



November 6, 2020

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from Tim Callaghan of Smith Welding Fabrication Inc., seeking a conditional use permit to operate a contractor shop and office for welding and fabrication of metals at 854 Washington Avenue as allowed by Sec. 114-488 of the Municipal Code.

The office portion of the building, approximately 2,900 square feet, would be available for use by another tenant. The shop portion of the building, approximately 4,600 square feet would be used for the welding and fabricating business. The shop would be open from 7:00 AM – 3:00 PM Monday – Friday; as business needs dictate, the shop could be used longer, but not open for the public. The business provides welding services such as repair, fabrication and manufacturing for its customers and currently has one employee. The subject property is zoned B-3 General Commercial 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.**



# Conditional Use Request - 854 Washington Avenue

