



November 20, 2024

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has received an application from Rev. Stanley Hunter of First Church of God represented by Daniel Peterson of Hostak, Henzl & Bichler S.C. to change the zoning of 1650 Russet St. from R3 Limited General Residence District to O-I Office/Institutional District as allowed by Sec. 114-77 of the Municipal Code.

The request would be to allow a potential buyer to be able to run a group daycare at the location. The property has operated in the past as a group daycare which is permitted in the R3 zone if it is affiliated with a religious or educational institution. The change to O-I will allow it to be a group daycare without this affiliation requirement by conditional use permit.

The subject property is zoned R3 Limited General Residence 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, December 2, 2024, 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.

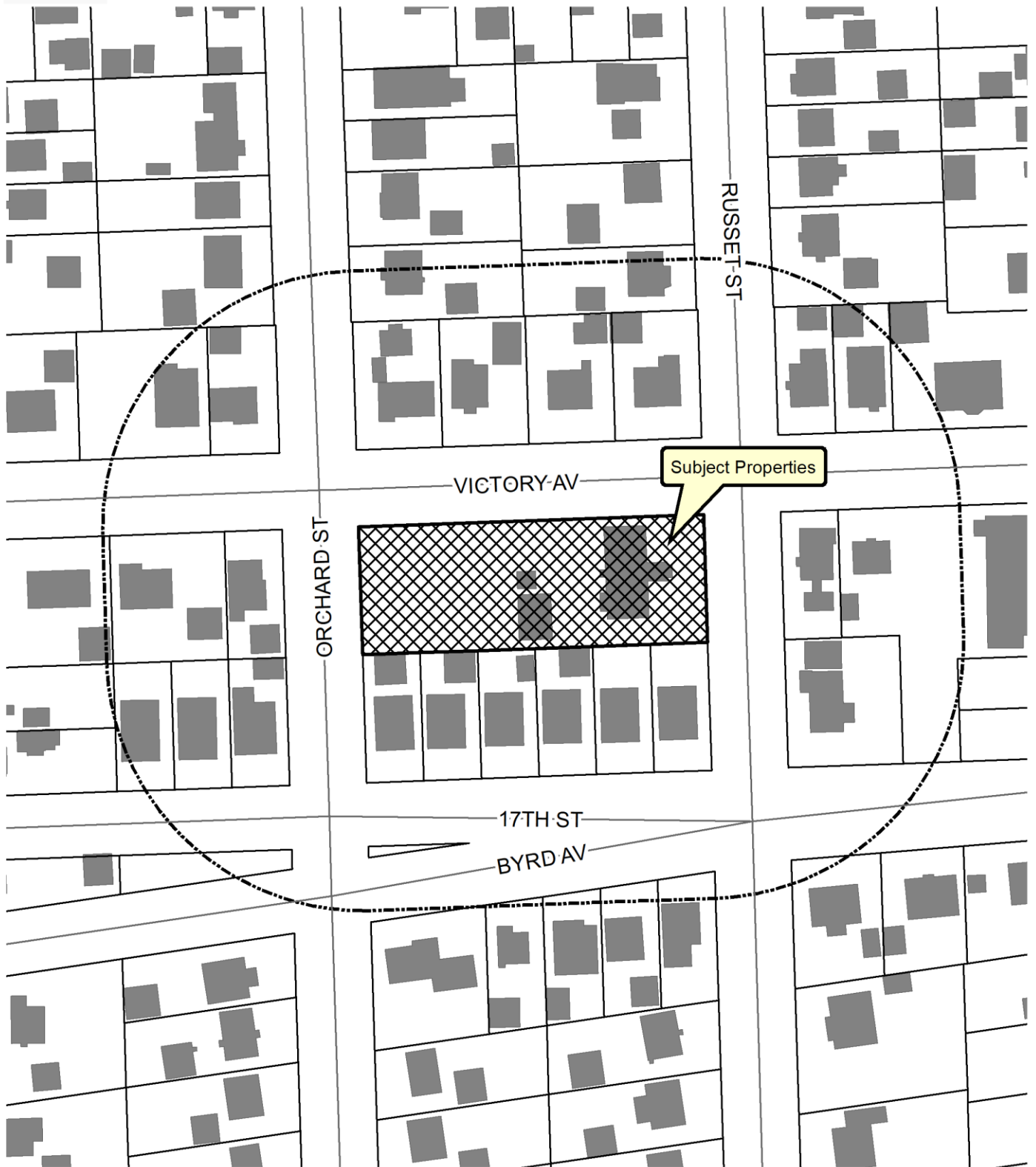
A handwritten signature in black ink, appearing to read "Steven Madsen".

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.



Zone Change Request- 1650 Russet Street



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

