



City of Racine

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

Legislative Report

File Number: Res. 0068-21

Agenda Date: 02/02/2021

File Type: Resolution

1504 Douglas Avenue

Resolved, based on the findings of fact, that the request 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, to add the sales of up to three automobiles at 1504 Douglas Avenue is approved, subject to the following conditions:

- a. That the plans presented to the Planning, Heritage, and Design Commission on January 27, 2021, be approved subject to the conditions contained herein.
- b. That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That all of the following occur prior to occupancy, unless otherwise noted:
 1. That building walls be repaired where holes, dents and other imperfections to the siding are present, prior to August 31, 2021.
- d. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “c” 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.
- e. That hours of operation are 8:00 AM- 5:00 PM Monday through Friday, 8:00 AM – 4:00 PM on Saturday, closed Sunday.
- f. That vehicles sold be limited to three at any one time and be classified as non-commercial, passenger vehicles and shall not include any vehicles for which a Commercial Driver’s License is required to operate.
- g. All service shall be by appointment only and outdoor storage or display is not allowed at any time. Nonoperational vehicles shall not be allowed outside of the building at any time. All vehicles for sale or service shall be kept on the site and within a legally striped parking space.
- h. That LED or incandescent string lights not be placed in windows or as architectural accents.
- i. That all codes and ordinances are complied with and required permits acquired.
- j. 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.

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

Fiscal Note: N/A