



City of Racine

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

Legislative Report

File Number: Res. 0008-20

Agenda Date: 01/21/2020

File Type: Resolution

2504 Douglas Avenue

Resolved, that based on the findings of fact, the request from AJ Musaitef seeking a conditional use permit to allow used automobile sales at 2504 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 City sign off on dealer license:
 1. All temporary signage on the property which has been in place over 30 days be removed as required by Racine Ordinance section 114-Article X.
 2. All inoperable vehicles and other vehicles currently for sale on the lot be parked inside the garage or removed from the site.
- 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 vehicles for sale be limited to eight vehicles, which shall be parked in the garage at the western most portion of the property unless being viewed by a prospective buyer. Vehicles for sale shall not be displayed anywhere on the site.
- e. That sales 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 no repair to vehicles shall occur on the site, aside from minor detailing work related to washing or general cleaning of the vehicles.
- 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