



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Draft

### Planning Heritage and Design Commission

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Monday, August 4, 2025

4:30 PM

City Hall Annex, Room 330  
800 Center Street

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#### Call To Order

*Mayor Mason called the meeting to order at 4:33 p.m.*

*Note: Mayor Mason, not listed in the attendance, was also present at the meeting.*

**PRESENT:** 4 - Hefel, Kohlman, Chambers and Peete

#### Approval of Minutes for the July 14, 2025 Meeting.

A motion was made by Hefel, seconded by Chambers, to approve the minutes of the July 14th meeting. The motion **PASSED** by a Voice Vote.

#### 4:30 P.M. PUBLIC HEARINGS

[0779-25](#)

**Subject:** Consideration of a request by Thomas Hunt for a rezoning of the property at 1121 Lake Avenue from O-I Office/Institutional District to R2 Single-Family Residence District as allowed by Sec. 114-77 of the Municipal Code.

#### Recommendation of the Planning, Heritage and Design

**Commission on 08-04-2025:** That ZOrd.0003-25 rezoning the property at 1121 Lake Avenue from O-I Office/Institutional District to R2 Single-Family Residence District as allowed by Sec. 114-77 of the Municipal Code, be adopted. This request would zone the entire block R-2, changing the O/I Zoning from the subject property and is consistent with how the neighborhood was originally zoned.

**Fiscal Note:** N/A

**Attachments:** [Review and Recommendation](#)  
[Public Hearing Notice](#)  
[Applicant Submittal](#)  
[ZOrd. 0003-25 \(Draft\)](#)  
[#ZOrd. 0003-25](#)

*Michelle Cook, Associate Planner, explained the request for rezoning of 1121 Lake Avenue and the past uses of the property. She stated that the property used to run as a bed and breakfast and a not for profit in the past. She stated that the property is*

*currently zoned O-I Office Institutional and that the applicant is looking to rezone the property to use as a primary residence.*

*Cook showed the photos of the site and surrounding area.*

*Cook displayed the current zoning, the land use categories for the property and surrounding area and explained that the land use classification was medium intensity.*

*Cook explained the required findings of fact for the request. She stated that zoning classification for surrounding parcels was residential, and residential development was supported in the area.*

*Cook stated staff is recommending approval of the request and adoption of the draft ordinance for rezoning.*

*Public hearing opened at 4:32 p.m.*

*Tom Hunt, applicant, spoke in support of the request and explained the use of the property. He stated that exterior-wise they did install a patio, however, beyond that they have no intension of changing the exterior. He stated they may Airbnb the house and, in response to Mayor Mason, stated that he intends for the home to be his primary residence.*

*Hunt explained what attracted him to the property and how welcoming the neighborhood has been so far.*

*Luann Wells, a neighbor across the street from the property, spoke regarding the request. She stated that tenants of the East Park towers are thrilled of the zoning change.*

*Public hearing closed at 4:43 p.m.*

**A motion was made by Hefel, seconded by Peete, to recommend adoption of an ordinance rezoning of the property at 1121 Lake Avenue from O-I Office/Institutional District to R2 Single Family Residence District. The motion PASSED by a Voice Vote.**

[0788-25](#)

**Subject:** Consideration of a request from Alex Lambert for a major amendment to a conditional use permit to allow for a takeout/carryout restaurant at 1919 Mead Street, classified as a "retail use in an existing commercial building", as allowed by Sec. 114-308 of the Municipal Code and the construction of accessory structures for the purpose of housing meat smokers associated with the restaurant use.

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

*Cook briefly ran through the request explaining the zoning of the property, the land use, and site photos of the property and surrounding area. She stated that staff received an updated site plan a few days prior to the meeting and is requesting that the request be deferred pending discussion with the applicant and the additional*

*information received.*

*Public Hearing opened at 4:48 p.m.*

*No one was present to speak.*

*Public Hearing closed at 4:49 p.m.*

**A motion was made by Peete, seconded by Hefel, to defer the request to the next meeting and keep the public hearing open. The motion PASSED by a Voice Vote.**

## **END OF PUBLIC HEARINGS**

### **Adjournment**

*There being no further business, the meeting adjourned at 4:51 p.m.*