



September 29, 2021

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from Greg Mackay of Devon Self Storage (US) LLC, seeking a rezoning as allowed by Sec. 114-77 of the Municipal Code. The application seeks a rezoning from I-2 General Industrial to B-2 Community Shopping Zone District with a Flex Development (FD) Overlay at 1207 State Street, 820 Union Street and 815 Silver Street. The proposed Zoning Ordinance is ZOrd.0002-21, which if adopted by the Common Council, would rezone the property.

820 Union Street and 815 Silver Street would be developed in the future, there are no plans at this time. The 1207 State Street property warehouse buildings are proposed for conversion to climate-controlled, self-storage warehousing with drive in storage planned for southeast and northern buildings. Drive up storage facilities are planned for westernmost warehouse building. The three story office building would **not** be used for storage and an office or limited retail tenant or mixed use would occur. The FD overlay would establish parameters for proposed and future uses and development on the site.

The subject properties are currently 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).

A virtual public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission for **Wednesday, October 13, 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.

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 received before 4:00 p.m. on Wednesday, October 13, 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 - 1207 State Street 820 Union Street & 815 Silver Street

