



June 28, 2019

Dear Property Owner:

The City of Racine Plan Commission has received an application from Mandy Tutas, authorized Agent of the DeKoven Center, seeking a rezoning from O/I - Office/Institutional District to Office/Institutional District with a FD- Flex development Overlay at 520 Twenty-first Street (the DeKoven Center) in accordance with the requirements of Sec. 114-Article VI, Division 2 of the Municipal Code AND, a use supplement establishing standards for the flex development.

The Rezoning to a Flex development Overlay is accompanied by an application for a conditional use permit to establish on the property, a short term rental establishment (e.g. Airbnb). The proposed short term rental facility would be for five rental units; two in the Gatehouse and three in the East building. The short term rental establishment units would not be the primary residence of the operator as required by Sec. 114-273(17)(a) of the Municipal Code, a distinction typically requiring a rezoning of the property to a commercial zone for a hotel or motel. Rezoning to a commercial zone would be incompatible with the general area.

The subject property is zoned O-I Office/Institutional District. The specific location is shown as "SUBJECT PROPERTY" on the map on the reverse side of this page (flip page over).

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, July 10, 2019 at 4:30 p.m., or soon thereafter, in Room 205 of City Hall, 730 Washington Avenue, Racine, Wisconsin 53403.**

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

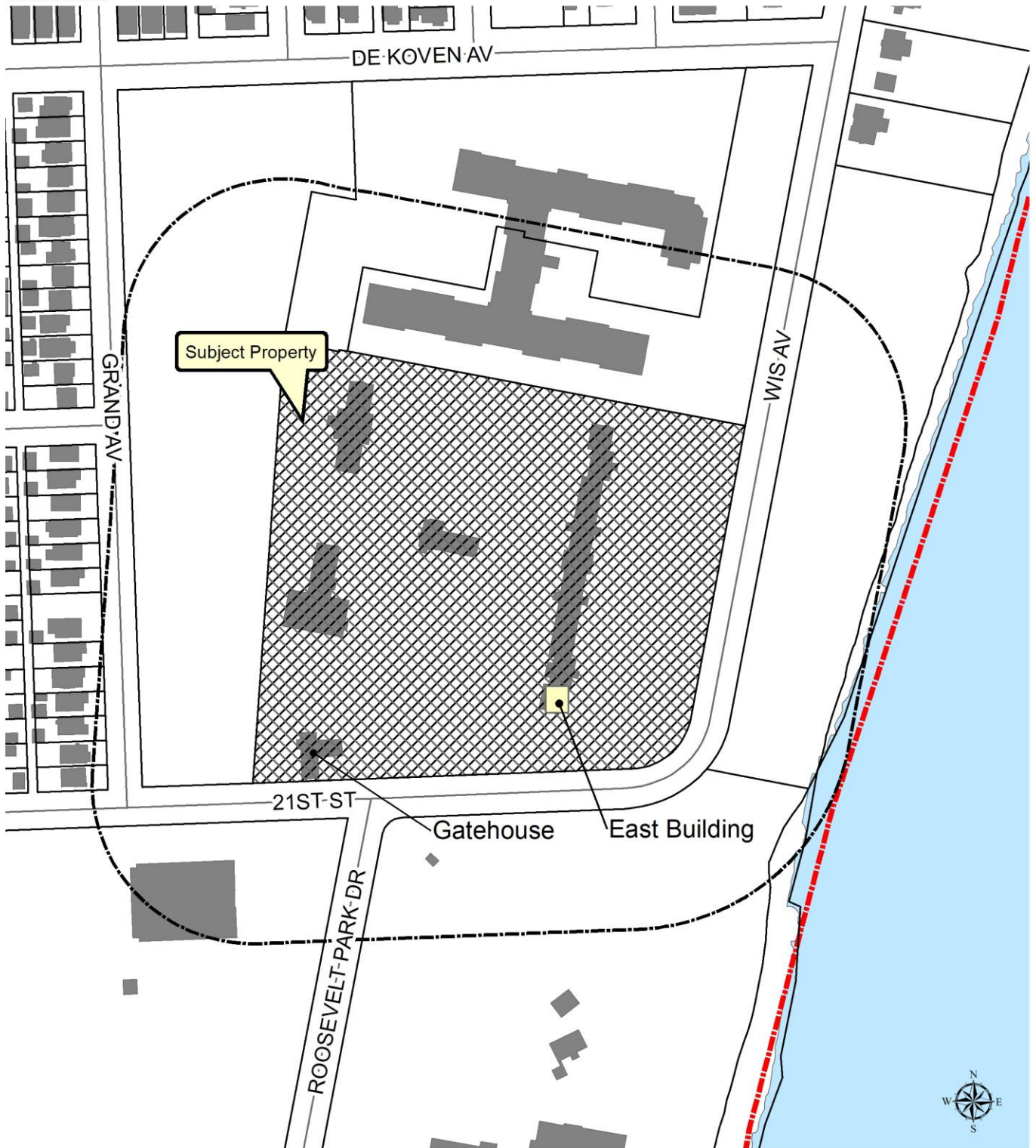
Amy Connolly, AICP
Director of City Development

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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.



Rezoning & Conditional Use Permit - 520 21st Street



Subject Property Street Centerline
Notification Area Tax Parcel Boundary

0 75 150 300 Feet