



September 26, 2025

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has initiated the rezoning of 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 to B1 Neighborhood Convenience District. This relates to an application received from Kappy's Management LLC, represented by Vincent Esqueda, seeking to rezone the property at 1113 N. Memorial Drive from R3 Limited General Residence District to B1 Neighborhood Convenience District as allowed by Sec. 114-77 of the Municipal Code.

The subject properties are zoned B1 Neighborhood Convenience District, B2 Community Shopping District, and 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.

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 - N Memorial Block

