



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
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Legislative Report

File Number: Res. 0467-21

Agenda Date: 07/20/2021

File Type: Resolution

2504 Douglas Avenue

Resolved, that, based on the findings of fact, the request from AJ Musaitef seeking a major amendment to an existing conditional use permit, which allows for the sale of used automobiles at 2504 Douglas Avenue, be approved, subject to the following conditions:

- a. That the plans presented to the Planning, Heritage, and Design Commission on June 9, 2021, 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 that has been in place over 30 days be removed as required by Racine Ordinance section 114-Article X.
 2. Privacy fence be installed along northern lot line and specifications on style and location to be submitted to and approved by the Department of City Development prior to the issuance of a permit.
 3. Spaces indicated on site plan in the rear of the building be striped.
 4. Proposed area to park cars be striped based on site plan and cleaned of debris.
- 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 or service be limited to 15 in total at any time and displayed in the northernmost parking area only.

- e. That any servicing of vehicles be limited to detailing and general repair, such as, tire rotation or changes, battery replacement, oil changes and similar fluid exchanges; all repairs shall be limited to the type of repair a customer could wait on site while the service is performed. Any engine, transmission rebuilding or body work shall be prohibited.
- f. That any vehicle which is not legally able to be driven on a public road, be kept inside until such a time it can be driven on a public street, or removed from the site.
- g. 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.
- h. That hours are 10:00 a.m. to 7:00 p.m. Monday through Saturday and closed Sundays.
- i. That all codes and ordinances be complied with and required permits/licenses be acquired and kept current at all times.
- 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