



January 6, 2023

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has received an application from L-A Tires, LLC represented by Eriberto Malacara seeking a conditional use permit for an auto mechanic, tire repair and used tire sales at 1626 Douglas Avenue as allowed by Sec. 114-468 of the Municipal Code. The subject property is zoned B-2 Community Shopping District.

The application contemplates to do mechanic work as well as repair tires and sell used tires. The hours of operation would be 8 a.m. to 5 p.m. Monday thru Friday and 8 a.m. to 3:30 p.m. on Saturday. They would store auto parts and old tires inside the building and would not park any cars waiting for repairs outside.

The subject property is zoned B-2 Community Shopping District. The specific location is shown as "Subject Property" on the map on the reverse side of this page (flip page over).

A public hearing has been scheduled by the Planning, Heritage and Design Commission for **Monday, January 23, 2023 at 4:30 p.m., or soon thereafter**. The hearing will be held in Room 205 of Racine City Hall 730 Washington Avenue Racine, WI 53403.

Your questions can be submitted, or plans can be requested by contacting the Department of City Development at **(262) 636-9151**, by facsimile (fax) at **(262) 635-5347**, via email at **[cdvplanning@cityofracine.org](mailto:cdvplanning@cityofracine.org)** or mailing to the Department of City Development, 730 Washington Avenue, Racine, WI 53403.

If you have any questions, feel free to contact the Department of City Development at (262) 636-9151.

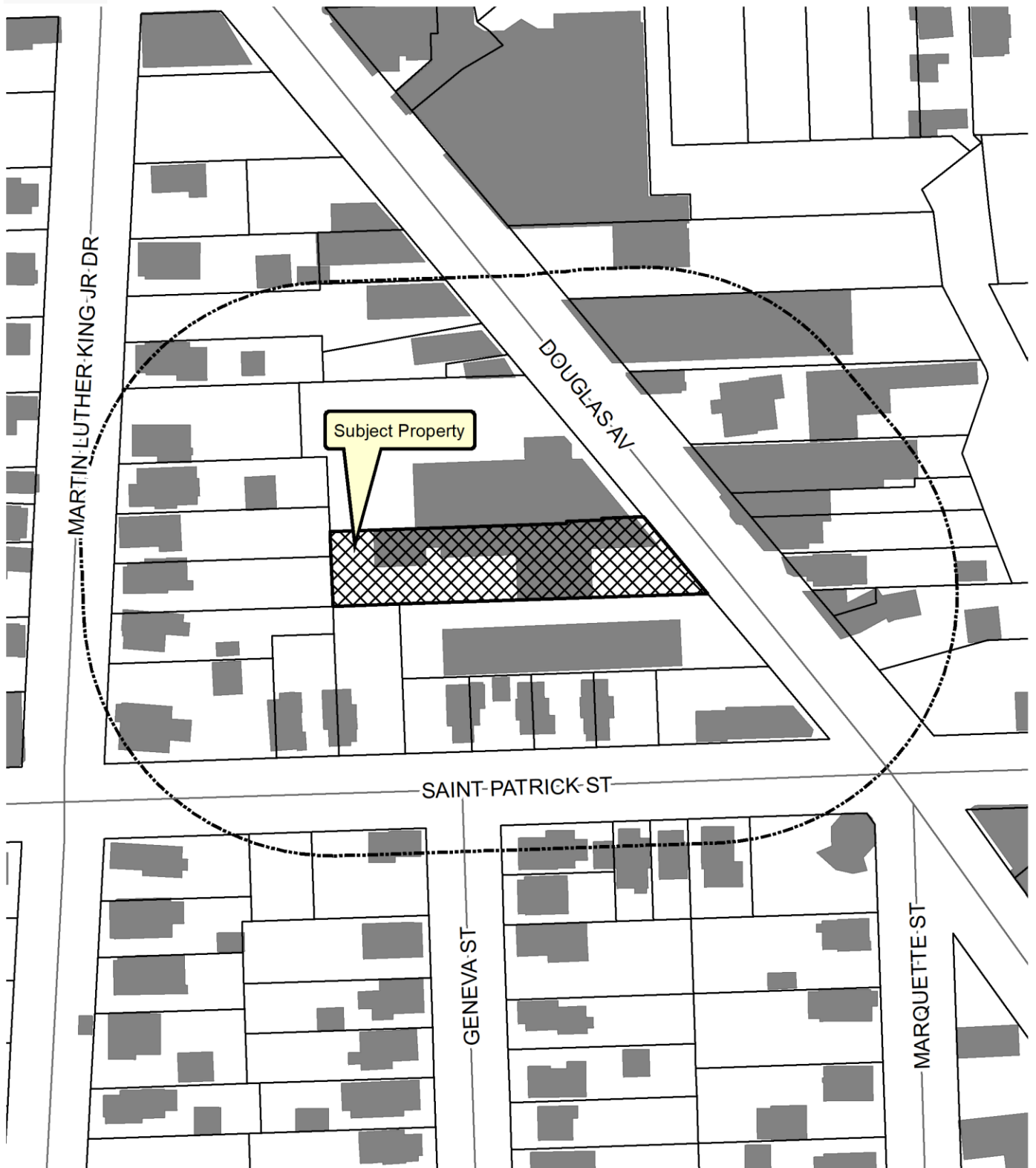
Jeff Hintz, CNU-A  
Planning Manager

SJM

**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 - 1626 Douglas Avenue



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

