



## Application for Conditional Use Review

Applicant Name: L-A Tires, LLC

Address: 1304 Douglas Ave City: Racine

State: WI Zip: 53404

Telephone: 262-583-4695 Cell Phone: 262-221-7890

Email: edmalacara@yahoo.com

Agent Name: Ed Malacara

Address: 5855 King Ave Unit 33 City: Racine

State: WI Zip: 53406

Telephone: N/A Cell Phone: 262-221-7890

Email: edmalacara@yahoo.com

Property Address (Es): 1504 Douglas Ave

Current Zoning: B-1

Current/Most Recent Property Use: Used Tires & Mechanic work

Proposed Use: Same, plus the sale of Used Cars





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

**Required Submittal Format**

- 1. An electronic submission via email/USB drive/CD/Download link; and
- 2. One (1) paper copy, no larger than 11” x 17” size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application		
2. Written description of project, including: <ul style="list-style-type: none"> <li>a. Hours of operation</li> <li>b. Anticipated delivery schedule</li> <li>c. Maintenance plan</li> <li>d. General use of the building and lot</li> </ul>	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ul style="list-style-type: none"> <li>a. Fully dimensioned property boundary</li> <li>b. All buildings (existing and proposed)</li> <li>c. Setbacks from property lines</li> <li>d. Identification as to whether all elements are “Existing” or “Proposed”</li> <li>e. Dimensioned parking spaces and drive aisle layout</li> <li>f. Trash enclosure location and materials</li> <li>g. Loading spaces</li> <li>h. Fire hydrant locations</li> <li>i. Location of signage, with setbacks</li> </ul>	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table <ul style="list-style-type: none"> <li>a. Land area (in acres and square feet)</li> <li>b. Building area (in square feet)</li> <li>c. Setbacks (required yards in feet)</li> <li>d. Floor Area Ratio (building area divided by lot area)</li> <li>e. Lot Coverage (building footprint divided by lot area)</li> <li>f. Height of all buildings and structures</li> <li>g. Percentage of greenspace (landscaped areas divided by lot area)</li> <li>h. Parking spaces</li> </ul>	<input type="checkbox"/>	
5. Landscape Plan <ul style="list-style-type: none"> <li>a. Bufferyards</li> <li>b. Parking Areas</li> <li>c. Screening and fencing locations</li> <li>d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.</li> </ul>	<input type="checkbox"/>	





Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	<input type="checkbox"/>	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	<input checked="" type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	N/A	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/>	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	N/A	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input type="checkbox"/>	

**Acknowledgement and authorization signatures**

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization):  Date: \_\_\_\_\_

Applicant Signature (acknowledgement): Ed Malasomma Date: 12-21-2020



The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

*Will be used for tire repairs and sale of used cars.*

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

*Noise will be minimal and will be kept clean.*

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

*This property has a conditional use permit from 12-9-2000.*

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

*nothing has changed since conditional use permit issued 12-9-2000.*

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

*Has two entrances, one on Douglas and one on Kewanee St*

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

*Zone is B-1; Has prior approval, Resolution 3685*

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

*Zone B-1; Has prior approval - Resolution 3685*



## Conditional Use Review Application

Date: December 23, 2020

The building which is located at 1504 Douglas Avenue will be used for the repair and sales of used cars and tires. The building has a conditional use permit issued on December 19, 2000 (Resolution No. 3685, copy attached). It is presently zoned B-1.

This resolution permits the repair and sale of tires. Also included are small car repairs such as brakes, tune ups, parts replacements, etc. We also request that it be permitted to sell used cars. We will have no more than seven (7) cars at any one time.

The hours of operation will be 8 am to 5 pm Monday through Friday. Saturday hours shall be 8 am to 4 pm. We hope to be open by the end of January, 2021.

There are presently two outside security lights provided by WE Energies. We will also have a security light inside the building during the night.

The building has new 6' – 8' garbage enclosures on the southwest corner of the lot. We will also have a 3 ft x 5 ft sign attached to the building on the southeast wall with the name of the business.

