



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Monday, August 18, 2025

4:30 PM

City Hall Annex, Room 330
800 Center Street

Call To Order

Mayor Mason called the meeting to order at 4:35 p.m.

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 August 4, 2025 Meeting.

A motion was made by Hefel, seconded by Peete, to approve the minutes of August 4, 2025, meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

[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](#)

Michelle Cook, Associate Planner, explained the request and reminded the Commission that this item was before them at their August 4th meeting. Cook briefly reviewed the zoning, land use and photos of the site and surrounding area. She clarified the application and stated that the applicant is proposing two commercial meat smokers on the property and explained the times that smoker would operate as proposed by the applicant.

She stated that there are two accessory structures that will house the meat smokers on a concrete pad approximately 20 ft. x 15 ft. She described their location as being 15 feet from the rear property line, 37 feet from the actual building, 2.5 feet from the fence on either side. She explained that the site plan just focuses on the backyard of the property.

Chambers asked if the placement of the accessory structures meets zoning.

Cook stated yes.

Peete asked about the potential carcinogenic of the meat smokers.

Cook explained that staff, unfortunately, did not have any information related to the potential carcinogenic of the proposed meat smokers.

Discussion ensued by the commission about the potential hazards of the smoke from the meat smoker and its impact on the neighbors.

In response to Chambers, Cook stated that the proposed operation of the meat smokers are Thursday, Friday, and Saturday 8:00 a.m. – 1:00 p.m.

Mayor Mason opened the public hearing at 4:51 p.m.

Scott Underwood, spoke in support of the project.

Mayor Mason closed the public hearing at 4:55 p.m.

After the discussion of the proposed meat smokers, the commission directed staff to obtain information from the Wisconsin Department of Natural Resources or the City Health Department regarding the proposed commercial meat smoker.

A motion was made by Peete, seconded by Kohlmann, to defer the request to the September 15th Planning, Heritage and Design Commission meeting keeping the public hearing open. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

0853-25

Subject: Presentation, discussion, and possible action to direct City Development Staff to initiate rezoning of the properties bounded by North Memorial Drive to the west, Hamilton Street to the north, Hartman Court to the east, and Prospect Street to the south. This item relates to an application from Vincent Esqueda of Kappy's Management LLC, to consider the rezoning of 1105 N Memorial Drive, currently zoned R-3. This block of properties is currently zoned, B-1, B-2, and R-3.

Jeff Hintz, Assistant Director of City Development, explained the request. He stated that the applicant, Vincent Esqueda, applied to rezone the property at 1105 N. Memorial Drive. He explained the current zoning of the properties and the potential to rezone the area commercially to allow for flexibility of future commercial development.

A motion was made by Hefel, seconded by Peete, to direct staff to pursue a resolution to change the area containing properties bounded by North Memorial Drive to the west, Hamilton Street to the north, Hartman Court to the east, and Prospect Street to the south. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:31 p.m.