

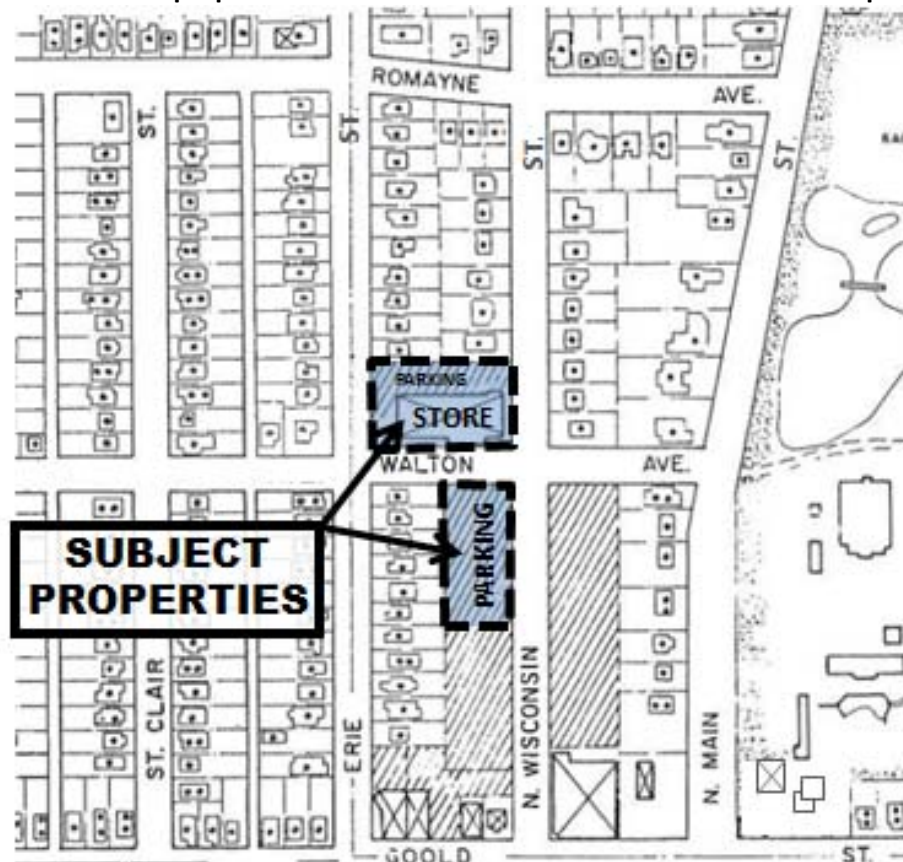
May 15, 2017

Dear Property Owner:

The City of Racine Plan Commission has received an application from Rose Nelson, representing Wild Root Market, seeking zoning approvals for a proposed retail grocery store at 500 Walton Ave, and associated parking lot at 2214 N. Wisconsin St. To accommodate the store Wild Root is requesting that the properties be rezoned from O/I Office Institutional District to a designation of O/I with a FD Flex Development Overlay District, and a conditional use permit.

The store is proposed to operate daily from 7:00 a.m. to 9:00 p.m. with limited hours on certain recognized holidays. Wild Root provides the following daily operational information and estimates: renovate the existing building for a 12,000 sq. ft. grocery store, 40 living wage jobs, employee parking at 500 Walton Ave., customer parking in the N. Wisconsin St. lot, roughly 500 transactions per day (estimate of 36 cars per hour), deliveries by 1 to 3 box trucks and 1 semi-truck between the hours of 7:00 a.m. to 2:00 p.m. (truck engines to be turned off during deliveries).

The locations of this proposal are shown as “SUBJECT PROPERTIES” 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, May 31, 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.