



February 16, 2018

Dear Property Owner:

The City of Racine Plan Commission has received an application from Mark Flynn, agent for Littleport Brewing Company LLC, seeking a conditional use permit to operate a brewery with a tasting room in an existing building at 214 Third Street.

It is proposed to start with an initial production volume of 500 barrels per year, but have the ability to increasing production to 5,000 barrels per year as demand rises. Such an increase would require the granting by the Common Council of an exception as part of the conditional use permit as breweries in this area are restricted by zoning to 1,000 barrels per year.

The subject property is zoned B-4 Central Business 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, February 28, 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".

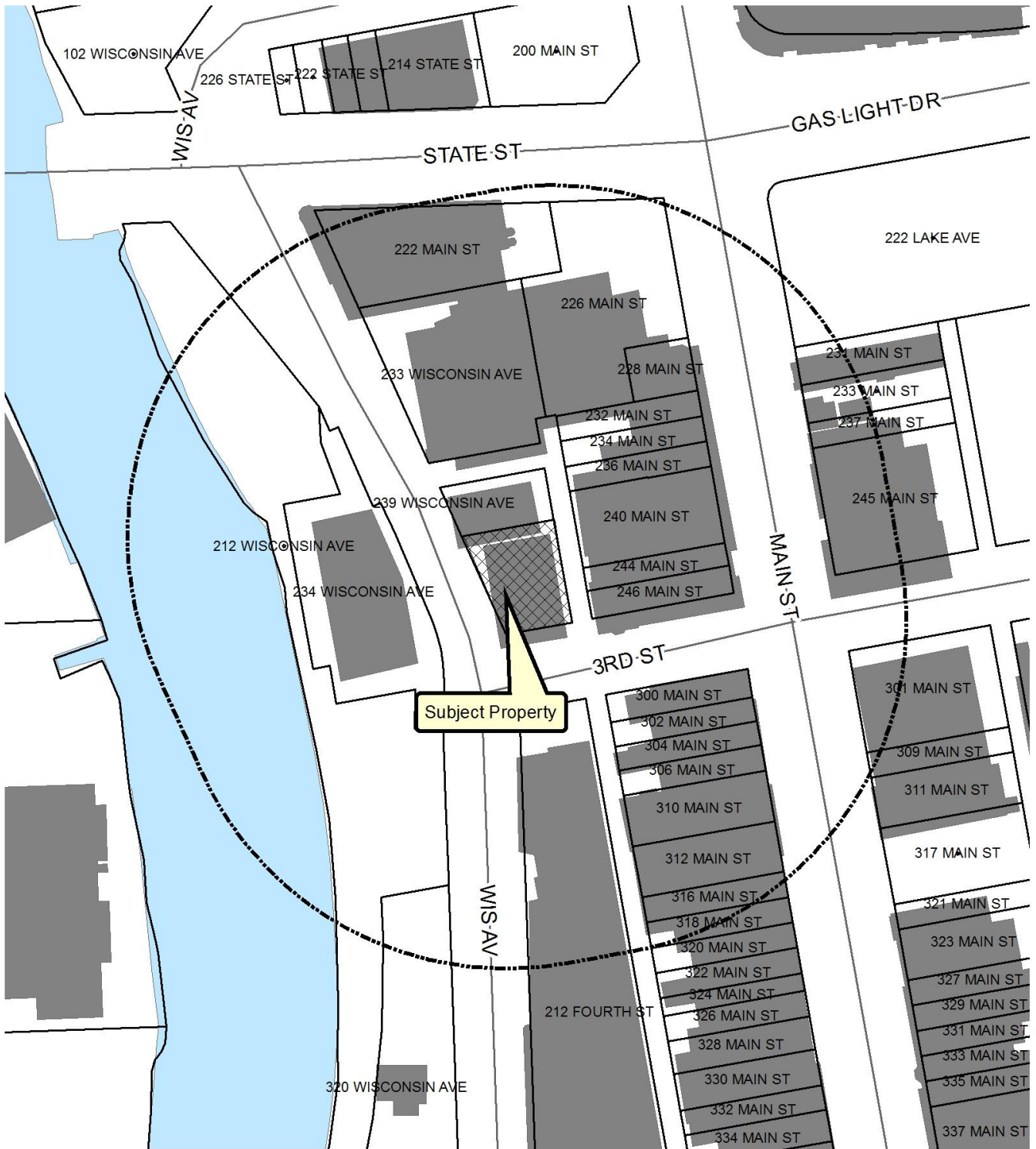
Amy Connolly, AICP
Director of City Development

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.



Conditional Use Request - 214 Third Street



- Subject Property
- Notification Area

- Street Centerline
- Tax Parcel Boundary
- Building Footprint

