



April 16, 2021

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from Ryan Schmitz of Plunkett-Raysich Architects LLP, authorized agent for David Kane of North Shore Bank FSB, seeking a major amendment to an existing conditional use permit which allows for a Bank with drive-thru 4923 Washington Avenue as allowed by Sec. 114-155 of the Municipal Code. The major amendment contemplates a building addition to the north, reconfiguration of the drive-thru canopy and façade updates.

The existing business operation on the site would remain unchanged. The bank building currently on the lot would be expanded approximately 15 feet to the north, creating an enclosed vestibule of approximately 450 square feet. The drive thru canopy to the rear of the building would be reduced approximately 22 feet and an updated façade would be installed on the building. The subject property is zoned B-2 Community Shopping 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 Pandemic, a virtual public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission for **Wednesday April 28, 2021 at 4:30 p.m., or soon thereafter**. For information on how you can participate in the hearing please contact the Department of City Development.

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** or mailing to Department of City Development, 730 Washington Avenue, Racine, WI 53403. Written comments regarding the proposal may be submitted until 4:00 p.m. on Wednesday, April 28, 2021 and will be read during the 4:30 p.m. public hearing

Matthew G. 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.



Conditional Use Amendment - 4923 Washington Avenue

