



May 29, 2020

Dear Property Owner:

The City of Racine Planning, Heritage, and Design Commission has received an application from Wesley Rosenberg of Building Waters Inc, seeking a conditional use permit to operate a building materials sales and storage facility for an HVAC business as allowed by Sec. 114-568 of the Municipal Code, for property at 3811 21st Street.

The existing warehouse building would be converted for use as the storage and handling of plumbing and HVAC supplies in association with the business at 2101 Lathrop Avenue. The site would be used from 7:00 AM – 3:30 PM Monday – Friday with deliveries occurring between 8:30 AM and 2:00 PM. The business does offer 24-hour emergency service and on occasion, service technicians would use the facility outside of the regular hours. The subject property is 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).

On April 20, 2020 the Common Council of the City of Racine affirmed a decision made by the Mayor, under the Covid-19 emergency declaration, and approved this request, subject to public input obtained from the requisite public hearing at the PHDC.

Given the Covid-19 Pandemic, a virtual public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission for **Wednesday June 10, 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 June 10, 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 - 3811 21st Street



Legend:

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

Scale: 0 12.525 50 75 100 Feet