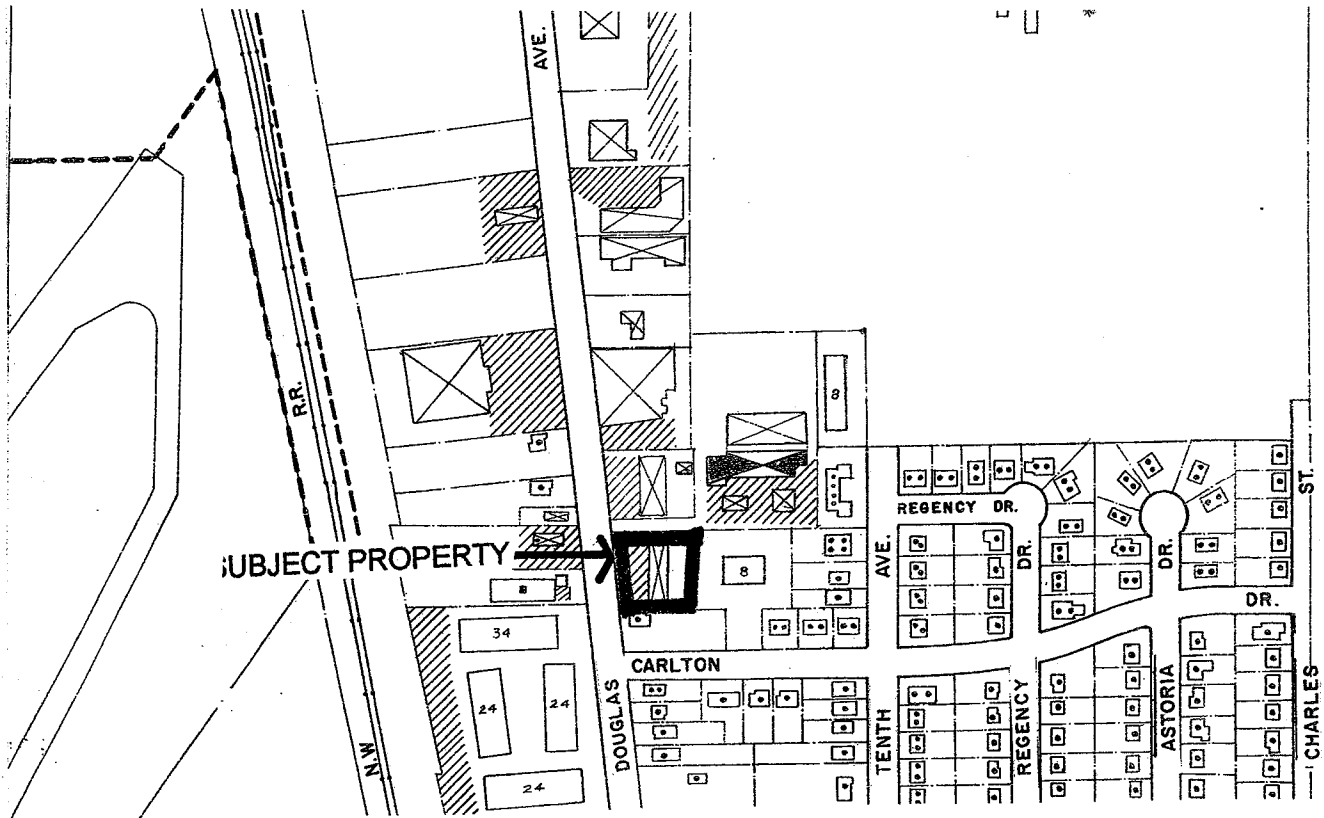


November 2, 2007

Dear Property Owner:

The City of Racine Plan Commission has received a request from Corinne Perez representing First Class Resale Shop seeking a conditional use permit to operate an establishment selling new and used household goods and antiques at 3723 Douglas Avenue.

