



Application for Conditional Use Permit

Applicant Name: L-A Tires, LLC

Address: 1304 Douglas Ave City: Racine

State: WI Zip: 53404

Telephone: 262-583-4695 Cell Phone: 262-412-9203

Email: Luishavtsta1304@gmail.com

Agent Name: Eriberto Malacara

Address: 5855 Kinzie Ave - Unit 33 City: Racine

State: WI Zip: 53406

Telephone: — Cell Phone: 262-221-7890

Email: edmalacara@yahoo.com

Property Address (Es): 162 Douglas Ave, Racine, WI 53404

Current Zoning: B2

Current/Most Recent Property Use: Auto Mechanic Repair Shop

Proposed Use: Same

RECEIVED
OCT 19 2022
DEPT. OF CITY DEVELOPMENT
CITY OF RACINE, WI



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;

The work areas are cleaned every night. The outside will be kept clean and cars for a repair will be kept outside.

- (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;

The building was being used for auto repair work and there no issues at that location

- (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;

Again, this location was doing auto repair work for past 4+ years. There were no issues as far as we know.

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

Yes, there is an easement to use the south side driveway to allow access to the rear of the building.

- (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;

No client cars will be parked outside.

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

~~The~~ There was a condition use permit to this location to do auto repair in 2017.

- (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.

We will follow all city regulations for this location.





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





DEPARTMENT OF CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 type="checkbox"/>	
8. Engineering Plan <ul style="list-style-type: none"> a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access 	<input type="checkbox"/>	
9. Signage Plan <ul style="list-style-type: none"> 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) <ul style="list-style-type: none"> a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area 	<input type="checkbox"/>	
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: 10/18/2022

Applicant Signature (acknowledgement):

Date: 10/18/2022



L-A TIRES, LLC

1304 DOUGLAS AVE

RACINE, WI 534024

October 18th, 2022

To: Racine City Development

RE: Conditional Use Permit for 1626 Douglas Ave.

L-A Tires has been in the used tire business for over five years. We presently have two locations. One at 1304 Douglas Ave and the other at 1504 Douglas Ave. L-A tires has now purchased a building at 1626 Douglas Ave.

This building was being used as a Auto repair shop for approximately two years. The business closed three months ago and the building owner decided to sell. The

Owners of the business were operating with a Conditional Use Permit that allowed them to do Mechanic work.

L-A Tires would like to do mechanic work there also along with the tire repair and used tire sales. The building will allow us to increase our auto repair business because of the larger space available. Our hours of operation will be the same as our other locations. 8 AM to 5 PM Monday thru Friday. Saturday 8 AM to 3:30 PM.

This space in this building will also allow us to store the old tires that are recycled to be stored inside. Auto parts will also be stored inside. There will be no cars parked outside that are waiting to be repaired.

Please call Ed Malacara at 262-221-7890 if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Luis Bautista Yanez', is written over a circular stamp or seal. The signature is fluid and cursive.

Luis Bautista Yanez

Owner