



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Monday, October 14, 2024

4:30 PM

City Hall, Room 205

Call To Order

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

Note: Mason and Jones appeared virtually. Due to technical difficulties, Jones arrived at 4:43 p.m.

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

Approval of Minutes for the September 30, 2024 Meeting.

A motion was made by Peete, seconded by Hefel, to approve the minutes of the September 30, 2024, meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

[0921-24](#)

Subject: Consideration of a request from Alex Lambert for a conditional use permit to operate a grocery store at 1919 Mead Street located in a R-3 Limited General Residence Zone District, classified as a "retail use in an existing commercial building", as allowed by Sec. 114-308 of the Municipal Code.

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

Michelle Cook, Associate Planner, introduced the item. She stated the request is to operate a grocery store at 1919 Mead Street. She explained that this will be a small-scale grocery store that will be neighborhood serving. Cook showed the aerial photograph, zoning and land use designation of the property and surrounding area, and photos of the property and surrounding area. Cook stated that the property is zoned R-3 Limited General Residence, however, commercial buildings with the zoning designation can continue to operate commercially with the approval of a conditional use permit. Cook showed the floor plan for the proposed use and described the application summary. She stated that, at this time, there will only be one employee working at the establishment, the proposed hours of operation are 8:00 a.m. – 11:00 p.m., seven days a week.

Cook explained the required findings of fact for approval of conditional use permits. She stated that the property has been in the neighborhood, operating commercially since the 1930's so should not be injurious to the area. Cook stated that, based on the required findings of fact, staff is recommending approval of the request subject to conditions a. – i.

Mayor Mason opened the public hearing at 4:41 p.m.

Daisy Young, 1923 Mead Street, stated that she had she spoke to the owner about her concerns.

Mayor Mason closed the public hearing at 4:43 p.m.

A motion was made by Hefel, seconded by Chambers, to approve the item subject to conditions a. – i. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

Adjournment

There being no further business, the meeting adjourned at 4:45 p.m.