



January 15, 2021

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from Ed Malacara agent for L-A tires LLC, seeking a major amendment to an existing conditional use permit which allows for limited repair of motor vehicles at 1504 Douglas Avenue as allowed by Sec. 114-468 of the Municipal Code. The proposed major amendment would allow for the sale of up to seven (7) automobiles.

The existing business sales and repairs tires in addition to brakes, tune ups, part replacement and other services performed while a customer could wait. The proposed hours of operation are 8:00 AM- 5:00 PM Monday – Friday and 8:00 AM – 4:00 PM on Saturday and closed Sunday. The proposed amendment would add the sale of up to seven (7) automobiles for sales on the site. 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).

Given the Covid-19 Pandemic, a virtual public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission for **Wednesday January 27, 2021 at 4:30 p.m., or soon thereafter**. For information on how you can participate in the hearing please contact the Department of City Development.

Prior to the public hearing, you are encouraged to ask questions and may request a copy of the plans which have been submitted for the proposal. 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 **jeff.hintz@cityofracine.org** or mailing to Department of City Development, 730 Washington Avenue, Racine, WI 53403. Written comments regarding the proposal may be submitted until 4:00 p.m. on Wednesday January 27, 2021 and will be read during the 4:30 p.m. public hearing

Matthew G. Sadowski, AICP  
Planning Manager

JPH

**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 Amendment - 1504 Douglas Avenue