The property is zoned B-2 Community Shopping District. The specific location is shown as "Subject Property" on the map below.



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, November 14, 2007 at 4:30 p.m., or soon thereafter, in Room 205 of City Hall, 730 Washington Ave.**

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


Brian F. O'Connell
Director of City Development

BFO/mgs

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



Department of City Development
730 Washington Avenue
Racine, Wisconsin 53403
Telephone: (262) 636-9151; Fax: (262) 636-9329

**CITY OF RACINE, WISCONSIN
APPLICATION FOR CONDITIONAL USE PERMIT**

(Failure to submit a complete application may result in a delay in the processing of a Conditional Use Permit Request)

REQUESTED BY: NAME: (Print) CORINNE PEREZ
 ADDRESS: 2910 FOUR MILE RD
 CITY: RACINE STATE: WI ZIP: 53404
 TELEPHONE: (262) 930-1034 FAX: _____
AGENT (IF ANY): NAME: (Print) _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ FAX: _____

Address, legal description, and description of location of area of requested conditional use:

3723 DOUGLAS AVE RACINE, WI 53402

Brief description of the proposed use: _____

Lot Area: _____ Number of dwelling units: _____
 Distribution of dwelling units: _____ Number of parking spaces: _____

Total square feet in building (by floor): 1,000 Total square feet for proposed use (by floor): 1,000

Number of Employees (full time): Family business Employees (part time): _____

Hours and days of operation: _____ Days and Times employees will be working on site: _____
 Days and times customers will be on site for service: M-Sat 10-9

Components of the operation proposed to be available to customers or employees 24 hours a day (such as ATM's, vacuums, telephones, fuel pumps, vending machines, etc): None

(See reverse side for additional submittal requirements)

Are you the owner of the property included in the area of requested conditional use?

Yes No Option to purchase Lease Land Contract

(If you do not own the property for which the conditional use is requested, the owner must also sign this application or, you must have a letter from the owner of the property giving permission to make this request.)

Applicant: Date: 09-18-07 Signature: Corinne L. Perez
 Print Name: CORINNE PEREZ
***Owner:** Date: 09-18-07 Signature: Radhesham V. Patel
 Print Name: Radhesham V. Patel

***REQUIRED FOR ALL APPLICATIONS**

Please submit application and pertinent information together with a non-refundable fee of \$150. Please make checks payable to the City of Racine. See reverse side of this sheet for requested information.

AGENDA ITEM NO. 10. (07 - 1401): Resale Shop at 3723 Douglas Ave.

STAFF COMMENTS:

The proposal

It is proposed to open a business dealing in the sale of new and used household goods and antiques in the northern most tenant space addressed as 3723 Douglas Avenue.

The tenant space totals 1,000 square feet and will be family run with 5 to 10 part-time employees (family members). The hours of the shop would be from 9:00 a.m. to 9:00 p.m., Monday through Saturday.

A use review will be conducted by the Access Corridor Development Review Committee on November 19, 2007.

Existing conditions of the strip center

There exists three separate sign structures on the property which should be condensed into one. Banner signs must be removed. There is assorted trash tangled in the cyclone fence, and there is debris/garbage/trash piled outside in the back of the building.

Along the front parking area there is the opportunity to install a landscaping strip along the sidewalk area.

STAFF RECOMMENDS:

