



March 9, 2022

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has received an application from Joel Venn of First Call Heating & Cooling Inc. seeking a conditional use permit to operate a contractor's office, at 2040 Grove Avenue, as allowed by Sec. 114-568 of the Municipal Code.

They will use the site to help with operations for their HVAC contracting business and sometimes use the site for training. The existing woodworking shop would be maintained as is and would go back into use if a tenant is found for it. Their office hours are 7-5 Monday – Friday, but do have 24/7 services available.

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 over).

Given the Covid-19 Pandemic, a virtual public hearing though the internet has been scheduled by the Planning, Heritage and Design Commission for **Wednesday, March 23, 2022 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.

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 **citydevelopment@cityofracine.org** or mailing to the 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, March 23, 2022 and will be read during the 4:30 p.m. public hearing.

If you have any questions, feel free to contact the Department of City Development at (262) 636-9151.

A handwritten signature in blue ink that reads "Jeff Hintz".

Jeff Hintz, CNU-A
Planning Manager

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.



Conditional Use Request - 2040 Grove Avenue

