



May 22, 2024

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has received an application from Luis Bautista representing L-A Tires LLC seeking a major amendment to a conditional use permit to allow an automobile sales facility at 1626 Douglas Avenue as allowed by Sec. 114-468 of the Municipal Code.

The application contemplates having an automobile sales facility in an existing automobile repair establishment for the sale of up to eight (8) vehicles. The hours of operation would be from Monday through Friday, 8:00 a.m. to 5:00 p.m., Saturday 8:00 a.m. to 4:00 p.m. and closed on Sundays.

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 over).

A public hearing has been scheduled by the Planning, Heritage, and Design Commission for **Monday, June 3, 2024 at 4:30 p.m., or soon thereafter**. The hearing will be held in Room 205 of Racine City Hall 730 Washington Avenue, Racine, WI 53403.

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 **cdvplanning@cityofracine.org** or mailing to the Department of City Development, 730 Washington Avenue, Racine, WI 53403.

If you have any questions, feel free to contact the Department of City Development at (262) 636-9151.

Steven Madsen
Planning Manager

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.

MRC



Conditional Use Request - 1626 Douglas Avenue



Legend:

- Subject Property
- Notification Area
- Street Centerline
- Tax Parcel Boundary

0 62.5 125 250 Feet