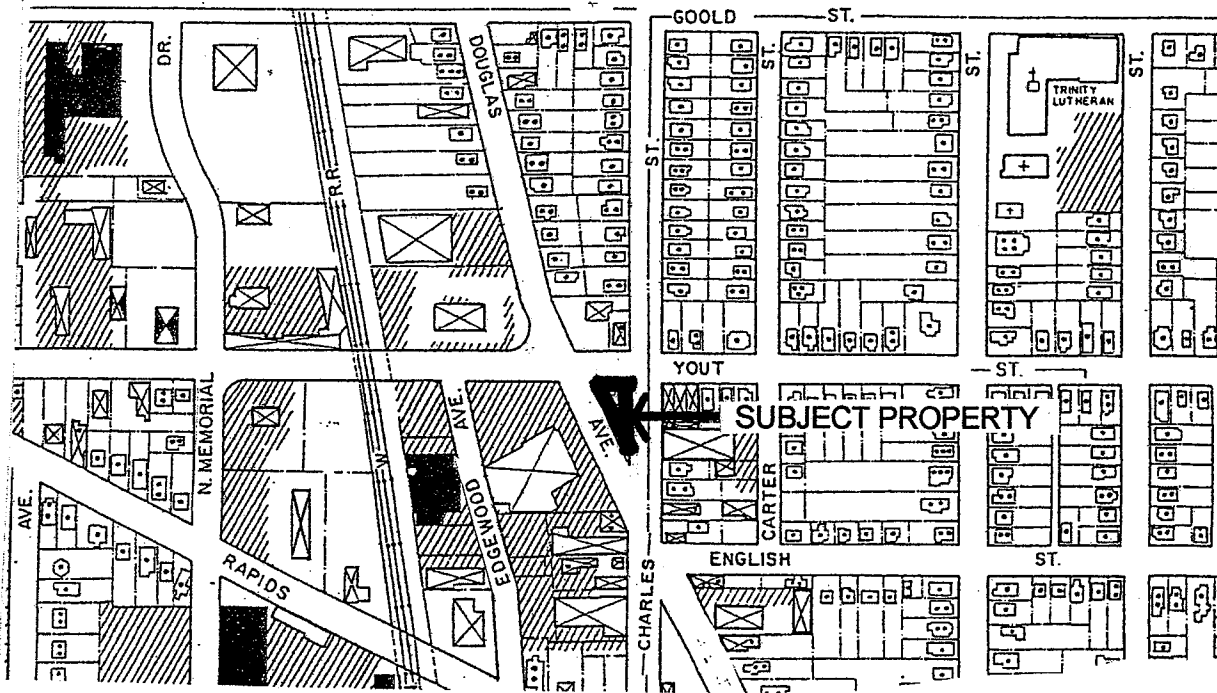


November 2, 2007

Dear Property Owner:

The City of Racine Plan Commission has received a request from Suhail Sarsonz seeking conditional use permit for a telephone store at 1957 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 209 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) Suhail Sarsour  
 ADDRESS: 311 W. Locust St.  
 CITY: Milwaukee STATE: WI ZIP: 53212  
 TELEPHONE: 414-372-1515 FAX: 414-372-1918

AGENT (IF ANY): NAME: (Print) \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

Address, legal description, and description of location of area of requested conditional use:  
1957 Douglas Ave. Racine, WI 53402 / Stand Free Building For Wireless

Brief description of the proposed use: Retail store for wireless products & services  
selling cellular phones, cards & accessories

Lot Area: 7,300 Sq. Ft. Number of dwelling units: \_\_\_\_\_  
Distribution of dwelling units: \_\_\_\_\_ Number of parking spaces: 12

Total square feet in building (by floor): 1600 Sq. Ft. Total square feet for proposed use (by floor): 1600 Sq. Ft.

Number of Employees (full time): 2 Employee Employees (part time): 1

Hours and days of operation: 10-8 6 days a week Days and Times employees will be working

on site: 10-8 Mon-Saturday Days and times customers will be on site for service: All hours of operation  
10-6 Sunday

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 1

*(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: 10/31/07 Signature: [Signature]

Print Name: Ghassan Hamdan

\*Owner: Date: 10/31/07

Signature: [Signature]

\*REQUIRED FOR ALL APPLICATIONS Print Name: Suhail Sarsour

Please submit application and pertinent information together with a non-refundable fee of \$175. Please make checks payable to the City of Racine. See reverse side of this sheet for requested information.

