



September 27, 2019

Dear Property Owner:

The City of Racine Plan Commission has received an application from Todd Mosher, agent for Halle Properties LLC, seeking a conditional use permit for a Discount Tire Store, classified as a Garage for the storage, repair, and servicing of motor vehicles, allowed by Sec. 114-468 of the Municipal Code, at 5019 Washington Avenue, in a building which will be constructed.

The proposed building would be approximately 8,200 square feet and includes a waiting area and showroom along the Washington Avenue frontage. The business would be open Monday-Friday 8:00 AM – 6:00 PM and on Saturday from 8:00 AM – 5:00 PM and employ 8-12 service technicians and 6-8 sales/managerial staff. All tires are kept indoors and deliveries of new tires and removal of old tires occurs 2-3 times per week. Tire/wheel sales and installation is the only service provided at the location, other repairs to automobiles will not occur.

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).

The Commission has scheduled a public hearing at which you can be informed of the details of the request and where your views regarding the proposal may be expressed. The hearing will be held on **Wednesday, October 9, 2019 at 4:00 p.m., or soon thereafter, in Room 205 of City Hall, 730 Washington Avenue, Racine, Wisconsin 53403.**

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

Matthew G. Sadowski, AICP  
Planning Manager

JPH

**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.**



# Conditional Use Request - 5019 Washington Avenue

