



July 30, 2021

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from CCM-Washington Racine, LLC., seeking a rezoning as allowed by Sec. 114-77 of the Municipal Code. The application seeks a rezoning from R-3 Limited General Residence District and B-2 Community Shopping Zone District to O-I Office Institutional Zone District at 1710 and 1734 Washington Avenue. The proposed Zoning Ordinance is ZOrd.0001-21 which if adopted by the Common Council, would rezone the property.

The existing building would be demolished and a new multi-unit building comprising 98 apartments with a mix of one and two bedroom units. 74 garage spaces and 44 surface spaces are indicated on the concept plan. A future Conditional Use Permit will finalize the details and specifications of the proposed building upon proper hearings and notification of surrounding property owners. The consideration is only for the rezoning of the property and the building design, massing, scale and site plan review would come at a future date.

The subject properties are currently zoned R-3 Limited General Residence District and B-2 Community Shopping Zone District. The specific location is shown as "SUBJECT PROPERTY" on the map on the reverse side of this page (flip page).

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 **Monday, August 16, 2021 at 4:30 p.m.**, or soon thereafter, in **Room 205 of City Hall, 730 Washington Avenue, Racine, Wisconsin 53403.**

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 received before 4:00 p.m. on Monday, August 16, 2021 will be read during the 4:30 p.m. public hearing.

Jeff Hintz, CNU-A
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.



Zone Change Request - 1710 & 1734 Washington Avenue

