



November 6, 2020

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from Heartland Housing, Inc., seeking a rezoning from I-1 Restricted Industrial District to I-1 Restricted Industrial District with a FD- Flex Development Overlay at 1760 State Street 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 existing building would be repurposed into 32-40 dwelling units and two additional structures could be built housing 8 townhomes with 11 enclosed parking spaces. The existing surface parking areas would be maintained and enhanced with landscaping. A future Conditional Use Permit will finalize the details and specifications upon proper hearings and notification of surrounding property owners.

The subject property is currently zoned I-1 Restricted Industrial District. The specific location is shown as "SUBJECT PROPERTY" on the map on the reverse side of this page (flip page).

Given the Covid-19 Pandemic, a virtual public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission for **Wednesday November 18, 2020 at 4:30 p.m., or soon thereafter**. For information on how you can participate in the hearing please contact the Department of City Development.

Prior to the public hearing, you are encouraged to ask questions and may request a copy of the plans which have been submitted for the proposal. 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 **jeff.hintz@cityofracine.org** or mailing to Department of City Development, 730 Washington Avenue, Racine, WI 53403. Written comments regarding the proposal may be submitted until 4:00 p.m. on Wednesday November 18, 2020 and will be read during the 4:30 p.m. public hearing

Matthew G. Sadowski, AICP
Planning Manager

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 - 1760 State Street

