



July 2, 2021

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from Brian Coninx of Cogent Capital Group seeking a major amendment to an existing conditional use permit which is a Commercial Planned Development called Westgate Mall. The major amendment contemplates adding interior, climate controlled, self-storage warehousing, at 4801 Washington Avenue, the use being classified as a component of a mixed use development authorized on the site as allowed by Sec. 114-182 of the Municipal Code.

The exterior façade of the former Shopko building would be renovated, new landscaping would be installed and the inside will be remodeled to include vehicles access to storage facilities; no outside storage or loading is requested or permitted on site. The building will be monitored 24 hours a day, customers have a unique access code to gain entry and during normal business hours, a staff person is present. 13 total parking spaces are requested and the remainder of the site (4.87 acres) will be split off and marketed for development. 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, July 14, 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, July 14, 2021 and will be read during the 4:30 p.m. public hearing

Jeff Hintz, CNU-A
Interim Planning Manager

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 - 4801 Washington Avenue