**AGENDA ITEM NO. 11. (07 - 1404): Telephone Store at 1957 Douglas Avenue**

**STAFF COMMENTS:**

**The proposal**

It is proposed to operate a store fore the sale of wireless products, services and accessories. The store totals 1,600 square feet. The business will employ 2 full time employees and one part time employee. The proposed hours of operation are 10:00 a.m. to 8:00 p.m., Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sunday.

**Existing conditions of the property**

The property is fairly well maintained but there are improvements and repairs needed to meet current standards. The site needs additional landscaping a the building has patches of stucco that have fallen off.

This is a pivotal property whose use and appearance crucial to the continued redevelopment of Douglas Avenue.

**STAFF RECOMMENDS:**

~~THAT THE ITEM BE DEFERRED UNTIL RECEIVING A RECOMMENDATION FROM  
THE ACCESS CORRIDOR DEVELOPMENT REVIEW COMMITTEE.~~

## TELEPHONE STORE AT 1957 DOUGLAS AVENUE

### STAFF RECOMMENDS:

THAT THE REQUEST BY SUHAIL SARSONZ SEEKING A CONDITIONAL USE PERMIT FOR A TELEPHONE STORE AT 1957 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 all applicable building and occupancy permits be applied for.
- c. That the hours of operation be 10:00 a.m. to 8:00 p.m., Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sunday.
- d. That prior to the issuance of an occupancy permit for the subject use, the property owner shall:
  1. 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 at the northwest and southern corners of the property, and along the Douglas Avenue frontage of the building. 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.
  2. Install wheel stops or curbing along parking spaces which are parallel to the sidewalk.
- e. That all trash and recyclables be stored in closed containers and screen from view.
- f. That all codes and ordinances be complied with and required permits acquired.
- g. 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.
- h. That this approval is subject to Plan Commission review for compliance with the listed conditions.

