



September 26, 2025

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has received an application from Phesal CKadan, represented by Karim Qedan, a conditional use permit to allow for the addition of two (2) electronic message signs at 1564 Packard Avenue (1812 Sixteenth Street), as allowed by Sec. 114-1033 of the Municipal Code.

The application contemplates installing two (2) electronic message signs, one on the west side of the building and the other on the south side of the building.

The subject property is zoned B2 Community Shopping District. The specific location is shown as "Subject Property" on the map on the reverse side of this page (flip page over).

A public hearing has been scheduled by the Planning, Heritage, and Design Commission for **Monday, October 6, 2025, at 4:30 p.m., or soon thereafter**. The hearing will be held in Room 205 of Racine City Hall, 730 Washington Ave, 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 **cdvplanning@cityofracine.org** or mailing to the Department of City Development, 730 Washington Avenue, Racine, WI 53403.

If you have any questions, feel free to contact the Department of City Development at (262) 636-9151.

Steven Madsen  
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.**

MRC



# Conditional Use Permit - 1564 Packard Ave