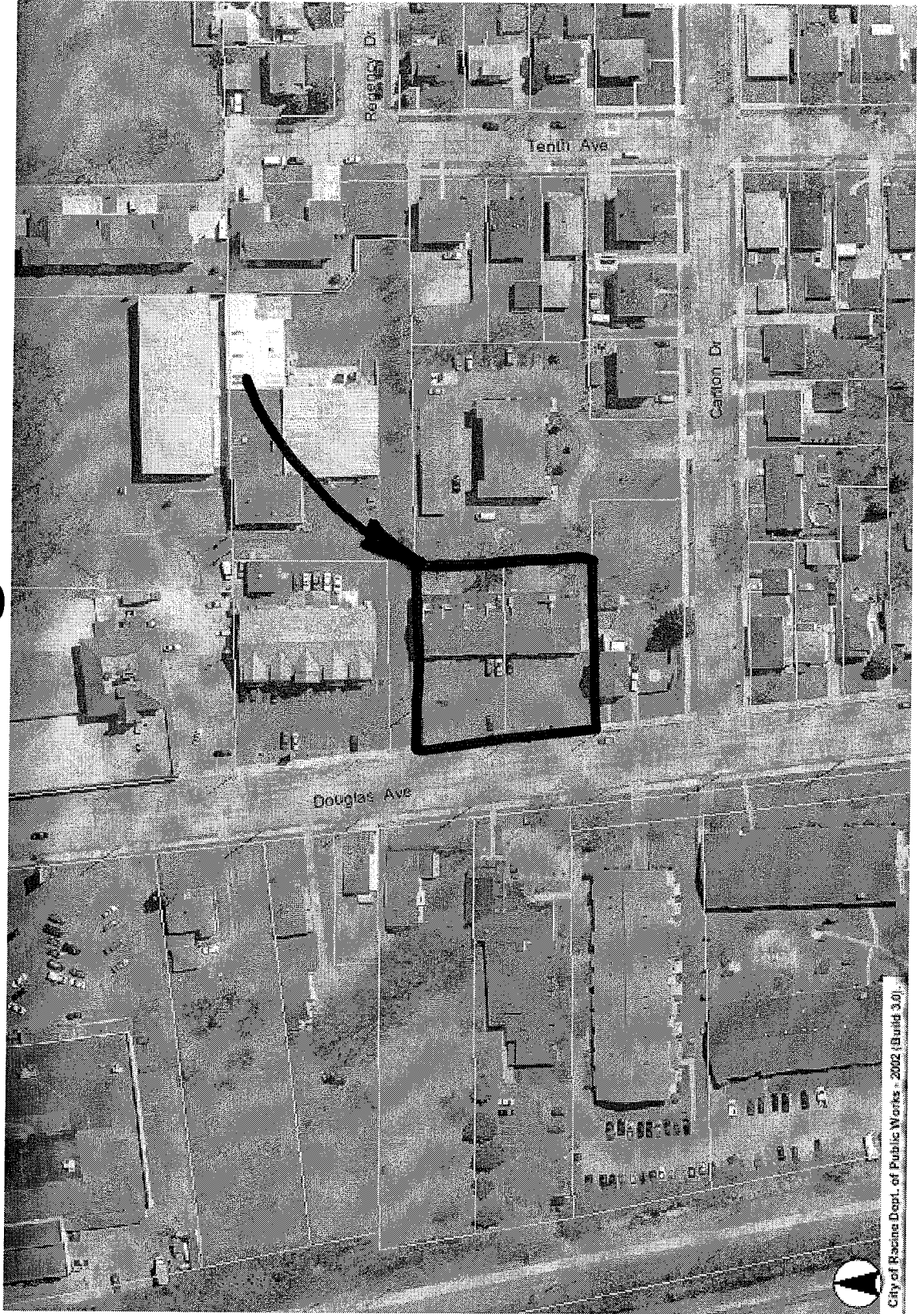
THAT THE REQUEST BY CORINNE PEREZ SEEKING A CONDITIONAL USE PERMIT FOR AN ESTABLISHMENT SELLING NEW AND USED HOUSEHOLD GOODS AND ANTIQUES AT 3723 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on November 14, 2007 be approved, subject to the following conditions.
- b. That the establishment of this use is subject to the approval of the Access Corridor Development Review Committee.
- c. That all applicable building and occupancy permits be applied for.
- d. That the hours of operation be from 9:00 a.m. to 9:00 p.m., Monday through Saturday.
- e. That prior to the issuance of an occupancy permit for the subject use, the property owner shall:
 1. Submit a comprehensive sign plan that serves to condense the three existing pole signs into one sign. Said plans shall be submitted to the Access Corridor Development Review Committee for review and approval. The new sign plan shall be implemented by June 1, 2008.
 2. Submit a detailed landscape plan to the Access Corridor Development Review Committee for review and approval. Said plan shall also include a landscaping maintenance plan. At a minimum, landscaping shall be installed along the entire Douglas Avenue frontage where not intersected by a driveway. Landscaping shall be installed in accordance with the approved plans by May 1, 2008 unless a letter of credit, equal to the value of the landscaping, is submitted to the Director of City Development for review and approval. In no case shall landscaping be installed later than July 1, 2008.

