

March 17, 2017

Dear Property Owner:

The City of Racine Plan Commission will consider a request of the Department of City Development seeking to rezone the property at 2124 Sixteenth Street from B-2 Community Shopping District to R-3 Limited General Residence District, as supported by the document "A Comprehensive Plan for the City of Racine: 2035, Land Use Plan Map".

The B-2 District is an intensive business classification typically assigned to major streets such as the business districts along Washington, Durand, and Douglas Avenues. Uses allowed range from offices and shops to contractors, auto sales, liquor stores and big box retailers such Target and Shopko.

The R-3 District is a residential district, but it does allow low intensity commercial uses, by conditional use permit, typically seen within older, densely developed single and two family neighborhoods. Uses allowed range from single family homes to (by conditional use) barber shops, art galleries and studios, doctors' offices, dance studios, small specialty shops and convenience stores, and ice cream parlors. No liquor or beer sales are permitted in this district.

The specific location of the proposed rezoning is shown as "SUBJECT PROPERTY" on the map below.



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, March 29, 2017 at 4:30 p.m., or soon thereafter, in Room 205** of City Hall, 730 Washington Ave.

If you have any questions, feel free to contact the Department of City Development at (262) 636-9151.

Amy Connolly, AICP
Director of City Development

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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.