



November 2, 2018

Dear Property Owner:

The City of Racine Plan Commission has received an application from J. Jeffers and Co. owners of 2100 and 2200 Northwestern Avenue seeking a zone change from I-2 General Industrial District, to R-5 General Residence District with Flex Development Overlay as supported by the document, "A Comprehensive Plan for the City of Racine: 2035, Land Use Plan Map."

The R5 general residence district is primarily intended to provide medium to high density residential uses and allows for commercial uses such as including restaurants, drugstores, retail food shops, valet shops, beauty shops, and barbershops located in a building containing 50 or more dwelling units and accessible to the public only through the lobby of the building.

The subject properties are zoned I-2 General Industrial District, which is intended to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential and commercial development. 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, November 14, 2018 at 4:30 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.

A handwritten signature in black ink, appearing to read "Amy Connolly", is positioned above the typed name and title.

Amy Connolly, AICP
Director of City Development

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.



Zone Change Request - 2100 and 2200 Northwestern Avenue

