



March 5, 2025

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has received an application from Racine Pritchard, LLC represented by Hull Property Group, LLC for a major amendment to the Planned Development for Regency Mall at 5326 Durand Avenue as allowed by Sec. 114-177 of the Municipal Code.

The request is to change uses and utilities in the Planned Development to facilitate a multi-family development. The development would have five 3 story apartment buildings two of which will have underground parking and seven 2 story carriage houses. There will also be a club house building, maintenance building with car wash area, surface parking, trash collection enclosure, and open space that will include a dog park. There are proposed to be 266 units total.

The subject property is zoned B2 Community Shopping District. The specific location is shown as "Subject Property" on the map on the reverse side of this page (flip page over).

A public hearing has been scheduled by the Planning, Heritage, and Design Commission for **Monday, March 17, 2025, at 4:30 p.m., or soon thereafter**. The hearing will be held in Room 205 of Racine City Hall 730 Washington Avenue, Racine, WI 53403.

Your questions can be submitted, or plans can be requested by contacting the Department of City Development at **(262) 636-9151**, by facsimile (fax) at **(262) 635-5347**, via email at **cdvplanning@cityofracine.org** or mailing to the Department of City Development, 730 Washington Avenue, Racine, WI 53403.

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

A handwritten signature in black ink, appearing to read "Steven Madsen".

Steven Madsen
Planning Manager

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.



PUD Major Amendment - 5326 Durand Avenue