A

12-19-00

RESOLUTION NO. 3685

By Alderman Dresen:

RESOLVED, that a Conditional Use Permit be granted to Joe Cantu to allow an automobile repair business at 1504 Douglas Avenue, subject to the following conditions:

- a. That the plans stamped "Received November 18, 2000" and "Received December 13, 2000" and presented to the Plan Commission on December 13, 2000 be approved subject to the conditions contained herein.
- b. That no less than nine parking spaces, as defined in the Zoning Ordinance, be provided prior to an occupancy permit being issued.
- c. That no vehicle shall be stored outdoors on the site for more than 20 days.
- d. That wheel stops or other similar barriers be placed along the parking areas adjacent to the sidewalks.
- e. That all vehicle repair and service be conducted indoors, and that no vehicle sales, body work or painting be conducted on the premises.
- f. That no outdoor storage or salvage of junked or unlicensed vehicles, vehicle parts, equipment, tires or materials be permitted.
- g. That all dumpster, trash and recyclable areas be completely enclosed with a view obstructing fence.
- h. That any litter be removed daily.
- i. That no outside vending machines be allowed.
- j. That all signs be professionally made, comply with Zoning Ordinance requirements, and be approved by the Director of City Development.
- k. That all codes and ordinance be complied with and required permits acquired.

NO 1

NO 2

NO 3

NO 4  
NEPTIA  
UNDERWAY

- i. That no minor changes be made without approval of the plan Commission and no major changes be made without the approval of the Common Council.
  
- m. That this Conditional Use Permit shall be subject to review by the Plan Commission for compliance with the listed conditions.

