



April 1, 2021

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from Keith Buisse of Wheels Small Engine Repair, seeking a major amendment to an existing conditional use permit which allows for a small engine repair shop at 3625 16th Street as allowed by Sec. 114-155 of the Municipal Code. The major amendment contemplates increasing the fenced storage area by approximately 1,000 square feet, adding machinery sales and the ability to repair smaller construction equipment.

The existing business operation on the site would be modified to add sales of zero turn mowers, riding tractors, walk behind mowers and other handheld lawn equipment. The yard area would be expanded 26 feet to the north and enclosed with fencing. The application also contemplates adding smaller construction equipment like smaller skid steers for repair. The current operating hours of 9:00 AM – 5:00 PM Monday – Saturday would remain unchanged. The subject property is zoned R-3 Limited General Residence District. The specific location is shown as “SUBJECT PROPERTY” on the map on the reverse side of this page (flip page).

Given the Covid-19 Pandemic, a virtual public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission for **Wednesday April 14, 2021 at 4:30 p.m., or soon thereafter**. For information on how you can participate in the hearing please contact the Department of City Development.

Prior to the public hearing, you are encouraged to ask questions and may request a copy of the plans which have been submitted for the proposal. 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 **jeff.hintz@cityofracine.org** or mailing to Department of City Development, 730 Washington Avenue, Racine, WI 53403. Written comments regarding the proposal may be submitted until 4:00 p.m. on Wednesday, April 14, 2021 and will be read during the 4:30 p.m. public hearing

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 Amendment - 3625 16th Street

