



June 28, 2019

Dear Property Owner:

The City of Racine Plan Commission has received an application from Mandy Tutas, authorized Agent of the DeKoven Center, seeking a rezoning from O/I - Office/Institutional District to Office/Institutional District with a FD- Flex development Overlay at 520 Twenty-first Street (the DeKoven Center) in accordance with the requirements of Sec. 114-Article VI, Division 2 of the Municipal Code AND, a use supplement establishing standards for the flex development.

The Rezoning to a Flex development Overlay is accompanied by an application for a conditional use permit to establish on the property, a short term rental establishment (e.g. Airbnb). The proposed short term rental facility would be for five rental units; two in the Gatehouse and three in the East building. The short term rental establishment units would not be the primary residence of the operator as required by Sec. 114-273(17)(a) of the Municipal Code, a distinction typically requiring a rezoning of the property to a commercial zone for a hotel or motel. Rezoning to a commercial zone would be incompatible with the general area.

The subject property is zoned O-I Office/Institutional 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, July 10, 2019 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".

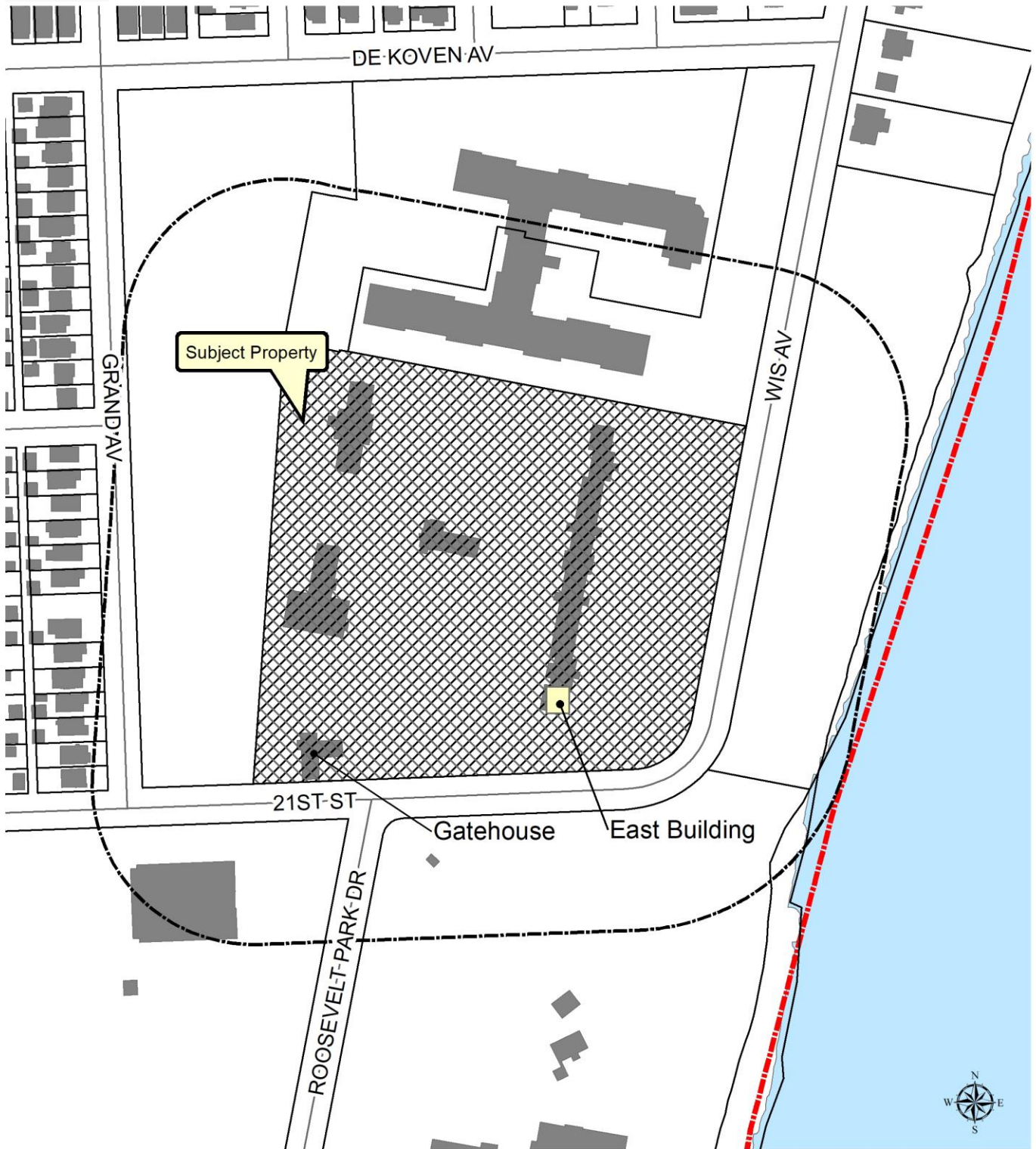
Amy Connolly, AICP
Director of City Development

MGS

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.



Rezoning & Conditional Use Permit - 520 21st Street



- Subject Property
- Notification Area
- Street Centerline
- Tax Parcel Boundary

