



April 30, 2021

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from CCM-Porters LLC, authorized agent for Cardinal Capital Management Inc., seeking a conditional use permit to build and operate a mixed use development at 301 6th Street and 608 Wisconsin Avenue as allowed by Sec. 114-508 of the Municipal Code.

The application seeks to construct a seven (7) story mixed use building with basement. The basement, first floor, and second floor contain 245 parking spaces; the first floor parking is concealed by two commercial spaces at street level. The upper five (5) floors are proposed to contain 141 market rate dwelling units consisting of studio and one, two, and three bedroom units. The overall building area is 247,891 square feet on the 1.02-acre site. The building features a rooftop green area, dog run, and open space on the third floor, flanked by the building's upper floors 3-7 to the north and east, and is open to the south and west. The request seeks an exception to the zoning ordinance regarding signage - approximately 800 square feet of signage requested where 400 square feet is allowed. The subject property is zoned B-4 Central Business 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 May 12, 2021 at 5:00 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, May 12, 2021 and will be read during the 5:00 p.m. public hearing.

A handwritten signature in blue ink, which appears to read "Matthew G. Sadowski", is positioned above the printed name and title.

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 Request - 301 6th Street and 608 Wisconsin Avenue

