



October 13, 2021

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from Daniel Fischer of AG Architecture, Inc. on behalf of J. Jeffers and Company, seeking a rezoning as allowed by Sec. 114-77 of the Municipal Code. The application seeks a rezoning from I-2 General Industrial to R-5 General Residence Zone District at 2220 Northwestern Avenue. The proposed Zoning Ordinance is ZOrd.0003-21, which if adopted by the Common Council, would rezone the property. A Conditional Use Permit for a waiver of yard requirements as allowed in Sec. 114-328 will also be considered with the rezoning request.

At 2220 Northwestern Avenue, two new five-story buildings are proposed. Each building would house 83 dwelling units and 62 ground floor garage spaces in a roughly 112,000 square foot building. The development includes 68 surface parking spaces. To facilitate the new residential development, the non-historic, single story addition to the three-story warehouse on the site would be demolished. The silo and historic portion of the three-story warehouse will be utilized in a future phase of the overall development.

The subject property is 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 27, 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 fax at **(262) 635-5347**, email at **steven.madsen@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 27, 2021 will be read during the 4:30 p.m. public hearing.

A handwritten signature in blue ink that reads "Jeff Hintz".

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 - 2220 Northwestern Avenue

