



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final

Planning Heritage and Design Commission

Monday, January 22, 2024

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:34 pm.

PRESENT: 6 - Mayor Mason, Jones, Hefel, Alder Peete, Kohlman and Jung

Approval of Minutes for the December 4, 2023 Meeting.

A motion was made by Jung, seconded by Hefel, to Approve the December 4, 2023 Minutes. The motion **PASSED** by voice vote.

4:30 P.M. PUBLIC HEARING

[0055-24](#)

Subject: Consideration of a request from Yash Patel, representing Kong Enterprises, LLC, for a conditional use permit to operate a restaurant at 817 Main Street located in a O/I Office Institutional District, as allowed by Sec. 114-656 of the Municipal Code. (PHDC-24)

Attachments: [Review and Recommendation](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)

Michelle Cook, Associate Planner, presented the item. She displayed aerial images of the property and proposed site plan of the restaurant. Staff recommends approval.

A motion was made by Hefel, seconded by Jung, that the request for a conditional use permit to operate a restaurant at 817 Main Street be Approved, subject to conditions a - f. The motion **PASSED** by voice vote.

END OF PUBLIC HEARING - Applicants may address the Commission if called upon.

[0056-24](#)

Subject: Review of final plans and specifications for a major amendment to the Planned Development conditional use permit for Regency Mall at 5502 and 5500 Durand Avenue, which is located in a B-2 Community Shopping Zone District as allowed by Section 114-468 of the Municipal Code. (PHDC-24)

Recommendation of the Planning, Heritage and Design

Commission on 01-22-24: That the review of the final plans and

specifications for a major amendment to the Planned Development conditional use permit for Regency Mall at 5502 and 5500 Durand Avenue be approved, subject to conditions a. - h.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
 [Final Plan Downloads](#)
 [#0056-24 Resolution](#)

Steven Madsen, Associate Planner, presented the item. He displayed aerial images of the property and proposed site plans of the food store and gas station. Based on the findings of fact, staff recommends approval.

Mayor Mason opened the Public Comment at 4:40

With no discussion, Mayor Mason closed the Public Comment at 4:41

A motion was made by Alder Peete, seconded by Kohlman, that the request to operate a grocery store, gas station and car wash at 5500 and 5502 Durand Avenue be approved, subject to conditions a - h. The motion PASSED by voice vote.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the City Development Office at (262) 636-9151 at least 48 hours prior to this meeting.