



# City of Racine

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

## Meeting Agenda - Final Planning Heritage and Design Commission

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Tuesday, April 8, 2025

4:30 PM

City Hall, Room 205

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### Call To Order

### Approval of Minutes for the March 17, 2025 Meeting.

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

[0378-25](#)

**Subject:** Consideration of a request from Nsango Metzel, represented by Supermax Security Systems, LLC, for a conditional use permit to allow for a single-unit dwelling with ground-floor residential at 1634 Washington Avenue zoned B-2 Community Shopping District, as allowed by Section 114-468 of the Municipal Code.

**Attachments:**

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

[0379-25](#)

**Subject:** Consideration of a request from Ramkumar Patel, represented by Rudie/Frank Architecture, Inc. for a conditional use permit to operate a takeout/carryout restaurant at 3711 Douglas Avenue (tenant space addressed as 3715 Douglas Avenue), zoned B-2 Community Shopping District, as allowed by Section 114-468 of the Municipal Code.

**Attachments:**

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

[0380-25](#)

**Subject:** Consideration of a request from Chance Celeste for rezoning of property at 1029 Grove Avenue from B-1 Neighborhood Convenience District to R-2 Single-Family Residence District as allowed by Section 114-77 of the Municipal Code.

**Attachments:**

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

### END OF PUBLIC HEARINGS

[0381-25](#)      **Subject:** Consideration of a request from the Community Development Authority of the City of Racine for design review and approval for a proposed multi-unit residential structure, as required by Section 114-735.5 (a)(4) of the Municipal Code for proposed buildings around the Lincoln King Community Center.

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

[0382-25](#)      **Subject:** Review of final plans and specifications for a major amendment to the Planned Development conditional use permit for Regency Mall to allow a new use of a carwash at 2521 S. Green Bay Road, as allowed by Section 114-177 of the Municipal Code.

**Attachments:**      [Review and Recommendation](#)  
[Applicant Submittal \(Final\)](#)

[0383-25](#)      **Subject:** Review of final plans and specifications for a major amendment to the Planned Development conditional use permit for Regency Mall to allow a new use to add a multi-family development at 5326 Durand Avenue as allowed by Section 114-177 of the Municipal Code.

**Attachments:**      [Review and Recommendation](#)  
[Applicant Submittal \(Final\)](#)

[0117-25](#)      **Subject:** Consideration of a request from Brijesh Patel for a major amendment to a conditional use permit to add a drive-thru to the existing Dairy Queen in a B-2 Community Shopping District as allowed by Section 114-468 of the Municipal Code.

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

## Adjournment

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