



April 24, 2020

Dear Property Owner:

The Planning, Heritage and Design Commission has received an application from Larry Erlich of LE IX LLC, seeking a conditional use permit to operate a recycling drop-off site for metals and automobiles, as allowed by Sec. 114-588 of the Municipal Code, on the southern 4.25-acre portion of the property at 1917 South Memorial Drive. The project also includes a 15 square feet electronic message sign as allowed by Sec. 114-1033 of the Municipal Code.

A 6,000 square foot storage warehouse is planned and a proposed 12-foot high privacy fence would screen the site from view. The collection facility plans to hire up to 20 workers earning roughly \$60,000 annually with full benefits. All metals and vehicles which are collected would be shipped from the site, no crushing or metal processing would occur at this location. The proposed public hours are 7:00 AM – 5:00 PM Monday thru Saturday with employee hours from 6:00 AM – 6:00 PM.

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).

Given the Covid-19 State of Emergency, a virtual public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission for **Tuesday, May 5, 2020 at 6:30 p.m., or soon thereafter**. At 7:00 p.m. the Common Council will consider the request and may take action. For information on how you can participate in the hearing please contact the City Clerk's office by phone at (262) 636-9171, or email at [tara.coolidge@cityofracine.org](mailto:tara.coolidge@cityofracine.org)

Prior to the public hearing, you are encouraged to ask questions and may request a copy of the plans which have been submitted for the proposal. 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 [jeff.hintz@cityofracine.org](mailto:jeff.hintz@cityofracine.org) or mailing to Department of City Development, 730 Washington Avenue, Racine, WI 53403. Written comments regarding the proposal may be submitted until 4:30 p.m. on Tuesday, May 5, 2020 and will be read during the 6:30 p.m. public hearing.

If you have any questions regarding this process or the proposal, please feel free to contact me

Matthew G. Sadowski, AICP  
Planning Manager  
(262)636-9152  
[Matthew.sadowski@cityofracine.org](mailto:Matthew.sadowski@cityofracine.org)

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.**



# Conditional Use Request - 1917 S. Memorial Drive