# TELEPHONE STORE

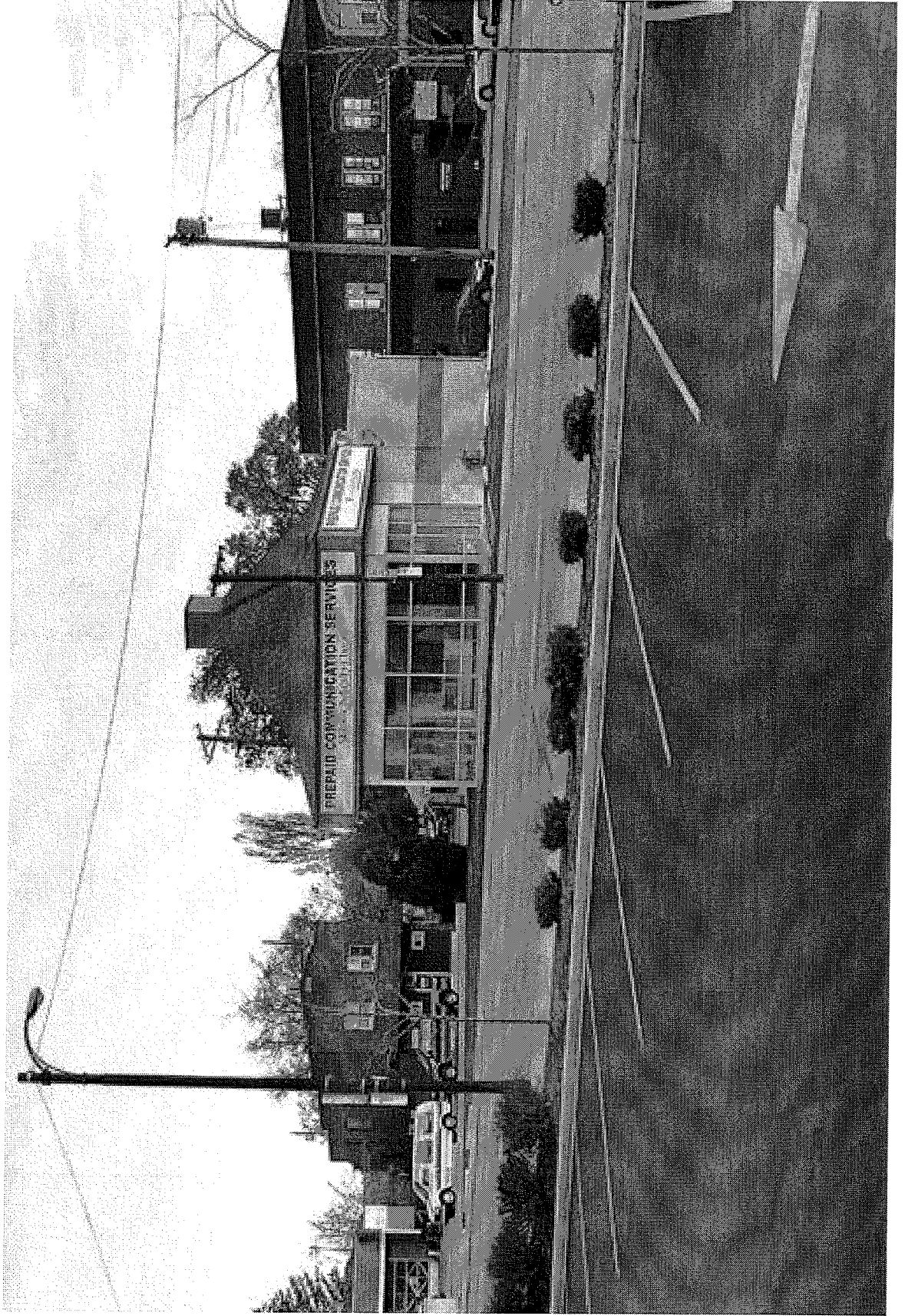
## 1957 Douglas



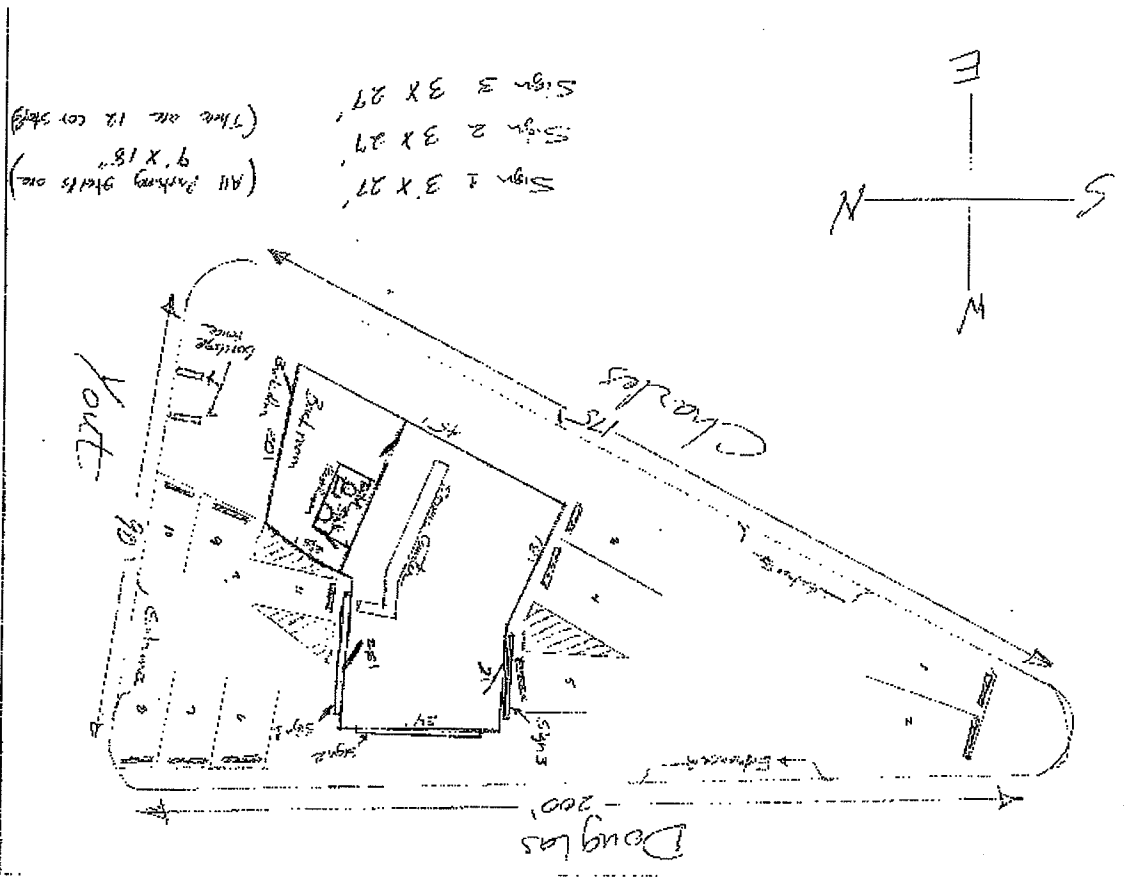


# TELEPHONE STORE

## 1957 Douglas



# TELEPHONE STORE 1957 Douglas Site & Floor Plan



# 1957 Douglas Improvements Needed Landscaping & Curbing

