



July 28, 2023

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has received an application from Eugene Ynocencio seeking a conditional use permit for a takeout carryout restaurant at 1949 State Street as allowed by Sec. 114-468 of the Municipal Code.

The application contemplates having a takeout restaurant that would operate Thursday – Sunday from 12 PM – 9PM. The site would operate for takeout food only and would have the addition of two 250 gallon offset smokers in accessory structures outside of the main structure.

The subject property is zoned B-2 Community Shopping 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, August 14, 2023 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 blue ink that reads "Jeff Hintz".

Jeff Hintz, CNU-A  
Planning Manager

SJM

**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.**



# Conditional Use Permit - 1949 State Street

