

January 15, 2021

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission will consider an amendment to the Zoning ordinance to establish additional access corridor overlay districts within Article VI. Of Chapter 114 – Zoning. Your property falls within the proposed overlay district illustrated on the map on the reverse side of this page (flip page).

The intent of an access corridor overlay districts is to help insure that new and existing development within the district provide for safe vehicular traffic, enhance attractiveness of the corridor, encourage development that is orderly and compatible with existing and proposed development, strengthen the City's image and vitality, preserve historic character, and prevent development that's incompatible with the access corridor area (114-636).

To these intentions, certain projects and uses will be reviewed the Department of City Development. Projects which would be subject to review are: compliance with existing plans, types of uses, compatibility with adjacent uses, pre occupancy reviews, project design, site layout, parking, landscaping, lighting, signage. Areas of special emphasis are identified as infill districts (currently vacant lands) or renovation and renewal districts (redevelopment and repurposing of existing buildings or previously built upon lands). In most cases, regulation and review would be conducted for projects having the following uses: residential properties exceeding two living units, offices and institutional, business, industrial, recreation (commercial).

View commonly asked questions and proposed ordinance on the Buildup Racine website at the shortened link: <https://bit.ly/3oKD9ZF>

Given the Covid-19 Pandemic, a virtual public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission for **Wednesday, January 27, 2021 at 4:30 p.m., or soon thereafter**. The meeting may be viewed in real time via Facebook Live by searching "City of Racine On the Lake" within Facebook.

You are encouraged to submit comments in advance and they will be entered into the permanent record. Comments may be submitted by fax at **(262) 635-5347**, via email at citydevelopment@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 Tuesday, January 26, 2021. Those wishing to address the Commission may do so, but are required to sign up in advance by emailing citydevelopment@cityofracine.org or calling (262)636-9151 before 4:00 PM on Tuesday, January 26, 2021; comments are limited to three minutes.

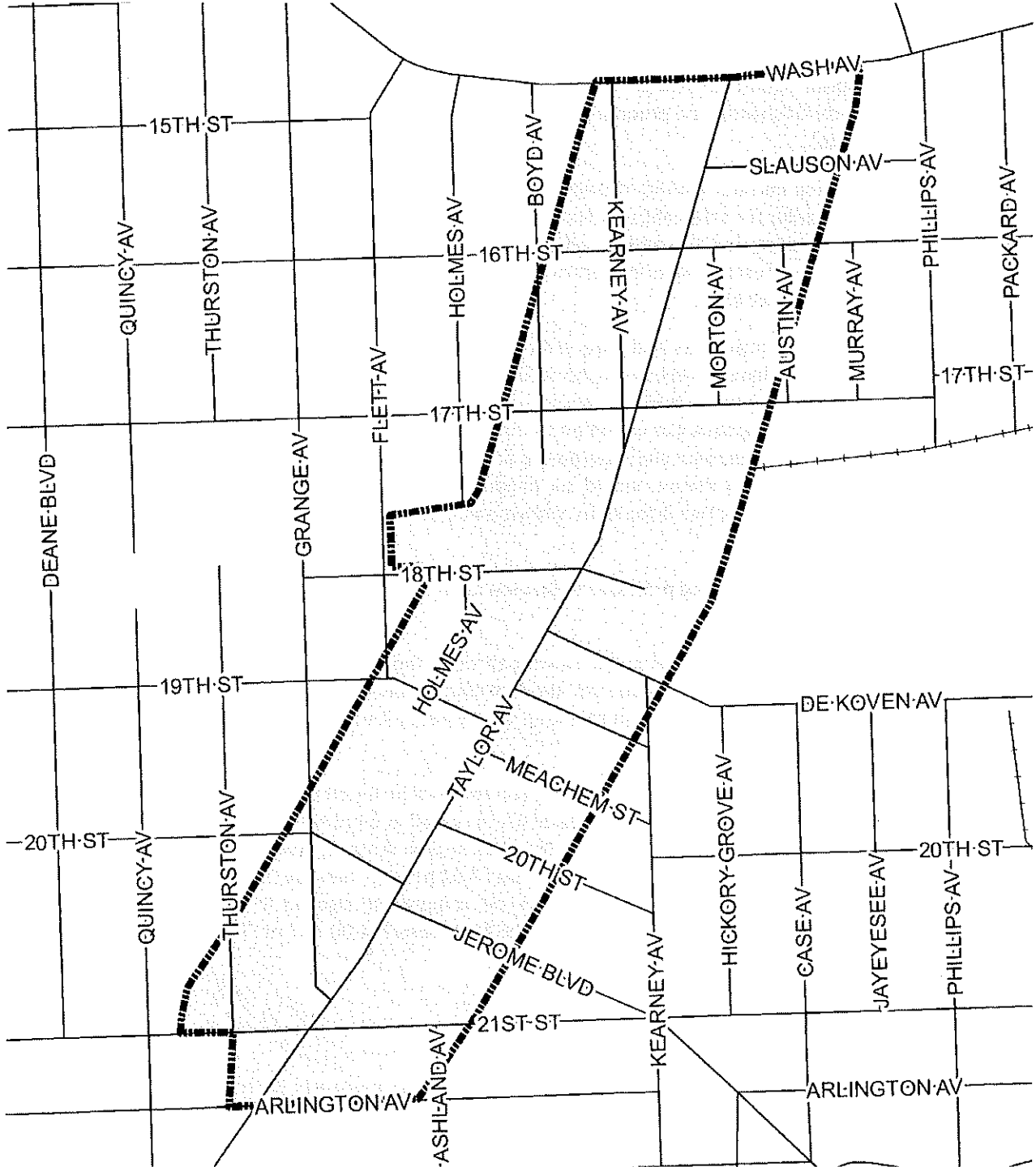
A handwritten signature in cursive script, appearing to read "Matthew G. Sadowski".