FISCAL IMPACT: N/A

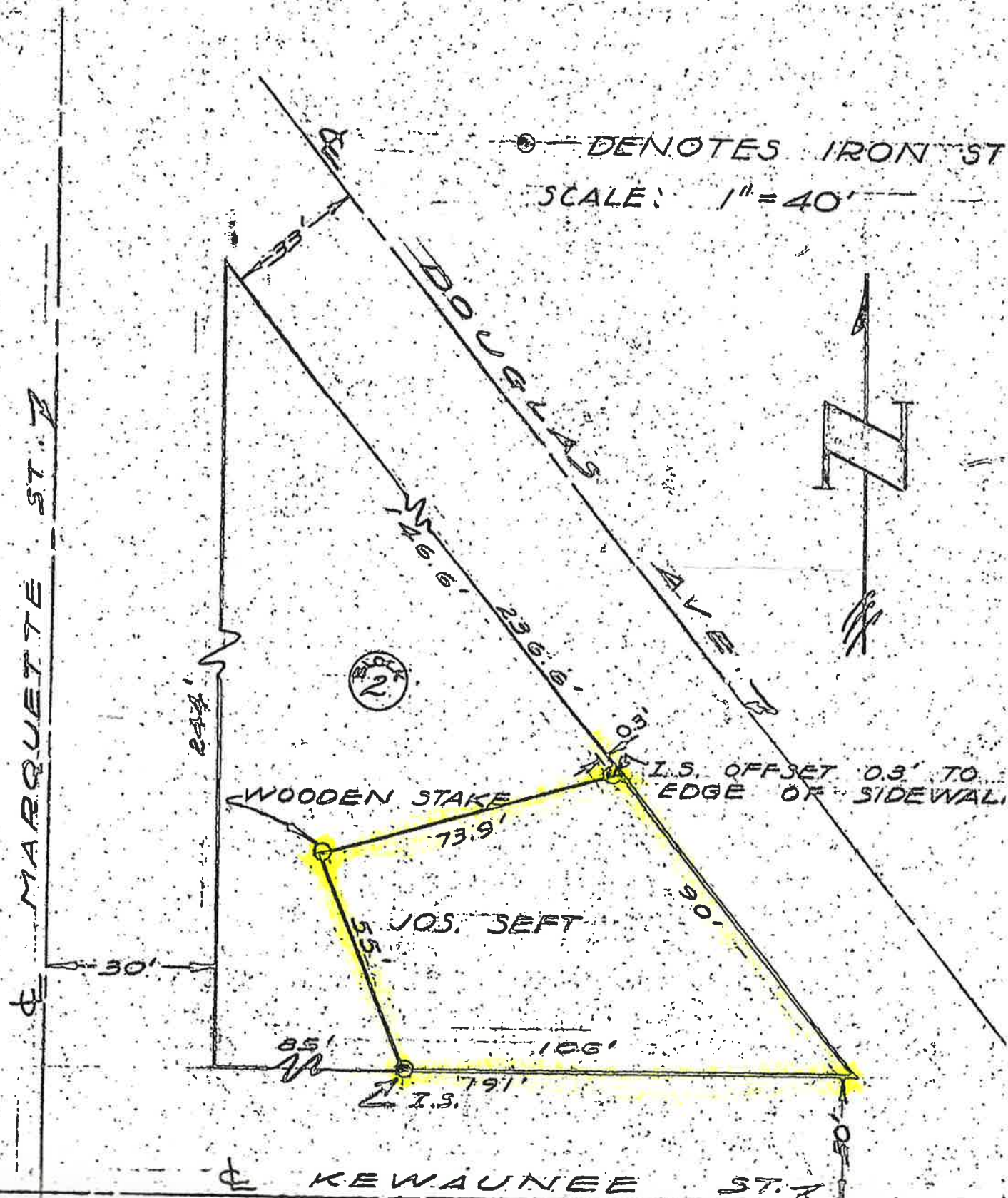


# PLAT OF SURVEY

*Joseph M. ...*  
DEPUTY FOR RECORDS

OF PROPERTY OF JOSEPH SEFT

described as follows: PART OF LOTS 3 AND 4  
BLOCK 1, SULLOWAY'S SUBDIVISION,  
CITY OF RAGINE.





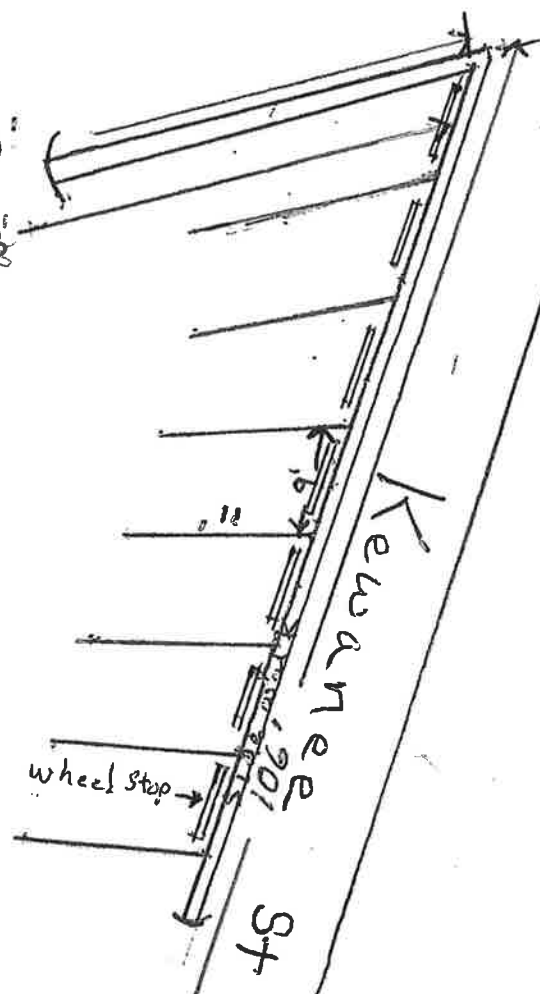
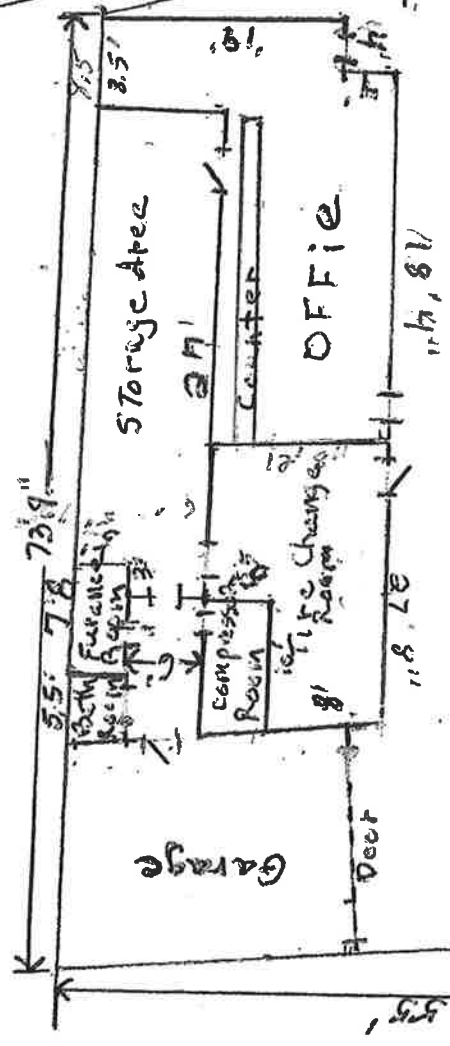
1/8" = 1 ft

