



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, seeking to rezone the properties at 1562 Packard Avenue and 1558 Packard Avenue from R3 Limited General Residence District to B2 Community Shopping District, as allowed by Sec. 114-77 of the Municipal Code. The proposed use for the properties is a parking lot.

The subject properties are zoned R3 Limited General Residence 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 Avenue, Racine, WI 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.

A handwritten signature in black ink, appearing to read 'Steven Madsen', is written in a cursive style.

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



Zone Change - 1562 and 1558 Packard Ave

