard or salvage yard	One space for every 20,000 square feet of gross storage area, plus one space for each employee on the largest work shift
Vehicle course or track	One space per every three persons at maximum capacity
Utility, Communication, and Transportation Principal Uses	
Public utility or service	One space for each employee on the largest work shift, plus one space per company vehicle normally stored or parked on the premises, plus one space per every 500 gross square feet of office area
Airport or landing strip	One space for each employee on the largest work shift, plus one space for every five passengers based on average daily ridership
Waste disposal/composting operation	One space for each employee on the largest work shift
Industrial Principal and Accessory Uses	
All industrial land uses	One space for each employee on the largest work shift
Indoor Sales Accessory to Manufacturing Use	One additional space per every 300 square feet of gross floor area devoted to the retail sales activity

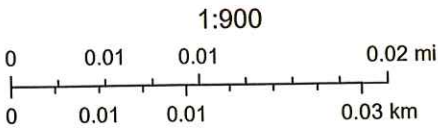
- (b) No building for which off-street parking is required may be added to, structurally altered, or converted in use so as to encroach upon or reduce the number of parking spaces below the required minimum for that existing or converted use, except as may be provided in subsection (a) above.
- (c) All off-street resident, customer, and/or employee vehicular parking areas intended for 10 or more parking stalls and associated with any new multiple family dwelling or non-residential use (not including agricultural uses) (as listed in Section X.9) shall be paved with a dustless hard, all-weather surface (such as asphalt or concrete), and graded and drained to prevent the accumulation of surface waters. Said parking areas shall be marked (striped) in a manner which clearly indicates required parking spaces.
- (d) All required off-street parking areas shall be located on the same lot as the principal use, or on a site located 500 feet or less from the principal use where the applicant can demonstrate long-term control over that site.
- (e) Other than for single- or two-family residential uses or parking required to serve the handicapped, all parking stalls shall be at least 9 feet in width and 18 feet in length.
- (f) The use of all required resident, employee, or customer off-street parking areas shall be limited to the parking of licensed, registered, and operable vehicles, with each vehicle not to exceed five tons.
- (g) All required off-street parking areas shall be completed prior to building occupancy.

