

June 2, 2017

Dear Property Owner:

The City of Racine Plan Commission has received an application from John Conner of John Conner Co. seeking zoning approvals to operate Plumbing contractor office and show room at 3457 Douglas Ave. and 3449 Douglas Ave. The applicant will also be obtaining 1551 North St., but this property will not be used by the business. To accommodate the shop and show room, the property would have to be rezoned to B-1 with a FD Flex Development Overlay District and a conditional use permit. The business proposes to operate out of the 4,000 sq. ft. building where they would use 3,655 sq. ft. for office and shop space and 345 sq. ft. for a show room. Proposed hours of operation are Monday thru Friday from 8 a.m. to 5 p.m., Saturday from 8 a.m. to Noon with no Sunday hours. The business would employ up to 2-3 employees and, other than the show room, would have employees coming to the shop during work hours to pick up or prepare supplies. Some emergency jobs will be done, but will be rare.

The two properties that will be used are both zoned B-1 Neighborhood Convenience District. The specific location is shown as "SUBJECT PROPERTY" 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, June 14, 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 636-9151.

Amy Connolly, AICP  
Director of City Development

SJM

**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.**