3. Clear the property of trash and debris.
 - f. That all trash and recyclables be stored in closed containers and screen from view.
 - g. That all codes and ordinances be complied with and required permits acquired.
 - h. That no minor changes be made from the conditions of this permit without approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
 - i. That this approval is subject to Plan Commission review for compliance with the listed conditions.

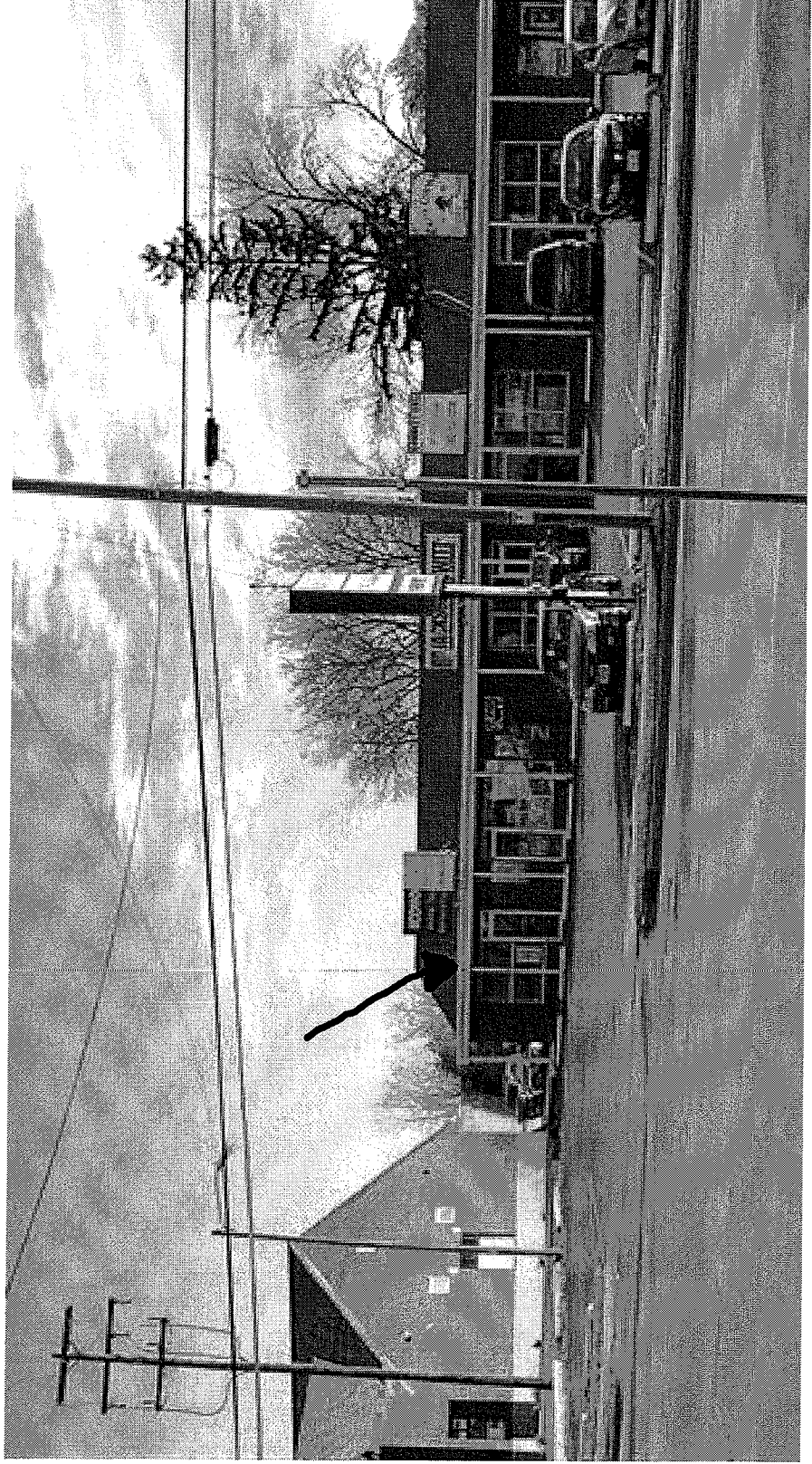
FIRST CLASS RESALE

3723 Douglas



FIRST CLASS RESALE

3723 Douglas



**CITY OF RACINE, WISCONSIN
APPLICATION FOR PROJECT REVIEW**

BY A DESIGN OR DEVELOPMENT REVIEW AUTHORITY

Downtown _____ State Street _____ West Racine _____ Uptown _____ Douglas Avenue _____
Olsen Industrial Park _____ Young Industrial Park _____ (Jacobsen/Textron) Redevelopment Area _____ (Racine Steel)
Redevelopment Area _____ Plan Commission _____

(Not a substitute for building or sign permit approval)

Submit Completed Application and Supporting Materials To:

Department of City Development

730 Washington Ave., Room 306, Racine, WI 53403

Phone: (262)636-9151 or Fax: (262)636-9329

IMPORTANT NOTICE: Failure to submit a complete application and required supporting materials may result in an application being rejected, or the review body deferring or denying a proposal.

PROJECT ADDRESS OR LOCATION: 3723 Douglas Ave Racine WI 53402

PROJECT TYPE: Exterior Remodel _____ Addition _____ New Construction _____ Façade Restoration _____ Sign _____ Other _____
Provide Estimate of Aggregate Project Cost:

