

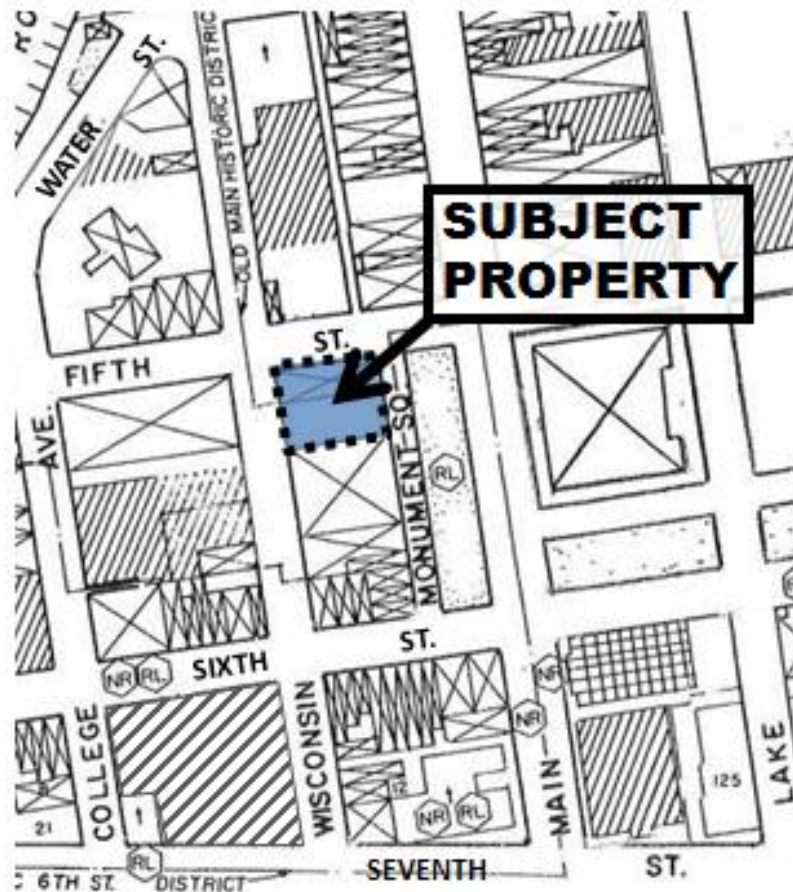
December 1, 2014

Dear Property Owner:

The City of Racine Plan Commission has received an application from Todd Hutchison of Wisconsin Redevelopment, LLC, for a conditional use permit (CUP) for ground floor residential units at Wisconsin Avenue and Fifth Street in downtown Racine. The ground floor residential units are part of a larger proposal involving new construction and the redevelopment of the existing building at 500 Main Street (also known as 500 Monument Square). The property is zoned B-4, central business district. Dwelling units below the first floor may be allowed by CUP in the B-4 district.

The development will consist of a total of 38 residential apartments and approximately 4,000 square feet of commercial space. The commercial space will face and have access from Monument Square. Twenty three apartments will be constructed in the existing building. Fifteen apartments will be constructed in a four-story addition to the south side of the existing building on a currently vacant lot. Of the six ground floor units, two apartments will have access from Wisconsin Avenue and four townhouse-style apartments will have access from a midblock private walkway.

The specific location is shown as "Subject Property" on the map below.

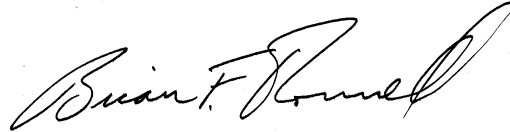


**HEARING DATE, LOCATION AND TIME ON REVERSE SIDE OF THIS
NOTICE →**

HEARING DATE, LOCATION AND TIME

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, December 10, 2014 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.

A handwritten signature in black ink, appearing to read "Brian F. O'Connell". The signature is fluid and cursive, with a large, stylized initial "B".

Brian F. O'Connell, AICP
Director of City Development

MGS

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.