



January 6, 2023

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has received an application from Chris Becker seeking a conditional use permit for a mixed use development at 1509 Rapids Drive as allowed by Sec. 114-588 of the Municipal Code. The subject property is zoned I-2 General Industrial.

The application contemplates to formalize the building as a mixed use business center incubator. This would allow the property to continue hosting many businesses while giving greater flexibility to types of businesses allowed. Current tenants include business offices, industrial spaces, manufacturing, commercial and artists.

The subject property is zoned I-2 General Industrial 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, January 23, 2023 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 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 - 1509 Rapids Drive

