



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Legislative Report

File Number: Res. 0009-20

Agenda Date: 01/21/2020

File Type: Resolution

3430 Douglas Avenue

Resolved, that based on the findings of fact, the request from Ahmed Mostafa seeking a conditional use permit to operate a non-mechanical hand carwash for passenger automobiles at 3430 Douglas Avenue is approved, subject to the following conditions:

- a. That the plans presented to the Planning, Heritage, and Design Commission on January 8, 2020, be approved subject to the conditions contained herein.
- b. That the following development standards be complied with prior to occupancy:
 1. All inoperable vehicles on the lot be parked inside the garage or removed from the site.
 2. Landscaping be reviewed in June of 2020 and replacement landscaping be planted as required by Racine Ordinance section 114-743. Prior to any plantings, species and quantities shall be approved by the Department of City Development and completed prior to July 1, 2020.
- c. That if, prior to the issuance of an Occupancy Permit, required development standards listed in “b” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. That hours of operation be from 8:00 AM and 6:00 PM Monday to Saturday.
- e. That washing of vehicles be limited to passenger vehicles and shall not include commercial trucks, buses, vans or any vehicle with more than two axles.
- f. That this approval be for a hand wash only; conversion of the car washing operation to a mechanical operation shall require a major amendment to this conditional use permit.
- g. That all codes and ordinances shall be complied with and required permits acquired.

- h. That no minor changes be made from the conditions of this permit without approval of the Planning, Heritage, and Design Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.

That this conditional use permit is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.

Fiscal Note: N/A