



November 1, 2019

Dear Property Owner:

The City of Racine Plan Commission has received an application from L2L RE LLC and Green Door Trust, seeking a rezoning from I-2 General Industrial District to I-2 General Industrial District with a FD- Flex development Overlay at 1442 N. Memorial Drive 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 mixed use development. The applicant would like to restore previous uses on the property including offices, a day care, a religious facility, automotive repair and storage. In the future the applicant would like to include a gym, woodworking shop, outdoor storage, furniture repair/sales, small engine repair and storage of equipment for outdoor maintenance. In the near term, plans call for a religious facility, storage and a day care.

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).

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, November 13, 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.

Matt 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.**



# Flex Rezoning and Conditional Use - 1442 N. Memorial Drive



Legend:

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

0 15 30 60 90 120 Feet