Shawano County GIS Map



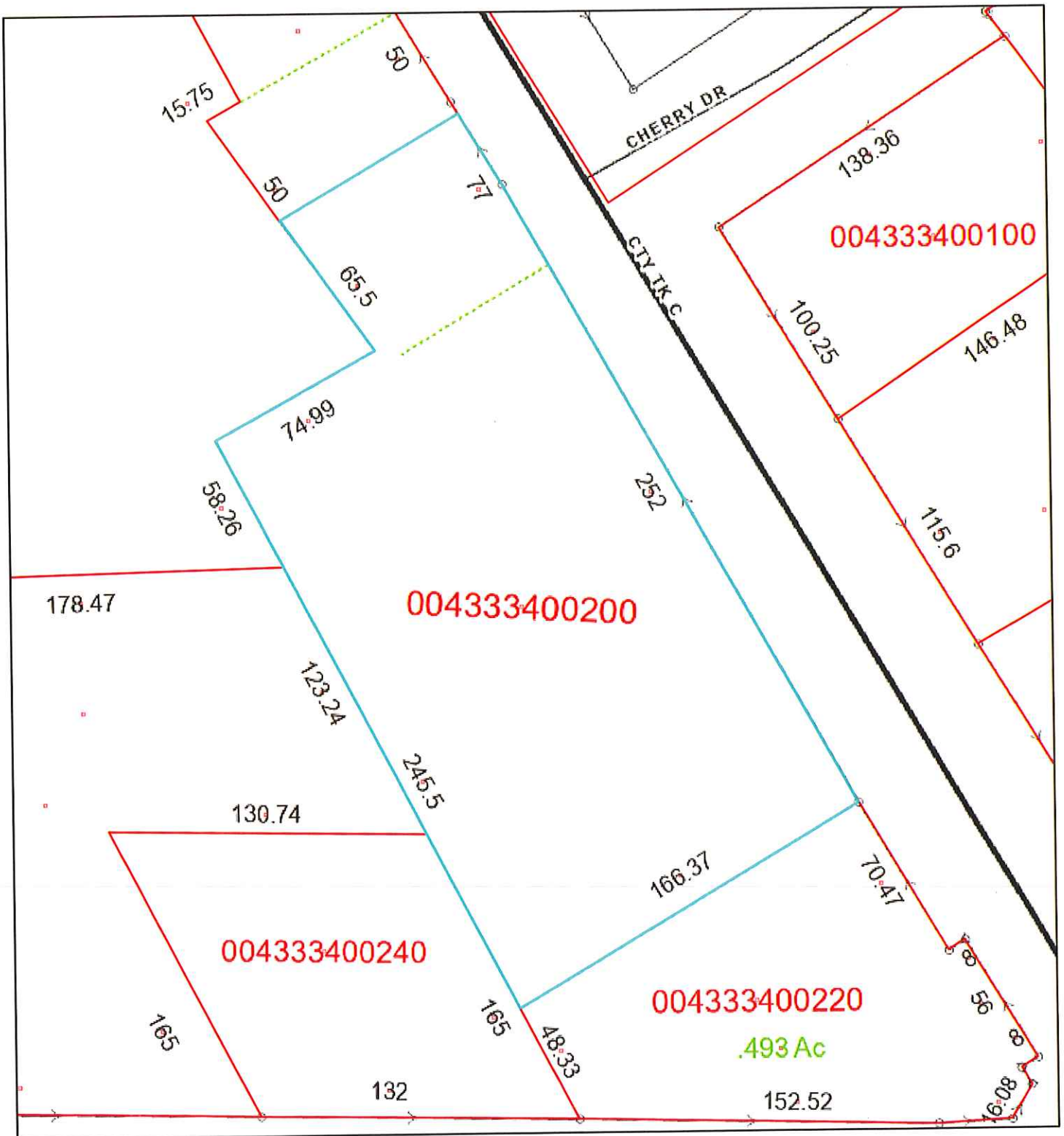
December 11, 2023

- | | |
|-----------------------------|-----------------|
| Parcels by PIN_Query result | Cartolines |
| Parcels | Historical |
| PDim 100 | Roads |
| Parcel Number Anno | County |
| Parcel Acreage | Local |
| ROWs | Municipalities |
| | County Boundary |



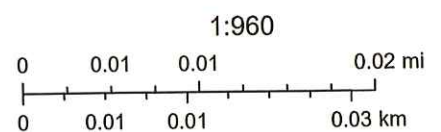
This map is for information purposes only. The representations on this map on an as-is basis. Shawano County is not responsible for any inaccuracies contained within and no warranties or representations concerning accuracy or applicability are expressed or implied.

Shawano County GIS Map



December 11, 2023

- | | |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Parcels by PIN_Query result | Cartolines |
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	A	B	C	D	E
1	NAME	ADDRESS	CITY	STATE	ZIP
2	JACOBS BROTHERS	668 FERNANDO DRIVE	DEPERE	WI	54115
3	CARL J KRUEGER	W1560 HWY C	PULASKI	WI	54162
4	CHAD EVERETT TREPANIER	W1574 CTY ROAD C	PULASKI	WI	54162
5	BROCK R ROBAIDEK	W1570 COUNTY ROAD C	PULASKI	WI	54162
6	WAYNE R SMITH	W1568 COUNTY ROAD C	PULASKI	WI	54162
7	RICKEY L CLOW	W1564 COUNTY ROAD C	PULASKI	WI	54162
8	MARK A GLINSKI	W3479 COUNTY ROAD G	SEYMOUR	WI	54165
9	ALEXANDER RAEDER	W1552 COUNTY ROAD C	PULASKI	WI	54162
10	BRIAN K CALAWAY	N5028 CARROLL ROAD	CECIL	WI	54111
11	RANDALL MUCK	6115 GLENDORA AVE	DALLAS	TX	75230
12	MARCELLA A KARCZ	W1543 LOT LANE	PULASKI	WI	54162
13	JENNI LEA LLC	W1539 COUNTY ROAD S	PULASKI	WI	54162
14	ADAM K KALLIN	W1563 CTY C RD	PULASKI	WI	54162
15	JEREMY THYES	146 HIGHVIEW ROAD	PULASKI	WI	54162
16	JOHN VAN LANNEN	N6279 LAKE DRIVE	SHAWANO	WI	54166
17	RICHARD ROBAIDEK	W1545 COUNTY RD C	PULASKI	WI	54162
18	ANDREW B MOORE	W1566 COUNTY ROAD S	PULASKI	WI	54162
19	LOIS M MOSSHOLDER	W1734 COUNTY ROAD S	PULASKI	WI	54162
20	JOSEPH E MAROSZEK	N2053 MAPLE ROAD	PULASKI	WI	54162
21	ROGER J ANDREWS	W1569 COUNTY ROAD C	PULASKI	WI	54162