Matthew G. Sadowski, AICP – Planning Manager

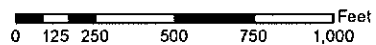
RACINE COUNTY
730 WISCONSIN AVE
RACINE, WI 53403

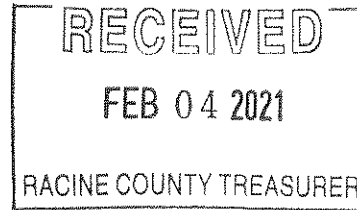


Proposed Taylor Avenue Overlay District



 Proposed District Boundary





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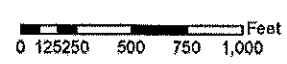
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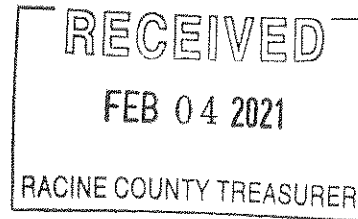


Proposed State Street Overlay District



 Proposed District Boundary





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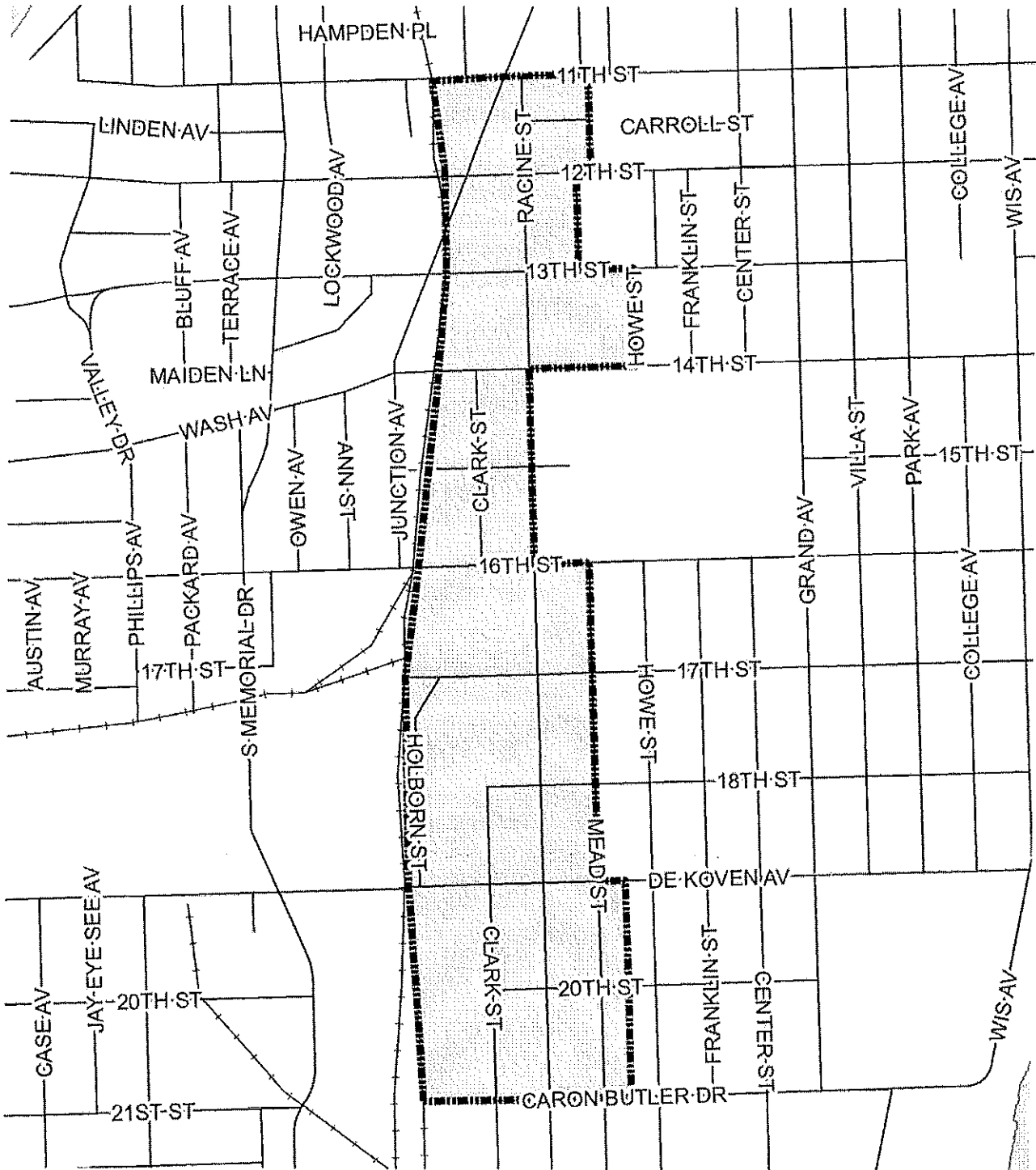
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Matthew G. Sadowski, AICP – Planning Manager

RACINE, COUNTY OF
730 WISCONSIN AVE
RACINE, WI 53403



Proposed Racine Street Overlay District



 Proposed District Boundary

