



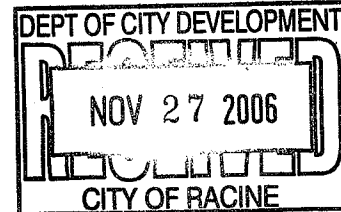
MASTER TOOL
C O M P A N Y , I N C.



Designers and Builders of Quality Dies, Tools and Fixtures

November 21, 2006

Honorable Gary Becker
Mayor of Racine
730 Washington Avenue
Racine, WI



Dear Mayor Becker,

On November 20, 2006 we received a notice regarding a public hearing to hear a request from Samuel Hutchins of R&S Performance and Auto Repair, seeking an amendment to an existing Conditional Use Permit to expand their auto repair operations at 2617 Lathrop Avenue. The hearing is scheduled for Nov. 29, 2006 at 4:30 pm.

We strongly object to the expansion of the R&S Auto repair operations at 2617 Lathrop Avenue, Racine, WI and are putting it in writing due to prior business commitments that will not allow us to attend the above mentioned meeting.

Master Tool Co., Inc has been at our present location of 2627 Lathrop Avenue since 1985. We also recently purchased the lot directly west of our building and adjacent to the R&S Auto Repair operations at the 2617 Location. During the past 20 years in business at this location, all of the local business have co-existed well and have been respectful of each other and the easement rights.

Since R&S Auto Repair has been renting part of the building at 2617 Lathrop Avenue, we have seen the immediate area deteriorate rapidly in appearance and in respect for the other neighboring businesses.

The reasons for our objections are listed below.

1) VERY LIMITED PARKING FOR VEHICLES.

According to the plat they have limited parking that abuts the south of the building, with no where else to go. (Currently they violate our property lines daily.)

2) EXISTING OPERATIONS ALREADY OVERFLOW ALLOTTED PARKING

R&S keeps a constant collection of used vehicles many are unlicensed, smashed, have flat tires and oil leaks. In other words it looks like a junk yard. There is no room to combine the other collection of automobiles from 2101 Lathrop to 2617 Lathrop.

3) EASEMENT VIOLATED

On a daily basis R&S Auto Repair will double and triple park in the easement. They have a variety of vehicles including large dump trucks, large towing trucks that block the easement.

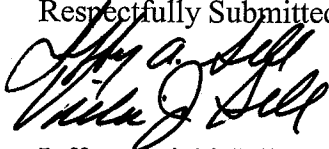
4) COMPLETE DISRESPECT

In the past when R&S has been approached to move vehicles or otherwise comply or respect the easement rights, they have responded with hostility, aggression, foul language and physical threats.

Therefore, we are convinced that there is no further room for expansion at the 2617 Lathrop Avenue location and to allow it would only compound the existing problems of excessive junk and dangerous easement congestion.

We feel we will be forced into erecting a fence bordering our lot if this is allowed to continue or expand.

Respectfully Submitted,



Jeff and Vicki Sell
Master Tool Company, Inc.

Enclosures (4)

Cc: Greg Holding,
City Plan Commission

Lathrop Avenue

R & S Parking

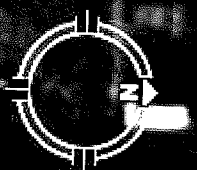
EASEMENT

PRECISE
CONSTRUCTION

Master Tool Lot

Master Tool Bldg.

Central Salina



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Google



Easement entrance
going east off Lathrop
Avenue



Easement
Looking West toward Lathrop
Blocking entrance

R&S Auto

**Bank of Elmwood
parking lot**

**EASEMENT
LOOKING WEST TOWARD LATHROP**
Daily double parking

Master Tool Lot

