



December 27, 2019

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from AJ Musaitef of AJ's Car Sales, seeking a conditional use permit to sell used automobiles at 2504 Douglas Avenue as allowed by Sec. 114-468 of the Municipal Code. The operation would take place in the existing garage at the rear of the property, no vehicles would be displayed on-site and all sales would be conducted via the internet.

The garage at the rear of the property (westernmost building) is limited by the Building Code to eight (8) vehicles and the office for the operation would be housed in the main commercial building fronting Douglas Avenue. No repairs would be made to vehicles on the site and would occur elsewhere prior to sale. Showing of the vehicles would be setup by appointment only between 11:00 AM and 6:00 PM Monday to Saturday.

The subject property is zoned B-2 Community Shopping District and I-1 Restricted Industrial District. The specific location is shown as "SUBJECT PROPERTY" on the map on the reverse side of this page (flip page).

The Commission has scheduled a public hearing at which you can be informed of the details of the request and where your views regarding the proposal may be expressed. The hearing will be held on **Wednesday, January 8, 2020 at 4:30 p.m., or soon thereafter, in Room 205 of City Hall, 730 Washington Avenue, Racine, Wisconsin 53403.**

If you have any questions, feel free to contact the Department of City Development at 636-9151.

A handwritten signature in blue ink, appearing to read "Matthew G. Sadowski".

Matthew G. Sadowski, AICP
Planning Manager

JPH

If you are disabled and have accessibility needs or need information interpreted for you, please call the Department of City Development at 262-636-9151 at least 48 hours prior to the meeting.



Conditional Use Request - 2504 Douglas Avenue



- Subject Property
- Notification Area
- Street Centerline
- Tax Parcel Boundary