BRIEFLY DESCRIBE PROJECT: Creation of a new business offering the Northside community as well as all of Racine & Southeastern Wisconsin, an additional shopping opportunity. It will offer economical, quality resale merchandise with a near new appearance as well as new items. There will be collectables and antiques, as well as some jewelry. Emphasis will be upon creating an inviting, clean, attractive store.
Anticipated Start Date: _____ Estimated Completion Date: _____

PROPERTY OWNER: Owner Name: Mr. R. Patel
(Required Information)
Address: 3723 Douglas Ave Racine State: WI Zip Code: 53402
Phone #: 262-639-7880 Fax #: _____ Date: 10/30/07 Signature: _____

BUSINESS INFO: Business Representative: Corinne Perez Business Name: First Class Resale
Business Address: 3723 Douglas Ave Racine State: WI Zip Code: 53402
Phone #: 262-930-1034 Fax #: _____ Date: 10/30/07 Signature: Corinne Perez

AGENT INFO: Firm Name: Mr. and Contact: _____
(Architect/Engineer/Designer)
Address: _____ State: _____ Zip Code: _____
Phone #: _____ Fax #: _____ Date: _____ Signature: _____

CITY STAFF COMPLETE THIS SECTION

Date received: _____ Date to be reviewed: _____ Action: _____

SUBJECT PROPERTY IS (CHECK ALL THAT APPLY):

In a Historic District _____ Designated Local Landmark _____ State Landmark _____ National Landmark _____ NA _____

ADDITIONAL CITY ACTION THAT MAY BE REQUIRED:

Date of Plan Commission review: _____ Plan Commission action: _____

Date of Common Council review: _____ Common Council action: _____

Other: _____

SEE REVERSE SIDE FOR SUBMITTAL REQUIREMENTS