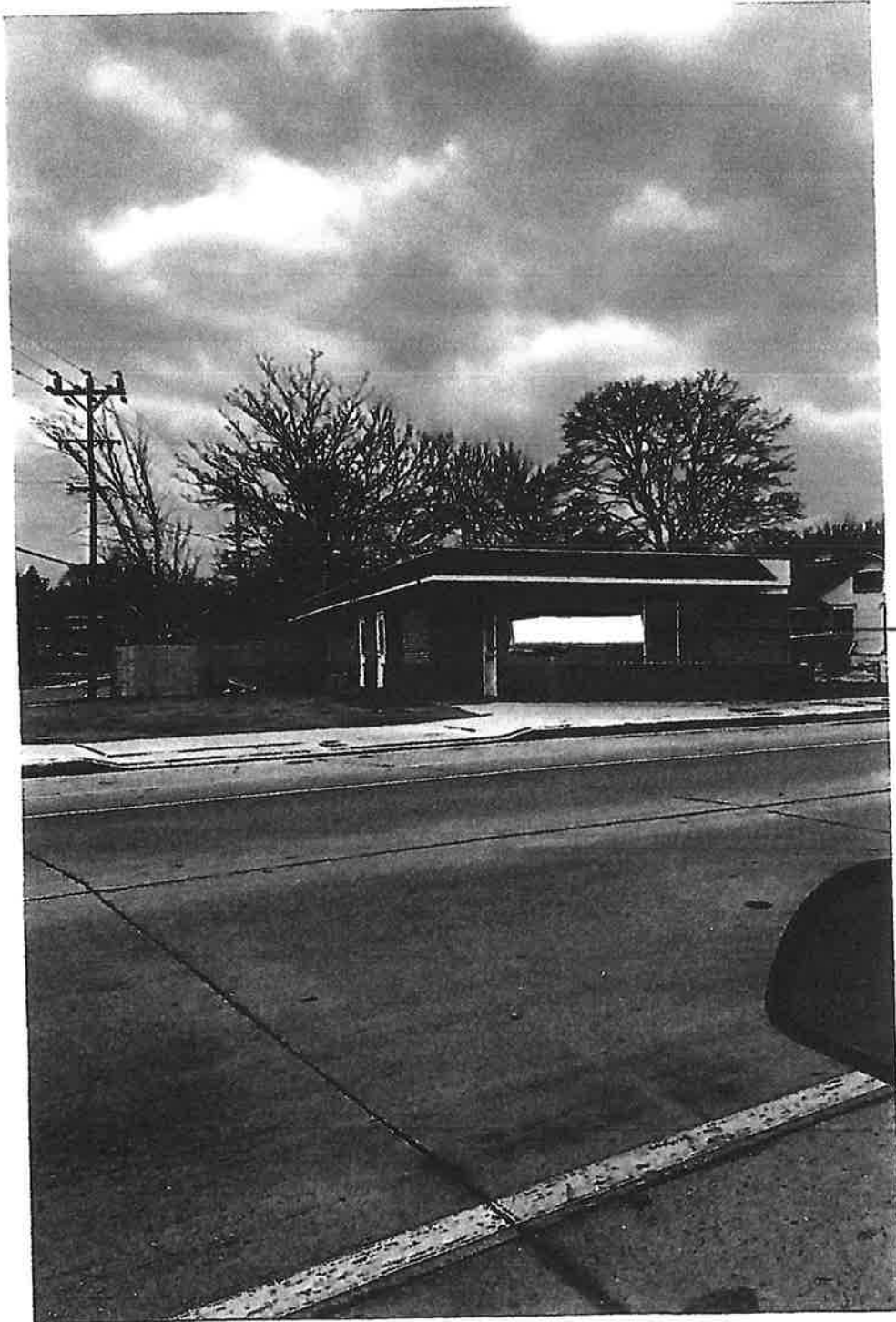


Douglas Ave

Sidewalk

90'  
63'





— Sign - 3'x5'  
Name of Business  
"L-A Tires & Used Cars"  
Southeast Corner

